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# Hextable

## Housing Needs Survey

### July 2022

Tessa O'Sullivan  
Rural and Community Housing Manager  
Action with Communities in Rural Kent

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

With the support of:  
Hextable Parish Council and Sevenoaks District Council

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## **1. EXECUTIVE SUMMARY**

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

A survey was posted to every household within the parish in June 2022. 1,794 surveys were distributed with 245 surveys being returned, representing a 14% response rate.

Analysis of the returned survey forms identified that 90% of respondents are owner occupiers. 75% 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 found for sale was a 2 bed terraced house for £355,000; to afford to buy this home a deposit of approximately £17,750 would be required and an income of £74,944. There were no properties available to rent in Hextable. The cheapest property found within 1 mile of the parish to rent was a studio flat in Swanley for £850pcm; to afford to rent this property an income of approximately £34,000 would be required.

A need for 11 affordable homes, for the following local households was identified:

- 4 single people
- 1 couple
- 6 families
- 1 of the households are older people
- 10 of the households currently live in Hextable and 1 lives outside
- In addition to the above, 1 other household wanted to self-build

The survey also identified a need for the following 18 older owner occupiers wanting to downsize/move to more suitable housing for their needs:

- 9 single people
- 9 couples
- The respondents all currently live in Hextable
- 1 of the 18 households wanted to self-build

In total the survey has identified a need for 30 homes in Hextable, which are 11 affordable homes, 17 open market homes for older households, 1 self-build home for an older household and 1 self-build home for a younger household.

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

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

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

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

## **3. BACKGROUND INFORMATION**

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

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

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

The housing needs of older people in rural areas has also been a subject of concern given the growing numbers in that age group whose needs are not being met by the market. A nine-month enquiry starting in 2017 on Housing and Care for Older People concluded in their report<sup>1</sup> that 'policy makers must recognise the growing housing needs of older people living in the countryside. It recommends that Local Planning Authorities ensure provision of new homes for older people, noting the value of both the building of small village developments – "perhaps six bungalows on an unused scrap of land" – or larger scale retirement schemes in towns close by.'

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

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

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<sup>1</sup> [Rural Housing for an Ageing Population](#): Preserving Independence. Happi 4- The Rural HAPPI Inquiry. April 2018. Jeremy Porteus

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

#### **4. METHOD**

The Rural Housing Enabler worked with Sevenoaks District Council to determine the format of the housing needs survey to be used in the Sevenoaks area for the 5-year local needs survey programme; this was sent to Hextable Parish Council who agreed the format of the covering letter. A copy of the survey was posted to every household in the parish in June 2022.

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 13<sup>th</sup> July. All surveys received at Action with Communities in Rural Kent by this date are included in this report.

1,794 surveys were distributed with 245 returned by this date representing a return rate of 14%

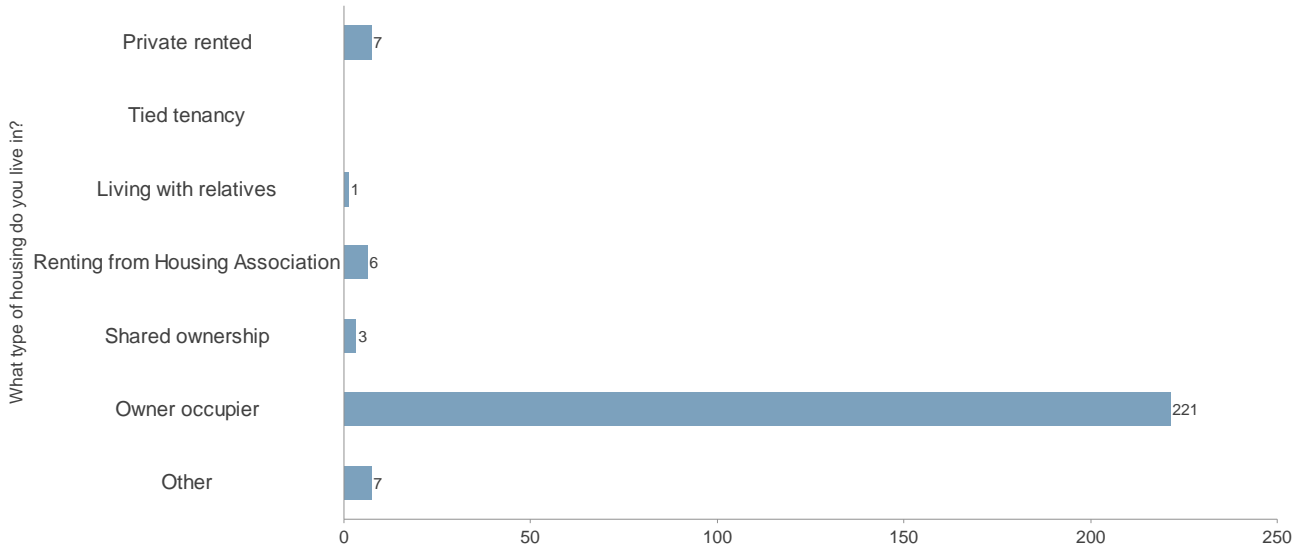
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

## 5. RESULTS

### Section 1

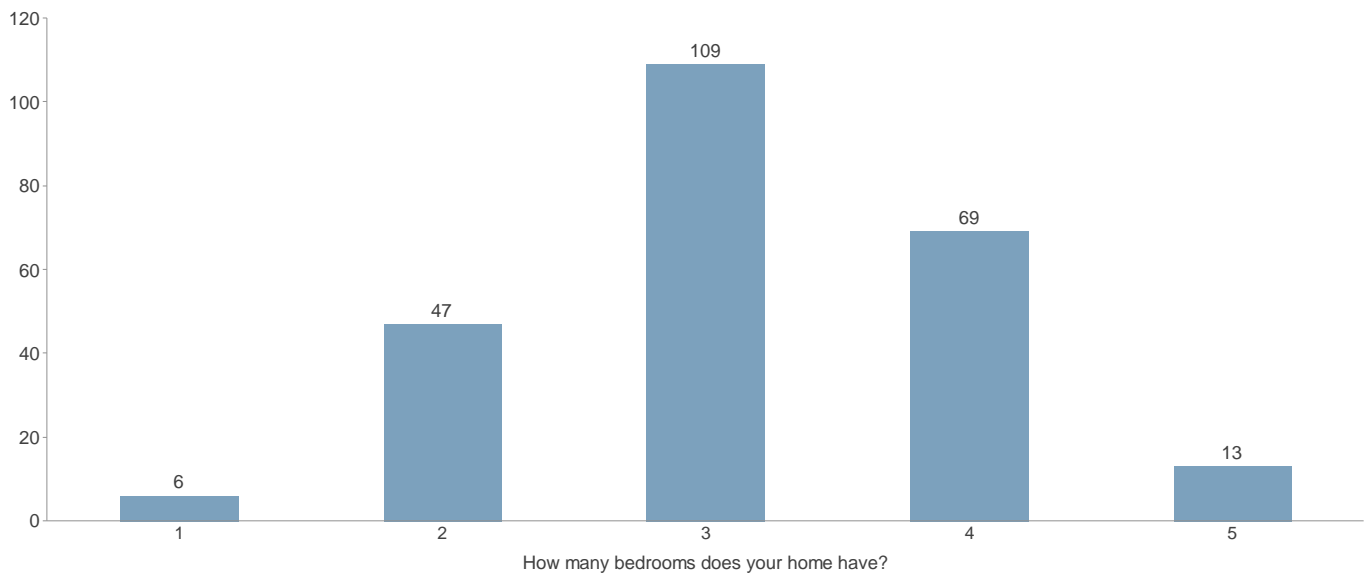
Listed below are the results of each question asked by the housing needs survey.

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

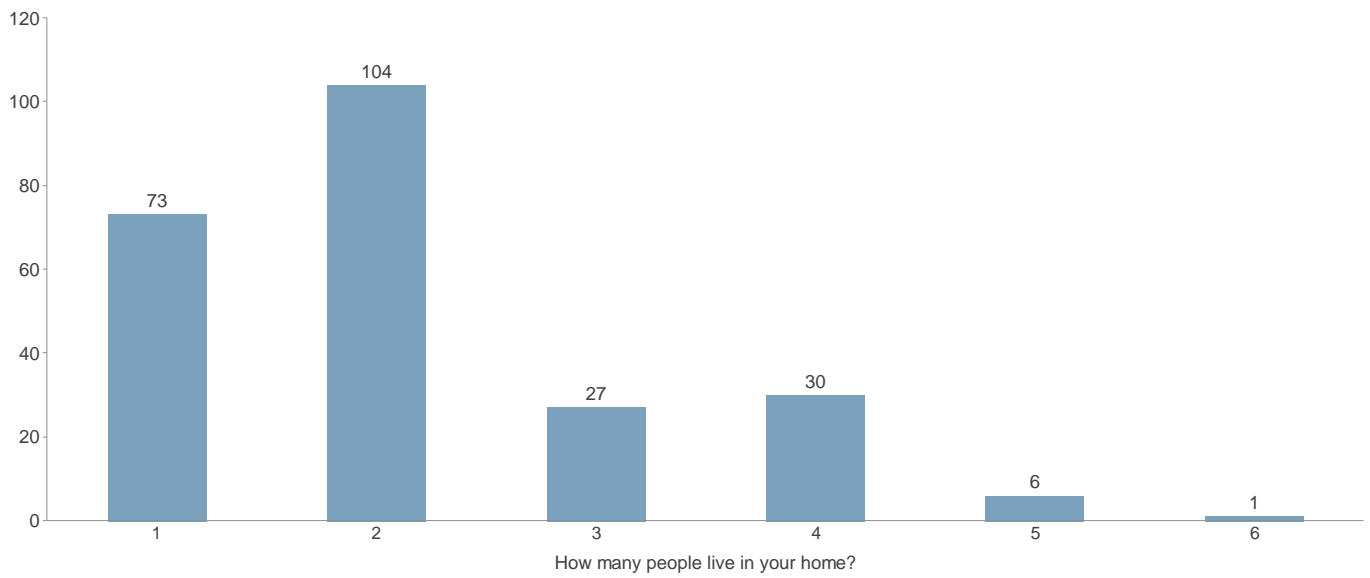


90% of respondents are owner occupiers.

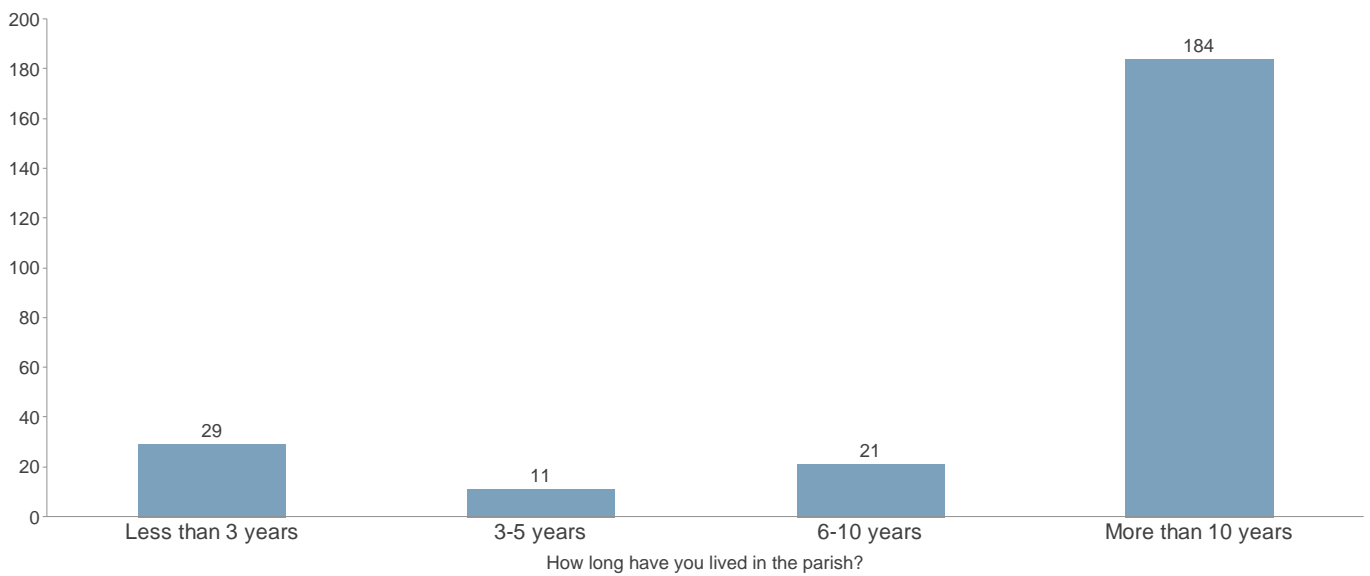
#### Question 2. How many bedrooms does your home have?



