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# Ash-Cum-Ridley

## Housing Needs Survey

### June 2022

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

With the support of:  
Ash-Cum-Ridley Parish Council Sevenoaks District Council

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## **1. EXECUTIVE SUMMARY**

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

A survey was posted to every household within the parish in April 2022. 2,734 surveys were distributed with 394 surveys being returned, representing a 14% response rate.

Analysis of the returned survey forms identified that 89% of respondents are owner occupiers. 81% 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 there were no properties for sale in Ash-Cum-Ridley, the cheapest property for sale under £500,00 within a ¼ mile of the parish was a flat for £235,000; to afford to buy this home a deposit of approximately £11,750 would be required and an income of £49,611. There were no properties available to rent in Ash-Cum-Ridley. The cheapest property found within 1 mile of the parish to rent was a 3-bedroom end of terraced house for £1,300 pcm; to afford to rent this property an income of approximately £52,000 would be required.

A need for 39 affordable homes, for the following local households was identified:

- 17 single people
- 6 couples
- 15 families
- 1 other
- 4 of the households are older people

The survey also identified the need for the following 19 older owner occupiers wanting to downsize/move to more suitable housing for their needs:

- 11 single people
- 17 couples
- 1 other
- The respondents all currently live in the parish.

The survey has identified a need for 39 affordable homes and 19 open market properties suitable for older households wanting to downsize/move to more suitable housing for their needs.

## **2. INTRODUCTION TO THE ASH-CUM-RIDLEY HOUSING NEEDS SURVEY**

The Rural Housing Enabler worked with Sevenoaks District Council and Ash-Cum-Ridley 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 Ash-Cum-Ridley Parish Council who agreed the format of the covering letter. A copy of the survey was posted to every household in the parish in March 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 22<sup>nd</sup> April 2022. All surveys received at Action with Communities in Rural Kent by are included in this report to allow for any postal delays.

2,734 surveys were distributed with 394 returned by this date representing a return rate of 14%

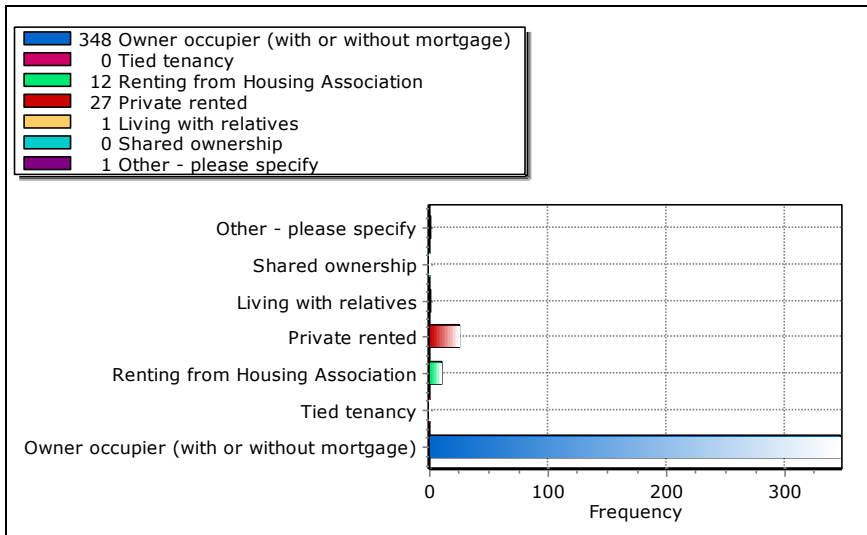
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

## 5. RESULTS

### Section 1

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

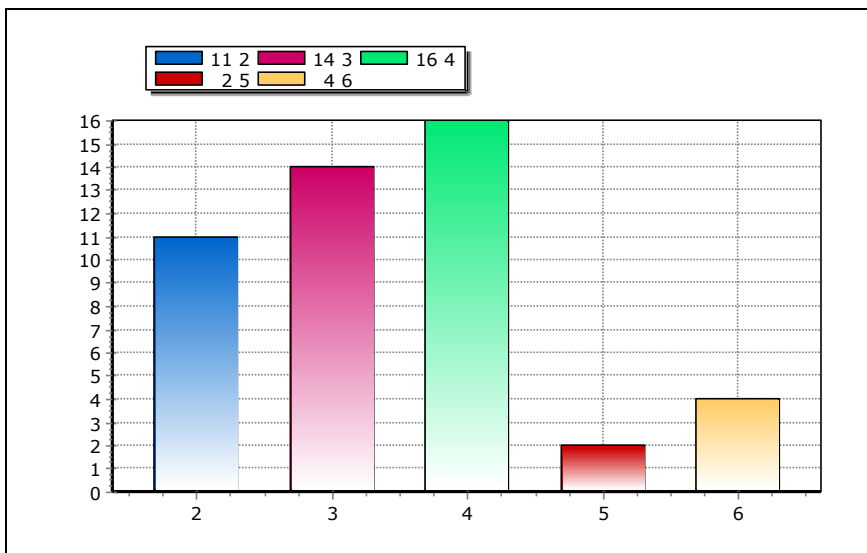
#### Question 1. What type of housing do you live in?



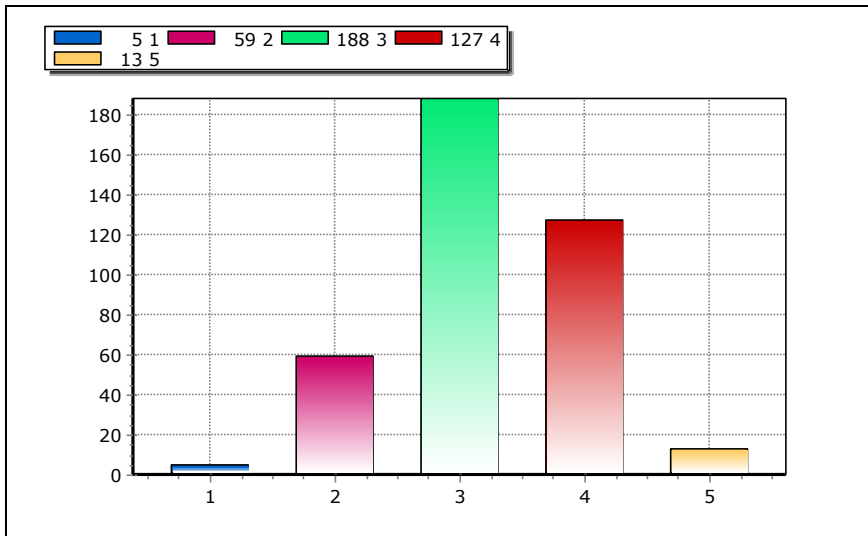
89% of respondents are owner occupiers.

#### Question 2.

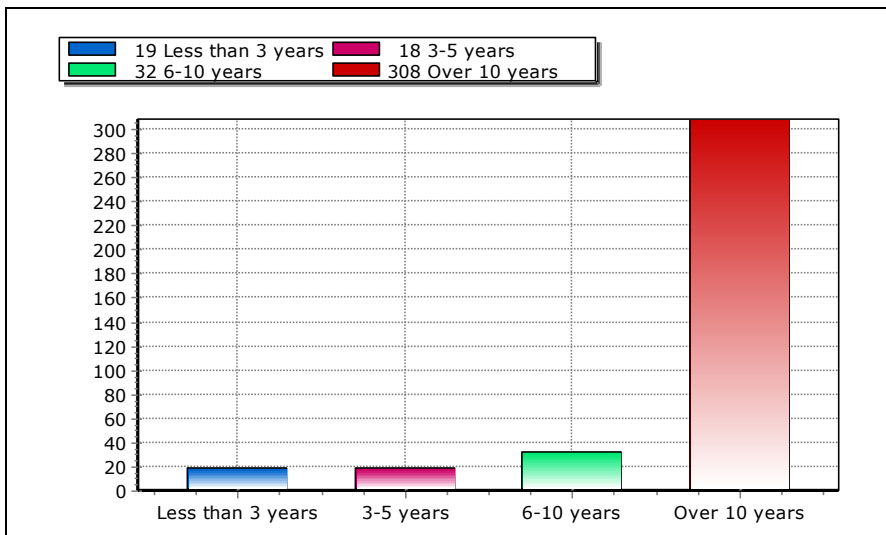
##### Number of bedrooms in your home?



