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# Farningham

## Housing Needs Survey

### June 2021

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

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

A survey was posted to every household within the parish in May 2021. 635 surveys were distributed with 99 surveys being returned, representing a 16% response rate.

Analysis of the returned survey forms identified that 86% of respondents are owner occupiers. 65% of respondents have lived in the parish for over 10 years.

High property prices and a predominance of privately owned homes means that some local people are unable to afford a home within the parish. At the time of writing the report the cheapest property for sale in the parish was a 2-bed flat for £200,000; to afford to buy this home a deposit of approximately £20,000 would be required and an income of £46,000. There were two properties found available for rent in the parish; the cheapest property found in the parish was a studio flat for £895pcm; to afford to rent this property an income of approximately £38,500 would be required.

Overall, a need for 13 affordable homes, for the following local households was identified:

- 6 single people
- 4 couples
- 3 families
- All respondents live in the parish

The survey also identified a requirement for 6 homes for older households:

- 1 single people
- 4 couples
- 1 family
- All the respondents live in the parish
- 4 households want to buy an alternative property on the open market, 1 respondent wants affordable rent and one respondent did not specify their preferred tenure but may be eligible for affordable rent.

The survey has identified a total need for 15 affordable homes, 2 of which are for older households. In addition, there is a requirement for 4 open market properties suitable for older households who want to downsize/move to more suitable housing for their needs.

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

The Rural Housing Enabler worked with Sevenoaks District Council and Farningham 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

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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

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 Farningham Parish Council who agreed the format of the covering letter. A copy of the survey was posted to every household in the parish in May 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 low response rate the deadline was extended until the 11<sup>th</sup> June. All surveys received at Action with Communities in Rural Kent by that date are included in this report.

635 surveys were distributed with 99 returned by this date representing a return rate of 16%.

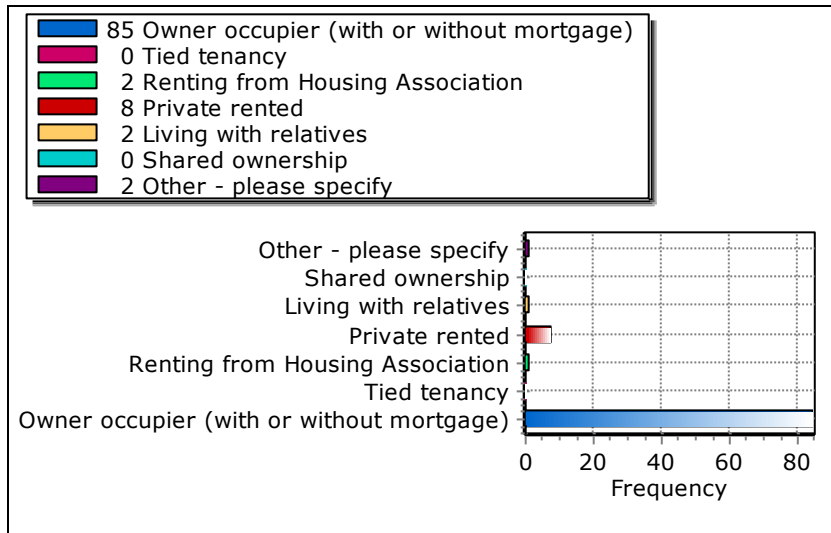
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

## 5. RESULTS

### Section 1

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

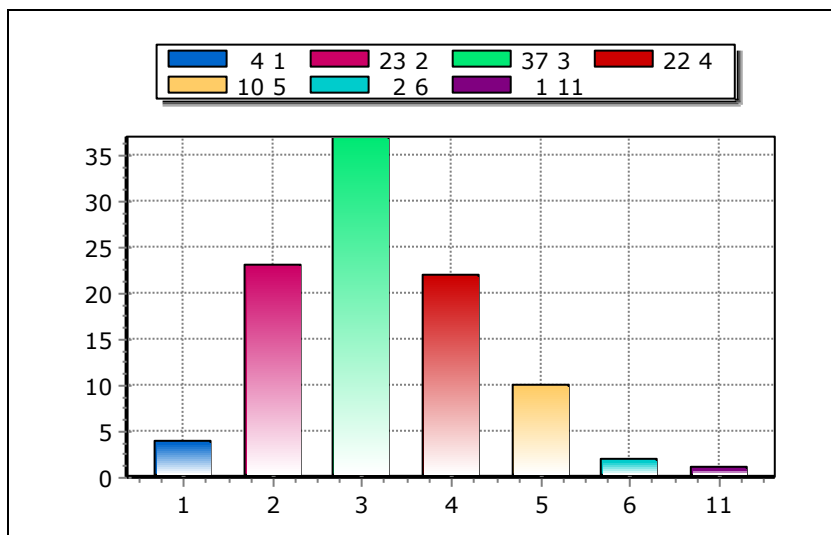
#### Question 1. What type of housing do you live in?



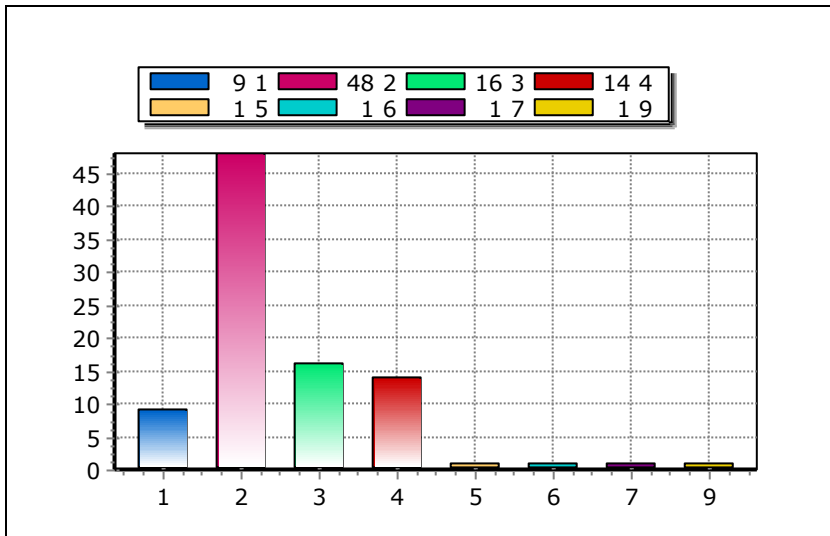
86% of respondents are owner occupiers.

#### Question 2.

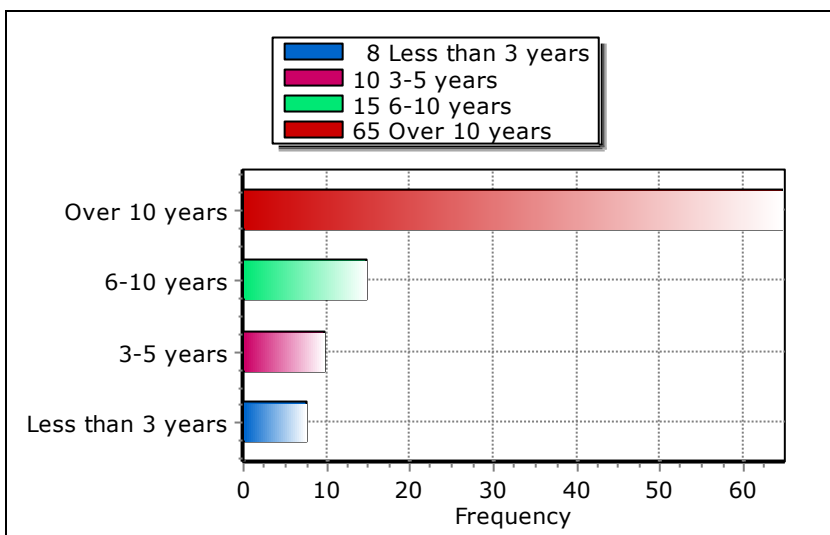
##### Number of bedrooms in your home?



