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# Crockenhill and Well Hill

## Housing Needs Survey

### May 2021

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

With the support of:  
Crockenhill and Well Hill Parish Council  
Sevenoaks District Council

<b>Contents</b>	<b>Page</b>
1. Executive Summary	3
2. Introduction	4
3. Background Information	4
4. Method	5
5. Results	6
6. Local Housing Costs	17
7. Assessment of Housing Need	20
7.1 Assessment of the need for affordable housing	20
7.2 Assessment of the housing needs of older households	27
8. Summary of Findings	35
8.1 Summary of the need for affordable housing	35
8.2 Summary of the housing needs of older households	36
9. Appendix C1 – Question 9 comments	37
10. Appendix C2 – Question 10 comments	41
11. Appendix C3 – Question 23 comments	43
12. Appendix C4 - Letter to residents and housing need survey	44

## **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 Crockenhill and Well Hill. This report provides overall information as well as analysis of housing need.

A survey was posted to every household within the parish in March 2021. 735 surveys were distributed with 175 surveys being returned, representing a 24% response rate.

Analysis of the returned survey forms identified that 80% 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 1 bed flat (above retail premises) for £230,000; to afford to buy this home a deposit of approximately £34,500 would be required and an income of £55,857. There were no properties found available for rent in the parish; the cheapest property found within 1 mile of the parish was a 1-bed flat in Swanley for £875; to afford to rent this property an income of approximately £35,000 would be required.

Overall, a need for 6 affordable homes, for the following local households was identified:

- 1 single person
- 3 couples
- 2 families
- All the households currently live in the parish.

The survey also identified a requirement for 8 homes for older households:

- 4 single people
- 4 couples
- 7 of the households currently live in the parish and 1 lives outside and has family living in the parish.
- 6 households want to buy an alternative property on the open market, 2 would like Affordable Rented or Shared Ownership properties.

The survey has identified a total need for 8 affordable homes; 2 of which are for older households. In addition, there is a requirement for 6 open market properties suitable for older households who want to downsize/move to more suitable housing for their needs.

## **2. INTRODUCTION TO THE CROCKENHILL AND WELL HOUSING NEEDS SURVEY**

The Rural Housing Enabler worked with Sevenoaks District Council and Crockenhill and Well Hill 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.

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.

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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

#### **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 Crockenhill and Well Hill Parish Council who agreed the format of the covering letter. A copy of the survey was posted to every household in the parish in March 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 24<sup>th</sup> March. Due to postal delays during the Covid-19 pandemic, survey returns were accepted up to the 6<sup>th</sup> April. All surveys received at Action with Communities in Rural Kent by that date are included in this report.

735 surveys were distributed with 175 returned by this date representing a return rate of 24%.

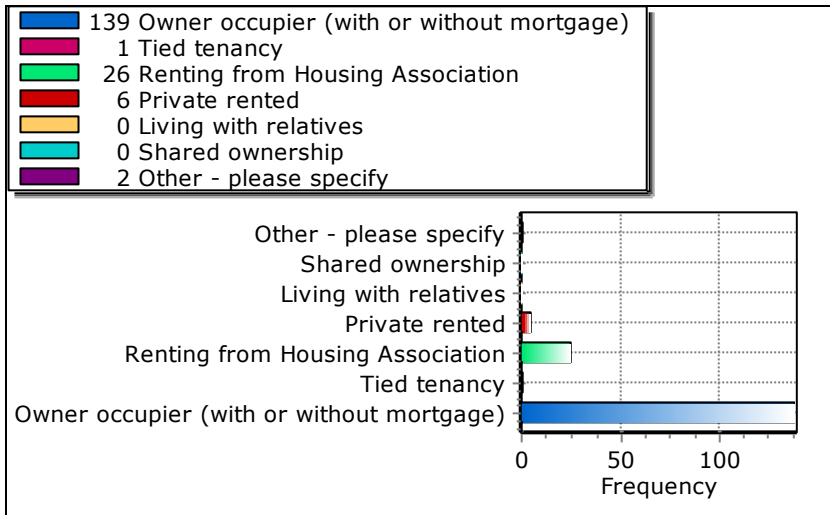
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

## 5. RESULTS

### Section 1

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

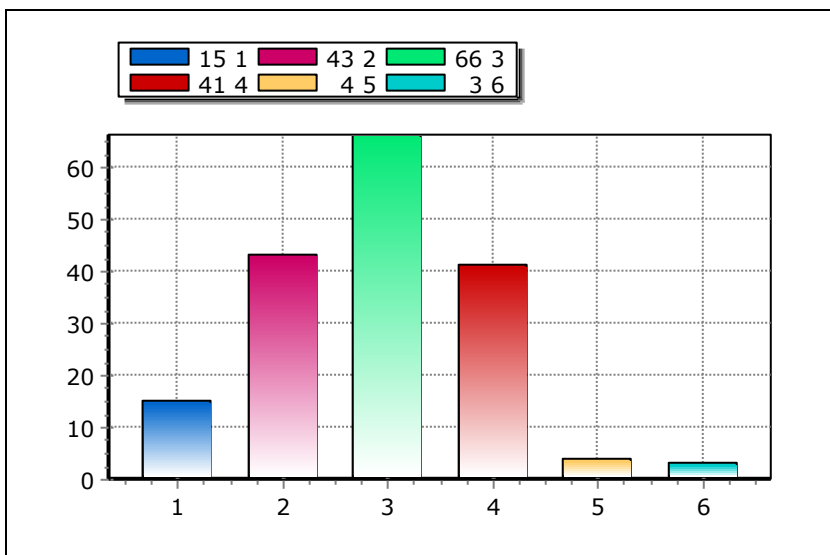
#### Question 1. What type of housing do you live in?



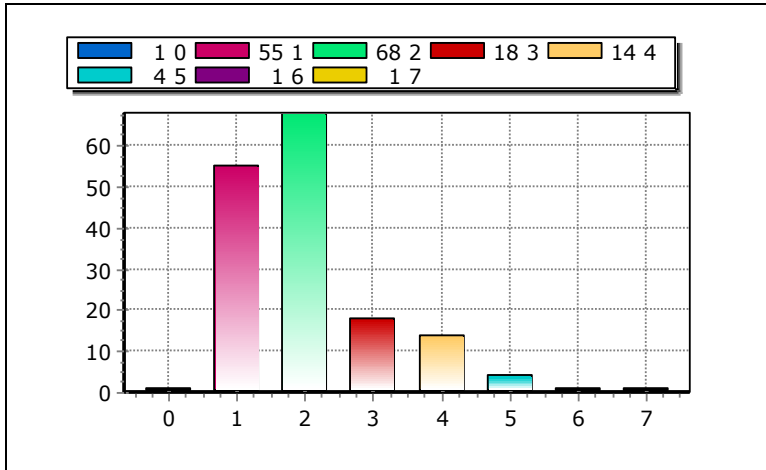
80% of respondents are owner occupiers.