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

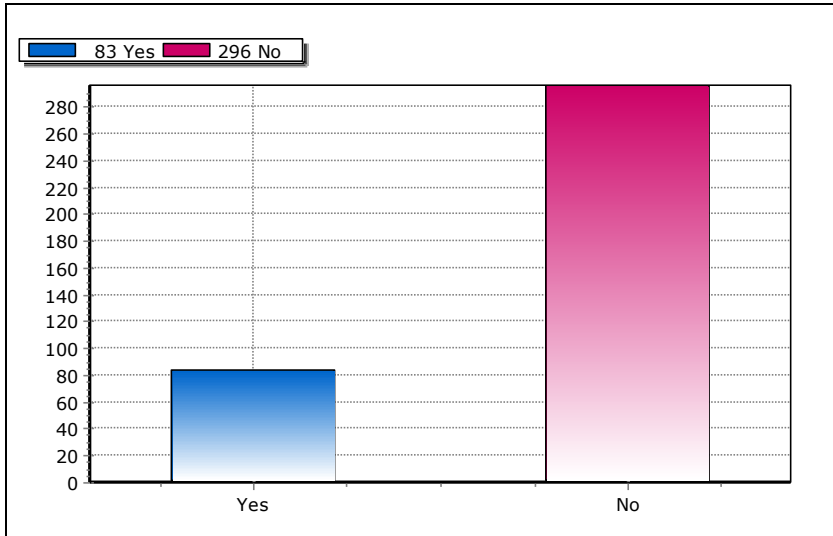


**Question 3. How long have you lived in Ash-Cum-Ridley?**

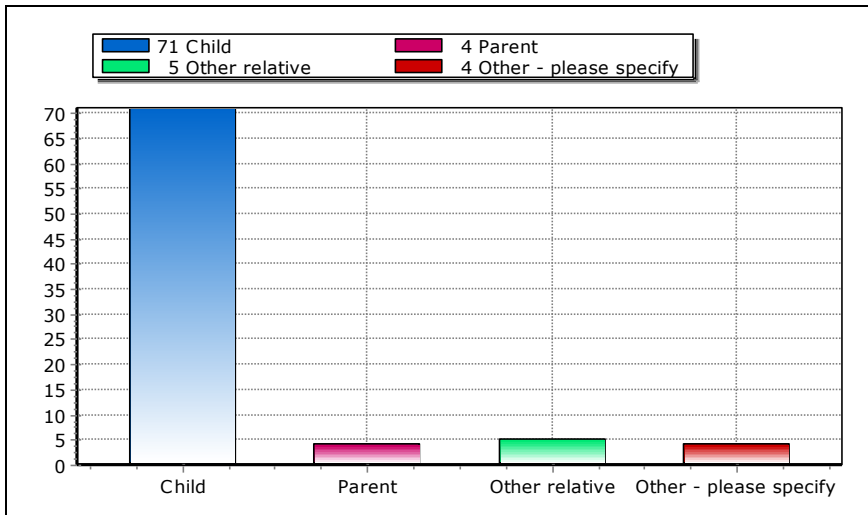


308 respondents (81%) have lived in the parish for over 10 years.

**Question 4. Have any members of your family/household left Ash-Cum-Ridley in the last 5 years?**

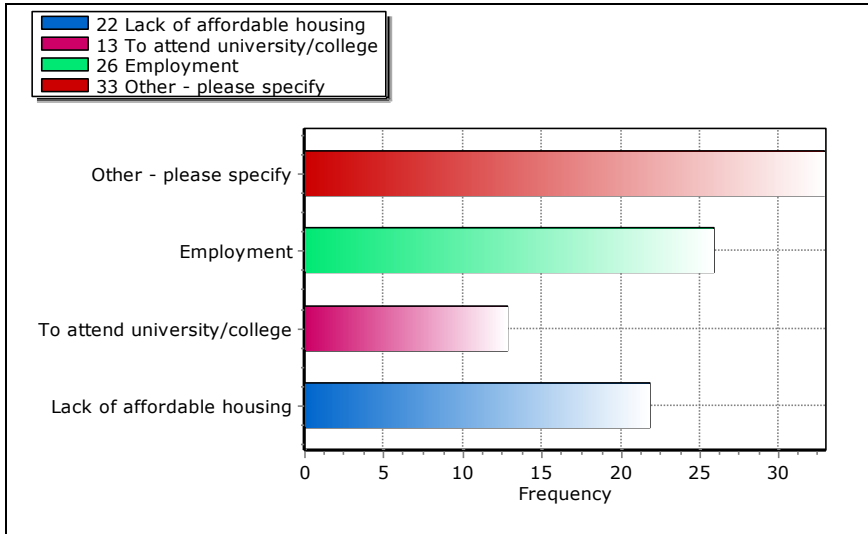


**Question 5. If you answered yes to question 4, please state what relationship they have to you.**



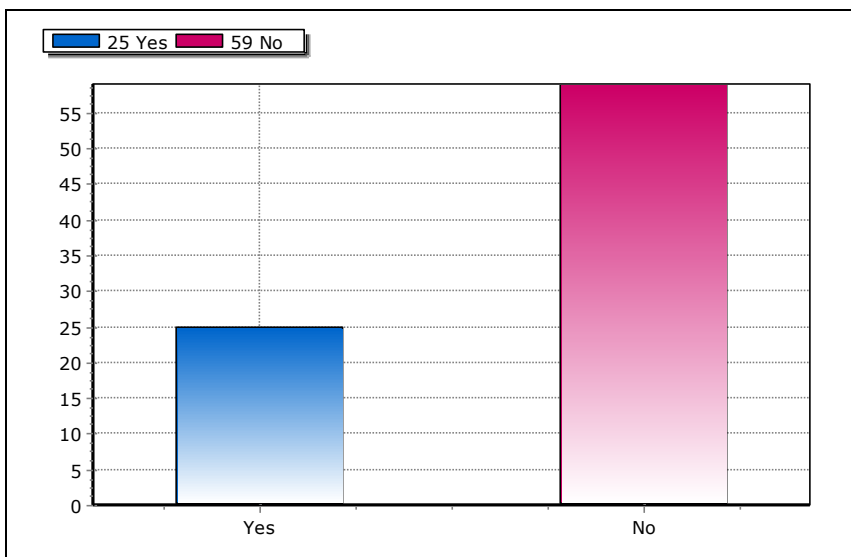


**Question 6. Please indicate the reason why they left.**

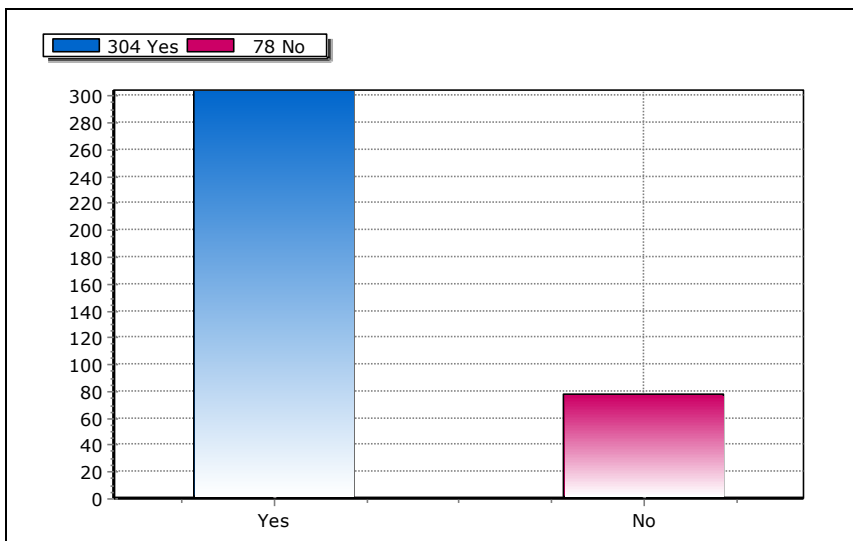


'Other' reasons include: moved since leaving university, moved to assisted living out of the area.

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



**Question 8. 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 Ash-Cum-Ridley?**



79% of respondents who answered the question (77% of all respondents) said they would support a development of affordable housing for local people.

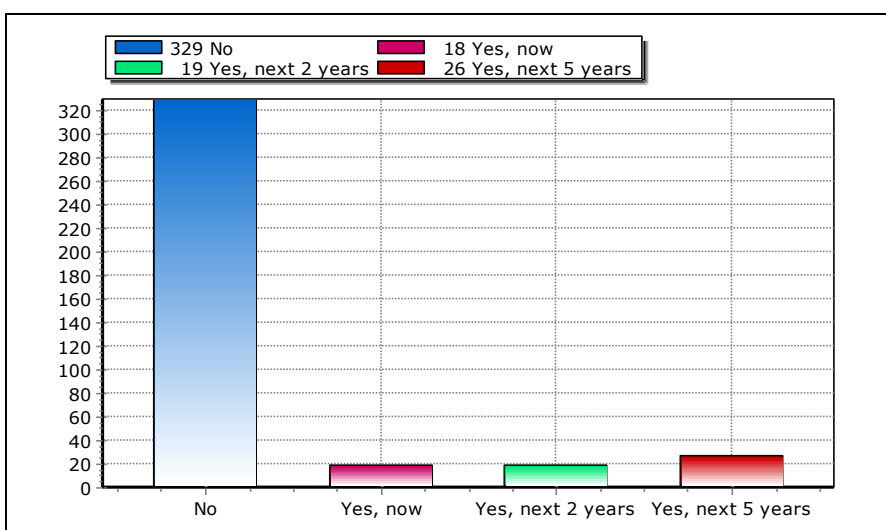
**Question 9. Please use this space if you wish to explain your answer to Q8.**

There were 188 responses to this question; a full list of responses can be found in Appendix A1.

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

There were 78 responses to this question; a full list of responses can be found in Appendix A2.

