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# **Sevenoaks Weald**

# **Housing Needs Survey**

# **October 2020**

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[www.ruralkent.org.uk](http://www.ruralkent.org.uk)

**With the support of:**  
**Sevenoaks Weald Parish Council**  
**Sevenoaks District Council**

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## **1. EXECUTIVE SUMMARY**

The Rural Housing Enabler (RHE) undertook a parish wide survey to ascertain if there are shortfalls in affordable housing provision within the parish of Sevenoaks Weald. This report provides overall information as well as analysis of housing need.

A survey was posted to every household within the parish in September 2020. 526 surveys were distributed with 115 surveys being returned, representing a 22% response rate.

Analysis of the returned survey forms identified that 85% of respondents are owner occupiers. 76% of respondents have lived in the parish for over 10 years.

High property prices and a predominance of privately owned homes means that some local people are unable to afford a home within the parish. At the time of writing the report the cheapest property for sale in the parish was a 2 bed house for £360,000; to afford to buy this home a deposit of approximately £54,000 would be required and an income of £68,000. There were no properties found available for rent in the parish; the cheapest property found within 1 mile of the parish was a 3 bed bungalow for £2300pcm; to afford to rent this property an income of approximately £92,000 would be required.

Overall, a need for 4 affordable homes, for the following local households was identified:

- 1 single person
- 3 families
- 3 of the households currently live in the parish and 1 lives outside but used to live there and has family members currently living there

The survey also identified a requirement for 3 homes for older households:

- 2 single people
- 1 couple
- 2 of the households currently live in the parish and 1 lives outside but used to live there and has family members currently living there
- The 3 households all want to buy an alternative property on the open market

## **2. INTRODUCTION TO THE SEVENOAKS WEALD HOUSING NEEDS SURVEY**

The Rural Housing Enabler worked with Sevenoaks District Council and Sevenoaks Weald Parish Council to undertake a housing needs survey within the parish. The survey was undertaken as part of Sevenoaks District Council's Local Housing Needs Surveys, 5-year programme.

Rural Housing Needs Surveys aim to investigate and establish the affordable housing needs of people who live in or have close ties to a parish or rural area, and provide an independent report of that need, if any, using a transparent and robust methodology. They also investigate the needs of older households of any tenure needing alternative housing.

The aim of this survey is to identify in general terms if there is, or is not, a housing need from local people. It is not to provide a list of names and addresses of individuals requiring a home. If a need is identified, then a further Registration of Interest survey may be undertaken to update the levels of housing need. At this stage, further details such as name and address, income, housing need and details of local connection will be taken.

## **3. BACKGROUND INFORMATION**

In a report published in June 2018 by the Institute for Public Policy Research (IPPR) it is stated that: 'The affordability gaps in rural areas are high compared to urban areas. The average rural house price is around £19,000 above the average for England as a whole, at £320,700 compared to £301,900, and is more than £87,000 higher than the urban average excluding London (£233,600)<sup>1</sup>

Small developments of local needs housing schemes can provide affordable housing for local people, thereby enabling them to stay in their community and contribute to village life. This can make a real difference to the vitality of village services.

The housing needs of older people in rural areas has also been a subject of concern given the growing numbers in that age group whose needs are not being met by the market. A nine-month enquiry starting in 2017 on Housing and Care for Older People concluded in their report<sup>2</sup> that 'policy makers must recognise the growing housing needs of older people living in the countryside. It recommends that Local Planning Authorities ensure provision of new homes for older people, noting the value of both the building of small village developments – "perhaps six bungalows on an unused scrap of land" – or larger scale retirement schemes in towns close by.'

The Rural Housing Enabler Programme, which is delivered in Kent through Action with Communities in Rural Kent – the Rural Community Council for Kent and Medway, is supported by Local Authorities across Kent and Medway including Sevenoaks District Council.

Action with Communities in Rural Kent is a registered charity (No. 212796) whose purpose is to improve the quality of life of local communities, particularly for disadvantaged people, and to facilitate the development of thriving, diverse and sustainable communities throughout rural Kent. Since March 1998 Action with Communities in Rural Kent has employed a Rural Housing Enabler whose role is to provide independent support, advice and information to Parish Councils and community groups concerned with the lack of local needs housing in their rural communities.

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<sup>1</sup> A New Rural Settlement: Fixing the affordable housing crisis in rural England [https://www.ippr.org/files/2018-06/1530194000\\_a-new-rural-settlement-june18.pdf](https://www.ippr.org/files/2018-06/1530194000_a-new-rural-settlement-june18.pdf)

<sup>2</sup> [Rural Housing for an Ageing Population](#): Preserving Independence. Happi 4- The Rural HAPPI Inquiry. April 2018. Jeremy Porteus

The RHE will assist with carrying out a housing needs survey, analyse the results and when appropriate help identify suitable sites in conjunction with the local authority and others, for a local needs housing scheme. Once a partnership has been established between the Parish Council, the housing association and the local authority to develop a scheme, the independent role of the RHE helps to ensure the project proceeds smoothly and to the benefit of the community.

#### **4. METHOD**

The Rural Housing Enabler worked with Sevenoaks District Council to determine the format of the housing needs survey to be used in the Sevenoaks area for the 5 year local needs survey programme; this was sent to Sevenoaks Weald Parish Council who agreed the format of the covering letter. A copy of the survey was posted to every household in the parish in September 2020.

Surveys were returned in prepaid envelopes to Action with Communities in Rural Kent. Copies of the survey were available to complete for anyone who had left the parish and wished to return, these were held by the Rural Housing Enabler. It was asked that completed survey forms were returned by 30<sup>th</sup> September. All surveys received at Action with Communities in Rural Kent by that date are included in this report.

526 surveys were distributed with 115 returned by this date representing a return rate of 22%.

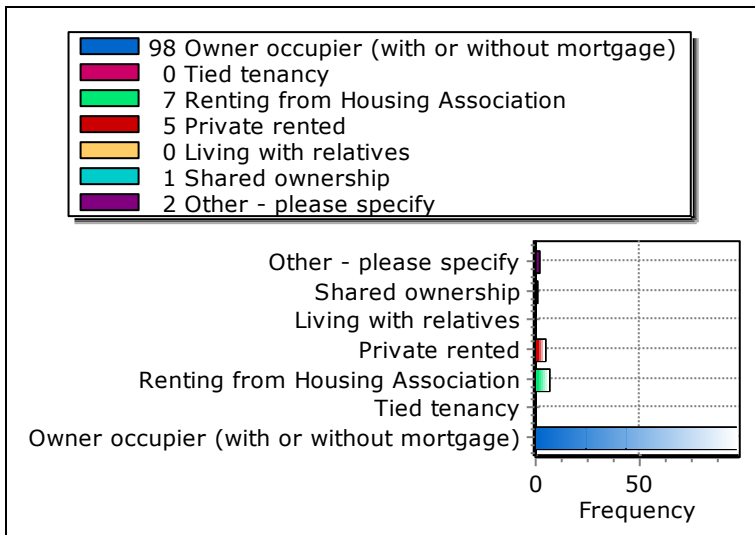
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

## 5. RESULTS

### Section 1

Listed below are the results of each question asked by the housing needs survey.

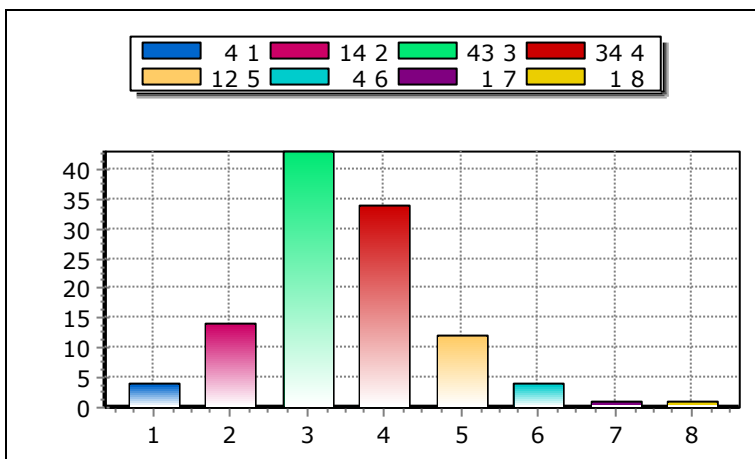
#### Question 1. What type of housing do you live in?