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

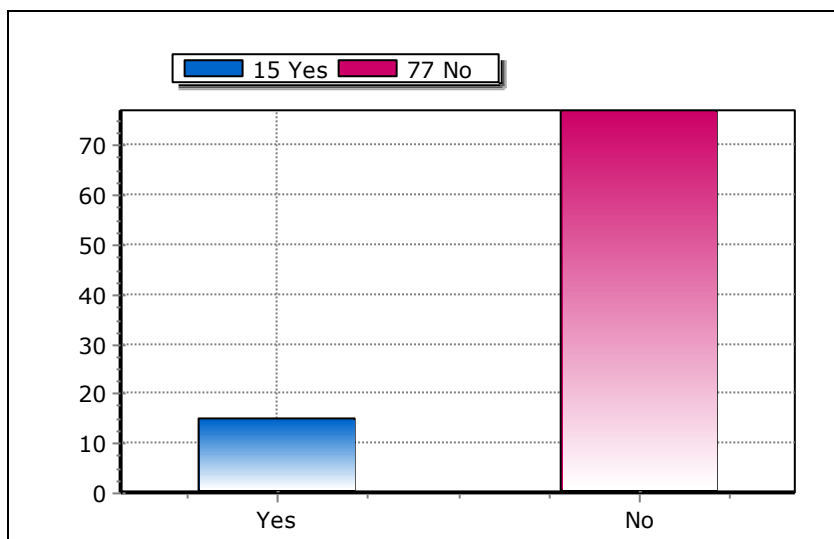


### Question 3. How long have you lived in Farningham?

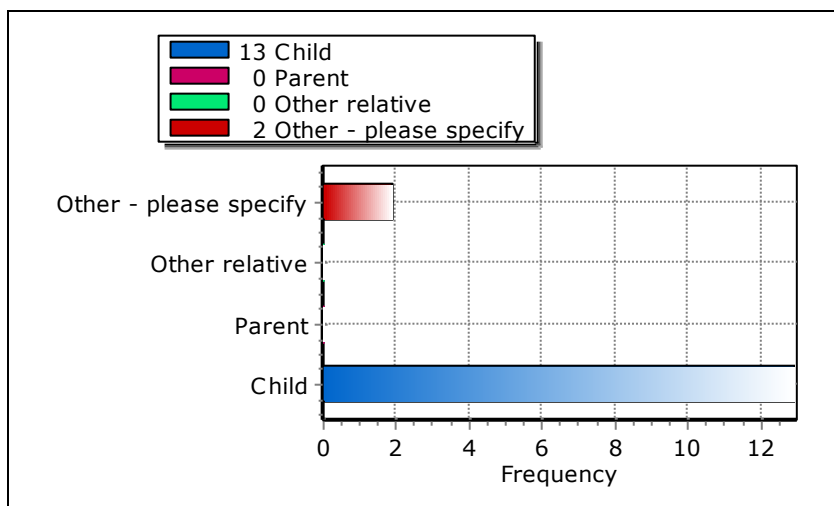


65 respondents (66%) have lived in the parish for over 10 years.

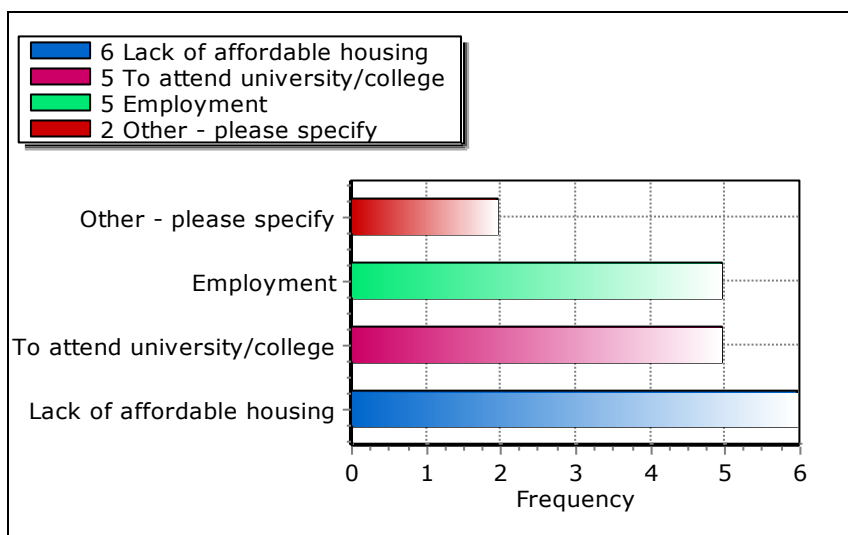
**Question 4. Have any members of your family/household left Farningham in the last 5 years?**



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



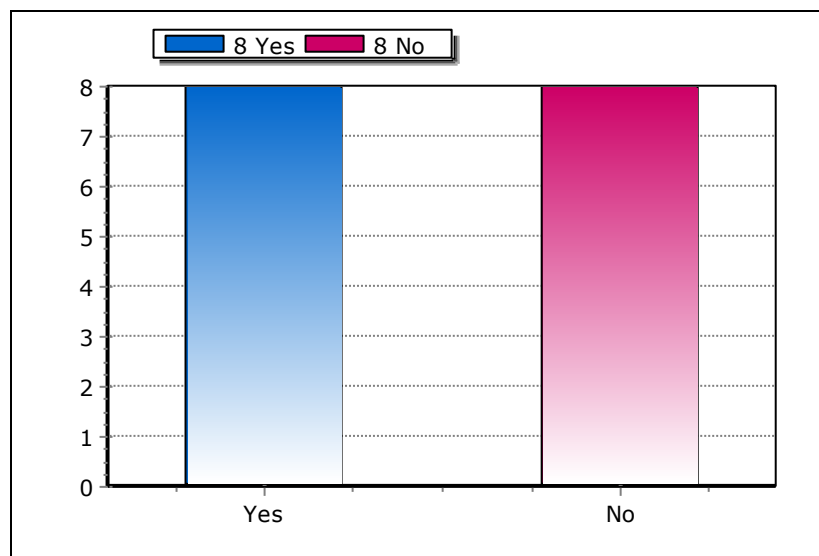
**Question 6. Please indicate the reason why they left.**



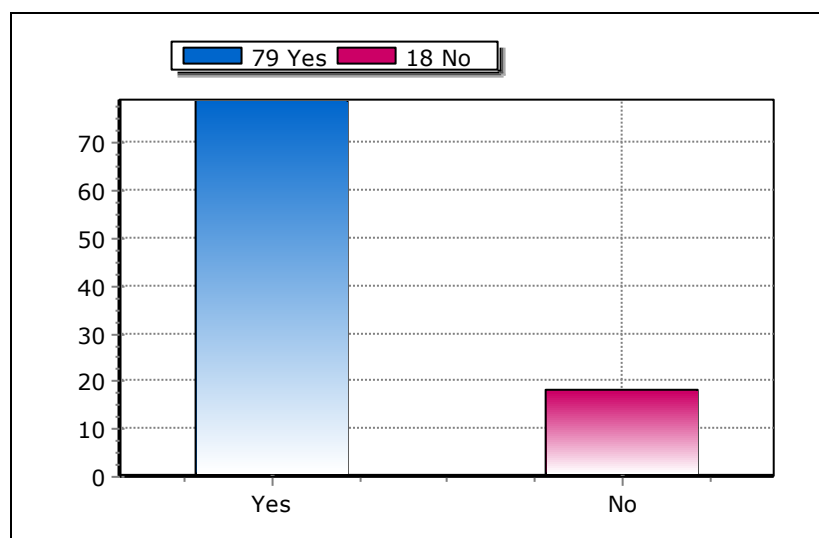


'Other' reasons include the need to find another independent home and the other respondent indicated their family member had moved back to the town where they attended university.