**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?**

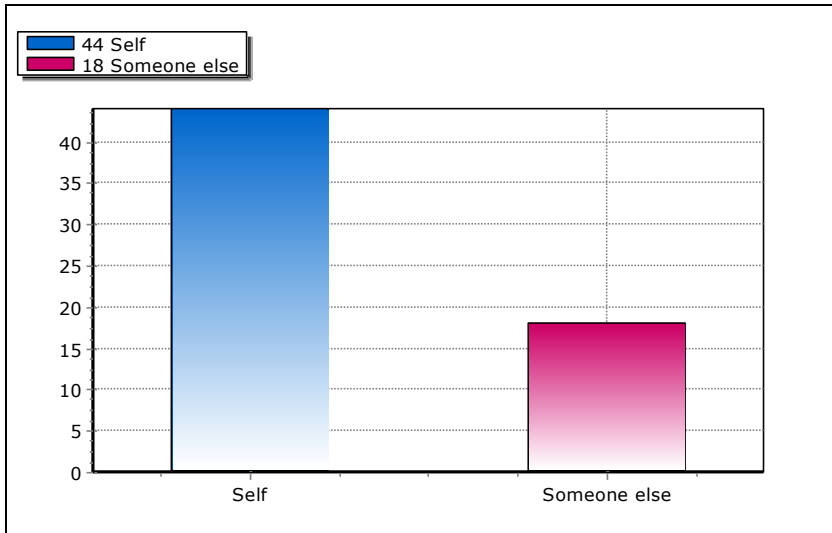


## Section 2 – Housing Needs

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

63 respondents completed section 2

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

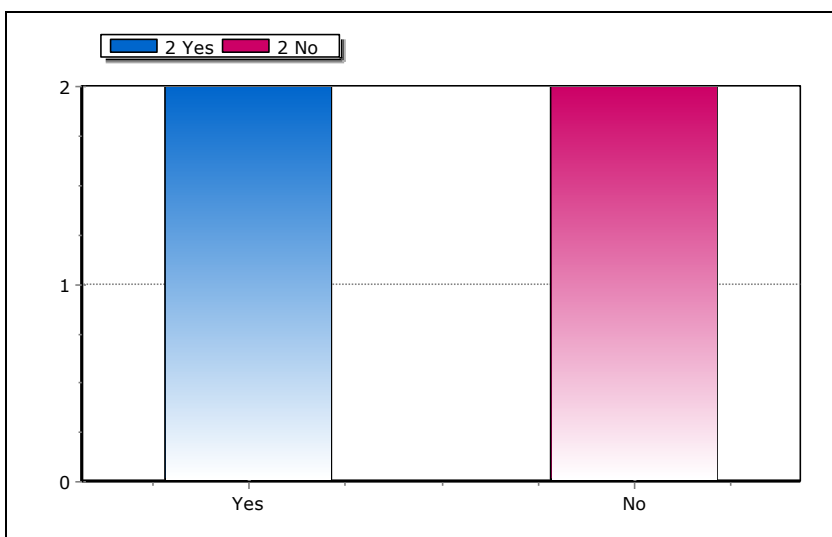


**Question 13. If you are completing this form for someone else, please state their relationship to you and where they currently live.**

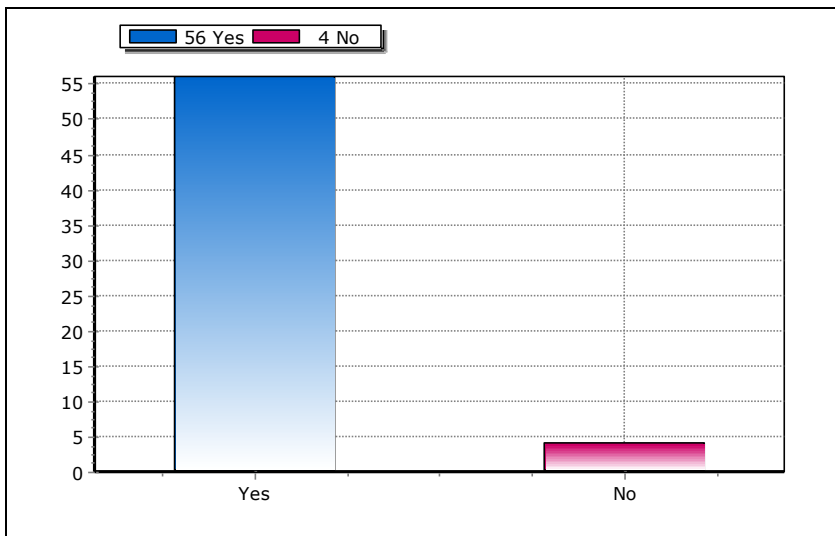
Respondents were mainly completing the form for their adult children living in the parental home or elsewhere.

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

**Question 15. If you live outside Ash-cum-Ridley, do you wish to return?**



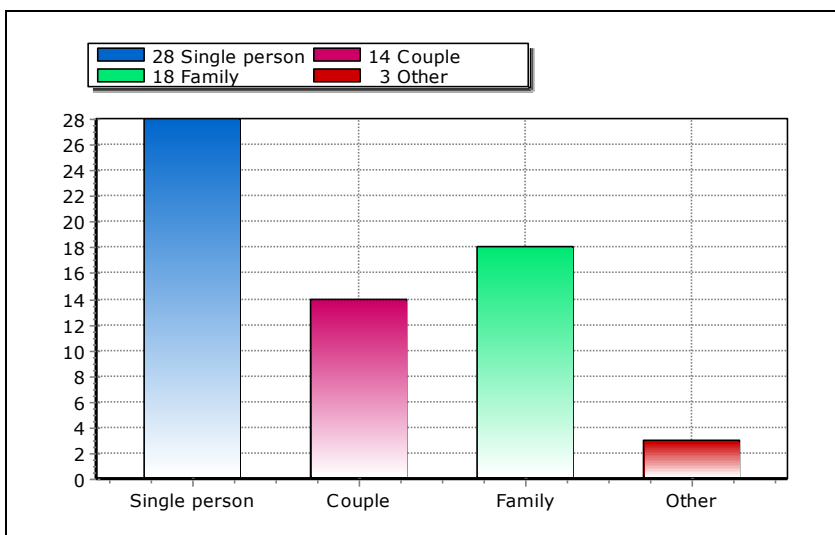
**Question 16. If you live in Ash-cum-Ridley, do you wish to stay there?**



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

Local connection	FREQUENCY
I currently live in Ash-Cum-Ridley and have done so continuously for the last 3 years	49
I have previously lived in Ash-Cum-Ridley and have immediate family who currently live there and done so continuously for the last 10 years	14
I have lived in Ash-Cum-Ridley for a total of 5 out of the last 10 years	21
I need to move to Ash-Cum-Ridley to take up full time permanent employment	1
I am in full time permanent employment in Ash-Cum-Ridley	4
I am full time self-employed, and the majority of my work is in Ash-Cum-Ridley	2
I provide an important service requiring me to live locally	6

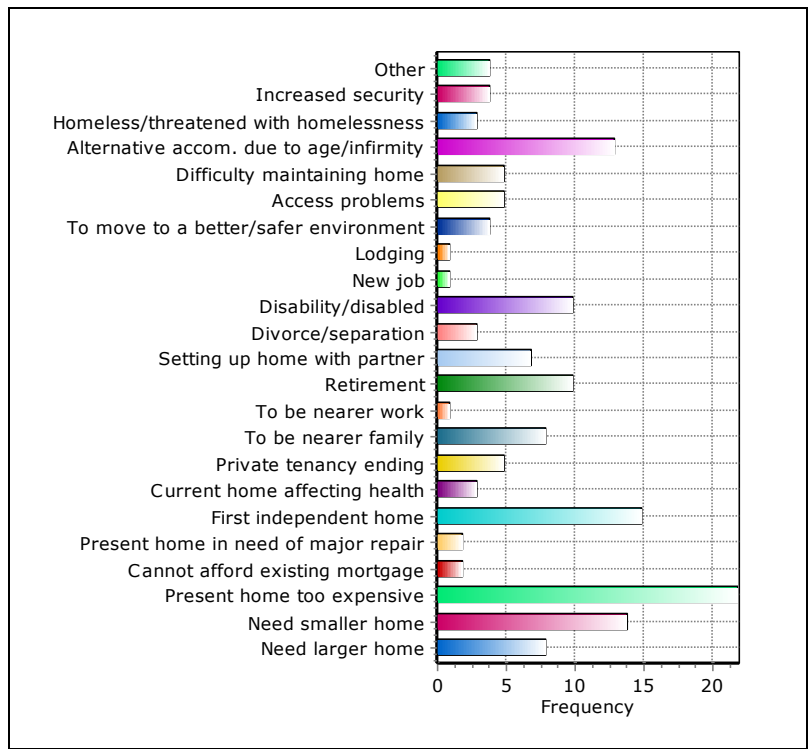
**Question 18. What type of household will you be in alternative accommodation?**



