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**Brasted**

**Housing Needs Survey**

**August 2021**

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

With the support of:  
Brasted 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 Brasted. This report provides overall information as well as analysis of housing need.

A survey was posted to every household within the parish in June 2021. 643 surveys were distributed with 118 surveys being returned, representing a 18% response rate.

Analysis of the returned survey forms identified that 82% of respondents are owner occupiers. 70% 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 3-bed terraced house for £305,500; to afford to buy this home a deposit of approximately £30,500 would be required and an income of £61,000. There were 4 properties found available for rent in the parish; the cheapest property found in the parish was a studio flat for £1,175 pcm; to afford to rent this property an income of approximately £47,000 would be required.

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

- 1 single person
- 2 couples
- 1 family
- All respondents live in the parish

The survey also identified a requirement for 2 homes for older households and 1 home for a person with disabilities under 55 years old:

- 2 single people
- 1 couple
- All the respondents live in the parish
- The 3 respondents need an affordable rented property.

Overall, the survey has identified a total need for 7 affordable homes, 3 of which are for 2 older households and 1 person with disabilities under 55.

## **2. INTRODUCTION TO THE BRASTED HOUSING NEEDS SURVEY**

The Rural Housing Enabler worked with Sevenoaks District Council and Brasted 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**

The 2021 '[Parish Councillors' Guide to Rural Affordable Housing](#)' states that 'Across the country there is a lack of affordable housing to rent or buy in many villages, in some there is none at all. This causes hardship for people across the generations, young people just starting out on an independent life, families trying to provide for their children and older people who have lived in the village for most of their lives but whose growing frailty means they can no longer manage in their current home.'

The Kent Rural Housing Protocol '[A Guide to Developing Affordable Homes in Rural Communities](#)' states that 'Within the County of Kent, most land (85%) is classed as "rural" and over 40% of businesses in Kent are based in rural areas. KHG recognise that provision of affordable housing is vital to ensure that rural communities continue to thrive and prosper.'

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>1</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> [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 Brasted Parish Council who agreed the format of the covering letter. A copy of the survey was posted to every household in the parish in June 2021.

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 2<sup>nd</sup> June 2021, due to a lower response rate the deadline was extended until the 4<sup>th</sup> August. All surveys received at Action with Communities in Rural Kent by that date are included in this report.

635 surveys were distributed with 118 returned by this date representing a return rate of 18%.

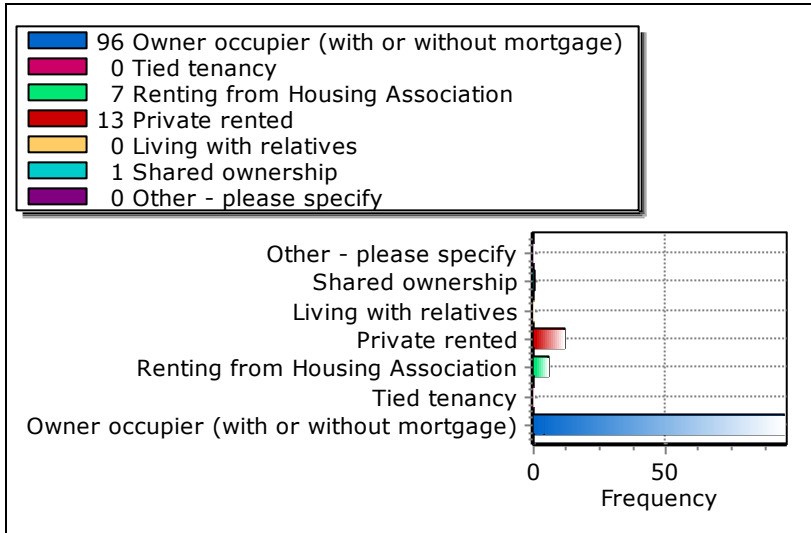
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

## 5. RESULTS

### Section 1

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

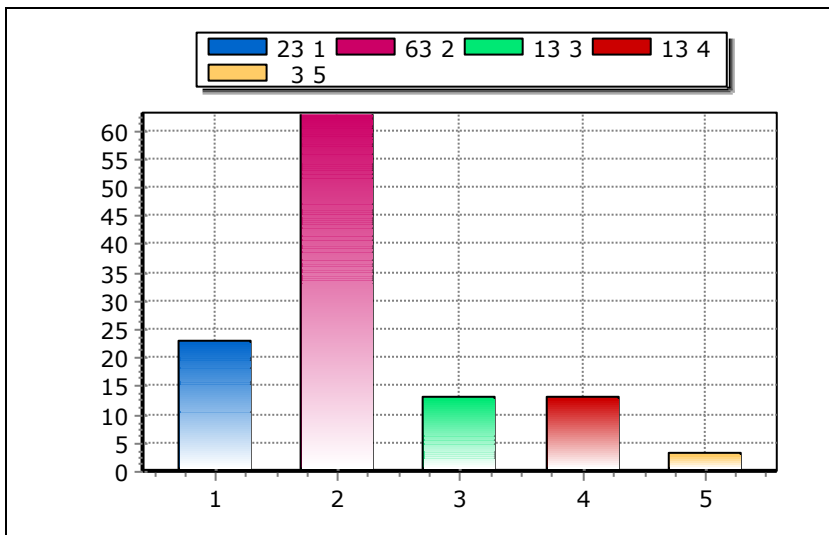
#### Question 1. What type of housing do you live in?



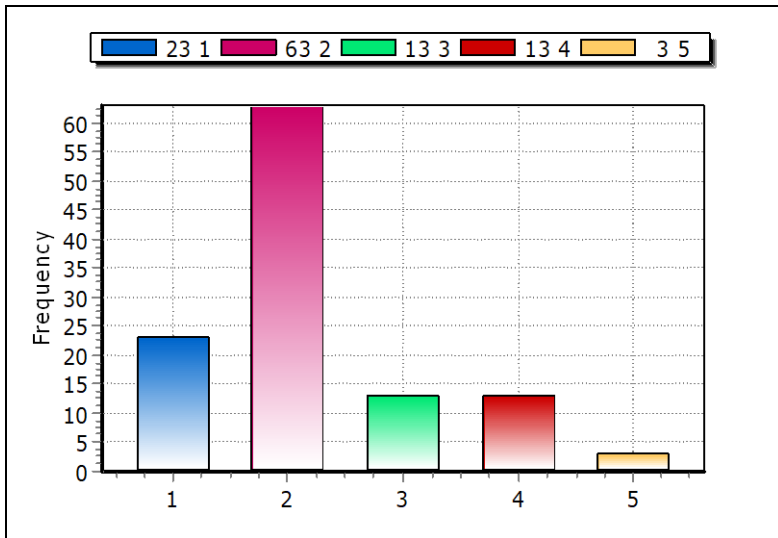
82% of respondents are owner occupiers

#### Question 2.

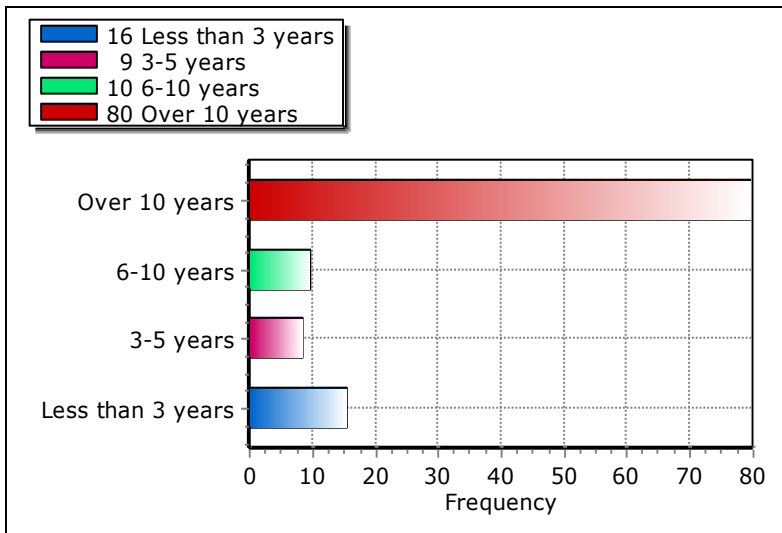
#### Number of bedrooms in your home?