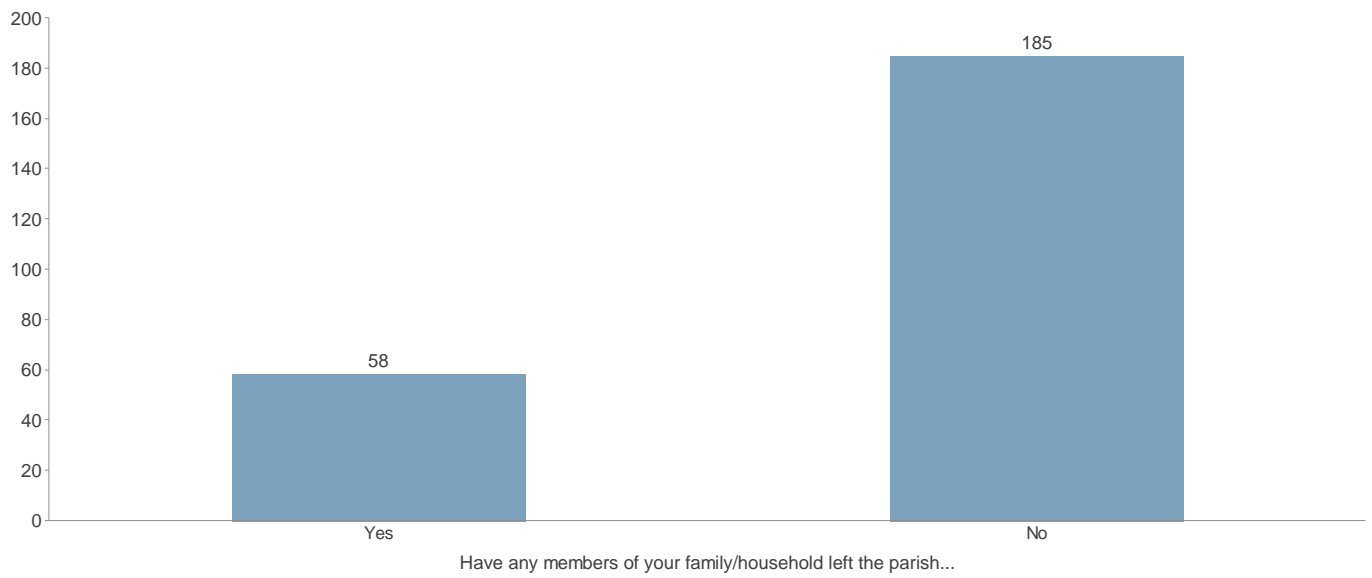
**Question 3. How many people live in your home?**



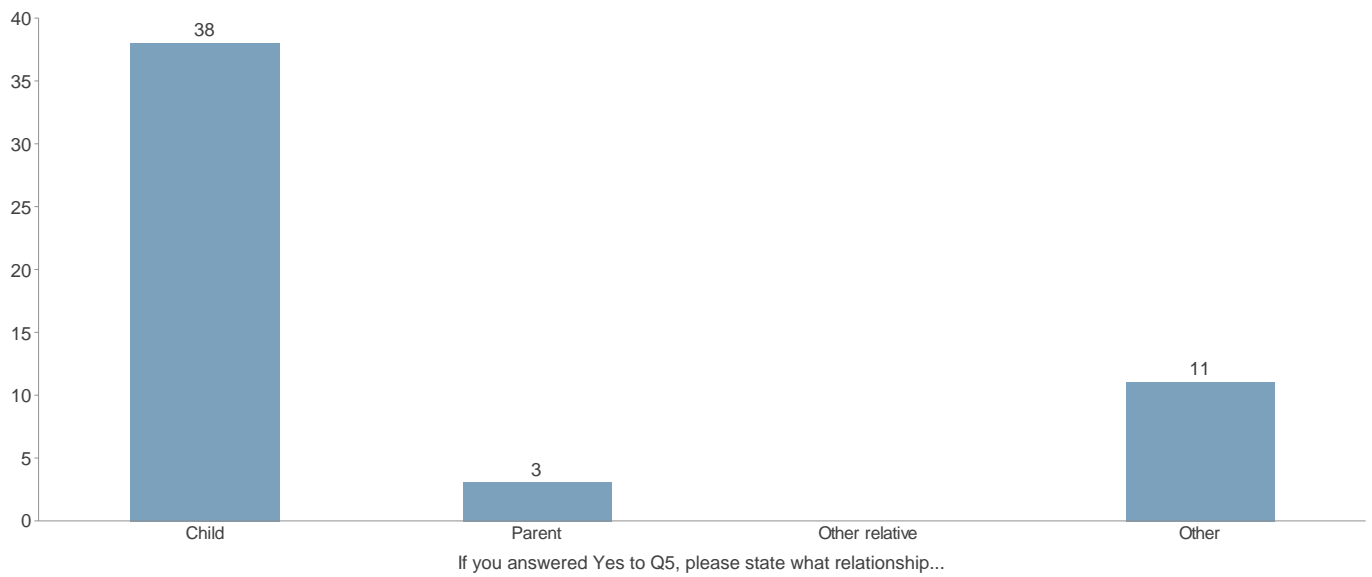
**Question 4. How long have you lived in Hextable?**



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

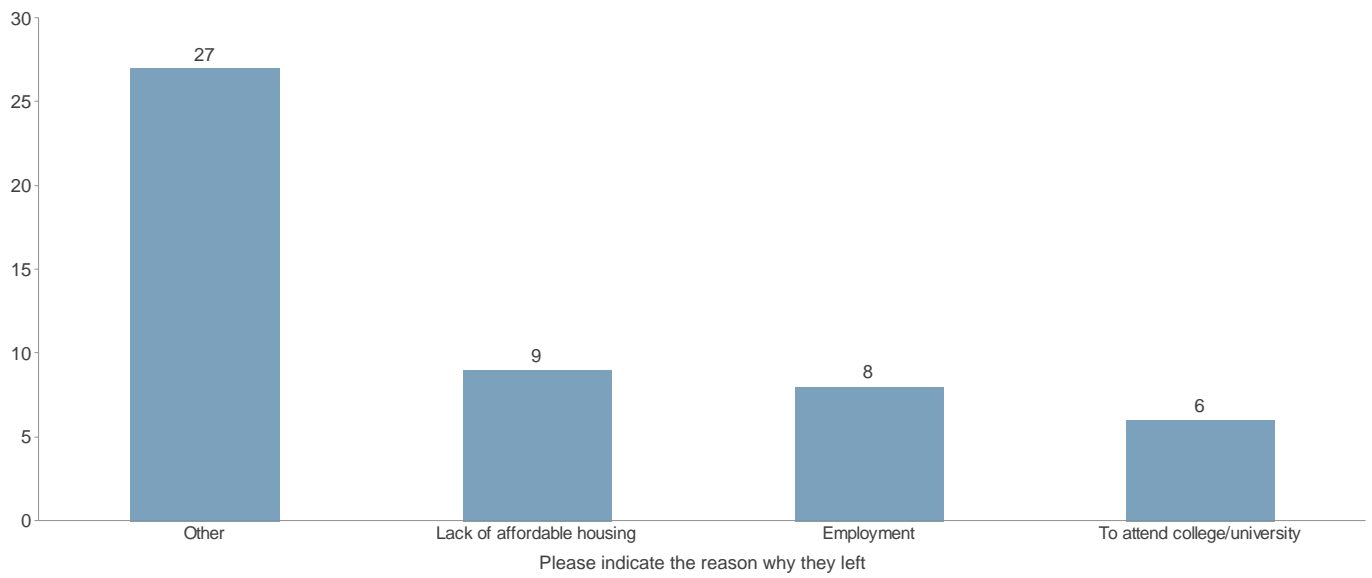


**Question 6. If you answered yes to question 5, please state what relationship they have to you.**



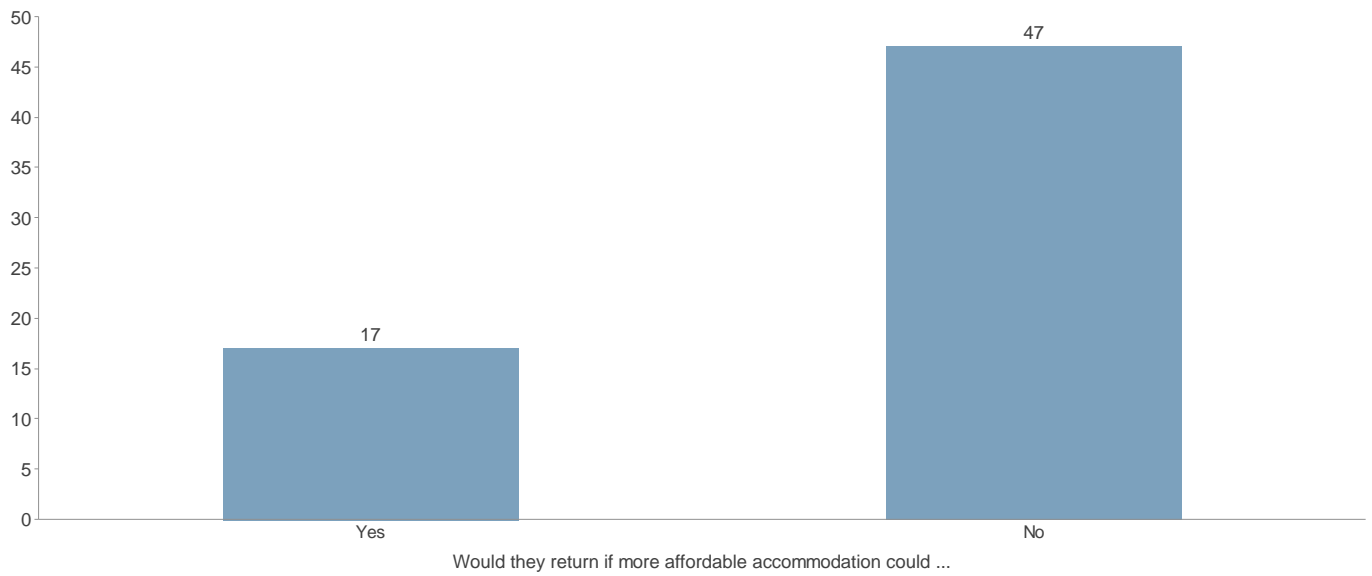


**Question 7. Please indicate the reason why they left.**

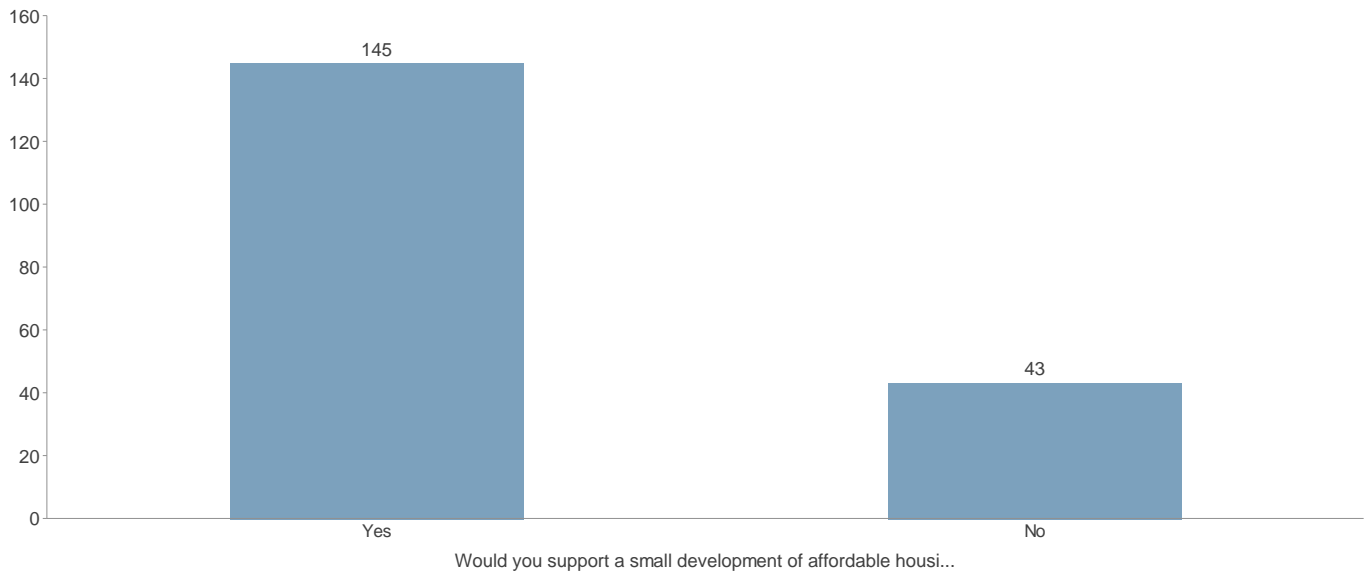


'Other' reasons include died, moved to live with partner, marriage, to buy first home, grew up, moved abroad.