#### Question 2.

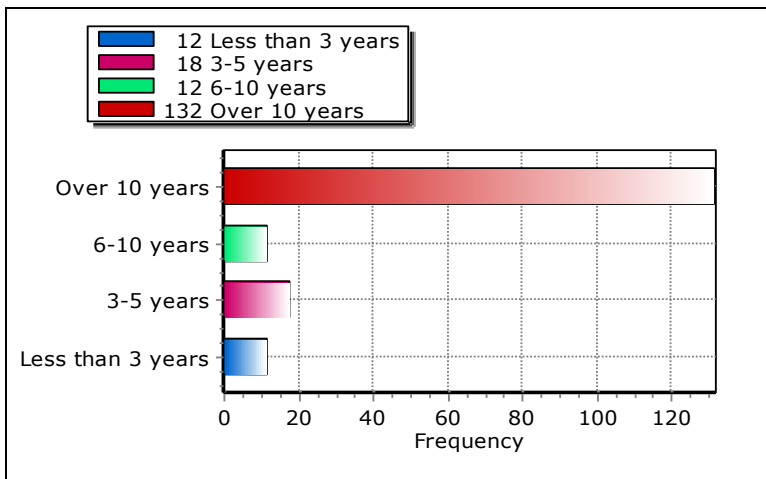
#### Number of bedrooms in your home?



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

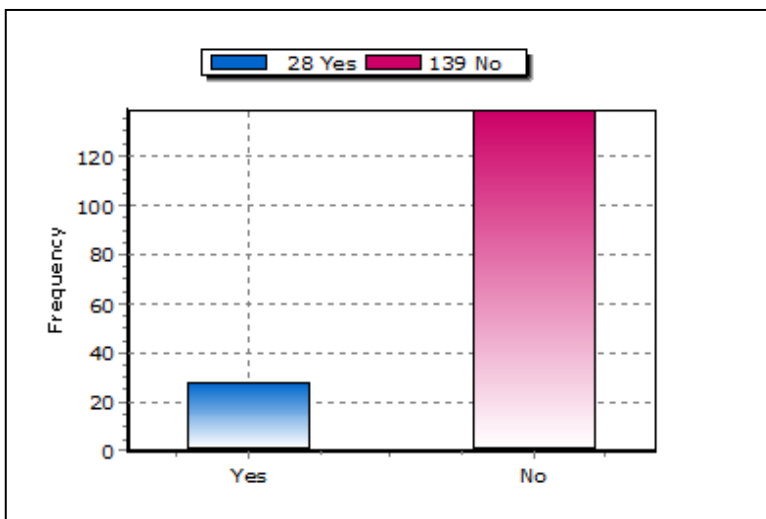


**Question 3. How long have you lived in Crockenhill and Well Hill?**

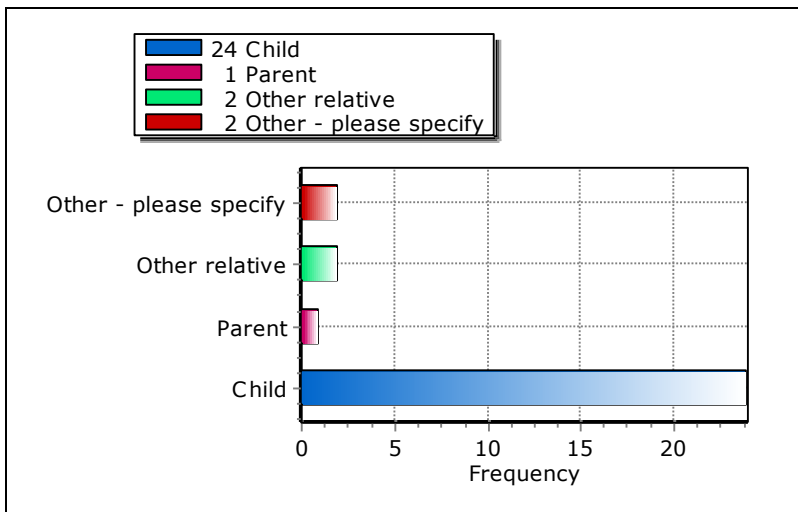


132 respondents (76%) have lived in the parish for over 10 years.

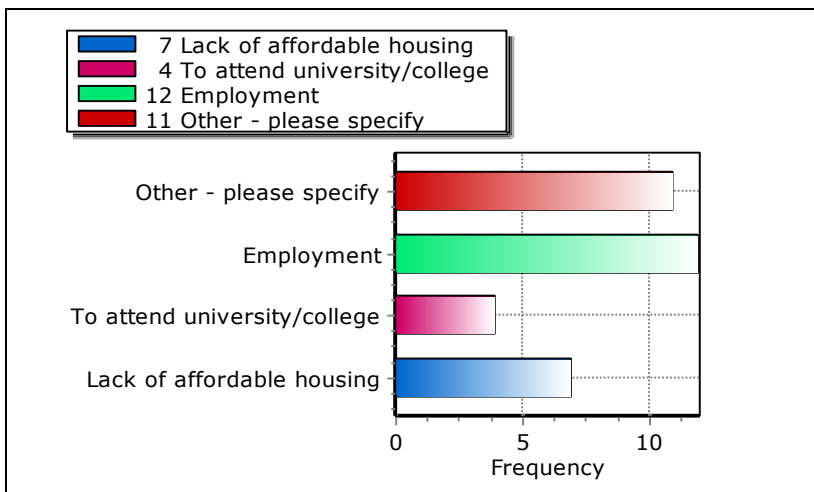
**Question 4. Have any members of your family/household left Crockenhill and Well Hill in the last 5 years?**