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

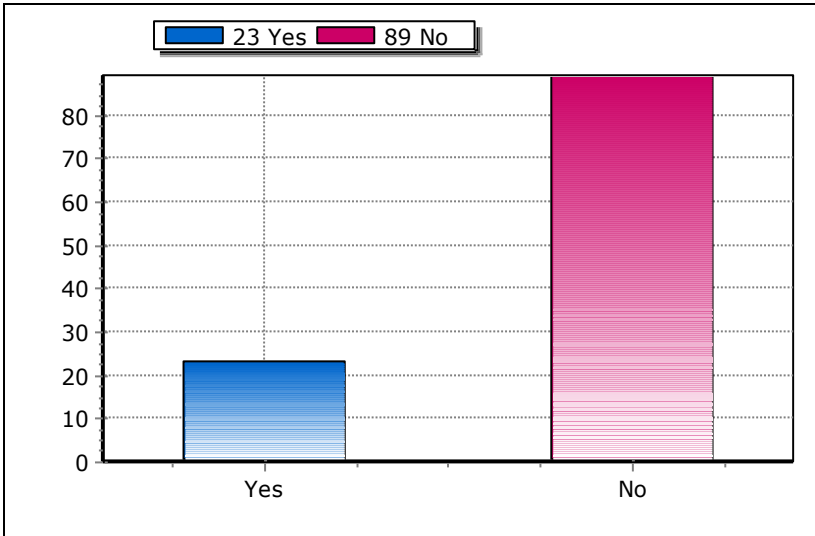


**Question 3. How long have you lived in Brasted?**

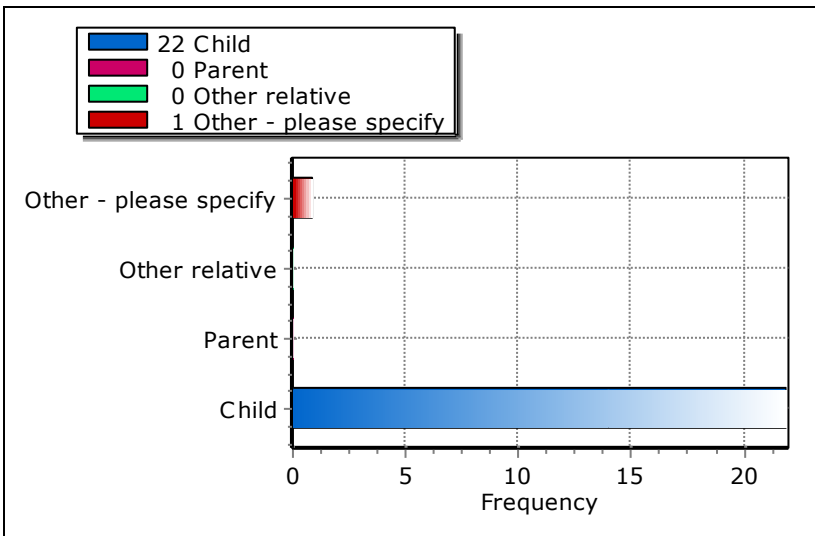


80 respondents (70%) have lived in the parish for over 10 years.