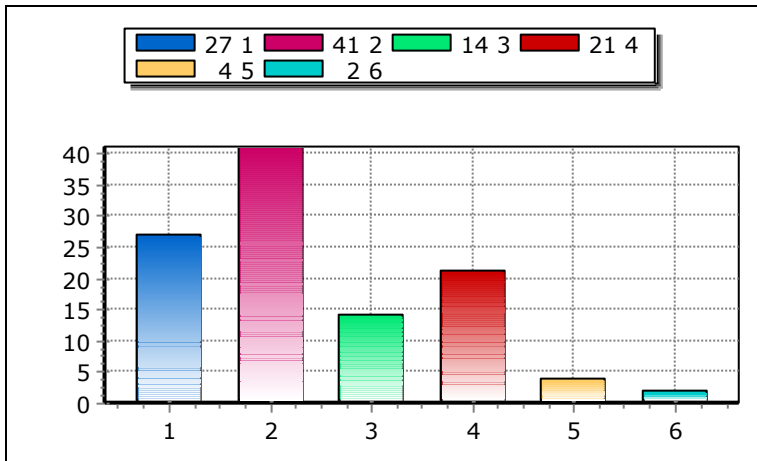
85% of respondents are owner occupiers

#### Question 2.

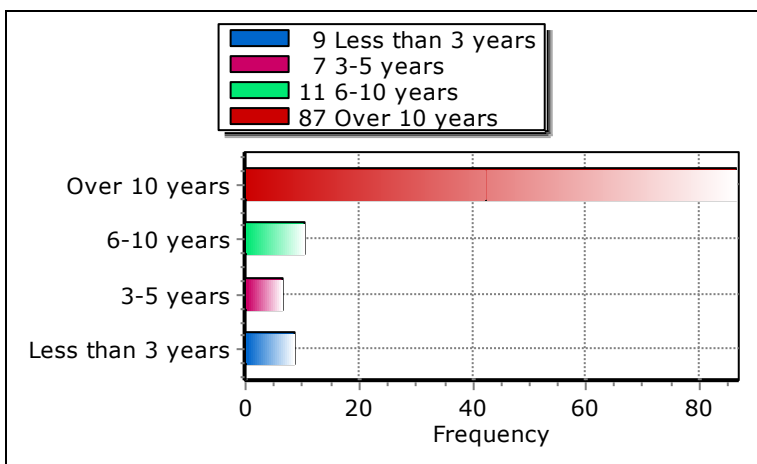
#### Number of bedrooms in your home?



**Number of people that currently live in the property?**

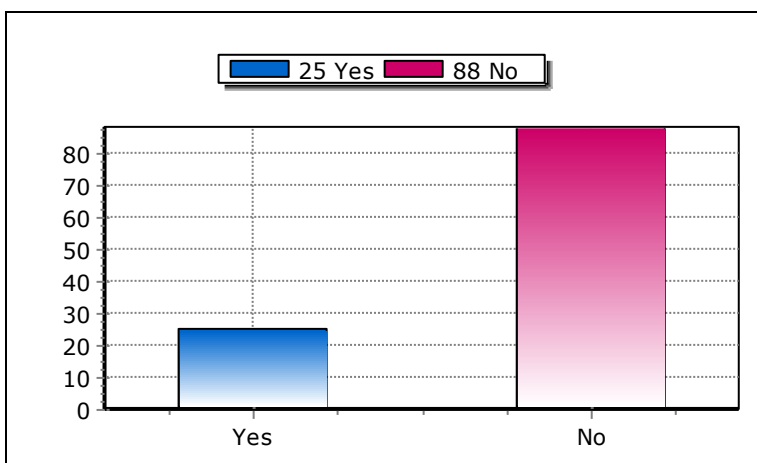


**Question 3. How long have you lived in Sevenoaks Weald?**

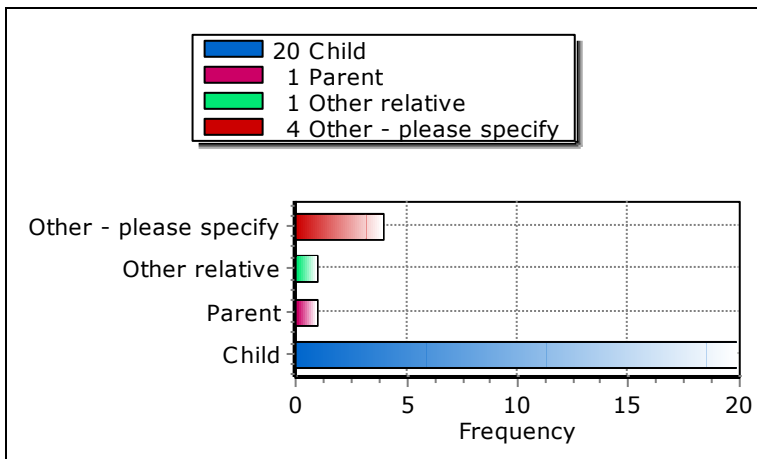


87 respondents (76%) have lived in the parish for over 10 years.

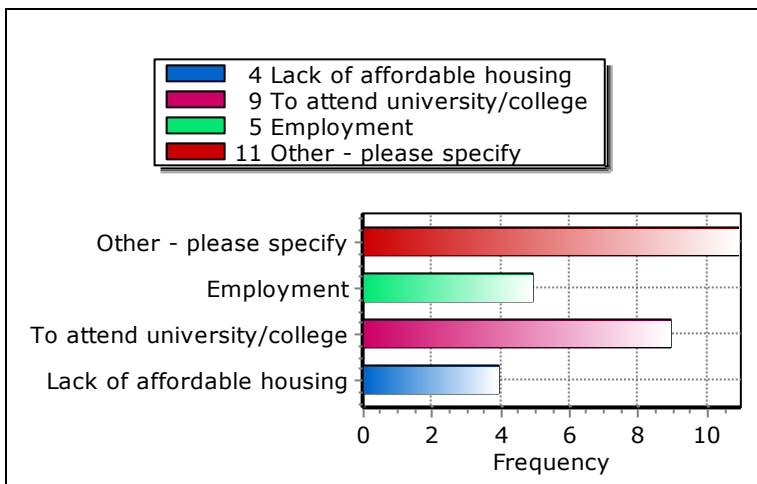
**Question 4. Have any members of your family/household left Sevenoaks Weald in the last 5 years?**



**Question 5. If you answered yes to question 4, please state what relationship they have to you.**

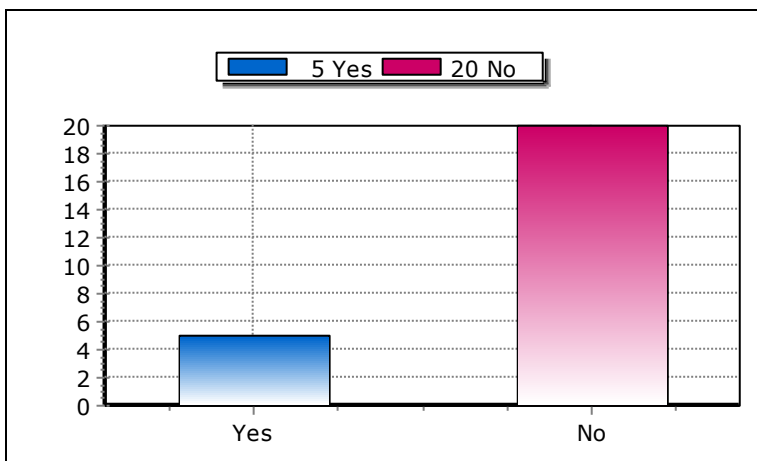


**Question 6. Please indicate the reason why they left.**



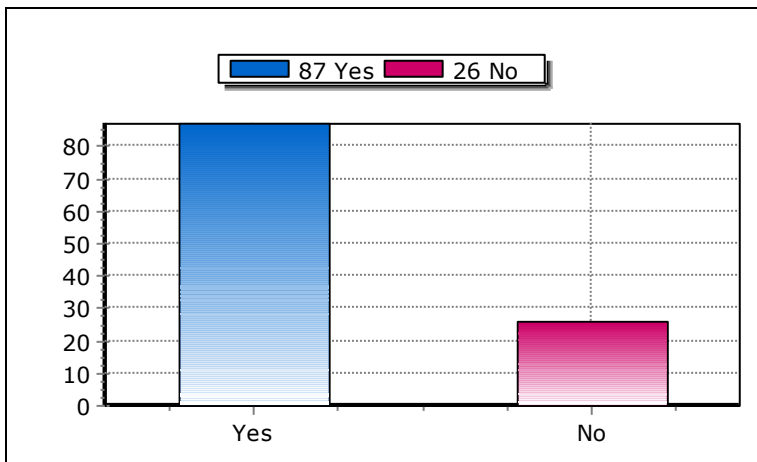
'Other' reasons include: To buy a property elsewhere, marriage and death.

**Question 7. Would they return if more affordable accommodation/suitable could be provided?**





**Question 8. Would you support a small development of affordable housing e.g. 6-10 homes if there was a proven need for people with a genuine local connection to Sevenoaks Weald?**



77% of respondents who answered the question (76% of all respondents) said they would support a development of affordable housing for local people.

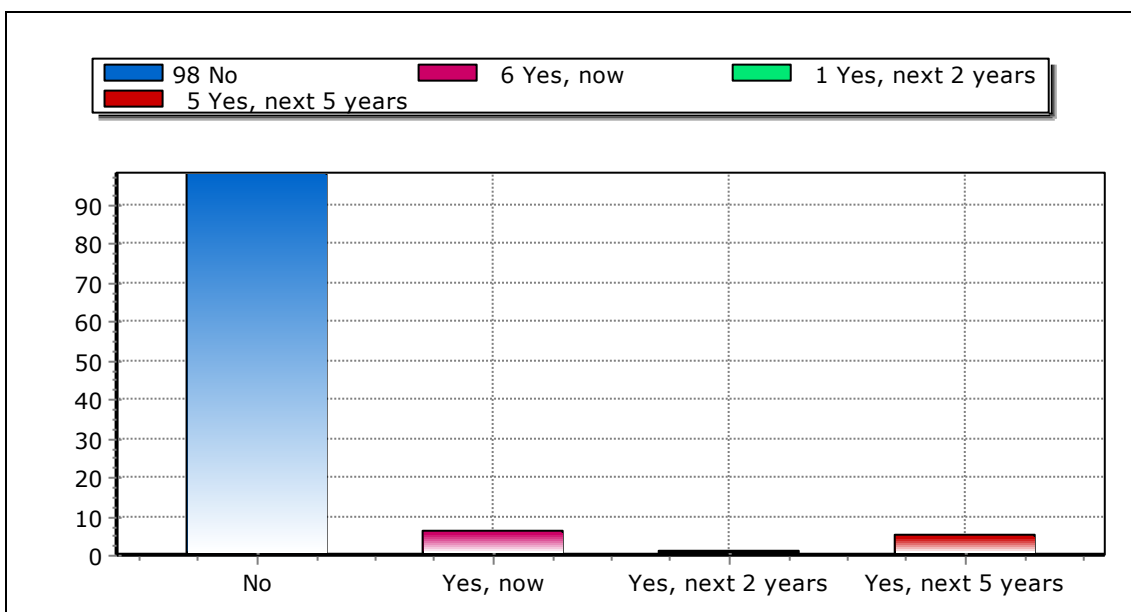
**Question 9. Please use this space if you wish to explain your answer to Q8.**

There were 57 responses to this question; a full list of responses can be found in Appendix S1.