**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 Farningham?**



81% of respondents who answered the question (80% of all respondents) said they would support a development of affordable housing for local people.

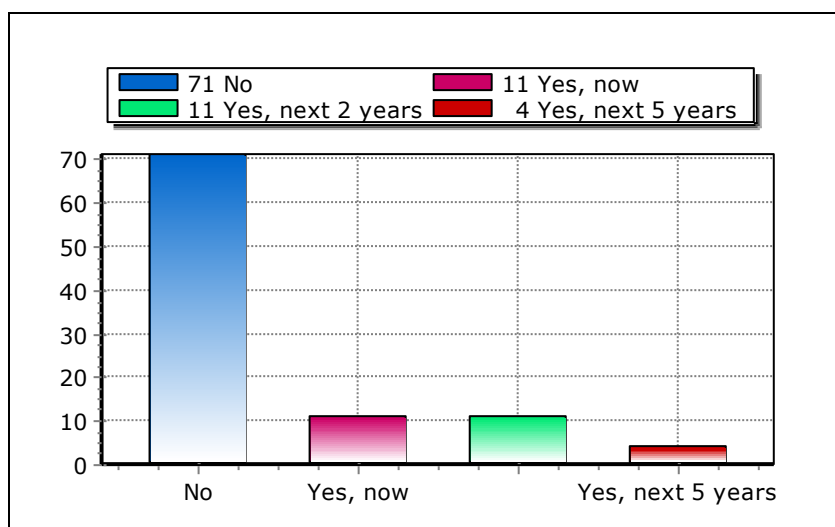
**Question 9. Please use this space if you wish to explain your answer to Q8.**

There were 52 responses to this question; a full list of responses can be found in Appendix F1.

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

There were 32 responses to this question; a full list of responses can be found in Appendix F2.

**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?**

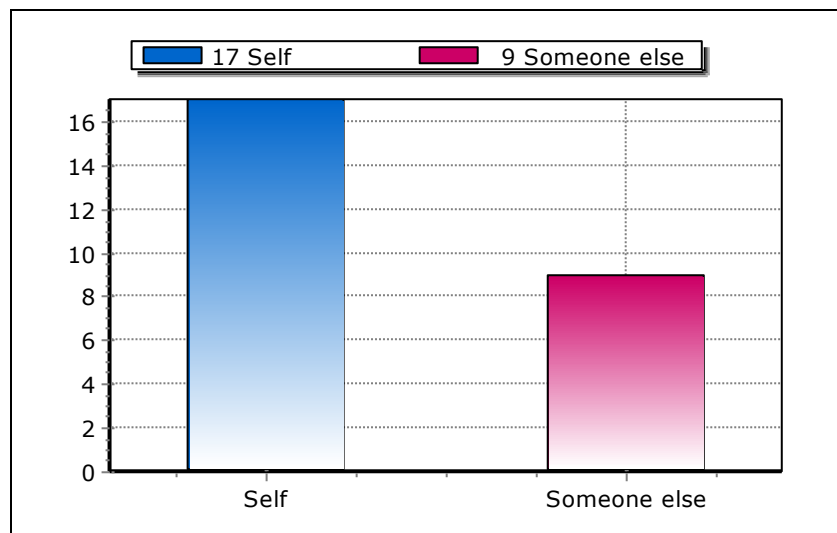


## Section 2 – Housing Needs

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

26 respondents completed section 2.

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

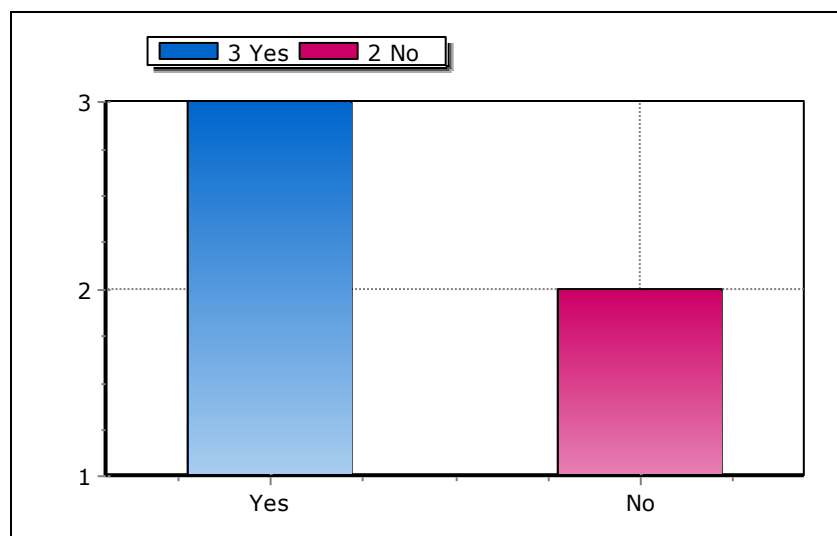


**Question 13. If you are completing this form for someone else, please state their relationship to you and where they currently live.**

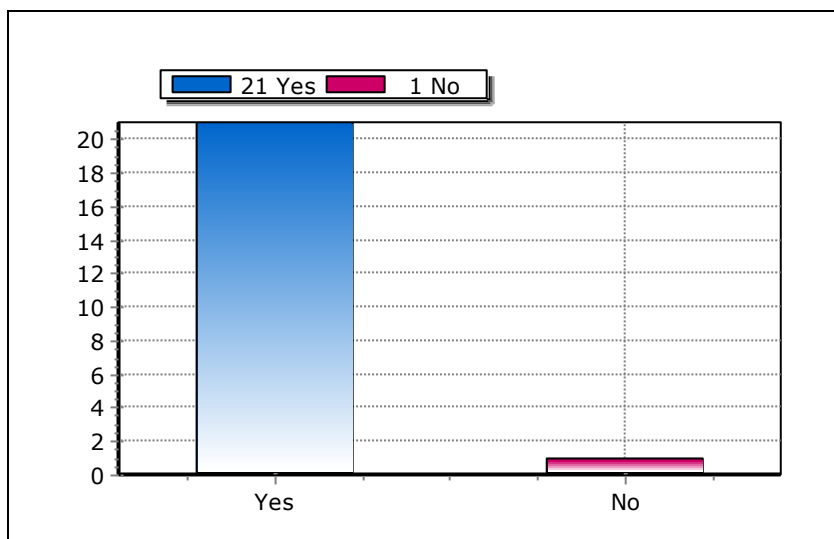
Respondents were mainly completing the form for their adult children living in the parental home.