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

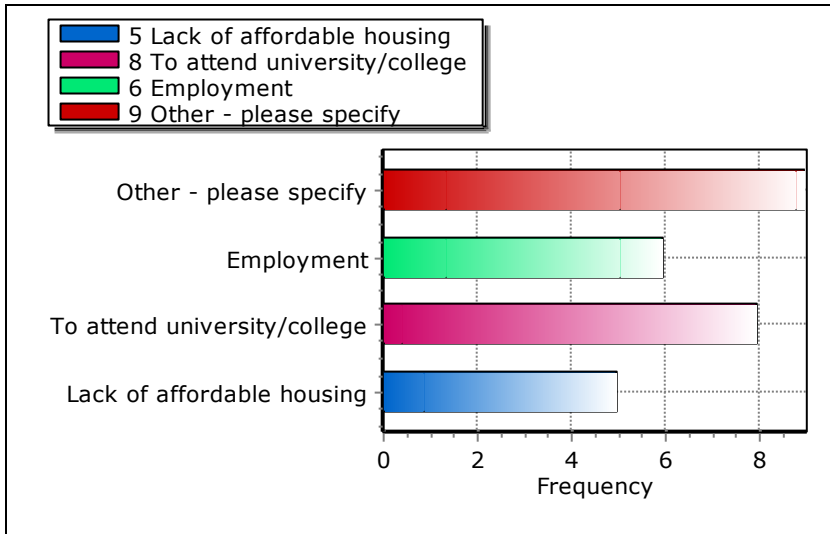


**Question 5. If you answered yes to question 4, please state what relationship they have to you.**



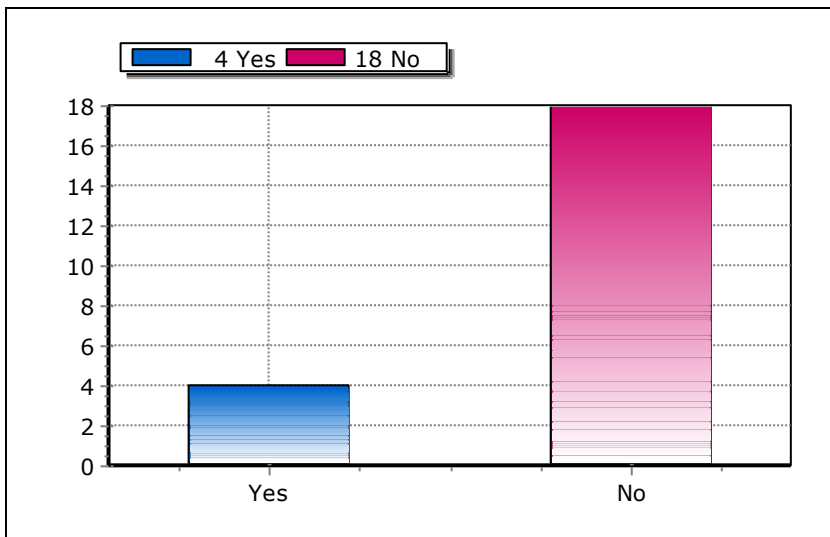


**Question 6. Please indicate the reason why they left.**

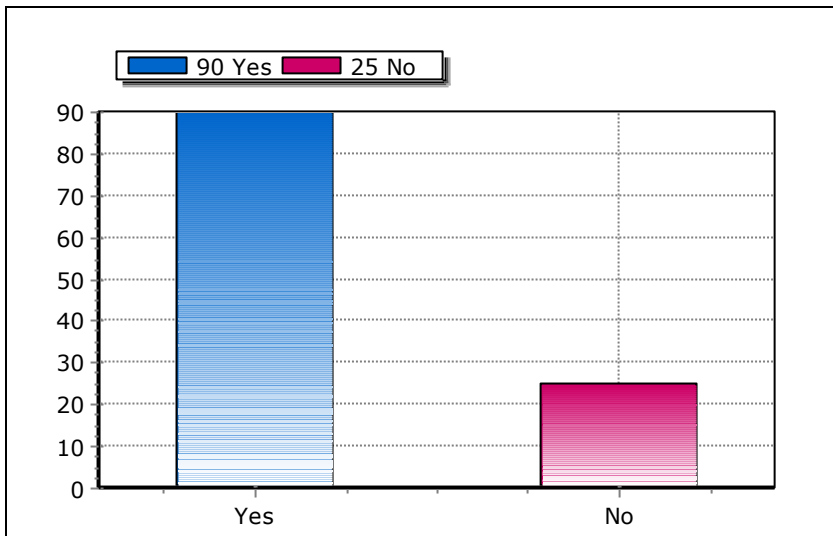


'Other' reasons include moving away to be closer to partner, relationship breakdown, relocation following university.

**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 Brasted?**



78% of respondents who answered the question (76% of all respondents) said they would support a development of affordable housing for local people.

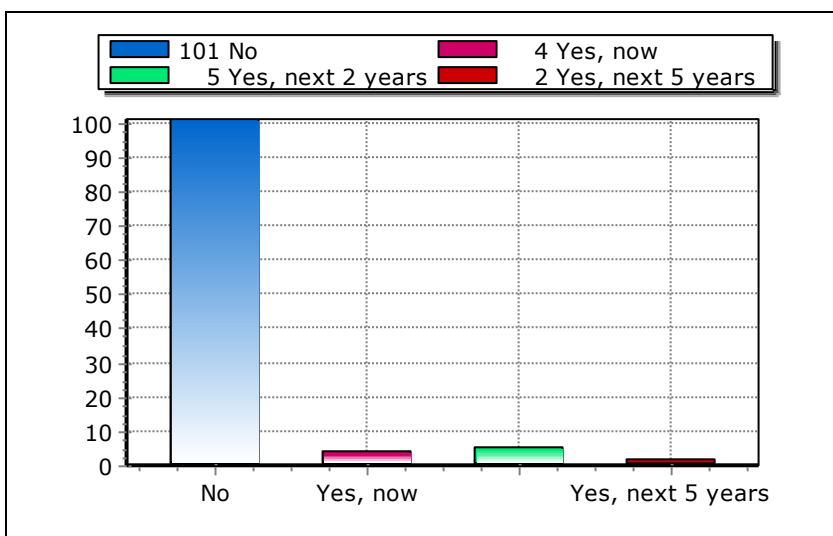
**Question 9. Please use this space if you wish to explain your answer to Q8.**

There were 56 responses to this question; a full list of responses can be found in Appendix B1.

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

There were 31 responses to this question; a full list of responses can be found in Appendix B2

**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?**

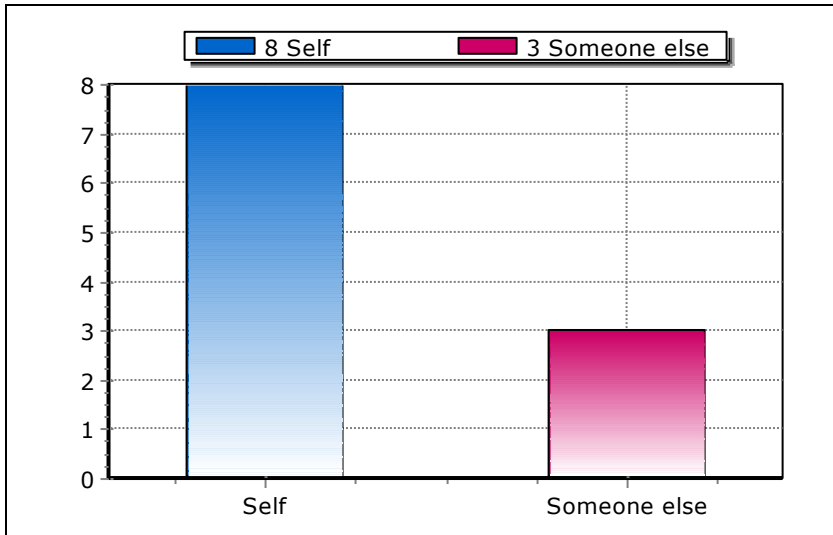


**Section 2 – Housing Needs**

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

11 respondents completed section 2

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

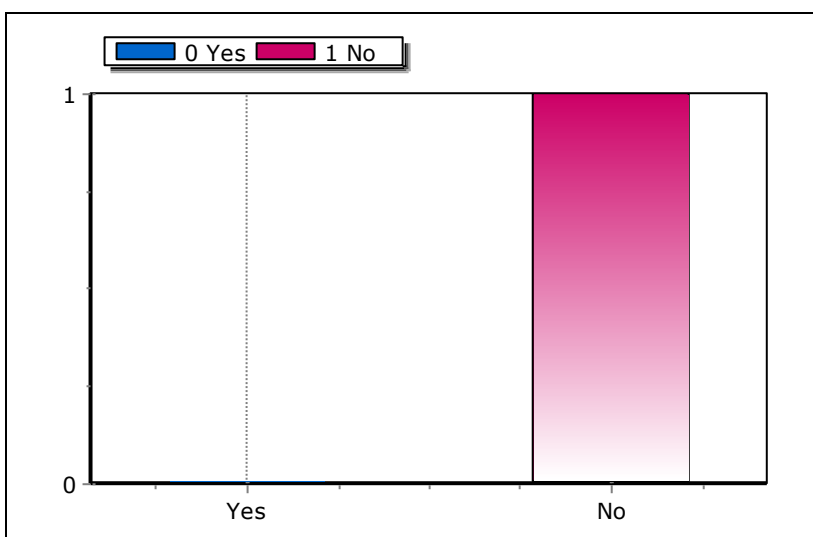


**Question 13. If you are completing this form for someone else, please state their relationship to you and where they currently live.**

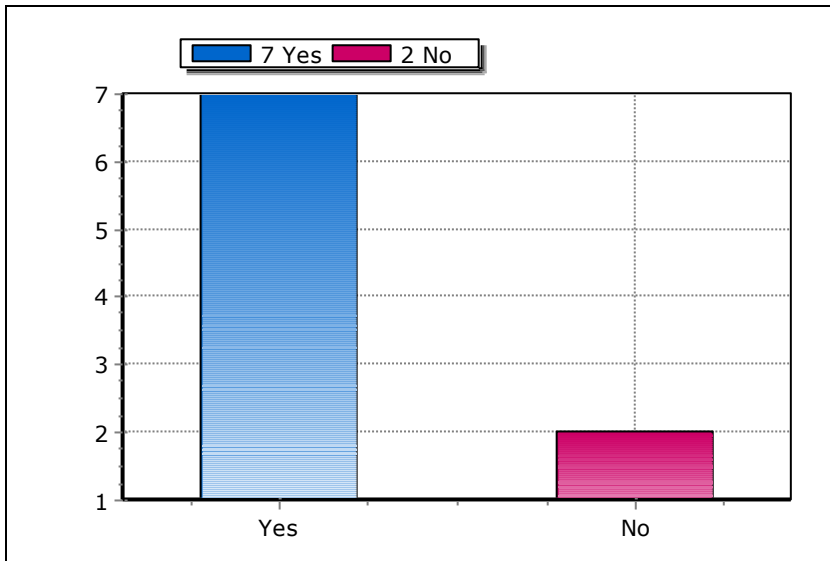
Respondents were mainly completing the form for their adult children living in the parental home.