**Question 10. Please state any sites you think might be suitable for a local needs housing development in Sevenoaks Weald.**

There were 41 responses to this question; a full list of responses can be found in Appendix S2

**Question 11. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?**

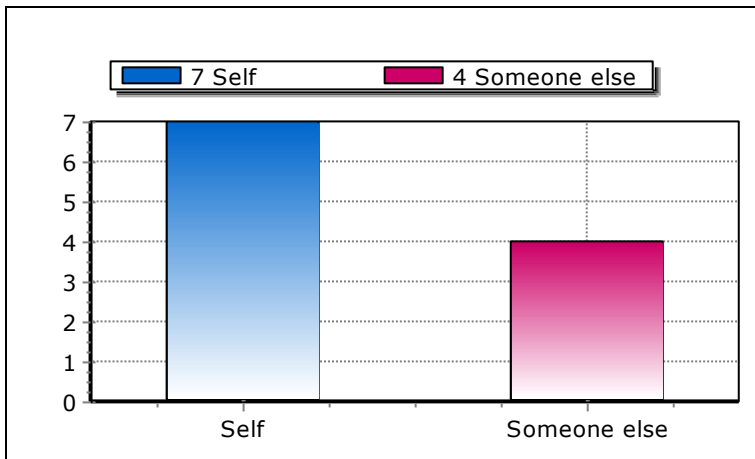


## **Section 2 – Housing Needs**

**Only those respondents who deemed themselves in need of alternative housing were asked to complete Section 2.**

12 respondents completed section 2

**Question 12. Are you completing this form for yourself or someone else?**

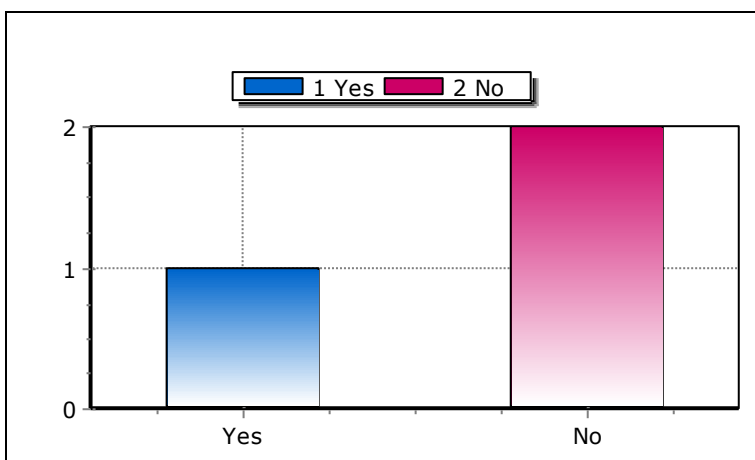


**Question 13. If you are completing this form for someone else, please state their relationship to you and where they currently live.**

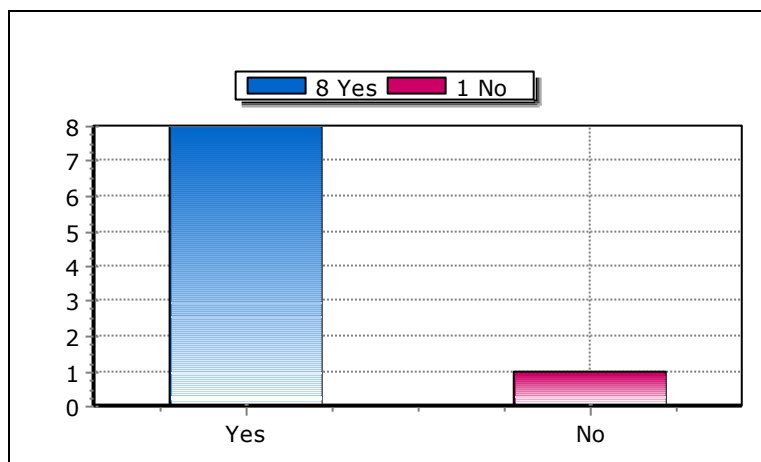
Respondents were mainly completing the form for their adult children living in the parental home or elsewhere.

**Question 14.** Personal details of respondents are not included in this report.

**Question 15. If you live outside Sevenoaks Weald do you wish to return?**



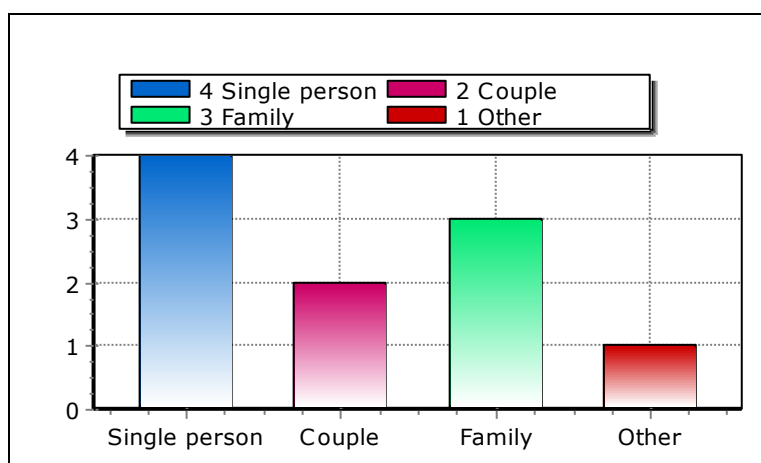
**Question 16. If you live in Sevenoaks Weald do you wish to stay there?**



**Question 17. What is your connection with Sevenoaks Weald?** Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
I currently live in Sevenoaks Weald and have done so continuously for the last 3 years	9
I have previously lived in Sevenoaks Weald and have immediate family who currently live there and done so continuously for the last 10 years	4
I have lived in Sevenoaks Weald for a total of 5 out of the last 10 years	3
I need to move to Sevenoaks Weald to take up full time permanent employment	0
I am in full time permanent employment in Sevenoaks Weald	0
I am full time self-employed and the majority of my work is in Sevenoaks Weald	1
I provide an important service requiring me to live locally	2

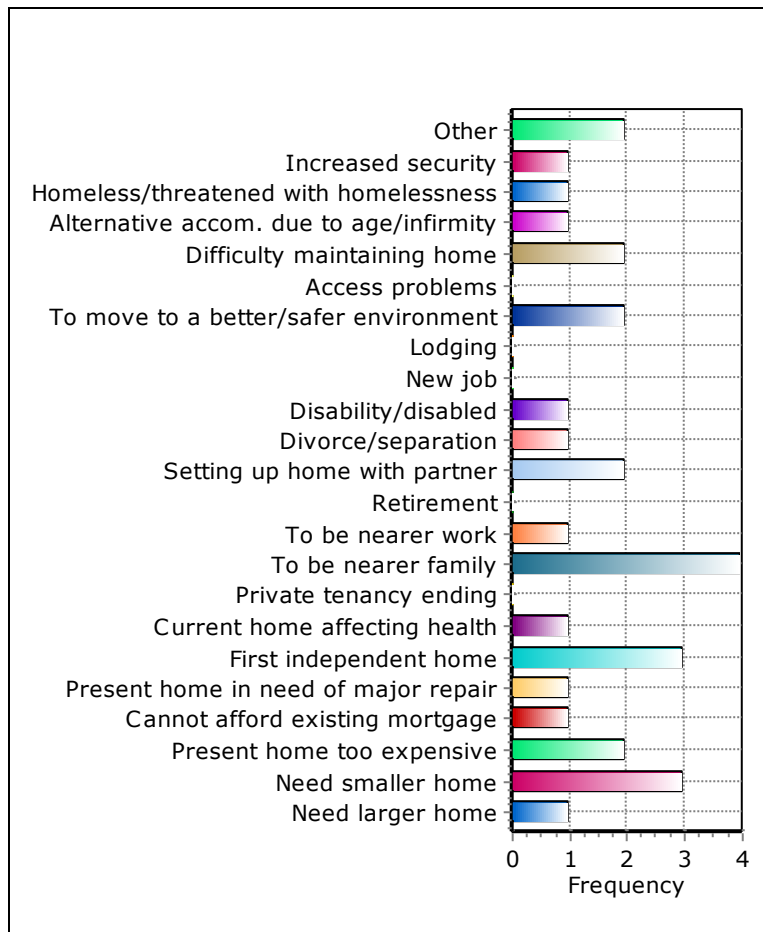
**Question 18. What type of household will you be in alternative accommodation?**



