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# **Dunton Green**

# **Housing Needs Survey**

# **June 2018**

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Action with Communities in Rural Kent

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

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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 Dunton Green. It also sought to identify the housing needs of older residents of all tenures who might want to downsize/move to more suitable accommodation. This report provides overall information as well as analysis of housing need.

A survey was posted to every household within the parish in May 2018. 1431 surveys were distributed with 176 surveys being returned, representing a 12% response rate.

Analysis of the returned survey forms identified that 78% of respondents are owner occupiers. 50% of respondents have lived in the parish for over 10 years.

High property prices and a predominance of privately owned homes means that some local people are unable to afford a home within the parish. At the time of writing the report the cheapest property for sale in the parish was a 1 bed apartment for £250,000; to afford to buy this home a deposit of approximately £37,500 would be required and an income of £60,714. To afford to rent privately an income of approximately £31,800 would be required to rent the cheapest property found available to rent in the parish which was a 1 bed flat for £795 pcm.

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

- 3 single people
- 5 couples
- 5 families
- The 13 households currently live in Dunton Green
  
- 1 additional household wants to self-build

The survey also identified a requirement for 5 homes for older households, aged 50 years and over:

- 3 single people
- 2 couples
- The 5 households all currently live in Dunton Green
- 2 of the older households need affordable housing. These affordable homes are required in addition to the 13 affordable homes identified above.

The survey has identified a total need for 15 affordable homes; 2 of which are for older households. There is also a requirement for 1 self-build property for a family. In addition there is a requirement for 3 open market properties suitable for older households who want to downsize/move to more suitable housing for their needs.

## **2. INTRODUCTION TO THE DUNTON GREEN HOUSING NEEDS SURVEY**

The Rural Housing Enabler worked with Dunton Green Parish Council to undertake a housing needs survey within the parish.

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

## **3. BACKGROUND INFORMATION**

In a report published in December 2014, the Rural Housing Alliance has stated that 'For many rural households, finding somewhere affordable in their local community remains a barrier, with homes costing over eight times the average salary in 90% of rural local authority areas. This is an affordability gap which, in many areas, is even more extreme given low paid rural employment.'<sup>1</sup>

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

In 2007 Matthew Taylor, then MP for Truro and St Austell, was asked by the then Prime Minister to conduct a review on how land use and planning can better support rural business and deliver affordable housing. Many rural communities are faced by a combination of higher than average house prices and lower than average local wages. This can create challenges for individual families, the local economy and the wider sustainability of the community.

On July 23<sup>rd</sup> 2008 Matthew Taylor presented his Review to the Government. The then Government issued their response to the review in March 2009 where they accepted the majority of Matthew Taylor's recommendations (Department of Communities and Local Government 2009).

The Government believe that the Community Right To Build will shift power from them to allow local people to deliver homes that are needed in their communities so that villages are vibrant places to live and younger people are not forced to move away because of a shortage of affordable homes.<sup>2</sup> The Community Right to Build forms part of the neighbourhood planning provisions contained in the Localism Act 2011.

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

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

The RHE will assist with carrying out a housing needs survey, analyse the results and 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 chosen housing association and the local

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<sup>1</sup> Affordable Rural Housing: A practical guide for parish councils. December 2014. Rural Housing Alliance

<sup>2</sup> <http://www.communities.gov.uk/publications/planningandbuilding/neighbourhoodplansimpact>

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 from Action with Communities in Rural Kent agreed the format of the survey and covering letter with the Parish Council; a copy of the survey was posted to every household in the parish in May 2018.

Surveys were returned in pre paid 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 11th June 2018. All surveys received at Action with Communities in Rural Kent by that date are included in this report.

1431 surveys were distributed with 176 returned by this date representing a return rate of 12%.

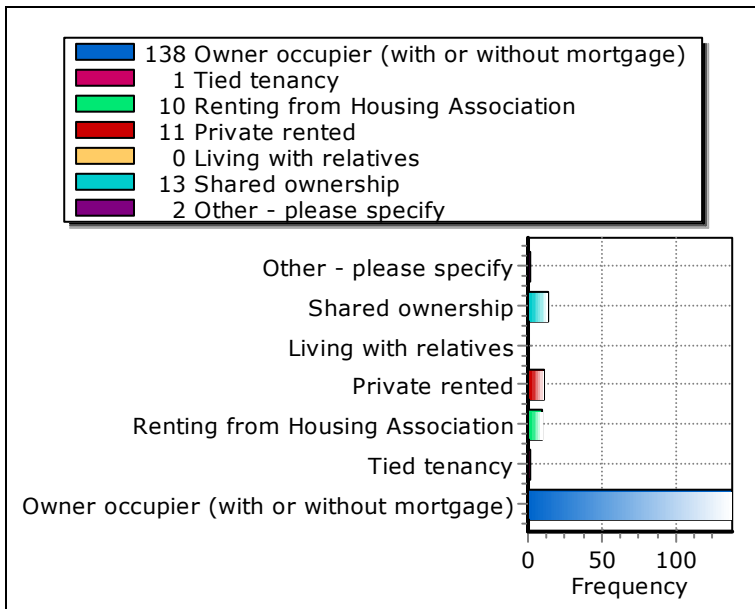
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

## 5. RESULTS

### Section 1

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

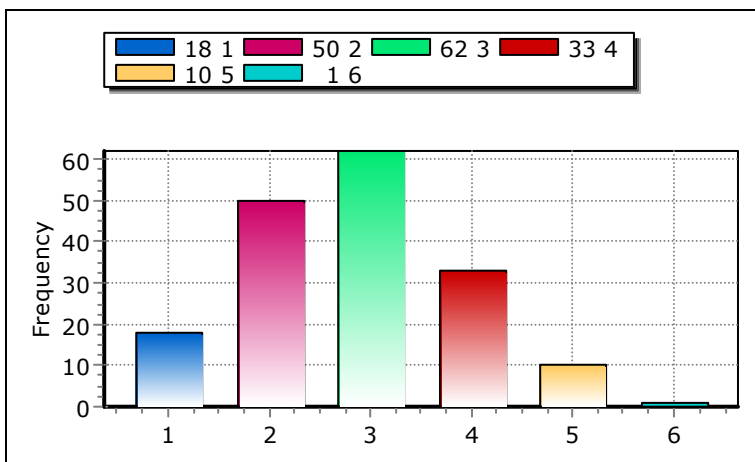
#### Question 1. What type of housing do you live in?