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

**Question 15. If you live outside Brasted, do you wish to return?**



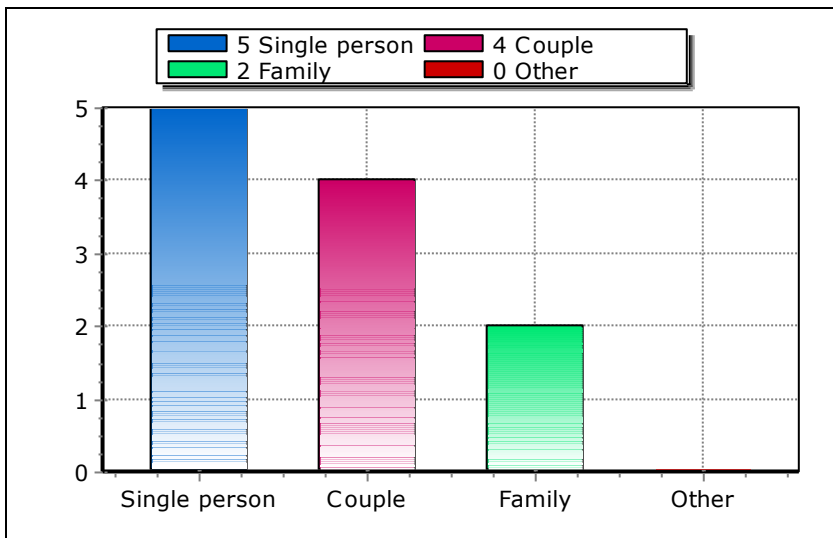
**Question 16. If you live in Brasted, do you wish to stay there?**



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

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

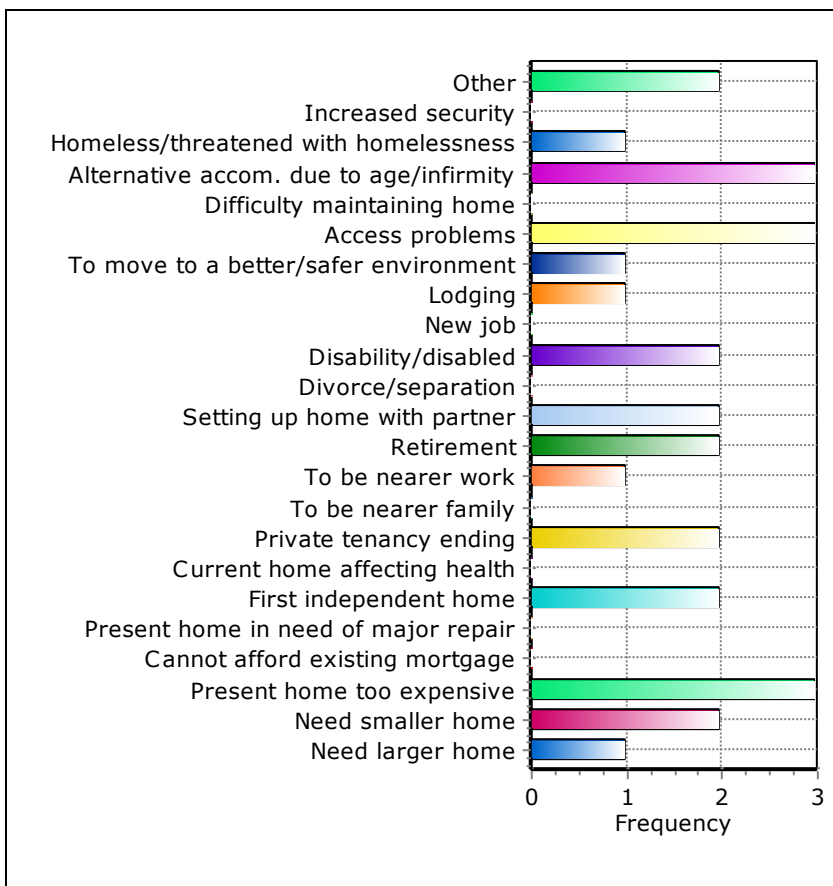
**Question 18. What type of household will you be in alternative accommodation?**



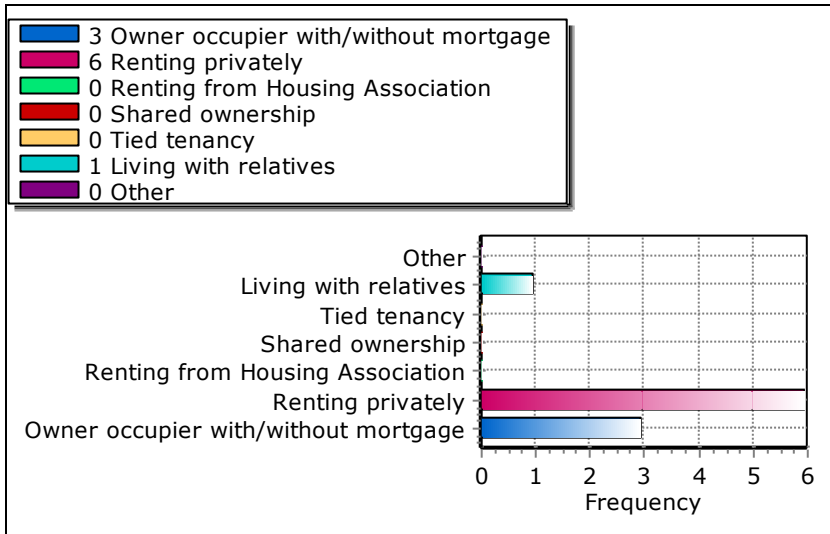
**Question 19. How many people in each age group need alternative accommodation?**

AGE	0 – 9	10 -15	16 - 19	20 -24	25 - 44	45 - 59	60 - 74	75+
<b>Male</b>	1	0	1	0	3	1	4	0
<b>Female</b>	1	1	0	1	3	1	1	2
<b>Total</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>6</b>	<b>2</b>	<b>5</b>	<b>2</b>

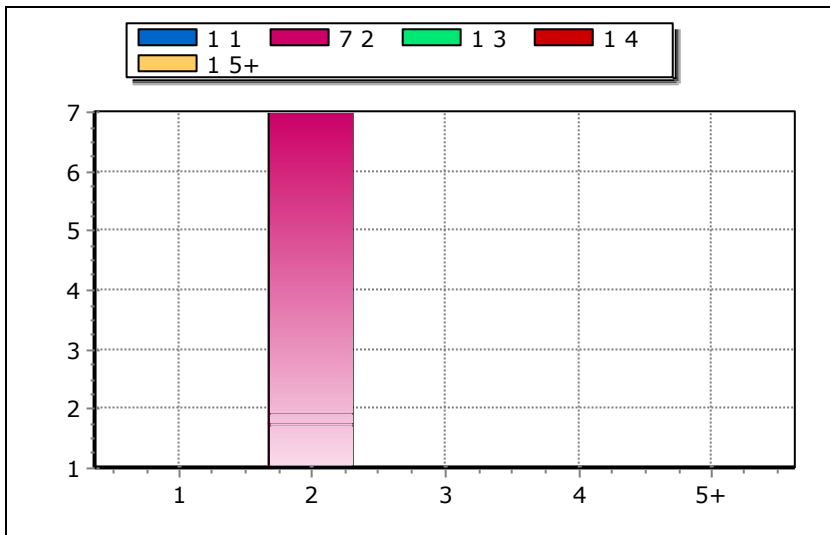
**Question 20. Why are you seeking a new home?**