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

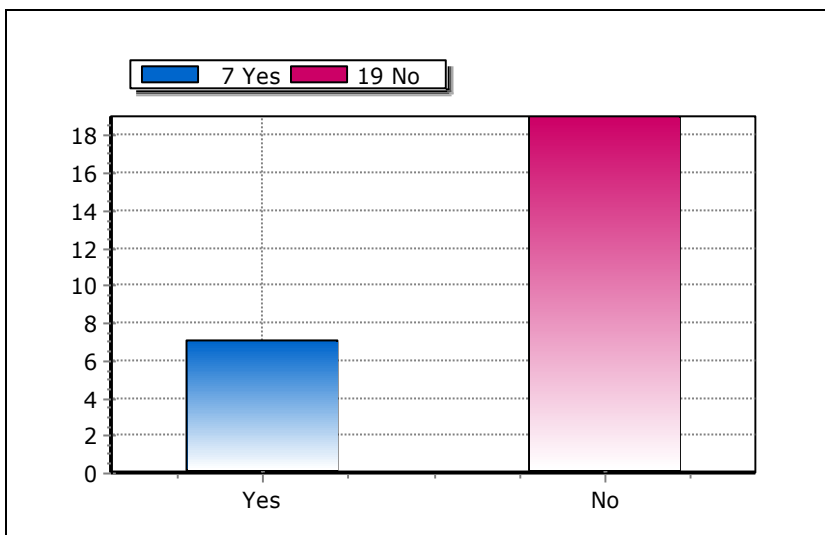


**Question 6. Please indicate the reason why they left.**



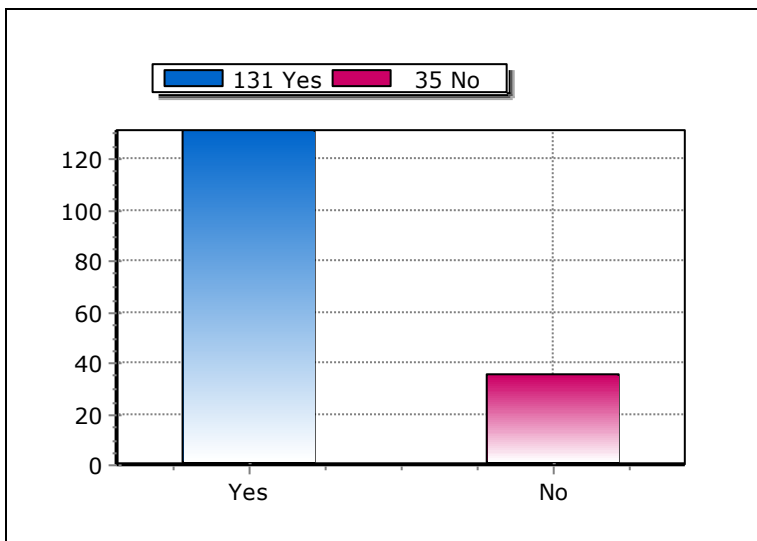
'Other' reasons include: To buy a property elsewhere.

**Question 7. Would they return if more affordable accommodation 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 Crockenhill and Well Hill?**



79% of respondents who answered the question (75% of all respondents) said they would support a development of affordable housing for local people.

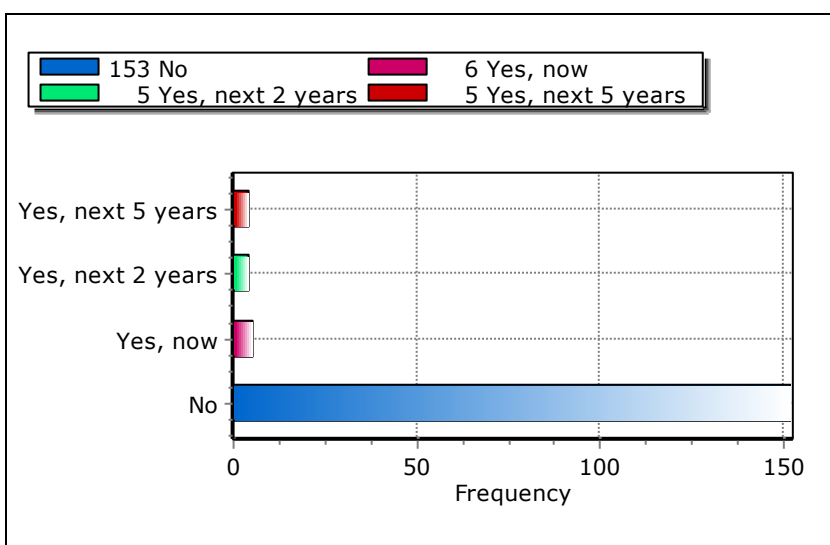
**Question 9. Please use this space if you wish to explain your answer to Q8.**

There were 78 responses to this question; a full list of responses can be found in Appendix C1.

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

There were 51 responses to this question; a full list of responses can be found in Appendix C2.

**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?**

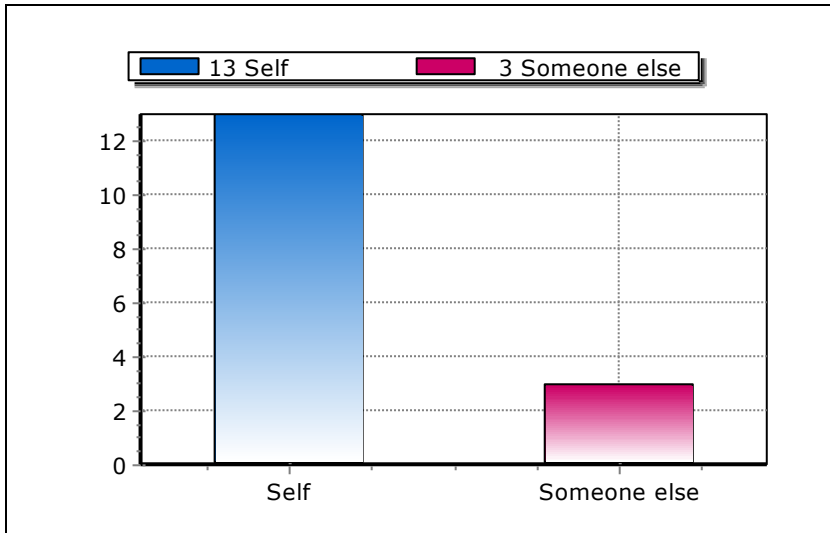


**Section 2 – Housing Needs**

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

16 respondents completed section 2

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

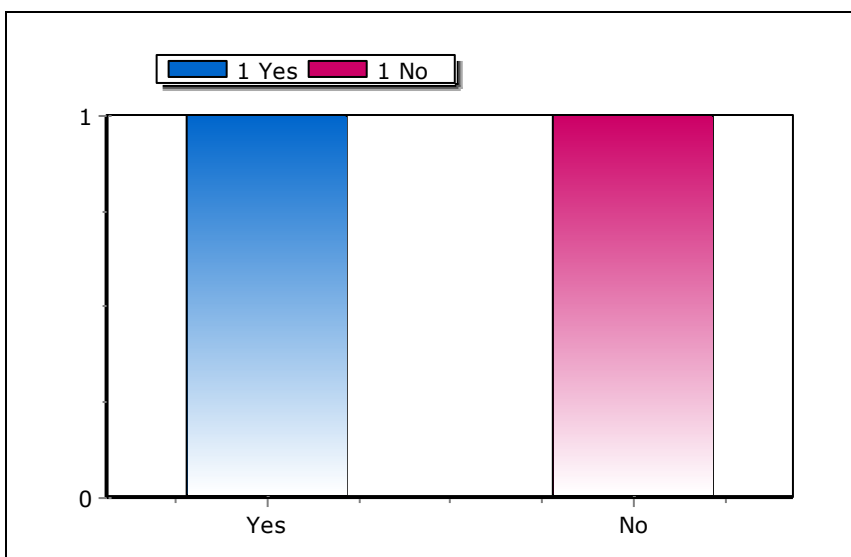


**Question 13. If you are completing this form for someone else, please state their relationship to you and where they currently live.**

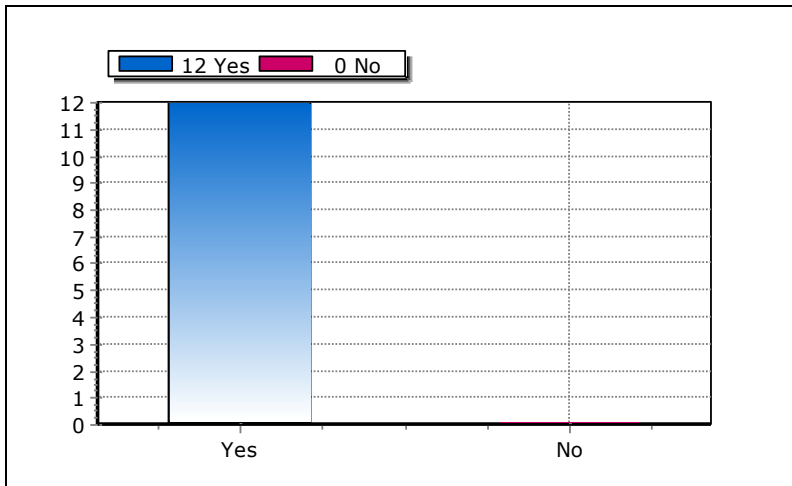
Respondents were mainly completing the form for their adult children living in the parental home or elsewhere.