**Question 8. Would they return if more affordable accommodation could be provided?**



**Question 9. 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 Hextable?**



77% of respondents who answered the question (59% of all respondents) said they would support a development of affordable housing for local people.

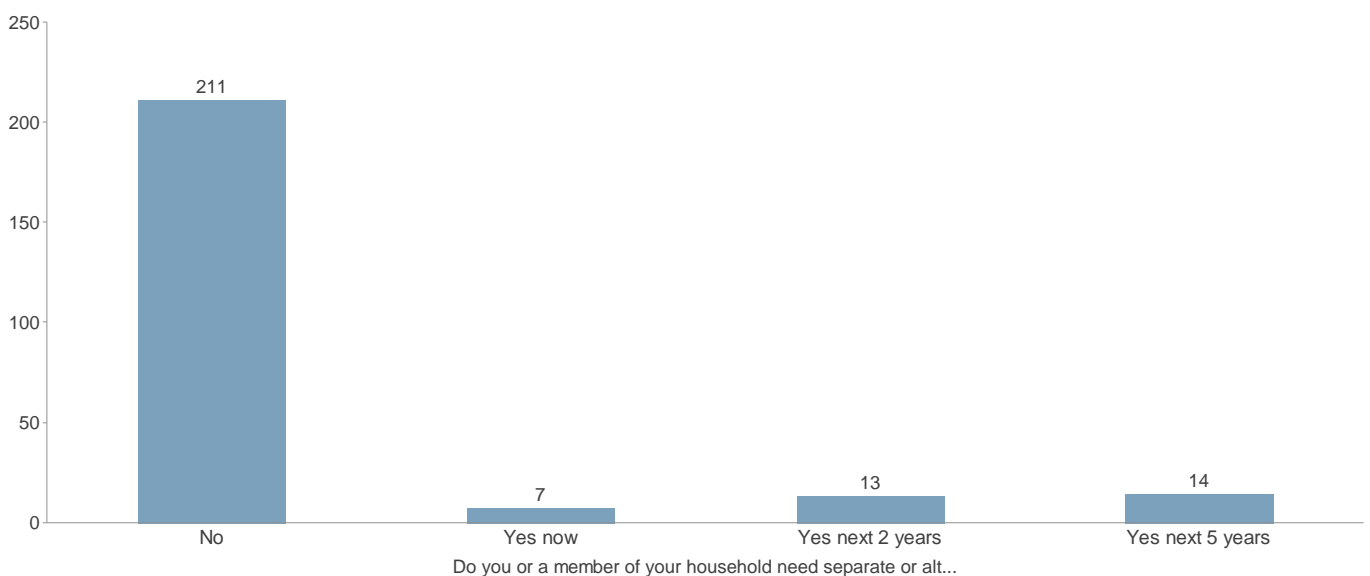
**Question 10. Please use this space if you wish to explain your answer to Q9.**

There were 110 responses to this question; a full list of responses can be found in Appendix H1.

**Question 11. Please state any sites you think might be suitable for a local needs housing development in Hextable?**

There were 79 responses to this question; a full list of responses can be found in Appendix H2.

**Question 12. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?**

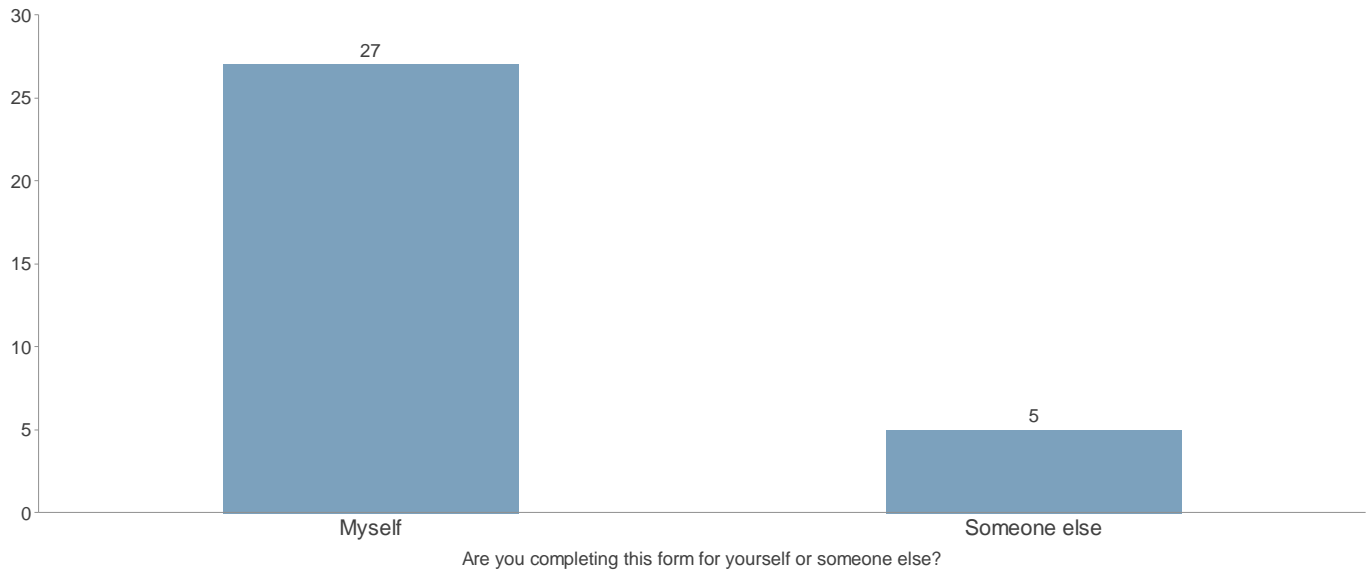


## **Section 2 – Housing Needs**

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

34 respondents completed section 2.

**Question 13. Are you completing this form for yourself or someone else?**

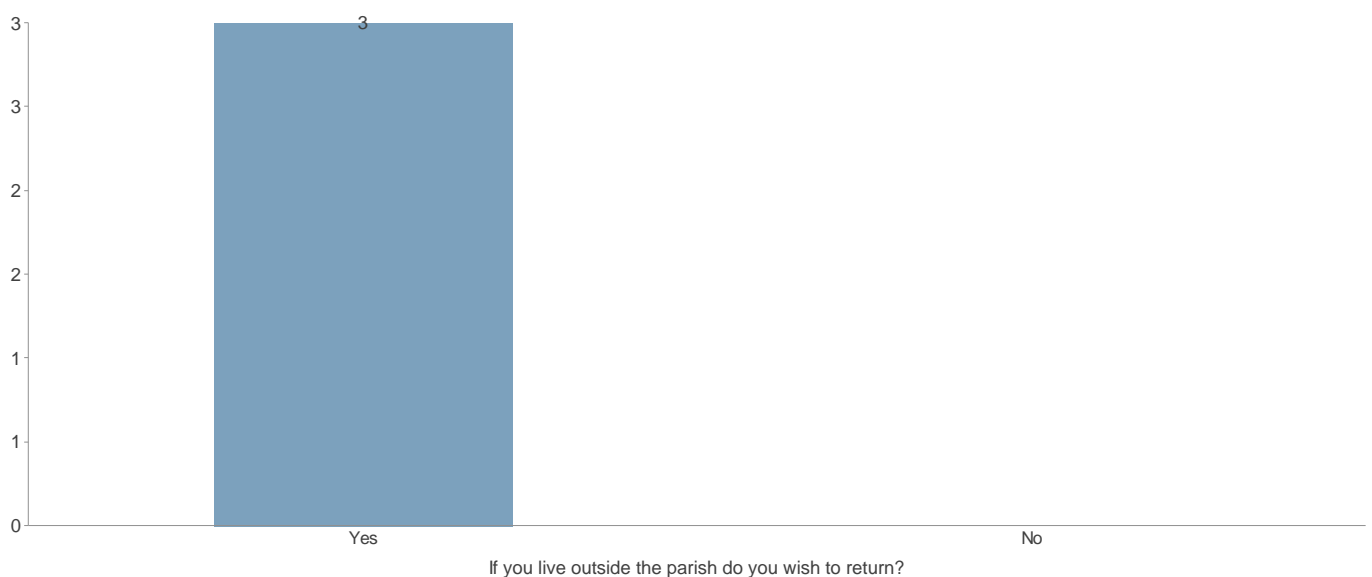


**Question 14. If you are completing this form for someone else, please state their relationship to you and where they currently live.**

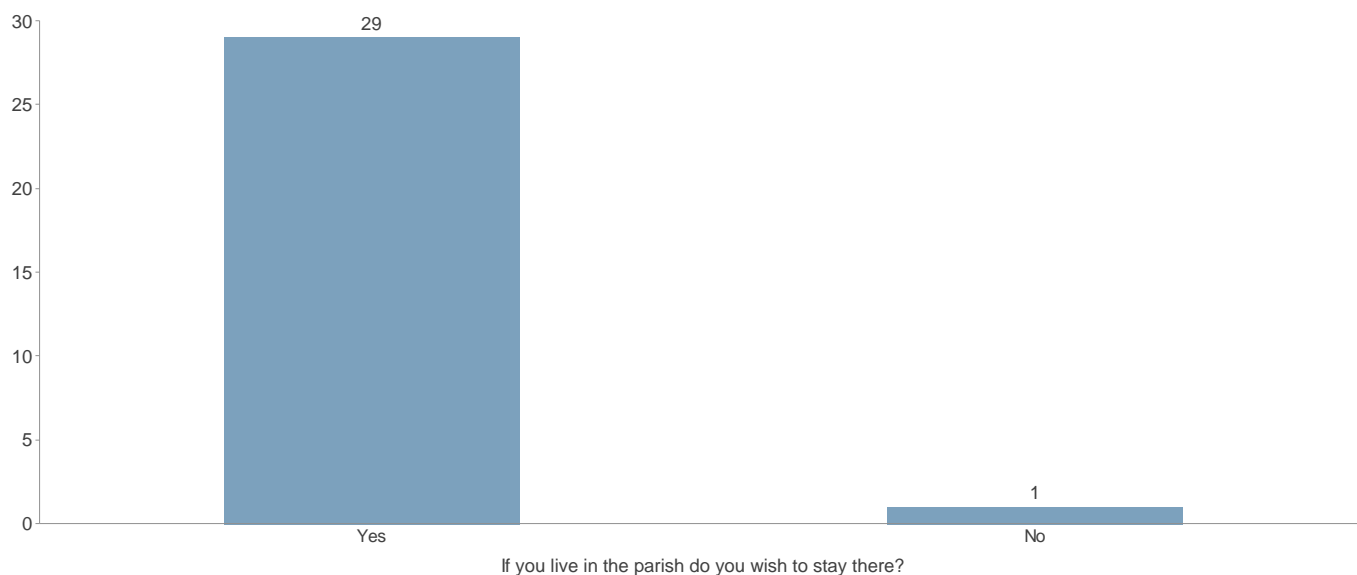
Respondents were mainly completing the form for their adult children living in the parental home or elsewhere.