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



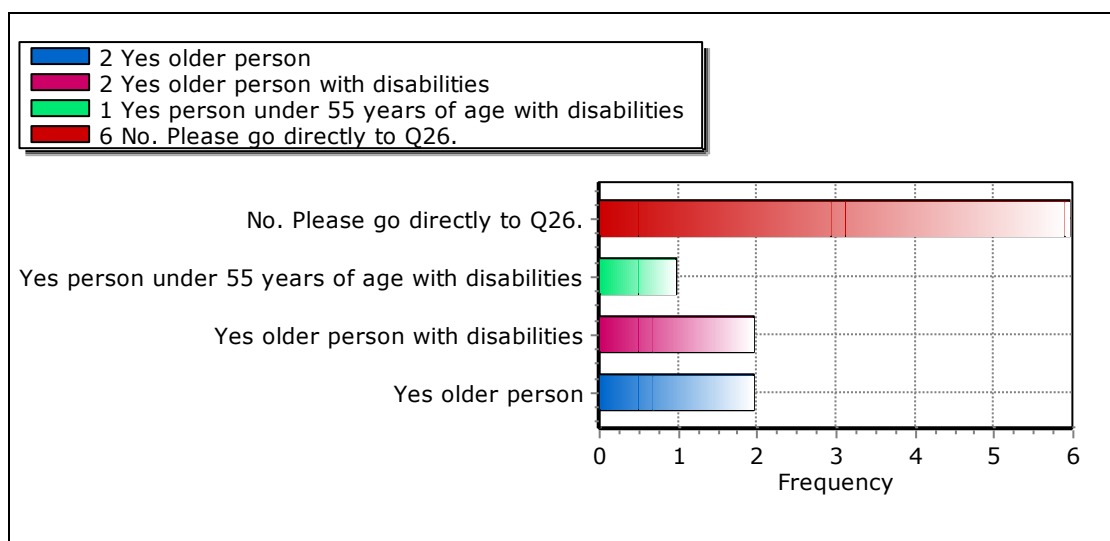
**Question 22. How many bedrooms does your current home have?**



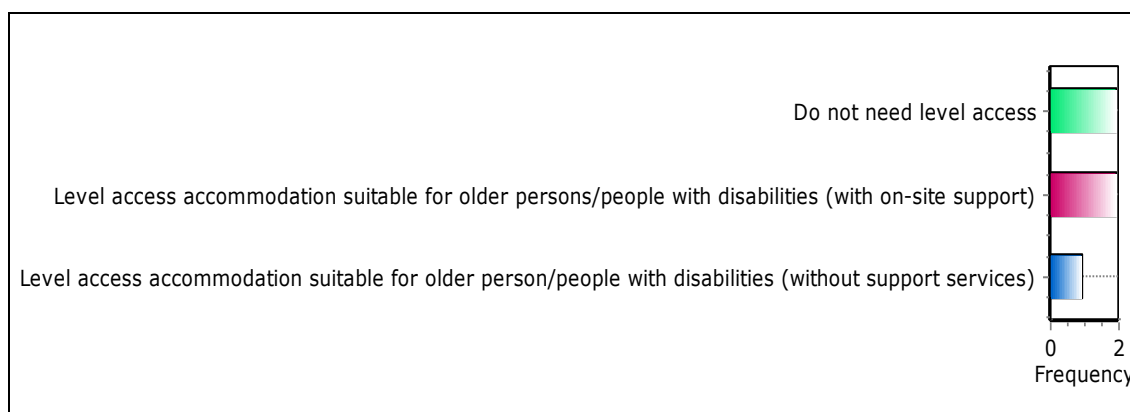
**Question 23. Please tell us in your own words why you need to move and what prevents you from doing so.**

There were 23 responses to this question. A full list of responses can be found in Appendix B3

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



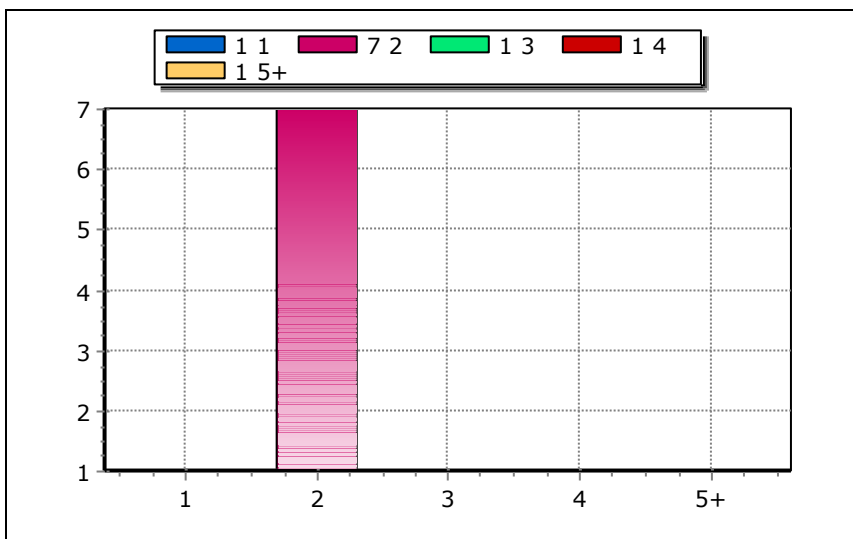
**Question 25. What type of housing do you need?** Only those respondents who answered Yes to Q24 were required to answer this question. The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.



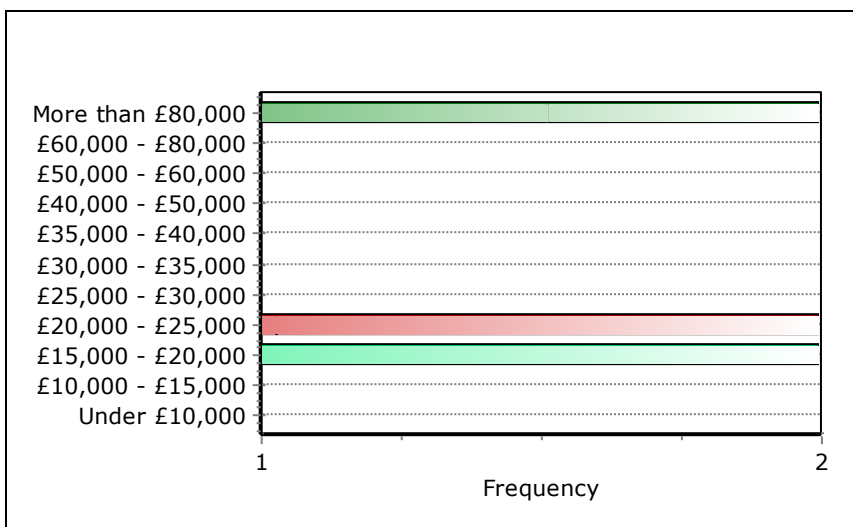
**Question 26. Which tenure would best suit your housing need?**