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

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



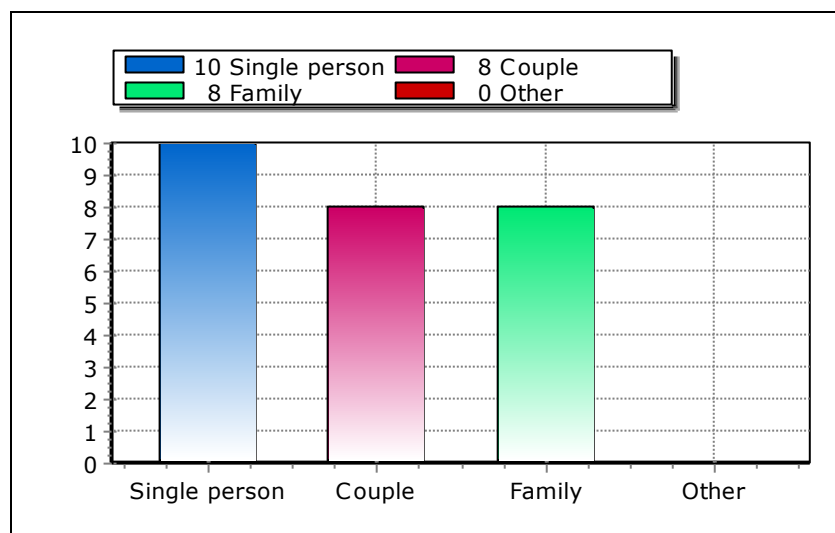
**Question 16. If you live in Farningham, do you wish to stay there?**



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

Local connection	FREQUENCY
I currently live in Farningham and have done so continuously for the last 3 years	20
I have previously lived in Farningham and have immediate family who currently live there and done so continuously for the last 10 years	3
I have lived in Farningham for a total of 5 out of the last 10 years	7
I need to move to Farningham to take up full time permanent employment	0
I am in full time permanent employment in Farningham	1
I am full time self-employed and the majority of my work is in Farningham	0
I provide an important service requiring me to live locally	1

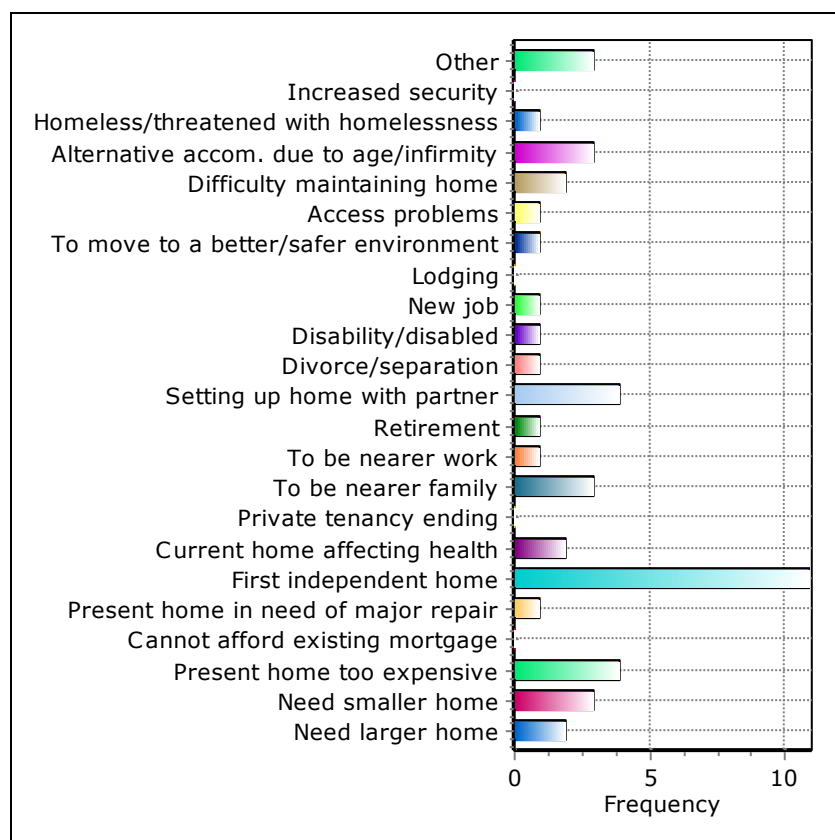
**Question 18. What type of household will you be in alternative accommodation?**



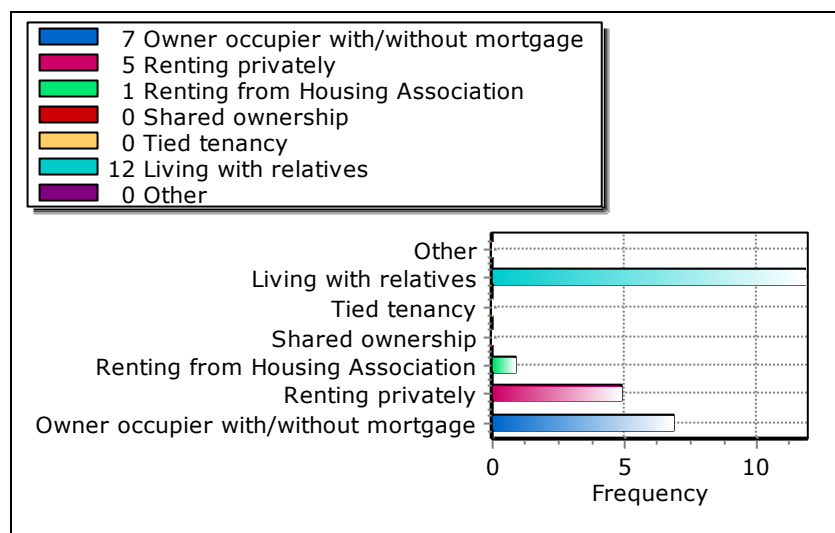
**Question 19. How many people in each age group need alternative accommodation?**

AGE	0 - 9	10 -15	16 - 19	20 -24	25 - 44	45 - 59	60 - 74	75+
Male	2	2	1	5	9	2	2	3
Female	4	0	0	3	9	5	2	3
Total	4	2	1	8	18	7	4	6

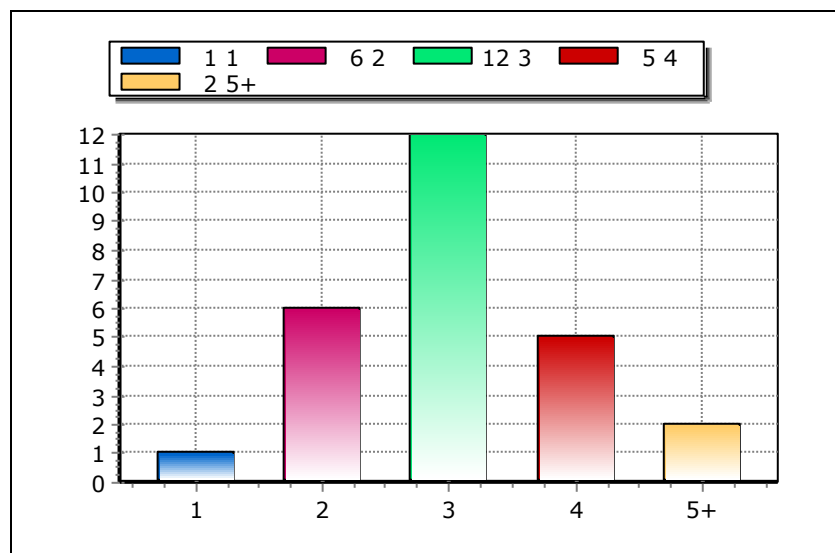
**Question 20. Why are you seeking a new home?**