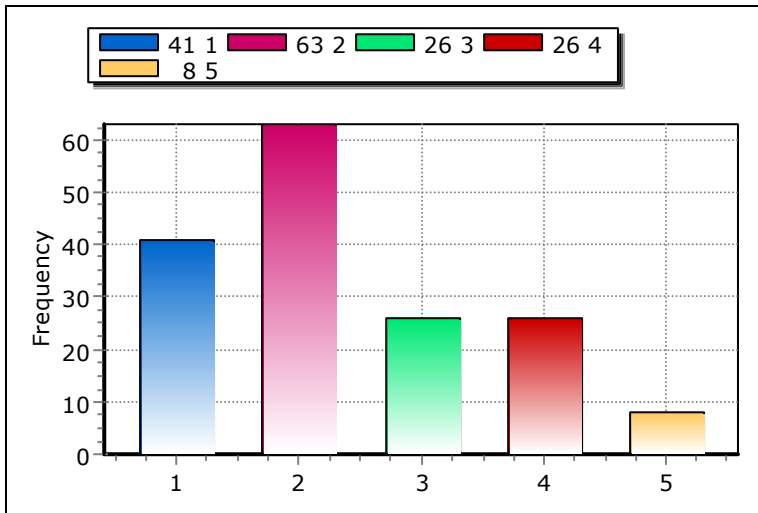
78% of respondents are owner occupiers

#### Question 2.

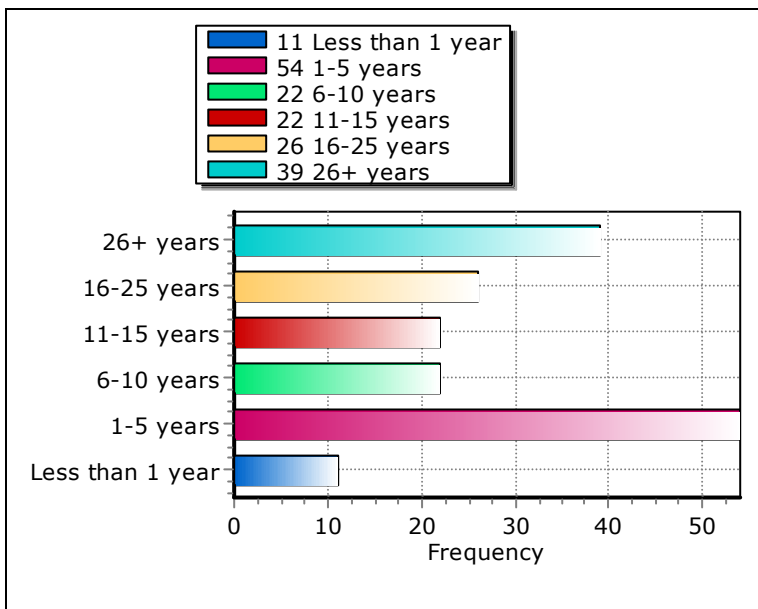
#### Number of bedrooms in your home?



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

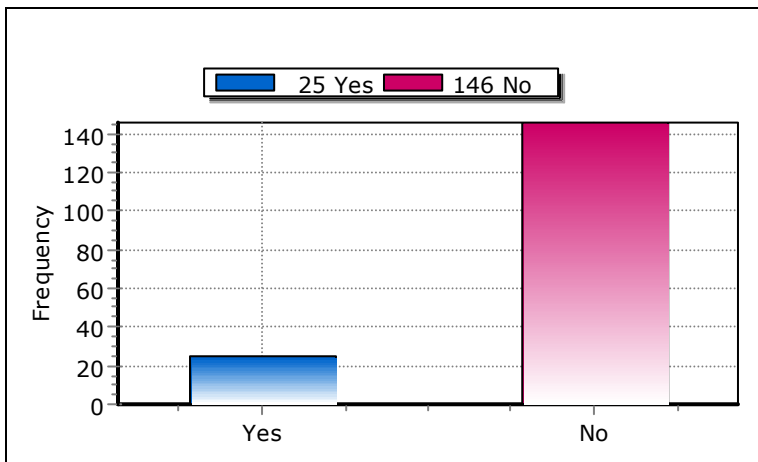


**Question 3. How long have you lived in the parish of Dunton Green?**

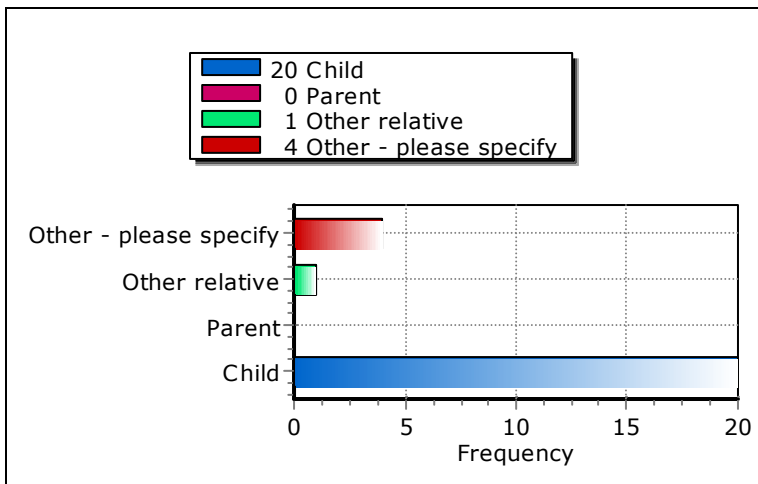


87 respondents (50%) have lived in the parish for over 10 years.