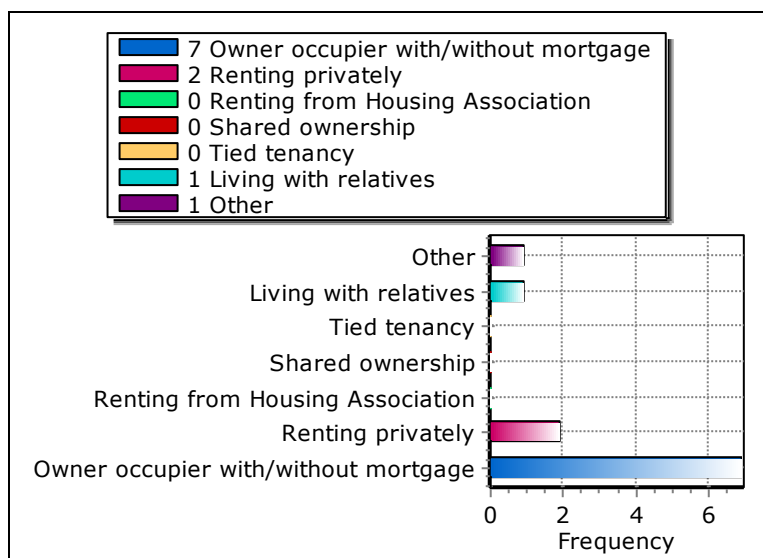
**Question 19. How many people in each age group need alternative accommodation?**

AGE	0 - 9	10 -15	16 - 19	20 -24	25 - 44	45 - 59	60 - 74	75+
<b>Male</b>	2	1	1	5	1	0	2	0
<b>Female</b>	1	0	0	0	2	2	1	1
<b>Total</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>5</b>	<b>3</b>	<b>2</b>	<b>3</b>	<b>1</b>

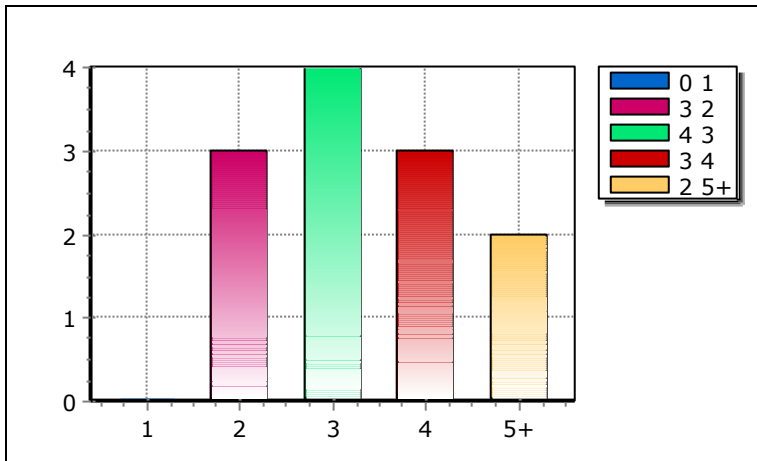
**Question 20. Why are you seeking a new home?**



**Question 21. What is your current housing situation?**



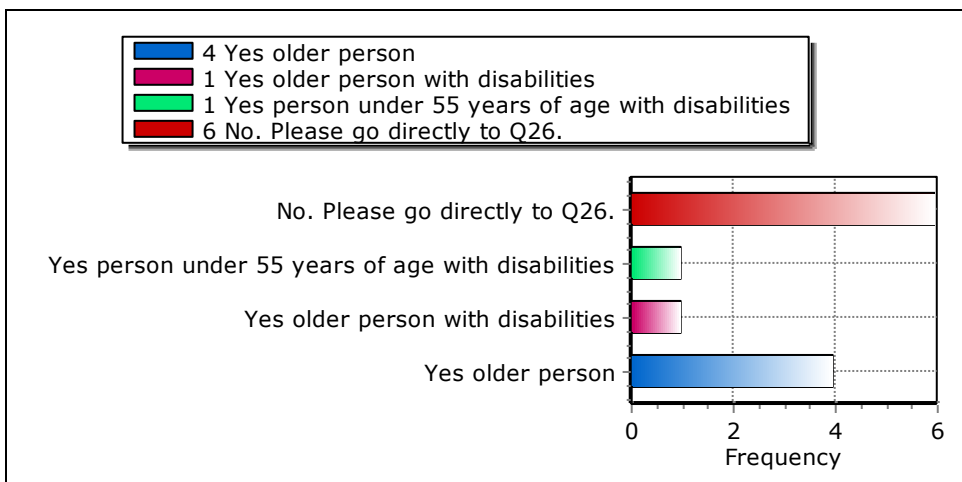
**Question 22. How many bedrooms does your current home have?**



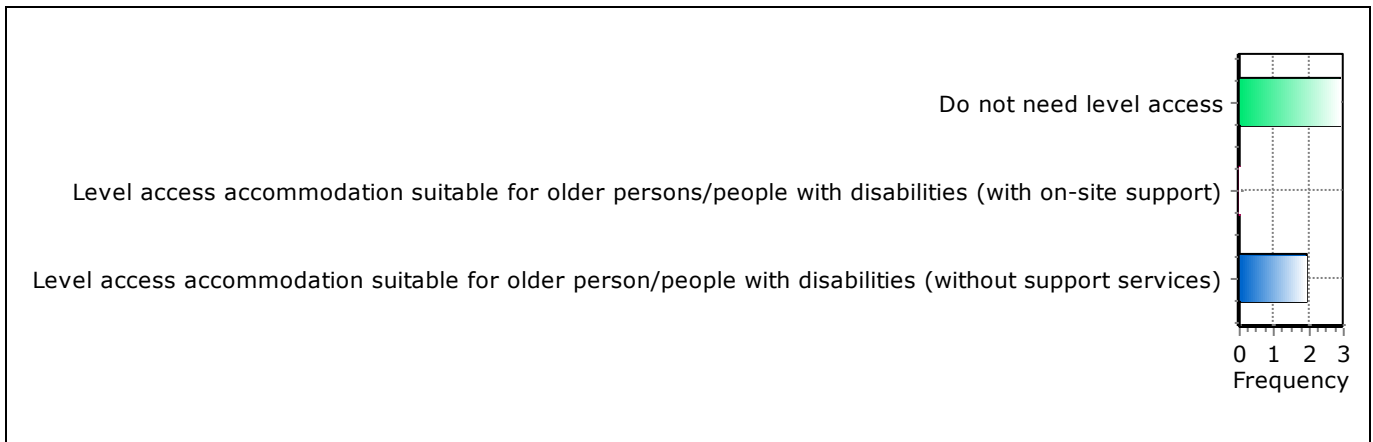
**Question 23. Please tell us in your own words why you need to move and what prevents you from doing so.**

There were 10 responses to this question. A full list of responses can be found in Appendix S3

**Question 24. Are you an older person or person with disabilities wanting to downsize/move to more suitable housing?**



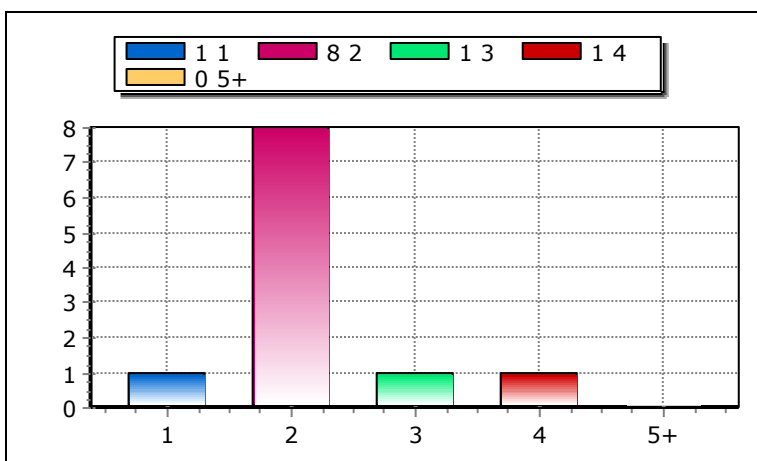
**Question 25. What type of housing do you need?** Only those respondents who answered Yes to Q24 were required to answer this question. The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.