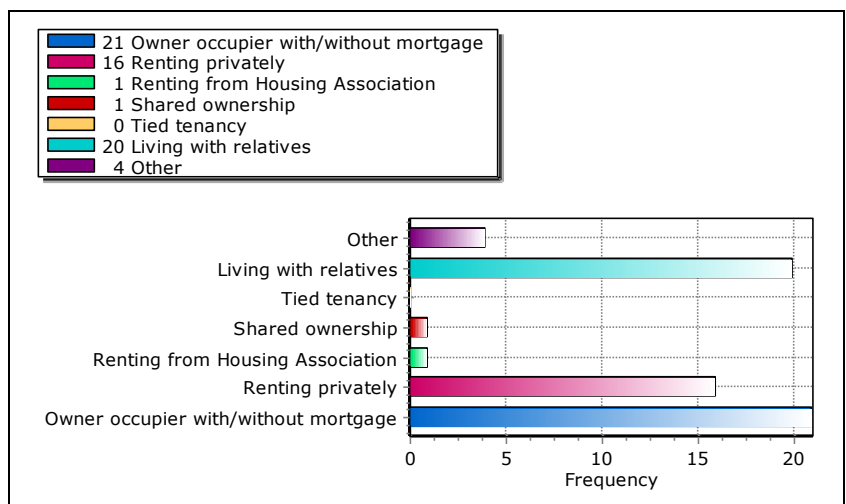
**Question 19. How many people in each age group need alternative accommodation?**

AGE	0 - 9	10 -15	16 - 19	20 -24	25 – 44	45 - 59	60 - 74	75+
<b>Male</b>	3	3	5	9	9	4	5	4
<b>Female</b>	5	4	6	5	18	7	16	3
<b>Total</b>	<b>8</b>	<b>7</b>	<b>11</b>	<b>14</b>	<b>27</b>	<b>11</b>	<b>21</b>	<b>7</b>

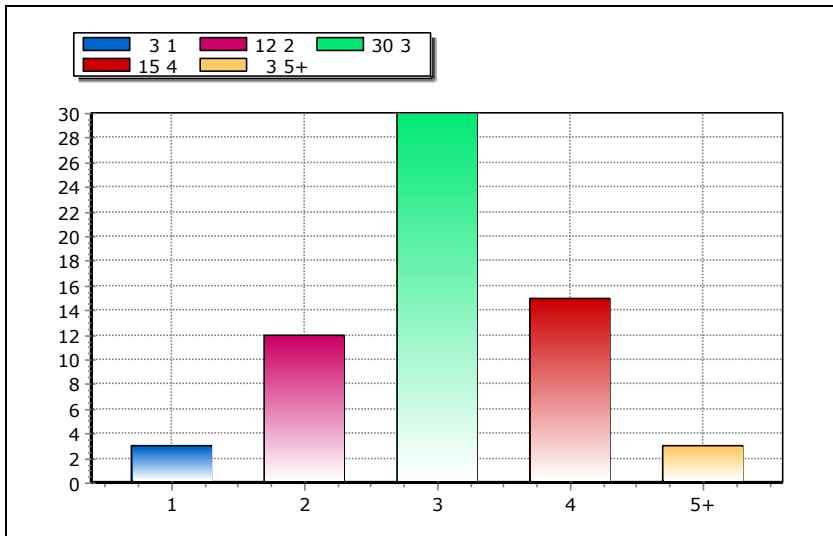
**Question 20. Why are you seeking a new home?**



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



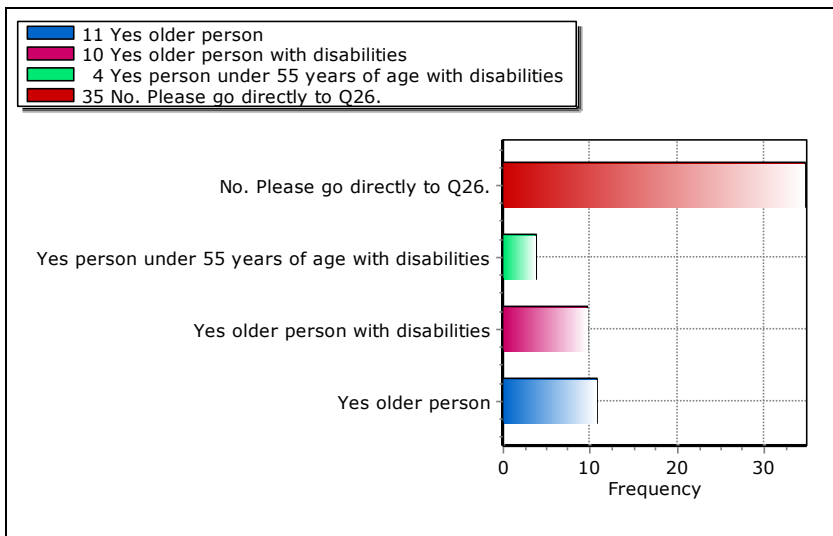
**Question 22. How many bedrooms does your current home have?**



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

There were 55 responses to this question. A full list of responses can be found in Appendix A3.

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



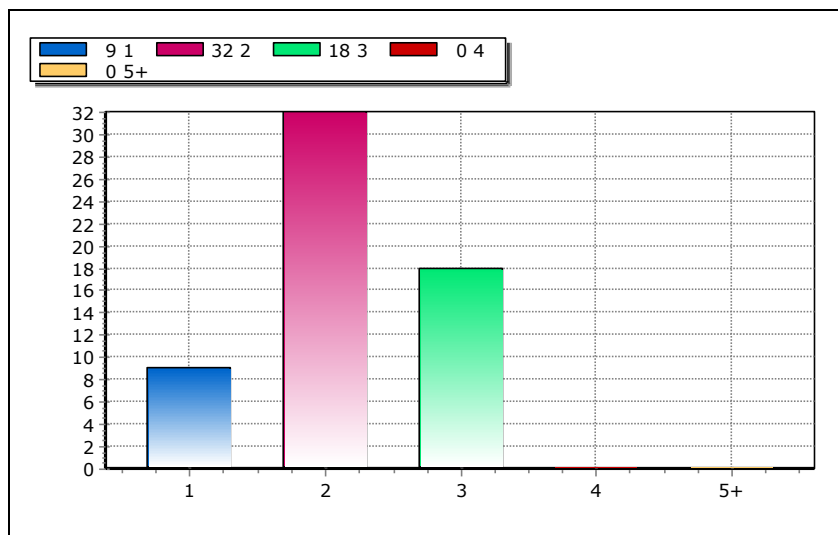
**Question 25. What type of housing do you need?** Only those respondents who answered Yes to Q24 were required to answer this question. The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing needed	Frequency
Level access accommodation suitable for older person/people with disabilities (without onsite support services)	15
Level access accommodation suitable for older person/people (with onsite support services)	3
Do not need level access accommodation	15

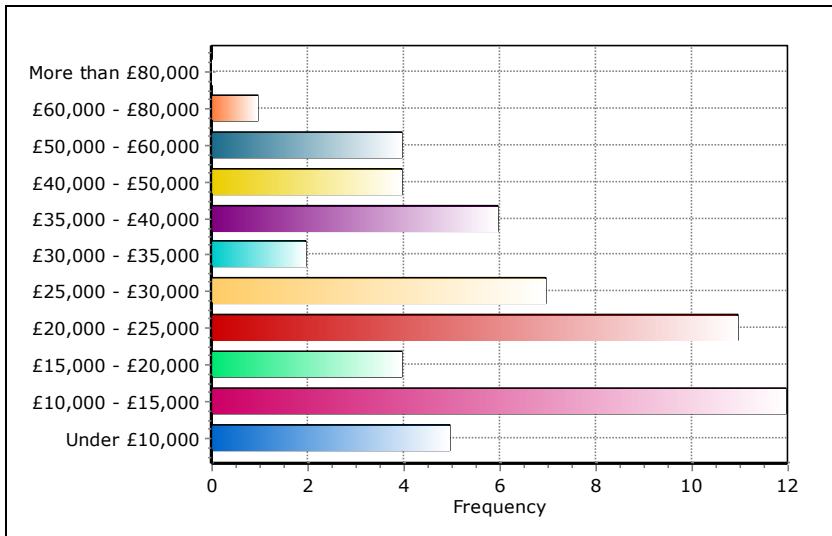
**Question 26. Which tenure would best suit your housing need?**

Tenure	Frequency
Affordable Rented – rent is 50%-80% of open market rents	26
Shared Ownership – part rent/part buy	16
First Homes – homes for owner occupation by first time buyers, that are discounted in perpetuity	19
Self-Build	2
Owner Occupation in homes designated for older people	15

**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 (one missing?)



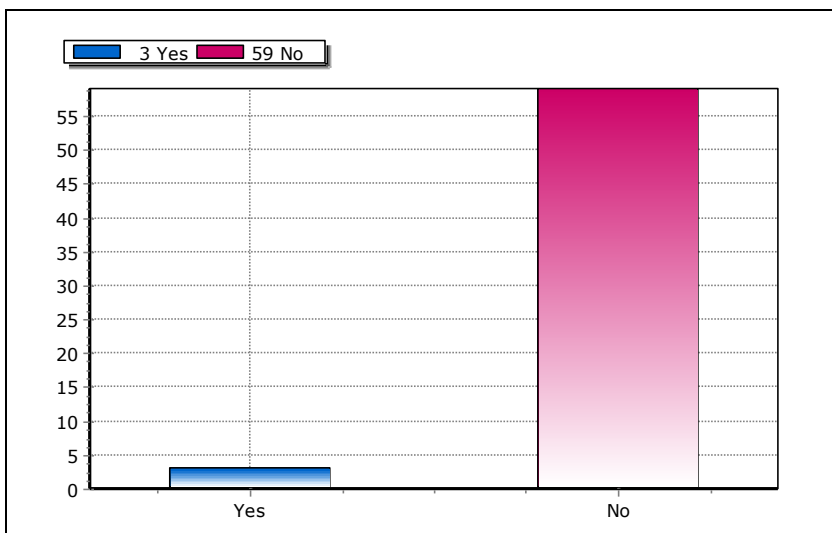
**Question 28. Please indicate the total gross annual income of the household in housing need.**