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

**Question 15. If you live outside Crockenhill and Well Hill do you wish to return?**



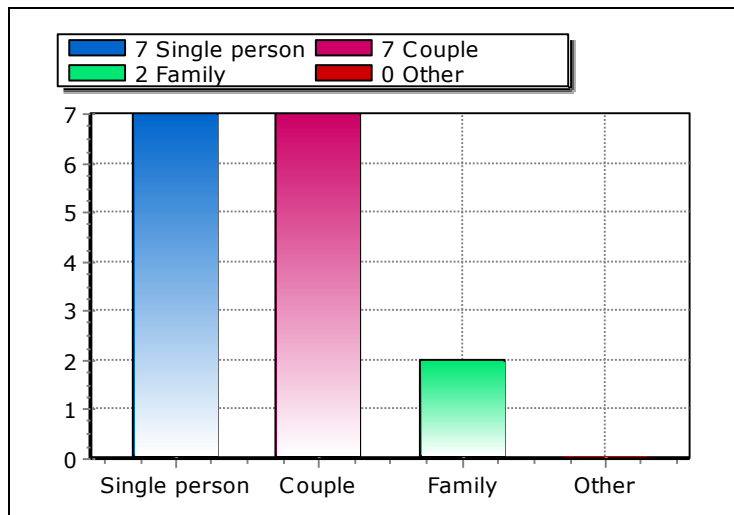
**Question 16. If you live in Crockenhill and Well Hill do you wish to stay there?**



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

Local connection	FREQUENCY
I currently live in Crockenhill and Well Hill and have done so continuously for the last 3 years	13
I have previously lived in Crockenhill and Well Hill and have immediate family who currently live there and done so continuously for the last 10 years	3
I have lived in Crockenhill and Well Hill for a total of 5 out of the last 10 years	3
I need to move to Crockenhill and Well Hill to take up full time permanent employment	0
I am in full time permanent employment in Crockenhill and Well Hill	0
I am full time self-employed, and the majority of my work is in Crockenhill and Well Hill	0
I provide an important service requiring me to live locally	2

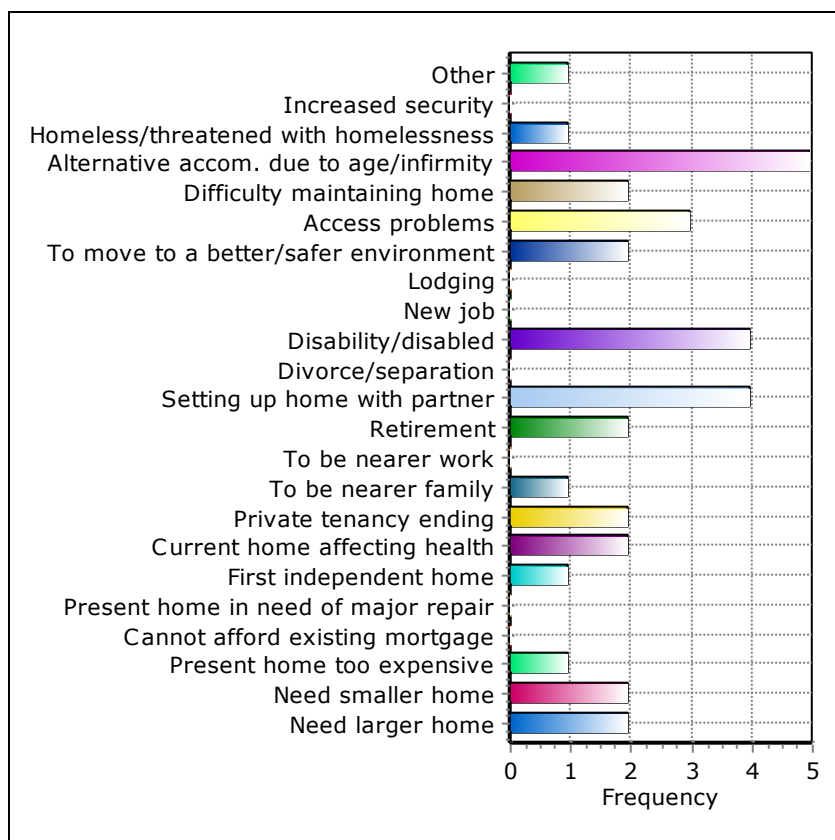
**Question 18. What type of household will you be in alternative accommodation?**



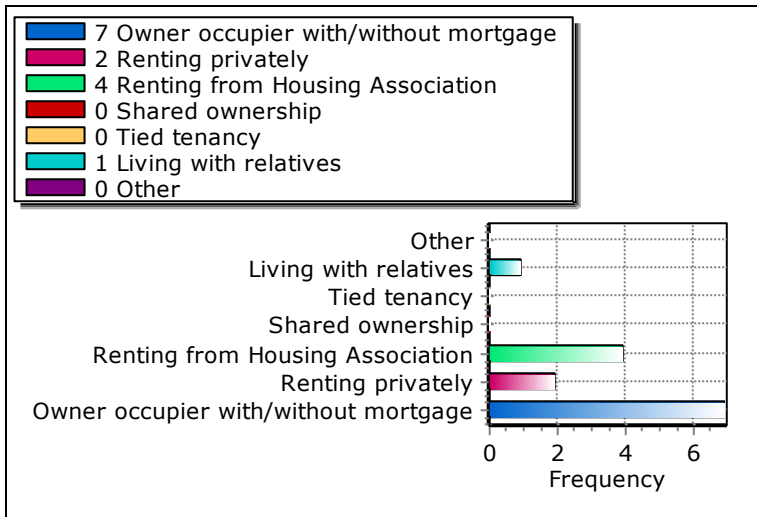
**Question 19. How many people in each age group need alternative accommodation?**

AGE	0 - 9	10 -15	16 - 19	20 -24	25 – 44	45 - 59	60 - 74	75+
Male	2	0	0	0	2	5	0	2
Female	0	0	1	0	4	3	5	2
<b>Total</b>	<b>2</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>6</b>	<b>8</b>	<b>5</b>	<b>4</b>