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



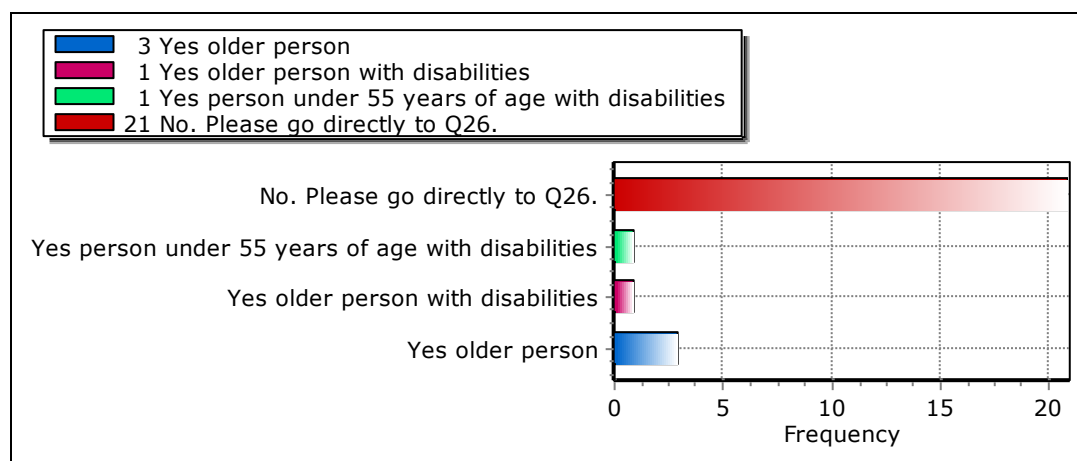
**Question 22. How many bedrooms does your current home have?**



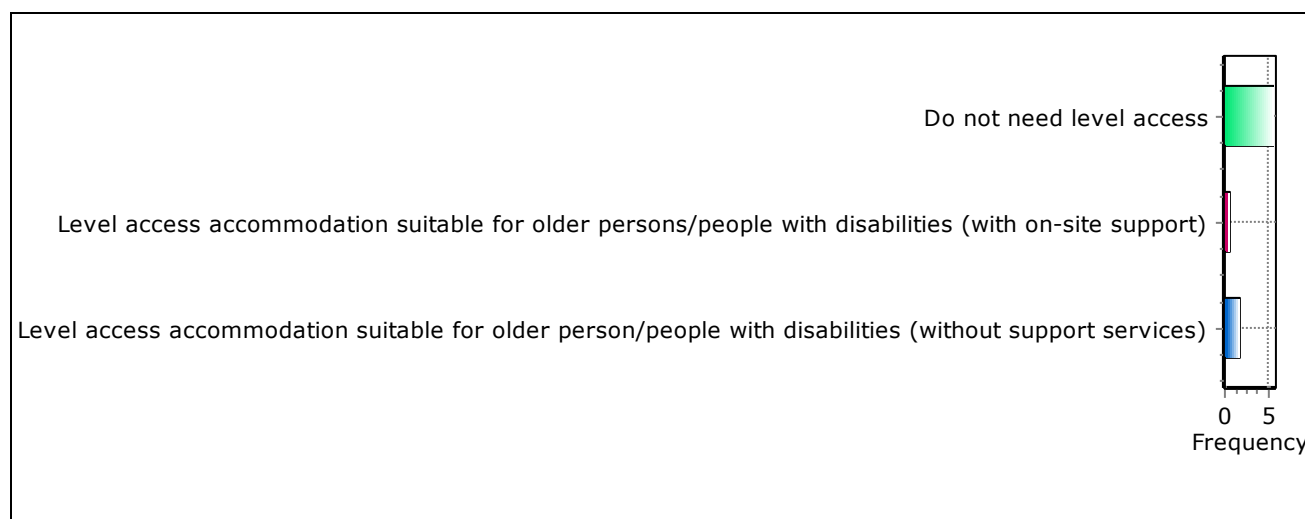
**Question 23. Please tell us in your own words why you need to move and what prevents you from doing so.**

There were 23 responses to this question. A full list of responses can be found in Appendix F3.

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



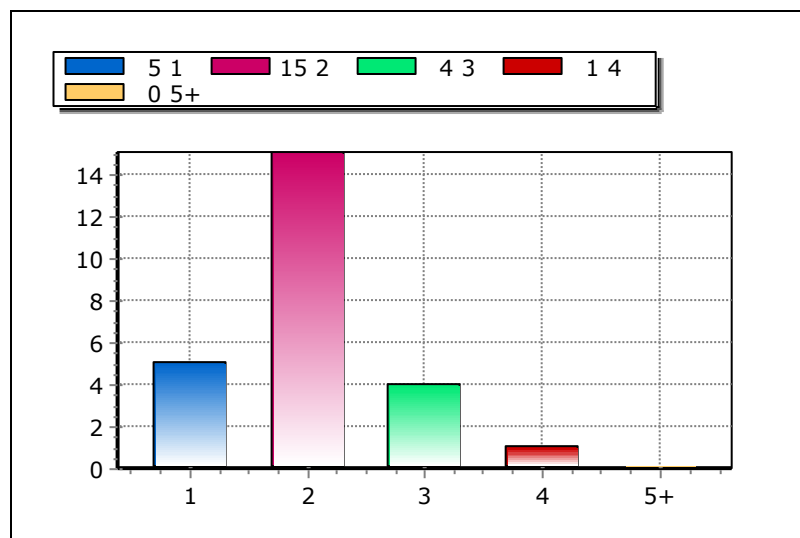
**Question 25. What type of housing do you need?** Only those respondents who answered Yes to Q24 were required to answer this question. The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.



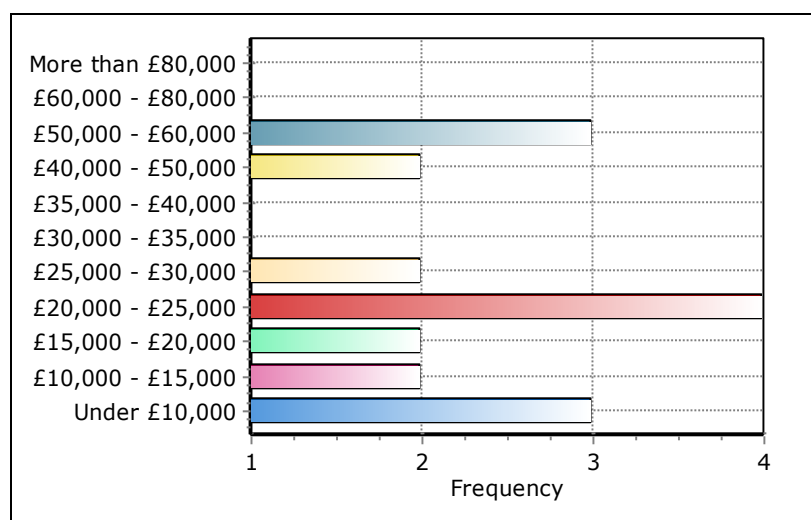
**Question 26. Which tenure would best suit your housing need?**

Tenure	Frequency
Affordable Rented – rent is 50%-80% of open market rents	6
Shared Ownership – part rent/part buy	7
First Homes – homes for owner occupation by first time buyers, that are discounted in perpetuity	8
Self-Build	1
Owner Occupation	10

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



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

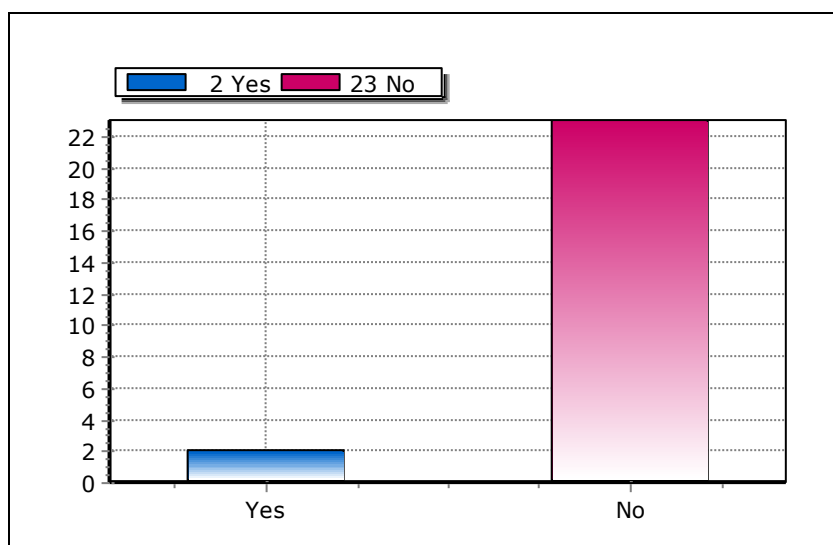


**Question 29. How much money would you be able to raise towards buying your own home?** The following answers were given:

- 1 x £10,000
- 1 x £15,000
- 1 x £18,000
- 2 x 25,000
- 1 x £30,000
- 1 x £40,000
- 1 x 70,000
- 1 x 150,000
- 1 x 250,000
- 1 x 400,000
- 1 x 450,000
- 1 x 900,000



**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 Farningham.

Type of Property	Number of Bedrooms	Price £
Studio flat	Studio	200,000
Flat (retirement, over 55 years)	2	325,000
Flat (retirement, over 55 years)	2	330,000

### **Property to rent**

At the time of writing the report, there were two properties to rent in Farningham:

Type of Property	Number of Bedrooms	Price £pcm.
Detached bungalow	3	1750
Studio flat	Studio	895

### **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% (June 2021) 25-year mortgage term and is calculated using HSBC's mortgage calculator.

Type of Property	Price £	Deposit (10%)	Gross Income Level	Monthly Repayment
Studio flat	200,000	20,000	40,000	844
Flat	200,000	20,000	40,000	844
Flat (retirement)	325,000	32,500	65,000	1370
Flat (retirement)	330,000	33,000	66,000	1392

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

Type of Property	Price £ pcm	Approx. Gross Annual income £
Detached bungalow	1750	70,000
Studio flat	895	35,800

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.

<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 £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)

<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>
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 was a total of 26 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 20 respondents said they need affordable housing in the following timescales:

- Now x 8
- In the next 2 years x 10
- In the next 5 years x 2

#### **Assessment of the 8 households seeking affordable housing now**

One respondent did not provide sufficient information. 2 respondents were excluded because they wanted to buy a property on the open market (they were not an older household).

**The 5 households in need of affordable housing now are:**

- 2 single people
- 1 couple
- 2 families

**Single** - there were 2 single people

#### **Age**

Age	Frequency
24-44	2

**Reason for seeking new home:**

Reason	Frequency
Setting up home with partner	1
First independent home	1

**Current housing:**

Current Housing	Frequency
Living with relatives	2

**Current number of bedrooms:**

Current Beds	Frequency
3	2

**Tenure best suited:**

Tenure	Frequency
First Homes	2

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

No of bedrooms	Frequency
2	2

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 39.

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

Income	Frequency
£20,000 - £25,000	2

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

1 x £10,000

1 x £15,000

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

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	1	1 with HB	0	0	0	0
£20,000 - £25,000	1	1 with HB	0	0	0	0

Both respondents indicated an interest in First Homes, but were unable to provide sufficient income or deposit for First Homes or Shared Ownership, they have been assessed for Affordable Rent.

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

**Couples** - there was 1 couple

**Age**

Age	Frequency
45-59	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 Beds	Frequency
3	1

**Tenure best suited:**

Tenure	Frequency
Shared ownership	1

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

No of bedrooms	Frequency
3	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 39.

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

Income	Frequency
£50,000 - £60,000	1

**Amount available towards purchase of a property:** Did not answer

**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
£50,000 - £60,000	1	0	1 x 3 bed	0	0	0

The respondent was interested in Shared Ownership and can afford this tenure based on their income; they did not specify if they have a sufficient deposit.

**Families** - there were 2 families

#### **Age**

	Adult Age	Adult Age	Child Age	Child Age
<b>Family 1</b>	45-59	45-59	20-24	
<b>Family 2</b>	20-24	20-24	0-9	0-9

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

Reason	Frequency
Homeless/threatened with homelessness	1
Divorce / separation	1
Present home too expensive	1
Need larger home	1

#### **Current housing:**

Current Housing	Frequency
Other – living at partners	1
Renting privately	1

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

Current Beds	Frequency
1	1
2	1

#### **Tenure best suited:**

Tenure	Frequency
Affordable rented	2



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

No of bedrooms	Frequency
2	2

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 39.

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

Income	Frequency
Under £10,000	1
£30,000 - £35,000	1

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

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

Housing Register	Frequency
Yes	1
No	1

The respondents indicated at least one of the local connection criteria; they both 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
Under £10,000	1	1 with HB	0	0	0	0
£30,000 - £35,000	1	1 with HB	0	0	0	0

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

### **Assessment of the 10 households seeking affordable housing in the next 2 years**

Three respondents were excluded; one was unsure if they want to stay in the parish and two want to purchase a home on the open market only.

#### **The 7 households in need of affordable housing in the next 2 years are:**

- 3 single people
- 3 couples
- 1 family

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

Age	Frequency
20-24	1
25-44	1
25-44	1

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

Reason	Frequency
First independent home	3

#### **Current housing:**

Current Housing	Frequency
Living with relatives	3

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

Current Beds	Frequency
2	1
3	1
4	1

#### **Tenure best suited:**

Tenure	Frequency
First Homes	2
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
1	3

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 39.

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

Income	Frequency
£10,000 - £15,000	1
£25,000 - £30,000	1

One respondent did not specify their income

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

- £18,000
- £25,000

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

Housing Register	Frequency
No	3

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
Did not specify	1	1 with HB	0	0	0	0
£10,000 - £15,000	1	1 with HB	0	0	0	0
£25,000 - £35,000	1	1	0	0	0	0

The first respondent indicated they were interested in First Homes but did not specify their income and also indicated that they were unable to save a deposit, they have been assessed for Affordable Rent.

The second respondent indicated that they were interested in Shared Ownership but were unable provide a sufficient income or deposit, they have been assessed for Affordable Rent.

The third respondent indicated that they were interested in First Homes but were unable to provide a sufficient income or deposit, they were assessed for Shared Ownership but could not afford this tenure, they have been assessed for Affordable Rent.

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

**Couples** - there were 3 couples

**Age**

Age	Frequency
20-24	2
25-44	4

**Reason for seeking new home:**

Reason	Frequency
Setting up home with partner	2
First independent home	1

**Current housing:**

Current Housing	Frequency
Living with relatives	3

**Current number of bedrooms:**

Current Beds	Frequency
2	1
3	2

**Tenure best suited:**

Tenure	Frequency
First Homes	2
Shared ownership / Self build	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	3

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 39.

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

Income	Frequency
£20,00 - £25,000	1
£40,000 - £50,000	1
£50,000 - £60,000	1

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

- £25,000
- £40,000

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

Housing Register	Frequency
No	3

The respondents indicated at least one of the local connection criteria; they all 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	1	1	0	0	0	0
£40,000 - £50,000	1	0	0	1 x 2 bed 50% discount	0	1
£50,000 - £60,000	1	0	0	1 x 2 bed 50% discount	0	1

The first respondent indicated they were interested in Shared Ownership but were unable to provide sufficient income or deposit, they were assessed for Affordable Rent, they also indicated an interest in Self Build.

**Families** - there was 1 family

**Age**

	Adult Age	Adult Age	Child Age	Child Age
Family 1	20-24	45-59	Did not specify	Did not specify

**Reason for seeking new home:**

Reason	Frequency
Present home too expensive	1

**Current housing:**

Current Housing	Frequency
Private renting	1

**Current number of bedrooms:**

Current Beds	Frequency
2	1

**Tenure best suited:**

Tenure	Frequency
--------	-----------

Affordable rented / Shared ownership	1
--------------------------------------	---

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

No of bedrooms	Frequency
2	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 39.