**Question 15 – Question 17.** Personal details of respondents are not included in this report.

**Question 18. If you live outside Hextable, do you wish to return?**



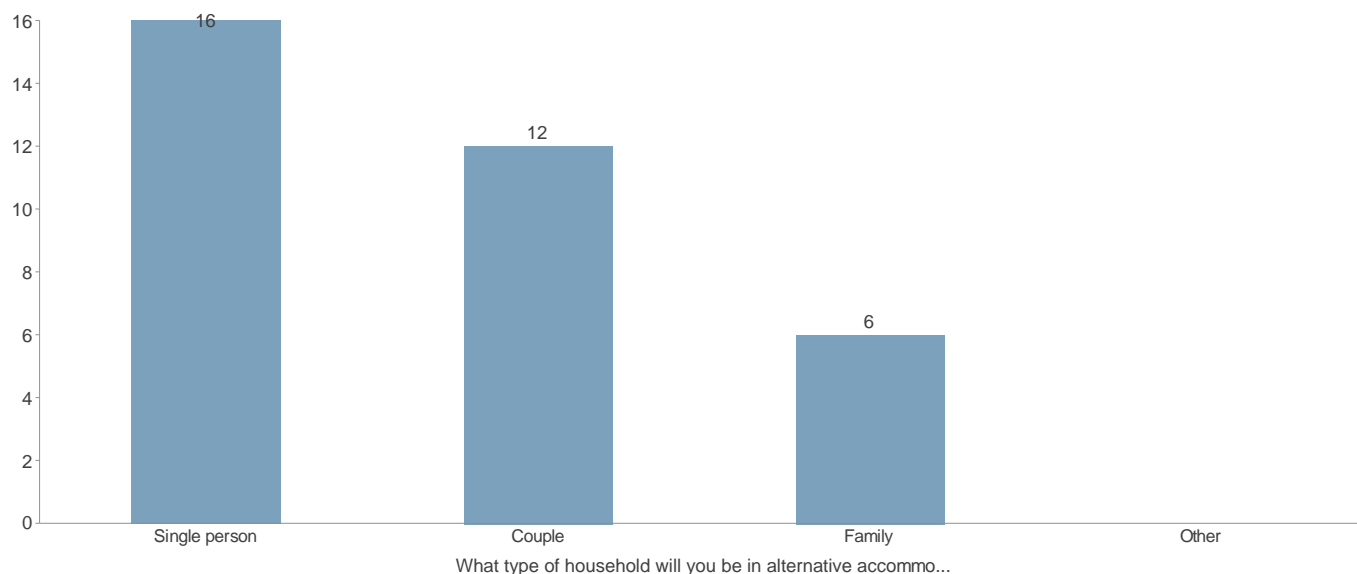
**Question 19. If you live in Hextable, do you wish to stay there?**



**Question 20. What is your connection with Hextable?** Respondents were asked to indicate all connections that applied to them.

LOCAL CONNECTION	FREQUENCY
I currently live in Hextable and have done so continuously for the last 3 years	29
I have previously lived in Hextable and have immediate family who currently live there and done so continuously for the last 10 years	4
I have lived in Hextable for a total of 5 out of the last 10 years	3
I need to move to Hextable to take up full time permanent employment	0
I am in full time permanent employment in Hextable	0
I am full time self-employed, and the majority of my work is in Hextable	1
I provide an important service requiring me to live locally	0

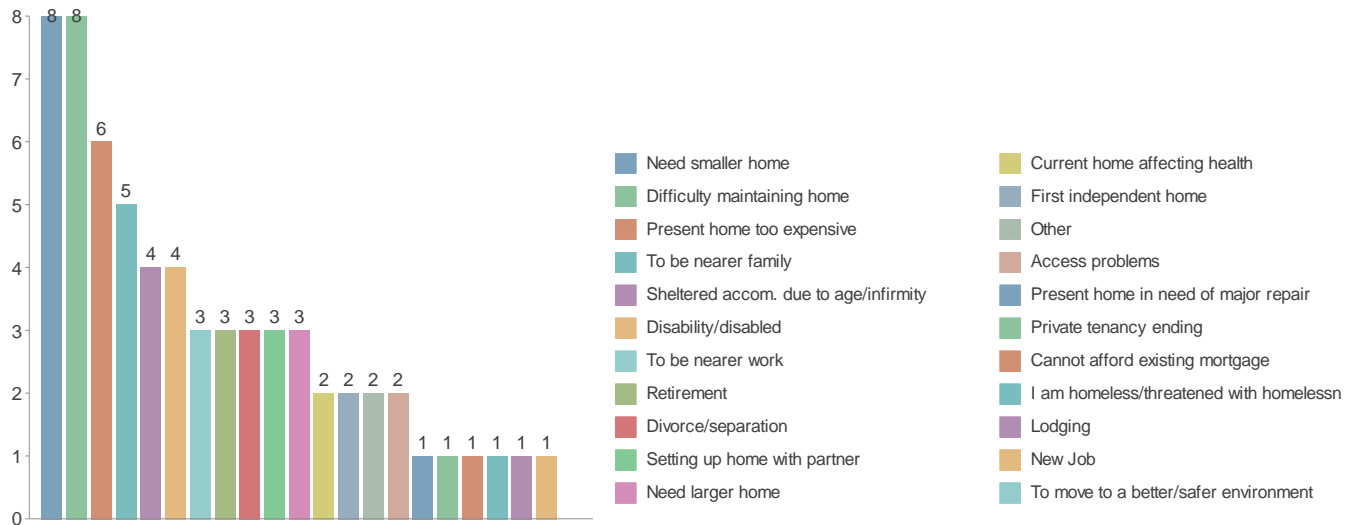
**Question 21. What type of household will you be in alternative accommodation?**



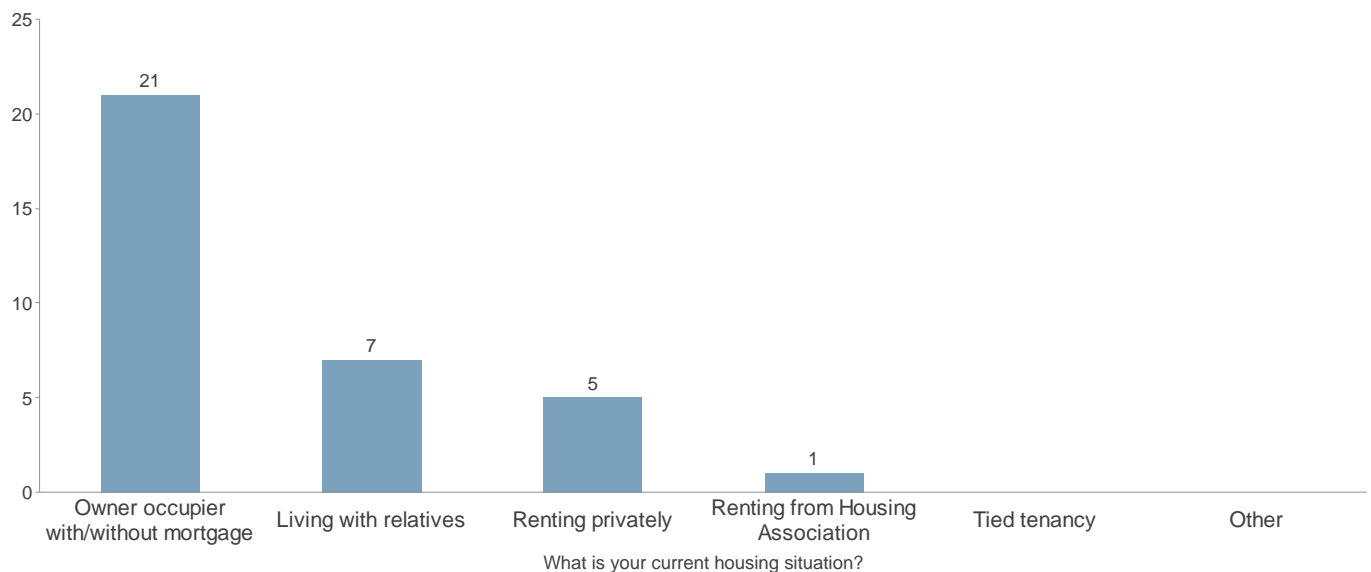
**Question 22 and Question 23. How many people in each age group need alternative accommodation?**

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

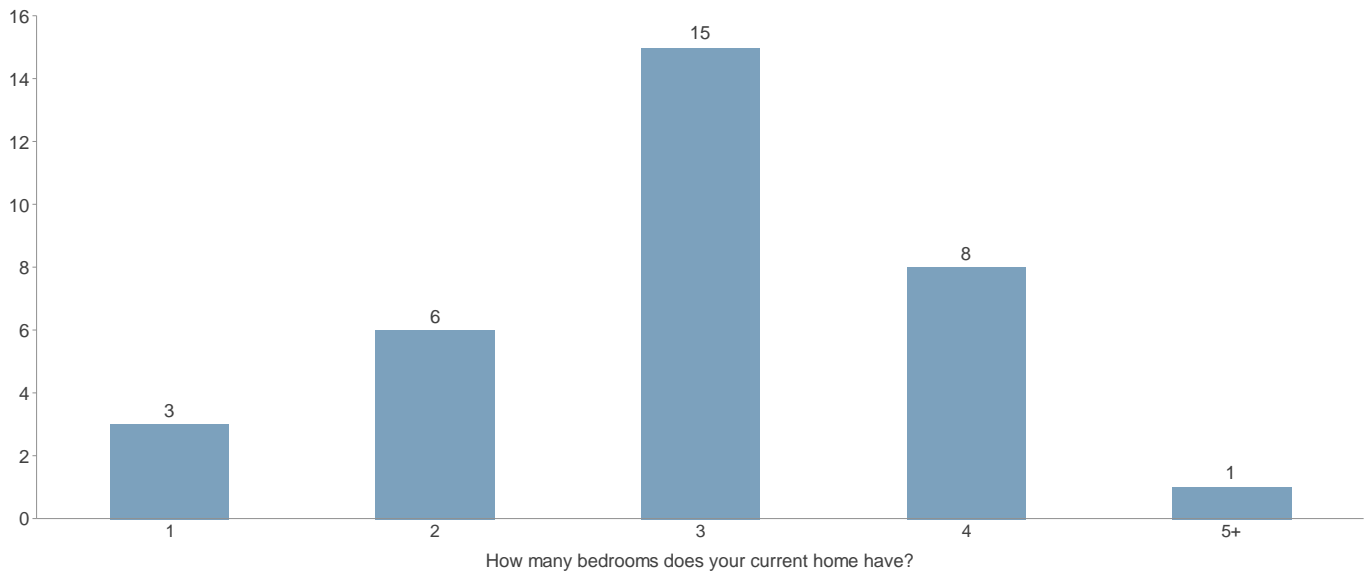
**Question 24. Why are you seeking a new home?**