Tenure	Frequency
Affordable Rented – rent is 50%-80% of open market rents	5
Shared Ownership – part rent/part buy	4
First Homes – homes for owner occupation by first time buyers, that are discounted in perpetuity	3
Self-Build	0
Owner Occupation	5

**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.**

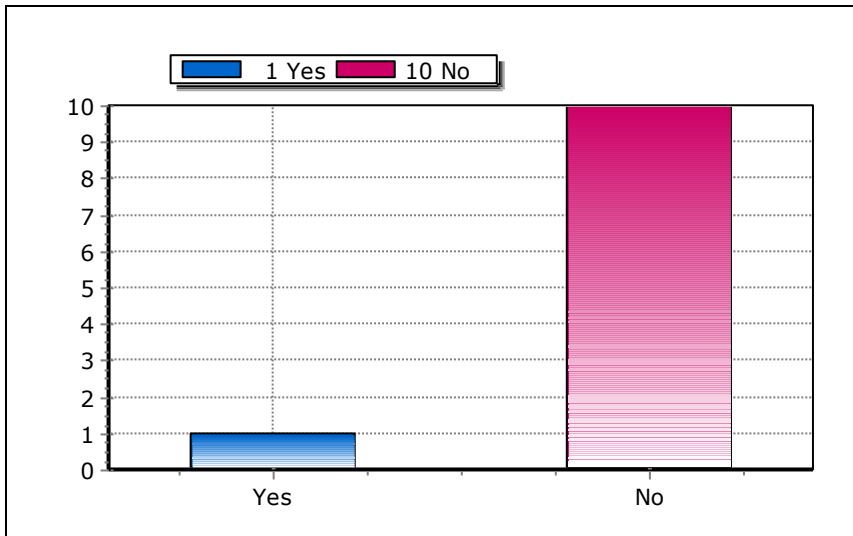


**Question 29. How much money would you be able to raise towards buying your own home?** The following answers were given:

- 1 x £1,000
- 2 x £30,000
- 1 x £40,000
- 1 x £200,000
- 1 x £300,000



**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 June 2021, found the following cheapest properties for sale (under £500,000) in Brasted.

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £</b>
Terraced house	3	305,000
Terraced house	2	395,000
End of terrace house	3	425,000
End of terraced house	3	475,000

### **Property to rent**

At the time of writing the report, there was 1 property to rent within 1 mile of Brasted in Westerham and three properties to rent in Sevenoaks (3 miles from Brasted.)

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £pcm.</b>
Apartment	1	1,175
Apartment	2	1,250
End of terrace house	3	1,595
Detached house	3	2,900

### **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 10% deposit and using 4.5 x gross income. Monthly repayment is based on a 2-year fixed standard with HSBC at 3.54% (August 2021) 25-year mortgage term and is calculated using HSBC's mortgage calculator.

<b>Type of Property</b>	<b>Price £</b>	<b>Deposit (10%)</b>	<b>Gross Income Level</b>	<b>Monthly Repayment</b>
Terraced house	305,000	30,500	61,000	1,249
Terraced house	395,000	39,500	79,000	1,621
End of terraced house	425,000	42,500	85,000	1,740
End of terraced house	475,000	47,500	95,000	1,945

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).

<b>Type of Property</b>	<b>Price £ pcm</b>	<b>Approx. Gross Annual income £</b>
Apartment	1,175	47,000
Apartment	1,250	50,000
End of terrace	1,595	63,800
Detached	2,900	116,000

Information provided by [House of Commons Library, Constituency data: house prices](#), states that the median value of properties in the Sevenoaks constituency is £417,000 and the median salary is £33,900 (December 2020). This means the median property costs over 12 times the median salary.

### **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.

<b>Size of Property</b>	<b>LHA Levels £pcm/Affordable Rent levels £pcm</b>
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.

<b>Property</b>	<b>Price £ pcm</b>	<b>Gross annual Income £</b>
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 £357,000 for a 1 bed property, £525,000 for a 2-bed property and £787,000 for a 3 bed. Calculations are made using Homes England's target incomes calculator and assume a 10% deposit of mortgage share. These values are taken from new build properties found at Quinton Court, Sevenoaks. Quinton Court is a recent new build development close to Brasted.

<b>Property price £</b>	<b>Share</b>	<b>Deposit Required £</b>	<b>Monthly mortgage £</b>	<b>Monthly rent £</b>	<b>Monthly Service charge</b>	<b>Monthly total £</b>	<b>Gross Income required</b>
357 000	25%	8925	388	614	80	1082	38 986
525 000	25%	13 125	571	902	80	1553	55 976
787 000	20%	15 740	685	1143	80	1908	79 553

Note that the 3-bed property would need to be offered at least at a 20% share in order to bring the gross income required under the shared ownership eligibility threshold of £80,000.

### **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. Calculations are made using Homes England’s target incomes calculator and assume a 10% deposit of mortgage share. These values are taken from new build properties found at Quinton Court, Sevenoaks. Quinton Court is a recent new build development close to Brasted.

<b>Property price £</b>	<b>Price after discount of 30% £</b>	<b>Minimum deposit required - 10% of discounted price £</b>	<b>Gross Income required</b>
357,000 (1 bed)	249,900 Eligible	24,990	49,980
525,000 (2 bed)	367,500 Not Eligible	N/A	N/A
787,000 (3 bed)	551,400 Not Eligible	N/A	N/A

<b>Property price £</b>	<b>Price after discount of 50% £</b>	<b>Minimum deposit required -10% of discounted price £</b>	<b>Gross Income required £</b>
357,000 (1 bed)	178,500 Eligible	17,850	35,700
525,000 (2 bed)	262,500 Not Eligible – unless price capped at 250,000	N/A or 25,000	N/A or 50,000
787,000 (3 bed)	393,500 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/people with disabilities under 55 in the parish requiring alternative housing, either affordable or open market. There was a total of 11 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 2
- In the next 5 years x 1

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

One respondent was excluded for the following reason: they wished to purchase only on the open market.

The 2 households in need of affordable housing now are:

- 1 couple
- 1 family

**Couples** - there was 1 couple

#### **Age**

<b>Age</b>	<b>Frequency</b>
25-44	1
45-59	1

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Present home too expensive	1
Need smaller home	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Renting privately	1

**Current number of bedrooms:**

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

**Tenure best suited:**

Tenure	Frequency
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.

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 31.

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

Income	Frequency
£35,000 - £40,000	1

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

1 x £1,000

**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 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
£35,000 - £40,000	1	1 x 1 bed	0	0	0	0

**Families** - there was 1 family

**Age**

	<b>Adult Age</b>	<b>Adult Age</b>	<b>Child Age</b>
<b>Family 1</b>	25-44	25-44	10-15F

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Setting up home with partner	1
Private tenancy ending	1
Other – want to part buy rather than rent	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Renting privately	1

**Current number of bedrooms:**

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

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Shared ownership / First Homes	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>
3	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 31.

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

<b>Income</b>	<b>Frequency</b>
£50,000 - £60,000	1

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

1 x £40,000

**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 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
£50,000 - £60,000	1	1 x 2 bed	0	1 x 2 bed	0	0

The respondent was interested in First Homes, but the properties are not eligible due to the cost after discount being above £250,000 (with the 30% and 50% discount applied), the respondent was assessed for First Home and would be eligible if a £250,000 cap is applied.

**Assessment of the 2 households seeking affordable housing in the next 2 years**

One respondent was excluded for the following reason: they did not wish to stay in the parish and wanted to buy on the open market only.