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

Income	Frequency
£15,000 - £20,000	1

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

**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
£15,000 - £20,000	1	1 with HB	0	0	0	0

The respondent did not specify the ages of the children, so they have been assessed for a 2 bed 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 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 person

Age	Frequency
20-24	1

**Reason for seeking new home:**

Reason	Frequency
First independent home	1

**Current housing:**

Current Housing	Frequency
Living with relatives	1

**Current number of bedrooms:**

Current Beds	Frequency
3	1

**Tenure best suited:**

Tenure	Frequency
Shared ownership	1

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

No of bedrooms	Frequency
1	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 39.

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

Income	Frequency
£20,000 - £25,000	1

**Amount available towards the 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.

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>
£20,000 - £25,000	1	1 with HB	0	0	0	0

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



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

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

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

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

- Now x 3
- Next 5 years x 3

### **Assessment of the 3 households who require alternative housing now**

#### **The 3 households seeking alternative housing now are:**

- 1 single person
- 1 couple
- 1 family (person under 55 years old with a disability and a family)

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

Age	Frequency
75+	1

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

Reason	Frequency
Present home too expensive	1
Present home in need of major repair	1
Current home affecting health	1
Need smaller home	1
Difficulty in maintaining home	1

#### **Current housing:**

Current Housing	Frequency
Private rented	1

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

Current No.	Frequency
3	1

**Type of housing needed:**

Type of housing	Frequency
Do not need level access	1

**Tenure best suited:** The respondent did not specify which tenure they prefer

**Number of bedrooms required:**

No of bedrooms	Frequency
2	1

**Income:**

Income	Frequency
Under £10,000	1

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

Not sure

**Amount available as a deposit:** Did not answer**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.

**Couples** – there was one couple

Age	Frequency
60-74	1

**Reason for seeking new home:**

Reason	Frequency
Need smaller home	1
Retirement	1

**Current housing:**

Current Housing	Frequency
Owner occupier	1

**Current number of bedrooms:**

Current No.	Frequency
3	1

**Type of housing needed:**

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

**Tenure best suited:**

Tenure	Frequency
Owner occupation	1

**Number of bedrooms required:**

No of bedrooms	Frequency
2	1

**Income:**

Income	Frequency
£60,000 - £80,000	1

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

- £450,000

**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.

**Families** - there was 1 family

**Age**

	Adult Age	Adult Age	Child Age	Child Age
<b>Family 1</b>	25-44	25-44	10-15	0-9

**Reason for seeking new home:**

Reason	Frequency
Current home affecting health	1
To move to a better/safer environment	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 Beds	Frequency
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 36.

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

Income	Frequency
£15,000 - £20,000	1

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

**Amount available as a deposit:** Did not answer

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

Housing Register	Frequency
No	1

### **Assessment of the 3 households who require alternative housing within the next 5 years**

#### **The 3 households who requires alternative housing within the next 5 years are:**

- 3 couples

**Couples** – there were 3 couples.

<b>Age and Gender</b>	<b>Frequency</b>
60-74	2
75+	4

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

<b>Reason</b>	<b>Frequency</b>
Alternative accom. due to age / infirmity	2
Retirement	1
Need smaller home	1
Difficulty maintaining home	1

#### **Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Owner occupier	3

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

<b>Current No.</b>	<b>Frequency</b>
3	1
4	1
5	1

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

<b>Type of housing</b>	<b>Frequency</b>
Level access accommodation suitable for	1
Do not need level access accommodation	2

#### **Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Owner occupation	3

**Number of bedrooms required:**

No of bedrooms	Frequency
2	2
4	1

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

Income	Frequency
£35,000 - £40,000	1
More than £80,000	1

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

- £400,000
- £900,000

**Amount available as a deposit:** Did not answer

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

Housing Register	Frequency
No	3

The respondents indicated at least one of the local connection criteria; they all 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 13 homes for local people who are in need of affordable housing; they are 6 single people, 4 couples and 3 families. 5 of the households need housing now, 7 in the next 2 years and 1 in the next 5 years.

The 13 respondents in need of affordable housing indicated strong local connections to the parish; they all currently live in the parish.

9 respondents are currently living with relatives, 3 are renting privately and 1 is living in at their partner's property.

When asked how many bedrooms respondents sought/preferred, the following answers were given: 4 x 1 beds, 8 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.

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:**

- 7 x 1 bed
- 3 x 2 bed

#### **Shared ownership**

- 1 x 3 bed (the respondent did not specify if they had a deposit)

#### **First Homes**

- 1 x 2 bed (50% discount applied)
- 1 x 2 bed (50% discount applied)

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

The survey has found a need for 6 homes for older people who require more suitable housing; they are 1 single person, 4 couples and 1 family (person under 55 years old with a disability and a family). All 6 households currently live in the parish.

3 households require housing now and 3 in the next 5 years.

4 Households are owner occupiers, 1 is a private rented tenant and 1 is a Housing Association tenant.

The most frequently given reason for seeking an alternative home was due to age and infirmity, needing a smaller home and retirement.

4 of the respondents want to buy an alternative property on the open market, 1 of the households want an affordable rented property and 1 respondent did not specify their preferred tenure but may be eligible for an affordable rented property as they are currently renting privately, and their income is under £10,000.

2 respondents required level access accommodation without support services, 4 respondents did not need level access accommodation.



## **9. APPENDIX F1**

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

Affordable housing grouped together for the elderly could free up housing (e.g. council housing) for younger families who we still see having to move away. The recent development in centre of village could have been seen a small community instead of very expensive places for businesspeople.

Your question is ambiguous - I would support housing for young people not necessarily for older people if they are downsizing.

I would prefer a smaller, more manageable property, especially as I get older.

Smaller, affordable housing in keeping with the nature of the village.

Preferably not on green belt.

We need to have a balanced community. It's good when the generations can live in proximity to family if they wish to

1. Houses need to be one couple and child only - so people move, and others have a chance to live and save up for housing. 2. No scheme where first residents can sell on open market = end affordable

Although the number of over 70s, over 80s and over 90s is already above the national averages, we can always welcome more, although we have no shops, no newsagents, no post office, no bank, and limited bus services.

Only if high quality to enhance conservation area.

I would wholly support a small development of affordable housing in Farningham - it is much needed.

I feel we are being tested for further development which could lead on to anything, and this is supposed to be green belt.

As long as it did not invade green land and as long as they were proper eco-friendly houses which blend with the village.

The chicken farm down Maplescombe Lane put in planning for retirement homes, but got refused. It's a mess for the last 20 years.

I also think we need affordable housing for younger people too.

There are very few services within the village to support older people.

Retirement flats offer a safe place for older people to remain independent without needing to 'go into a home'.

I don't think that there are any suitable or available sites. Green belt should remain as such.

Smaller houses or low-rise flats for young residents or older residents who wish to downsize.

If tastefully done and without upsetting the rural atmosphere and green belt concept.

Only if it was a 'small' development.

Yes & No - yes to older people, no to affordable housing.

But why just older people? It is the young who need affordable housing.

Whether there is a need for more affordable housing is questionable, witness the 8 homes at Farningham Hotel and Braeside that are not easy to sell onto someone locally - they are shared ownership. What is needed are high specification homes for older persons want to downsize and stay in Farningham, the site behind the bank was a lost opportunity!

Young people should have an opportunity to stay local. I benefitted from a West Kent shared ownership with my first property.

Farningham is a very pleasant area with a unique and historic High Street. The area does not need to be dragged down by low value (and therefore cheaply built) housing or made any busier. The existing infrastructure is tight enough as it is. As with anything in life, if you can't afford it, you have to look at other options.

Overpopulated for the village, an increased burden on doctors, etc.

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

No explanation.

1 school over subscribed, 1 bus Swanley to West Kingsdown, no shops, narrow roads, no railway station, 1 doctors' surgery oversubscribed.