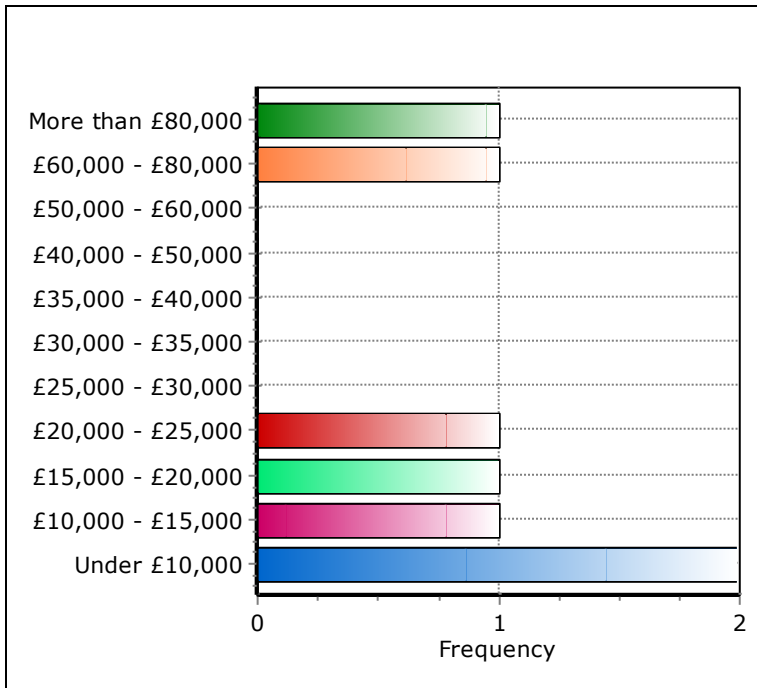
**Question 26. Which tenure would best suit your housing need?**

Tenure	Frequency
Affordable Rented – rent is 50%-80% of open market rents	3
Shared Ownership – part rent/part buy	1
First Homes – homes for owner occupation by first time buyers, that are discounted in perpetuity	1
Self-Build	1
Owner Occupation	4

**Question 27. How many bedrooms will you need?** The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need



**Question 28. Please indicate the total gross annual income of the household in housing need.**

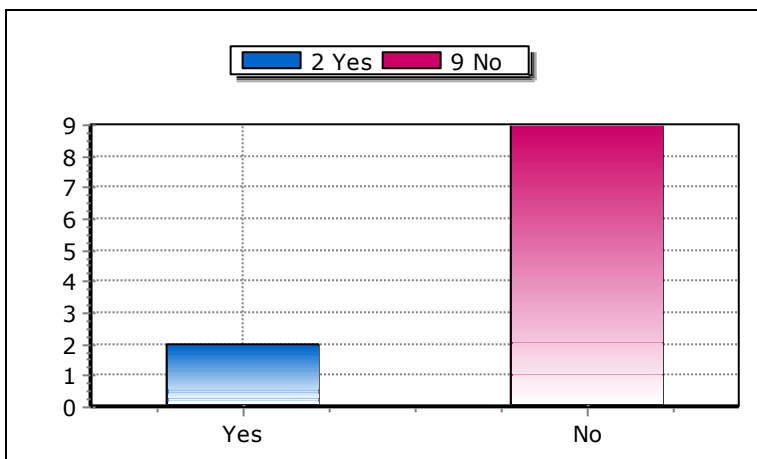


**Question 29. How much money would you be able to raise towards buying your own home?**

The following answers were given:

- 1 x £10,000
- 1 x £25,000
- 1 x £300,000
- 1 x £350,000
- 1 x £2,500,000

**Question 30. Are you registered on the Council's Housing Register or the Help to Buy Register?**



## **6. LOCAL HOUSING COSTS**

To fully assess local housing need it is important to look at open market prices in the private sector of houses both to rent and buy.

### **Property for sale**

Searches of [www.rightmove.co.uk](http://www.rightmove.co.uk) which markets property for a number of leading local estate agents, in October 2020, found the following cheapest properties for sale (under £500,000) in Weald.

Type of Property	Number of Bedrooms	Price £
End of terrace	2	360 000
Semi-detached house	3	499 950

### **Property to rent**

At the time of writing the report, no properties were available to rent in Weald; the nearest property within 1 mile of the parish was found at Bore Place Estate:

Type of Property	Number of Bedrooms	Price £pcm.
Bungalow	3	2300

### **Household income required to afford current market prices**

Using local information, the table below shows gross income level needed to purchase a property in the area. The figures are calculated assuming a 15% deposit and using 4.5 x gross income. Monthly repayment is based on a 2-year fixed standard with HSBC at 3.54% (October 2020) 25-year mortgage term and is calculated using HSBC's mortgage calculator.

Type of Property	Price £	Deposit (15%)	Gross Income Level	Monthly Repayment
2 bed end of terrace house	360 000	54 000	68 000	1426
3 bed semi-detached house	499 950	74 992	94 435	1976

To gauge the income level required to afford to rent privately the following calculations assume that 30% gross income is spent on housing. (A household is considered able to afford market rented housing in cases where the rent payable would constitute no more than 30% of gross income). At the time of writing there were no properties available to rent in Weald.

Type of Property	Price £ pcm	Approx. Gross Annual income £
3 bed bungalow (Bore Place Estate)	2300	92 000



Using HM Land Registry data on house sales ([www.mouseprice.com](http://www.mouseprice.com)) using postcode area TN14 which lies within or includes part of the following towns, counties, localities, electoral wards and stations: Badgers Mount, Brasted, Chevening and Sundridge, Chevening, Crockenhill and Well Hill, Cudham, Darwin, Dunton Green, Dunton Green and Riverhead, Halstead, Halstead, Knockholt and Badgers Mount, Ide Hill, Kemsing, Kent, Knockholt, Knockholt Station, Leigh and Chiddingstone Causeway, Otford, Otford and Shoreham, Penshurst, Fordcombe and Chiddingstone, Seal and Weald, Sevenoaks, Sevenoaks Eastern, Sevenoaks Kippington, Sevenoaks Northern, Sevenoaks Town and St John's, Shoreham, Sundridge, Weald, the average house prices in the last 3 months are:

1 bed properties £313,000  
 2 bed properties £426,000  
 3 bed properties £543,000  
 4 bed properties £847,000  
 5+ bed properties £1,257,000

To afford the average cost of a 1 bed property using the mortgage calculation shown above, a salary of £59,122 would be required. To afford the average cost of a 2-bed property a salary of £80,467 would be required.

Information provided by 'mouseprice' states that the average property in the TN14 area costs £650,900 with average earnings being £28,910. This means that the average property costs over 22 times more than the average salary. The source used by 'mouseprice' to assess price to earnings ratio is Calnea Analytics proprietary price data and earnings data – updated quarterly.

**Affordable Rent**

The Government has introduced changes relating to rents charged to new tenants of social housing from April 2011. Affordable Rent properties allow landlords to set rents anywhere between current social rent levels and up to 80% of local market rents. The following table shows housing benefit levels (known as Local Housing Allowance (LHA)) for the High Weald area; Sevenoaks District Council have an agreement with their Housing Association partners to calculate, in the first instance where overall scheme cost permit, Affordable Rent at 80% of market rents or 100% LHA whichever is lower. Affordability of the rent can be achieved through the input of Housing Benefit where eligible.

Size of Property	LHA Levels £pcm/Affordable Rent levels £pcm
1 bed	693
2 bed	897
3 bed	1127
4 bed	1496

The table below shows income needed to afford the affordable rent levels using 30% of gross income as the indicator of what is affordable, for those who are not in receipt of housing benefit.

Property	Price £ pcm	Gross annual Income £
1 bed	693	27 720
2 bed	897	35 880
3 bed	1127	45 080
4 bed	1496	59 840

## **Shared ownership**

To give an indication of respondents' ability to afford shared ownership, levels of income and rent/mortgage have been taken into consideration on purchasing a 25% share of a property with estimated values of £313,000 for a 1 bed property, £426,100 for a 2 bed property and £543,000 for a 3 bed property. Calculations are made using the Homes England's target incomes calculator and assume a 10% deposit of mortgage share. These values are taken from information found at [www.mouseprice.co.uk](http://www.mouseprice.co.uk)

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service Charge	Monthly total £	Gross Income required
313 000	25%	7925	383	538	80	1001	36 080
426 100	25%	10 650	522	732	80	1334	48 065
543 000	25%	13 575	665	933	80	1678	60 474

## **First Homes**

The tables below show the amount of deposit and income required to afford this tenure based on 30% and 50% discounts. Homes are sold with a standard discount of 30% below local market value; it can be possible for the Local Authority to seek discounts of up to 50% but this must be set out in evidenced Local Plan policy. The homes must not cost more than £250,000 after discount (this is shown below as the price after discount being either "eligible" or "not eligible"). Calculations are based on a minimum 10% deposit (it should be noted many lenders are now requiring deposits of 15% or more); eligibility includes having a household income not exceeding £80,000. Gross income required is based on x 4.5 salary. The full market values used are taken from information found at [www.mouseprice.co.uk](http://www.mouseprice.co.uk); £313,000 for a 1 bed property, £426,100 for a 2 bed property and £543,000 for a 3 bed property

Property price £	Price after discount of 30% £	Minimum deposit required - 10% of discounted price £	Gross Income required
313 000 (1 bed)	219 100 Eligible	21 910	43 800
426 100 (2 bed)	298,270 Not Eligible	N/A	N/A
534 000 (3 bed)	373,800 Not Eligible	N/A	N/A

Property price £	Price after discount of 50% £	Minimum deposit required -10% of discounted price £	Gross Income required
313 000 (1 bed)	156 500 Eligible	15 650	31 300
426 100 (2 bed)	213 050 Eligible	21 305	42 610
534 000 (3 bed)	267 000 Not Eligible	N/A	N/A

## **7. ASSESSMENT OF HOUSING NEED**

This section is divided into two categories; the need for affordable housing and the needs of older people in the parish requiring alternative housing, either affordable or open market. There were a total of 12 responses.

### **7.1 Assessment of the need for affordable housing**

This analysis is divided into categories of those who need housing now, in the next 2 years and in the next 5 years.

At this stage some respondents might be excluded if they do not want/are not eligible for affordable housing or if they do not provide sufficient information for an assessment of their eligibility to be made.