**The 1 household seeking affordable housing in the next 2 years is:**

- 1 couple

**Couples** - there was 1 couple

**Age**

Age	Frequency
24-24	2

**Reason for seeking new home:**

Reason	Frequency
Setting up home with partner	1
To move to a better/safer environment	1
Access problem	1
To be nearer to work	1
First independent home	1
Lodging	1

**Current housing:**

Current Housing	Frequency
Renting privately	1



**Current number of bedrooms:**

Current Beds	Frequency
1	1

**Tenure best suited:**

Tenure	Frequency
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.

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 31.

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

Income	Frequency
£35,000 - £40,000	1

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

- £20,000

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

Housing Register	Frequency
No	1

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

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
£20,000 - £25,000	0	1 x 1 bed	0	0	0	0

## **Assessment of the 1 household seeking affordable housing in the next 5 years**

**The 1 household in need of affordable housing in the next 5 years is:**

- 1 single person

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

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
First Homes	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 31.

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

Income	Frequency
£30,000 - £35,000	1

**Amount available towards the purchase of a property:** Don't know

**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.

<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>
£30,000 - £35,000	1	1 x 1 bed	0	0	0	0

The respondent was interested in First Homes, they have been assessed for Affordable Rented as they did not indicate they could provide a deposit.

## **7.2 Assessment of the housing needs of older households/people with disabilities**

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 or a person with disabilities; 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, 5 respondents said they were older households or a person with disabilities wanting to downsize/move to more suitable housing for their needs in the following timescales:

- Now x 1
- Next 2 years 3
- Next 5 years x 1

### **Assessment of the 1 household who require alternative housing now:**

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

- 1 single person (under 55 years of age with disabilities)

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

<b>Age</b>	<b>Frequency</b>
16-19	1

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

<b>Reason</b>	<b>Frequency</b>
Alternative accom. due to age/infirmity	1
Disability/disabled	1
Access problems	1

#### **Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Other (rehabilitation)	1
Living with relatives	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>
Level access accommodation suitable for older persons/people with disabilities	1

**Tenure best suited:**

Tenure	Frequency
First Homes	1
Owner occupier	1

**Number of bedrooms required:**

No of bedrooms	Frequency
2	1

**Income:**

Income	Frequency
£20,000 - £25,000	1

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

£30,000

**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 in the parish.

**Assessment of the 3 households who require alternative housing within the next 2 years**

One respondent was excluded for the following reason: they lived outside the parish and did not wish to return.

**The 2 households who require alternative housing within the next 2 years are:**

- 1 single person
- 1 couple

**Single** – there was 1 single person

Age and Gender	Frequency
60-74	1

**Reason for seeking new home:**

Reason	Frequency
Present home too expensive	1

**Current housing:**

Current Housing	Frequency
Renting privately	1

**Current number of bedrooms:**

Current No.	Frequency
2	1

**Type of housing needed:**

Type of housing	Frequency
Do not need level access	1

**Tenure best suited:**

Tenure	Frequency
Affordable rented / Shared ownership	1

**Number of bedrooms required:**

No of bedrooms	Frequency
2	1

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

Income	Frequency
£10,000 - £15,000	1

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

- None

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

Housing Register	Frequency
No	1

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

**Couple** – there was 1 couple

Age and Gender	Frequency
60-74	2

**Reason for seeking new home:**

Reason	Frequency
Present home too expensive	1
Alternative accom. due to age/infirmity	1
Disability/disabled	1
Access problems	1
Retirement	1

**Current housing:**

Current Housing	Frequency
Renting privately	1

**Current number of bedrooms:**

Current No.	Frequency
2	1

**Type of housing needed:**

Type of housing	Frequency
Level access accommodation suitable for older persons/people with disabilities (without support services)	1

**Tenure best suited:**

Tenure	Frequency
Affordable rented	1

**Number of bedrooms required:**

No of bedrooms	Frequency
2	1

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

Income	Frequency
£20,000 - £25,000	1

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

- None

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

Housing Register	Frequency
No	1

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

**Assessment of the 1 household who requires alternative housing within the next 5 years**

The respondent was excluded for the following reason; they did not wish to stay 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 need affordable housing; they are 1 single person, 2 couples and 1 family. 2 of the households need housing now, 1 in the next 2 years and 1 in the next 5 years.

The 4 respondents in need of affordable housing indicated strong local connections to the parish; they all currently live in the parish.

3 respondents are renting privately, and one is living with relatives.

When asked how many bedrooms respondents sought/preferred, the following answers were given: 3 x 2 beds, 1 x 3 bed. Actual size of property will depend upon the council's allocation policy and Help to Buy criteria, see below.

One respondent was interested in First Homes but did not indicate if they could provide a deposit.

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:**

3 x 1 bed

#### **First Home**

1 x 2 bed if £250,000 cap applied



## **8.2 Summary of the housing needs of older households/people with disabilities**

The survey has found a need for the following households: 3 homes for 2 older people/ who require more suitable housing and 1 person under 55 with disabilities; they are 2 single people (one of whom is a single person under the age of 55 with a disability) and 1 couple. All 3 households currently live in the parish.

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

1 household is living with relatives and 2 are renting privately. All respondents need affordable housing.

The most frequently given reason for seeking an alternative home was due to disability, home too expensive and access problems.

The respondents said they wanted the following tenures:

- 1 of the respondents wants an affordable rented property
- 1 of the households was interested in an affordable rented property or Shared Ownership, they did not indicate that they could afford Shared Ownership, they would be eligible for Affordable Rent
- 1 respondent (aged under 55) indicated they were interested in First Homes, Shared Ownership or to buy on the open market but could not afford these options, they would be eligible for Affordable Rent.

The respondents said they wanted the following type of accommodation:

- 1 respondent did not need level access accommodation
- 1 respondent needed level access accommodation suitable for older person/persons without support services
- 1 respondent needed level access accommodation with or without support services.

### **Total Need**

Overall, the survey has identified a total need for 7 affordable homes, 3 of which are for 2 older households and 1 person with disabilities under 55.

## **9. APPENDIX B1**

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

Brasted does not have facilities required for older people - no shops and a very limited bus service. Brasted already has a very old population.

Affordable housing should be provided for the young not the old!

Only depending on location.

A family home with only 1 or 2 people living in it doesn't make sense. If there was sheltered living or bungalows for them might help.

Sevenoaks District Council has a long waiting list of people on their Housing Register looking for homes. We also have an ageing population so the need for this type of accommodation will increase.

Included with housing be sure to include infrastructure to support it. Parking easily accessible. Pavements to walk on. More shops than antiques.

People whose lives have been in Brasted should be assisted to remain.

Not on green belt land though.

I live near Toys Hill where there are no buses, but I have family nearby. Affordable housing is vital to our mental health and well-being. Please go ahead.

Could be used for further building in Brasted.

Depends on location of proposed development.

Generally speaking, older people are downsizing. Any development will be for profit, therefore not affordable. Brasted is very expensive it seems.

There is a need for more smaller houses, but we live in an AONB, so no new houses can be in Brasted Chart. Most houses are large (£1m) but there are smaller properties.

Brasted is an Area of Outstanding Natural Beauty and in the green belt and any more housing developments would blight the village. Unless it could be developed on a brown field site, of which there are plenty, I think it would be a retrograde step when we are trying to protect countryside.

I think housing for people over 60 would be a good idea. People of retirement age are not working and unable to pay private rent.