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

- 2 x 5,000
- 1 x 8,000
- 5 x 10,000
- 1 x 12,000
- 6 x 20,000
- 1 x 25,000
- 5 x 30,000
- 1 x 50,000
- 2 x 150,000
- 2 x 250,000
- 3 x 300,000
- 1 x 350,000
- 2 x 400,000
- 1 x 450,000
- 2 x 500,000

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





## 6. LOCAL HOUSING COSTS

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

### Property for sale

Searches of [www.rightmove.co.uk](http://www.rightmove.co.uk) which markets property for a number of leading local estate agents, in May 2022, found the following cheapest properties for sale (under £500,000) in Ash-Cum-Ridley and two properties in Longfield (within 1 mile of Ash-cum-Ridley).

Type of Property	Number of Bedrooms	Price £
Terraced house	2	270,000
Terraced house	2	349,000
Terraced house	3	350,000
Terraced house (Longfield)	3	350,000
Terraced house (Longfield)	3	375,000

### Property to rent

One property was available to rent in Ash-cum-Ridley:

Type of Property	Number of Bedrooms	Price £pcm.
Terraced house	3	1,500

### 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 3.9% (May 2022) 25-year mortgage term and is calculated using HSBC's mortgage calculator.

Type of Property	Price £	Deposit (5%)	Gross Income Level	Monthly Repayment
Terraced house	270,000	13,500	57,000	1215
Terraced house	349,000	17,450	73,677	1571
Terraced house	350,000	17,500	73,888	1576
Terraced house	350,000	17,500	73,888	1576
Terraced house	375,000	18,750	79,166	1688

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 1 property available in Ash-cum-Ridley.

Type of Property	Price £ pcm	Approx. Gross Annual income £
End of terrace	1,500	60,000

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

### **Affordable Rent**

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.

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

<b>Property</b>	<b>Price £ pcm</b>	<b>Gross annual Income £</b>
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**

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

18 respondents said they need a housing need now, 19 respondents said they have a housing need in the next 2 years and 26 respondents said they have a housing need in the next 5 years.

### **Assessment of the 18 households seeking housing now**

2 respondents were excluded for the following reasons: one respondent wished to relocate - they were also an owner occupier; one respondent did not specify their income or deposit available.

### **Assessment of the 16 households seeking housing now**

#### **Household type:**

9 x single people (3 of which are older households, 1 household is a person under 55 with a disability)

1 x couple (an older household)

6 x families (2 are households with a person under 55 with a disability and a family)

#### **Current housing:**

6 x living with relatives

5 x renting privately

1 x other (assisted living)

3 x owner occupier

1 x renting from housing association

#### **Income:**

1 x Under £10,000

4 x £10,000 - £15,000

1 x £15,000 - £20,000

5 x £20,000 - £25,000

4 x £25,000 - £30,000

1 x £35,000 - £40,000

#### **Tenure wanted:**

5 x shared ownership

10 x affordable rent

1 x owner occupation in homes designated for older people

#### **Deposit available:**

1 x 2,000

1 x 3,000

1 x 5,000

1 x 5,000

1 x 12,000

1 x 20,000

1 x 50,000

1 x 100,000

1 x 150,000

**Analysis of need:**

5 x 1 bed affordable rented (one of which is an older household)

5 x 2 bed affordable rented (a single person requiring 2 beds due to their occupation and a person under 55 with a disability and a family with a person under 55 with a disability)

3 x 3 bed affordable rented (a family with a person under 55 with a disability)

3 x older owner occupier

**Assessment of the 19 households seeking housing in the next 2 years**

Two respondents were excluded for the following reasons: both respondents did not wish to stay in the parish.

**Assessment of the 17 households seeing housing in the next 2 years**

**Household type:**

7 x single people (4 of which are older households)

3 x couples (2 of which are older households)

7 x families

**Current housing:**

3 x living with relatives

8 renting privately

1 x shared ownership

5 x owner occupiers

**Income:**

1 x Under £10,000

3 x £10,000 - £15,000

4 x £20,000 - £25,00

3 x £25,000 - £30,000

2 x £30,000 - £35,000

2 x £35,000 - £40,000

1 x £40,000 - £50,000

1 x £50,000 - £60,000

**Tenure wanted:**

8 x affordable rented

6 x owner occupation in homes designated for older people

2 x shared ownership

1 x First Homes

**Deposit available:**

1 x 8000

1 x 10,000

3 x 20,000

1 x 25,000

2 x 30,000

1 x 150,000

1 x 250,000

1 x 300,000

1 x 350,000

**Analysis of need:**

- 3 x 1 bed affordable rented
- 3 x 2 bed affordable rented
- 2 x 3 bed affordable rented
- 1 x 4 bed affordable rented
- 1 x 2 bed shared ownership
- 1 x 2 bed first home
- 6 x owner occupation in homes designated for older people

**Assessment of the 26 households seeking housing in the next 5 years**

Two respondents were excluded for the following reason: they did not wish to stay in the parish.

**Assessment of the 24 households seeking housing in the next 5 years****Household type:**

- 12 x single people (5 of which are older households and 1 is a person under 55 with a disability)
- 8 couples (3 of which are older households and 1 is a person under 55 with a disability)
- 3 families (one is a person under 55 with a disability and a family)
- 1 x other (an older person)

**Current housing:**

- 10 x living with relatives
- 3 x renting privately
- 10 x owner occupiers
- 1 x other (supported housing)

**Income:**

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

**Tenure wanted:**

- 1 x self build / first homes
- 1 x first homes / owner occupation
- 4 x owner occupation
- 7 x first homes
- 8 x affordable rented
- 3 x did not specify

**Deposit available:**

- 3 x 10,000
- 1 x 30,000
- 1 x 50,000
- 1 x 70,000
- 1 x 250,000
- 2 x 400,000
- 1 x 450,000

1 x 500,000

**Analysis of need:**

10 x 1 bed affordable rented (2 of which are for older households)

2 x 2 bed affordable rented (1 of which is for an older family and 1 is for a person under 55 with a disability)

2 x 1 bed first home

10 x Owner occupation in homes designated for older people (1 respondent is interested in self build)

## **8. SUMMARY OF FINDINGS**

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

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

The survey has identified a need for 39 affordable homes for 17 single people, 6 couple, 15 families and 1 other within the next 5 years. The respondents all indicated strong local connections to Ash-Cum-Ridley and currently live in the parish, 2 respondents live outside the parish and wish to return.

The 39 respondents in need of affordable housing currently live in the following types of housing; 19 respondents are living with relatives, 15 are renting privately, 1 is living in a shared ownership property, 1 is renting from a Housing Association and 1 is living in supported housing. The respondents are not registered on the Sevenoaks District Council Housing Register.

The 39 households say they require the following number of bedrooms:

7 x 1 bed, 18 x 2 bed 13 x 3 beds, 1 respondent did not specify. Actual size of the property that respondents are eligible for in terms of rented housing will depend upon the council's adopted Allocations policy and affordability/eligibility of shared ownership and first homes. See below:

Taking into account the councils allocation policy and eligibility criteria/affordability of shared ownership and first homes, the mix of accommodation that the respondent would be eligible for is:

#### **Affordable rented**

18 x 1 bed affordable rented (2 of which are for older households)  
10 x 2 bed affordable rented (1 of which is for an older household)  
1 x 2 bed affordable rented (a person under 55 with a disability)  
2 x 2 bed affordable rented (an older person with a disability and a family)  
3 x 3 bed affordable rented  
1 x 3 bed affordable rented (a person under 55 with a disability and a family)  
1 x 4 bed affordable rented

#### **First Homes**

1 x 1 bed first home  
1 x 2 bed first home

#### **Shared Ownership**

1 x 2 bed shared ownership



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

The survey has identified a need for 19 homes for 19 owner occupiers wanting to downsize/move to more suitable housing for their needs within the next 5 years.

The respondents currently live in Ash-Cum-Ridley and have a strong local connection to the parish. The households are not registered on the Sevenoaks District Council Housing Register.

They wish to downsize to as their present homes are; too large, too expensive to maintain and more suitable for retirement, older age.

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

2 x did not specify

3 x level access accommodation suitable for older person / people with disabilities (with support)

5 x do not need level access support

9 x level access accommodation suitable for older person / people with disabilities (without support)

## 9. APPENDIX A1

### **Question 10. Please use this space if you wish to explain your answer to Q8 and/or Q9**

Providing an opportunity for elderly local residents to remain in the community with local facilities may release housing for local families. Also, affordable housing would allow young local families to remain in the area. We chose to live in a rural area with lots of open/green spaces. This is where we are choosing to bring our children up for the same reason. We do not want to see more development of housing. There are already 3 specific areas in the village for older people.