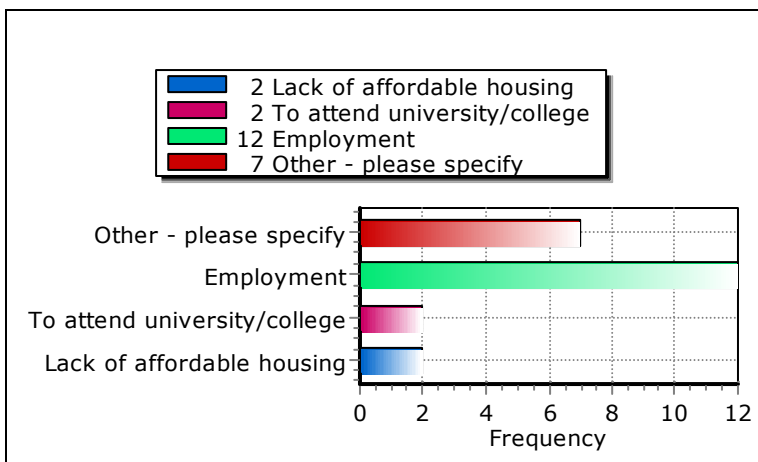
**Question 4. Have any members of your family/household left the parish of Dunton Green in the last 5 years?**



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



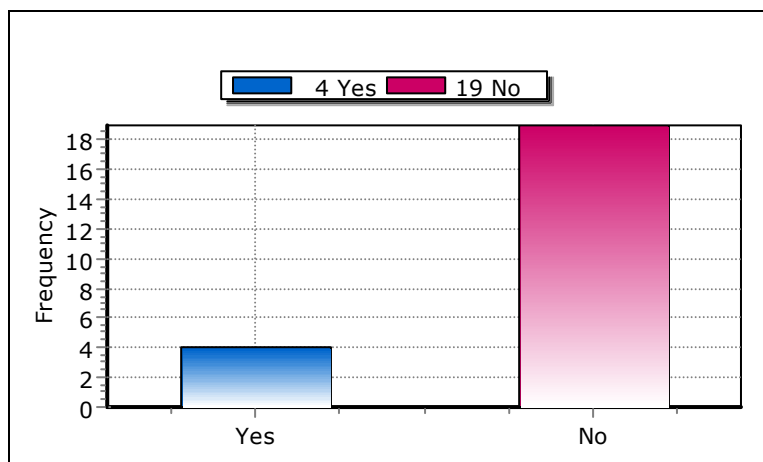
**Question 6. Please indicate the reason why they left.**



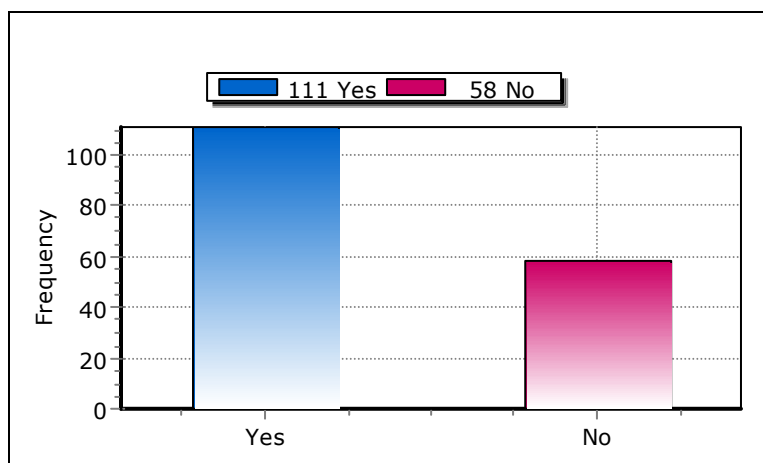
The most frequently given reason for leaving the parish was employment.



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



**Question 8. Would you support a small development of affordable housing if there was an identified need for people with a genuine local connection to Dunton Green?**



66% of respondents who answered the question (63% of all respondents) said they would support a development of affordable housing for local people.

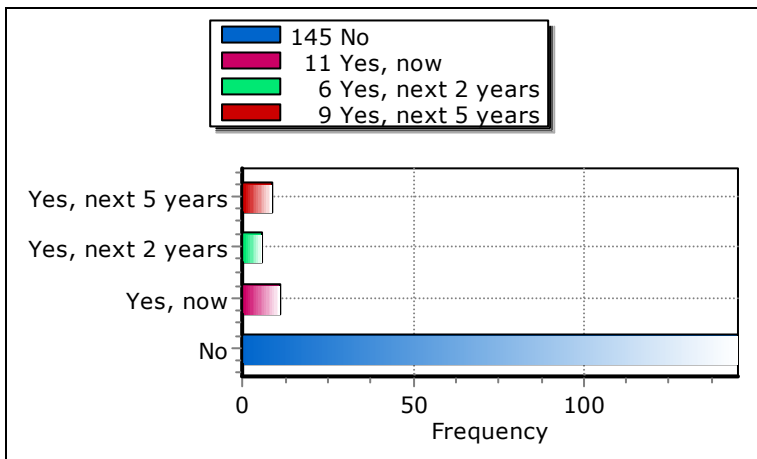
**Question 9. Please use this space if you wish to explain your answer to Q8.**

There were 97 responses to this question; a full list of responses can be found in Appendix D1.

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

There were 58 responses to this question; a full list of responses can be found in Appendix D2

**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?**



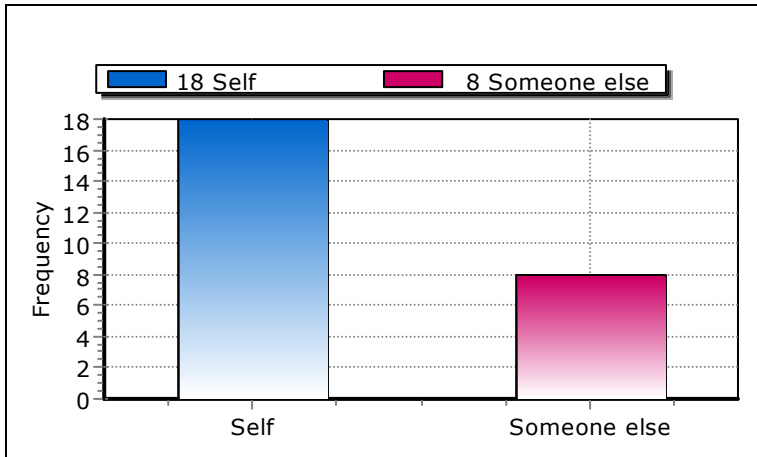
A total of 26 respondents (15%) said they had a housing need either now or in the next 2 or 5 years.