I'm not sure the potential need is limited to older people.

Would require improvement in public services.

I think impossible as traffic density along the A25 makes it impracticable and dangerous to have any more access onto the main road.

I am in favour of a small development for Brasted residents that is sympathetic with the rural/wood area that is Brasted.

I've always felt the lack of affordable housing here which means all our children have not been able to afford to live here once grown up.

Too much traffic in Brasted already with not much facilities, such as library, large supermarket, etc. Also, poor public transport facilities, e.g. bus only every 2 hours through Brasted.

Amount and speed of vehicles driving through the village - they do not even stop at the crossings.

The village has a number of issues needing attention before further development can be considered. These are as follows - parking and the level of traffic on the A25 especially if Covers Farm lorries are going to make use of the route through Brasted to SE London, the congestion here is considerable, M25 problems result in heavy delays, e.g. from junction 6 to Brasted.

A community should have a balance of property values.

Subject to closeness to public transport and other amenities.

We are old (88+) ourselves and have 2.5 acres.

There is not enough for older people, they should come first.

Brasted needs affordable housing/shared ownership for young people who are purchasing their first property.

Not on farmland.

The house I live in will become impractical eventually and it would be comforting to know that there is housing for older people locally as moving away late in life can be very unsettling and traumatic.

I would support development for smaller homes.

Lack of facilities for older people - too remote.

Brasted is too small for more houses.

Lived in Brasted 10+ years, bungalows no garages, not 4 bed executive builds.

There is no land for a development of this nature.

A real lack of anything for older people.

The word 'support' is ambiguous (financially no, we can't afford to in our hearts, yes - just depends on where?).

We need local young population to live and work in Brasted.

I think affordable housing for all age groups should be available.

There are too many youngsters leaving the village.

Very leading question! Need more details so hesitant yes.

There are no local amenities, and you really need a car. Therefore, I think Sevenoaks town would be better for older people. I would only support in a sensible location. On the High Street where a car would not be needed. Although the bus isn't great as only a couple of times a day.

We do not have the infrastructure to support any more housing.

Very sympathetic to the housing for older people but we need infrastructure improvement before housing (and associated site traffic) - A25 + residents can't cope!

Both disabled. One a pensioner, partner retires next year. Currently paying almost £1000 per month and £199 council tax. We have become part of this community and would hate to leave due to financial restraints.

Unsure.

Any new housing should be within an existing urban area/boundary not on green spaces.

Brasted suffers from heavy traffic and a severe lack of parking. More homes would exacerbate this problem.

Be nice to build affordable housing for older people looking to downsize in this area which surely releases the bigger properties onto the market that would help younger families.

Pyms Orchard in Rectory Lane was for older villager but not anymore!

Affordable housing for all ages is always good.

Housing density at capacity unless built on floodplain.

I have always and currently rent in Brasted as I simply cannot afford to buy in the village (where my family live) I would love some affordable housing to enable me to do so.

Would support a small development for all age groups.

I chose to live in Brasted because my family and I like it the way it is, current population density.

There is a clear need for affordable housing, and we have an aging demographic size and location.

## 10. APPENDIX B2

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

The Jewsons site - their lorries cause hold ups on the A25. Housing would be more suitable

Any brown field site

Near St. Martin's Meadow

Land behind the church

I am not aware of any

Emmets Lane - unsuitable busy lane with no footpaths and no public transport

In the main village

The old Durtnall site

The old Thames Water site, subject to improvements to the junction of Church Road and the High Street and protected additional traffic movements being within tolerance

Rectory Lane behind Durtnell and housing

Land adjacent to water works on the corner of Coles Lane and Station Road

Lodge Wood TN16 1HL - see Q9

Don't know any vacant places

Sevenoaks Station car parks

Some of Durtnells' land maybe. Some of the large houses opposite The Green which now seem to no longer have businesses there

None I know of

None

Water works land

None

Unsure

Don't know area well enough

I think the site would have to be near the High Street. If this is for the older generation, they need to be near a bus stop, etc as there are not really any local shops in Brasted. (The White Hart?)

None

Church Road, Rectory Lane (near Pym's Cottages), rear of West End

Unless parking and traffic calming measures are introduced there are no suitable sites

Very little sites left as they have nearly all gone to private builders who build bigger and expensive houses.

Jewson site, sawmill studios, infilling

The field next to the allotments that the farmer rents from the council

None

Coles lane

Cannot answer as there is no way of knowing who owns possible suitable sites

## **11. APPENDIX B3**

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

Our daughter is now working locally. She is likely to want to buy her first home nearby, but a single salary is not enough round here!

We are interested in purchasing a property but have not found anything suitable. We sold our home and want to downsize.

I would like a property with a small garden. The rent I pay is very expensive and I will not be able to continue paying this amount in the next few years. Also, property is not maintained to a high standard.

High cost of rentals.

Need to be closer to shops, trains, entertainment. Am looking and when I find the right place I will move. It will have to have a garden!

Need bigger house and we haven't found a suitable one yet.

The rent has increased each year and now becoming too expensive.

We will soon need to look for other accommodation when my partner retires as the rent, council tax etc will be too expensive. We need two bedrooms as it is difficult to sleep well with our medical conditions and meds during the night. SDC say we only qualify for a one-bedroom flat.

I rent with my teenage daughter, my partner lives with his parents and we want the opportunity to buy a home together and stay in the village where we have spent all our lives so far. But the house prices are so high!!

My parents live in extended cottage with 5 beds 3 of which are box, small scale rooms no ground floor bathroom, steep narrow stairs and very steep drive access.

# Brasted Parish Council

28<sup>th</sup> June 2021

Dear Resident,

## Housing Needs Survey

Brasted 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. Rosemary Selling, 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, Rosemary will provide a summary report to the Parish Council and this will then be made publicly 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 Rosemary. Telephone: 01303 765645 or Email: [rosemary.selling@ruralkent.org.uk](mailto:rosemary.selling@ruralkent.org.uk).

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

Please return your completed survey form in the freepost envelope provided by 21<sup>st</sup> July 2021. 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,

Brasted Parish Council





# HOUSING NEEDS IN THE PARISH OF BRASTED



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 [rosemary.selling@ruralkent.org.uk](mailto:rosemary.selling@ruralkent.org.uk) or phoning 01303 765 645

**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 Brasted?**  
 *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 Brasted**

**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**

## 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 01303 765 645 or [rosemary.selling@ruralkent.org.uk](mailto:rosemary.selling@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.

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**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 advise you of local housing opportunities. 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: \_\_\_\_\_ Phone No: \_\_\_\_\_

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 Brasted? Please tick all that apply

I currently live in Brasted. and have done so continuously for the last 3 years

I have previously lived in Brasted and have immediate\* family who currently live there and have done so continuously for the last 10 years

I have lived in Brasted for a total of 5 out of the last 10 years

I am in full time\*\* permanent employment in Brasted

I need to move to Brasted to take up full time\*\* permanent employment

I am full time self-employed and the majority of my work is in Brasted 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 Brasted Parish

**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

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

- Affordable Rented - rent is 50%-80% of open market rents*  *Shared Ownership - part rent/part buy*
- First Homes - homes for owner occupation by first time buyers that are discounted, in perpetuity. Maximum price after discount is £250,000. NB. This would require a deposit of at least £25,000 plus other savings to cover the cost of moving*
- Self-build*  *Owner occupation*

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

**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 Brasted 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  
21st July 2021**