In total 6 respondents said they need affordable housing in the following timescales:

- Now x 3
- In the next 2 years x 0
- In the next 5 years x 3

### **Assessment of the 3 households seeking affordable housing now**

1 respondent was excluded because they were an owner occupier wanting to buy a larger property on the open market (they were not an older household).

### **The 2 households in need of affordable housing now are:**

- 2 families

**Families** - there were 2 families

### **Age**

	<b>Adult Age</b>	<b>Adult Age</b>	<b>Child Age</b>	<b>Child Age</b>	<b>Child Age</b>	<b>Child Age</b>
<b>Family 1</b>	16-19	20-24	Baby due			
<b>Family 2</b>	25-44		10-15			

### **Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
To be nearer family	1
To be nearer work	1
First independent home	1
Present home too expensive	1
Current home affecting health	1
To move to a better/safer environment	1
Disability/disabled	1
Other (Private tenancy ended)	
Homeless/threatened with homelessness	1
Setting up home with partner	1

**Current housing:**

Current Housing	Frequency
Living with relatives	1
Other	1

**Current number of bedrooms:**

Current Beds	Frequency
2	1
3	1

**Tenure best suited:**

Tenure	Frequency
Affordable Rented	2

**Number of bedrooms required:** The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
2	2

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 30.

**Household's joint gross annual income:**

Income	Frequency
£10,000-£15,000	1
£15,000-£20,000	1

**Amount available towards purchase of a property:** None

**Registered on the Council's Housing Register or Help to Buy Register:**

Housing Register	Frequency
Yes	2

The respondents indicated at least one of the local connection criteria; 1 currently lives in the parish and 1 currently lives outside but used to live there and has family currently living there.

The following table shows the respondents' ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Affordable Rented	Shared Ownership	First Homes	Open market purchase	Private rent
£10,000-£15,000	1	1 with HB	0	0	0	0
£15,000-£20,000	1	1 with HB	0	0	0	0

It is assumed that respondents who cannot afford the housing association rent (affordable rent) will be eligible for housing benefit (HB)

### **Assessment of the 3 households seeking affordable housing in the next 5 years**

1 respondent was excluded because they were two siblings currently living in private rented accommodation and at university. They indicated wanting the First Homes tenure, but their future income is currently unknown; therefore, an assessment of their needs or affordability of that tenure could not be made.

### **The 2 households in need of affordable housing in the next 2 years are:**

- 1 single person
- 1 family

**Single people** – there was 1 single person

Age	Frequency
20-24	1

### **Reason for seeking new home:**

Reason	Frequency
First independent home	1

### **Current housing:**

Current Housing	Frequency
Living with relatives	1

### **Current number of bedrooms:**

Current Beds	Frequency
4	1

### **Tenure best suited:**

Tenure	Frequency
Shared Ownership	1

**Number of bedrooms required:** The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
2	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council’s allocation policy. See summary on page 30.

**Income:** This question was not answered but it was noted that they are an unemployed graduate student.

**Amount available towards the purchase of a property:**

- £10,000

**Registered on the Council’s Housing Register or Help to Buy Register:**

Housing Register	Frequency
No	1

The respondent indicated at least one of the local connection criteria; they currently live in the parish.

The following table shows the respondent’s ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Affordable Rented	Shared ownership	First Homes	Open market purchase	Private rent
Unemployed	1	1 with HB	0	0	0	0

It is assumed that respondents who cannot afford the housing association rent (affordable rent) will be eligible for housing benefit (HB)

**Families** - there was 1 family

**Age**

	<b>Adult Age</b>	<b>Adult Age</b>	<b>Child Age</b>	<b>Child Age</b>	<b>Child Age</b>	<b>Child Age</b>
<b>Family 1</b>	45-59		20-24			

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Retirement	1
Other (Possible rent increase)	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Private renting	1

**Current number of bedrooms:**

<b>Current Beds</b>	<b>Frequency</b>
2	1

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Affordable rented	1

**Number of bedrooms required:** The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

<b>No of bedrooms</b>	<b>Frequency</b>
2	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 30.

**Household's joint gross annual income:**

<b>Income</b>	<b>Frequency</b>
Under £10,000	1

**Amount available towards purchase of a property:** None

**Registered on the Council's Housing Register or the Help to Buy Register:**

<b>Housing Register</b>	<b>Frequency</b>
No	1

The respondent indicated at least one of the local connection criteria; they currently live in the parish.

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

<b>Income</b>	<b>Number of respondents</b>	<b>Affordable Rented</b>	<b>Shared Ownership</b>	<b>First Homes</b>	<b>Open market purchase</b>	<b>Private rent</b>
Under £10,000	1	1 with HB	0	0	0	0

It is assumed that respondents who cannot afford the housing association rent (affordable rent) will be eligible for housing benefit (HB)



## **7.2 Assessment of the housing needs of older households**

Householders were asked to respond to the survey if they were older people who needed to downsize and/or move to more suitable housing for their needs; this included owner occupiers.

The analysis is divided into categories of those who require alternative housing now, within the next 2 years and within the next 5 years.

In total, 6 respondents said they were older households wanting to downsize/move to more suitable housing for their needs in the following timescales:

- Now x 2
- Next 2 years x 1
- Next 5 years x 2
- 1 respondent stated 'Maybe' but no timescale. This respondent was excluded as they did not indicate sufficient information for an assessment of their needs to be made

### **Assessment of the 2 households who require alternative housing now**

1 respondent was excluded because they do not wish to stay in the parish

#### **The 1 household seeking alternative housing now is:**

- 1 x single person

**Single people** – there was 1 single person

<b>Age</b>	<b>Frequency</b>
75+	1

#### **Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Present home in need of major repair	1
To move to a better/safer environment	1
Alternative accom due to age/infirmity	1
To be nearer family	1
Need smaller home	1
Difficulty maintaining home	1
Increased security	1

#### **Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Owner occupier	1

#### **Current number of bedrooms:**

<b>Current No.</b>	<b>Frequency</b>
3	1

**Type of housing needed:**

Type of housing	Frequency
Level access accommodation suitable for older person/people with disabilities without support	1

**Tenure best suited:**

Tenure	Frequency
Self-build/Owner occupation	1

**Number of bedrooms required:**

No of bedrooms	Frequency
1 or 2	1

**Income:**

Income	Frequency
Under £10,000	1

**Amount available towards purchase of a property:**

£500,000

**Amount available as a deposit:**

£300,000

**Registered on the Council's Housing Register or the Help to Buy Register:**

Housing Register	Frequency
No	1

The respondent indicated at least one of the local connection criteria; they currently live outside the parish but used to live there and have family members currently living there.

## **Assessment of the 1 household who requires alternative housing within the next 2 years**

### **The 1 households who requires alternative housing within the next 2 years is:**

- 1 x single person

**Single people** – there was 1 single person

<b>Age</b>	<b>Frequency</b>
45-59	1

### **Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Present home too expensive	1
Need smaller home	1
Divorce/separation	1
Difficulty maintaining home	1

### **Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Owner occupier	1

### **Current number of bedrooms:**

<b>Current No.</b>	<b>Frequency</b>
5+	1

### **Type of housing needed:**

<b>Type of housing</b>	<b>Frequency</b>
Do not need level access	1

### **Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Owner occupation	1

### **Number of bedrooms required:**

<b>No of bedrooms</b>	<b>Frequency</b>
3	1

**Income:** Not answered

### **Amount available towards purchase of a property:**

- Not yet known

### **Registered on the Council's Housing Register or the Help to Buy Register:**

<b>Housing Register</b>	<b>Frequency</b>
No	1

The respondent indicated at least one of the local connection criteria; they currently live in the parish.

### **Assessment of the 2 households who require alternative housing within the next 5 years**

1 respondent was excluded as they said they may not need to move as it may be appropriate to have a live-in carer and they did not indicate sufficient information for an assessment of their need to be made.

### **The 1 household who requires alternative housing within the next 5 years is:**

- 1 x couple

**Couples** – there was 1 couple. The respondent did not indicate their partner's age

<b>Age and Gender</b>	<b>Frequency</b>
60-74	1

### **Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Need smaller home	1

### **Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Owner occupier	1

### **Current number of bedrooms:**

<b>Current No.</b>	<b>Frequency</b>
3	1

### **Type of housing needed:**

<b>Type of housing</b>	<b>Frequency</b>
Do not need level access	1

### **Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Owner occupation	1

### **Number of bedrooms required:**

<b>No of bedrooms</b>	<b>Frequency</b>
2	1

**Household's joint gross annual income:** One respondent did not answer the question

<b>Income</b>	<b>Frequency</b>
£20,000 - £25,000	1

**Amount available towards purchase of a property:**

- £350,000

**Registered on the Council's Housing Register or Help to Buy Register:**

<b>Housing Register</b>	<b>Frequency</b>
No	3

The respondent indicated at least one of the local connection criteria; they currently live in the parish.

## **8. SUMMARY OF FINDINGS**

The summary is divided into two sections; summary of the need for affordable housing and summary of the need for alternative housing for older households.

### **8.1 Summary of the need for Affordable Housing**

The survey has identified a need for up to 4 homes for local people who are in need of affordable housing; they are 1 single person and 3 families. 2 of the households need housing now and 2 in the next 5 years.

The 4 respondents in need of affordable housing indicated strong local connections to the parish; 3 currently live in the parish and 1 lives outside.

2 respondents are currently living with relatives, 1 is renting privately and one is living in another type of accommodation.

When asked how many bedrooms respondents sought/preferred, the following answers were given: 4 x 2 beds. Actual size of property will depend upon the council's allocation policy and Help to Buy criteria, see below.