## Section 2 – Housing Needs

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

26 respondents completed section 2

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

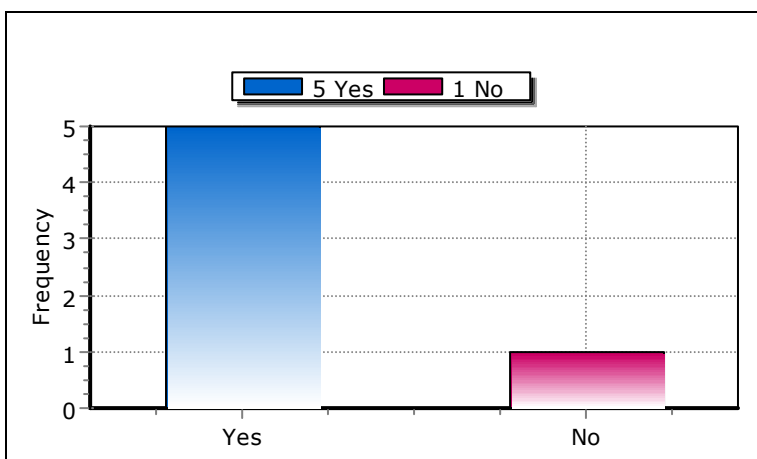


**Question 13. If you are completing this form for someone else please state their relationship to you and where they currently live.**

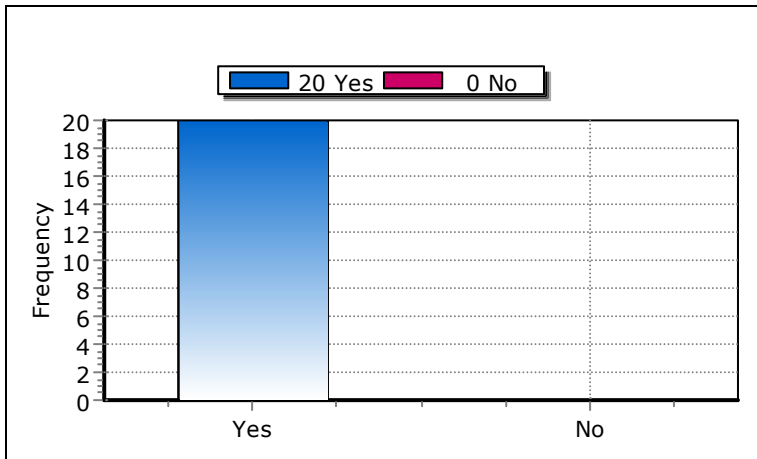
Respondents were mainly completing the form for their adult children living in the parental home

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

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



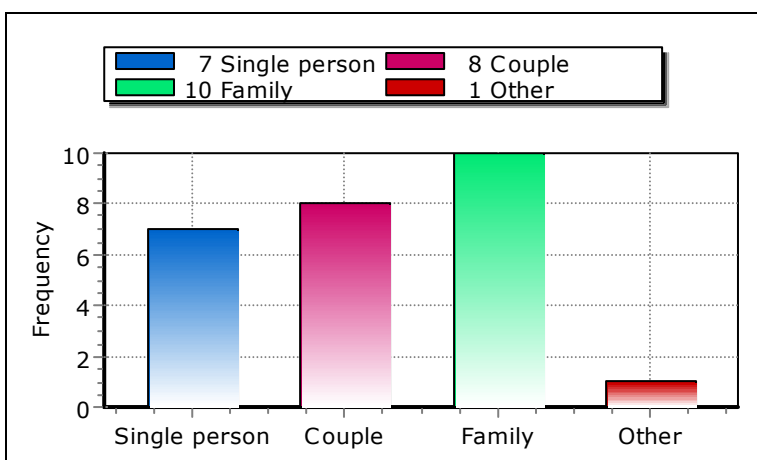
**Question 16. If you live in the parish do you wish to stay in the parish?**



**Question 17. What is your connection with the parish of Dunton Green?** Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
I currently live in Dunton Green and have done so continuously for the last 3 years	16
I have previously lived in Dunton Green and have immediate family who currently live there and done so continuously for the last 10 years	1
I have lived in Dunton Green for a total of 5 out of the last 10 years	6
I am in full time employment in Dunton Green	0
I need to move to Dunton Green to take up full time employment	0
I need to move to Dunton Green to give or receive support to or from an immediate family member	1

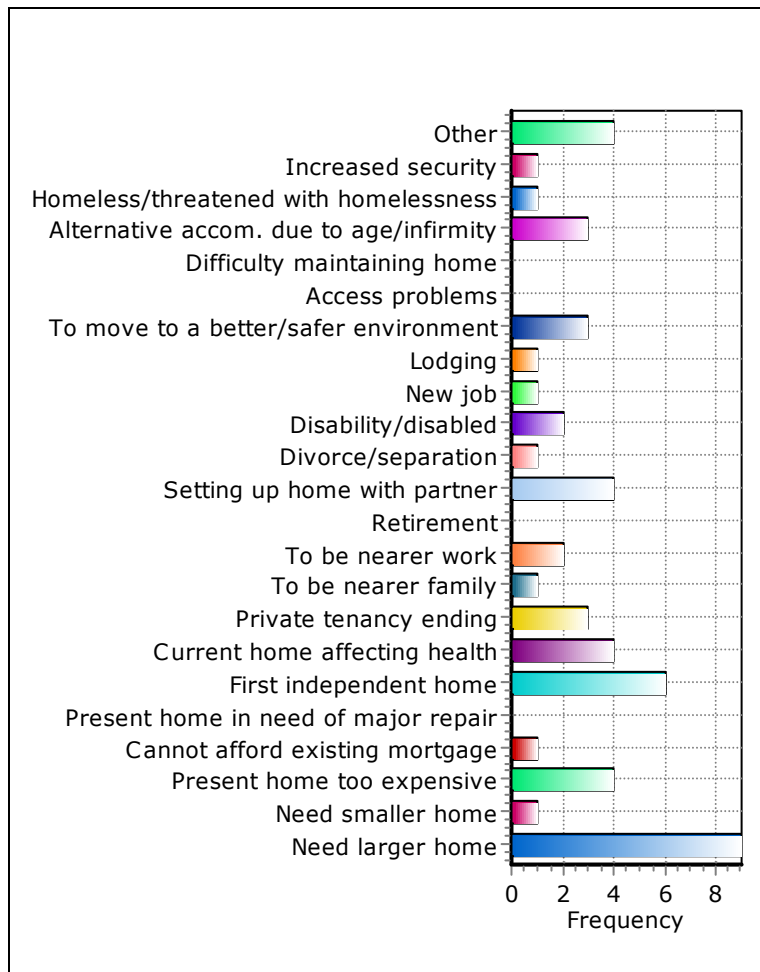
**Question 18. What type of household will you be in alternative accommodation?**