Providing any development did not infringe green belt, AONB, etc.

Area 16 - outstanding beauty, green belt, conservation area. Extra pressure on doctors, hospital, schools, infrastructure, traffic.

I left that type of living for the country, also the impact on the area - more traffic, pressure on doctors, schools, hospitals, infrastructure, area is outstanding beauty, conservation area, green belt.

New housing is important.

I am not in favour of any further development in Farningham an area of outstanding beauty (keep it that way).

Everyone should be able to afford a place to live in the location they feel at home.

There must be some small space which could be developed providing they do not intrude on existing properties.

More housing would ruin the beautiful village.

Sufficient housing already and Farningham is a village, don't try to change its uniqueness and character or try and turn it into a town.

Would be in favour of a reasonable number of houses/apartments for older people. NB older people should not be pushed into PARK HOMES.

Only if it really fitted into the local area. Low-cost housing brings low-cost people. The area in Maplecombe that could be picked would likely bring people who wouldn't fit in.

If there is an identified need, then of course it; should be investigated if land appropriate in a green belt area is available.

Farningham in danger of losing its identity as a 'village'. Area is already overcrowded, has not the infrastructure to support more houses/people/traffic. We need fewer houses not more. Save what's left of the green belt!

I am answering on behalf of resident staff at Charlton Manor Care Home. We seek further rented accommodation in Farningham for permanent staff, and support further provision/building.

I think we need to be mindful of where, and the ability for existing infrastructure to cope.

Depends on where it would be.

My husband passed away and I need to downsize, cannot afford to stay in Farningham.

Affordable is key here - really within reasonable cost is so important.

Not aware of suitable development sites which aren't green space. Concerned about increasing development and loss of green belt/space.

There are already areas of housing for older people. It is younger people we need to encourage to settle.

I particularly support housing schemes that allow older people to stay in their own homes in the area, but assistance provided so they remain independent.

What is affordable? What is older? What is a 'small' development?

What is affordable? What is older? How 'small' development, what would be 'proposed site'?

## **10. APPENDIX F2**

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

Petham Place will have thousands of houses on it eventually. Should this not be part of the deal?  
Houses that remain affordable as first houses and 'old persons' village style section.

Petham Place (atop Farningham Hill Road, A20).

Remove the white house next to Lion pub and the Old Telephone Exchange and build a couple of houses on each site?

As above – there was planning for 3x3 beds on Sparepenny Lane 2019 but got refused - land opposite Crockenhill Lane.

Sparepenny Lane, Beesfield Lane, not many spaces available.

We live down Maplescombe Lane. There are several sites like the old chicken farm, which is in a deplorable state, and would be much better if developed sensitively as befits an AONB.

Other than the old ambulance station/hall in London Road and the old telephone exchange there are no sites off the High Street/London Road. Beesfield Lane possibly - but green belt.

1. Left of Sparepenny Lane before 9 Hole Wood. 2. Field left of doctors' surgery

None

None

No sites known.

This would be up to a local farmer to sell some of their land.

Any site would require demolition of existing buildings. When this has occurred before i.e. behind old Barclays Bank and bottom of White Post Hill both brownfield sites the houses are unaffordable to any Farningham youngster.

None.

None.

Not in Farningham and I will oppose any such plan

I don't know.

None

None

I know of one area but as I live in Maplecombe I'd rather not say

Not easy to find

Land beyond the A20 road behind the cricket ground - currently agricultural

Along the Dartford Road

Redevelop village hall site, with new village hall on ground floor?

I'm genuinely not sure where you'd develop

Disused chicken farm in Maplescombe Lane, Farningham

Farningham Cricket Ground

Don't know of any

None

There is part of a field between the last house in Beesfield Lane, before the junction with Donkey Lane.

Between old mill close and Oliver Crescent

Near Mill Close and Oliver Crescent

## **11. APPENDIX F3**

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

Struggling paying rent on my own. Trying to find an affordable place to rent locally.

We are privately renting, and the rent is very expensive for us. Due to Covid, one of our employment is not secure and our hours of work have reduced. We would like to ideally part rent/part buy.

I will be purchasing a house in the next few years. Location will depend on employment.

Our son has returned from university, and we need a two-bedroom property. We cannot afford a two-bedroom property in Farningham.

We have lived here for 32 years, and our 4 children have now left home and married. We are elderly - my husband aged 80 has dementia and I am his carer aged 76. Also I do quite a lot of charity work here and am self employed for about 15 hours a week. A house needing less work and maintenance would help.

I have 2 daughters under 2 years old - it's too much for my mum and dad - my dad is not in good health.

I am buying my first house with my boyfriend.

Want to be closer to family to have support with new baby, and to give support to parents. New job opportunities which require us to live in Kent.

Need a smaller property as we grow older.

First independent home.

Am 32 years old and need to become independent. However have limited income and minor special needs.

House too small, two mixed sex children sharing small room. One disabled resident, no suitable homes available from housing association.

I currently live with my parents in Farningham. I moved back here during the pandemic after my housemates in rented accommodation in London were unable to continue living there, and I couldn't afford to rent on my own. I need to move out because I am a grown adult who needs their own space! However I can't afford that right now because everywhere around here is too expensive. I work in South Darenth so would like to live nearby if possible.

First time buyer, property in the local area is too expensive.

I'm fed up with constant rent/poll tax/electricity/gas increasing cost. This place is dragging my health down. I don't really know how to escape plus live, no internet and couldn't use it if I had it.

This is just a future possibility because of our age (76 and 81)

Cost of getting a mortgage.

I need to sell and buy a more affordable home

Want to set up home with partner, properties too expensive in this area.

Current property is some distance from family as village properties are too expensive for me.

Separating from partner, do not want to completely change child's life by removing him from school and friends.

Affordability.

To be more independent, affordability, to be near relatives.

**Amanda Barlow, Clerk**  
clerk@farninghamparishcouncil.org

Parish Office Address:  
11 Clover Way, Paddock Wood, TN12 6BQ

10 May 2021

Dear Resident,

### **Housing Needs Survey**

Farningham 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:



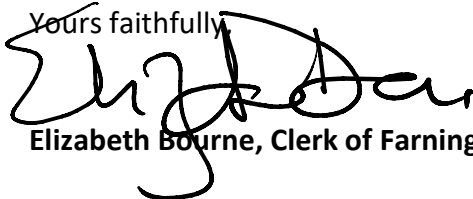
- applicants with a genuine, strong local connection to the parish would have top priority at all times, and
- homes would remain available, in perpetuity, to meet local housing needs.

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 are in housing need, it really helps if you provide Rosemary with your contact details so she can keep you advised of potential new homes becoming available.

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

Please return your completed survey form in the freepost envelope provided by 2<sup>nd</sup> June 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



Elizabeth Bourne, Clerk of Farningham Parish Council

## HOUSING NEEDS IN THE PARISH OF FARNINGHAM



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?  
If you answer is No, please go directly to Q8

☐ Yes ☐ No

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 Farningham?

☐ 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 Farningham.

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 Farningham? Please tick all that apply

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

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

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

☐ I am in full time\*\* permanent employment in Farningham.

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

☐ I am full time self-employed and the majority of my work is in Farningham 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 Farningham 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)**

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

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

- |   |  |  |   |
|---|--|--|---|
| <input type="checkbox"/> Owner occupier with/without mortgage | <input type="checkbox"/> Living with relatives | <input type="checkbox"/> Renting privately | <input type="checkbox"/> Shared ownership |
| <input type="checkbox"/> Renting from Housing Association     | <input type="checkbox"/> Tied tenancy          | <input type="checkbox"/> 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 Farningham 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 2nd June 2021**