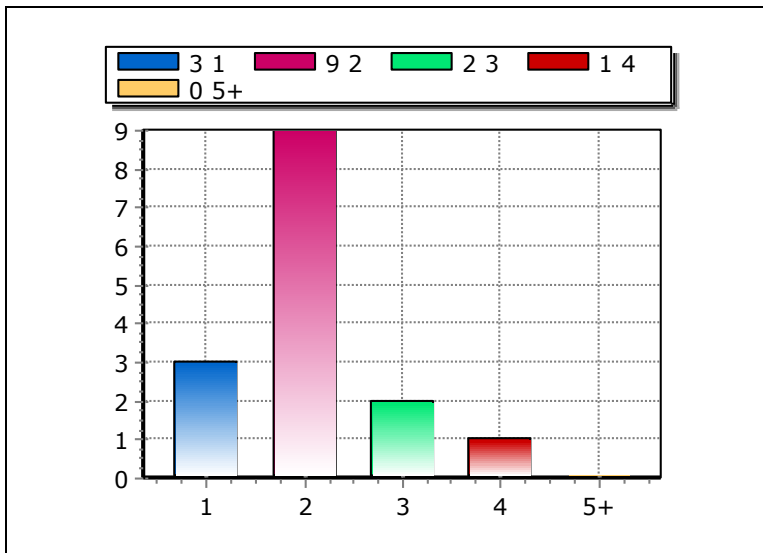
**Question 20. Why are you seeking a new home?**



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



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



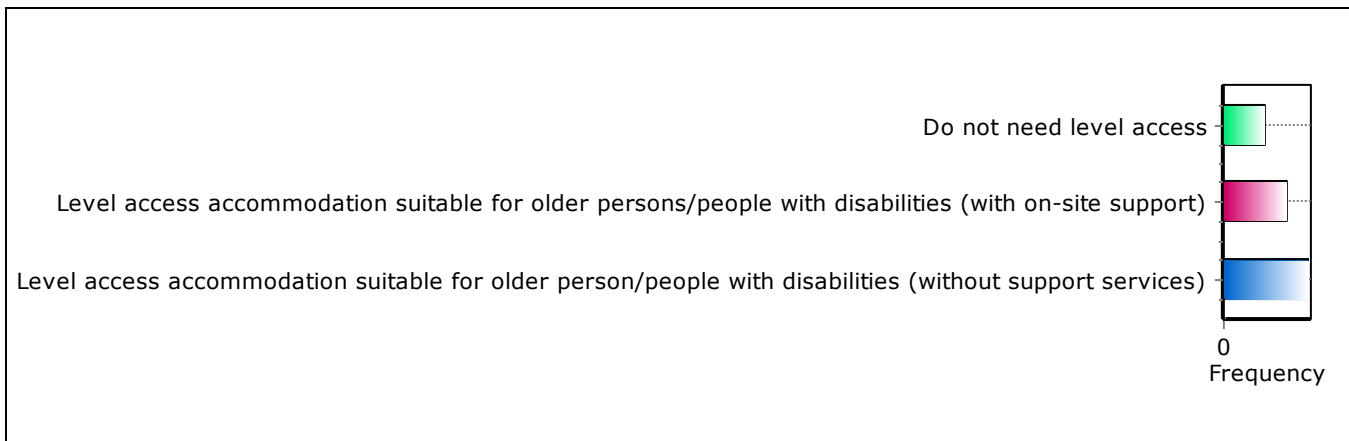
**Question 23. Please tell us in your own words why you need to move and what prevents you from doing so.**

There were 11 responses to this question. A full list of responses can be found in Appendix C3.

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



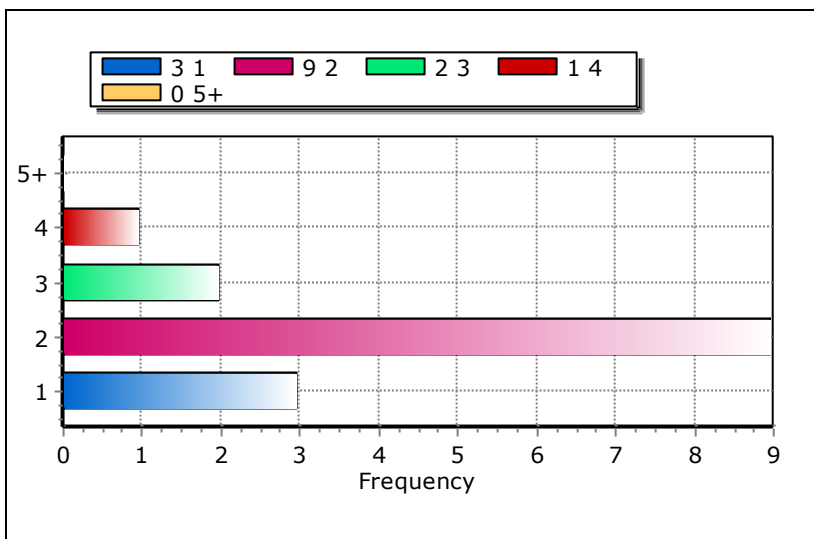
**Question 25. What type of housing do you need?** Only those respondents who answered Yes to Q24 were required to answer this question. The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.



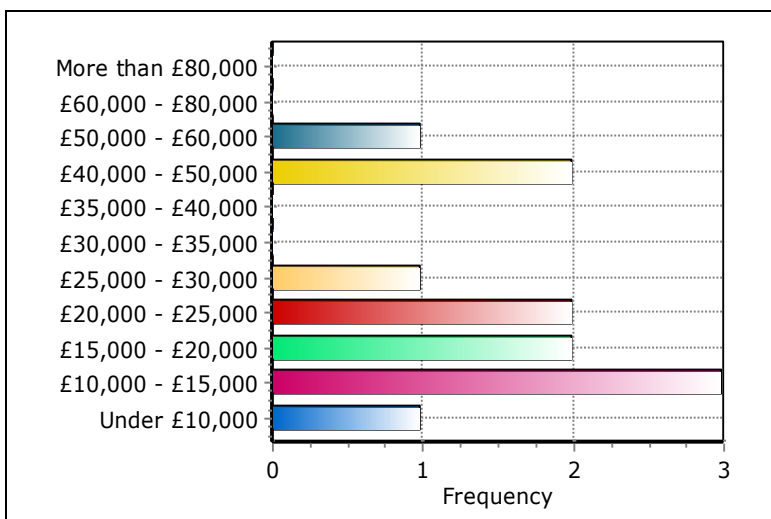
**Question 26. Which tenure would best suit your housing need?**

Tenure	Frequency
Affordable Rented – rent is 50%-80% of open market rents	6
Shared Ownership – part rent/part buy	1
First Homes – homes for owner occupation by first time buyers, that are discounted in perpetuity	3
Self-Build	1
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



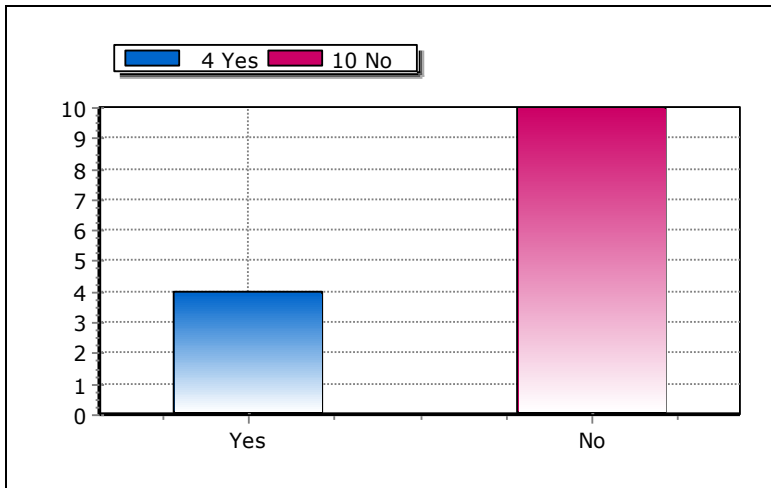
**Question 28. Please indicate the total gross annual income of the household in housing need.**



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

- 2 x 5000
- 2 x 10,000
- 1 x 10,000
- 1 x 20,000
- 1 x 30,000
- 1 x 200,000
- 1 x 280,000

**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 May 2021, found the following cheapest properties for sale (under £500,000) in Crockenhill and Well Hill.