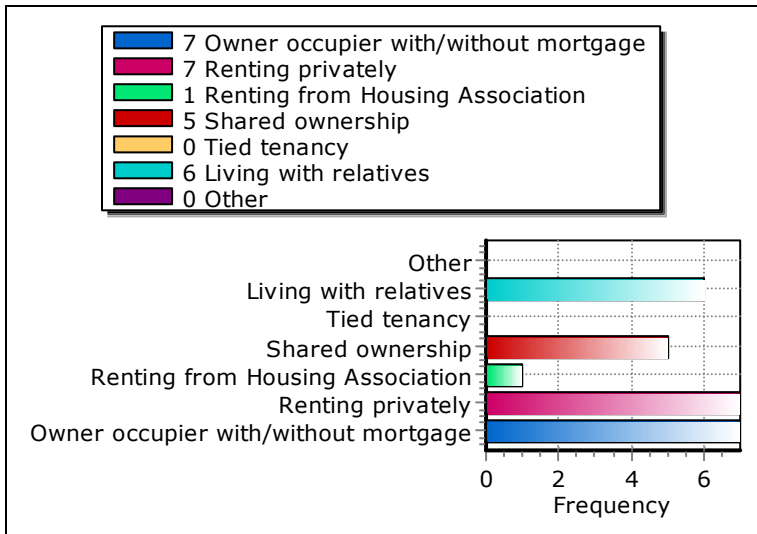
**Question 19. How many people in each age group need alternative accommodation?**

AGE	0 - 9	10 -15	16 - 19	20 -24	25 - 44	45 - 59	60 - 74	75+
<b>Male</b>	8	0	0	2	17	2	0	1
<b>Female</b>	9	1	0	2	12	2	2	1
<b>Total</b>	<b>17</b>	<b>1</b>	<b>0</b>	<b>4</b>	<b>29</b>	<b>4</b>	<b>2</b>	<b>2</b>

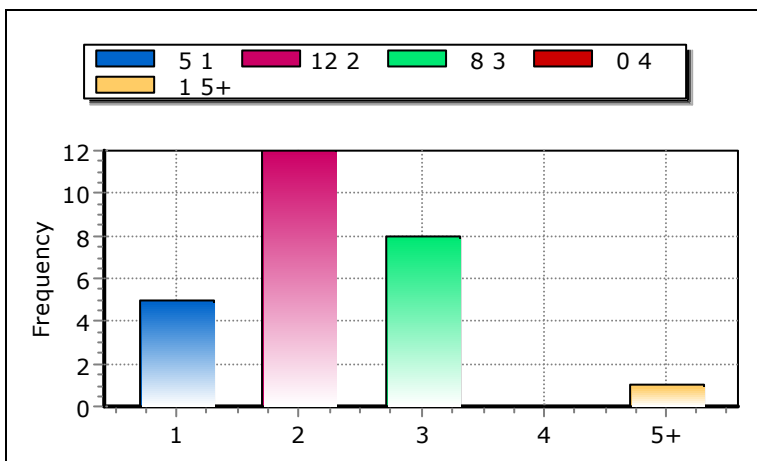
**Question 20. Why are you seeking a new home?**



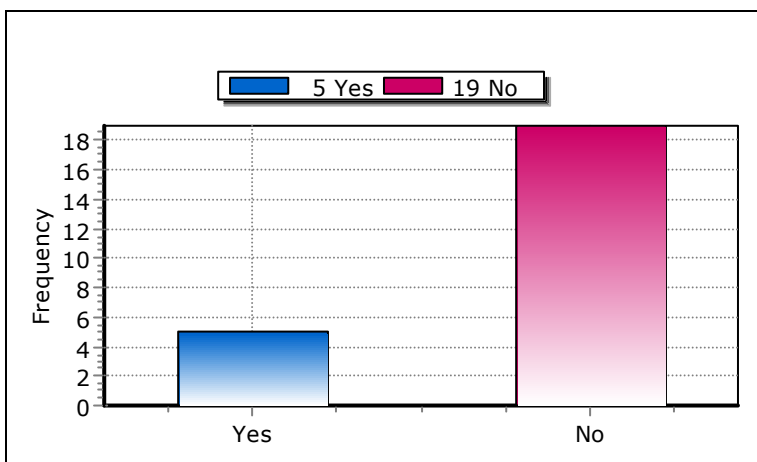
**Question 21. What is your current housing situation?**