We might need housing for older people in the future.

As long as there is adequate school and doctor facilities available.

They wouldn't need access to schools etc which would cause a disruption to the community.

I don't think this should just be for older people. I would support a small development of affordable housing for all ages if there was an identified need.

Dependent on where and how small.

People of all ages should be allowed to modify their home without repercussions regarding the current outdated by-laws.

It is needed.

I feel there is a need for it.

We don't have the infrastructure as it is.

Developers do not build bungalows anymore so looking for suitable property to downsize do not come up very often, especially when you want to stay in the areas to be close to relatives.

There are not enough facilities to support more housing. We have problems getting doctors' appointments as it is. The bus service isn't brilliant and there haven't been enough school places in the past.

Yes, if small and minimum impact on crucial services, which are very minimal at present - poor roads, transport etc. I would support this providing it was well maintained with ample parking. The parking situation is a huge problem in New Ash Green and this needs to be taken into consideration.

The roads around here are already gridlocked.

The infrastructure is already suffering, in particular the health service, additional older people will just make matter worse. Sorry!!

The population is getting older therefore and needs for housing (ground floor) for older people.

Very disabled.

So older people can stay where they know area.

New Ash Green has always been set up for housing owners with children. Perhaps there is a need for other sorts of residents.

Community is getting old with no family support.

Not the basic facilities in place - doctors can't cope with demand at moment, roads amenities aren't set up for building site/more housing.

Afraid of losing our lovely countryside.

There is a lack of this type of property within the area.

Let's hope you manage to do something - missed a trick with the Manor House, New Ash Green! Also refer to new cottages adjacent to Orpins - it's a very good development.

If this is necessary, it would have to happen. My reservation would be about further strain on an already struggling doctor's practice.

Look at the local plan (as submitted).

Look after our elderly people.

If there is more affordable housing for older people other housing will open for families.

People are living longer and do not always need so much room - so smaller properties are needed.

To my knowledge there is not enough properties available to help the elderly downsize and stay in the area.

Can't see where this would be built without affecting already limited and stretched local amenities like doctors and dentist. Moved here for a quiet village life, not to have it expand and countryside taken over!

We do not have enough facilities for the residents already within the parish. Public transport is virtually non-existent, GP surgeries unable to cope, police and ambulance services stretched, highways in poor shape.

It would depend on if it came with services our Drs are oversubscribed. Bus service is v. poor.

I don't believe the infra-structure can support further housing and the reason a lot of people like living here are the green/open spaces/countryside.

The current available local housing for elderly folk is too expensive for many local residents.

Only a very small development for old people, not a massive new housing estate.

There should be a mix of housing solutions for older residents - care home, sheltered accommodation, and dwellings for older people who still live independently.

Emphasis on 'SMALL' no large developments. Must be small developments only. Nothing more than 4-6 dwellings in any 1 location. "Genuine" local connection only - no 'buy to lets' etc.

I have lived in an area with affordable housing and council housing. Unfortunately, the properties were not upkept or well loved.

I think it is a very nice place to live, but I do not think it is a great place if they do not have a car. The shops need looking at as they are not a very good choice. Bluewater would be hard to get to as the bus service is totally inadequate for shopping, more buses are needed.

Affordable housing is being created nearby and I prefer to preserve the rural nature of this parish.

The need arising is for supported housing for local people.

Would support small development - and also strongly urge that two main roads in New Ash Green be modified/widened.

A) the route from the A20 Scratchers Lane/Billet Hill, B) from south of West Kingsdown - South Ash Lane.

Need to define 'small' - local roads very small with inadequate passing places.

Sheltered housing or alms housing.

Private renting it costly and we are constantly making cutbacks as we do not have disposable income.

Very few local families left, none in Parish here for 78 yrs.

It is very important for family to remain close.

It's always nice for older people to live close to an area where they have a strong connection.

I would support affordable housing if sensitively considered.

My elderly father just moved from Ash to sheltered accommodation in New Ash Green. Sadly, there are nowhere near enough services to help. Housing is only one issue. Also please no more development.

I can see that I will need to live on 1 level eventually, it's a struggle to maintain my garden! But if I stay the bus service has to be improved!

Would support this plan if it were small, appropriate to the area, and for reason stated, but bearing in mind that the infrastructure at present is probably already at capacity.

People need places to live.

I love this idea. I am 44 years old in rented accommodation and I can no longer afford my rent at £1000pcm. I am a single parent and the Council do not want to know. I am scared I will be homeless soon (I work full-time too!)

Cannot see any sites available.

Yes, some people like to live quiet with access to some shops.

There is a shortage of affordable housing to buy, and renting is far too expensive.

If the need is there, we must support accommodation especially for the elderly.

The roads and facilities in this area are already crowded. Bus services are not the best!

If they wanted to downsize from a larger property, that could be used for families.

There is lots of accommodation specific to the elderly already.

I do not support any more affordable housing - the Parish is struggling to support the housing already here - e.g., lack of doctors, transport etc.

Medical facilities, roads and schools cannot cope with existing population. Public transport appalling. Cannot cope with more residents.

I would be extremely interested in a property to help reduce my monthly outgoings on private rented properties.

I am a widow, live on my own. I do not have any family left.

It is good to grow old somewhere you know.

Increasingly that's what I need!

I would need more details i.e., size of development + position to answer the above question.

It depends on what the word 'support' means. If it means financial (which I guess it doesn't - but not clear) - no. I'm generally in agreement but concerned about the effect on doctors etc.

It would be important to me that any development was environmentally sensitive.

Only a small development for elderly people with a local connection.

Stagnant villages die if they are unable to grow.

I work full time and cannot afford to buy a one bedroomed property in this area. My parents are elderly, and one has dementia, I have to live nearby.

Affordable housing is needed for everyone not just older people.

My son will require affordable housing in the future.

Insufficient affordable housing for single people.

Private renting in New Ash Green is overpriced.

Housing is problem nationally; it would help improve the area.

Council built - not by money-grabbing local companies.

Also needed for younger/single residents on low incomes.

Elderly parents and would love to move closer to us for us to care for them better.

I am approaching retirement in 2024 and will need to sell my property for a divorce settlement. This will entail me leaving the village, while my son and his partner remain here.

Not just older people, young people are being forced out.

Yes, I would, however I believe more needs to be done to support younger people wishing to get on property ladder. There is already housing for older people inc. Turners Oak, Hanover Place as well as Ash Croft development.

This area is well served with housing for the elderly. The cost of small dwellings - flats or bungalows is too high possibly driven up by buy-to-let purchasers. Too much privately rented properties at the lower end of the price spectrum.

New Ash Green is a community & a community that welcomes everyone.

Depends on what development built on and terms for those it is aimed at. Facilities in the area also need improvement for effectiveness of development.

I don't want the area to become any more built up.

If any development is within geographical boundary of New Ash Green, then residents should be included in village association & resident society structures. No more freeloaders please.

I think it would be good to support our older generation but not social houses. We have a low crime rate, anti-social behaviour and for our older residents I believe they feel safer.

We already have a large care home Holywell Park. Hodsoll Street is only a single lane and any more additional houses on the street will mean more traffic.

The village currently struggles to accommodate parking for those who live here and any visitors. Any more housing will put more pressure on residents. Also, the Drs surgery would struggle to cope with additional patients coming into the area.

Having to downsize because of age and health.

Older people may need local support from their family.

Need for affordable housing in this area to (alleviate?) homeless.

The general practitioner service barely copes with the needs of the present residents. An increase in potentially vulnerable people would be unwise.

Only if green belt and planning laws observed.

But I will not support another housing estate there is too much building here now.

As long as supporting facilities are available - doctors, buses etc.

None of us are getting younger, we should provide more to our elderly - as long as it is (indecipherable).

A really good idea since it will free up houses like mine, a large family dwelling with only one occupant.

Loss of greenbelt would be a concern if it could be built on brown belt land + support services included possibly.

Not on greenbelt land.

I don't see how it can be kept for this reason. Someone will always want to sell on for market value profit.

There is already some provision in New Ash Green although the population is aging, although I would support this if a need can were shown, I consider starter homes also needed for young people.

No room for further development.

Must be small, outside New Ash Green, up to 10 houses.

Depends on if there is also investment in other local facilities such as GP/health care as currently serious access issues and long waits and increased older people will increase demands on certain services.

I am aware of several young families who want to stay in the village (New Ash Green) or return to it, but do not earn enough to be able to get a mortgage.

The local infrastructure, doctors etc are already overstretched.

Not too many houses, and only for those in need. Need more primary care facilities.

People should live in a community with support.

To maintain family connections.

There are no facilities for further development in this area.

There are very limited facilities no shops, no bus service, narrow roads. To get to the shops a car is needed.

In answer to Q8: maybe it depends where located.

No additional services would be added as no planning thought is ever given. Roads too busy and not repaired.

We moved here in May three years ago to be closed to two sons living local and very happy.

Need for freehold bungalows as we are not interested in flats.