In total, 1 respondent indicated an interest in shared ownership but did not indicate sufficient income to afford that tenure.

Taking into account, the council's allocation policy and Help to Buy criteria the mix of accommodation that respondents would be eligible for is:

#### **Rented accommodation:**

- 1 x 1 bed
- 3 x 2 bed

## **8.2 Summary of the housing needs of older households**

The survey has found a need for 3 homes for older people who require more suitable housing; they are 2 single people and 1 couple. 2 households currently live in the parish and 1 lives outside.

1 household requires housing now, 1 in the next 2 years and 1 in the next 5 years.

All 3 households are owner occupiers.

The most frequently given reason for seeking an alternative home was the need for a smaller property followed by difficulty maintaining current home.

The 3 respondents all want to buy an alternative property on the open market, one of them would also consider self-build; 2 do not need level access and 1 needs level access accommodation suitable for older person/people with disabilities without support services.

## **9. APPENDIX S1**

### **Question 9. Please use this space if you wish to explain your answer to Q8.**

Building more and more houses is not sustainable

Any help to other people would be good!

No definition of 'small' development; What classifies as 'older'? already have almshouses

Any further housing will ruin this village and I will leave the village

Depending what was planned

We think it would be beneficial to establish a stock of starter homes for the offspring of residents whose family wish to stay in Weald and for the establishment of homes to enable elderly folk to downsize. Both should however be strictly controlled

Already have flats for older people in the village

There are many who can't afford to buy or even rent as rent to some properties is too high so, yes, there should be space made for affordable housing

There is great need for affordable housing of all sorts in the area

Roads and infrastructure already outdated, not suitable for development

There is minimal provision for affordable housing suitable for older people

I am retired and live in a bungalow so at my age (85) I hope not to have to move. I do think affordable housing for older Weald people is necessary and I would support that for others

Would depend on location. If a suitable location is available, then possibly

For sheltered housing, otherwise should have no priority over younger people looking for first affordable housing

People living in larger houses may wish to downsize but remain in Weald. There are not many suitable places for them to move to.

I am 91, my husband passed away 4 years ago

I think it is so sad that people who grow up in the village can't afford to stay, and move away

Are there any brown field sites around Mount Pleasant or along that stretch of Scabharbour Road?

I am very fond of Weald

Local older people should be able to afford to live where they have always lived

Depending on the size/scale/location/quality etc, we would support it

I have an elderly father. It would be fantastic if he could move into assisted accommodation near us

Define 'small'. Nowhere is flat, footpath, lights, level and safe! walking to the shop, church, doctors' surgery

I would like to see some affordable housing for young people wishing to live in our lovely village. More elderly accommodation would also be good

I would like my elderly relatives to be able to move to the village

There is an unmet need that we need to make preparations to meet



I think it is important that older people are not forced to move away from an area and people they know

Assuming there is a way to evidence a genuine local connection

More housing for older people needed but it would probably suit younger people too, needs 2 beds

We are very much in favour of this, providing a suitable brown field site can be found, and the housing is genuinely affordable, i.e. for those who cannot afford to buy or rent at current prices in the village. Please note that the pressing need for affordable housing was a frequent comment from those responding to the Village Design Statement questionnaire and other consultations with residents

I would only support this within the village. Often people would require to be able to work/shop, get to public transport.

I wonder whether Sevenoaks or Tonbridge would be more appropriate - better facilities/transport links

Provided it was put somewhere that didn't affect the village aesthetic. Wouldn't support if any land was ruined/encroached on to accommodate. It's green belt for a reason!

No shops, no post office, poor bus service

This is much too open question. Specific details as to size, location, occupancy, etc must be given first. This whole questionnaire is weighted in favour of providing affordable housing - whatever

A reliable and regular bus service to Sevenoaks/Tonbridge

Weald is a beautiful, rural location, and we don't want to see any further development here

Weald is a rural village with limited infrastructure to support more people. There are plenty of other relatively local 'brown field' sites to develop before encroaching on the village

Would like to see more affordable housing. Very few small houses for older people as so many houses have been enlarged

Local needs for a village of this size would only generate a need for a max of 2 units per year. Development on this scale is not economical. So any additional capacity would be allocated to housing needs of a wider area largely to people who don't want to live in a village

Yes, if there was 'an identified need with genuine local connection'. Always bearing in mind that this is a village and should work to keep that sense of community and atmosphere and size. It should not become a suburb of Sevenoaks

The village does not have the infrastructure to manage a significant increase in the population

Also support housing for younger people, e.g. at Halls Green

To help less fortunate people, especially young families and elderly with care needs

Don't build 'affordable housing'. Give people money instead

This small development will lead to another major residential development. I think there are other places where the same can be achieved. Weald is a small village with limited facilities. So, No please

Subject to it being an 'appropriate' development for an outstanding village

Need is for younger people/families. My children are unlikely to be able to afford to live in the area after university

Also support the idea of more family housing developed by private sector if land can be found. Weald has very little stock of 4 - 5 bedroom homes so prices are extremely high.

I would support more affordable housing for any age group, not just the elderly.

Every village/town needs variable types of housing.

Support as long as older people get asked first if they would like a new build, irrespective of how long you have been a tenant.

Sevenoaks Weald is fully developed and needs no additional housing. Lack of transport links to Sevenoaks and elsewhere makes the village unsuitable for more development.

Unclear where the development would fit given the small size of the village.

We don't feel that there is enough capacity for additional housing in the village due to restricted amenities and problems with parking.

There are not enough affordable houses in Weald for families of Weald residents.

Important to maintain the local community.

## **10. APPENDIX S2**

### **Question 10. Please state any sites you think might be suitable for a local needs housing development in Sevenoaks Weald.**

None

None to knowledge

None

1. The paddock in Church Road; 2. The field opposite the former West Kent houses

There are many places in the Weald that are not used, the top of Hubbards Hill, there is space to build many places

Don't have enough knowledge

Close to Council house development

None

There are multiple sites that could be developed all within short walk of village centre

Right side of Morley's Road beyond Paiges Farm Close

Should be central, near facilities and local transport. Field on Mt. Pleasant Road?

Glebe Lands, Church Road, Big meadow of land opposite Kent Housing on Mount Pleasant

Any space next village

Can't think of any, village is big enough, let's not lose its village characteristics by keep extending it

Not sure, but we must protect the green belt

None

Wish I could think of some - Big Meadow, leaving Weald on Morley's Road, but I think this would be very unpopular

Scout field, field on Morley's Road near Victory Cottages

Long Barn Road

I/we do know of any site

On Wickets allotments

Only within Weald. I would not support this outside of the village

Field adjacent to Mount Pleasant Road?

I wouldn't say there are any. Also, it's not the most convenient area for older people to get to larger towns.

There's not even a shop

Sorry - unable to suggest anywhere

There are none

In filling or conversion of existing buildings only

The land between Church Road and Glebe Road

The triangle between Glebe Road, Windmill Road and Church Road. This would avoid housing sprawl. (We don't own any of this land and would not benefit from such a development)

None

None

Can't think of any

Field north of Hurst Farm Road and South of St. George's Church

Land at Overdale

In fill site between church/houses on Church Road. Reduce size of allotments

Field where Scout Hut is situated, at back of houses on Glebe Road. Scout Hut could be repositioned on Weald recreation ground off Morleys Road.

Marchants Yard. Scab harbour Road but with a new footpath behind Gilchrist Cott to Mount Pleasant.

Apart from asking landowners to sell, there isn't much suitable land. What about giving the Weald a lovely new supermarket and more bus times

There are none. Areas designated as green belt should be entirely off limits for development.

Not sure.

Wickhurst

## **11. APPENDIX S3**

### **Question 23. Please tell us in your own words why you need to move and what prevents you from doing so.**

As we are in our 70s, quite prepared to downsize to a 2 bedroom property but few or none currently exist in Weald Village

To be independent, housing expensive here

Health is bad, cannot afford monthly rent and ground rent, need to be nearer family

As I am in private rented accommodation my concern is that the landlord may increase the rent making it unaffordable for me in the future

Nearer to family

Property too large to maintain. Would like to be near family member and smallholding where animals are kept

We don't need to move at present. We may not need to move - it may be appropriate to have live-in care

Do not need at this stage

# Sevenoaks Weald Parish Council

September 2020

Dear Resident,

## Housing Needs Survey

Sevenoaks Weald Parish Council is working with Sevenoaks District Council to assess whether there might be a need for “local needs” housing in the parish so that residents who cannot afford to buy or rent locally, are not forced to move away. It also helps those who have already had to move away make a return to their family support networks and contribute to the local community.

We also want to know if there are older people and/or people with disabilities in the parish, who would like to downsize and/or move to housing more suitable for their needs. This includes people who are owner-occupiers, as well as any other current living arrangements.

We are sending out this Housing Needs Survey to assess the need and gauge the level of support a small scheme of local needs housing might have in our parish. Tessa O’Sullivan, the Rural Housing Enabler from Action with Communities in Rural Kent, is assisting us in carrying out this survey. All personal information will be kept confidential. Once the results have been analysed, Tessa will provide a summary report to the Parish Council and this will then be made publically available.

Depending on the outcome of the survey, we may look for suitable sites within the parish where we could build new local needs homes. We hope local landowners would be willing to work with us on such a worthwhile project. If new homes were built:

- applicants with a genuine, strong local connection to the parish would have top priority at all times, and
- homes would remain available, in perpetuity, to meet local housing needs.