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



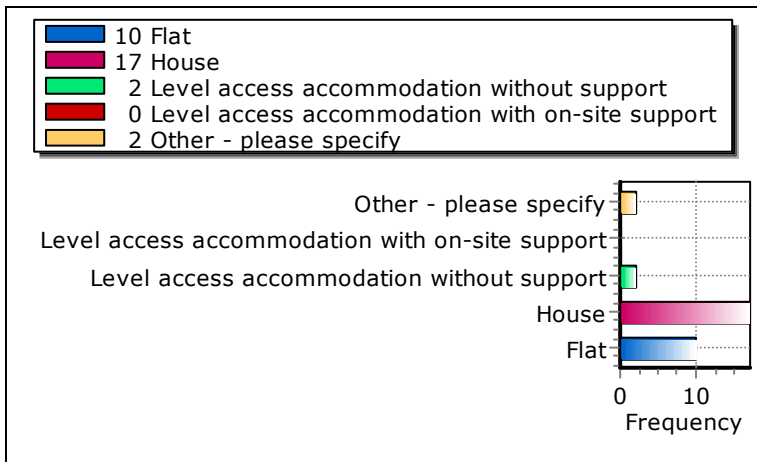
**Question 23. Are you an older person/household wanting to downsize/move to more suitable housing for your needs?**



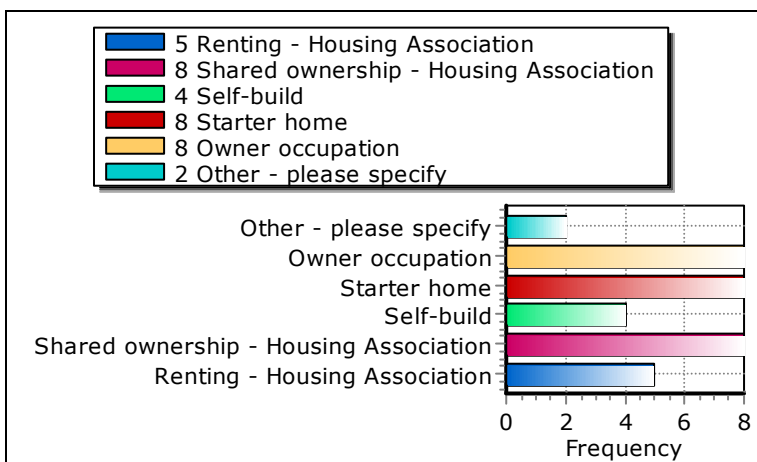
**Question 24. Please tell us in your own words why you need to move and what prevents you from doing so.**

There were 23 responses to this question. A full list of responses can be found in Appendix D3

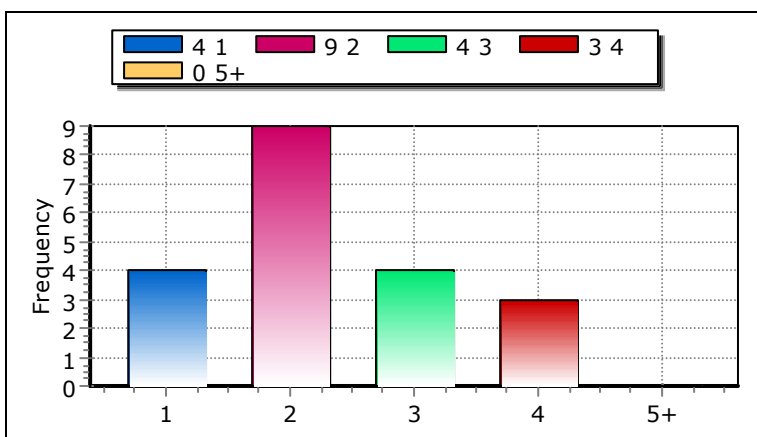
**Question 25. What type of housing do you need?** The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.



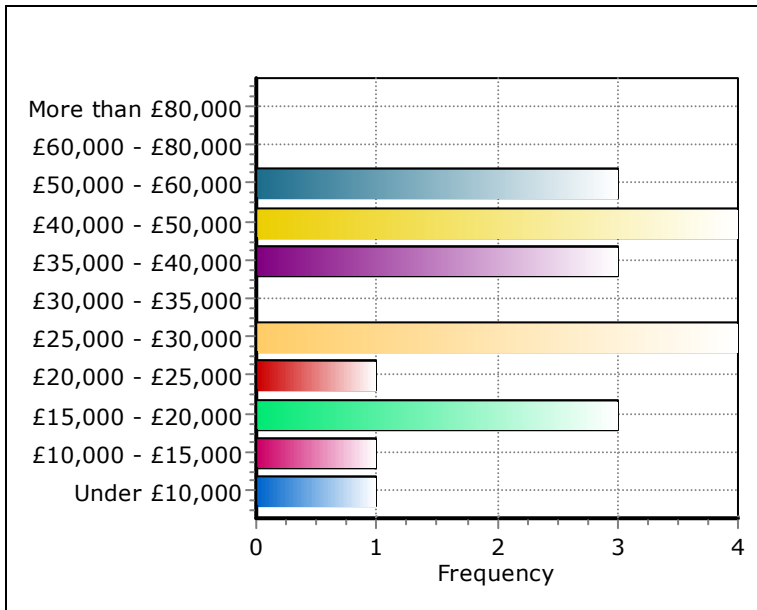
**Question 26. Which tenure would best suit your housing need?**



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



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



**Question 29. How much money could you raise towards the purchase of a property?** The following answers were given:

- £3000 x 1
- £15,000 x 1
- £25,000 x 1
- £30,000 x 1
- £100,000 x 1
- £150,000 x 1
- £175,000 x 1
- £225,000 x 1
- £250,000 x 2
- £285,000 x 1
- £300,000 x 1
- £350,000 x 1
- £500,000 x 1

**Question 30. How much money would you be able to raise as a deposit towards buying your own home?** The following answers were given?