**Question 25. What is your current housing situation?**

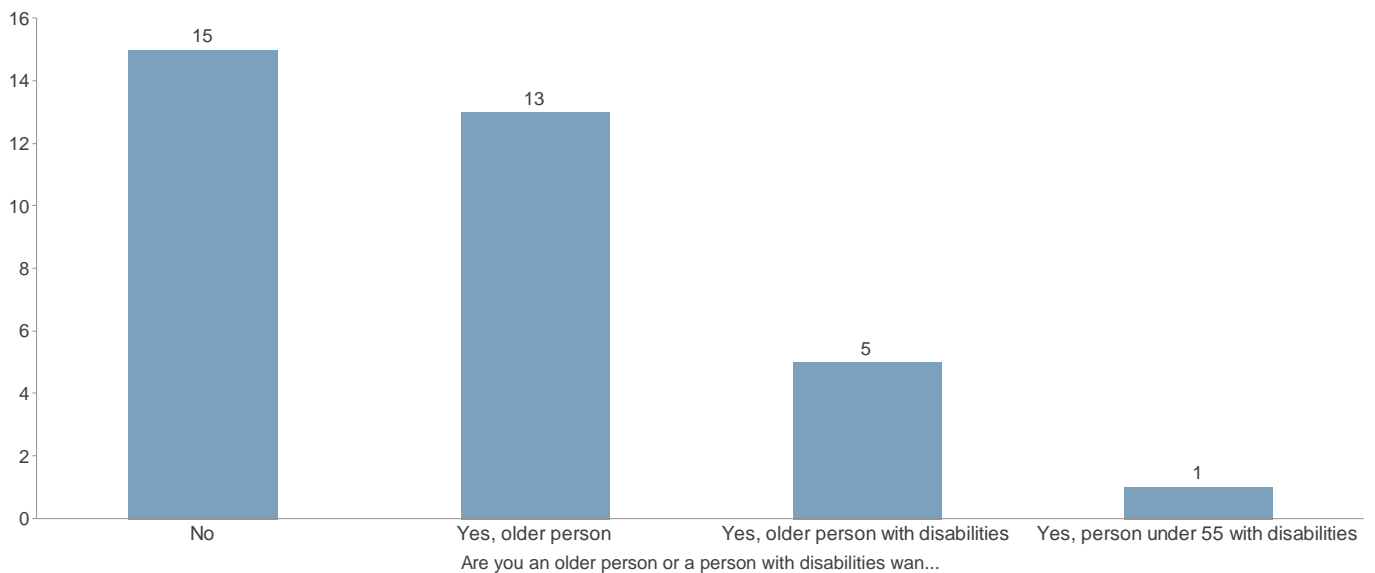


**Question 26. How many bedrooms does your current home have?**

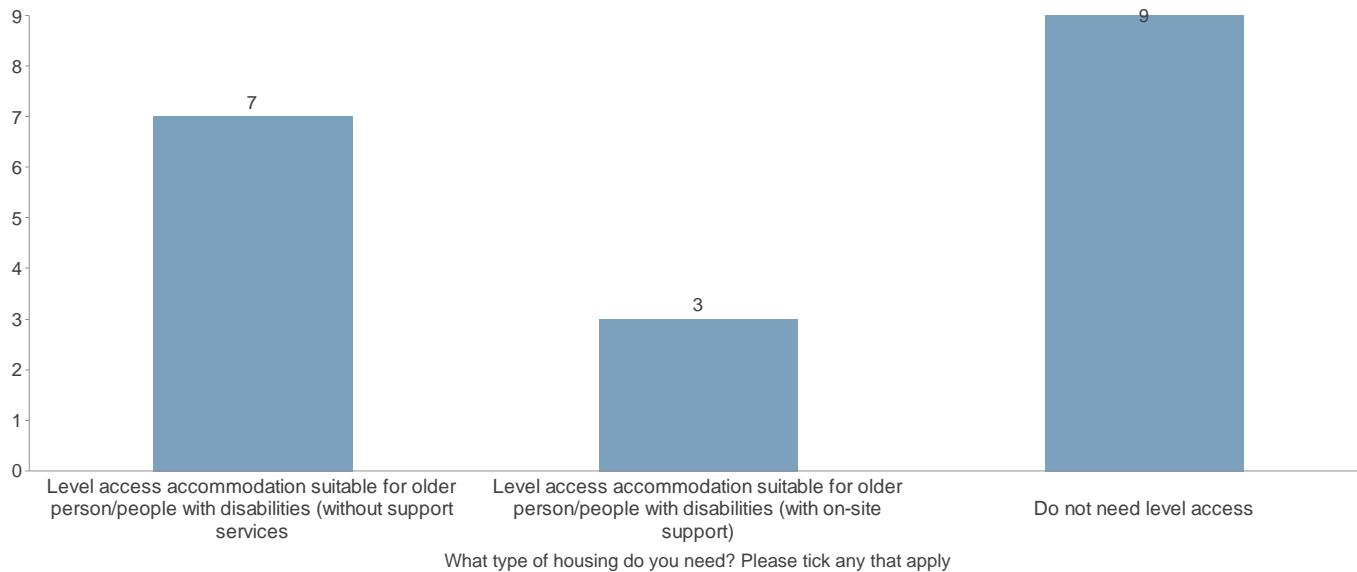


**Question 27. Please tell us in your own words why you need to move and what is preventing you doing so.**  
There were 28 responses to this question. A full list of responses can be found in Appendix H3.

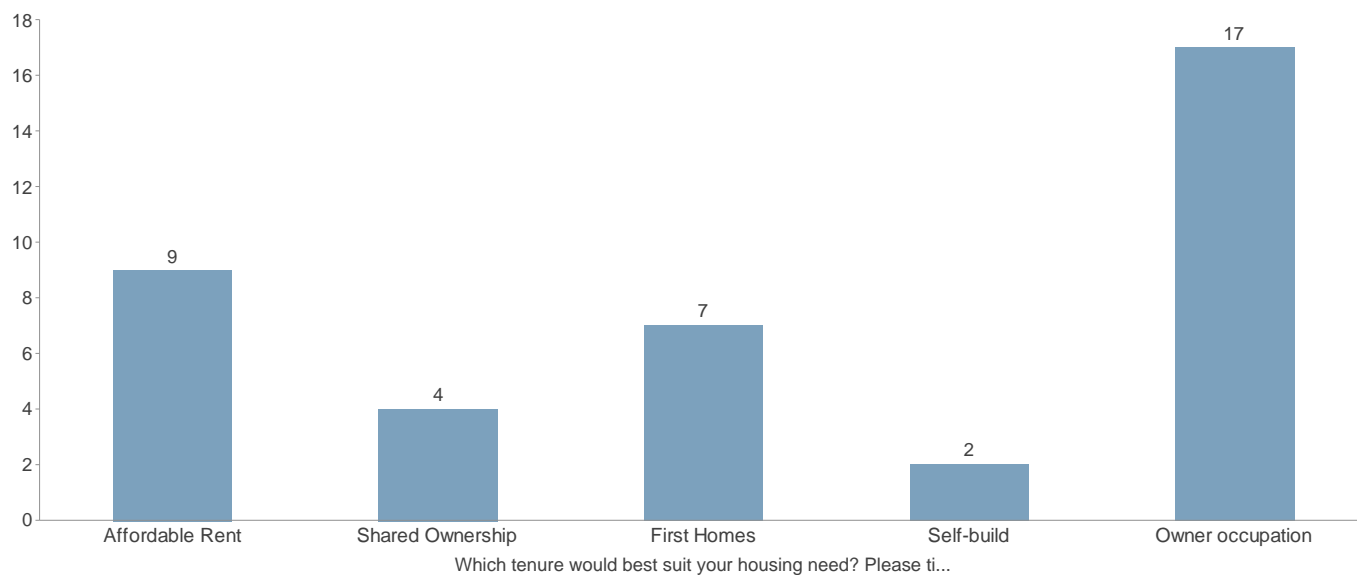
**Question 28. Are you an older person or person with disabilities wanting to downsize/move to more suitable housing?**



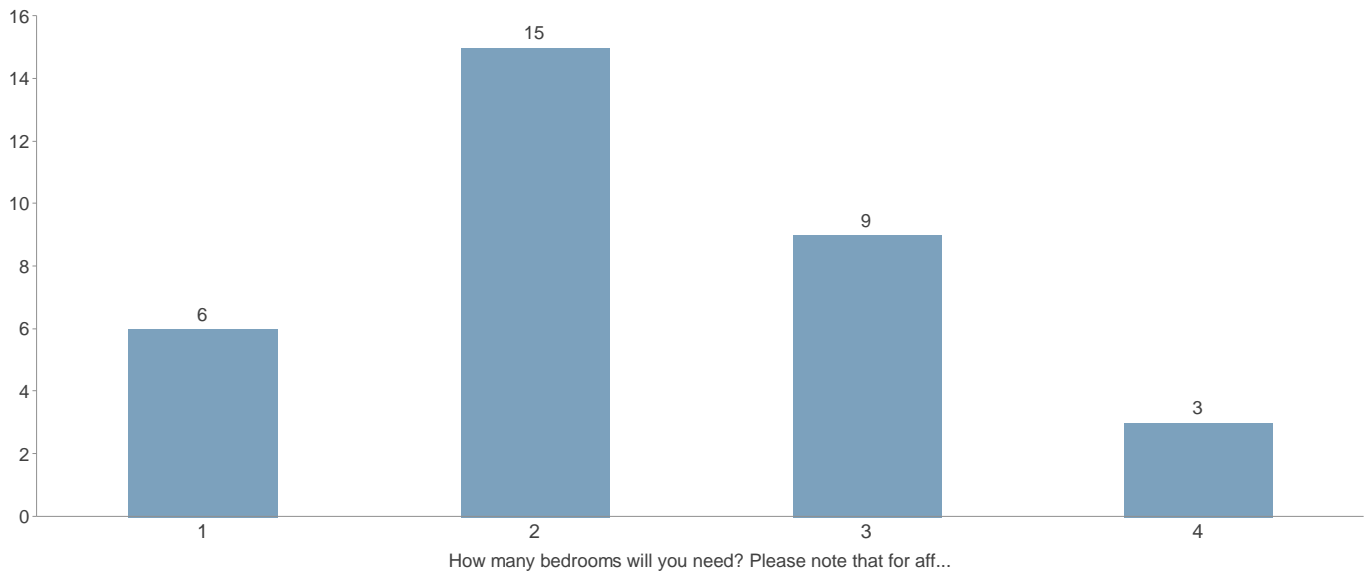
**Question 29. What type of housing do you need?** Only those respondents who answered Yes to Q28 were required to answer this question. The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.



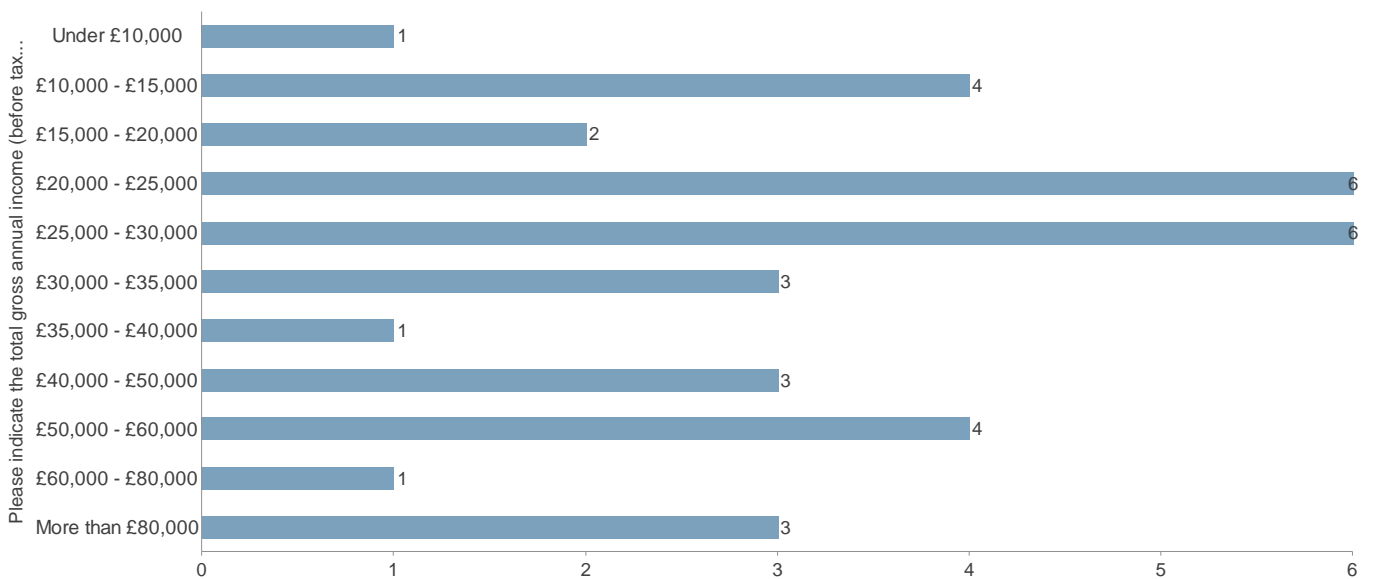
**Question 30. Which tenure would best suit your housing need?**



**Question 31. 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 (one missing?)



**Question 32. Please indicate the total gross annual income of the household in housing need.**

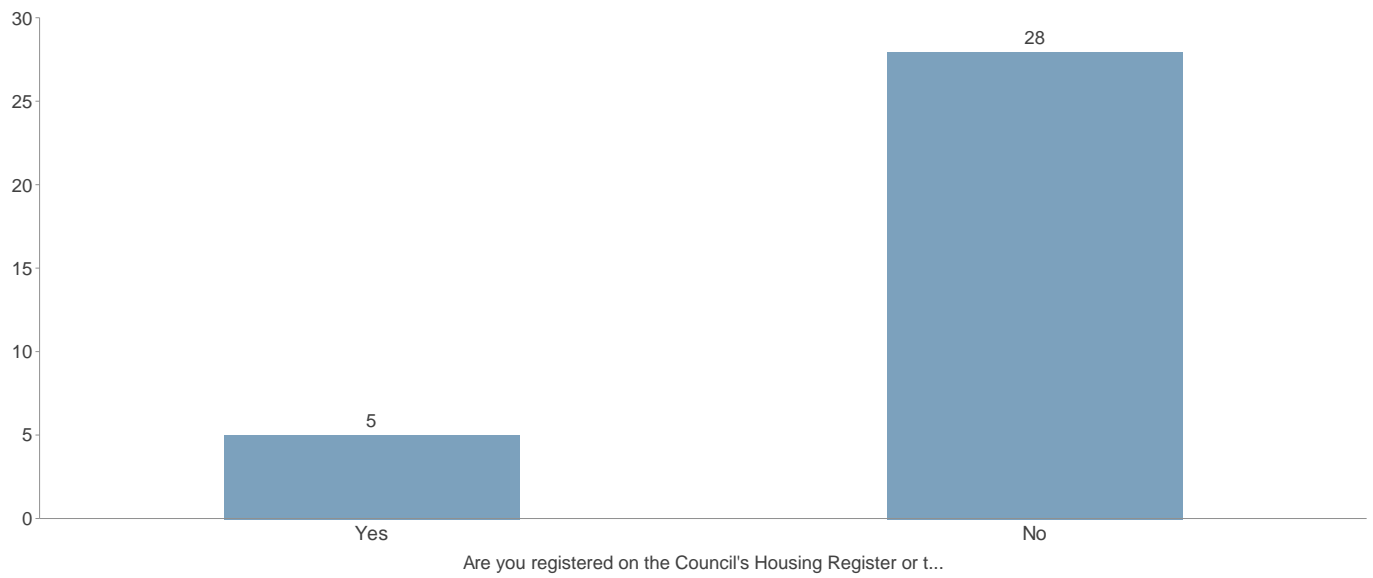


**Question 33. How much money would you be able to raise towards buying your own home?** The following answers were given:

- 1 x £10,000
- 1 x £12,500
- 1 x £15,000
- 4 x £20,000
- 1 x £25,000
- 1 x £48,000
- 1 x £200,000
- 1 x £300,000
- 3 x £400,000
- 1 x £500,000
- 1 x £750,000



**Question 34. 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 July 2022, found the following cheapest properties for sale (under £500,000) in Hextable.