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £</b>
Flat (above retail premises)	1	230,000
Terraced house	2	300,000
Terraced house	3	375,000
Semi-detached	4	489,000

### **Property to rent**

At the time of writing the report, no properties were available to rent in Crockenhill and Well Hill; the nearest properties within 1 mile of the parish were found at Highcroft Hall and Swanley:

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £pcm.</b>
Flat (Swanley)	1	875
Flat (Swanley)	2	1050
Apartment (Highcroft Hall)	2	1150
Detached house (Swanley)	3	1650

### **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 3.6% (May 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>
Flat (above retail premises)	230,000	23,000	46,000	992
Terraced house	300,000	30,000	60,000	1293
Terraced house	375,000	37,500	75,000	1617
Semi-detached house	489,000	48,900	97,800	1863

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 Crockenhill and Well Hill, the nearest property within 1 miles were found at Highcroft Hall and Swanley.

Type of Property	Price £ pcm	Approx. Gross Annual income £
Flat (Swanley)	875	35,000
Flat (Swanley)	1050	42,000
Apartment (Highcroft Hall)	1150	46,000
Detached house (Swanley)	1650	66,000

Information provided by House of Commons Library property prices database states that the median value of properties in the Sevenoaks constituency is £409,950 and the median salary is £33,900 (September 2020). This means the average property costs over 12 times the average 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.

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.

<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>
313 000 (1 bed)	219 100 Eligible	21 910	43 820
426 100 (2 bed)	298,270 Not Eligible	N/A	N/A
534 000 (3 bed)	373,800 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>
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 16 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 8 respondents said they need affordable housing in the following timescales:

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

#### **Assessment of the 2 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 1 household in need of affordable housing now is:**

- 1 family

**Families** - there was 1 family

#### **Age**

	<b>Adult Age</b>	<b>Adult Age</b>	<b>Child Age</b>	<b>Child Age</b>
<b>Family 1</b>	45-59	25-44	16-19 F	0-9 M

**Reason for seeking new home:**

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

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Renting from housing association	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
3	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 35.

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

Income	Frequency
£25,000 - £30,000	1

**Amount available towards purchase of a property:**  
£5,000

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

Housing Register	Frequency
Yes	1

The respondent indicated at least one of the local connection criteria and currently lives 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
£25,000 - £30,000	1	3 bed 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 2 years**

**The 3 households in need of affordable housing in the next 2 years are:**

- 3 couples

**Couples** – there were 3 couples

<b>Age</b>	<b>Frequency</b>
20-44	2
25-44	2
45-59	1

One respondent did not state their partner's age

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Setting up home with partner	2
First independent home	1
Setting up home with partner	1
Need smaller home	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Renting privately	1
Living with relatives	1
Renting from a housing association	1

**Current number of bedrooms:**

<b>Current Beds</b>	<b>Frequency</b>
2	2
3	1

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Affordable rented / Shared ownership	1
Affordable rented / First Homes	1
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>
1	1
2	2

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 35.

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

Income	Frequency
£15,000 - £20,000	1
£20,000 - £25,000	1
£40,000 - £50,000	1

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

- 2 x £10,000
- 1 x £20,000

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

Housing Register	Frequency
Yes	2
No	1

The respondents indicated at least one of the local connection criteria; they all 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
£15,000 - £20,000	1	1 bed with HB	0	0	0	0
£20,000 – £25,000	1	1 bed with HB	0	0	0	0
£40,000 - £50,000	1	1	2 bed	0	0	0

The first respondent was interested in First Homes but they do not have sufficient income or deposit, so they were assessed for Shared Ownership but do not have sufficient income for this tenure, they have been assessed for Affordable Rented.

The second respondent was interested in First Homes but they do not have sufficient income or deposit, so they were assessed for Shared Ownership, but they do not have sufficient income, they indicated that they were also interested in Affordable Rented.

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**

One respondent was excluded as they did not provide sufficient information.

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

- 1 single person
- 1 family

**Single** – there was 1 single person

Age	Frequency
25-44	1

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

Reason	Frequency
Disability / disabled	1

#### **Current housing:**

Current Housing	Frequency
Living with relatives	1

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

Current Beds	Frequency
3	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 35.

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

Income	Frequency
£10,000 - £15,000	1

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

- 1 x £5,000



**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 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
£10,000 - £15,000	1	1 x 1 bed 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)

**Family** – there was 1 family

	Adult Age	Adult Age	Child Age
Family 1	45-59	45-59	0-9

**Reason for seeking new home:**

Reason	Frequency
Private tenancy ending	1

**Current housing:**

Current Housing	Frequency
Renting privately	1

**Current number of bedrooms:**

Current Beds	Frequency
2	1

**Tenure best suited:**

Tenure	Frequency
Affordable rented / 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 35.

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

Income	Frequency
£50,000 - £60,000	1

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

There was no answer to this question.

**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 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	0	0	1 x 2 bed	0	0

The respondent was interested in First Homes and can afford a First Home (50% discount) based on their income, although they did not indicate if they have a sufficient deposit.

## **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, 8 respondents said they were older households wanting to downsize/move to more suitable housing for their needs in the following timescales:

- Now x 4
- Next 2 years x 2
- Next 5 years x 2

### **Assessment of the 4 households requiring alternative housing now**

#### **The 4 households seeking alternative housing now are:**

- 3 single people
- 1 couple

**Single people** – there were 3 single people

<b>Age</b>	<b>Frequency</b>
45-59	2
60-74	3

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

<b>Reason</b>	<b>Frequency</b>
Current home affecting health	1
To move to a better/safer environment	2
Alternative accommodation due to age/infirmity	1
Disability/disabled	1
Difficulty maintaining home	1
Homelessness / threatened with homelessness	1
To be nearer family	1
Private tenancy ending	1
Other – property is being sold	1
Access problems	1

#### **Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Owner occupier with/without mortgage	2
Renting privately	1

**Current number of bedrooms:**

Current No.	Frequency
3	2
4	1

**Type of housing needed:**

Type of housing	Frequency
Level access accommodation suitable for older persons/people with disabilities (with on site support)	2
Level access accommodation suitable for older persons/people with disabilities (without support services)	1

**Tenure best suited:**

Tenure	Frequency
Owner occupier	2
Affordable rented or Shared Ownership	1

**Number of bedrooms required:**

No of bedrooms	Frequency
1	2
4	1

**Income:**

Income	Frequency
£10,000 - £15,000	2
£40,000 - £50,000	1

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

1 x £200,000

**Amount available as a deposit:** Not answered

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

Housing Register	Frequency
Yes	1
No	2

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

**Couple** – there was 1 couple

Age	Frequency
60-74	1
45-59	1

**Reason for seeking new home:**

Reason	Frequency
Current home affecting health	1
To move to a better/safer environment	1
Alternative accom. due to age/infirmity	1
To be nearer family	1
Need larger home	1
Disability/disabled	1
Access problems	1