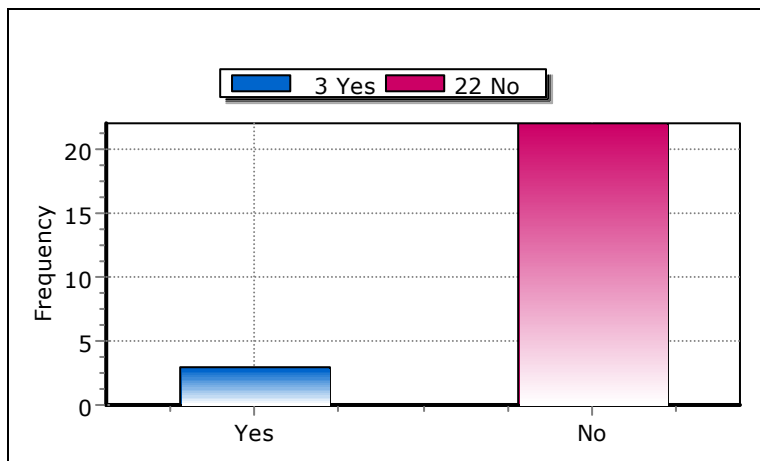
- £3000 x 1
- £10,000 x 1
- £15,000 x 1
- £20,000 x 2
- £25,000 x 1
- £30,000 x 2
- £35,000 x 1
- £40,000 x 1
- £50,000 x 1
- £350,000 x 1
- £500,000 x 1



**Question 31. Do you have any particular or specialised housing requirements?** The following responses were given:

- If something becomes available I will discuss these problems, not before
- Key worker visits every 4 weeks from the mental health team
- Garden/garage
- Ideally an annex so my mother could live with us too

**Question 32. Are you registered on the Council's housing register?**



## **6. LOCAL HOUSING COSTS**

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

### **Property for sale**

Searches of [www.rightmove.co.uk](http://www.rightmove.co.uk) which markets property for a number of leading local estate agents, in June 2018, found the following cheapest properties for sale in Dunton Green.

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £</b>
Apartment	1	250 000
Apartment	1	270 000
Apartment	2	275 000
Terraced house	2	325 000
Terraced house	3	475 000
Town house	3	485 000

### **Property to rent**

A similar search for rental property found the following available:

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £pcm.</b>
Apartment	1	795
Apartment	1	850
Apartment	2	1275
House	3	1750

### **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 15% deposit and using 3.5 x gross income. Monthly repayment is based on a 2 year fixed standard with HSBC at 3.94% (June 2018) 25 year mortgage term and is calculated using HSBC's mortgage calculator.

It should be noted that in the current economic climate lenders have made the borrowing criteria for potential mortgagees stricter by requiring at least a 15% deposit, making securing a mortgage difficult for some first time buyers, especially those on lower incomes. Although there are higher LTV mortgages available, they tend to attract a higher interest rate.

<b>Type of Property</b>	<b>Price £</b>	<b>Deposit (15%)</b>	<b>Gross Income Level</b>	<b>Monthly Repayment</b>
1 bed apartment	250 000	37 500	60 714	874
1 bed apartment	270 000	40 500	65 571	944
2 bed apartment	275 000	41 250	66 785	962
2 bed terraced house	325 000	48 750	78 929	1136
3 bed terraced house	475 000	95 000 (20% dep required)	115 357	1563
3 bed town house	485 000	97 000 (20% dep required)	117 786	1596

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

<b>Type of Property</b>	<b>Price £ pcm</b>	<b>Approx. Gross Annual income £</b>
1 bed apartment	795	31 800
1 bed apartment	850	34 000
2 bed apartment	1275	51 000
3 bed house	1750	70 000

Using HM Land Registry data on house sales ([www.mouseprice.com](http://www.mouseprice.com)) using postcode area TN13 which lies within or includes part of the following towns, counties, localities, electoral wards and stations: Brasted, Chevening and Sundridge, Chipstead, Dunton Green, Dunton Green and Riverhead, Kent, Riverhead, Seal and Weald, Sevenoaks, Sevenoaks Eastern, Sevenoaks Kippington, Sevenoaks Northern, Sevenoaks Town and St John's, Weald, the average house prices in the last 3 months are –

1 bed properties £289,500  
 2 bed properties £414,700  
 3 bed properties £575,500  
 4 bed properties £1,025,800  
 5+ bed properties £1,479,500

To afford the average cost of a 1 bed property using the mortgage calculation shown above, a salary of £70,307 would be required. To afford the average cost of a 2 bed property a salary of £100,713 would be required.

Information provided by 'mouseprice' states that the average property in the TN13 area costs £721,200 with average earnings being £35,547. This means that the average property costs over 20 times more than the average salary. The source used by 'mouseprice' to assess price to earnings ratio is Calnea Analytics proprietary price data and earnings data – updated quarterly.

### **Affordable Rent**

The Government has introduced changes relating to rents charged to new tenants of social housing from April 2011. Affordable Rent properties allow landlords to set rents anywhere between current social rent levels and up to 80% of local market rents. The following table shows housing benefit levels (known as Local Housing Allowance (LHA)) for the High Weald area; Sevenoaks District Council have an agreement with their Housing Association partners to calculate, in the first instance where overall scheme cost permit, Affordable Rent at 80% of market rents or 100% LHA whichever is lower. Affordability of the rent can be achieved through the input of Housing Benefit where eligible.

<b>Size of Property</b>	<b>LHA Levels £pcm/Affordable Rent levels £pcm</b>
1 bed	587
2 bed	765
3 bed	967
4 bed	1460

The table below shows income needed to afford the affordable rent levels using 30% of gross income as the indicator of what is affordable, for those who are not in receipt of housing benefit.

Property	Price £ pcm	Gross annual Income £
1 bed	587	23 480
2 bed	765	30 600
3 bed	967	38 680
4 bed	1460	58 400

### **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% and 40% share of a property with estimated values of £290,000 for a 1 bed property, £385,000 for a 2 bed property and £490,000 for a 3 bed. Calculations are made using the Homes and Communities Agency's target incomes calculator and assume a 10% deposit of mortgage share. These values are taken from information found at [www.rightmove.co.uk](http://www.rightmove.co.uk) and Help to Buy East and South East website [www.helptobuyese.org.uk](http://www.helptobuyese.org.uk)

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service charge	Monthly total £	Gross Income required
290 000	25%	7250	346	498	90	934	33 668
290 000	40%	11 600	553	399	90	1042	40 309
385 000	25%	9625	459	662	90	1211	43 635
385 000	40%	13 475	735	529	90	1354	47 074
490 000	25%	12 250	584	842	90	1516	54 651
490 000	40%	19 600	935	674	90	1699	61 217

### **Starter homes**

The following table shows finances necessary to afford a Starter Home. Property prices are taken from information found at [www.rightmove.co.uk](http://www.rightmove.co.uk) and [www.helptobuyese.org.uk](http://www.helptobuyese.org.uk) 2 and 3 bed properties cannot be included as they exceed the £250k limit after discount. Affordability of mortgage is based on 3.5 x gross income.