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £</b>
Terraced house	2	355,000
Apartment	2	400,000
Semi-detached house	3	375,000
Terraced house	3	400,000

### **Property to rent**

At the time of writing the report, no properties were available to rent in Hextable, the nearest properties found were all in Swanley, as below:

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £pcm.</b>
Studio Flat	studio	850
Semi-detached house	3	1600
End of terrace house	3	1650
Terraced house	3	1700

### **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 5% deposit and using 4.5 x gross income. Monthly repayment is based on a 2-year fixed standard with HSBC at 4.3% (July 2022) 25-year mortgage term and is calculated using HSBC's mortgage calculator.

<b>Type of Property</b>	<b>Price £</b>	<b>Deposit (5%)</b>	<b>Gross Income Level</b>	<b>Monthly Repayment</b>
2 bed terraced house	355,000	17,750	79,944	1751
2 bed apartment	400,000	20,000	84,444	1973
3 bed semi-detached house	375,000	18,750	79,167	1850
3 bed terraced house	400,000	20,000	84,444	1973

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).

Type of Property	Price £ pcm	Approx. Gross Annual income £
1 bed studio flat	850	34,000
3 bed semi-detached house	1600	64,000
3 bed end of terrace house	1650	66,000
3 bed terraced house	1700	68,000

Information provided by House of Commons Library property prices database states that the median value of properties in the Swanley East and Hextable neighbourhood area is £405,000 (December 2021).

### **Affordable Rent**

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 North West Kent BRMA. Sevenoaks District Council's December 2021 update to its Affordable Housing Supplementary Planning Document (SPD) requires homes to be provided at rents that do not exceed the relevant Local Housing Allowance, inclusive of service charges and fees. This is to ensure the homes are affordable to those reliant on Universal Credit/housing benefit.

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	673
2 bed	847
3 bed	1047
4 bed	1296

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 working or not in receipt of full Universal Credit/ housing benefit.

Property	Price £ pcm	Gross annual Income £
1 bed	673	26,920
2 bed	847	33,880
3 bed	1047	41,880
4 bed	1296	51,840

## **Shared ownership**

To give an indication of respondents' ability to afford shared ownership, levels of income and rent/mortgage have been taken into consideration on purchasing a 25% share of a property with estimated values of £357,000 for a 1 bed flat (Quinton Court, Sevenoaks), £420,000 for a 2 bed house (Gardner's Cottages, Halsted) and £520,000 for a 3 bed house (Dunton Green). Calculations are made using the Homes England's Target Income calculator and assume a 5% deposit of mortgage share. The full market value of these properties are taken from information found on the Help to Buy Agent's website [www.helptobuyagent3.org.uk](http://www.helptobuyagent3.org.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>
357,000	25%	4463	461	614	80	1155	41,622
420,000	25%	5250	452	722	80	1254	48,458
520,000	25%	6500	672	894	80	1646	59,309

## **First Homes**

The table below shows the amount of deposit and income required to afford this tenure. Sevenoaks District Council's local policy allows a 50% discount on a home and a household income not exceeding £56,250. The homes must not cost more than £250,000 at first sale. Calculations are based on a minimum 5% deposit. Gross income required is based on 4.5 x salary. The full market values used, are taken from Shared Ownership sales found at Help to Buy as above.

<b>Property price £</b>	<b>Discounted price (50%) £</b>	<b>Deposit Required 5%</b>	<b>Gross Income required</b>
357,000	178,500	8,925	37,683
420,000	210,000	10,500	44,333
520,000	260,000	Not eligible	Not eligible

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

Thirty four surveys were returned to Action with Communities in Rural Kent by respondents who said they had a housing need. This section further analyses the housing needs of respondents who completed Section 2 of the survey.

7 respondents said they need housing now, 13 respondents in the next 2 years and 14 respondents in the next 5 years.

At this stage, some respondents may be excluded because they do not qualify for affordable housing, they do not want to stay in Hextable or they did not complete sufficient information for an assessment of their need to be made.

### **Assessment of the 7 households seeking housing now**

1 respondent was excluded because they did not want to stay in the parish.

#### **The 6 households seeking housing now are:**

##### **Household type:**

Single person	2
Couple	2
Family	2
Other	-

##### **Current housing:**

Owner occupier with/without mortgage	3
Living with relatives	1
Renting privately	1
Renting from Housing Association	1
Tied tenancy	-
Other	-

##### **Older person/person with disabilities?**

No	3
Yes, older person	-
Yes, older person with disabilities	2
Yes, person under 55 with disabilities	1

**Income:**

Under £10,000	-
£10,000 - £15,000	-
£15,000 - £20,000	1
£20,000 - £25,000	3
£25,000 - £30,000	-
£30,000 - £35,000	-
£35,000 - £40,000	-
£40,000 - £50,000	2
£50,000 - £60,000	-
£60,000 - £80,000	-
More than £80,000	-

**Tenure wanted:**

Affordable Rent	3
Shared Ownership	2
First Homes	-
Self-build	-
Owner occupation	2

**Amount available towards buying home £:**

12500	1
15000	1
300000	1
400000	1

**Analysis of need:**

- 1 x 2 bed affordable rent
- 2 x 3 bed affordable rent
- 1 x 2 bed shared ownership for older person with disabilities
- 1 x 2 bed level access older person/disabilities with on-site support
- 1 x 2 bed level access older person/disabilities without support

## Assessment of the 13 households seeking housing in the next 2 years

Two respondents were excluded for the following reasons:

- One respondent wanted a First Home but their income was too high to be eligible for any low cost home ownership option.
- One respondent was not an older household and wanted to buy an alternative property on the open market.

## The 11 households seeing housing in the next 2 years are:

### Household type:

Single person	6
Couple	3
Family	2
Other	-

### Current housing:

Owner occupier with/without mortgage	7
Living with relatives	2
Renting privately	2
Renting from Housing Association	-
Tied tenancy	-
Other	-

### Older person/person with disabilities:

No	5
Yes, older person	6
Yes, older person with disabilities	-
Yes, person under 55 with disabilities	-

### Income:

£10,000 - £15,000	3
£20,000 - £25,000	1
£25,000 - £30,000	1
£30,000 - £35,000	2
£35,000 - £40,000	1
£50,000 - £60,000	3

### Tenure wanted:

Affordable Rent	3
Shared Ownership	2
First Homes	3
Self-build	2

---

Owner occupation 5

**Amount available towards buying home £:**

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10000 1

---

20000 2

---

400000 2

---

750000 1

**Analysis of need:**

1 x 1 bed affordable rent

1 x 2 bed affordable rent

1 x 3 bed shared ownership

1 x 1 bed first home

1 x 3 bed self-build

2 x 2 bed owner occupation for older household

1 x 4 bed self-build for older person

1 x 2 bed level access accommodation for older person with on-site support (owner occupation)

2 x 2 bed level access accommodation for older person without support (owner occupation)

**Assessment of the 14 households seeking housing in the next 5 years**

One respondent was excluded because they were a younger owner occupier seeking to buy another property on the open market.

**The 13 households seeking housing in the next 5 years are:**

**Household type:**

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Single person 7

---

Couple 6

---

Family -

---

Other -

**Current housing:**

---

Single person 7

---

Couple 6

---

Family -

---

Other -

**Older person/person with disabilities:**

---

No 3

---

Yes, older person 7

---

Yes, older person with  
disabilities 3

---

Yes, person under 55 with  
disabilities -



**Income:**

Under £10,000	1
£10,000 - £15,000	1
£15,000 - £20,000	1
£20,000 - £25,000	2
£25,000 - £30,000	5
£30,000 - £35,000	1
£40,000 - £50,000	1
£60,000 - £80,000	1

**Tenure wanted:**

Affordable Rent	3
Shared Ownership	-
First Homes	3
Self-build	-
Owner occupation	8

**Amount available towards buying home £:**

20000	1
25000	1
48000	1
200000	1
500000	1

**Analysis of need:**

2 x 1 bed affordable rent

1 x 2 bed affordable rent

1 x 1 bed level access for older person with support – owner occupation

1 x 1 bed level access for older person without support – owner occupation

3 x 2 bed level access for older person without support – owner occupation

1 x 1 bed owner occupation for older people

3 x 2 bed owner occupation for older people

1 x 3 bed owner occupation for older people

## **8. SUMMARY OF FINDINGS**

The summary is divided into two sections: summary of the need for affordable housing and summary of the housing need for older owner occupiers.

### **8.1 Summary of the need for affordable housing**

The survey has identified a need for 11 affordable homes for 4 single people, 1 couple and 6 families. The respondents all indicated strong local connections to Hextable; 10 currently live there and 1 lives outside but wishes to return. One of the respondents is an older household with disabilities.

The 11 respondents in need of affordable housing currently live in the following types of housing; 6 respondents are living with relatives, 3 are renting privately, 1 is renting from a Housing Association and 1 is an owner occupier. 3 respondents are registered on the Sevenoaks District Council Housing Register or the Help to Buy Register.

Taking into account the council's adopted Allocations policy and eligibility criteria/affordability of Shared Ownership and First Homes, the mix of accommodation that respondents would be eligible for is:

#### **Affordable rented**

3 x 1 bed affordable rent

3 x 2 bed affordable rent

2 x 3 bed affordable rent

#### **Shared Ownership**

1 x 2 bed (for older household with disabilities)

1 x 3 bed

#### **First Homes**

1 x 1 bed first home

#### **Additional Housing Need Identified**

1 x 3 bed self-build

## **8.2 Summary of the need for alternative housing for older owner occupiers**

The survey has identified a need for 18 homes for older owner occupiers wanting to downsize/move to more suitable housing for their needs. They are 9 single people and 9 couples.

The respondents currently live in Hextable. They are not registered on the Sevenoaks District Council or Help to Buy Registers.

Reasons for wanting alternative accommodation include the need for a smaller home, difficulty maintaining home and present home too expensive.

The respondents wanted the following type of accommodation to purchase on the open market:

- 1 x 1 bed owner occupied home designated for older people
- 5 x 2 bed owner occupied home designated for older people
- 1 x 3 bed owner occupied home designated for older people
- 1 x 1 bed level access accommodation with support
- 2 x 2 bed level access accommodation with support
- 1 x 1 bed level access accommodation without support
- 6 x 2 bed level access accommodation without support
- 1 x 4 bed self-build

## 9. APPENDIX H1

### **Question 10. Please use this space if you wish to explain your answer to Q9**

Small and local people in Hextable get our support only.

A retirement village set up would be much appreciated, small dwellings allowing pets without care home fees.

Definitely no high rise buildings.

The reason I think everyone lives in Hextable is because it is small and surrounded by green space. The more housing that gets out in takes that away. Plus, we do not need any affordable housing.

Not enough housing for single people or elderly (e.g., 1 bedroom) so people stay in their larger properties.