Please take a few minutes to answer the survey. We would like to know your views even if you do not need alternative housing. THANK YOU. If you have family members who live elsewhere but who would like to return to live in the parish, please make them aware of the survey. Further copies can be obtained from Tessa. Telephone: 07899 902 321. Email: [tessa.osullivan@ruralkent.org.uk](mailto:tessa.osullivan@ruralkent.org.uk).

If you have any other queries, please do contact Tessa.

Please return your completed survey form in the freepost envelope provided by **30<sup>th</sup> September 2020**. It’s really important we hear from as many residents as possible, so that the results give us an accurate picture of housing need in the parish.

Yours faithfully,

Rosie Wood  
Chair of Sevenoaks Weald Parish Council

The survey includes space for you to declare you have a housing need, and, if you wish, to identify yourself. Under terms of the General Data Protection Regulation, Action with Communities in Rural Kent requires consent to hold and process such personal data - and even if you provide that consent you have the right to withdraw it at any time. Further information is provided in a ‘privacy notice’ available from Action with Communities in Rural Kent, The Old Granary, Penstock Hall Farm, Canterbury Road, Brabourne, Kent TN25 5LL. Email [info@ruralkent.org.uk](mailto:info@ruralkent.org.uk)

# HOUSING NEEDS IN THE PARISH OF SEVENOAKS WEALD



Please complete this survey on behalf of your household.

## SECTION 1

**Q1. What type of housing do you live in?**  *Private rented*  *Tied tenancy*  *Living with relatives*  
 *Renting from Housing Association*  *Shared ownership*  *Owner occupier (with or without mortgage)*  
 *Other - please specify* \_\_\_\_\_

**Q2. Please enter the following information -**  
Number of bedrooms in your home  Number of people that currently live in the property

**Q3. How long have you lived in the parish?**  
 *Less than 3 years*  *3-5 years*  *6-10 years*  *Over 10 years*

**Q4. Have any members of your family/household left the parish in the last 5 years?**  *Yes*  *No*  
If you answer is **No**, please go directly to Q8

**Q5. If you answered yes to Q4, please state what relationship they have to you.**  
 *Child*  *Parent*  *Other relative*  *Other - please specify* \_\_\_\_\_

**Q6. Please indicate the reason why they left**  
 *Lack of affordable housing*  *To attend university/college*  *Employment*  
 *Other - please specify* \_\_\_\_\_

**Q7. Would they return if more affordable accommodation could be provided?**  *Yes*  *No*

If they would like to return they can complete Section 2 of this survey or request a new form by emailing [tessa.osullivan@ruralkent.org.uk](mailto:tessa.osullivan@ruralkent.org.uk) or phoning 07899 902 321

**Q8. Would you support a small development of affordable housing/housing for older people if there was an identified need for people with a genuine local connection to Sevenoaks Weald?**  
 *Yes*  *No*

**Q9. Please use this space if you wish to explain your answer to Question 8.**

**Q10. Please state any sites you think might be suitable for a local needs housing development in Sevenoaks Weald.**

**Q11. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?**  
 *No*  *Yes, now*  *Yes, next 2 years*  *Yes, next 5 years*  
**IF YOU HAVE ANSWERED YES PLEASE CONTINUE WITH SECTION 2. IF YOUR ANSWER WAS NO PLEASE NOW RETURN THE FORM IN THE ENVELOPE PROVIDED**

**Q18. What type of household will you be in alternative accommodation?**

- Single person       Couple       Family       Other \_\_\_\_\_

**Q19. How many people in each age group need alternative accommodation?**

**MALE**

- 0-9     10-15     16-19     20-24     25-44     45-59     60-74     75+

**FEMALE**

- 0-9     10-15     16-19     20-24     25-44     45-59     60-74     75+

**Q20. Why are you seeking a new home (please tick all that apply)**

- Present home in need of major repair       To be nearer family       To be nearer work       New job  
 Present home too expensive       Need smaller home       Divorce/separation       Lodging  
 Current home affecting health       Private tenancy ending       First independent home  
 Setting up home with partner       Need larger home       Difficulty maintaining home  
 To move to a better/safer environment       Disability/disabled       Cannot afford existing mortgage  
 Alternative accom. due to age/infirmity       Access problems       Increased security  
 Homeless/threatened with homelessness       Retirement       Other \_\_\_\_\_

**Q21. What is your current housing situation?**

- Owner occupier with/without mortgage       Living with relatives       Renting privately       Shared ownership  
 Renting from Housing Association       Tied tenancy       Other \_\_\_\_\_

**Q22. How many bedrooms does your current home have?**

- 1       2       3       4       5+

**Q23. Please tell us in your own words why you need to move and what prevents you from doing so.**

**Q24. Are you an older person or person with disabilities wanting to downsize/move to more suitable housing?**

- No. Please go directly to Q26.  
 Yes older person       Yes older person with disabilities       Yes person under 55 years of age with disabilities

**Q25. What type of housing do you need? Please tick any that apply.**

- Level access accommodation suitable for older person/people with disabilities (without support services)  
 Level access accommodation suitable for older persons/people with disabilities (with on-site support)  
 Do not need level access



## SECTION 2

## HOUSING NEEDS

If you or anyone else living in your house is in need of alternative housing, please continue with the questionnaire. Please complete one form per household in housing need e.g. if you have two adult children who want to move to a new home separately from each other they must complete one form per person. If you need another form please contact the Rural Housing Enabler on 07899 902 321 or [tessa.osullivan@ruralkent.org.uk](mailto:tessa.osullivan@ruralkent.org.uk)

Q12. Are you completing this form for yourself or someone else?

- Self       Someone else

Q13. If you are completing this for someone else please state their relationship to you and where they currently live eg. with parents, private renting etc.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Please continue to complete this form by answering the questions in respect of the person/household in need of alternative accommodation.**

Q14. It would be useful if you could provide your contact details, as we may wish to contact you again to update the findings of this survey. However, you are not obliged to do so. Any information you do give will remain confidential to Action with Communities in Rural Kent. Please also see statement below

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Postcode: \_\_\_\_\_  
Email Address: \_\_\_\_\_

I consent for my personal data to be held and processed by Action with Communities in Rural Kent solely for the purpose of enabling development of housing to meet local needs. This personal data will not be shared with any person or organisation external to Action with Communities in Rural Kent (please tick box)

Q15. If you live outside the parish do you wish to return?  Yes  No

Q16. If you live in the parish do you wish to stay in the parish?  Yes  No

Q17. What is your connection with Sevenoaks Weald? Please tick all that apply

- I currently live in Sevenoaks Weald and have done so continuously for the last 3 years  
 I have previously lived in Sevenoaks Weald and have immediate\* family who currently live there and have done so continuously for the last 10 years  
 I have lived in Sevenoaks Weald for a total of 5 out of the last 10 years  
 I am in full time\*\* permanent employment in Sevenoaks Weald  
 I need to move to Sevenoaks Weald to take up full time\*\* permanent employment  
 I am full time self-employed and the majority of my work is in Sevenoaks Weald Parish  
 I provide an important service requiring me to live locally e.g. unpaid carer, school crossing patrol, etc.

\*Immediate = mother, father, children or brother/sister. Extended family will only be considered if that relative has played an important role in the applicant's upbringing

\*\*The applicant's place of work/service must be located in Sevenoaks Weald Parish

**Q26. Which tenure would best suit your housing need? Tick any that apply**

- Affordable Rented  
 First Homes  
 Self-build     Owner occupation     Shared Ownership

**Q27. How many bedrooms will you need?**

- 1     2     3     4     5+

**Q28. Please indicate the total gross annual income (before tax) of the household in housing need (joint if a couple). Do not include housing benefit or council tax benefit.**

- |  |  |
|--|--|
| <input type="checkbox"/> Under £10,000     | <input type="checkbox"/> £30,000 - £35,000 |
| <input type="checkbox"/> £10,000 - £15,000 | <input type="checkbox"/> £35,000 - £40,000 |
| <input type="checkbox"/> £15,000 - £20,000 | <input type="checkbox"/> £40,000 - £50,000 |
| <input type="checkbox"/> £20,000 - £25,000 | <input type="checkbox"/> £50,000 - £60,000 |
| <input type="checkbox"/> £25,000 - £30,000 | <input type="checkbox"/> £60,000 - £80,000 |
|  | <input type="checkbox"/> More than £80,000 |

**Q29. How much money would you be able to raise towards buying your own home? This can include gifted money and/or equity from the sale of your current home.**

\_\_\_\_\_

**Q30. Are you registered on the Council's Housing Register or the Help to Buy Register?**     Yes     No

**To be considered for Affordable Rented housing you must register on Sevenoaks District Council's Housing Register. If you would like to register contact Sevenoaks District Council on 01732 227000 or go to [www.kenthomechoice.org.uk](http://www.kenthomechoice.org.uk)**

**To be considered for Shared Ownership or First Homes you must be registered with the Help to Buy agent, please go to <https://helptobuyagent3.org.uk>**

**Information on this form will be used to provide a summary of the level of housing need in Sevenoaks Welad Parish. Personal information will remain confidential to Action with Communities in Rural Kent**

**THANK YOU FOR TAKING THE TIME TO COMPLETE THIS SURVEY. PLEASE NOW RETURN IT IN THE FREEPOST ENVELOPE PROVIDED BY 30th SEPTEMBER 2020**