**Current housing:**

Current Housing	Frequency
Renting from housing association	1

**Current number of bedrooms:**

Current No.	Frequency
1	1

**Type of housing needed:**

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

**Tenure best suited:**

Tenure	Frequency
Affordable rented or Shared Ownership	1

**Number of bedrooms required:**

No of bedrooms	Frequency
2	1

**Income:**

Income	Frequency
£10,000-£15,000	1

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

**Amount available as a deposit:** Not answered

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

Housing Register	Frequency
Yes	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 2 households requiring alternative housing within the next 2 years**

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

- 2 x couples

**Couples**– there were 2 couples

Age	Frequency
60-74	1
75+	3

**Reason for seeking new home:**

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

**Current housing:**

Current Housing	Frequency
Owner occupier	2

**Current number of bedrooms:**

Current No.	Frequency
2	1

One respondent did not specify the number of bedrooms

**Type of housing needed:**

Type of housing	Frequency
Level access accommodation suitable for older persons/people with disabilities (with on site support)	1

**Tenure best suited:**

Tenure	Frequency
Owner occupation	1

**Number of bedrooms required:**

No of bedrooms	Frequency
2	1

One respondent did not specify the number of bedrooms

**Income:** Not answered

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

- Not answered

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

Housing Register	Frequency
No	2

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

## Assessment of the 2 households requiring alternative housing within the next 5 years

### The 2 households requiring alternative housing within the next 5 years are:

- 1 single person
- 1 couple

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

Age and Gender	Frequency
75+	1

### Reason for seeking new home:

Reason	Frequency
Alternative accom. due age/infirmity	1

### Current housing:

Current Housing	Frequency
Owner occupier	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	1

### Tenure best suited:

Tenure	Frequency
Affordable rented	1

The respondent may not be eligible for Affordable Rented as they are an owner occupier.

### Number of bedrooms required:

No of bedrooms	Frequency
2	1

**Household's joint gross annual income:** Not answered

### Amount available towards purchase of a property:

- Not answered



**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	1

**Reason for seeking new home:**

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

**Current housing:**

Current Housing	Frequency
Owner occupier	1

**Current number of bedrooms:**

Current No.	Frequency
2	1

**Type of housing needed:**

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

**Tenure best suited:**

Tenure	Frequency
Owner occupier	1

**Number of bedrooms required:**

No of bedrooms	Frequency
2	1

**Household's joint gross annual income:** Not answered

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

- Not answered

**Registered on the Council's Housing Register or 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.

## **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 6 homes for local people who are in need of affordable housing; they are 1 single person, 3 couples and 2 families. 1 of the households need housing now and 3 in the next 2 years and 2 in the next 5 years.

The 6 respondents in need of affordable housing indicated strong local connections to the parish; all the respondents live in the parish.

3 respondents housing association tenants, 2 are renting privately and 1 is living with relatives.

When asked how many bedrooms respondents sought/preferred, the following answers were given: 1 x 1 bed, 4 x 2 bed, 1 x 3 bed. 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 First Homes 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:**

- 3 x 1 bed
- 1 x 3 bed

#### **Shared Ownership**

- 1 x 2 bed

#### **First Home**

- 1 x 2 bed (50% discount) if sufficient deposit is available

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

The survey has found a need for 8 homes for older people who require more suitable housing; they are 4 single people and 4 couples. 7 households currently live in the parish and 1 lives outside.

4 households require housing now, 2 in the next 2 years and 2 in the next 5 years.

6 households are owner occupiers, 1 is renting privately and one is a housing association tenant.

The most frequently given reasons for seeking an alternative home were; seeking alternative accommodation due to age/infirmity, needing to move to better, safer environment and access problems.

6 respondents want to buy on the open market, 2 are interested in Affordable Rented or Shared Ownership.

1 x does not need level access

3 x level access accommodation suitable for older persons/people with disabilities with on site support

3 x level access accommodation suitable for older persons/people with disabilities without onsite support (2 respondents are interested in Shared Ownership or Affordable Rented)

1 x respondent did not indicate their access requirements

## 9. APPENDIX C1

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

Not necessarily affordable housing, but new houses 2/3 bedroomed housing for ownership. I would like to buy a new 3 bed house in Crockenhill. Would like to downsize to a newer property in Crockenhill.

It depends where and how small.

It would depend where it was.

If older people wished to downsize while remaining in the village, but this option only.

The last thing I would want is any green belt land to be built upon. The space and greenery so close to built up areas is unique and special to Crockenhill and further development would negatively affect this.

Shortage for older people or old people's care homes.

Depends on what you mean by small.

The village doesn't need any more housing, taking away our green land.

There are underdeveloped areas (pockets) in Crockenhill. There is an increasing demand for affordable housing which might have a positive effect on the housing supply in Crockenhill.

Will not support the devastation of our village by building more houses.

Because I like Crockenhill area.

It's important to maintain support by one's community.

Would it remain small?! Does it then set a precedent? It appears to us a backdoor way of agreeing to more development within the village which we are opposed to happening. It is important to continue to be a village with a spectrum of age groups.

Crockenhill has problems to deal with: speeding in the village and flytipping. The council tax is enormously high. This would only bring further problems, increase taxes, and make residents want to move away.

How can we support developing extra houses in the village when we are not even able to develop our own house for our needs? The village definitely will not benefit from further development.

There are a few brown field sites in local area!

Facilities for older people who have lived in the village for a long time, to downsize within the village. Like new housing for young families with the village.

I think it is a lovely village as it is. If more housing is agreed, then it will open the flood gates for other developments and it will be a shame to lose the village feel.

I feel there is already too many new houses being built on green belt land.

Private rent is expensive. I would love a one bedroom with a small garden and cheaper than what I pay now.

Green space needs to be protected.

We like the fact the surrounding area is fields and countryside. If one development is allowed to be built, when will it stop.

Elderly people need to congregate, i.e. community, communal area, hall cafeteria/similar to ICU!

There is housing for the elderly in the village already. Swanley has affordable housing.

I think there is a risk of overdevelopment and the possibility of the village losing its character, although would support a select private plot sale for individuals.

Suitable if your property too big.

I am doubtful that this would (or could) be enforced.

We are in green belt land and too many back handers have been accepted already by this corrupt council and MPs.

We all need somewhere to call home.

This would impact local schooling and medical facilities, local parking, etc. Adverse effect on community.

Provided appropriate facilities are in place, e.g. doctors and other medical and social amenities.

I loved to see affordable housing for local people, but how can you stop from other areas buying them.

Not a greedy developer who crams houses into a small space.

Property prices so prohibitive now.

Yes, on the understanding it is for local older people.

If development was only for older people and did not impact our green belt areas.

I would support affordable housing because I would like to downsize - I would not be able to stay in the Crockenhill area even if I wanted to.

It is very important to help keep families near each other, so they are able to support each other, it would encourage elderly people to downsize making houses available.

I would like a home with an annex so I could have a carer.