Help young people, leave the old in London, they have no connection to Hextable.

Affordable housing should always be available for all generations.

Housing for returning (or remaining) people should not be sold or shared ownership. It should remain available in perpetuity as affordable rentals, run by the council or housing association.

I would support this but not on green belt land and only if local resources like doctors and schools were supported.

Yes, for older people important that we support our local residents.

How would you ensure connections are genuine and prioritise these people?

Older people wishing to move nearer their families.

I presume you mean sheltered housing/care home similar to Emerson Home, Rowhill Road.

We already have two in close proximity.

House prices are high in Hextable, so affordable housing is important to support a growing community.

I feel that the older generation are often overlooked and not catered for. These people would then free up their often bigger homes for families.

As long as it was well designed and on a brownfield site.

Developers want to maximise profits by building large family houses with small garden and inadequate parking.

People buy bungalows to convert them. Single people, couples and disabled people need suitable housing too.

Accommodation for elderly people needs to have big enough bedroom for any machinery/equipment needed e.g., oxygen machine.

Transport links are poor. There are not enough GPs, the practice is over capacity as it is. Lack of parking.

Overcrowding.

Hextable is getting too big, no more building.

Depends on site and location.

Total lack of infrastructure. Impossible to get doctor's appointment.

We moved here for the green spaces and small village feel. We would not encourage new developments.

Hextable is big enough now if it expands again, it will be a town.

Not sure whether there is space, we really value our green areas in Hextable.

Limit expansion to protect green spaces around the village, local doctors already struggling to serve the existing residents.

This is something we would definitely support. We would like to downsize to a bungalow/apartment but there is nothing suitable especially in a price range that we could afford.

I think we need affordable housing for young and old. It would also be good to have something to offer young adults (single people).

Only if the development is exclusively for people with a strong connection to Hextable. Properties should either be run by the council or Housing Association own the freehold. With some open space as part of the freehold. No flats or multiple occupation. Development should only be on brownfield site.

Most of the affordable apartments are not in this area. Many have been built but all very very expensive to live in. I discovered this myself it caused difficulties which were not expected.

My mother has recently moved to Hextable to be nearer her family due to her disabilities. If local housing was available that would be great.

My answer is yes with the understanding that any green belt around Hextable is unaffected. With the understanding that it is replaced by a building area and not created a one. With the understanding that local services increased with population e.g., doctors, dentist etc.

I would like to move 72 now, direct neighbours awful, quote rude. do not care about anyone but themselves. Nosy. I back onto sheltered flats, wait until they get older!

Small houses: not flats. Two double bedrooms / two bathrooms / carparking space.

Many older people would like to downsize but would not want to go into a flat or sheltered accommodation. Therefore, a development of small bungalows / maisonettes would be welcome.

I would support a small development of affordable housing for older people in the area. This way people could downsize and make more larger homes available for younger people with children.

I have no objections to affordable housing in the parish as long as parking is also given as a priority to any new developments.

GPs are overstretched at present. This would add to the problem. Also, hospitals would need extra capacity.

Just added an old people's home.

Not only for people with connections to Hextable

One 'small 'development leads to another, then another etc. The parish of Hextable is small and has the right balance of housing/green space currently.

I would only support new housing if we had the infrastructure around to support the community. Doctors, bus services, schools, hospitals etc.

It is very sad when elderly people move away for financial reasons. More affordable housing would certainly help with those who have family here and wish to return.

Only if infrastructure to support was in place

This is a scenic rural area. I would not wish to see further development.

There are already sites within Hextable for these purposes. The village does not need to be any more developed.

Green Belt means no development.

Feel already plenty of retirement options in the village and have endured building works.

Hextable is so busy with car parking everywhere, outside school by the church, ships we need lots of double yellow lines here!

If the site of a building was in the right place and not on green belt land

Want to keep green spaces

There are not enough services for any more people. Doctors, schools, buses etc. Plus, Hextable is a nice village.

There is a lack of properties into which older residents can relocate. I have lived in Hextable since 1964 and have watched it grow but now most of the bungalows that were previously available have been converted into houses, some more ugly than others!

It is virtually impossible to downsize to a bungalow of a good standard, at a reasonable price in this area.

I support this because not every older person can afford to go into the current housing for elderly people in the area. Also, if I myself needed to move for health reasons as I have a lifetime lease, I would have no money from the sale of my flat.

Would prefer housing for older people

This is a lovely village, and I don't believe we have enough to offer a new development.

Not anti this completely but don't think Hextable is ideal position for older people due to lack of expensive transport options and few amenities

Hextable is big enough, not enough infrastructure, buses, schools, doctors

We are located within the greenbelt, should this be reason enough

The doctors can't cope as it is so adding more older people would make it worse, unless additional GP facilities were also made available.

As long as it is near to shops or bus route

Village is too small not enough infrastructure to support the existing homes and residents

Support with a proviso that local medical services were increased to cope with more elderly people.

Why always older people? It is the first time buyers that need help (I am 77).

Old Hextable School Ground

The retirement village in Rowhill Road is lovely but expensive for elderly residents. It is very difficult for youngsters to get on the property ladder due to high cost of housing and very few apartments.

Because there is not enough infrastructure to support any more buildings for any age group.

I would expect most older people would downsize given the opportunity to stay in the current location. Needs to be affordable downsizing so that friends can help.

They have moved closer to London so they can afford the travel to work. Moved in with partner to rented flat.

Hextable is a small and lovely village. If there are concerns about housing for older people, then why grant planning permission for bungalows to be destroyed / altered into houses with upper floors? Bower Road had 3 building sites concurrently in recent years in close proximity. Residents had their drives blocked by vans and lorries for hours at a time with the drivers going off. People wishing to move into bungalows in the village can't.

I moved here from Erith to enjoy a 'village' atmosphere already there has been a nursing home build and joining up of Hextable and Swanley seems to be slowly happening. I also believe within the future plans there are many identified developments!

Hextable is slowly running out of green space which is one of the things that attracted us to the area. After the huge extension allowed to the Lower Road travellers site, I think that's enough.

Hextable population is already geared to old people, affordable housing should be made available to the under 30s or those starting families.

I would as long as it's not too big. The example in Painters is perfect

Unsure what is meant by 'support' is this being in favour of financially supporting?

The development proposed for Top Dartford Road was too extensive and a blot on the landscape. What is needed is a small bungalow development for people to move to. Hextable already has Emerson's unsuccessful case.

Emersons Park has not long been finished and there are at least 3 homes (flats, warden assisted) places in Swanley. It's already difficult to walk on the non-pathways now because of parked cars and the grass verges have become car parks.

Affordable housing to keep communities together. We are hoping the younger members of the family will move back from abroad to stay with us. We think longer term they would like to move to their own property locally. Stop trying to make Hextable bigger, clue is in the word village. You've already allowed extension to the illegal camp on Lower Road. Ordinary law abiding people can't just build anywhere they want. Stop letting the community down. If it was for older people yes.

There is no way more housing can be built in Hextable without adversely and permanently altering the village. Free housing causes demographic changes to an area that cannot be reversed.

Present sheltered housing development not within the financial reach of most local people

Whilst there are already in Swanley/Hextable retirement homes, a 1 bedroom flat in one of these homes can be very expensive and feel there is a need for more individual accommodation to be made available such as flats, bungalows that are not part of a complex such as the Churchill Homes or McCarthy and Stone which are basically run for profit. My husband is 57 and I am 54 and we would love to have an over 55 flat as I have profound hearing loss and living in private rental. It is not good as they move you on when they sell, had this twice in 10 years and the hearing equipment that's set up needs redoing each time, I can't hear smoke alarms!

Retired bungalows or apartments reasonably priced.

There should be affordable housing for young people, there seems too many elderly homes being build and not enough flats for young people, mostly people that are buying the retirement places don't live in the area.

Yes, I think new house and flats need now in this area. This will also improve local business and transport links. We need more shops especially better bus (red bus) from our area as current bus service is pathetic (sorry) and not everyone can afford a car.

Think there needs to be more bungalows developed for those that want to downsize or struggle with stairs to being elderly or frail

In the right place and a small number only

I am eighty years old and have no relatives living in the area, when my physical abilities begin to fail, I will need to move to somewhere where I can be looked after.

I have no objection as long as they are existing Hextable residents

Too few affordable properties for older people to downsize in the village, recent development 'Emersons' is very expensive

My daughter is 30 - full time social worker, no children, partner purchase is near impossible due to deposit but can afford mortgage.

Because we have bought here for a village feel not a town. Otherwise, we would have bought somewhere else. We can't even register at the doctors now let alone more houses.

There is a lack of affordable property for singles or couples including starter homes. This forces the young to leave the area. There is a need for small single or double bedroom bungalows for the elderly. As an alternative to the retired living developments with very high costs and fees.

Hextable is a very popular area to love for all ages, but older people tend to move here for the rural/peaceful country aspect which is also accessible to other towns nearby. There is a definite need for more affordable properties in this area.

Would support development of affordable housing if the development was not specific for older people.

I have been looking to downsize for some time, but nothing has become available that's suitable.

If needs require a small development of affordable housing, this can only benefit local residents

Need help to look after mum

There are no sites suitable for this. Hextable is a small village, and the current green areas should be kept not built up.

There is no more space to build in Hextable

We would support affordable housing for older people if this is stuck to and done properly with consultation of the parish.

There are already lots of people in Hextable who have more rooms than necessary, but we love our homes. Housing for older people has connotations if it's like some places it will cost as much as ordinary houses.

As the population grows older, we must be prepared to accommodate this shift.

However, I don't know how these people could be defined or identified.

There is no room to expand without joining adjacent towns and villages. The answer is new towns not expanding existing ones. Good transport links and infrastructure will aid family support networks etc.

Traffic around Hextable is already too busy.

Yes - like the panthers but not another retirement village

No doctors to cope with more people

## 10. Appendix H2

### **Q11. Please state any sites you think might be suitable for a local needs housing development in Hextable**

Hextable Parish Council site

None

No

The traveller / Gypsy site on Lower Road

Anywhere but the fields across from Lower Road, they are too beautiful!

The land in new barn road bordering Swanley park would be suitable. Also, the playing fields off college road.

No greenbelt, somewhere that doesn't cause traffic issues.

The site of Hextable Comprehensive School.

The old secondary school site in Egerton Avenue.

The Hextable Comprehensive School Site Egerton Avenue, the Old Nursery ground behind Hextable Gardens.

Consider facilities in the area, schools, doctors etc and transport.

None

Farmer's field on Lower Road opposite Laura Drive. Farmers field; Top Field, Dartford Road just past Herbert Road.

Hextable School Grounds.

Old Nursery, Egerton Avenue

None, enough housing in Hextable.

None, protect the green spaces locally!

Hextable secondary school site, fields side of avenue limes industrial site off Egerton Road and wither end of Hextable village.

None, already balance of green spaces to buildings.

Maybe Hextable Secondary School, although I feel a new secondary school would be good for my grandchildren as they could walk to school.

I can only think of the old Secondary School, but I am inclined to think this should be obtained for a time when there is a need for a school in Hextable. In general though I oppose future development in Hextable but see a case for older residents to downsize.

Don't know.

None

Oasis School, Egerton Avenue. (Not the Howard Centre and parking was allocated to the centre)

If Hextable School is to be built on it would be suitable for this type of accommodation as fairly central to the village centre.

Lower Road Hextable

None comes to mind as I have only just moved to the area, but it must be brown land and not greenspace.

Parish site

The unused parts of the secondary school, next to The Howard Venue.

Space both sides of the road back to centre of village i.e., post office.

None, greenbelt only.

Hextable School

None

Empty land opposite travellers' site in Lower Road next to Lower Road.

I do not know.

None

None

None

Since Sevenoaks District Council has already implemented a Call for Sites and the answers they have received from Landowners and Developers have been checked and those suitable having been approved, then there should be no additional areas available for building. The approved areas were as follows: College Road Nurseries, 57 Top Dartford



Road, Furness School Complex, Saunders site, Secondary School, Rowhill Farm, Dartford Road, Egerton Nursery. Therefore, any provision for retirement homes should be included with one or more of these sites.

Chandler's Nursery, College Road, Hextable

Chandlers Nursery in College Road, Secondary School in Egerton Avenue

Local young need a start and there may be a need for housing older people giving independent living rather than care home type facilities which are already in the area.

The unused school on Egerton Avenue

Corner plot College Road, Maylons Road 'Kardinya'

Where the traveller site is, which seems to have doubled in size?