Social housing for people who cannot afford to rent privately or buy a property is vital.

Village centre redevelopment.

I moved to Ash mainly because of its (semi) rural character and walks from the door. There is no infrastructure to support more houses (traffic, parking, doctor, schools etc). Lanes would not support.

We need affordable housing for younger people, there is already a lot available for over 50s.

I'm an older resident, private renting but won't be able to afford this for very much longer.

We have Hanover House, Turners Oak and James Lance Cottages.

Lack of infrastructure, access to GP in appalling + hospitals do not have enough beds or schools' enough places for locals already here.

This is an excellent initiative and is to be applauded. We especially agree with the condition that such housing would remain in use with the same status in perpetuity and not just sold off for market value in the future. Need provision of social housing.

Need properties for the elderly to downsize into.

My daughter who is looking for affordable housing as I'm disabled and need her to stay in the area.

Appropriate and affordable housing is essential for all members of society - for good mental health and wellbeing. Please take this plan forward and act now.

If further housing was built, then near and more services would have to be provided.

We have older family members that would like to move closer.

Somewhere local older people can 'downsize' to with good access + security is an excellent idea.

With an ageing population there is an increasing need for this type of housing. Finding a suitable location for housing in a mainly rural area is a serious challenge so as not to ruin views and upset local residents.

Only on a brownfield site.

After 50 years the original inhabitants are getting older and the 'wave' behind are following. Succession planning makes sense. Smaller, warmer more manageable property for them makes sense and leaves bigger houses for families.

Basically, it's going to be needed more and more! Re: 'New Ash Green': roads towards Woodlands Garden Centre and Brands Hatch/West Kingsdown need to be wider! We need cheaper bus fares in line with Transport for London!

The parish is oversaturated with housing as it is, without the need for even more!

Because we might need such accommodation ourselves in a few years - hopefully more than the 5 in your Q11.

I'm concerned that this might open the door to more development of fields around NAG, without infrastructure i.e., doctors, buses - with only a few "affordable houses".

But it would depend on the locality.

There are now small properties to downsize.

Having elderly relatives close by can help when there is a 'care' necessity for residents.

The parish already has a selection of properties suitable for older people, but demographic trends mean there will be an increasing need.

Given that the word 'small' is not quantified I suspect that a yes reply will be used to turn New Ash Green into a soulless commuter village.

Because I will consider downsizing again in a few years (5-10 years maybe?).

Yes, as long as relevant infrastructure is in place. i.e.: roads, buses, doctors, schools.

But only on brownfield sites.

We support a small development for people with a genuine local connection, but not as part of any larger development/social gain.



Due to move to Knights s Croft to live with sister due to being evicted by Landlord & high rent costs. I am 62 yrs in full time employment & being evicted from private rental after 12 years. Due to huge rental costs, I am due to move in with my sister at Knights Croft and currently have my name down on local housing list to wait for affordable flat.

Affordable housing - either renting or buying isn't available. To be affordable it has to be in line with what people can afford i.e., pension. At the moment it's all down to builders/estate agents putting a price on a property without taking into account people's income.

I love living in this community - there is nowhere better in my opinion but, being elderly and considerably disabled I would find huge difficulty if I could not drive to even get to local shops of GP.

I would not want to see the demise of our greenlands - this is why we live here!!

It is nice for older people to stay in the area they know and probably still have friends. Also, it should somewhere lively and not hidden away.

No shops, very isolated for non-driver. No public transport. No footpaths in most of parish.

The infrastructure is not here to support more houses (doctors - dentist - school and roads).

No issues, plenty of space.

Would put too much pressure on doctors' surgery etc.

I have lived in the parish since 1972. My children were born in the parish. My mother-in-law (I cared for her for 23yrs) is buried in the parish, my husband and I always felt /feel this is our home & want to remain here. I have thought about the future housing needs for myself. I may need level accommodation with on-site support one day - but not yet.

New Ash Green has a good supply of affordable housing as well as market housing much lower than surrounding areas.

It seems to be needed.

What is the point when council tax is so high and also a reduced bus service which for older people is necessary? I am a pensioner fully able to live independently but should that change, I would want to remain in this area.

They would need medical input and our GP service is already beyond overloaded.

Too much dust and noise from the development of Manor Gardens.

People can retain family and friendship networks.

For some people, the equity in their house will be needed to pay for care, especially if one of a couple dies.

Therefore affordable, sheltered housing, but not a care home, would be a good idea.

My wife and I have lived in New Ash Green most of our lives and have 2 children here, 1 in school - if we have to leave our current rented house, we will need to move North to afford living, close to other relatives.

Yes, I would, but NOT assisted living.

To many needing housing in the area.

Inadequate roads.

There's a growing need for this kind of accommodation, to help release family homes for those who need them.

Aging population will need more housing for this sector in future years.

Shortage of bungalows in the area.

If our household can afford to support others, we will.

I would not object to a small development but there would need to be an increase in capacity in support services e.g., doctors and dentists.

There is adequate housing suitable already. Preventing buy to let would also aid this.

There are inadequate facilities for more people in the area in hospital, schools etc.

If suitable locations can be found, it shouldn't just be for older people.

I feel one of the appealing factors of this area is the countryside and green spaces and further housing development would detract from that.

If might encourage older people to sell their larger family properties.

Lack of bungalows for us to downsize into.

We would then be able to consider downsizing & free up a four-bedroom house for a family. At present few if any options.

## 10. APPENDIX A2

### **Question 10. Please state any sites you think might be suitable for a local needs affordable housing development in Ash-Cum-Ridley**

Regeneration of the New Ash Green shopping centre could provide a good opportunity.

Oasthouse Nursery.

None. Leave the green space we have left for all locals to enjoy.

I am not sure of green belt areas but anywhere really.

It's a bit remote but added to the development on the Anchor & Hope site. No greenfield site please.

I think most areas are greenbelt around here also development might endanger the already over-subscribed doctors/dentists etc.

If for the elderly, somewhere fairly close to amenities.

Chapel Wood Road - near to amenities for families. Long straight road - not too busy traffic - shops & schools walking distance.

NOT Ash Farm (Berkley Homes).

Redlibbets Golf Course!

Brownfield sites like closed pubs!

I know of no sites that are available.

Land adjacent to 'Kiltanon', Chapel Wood Road, Kent. See ref: 15/01699/ful Originally refused in 2016 but now?

Northfield.

Land at top of Redhill Rd.

Anchor & Hope site, Manor House.

The site of the 'Green Man' at Hodsoll Street & The Hope & Anchor Hotel at Ash.

Sites should be 'brownfield' not existing agricultural or amenity land. Suitable sites might include former commercial premises or garden centre.

The Oast House nursery site on Ash Road.

Can't think of any, except maybe Swan Farm in Ash.

The grass meadow adjacent to the old Anchor & Hope pub.

Would need to be within walking distance of amenities so New Ash Green would be more suitable.

I acre of glebe land at junction of Bunkers Hill with Rectory Road.

Knock down shopping centre and start again.

None: I am totally against the constant development threats in this area. I live here because it is semi-rural and want it to stay that way.

I don't know any but would not want green belt land used.

New Ash Green.

Semi wooded area (currently looks like it's used as a dump!) Chapel Wood Road/ Ash Road (opposite the sports field).

Can old pub boarded up be converted to some flats on Ash Road.

The land in Redhill Road used as a dump.

Oak Farm Lane, Fairseat.

Top of Redhill Road opposite rugby pitch.

Where Anchor & Hope pub once was, now a derelict site.

Anywhere around New Ash Green.

Ash Road.

South of New Ash Green sports field. Empty stables North Ash Road.

Green triangle opposite Emco.

I think the problem is the lack of affordable sites.

Area opposite Chapel Wood Road/Butchers Lane.

Former Anchor and Hope site, South Ash Road.

Any previously developed property or redundant or dilapidated eyesores!

Field opposite the rugby pitch at the top of Redhill Road.

Field opposite rugby pitch at top of Redhill Road.

Behind Ash church. Opposite pub on Chapel Wood Road.

The shopping centre at New Ash Green is falling apart. It should be rebuilt with more housing and provision of shopping/restaurant/cafe options.

Waste ground near junction with Redhill Road.

Barnfield Park.

No idea but near shops etc.

Any derelict land or unused part of the golf course.

Old Hope & Anchor pub, nursery in Ash.

"EMCO triangle", land near fire station or Orpins.

On the site of the now closed Anchor & Hope.

Allotments at the Black Lion field/Northfield.

None. All greenbelt land and needs to be kept that way!

Either of the two golf courses - the parish land around Hodsoll Street.

Brownfield sites best but would understand if some greenbelt development required.

Any areas landowners are willing to sell for development should be seriously considered.

Shopping centre in New Ash Green although appreciate the ownership issues

The triangle opposite New Ash Green playing field. Bovis planning was previously turned down at appeal.

NOT North Field - New Ash Green - there are few open spaces around for a walk!

There are no suitable sites for additional housing developments!

Possibly the site of Oasthouse Nursery on Ash Road (close to Automobile Engineering/petrol station).

Hever Farm/rear of former Emco site.

Small 'infill' areas - not main greenbelt access.