I would support the above, providing there was a percentage of affordable housing only available to Crockenhill first buyers, and not speculators.

Not just for older people, younger people too.

The infrastructure will not support an increase in numbers. Try just speaking to the doctors. Traffic congestion. Building houses without parking does not stop people having cars.

It depends where - we would prefer buildings that are already there are redeveloped instead of building on our beautiful countryside.

As long as there is a strong local connection. There is a need for affordable housing for all ages. However I feel there needs to be an improvement of infrastructure within the village.

Both age groups are an asset to community.

Village already congested, lack of parking, green spaces good, and taking them away would have an adverse effect.

Providing that there is a need to house our vulnerable population.

As a senior citizen myself, I believe this is a very important provision.

I fully support a development of housing for the elderly or vulnerable providing they have a genuine connection to Crockenhill.

This is a village which is why I live here. More houses whoever they're for could turn into a town. Absolutely not.

It would be helping us to downsize if there were more affordable housing for older people.

You should have put maybe, it would depend on location, how big. There's a lot to consider when the council will shoehorn anything in. No, with no upgrade to sewers, etc privacy.

I would suggest no more than 4 one bed roomed and for Crockenhill residents only - not as Church Farm Close where land was given for Crockenhill only, and is everything but.

Need more one bed properties.

In Crockenhill.

Very small development.

We recognise that there are problems with each of these ideas.

The village already struggles with cars/parking etc, adding more housing just adds to this problem. I would like our village to remain a village not become a town.

Depends on where it would be located. Needs to be near the bus route, not on outskirts.

With limitations on the numbers.

As long as it does not mean we would lose too much of our open space. It would have to be very small and unassuming.

To keep families together.

No affordable housing in village.

The affordable housing that has previously been provided for the people of Crockenhill has been abused and misused by West Kent Housing to move problem families into this village. We have no faith that this will not be repeated.

Subject to planning restrictions.

Small development only. Crockenhill must not over develop and open flood gates (set a precedent) for developers. It will become a town.

Eynsford Road.

Happy to have housing for older people but not affordable housing.

It's important for people who have grown up/lived in an area that they feel at home or have a real connection to be able to afford a home to own/rent for a reasonable affordable price and not be pushed out.

There are estates etc which were rented out by the District Council. However quite a number are now privately owned.

With the current proposed developments in Swanley we feel that the addition of further houses in the small parish would put more burden on a threatened infrastructure. Some of this development should be put to affordable housing.

If there was a need, for sure. Although Well Hill is remote, older people may value a local shop, buses, church, GP, and Well Hill lacks all. I wouldn't want that infrastructure built.

Very much needed. Excellent area to live.

Any project supporting more affordable housing is a good idea given cost of housing market.

I think an over 55s complex would be beneficial.

Whilst I agree everybody has a right for somewhere to live. I am concerned at the potential amount if redevelopment in and near the village. Also potential impact this would have on local services.

I say yes but local services, GPs are already struggling to cope. These need to be improved.

Need affordable housing to keep balance right.



## 10. APPENDIX C2

### **Question 10. Please state any sites you think might be suitable for a local needs housing development in Crockenhill and Well Hill.**

Crockenhill - nursery site, rear of Fruiterers Arms behind MCA garage.

There is plenty of open land but probably privately owned. No one wants to be crowded.

There are none.

Non known.

None.

None.

Don't know.

Unknown.

None.

All brownfield sites, many local.

Cricket field.

None.

None.

Middle farm.

Crockenhill Lane.

The old woods yard next to the foundary off Tylers Green Road.

Brown field site, areas inside the existing greenbelt.

None, let's keep it nice and village like.

Sevenacres.

The garage site on corner of Tylers Green Road.

To the north of Cricket Meadow (near war memorial), my family own the field, so declared.  
Interest

There are 2 football pitches/clubs in Crockenhill - use either of those lands.

Don't know.

Unknown.

The derelict middle Farm nursery.

Land behind MCA garage.

None known.

Middle Farm Nursery.

Land by road to Harvest Field.

The field adjacent to Crockenhill Football Ground, Stones Cross Road.

Harvest Way.

None.

24 Cray Road, Crockenhill, old greenhouses in place.

Swanley.

Approach farms for land on main roads.

1. Land behind MCA garage between Sounds Lodge and Tylers Green Road. 2. Stretch of Green Court Road opposite Cricket Meadow and facing war memorial. 3. Stretch of Stones Cross Road opposite Cricket Meadow and facing war memorial. 4. Part of Cricket Meadow, southern end from pavilion to Green Court Road. 5. The eastern side of Seven Acres (where no houses at present).

On the right-hand side of Daltons Road.

None.

Homes for the elderly.

Not sure.

Don't know of any.

Don't know.

Foundry Garage, Cray Road. Part of Seven Acres not already in use. Disused houses off.

Cray Road. Stones Cross Road.

Boundary edges of Swanley

High Croft Hall Site

The land next to the village hall would be ideal

Greenspace off Dons Hill

Not sure

### **11. APPENDIX C3**

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

I was widowed 9 years ago. My children are now older. I would like to stay in Crockenhill but would prefer a newer 3 bed property as I would like to downsize.

Need a smaller property with on site care facility to oversee day to day disability. This isn't in the village.

I rent a room in a bungalow in village. The owners have decided to sell it and I now need to find somewhere else to live. However, I am currently not working due to foot injury/back pain and completely scuppered by lockdown.

Taking care of father.

Finding suitable accommodation for needs.

Moving in with partner, too expensive to buy house out right.

I want to start a family with my partner but am currently living with a family friend.

We will need to move due to our tenancy ending. We will have to move out of the village due to the lack of available and affordable rental properties within the village.

Housing Association property, 2 bedrooms, would require a 3-bedroom house. Need to stay in this area due to schools and local work, and lived here for 15+ years, family nearby. Unable to afford on the open market.

I am disabled and access to our property means I cannot get in or out alone. My partner is my carer and sleeps on a sofa as we only have one bedroom. Disability makes moving difficult.

My daughter in the future would like to live independently.



## CROCKENHILL PARISH COUNCIL

Dear Resident,

### Housing Needs Survey

Crockenhill 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 765 645 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 24<sup>th</sup> March 2021 It's 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,

A handwritten signature in blue ink that reads "R Kite".

Cllr Rachel Kite  
Chair of Crockenhill Parish Council

# HOUSING NEEDS IN THE PARISH OF CROCKENHILL AND WELL HILL



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 Crockenhill / Well Hill?**  
 *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 Crockenhill/Well Hill**

**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.

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

**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 Crockenhill / Well Hill? Please tick all that apply

- I currently live in Crockenhill /Well Hill and have done so continuously for the last 3 years
- I have previously lived in Crockenhill /Well Hill and have immediate\* family who currently live there and have done so continuously for the last 10 years
- I have lived in Crockenhill /Well Hill for a total of 5 out of the last 10 years
- I am in full time\*\* permanent employment in Crockenhill /Well Hill.
- I need to move to Crockenhill /Well Hill to take up full time\*\* permanent employment
- I am full time self-employed and the majority of my work is in Crockenhill /Well Hill 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 Crockenhill /Well Hill 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"/> 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 Crockenhill /Well Hill 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**  
24th March 2021