Greenbelt. Flats = antisocial behaviour, I know this from my upbringing.

Sorry don't know

The travellers site.

No

Don't take green belt / farmland

Woodland / wasteland adjacent to Swanley Park.

Broombank School have given back to KCC part of their land. Please please preserve Hextable as a village and not another development site.

If no plans are afoot to re-instate the Hextable School (which I believe there is a need for), then some of that space.

Unsure

Egerton Ave or Secondary School

None, this is a village not a plaything for councillors to use, so areas are not used near them. Try caring for the locals for once!

Hextable Secondary School Grounds (now closed)

1) Lorry Park off Egerton Avenue 2) Land between Puddledock Lane near exit onto main road in Hextable and drive leading to Rowhill Grange 3) Hextable School is unlikely to be returned and reused for educational purposes, the land it now occupies (excluding the Howard Centre could be suitable for a small development of older people.

Not sure, lots of green space.

Sadly, can only be small pockets of land left in and around Hextable

The fields opposite each other at Top Dartford Road. I think this is going to be another care home which we have enough in Hextable and Swanley.

There is big land near school on main road

Egerton Nursery in Egerton

More smaller homes for new to a mortgage people

Behind Hextable Gardens and the derelict nursery in College Road.

Lower Road, Top Dartford Road at edge of village

None

Site to rear of 3 College Cottages which is previously developed land. This could be available for retirement homes, affordable housing and private housing.

Egerton Nursery Site

Not any of the greenspaces including old school playing fields

Top Dartford Road and surrounding areas.

The plot of land goes along Lower Road next to the last houses and goes up to to Top Dartford Road. By /around Sutton Athletic.

None

Where the dilapidated greenhouses are adjacent to the heritage centre

There are none. We keep building on our green spaces

The site of the old secondary school on Egerton Avenue provided its limited in number of houses and done with consultation with the whole of Hextable

That is the problem housing should be built on pre-used sites not agricultural land we need all the food production we can get in the UK

What is happening to the site where the shard used to be? I don't want any parkland or greenbelt, or village green areas build on nor farmland.

The old school site must be kept as an important community asset - Howard Avenue

Get rid of the commercial site in Egerton Avenue

The site of the old Hextable Secondary School, not agricultural land.

### **11. Appendix H3**

#### **Q27. Please tell us in your own words why you need to move and what is preventing you doing so**

Ageing will be unable to manage in near future as home too big.

Affordability / deposit

Need to move as son leaving home in Aug/Sept 22. Rent too high on me and husbands wages, at this rate could never retire. We want to stay in Hextable, but rentals are still too high for us when son leaves. I have profound hearing loss.

House is larger than our needs, unable to move for the foreseeable future due to the fact that my husband has Alzheimer's and change will make his condition worse. Can raise full amount for deposit.

My granddaughter lives at home with my daughter and her husband, and they have just had a baby.

Lack of new homes in suitable location

House no longer fits lifestyle, split for general living with boisterous dog! Need main living spaces on same floor. Also need easier direct route into London for new job. Plus, dispute with neighbours over pigs in small garden damaging my fence and the associated noise, smells, waste, flies.

Rising cost of living 4/5 years to retirement

In need of a larger home due to ages of my children, I would love to stay in the village as my children attend school.

Less housing (affordable) options here

My family and I have relocated back to the UK and have been staying with my mother while my husband gets a visa which was completed but due to high rental costs we cannot afford to move out and stay close to my mother. Please note we relocated one and a half years ago. We have found the high rental costs far too expensive leaving us no option but to carry on living in an overcrowded bungalow or move out of the area which defeats the point of us relocating back to the UK!

I can't afford to buy my ex-partner out so have to sell the house and can't afford a property in Hextable as too expensive.

My parents are tenants, when they die, I am homeless, finances or lack thereof prevent me renting or buying myself

No other properties available in Hextable

I will need help with my daily living tasks when I get older. I am awaiting the results of tests before I move.

Lack of suitable accommodation

My husband passed away in Feb 2021 of covid, the loss of income is taking its toll. I am also having trouble getting up and down the stairs. So, I don't know how long till I can't get up and down the stairs and my low income. I am also deaf so now I have a dog to support my hearing.

Looking for bungalow and nothing suitable came up

I don't need to move at present but would like the opportunity to downsize to affordable property in the near future.

Deposit 25,000 plus just finished open University, have been in employment for the past 15 years, have been saving for the past 6 years

House prices too high

Nothing available in Hextable in my price range.

Non availability of retirement/sheltered housing locally

The cost and lack of suitable property

I am looking for a 3 bed property and there are very few that come onto the market in Hextable

Possibly selling family home due to separation. Would like to stay in Hextable to be nearer family and work (NHS).

But would not be able to afford a freehold property in the area myself.

I am currently single and work as a social worker earning £30,000. I cannot afford to mortgage anywhere close enough to work or anywhere in Kent really. So, I may as well continue to may my mum rent then renting elsewhere.

I need smaller accommodation all on one level with easy access and easier to maintain





20<sup>th</sup> June 2022

Dear Resident,

### Housing Needs Survey

Hextable 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 publically available.

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

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

Please take a few minutes to answer the survey. We would like to know your views even if you do not need alternative housing. THANK YOU. If you have family members who live elsewhere but who would like to return to live in the parish, please make them aware of the survey. Further copies can be obtained from 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 13<sup>th</sup> July 2022. 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,

Hextable Parish Council

# HOUSING NEEDS IN THE PARISH OF HEXTABLE

Please complete this survey on behalf of your household

## Section 1

<b>1. What type of housing do you live in?</b>			
<input type="checkbox"/> Private rented	<input type="checkbox"/> Shared ownership		
<input type="checkbox"/> Tied tenancy	<input type="checkbox"/> Owner occupier (with or without mortgage)		
<input type="checkbox"/> Living with relatives	<input type="checkbox"/> Other		
<input type="checkbox"/> Renting from Housing Association			
If Other, please specify	<input type="text"/>		
<b>2. How many bedrooms does your home have?</b>			
	<input type="text"/>		
<b>3. How many people live in your home?</b>			
	<input type="text"/>		
<b>4. How long have you lived in the parish?</b>			
<input type="checkbox"/> Less than 3 years	<input type="checkbox"/> 6-10 years		
<input type="checkbox"/> 3-5 years	<input type="checkbox"/> More than 10 years		
<b>5. Have any members of your family/household left the parish in the last 5 years?</b>			
<input type="checkbox"/> Yes	<input type="checkbox"/> No Go straight to Q9		
<b>6. If you answered Yes to Q5, please state what relationship they have to you.</b>			
<input type="checkbox"/> Child	<input type="checkbox"/> Parent	<input type="checkbox"/> Other relative	<input type="checkbox"/> Other
If Other, please specify	<input type="text"/>		
<b>7. Please indicate the reason why they left</b>			
<input type="checkbox"/> Lack of affordable housing	<input type="checkbox"/> Employment		
<input type="checkbox"/> To attend college/university	<input type="checkbox"/> Other		
If Other, please specify	<input type="text"/>		
<b>8. Would they return if more affordable accommodation could be provided?</b>			
<input type="checkbox"/> Yes	<input type="checkbox"/> No		
<b>9. 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 Hextable</b>			
<input type="checkbox"/> Yes	<input type="checkbox"/> No		
<b>10. Please use this space if you wish to explain your answer to Q9</b>			
<input type="text"/>			
<b>11. Please state any sites you think might be suitable for a local needs housing development in Hextable</b>			
<input type="text"/>			
<b>12. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?</b>			
<input type="checkbox"/> No. Please now go to the end of the survey	<input type="checkbox"/> Yes next 2 years		
<input type="checkbox"/> Yes now	<input type="checkbox"/> Yes next 5 years		

## Section 2. Housing Needs

If you or anyone living in your home is in need of alternative housing, please continue with this 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)

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

Myself

Someone else

14. If you're completing this form for someone else, please state their relationship to you and where they currently live e.g. son/daughter living 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 housing

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 given will remain confidential to Action with Communities in Rural Kent.

By completing my contact information I consent for my personal data to be held by Action with Communities in Rural Kent (ACRK) 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 ACRK.

15. Name

16. What is your full address?

17. What is your email address?

18. If you live outside the parish do you wish to return?

Yes

No

19. If you live in the parish do you wish to stay there?

Yes

No

20. What is your connection with the parish? Please tick all that apply

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

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

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

I am in permanent full time\*\*employment in the parish

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

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

I provide an important service in the parish that requires me to live locally e.g. unpaid carer, school crossing patrol etc

\* Immediate family = 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 the parish

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

Single person

Family

Couple

Other

If Other, please specify

**How many people in each age group need alternative accommodation? For example, if you have 2 boys aged 0-9, put 2 in the box labelled 0-9 under Males**

**22. Males**

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

0-9	10-15	16-19	20-24	25-44	45-59	60-74	75+
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**24. 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"/> Setting up home with partner               |
| <input type="checkbox"/> To be nearer family                  | <input type="checkbox"/> Need larger home                           |
| <input type="checkbox"/> To be nearer work                    | <input type="checkbox"/> Difficulty maintaining home                |
| <input type="checkbox"/> Retirement                           | <input type="checkbox"/> Sheltered accom. due to age/infirmity      |
| <input type="checkbox"/> Present home too expensive           | <input type="checkbox"/> Disability/disabled                        |
| <input type="checkbox"/> Need smaller home                    | <input type="checkbox"/> Cannot afford existing mortgage            |
| <input type="checkbox"/> Divorce/separation                   | <input type="checkbox"/> To move to a better/safer environment      |
| <input type="checkbox"/> Current home affecting health        | <input type="checkbox"/> Access problems                            |
| <input type="checkbox"/> Private tenancy ending               | <input type="checkbox"/> I am homeless/threatened with homelessness |
| <input type="checkbox"/> First independent home               | <input type="checkbox"/> Lodging                                    |
| <input type="checkbox"/> Other                                | <input type="checkbox"/> New Job                                    |

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

- |                                                               |                                                           |
|---------------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Owner occupier with/without mortgage | <input type="checkbox"/> Renting from Housing Association |
| <input type="checkbox"/> Living with relatives                | <input type="checkbox"/> Tied tenancy                     |
| <input type="checkbox"/> Renting privately                    | <input type="checkbox"/> Other                            |

If Other, please specify

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

- |                            |                            |                            |                            |                             |
|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5+ |
|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|

**27. Please tell us in your own words why you need to move and what is preventing you doing so**

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

- |                                                        |                                                                              |
|--------------------------------------------------------|------------------------------------------------------------------------------|
| <input type="checkbox"/> No. Please go directly to Q30 | <input type="checkbox"/> Yes, older person with disabilities                 |
| <input type="checkbox"/> Yes, older person             | <input type="checkbox"/> Yes, person under 55 years of age with disabilities |

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

- |                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Level access accommodation suitable for older person/people with disabilities (without support services) |
| <input type="checkbox"/> Level access accommodation suitable for older person/people with disabilities (with on-site support)     |
| <input type="checkbox"/> Do not need level access                                                                                 |

30. Which tenure would best suit your housing need? Please tick any that apply

- Affordable Rented - rent is 50% - 80% of open market rents
- Shared Ownership - part rent/part buy  
First Homes - owner occupation for first time buyers with a discount of 50% in perpetuity. At initial sale maximum price after discount is £250,000. Annual household cap of £56,250. A deposit of at least 5% would be needed plus other savings to cover the cost of moving
- Self-build
- Owner occupation in homes designated for older people

31. How many bedrooms will you need? Please note that for affordable rented housing, the size of property you will be eligible for is set out in the District Council's Housing Register Allocation Policy.

- 1                       2                       3                       4

32. 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"/> £25,000 - £30,000 | <input type="checkbox"/> £50,000 - £60,000 |
| <input type="checkbox"/> £10,000 - £15,000 | <input type="checkbox"/> £30,000 - £35,000 | <input type="checkbox"/> £60,000 - £80,000 |
| <input type="checkbox"/> £15,000 - £20,000 | <input type="checkbox"/> £35,000 - £40,000 | <input type="checkbox"/> More than £80,000 |
| <input type="checkbox"/> £20,000 - £25,000 | <input type="checkbox"/> £40,000 - £50,000 |                                            |

33. 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

34. 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 also 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 you must be registered with the Help to Buy agent. Please go to [www.helptobuyagent3.org.uk](http://www.helptobuyagent3.org.uk)

Information on this form will be used to provide a summary of the level of housing need in Hextable 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 13TH JULY 2022