Redevelopment of village centre. Land near Emco, between Ash Road and Redhill Road - unused apart from (indecipherable) site. Land west /northwest at Chapel Wood Road, between the road and Redlibbets Golf course.

It would seem to be appropriate for this small development for older people should be located close to a bus stop.

Jeremy Scott was keen on selling land - this may be suitable but really needs to be more central or good community bus service.

Opposite Chapel Wood.

Barnfield Park.

New Ash Green shopping centre would be perfect.

Opposite rugby field.

Ash: former pub site.

Not green belt.

Redesign of the shopping centre - knock some down and relocate shops is use one site for affordable housing. MUST be a village neighbourhood, not like Ashcroft.

Nearby fields that farmers/landowners might be willing to sell.

No point all the residents oppose any developments.

Million-dollar question!

Would not support building on green land.

## **11. APPENDIX A3**

### **Question 24. Please tell us in your own words why you need to move and what prevents you from doing so.**

Looking to establish first independent home. Need an appropriately sized and affordable property for a young person leaving home.

Lack of affordable housing.

I don't need to move at present, but I am looking to do so within the next 5 years.

To care for my mother who is disabled and to be near one of my sons who I share 50/50 custody with.

My two daughters aged 27 and 33 will soon want to move out with their partners.

We need to downsize to a smaller + cheaper home, due to our age and financial circumstances. House should have sold 2 years ago, but along came Covid!

I wish to own my own home.

We love where we live but, in the future, would prefer a bungalow to maintain independence.

Both retired and becoming very frail, difficulty with stairs.

My son has SLD with autism and needs 1-2-1 care. We were unable to find suitable care home or supported living setting in Kent. After an extensive search he has settled in Devon, and we have decided to join him there so we can continue to offer him our support. However, more solutions are needed in Kent for adult with learning difficulties.

I need a smaller property now that I am on my own. Obstacles including cost of buying & selling property and difficulty packing up and moving. I also have to consider needs of my cat.

Living costs are high and income does not increase at the same rate.

Due to health, I cannot work full time but need to become independent.

It is not an immediate need. I can see in the future being unable to keep climbing stairs etc.

I cannot afford to pay for private rent any longer. I am a single parent so cannot afford to buy my own home and I am too old to get a mortgage.

I have been a single parent for many years now. My rent is £1000 a month and I work full time at Milestone Academy Special Needs School where I have worked for 10 years. I have rented in my current house for 19 years. I can no longer afford to pay the rent on a single wage. I will be homeless soon!

The second bedroom is very small and will be too small for my 2 children in the next couple of years.

I need to move out of my parents' house to start my own life, but it is too expensive.

Children getting older. No affordable housing available.

No housing that is affordable in New Ash Green. Family all lives here. I have Autism. I grew up here and feel safe in the village.

Current house I share with two older men and is in disrepair. My brother has autism too and it would be ideal to live together. \*In process of applying to the Council Housing Register. For Q22 (above): I have entered '1 bedroom', but I would need 2 bedrooms if my brother is able to live with me.

I am private renting & it has just been increased to £1250pcm. I need to stay in NAG due to school and disability. Q29: I have a 5% deposit.

Property will be too big to handle within 5 years.

Need cheaper rent but non available or have deposit to but wages not enough for mortgage as prices too high.

Independence from family.

Very little suitable smaller accommodation with outside space e.g., Knights Croft bungalows. Need 2 bedrooms for possible future carer.

Unable to cope in 3 bed house. Too large to maintain to reasonable standard.

My son lives with his mother, she is considering selling her home and moving away. My son has a disability and is unable to work. He does not have any savings. He cannot afford to buy a property or rent privately. Local social housing would give him (to) the opportunity to remain in the parish.

Independence and cost.

Son looking to be independent again. Daughter - looking for accommodation that is affordable.

Our son will be wanting to move on at some point. We need a home without stairs and that is affordable.

Affordability is preventing us to stay put.

Only money available is from sale of home - so depends on sale.

We desperately need a 3-bedroom home with a larger kitchen. My children are getting older and are different gender so will soon need their own space. Our kitchen has just one drawer and 4 small cupboards which is not enough for a family. Rents in the area are too high but need to stay due to my children's schooling. We would like to buy but the prices are too high.

Want to move to more affordable housing. There are rental properties in Hartley for £450 - private it's £1350!!!

Not eligible and need to be close to family to support childcare and work for partner.

For my own independence. Cannot afford it yet.

Will need more space as family grows. Would like to stay in the area, but few homes available/affordable.

To buy first home. Currently prevented by a lack of affordable housing available.

Age 24 - living with relatives - work in area, studying p/time uni - low income.

At uni - complete next year wanting to look to purchase a home for my next stage in life with my partner. No available housing available!

No affordable homes for low-income workers.



There is no help in regard to moving out on your own, I work full time + another caring job, I am saving, but would love to stay in the village as all my family live in New Ash Green.

Impending retirement and divorce settlement. I current work in DA2 and cannot afford to take retirement early before state pension in late 2024.

Just time... and I don't have enough money.

To live independently for the first time.

We have 2 children of different genders who current share a room. Boy - 10 yrs, girl 1 yr. To move would mean sharp increase in rent which we cannot afford. One of us works for the fire service in Ash-cum-Ridley so need to stay close. I would like to downsize before I have to. I am in contact with the local estate agents, and they know what I'm looking for. I have viewed some apartments in New Ash Green.

No bungalows available and no-one wants to build freehold ones near a bus stop.

There is no accommodation that I can afford to rent in the parish. I do not work because of my disability; I rely on state benefits. My brother lives in the parish, we have a very close relationship, and we would like to live together.

Our parents are getting older, and we need to plan for the future. My brother also has autism.

Need more space but properties in the area are unaffordable to 30 somethings with a dual income.

We will be retiring in a few years, rent privately but won't be able to afford. I have Leukaemia and need an affordable rent.

Affordability.

I have a chronic autoimmune disease which is progressive, and I need a smaller home near to my parents who help me.

Private tenancy is ending, can't afford private rent, so temporarily moving in with sister until affordable housing becomes available.

No bungalows prices within budget & close to shops.

Nearing retirement age and will need somewhere that is less rent. At the moment private renting is so expensive as there is no legislation in place to control it. Estate/letting agents decide, and it is often a lot higher than if you had 100% mortgage on a property.

I would like to move to rented sheltered accommodation within our community - my ideal would be ground floor accommodation or with lift. My name has been on Hanover waiting list for 10 years, one suitable and none have been offered to me



14<sup>th</sup> March 2022

Dear Resident,

### **Housing Needs Survey**

Ash-cum-Ridley 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 15<sup>th</sup> April. 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,

Ash Cum Ridley Parish Council

# HOUSING NEEDS IN THE PARISH OF ASH-CUM-RIDLEY



Please complete this survey on behalf of your household.

## SECTION 1

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

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

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

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

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

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

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

If they would like to return they can complete Section 2 of this survey or request a new form by emailing [rosemary.selling@ruralkent.org.uk](mailto:rosemary.selling@ruralkent.org.uk) or phoning 01303 765 645

**Q8. Would you support a small development of affordable housing/housing for older people if there was an identified need for people with a genuine local connection to Ash-Cum-Ridley?**  
 *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 Ash-Cum-Ridley**

**Q11. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?**  
 *No*  *Yes, now*  *Yes, next 2 years*  *Yes, next 5 years*

**IF YOU HAVE ANSWERED YES PLEASE CONTINUE WITH SECTION 2. IF YOUR ANSWER WAS NO PLEASE NOW RETURN THE FORM IN THE ENVELOPE PROVIDED**

## SECTION 2

## HOUSING NEEDS

If you or anyone else living in your house is in need of alternative housing, please continue with the questionnaire. Please complete one form per household in housing need e.g. if you have two adult children who want to move to a new home separately from each other they must complete one form per person. If you need another form please contact the Rural Housing Enabler on 01303 765 645 or [rosemary.selling@ruralkent.org.uk](mailto:rosemary.selling@ruralkent.org.uk)

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

 Self Someone else

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

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

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

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Postcode: \_\_\_\_\_ Phone No: \_\_\_\_\_  
Email Address: \_\_\_\_\_

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

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

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

Q17. What is your connection with Ash-Cum-Ridley? Please tick all that apply

- I currently live in Ash-Cum-Ridley and have done so continuously for the last 3 years
- I have previously lived in Ash-Cum-Ridley and have immediate\* family who currently live there and have done so continuously for the last 10 years
- I have lived in Ash-Cum-Ridley for a total of 5 out of the last 10 years
- I am in full time\*\* permanent employment in Ash-Cum-Ridley
- I need to move to Ash-Cum-Ridley to take up full time\*\* permanent employment
- I am full time self-employed and the majority of my work is in Ash-Cum-Ridley 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 Ash-Cum-Ridley Parish

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

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

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

**MALE**

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

**FEMALE**

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

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

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

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

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

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

- 1     2     3     4     5+

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

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

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

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

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

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

- Affordable Rented - rent is 50%-80% of open market rents  Shared Ownership - part rent/part buy
- First Homes - 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

**Q27. How many bedrooms will you need? Please Note: 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  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 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 Ash-Cum-Ridley 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 15th April 2022**