Property price £	20% discount	Price after discount £	Deposit Required 5% of discounted price	Mortgage required	Gross Income required £
1 bed 290 000	58 000	232 000	11 600	220 400	62 971

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

This section is divided into two categories; the need for affordable housing and the needs of older people in the parish requiring alternative housing, either affordable or open market. There were a total of 26 responses.

### **7.1 Assessment of the need for affordable housing**

This analysis is divided into categories of those who need housing now, in the next 2 years and in the next 5 years.

At this stage some respondents might be excluded if they do not want/are not eligible for affordable housing or if they do not provide sufficient information for an assessment of their eligibility to be made.

In total 20 respondents said they need affordable housing in the following timescales:

- Now x 9
- In the next 2 years x 6
- In the next 5 years x 5

### **Assessment of the 9 households seeking affordable housing now**

Two respondents were excluded for the following reasons:

- One respondent is currently a private tenant and wants to buy on the open market only
- One respondent is currently an owner occupier; they need larger accommodation but are unlikely to be eligible for affordable housing

### **The 7 households in need of affordable housing now are:**

- 1 single person
- 1 Couple
- 5 families

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

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

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

<b>Reason</b>	<b>Frequency</b>
First independent home	1
Current home affecting health	1
Homeless/threatened with homelessness	1

### **Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Living with relatives	1

**Current number of bedrooms:**

Current Beds	Frequency
3	1

**Type of housing needed:** The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
Flat	1

**Tenure best suited:**

Tenure	Frequency
Renting HA/Shared ownership/Starter home	1

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

No of bedrooms	Frequency
1	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 41.

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

Income	Frequency
£10,000 - £15,000	1

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

- Don't know

**Amount available towards a deposit:**

- Don't know

**Particular or specialised housing requirements:** Not answered

**Registered on the Sevenoaks District Council's Housing Register:**

Housing Register	Frequency
No	1

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

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Starter Home	Open market purchase	Private rent
£10,000 - £15,000	1	1 with HB	0	0	0	0

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

**Couples** – there was 1 couple. The table below shows the ages of both members of the household

Age	Frequency
25-44	2

**Reason for seeking new home:**

Reason	Frequency
Setting up home with partner	1

**Current housing:**

Current Housing	Frequency
Living with relatives	1

**Current number of bedrooms:**

Current Beds	Frequency
2	1

**Type of housing needed:** The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
Flat/House	1

**Tenure best suited:**

Tenure	Frequency
Starter home	1

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

No of bedrooms	Frequency
2	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 41.

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

Income	Frequency
£35,000 - £40,000	1

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

- £150,000

Amount available towards a deposit:

- £140,000

**Particular or specialised housing requirements:** Not answered

**Registered on the Sevenoaks District Council's Housing Register:**

Housing Register	Frequency
No	1

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

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Starter Home	Open market purchase	Private rent
£35,000 - £40,000	1	1	1 x 2 bed	0	0	0

Although the above respondent indicated wanting a Starter Home only, they do not have sufficient income to afford that tenure and have therefore been assessed for Shared Ownership.



**Families** - there were 5 families

**Age**

	Adult Age	Adult Age	Child Age	Child Age	Child Age	Child Age
<b>Family 1</b>	25-44	25-44	0-9 F			
<b>Family 2</b>	25-44	25-44	0-9 F	0-9 M		
<b>Family 3</b>	25-44	25-44	0-9 F	0-9 M		
<b>Family 4</b>	25-44		0-9 F	0-9 F	0-9 M	
<b>Family 5</b>	25-44	25-44	0-9 M	0-9 M	0-9M	

**Reason for seeking new home:**

Reason	Frequency
Need larger home	4
To be nearer family	1
Setting up home with partner	1
Present home too expensive	1
Current home affecting health	1
Other (Need support from mum and family)	1
Other (Mother to move in with us)	1

**Current housing:**

Current Housing	Frequency
Shared ownership	3
Renting privately	2

**Current number of bedrooms:**

Current Beds	Frequency
1	1
2	4

**Type of housing needed:** The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
House	5

**Tenure best suited:**

Tenure	Frequency
Shared ownership	2
Renting HA	1
Starter home/self-build	1
Shared ownership/starter home/self-build	1

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

No of bedrooms	Frequency
2	1
3	3
4	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 41.

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

Income	Frequency
Under £10,000	1
£25,000-£30,000	1
£35,000-£40,000	1
£40,000-£50,000	2

**Amount available towards purchase of a property:** The following 3 responses were given

- £175,000
- Depends on house prices
- Up to £225,000

**Amount available towards a deposit:** The following 3 responses were given

- £35,000
- £20,000
- £50,000

**Particular or specialised housing requirements:**

- Ideally an annex so my mother could live with us too

**Registered on the Sevenoaks District Council's Housing Register:**

Housing Register	Frequency
No	5

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

The following table shows the respondents' ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

<b>Income</b>	<b>Number of respondents</b>	<b>Renting HA</b>	<b>Shared Ownership</b>	<b>Starter Home</b>	<b>Open market purchase</b>	<b>Private rent</b>
Under £10,000	1	1 with HB	0	0	0	0
£25,000-£30,000	1	1 x 3 bed possibly	0	0	0	0
£35,000-£40,000	1	1 x 3 bed possibly	0	0	0	0
£40,000-£50,000	2	1	1 x 2 bed	0	0 2 x expressed interest in self-build	0

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

The respondents earning £25k-£30k are currently shared owners living in a 2 bed house. They have 3 children and would like a 3 bed shared ownership house but did not indicate sufficient income to afford it. There is a possibility they could be eligible for a 3 bedroom rented property if they have less than £16k equity/savings.

The respondents earning £35k-£40K are currently shared owners living in a 2 bed house. They have two children of opposite genders aged 0-9 and would like a 3 bed property but they did not indicate sufficient income to afford it. Once one of their children reaches the age of 10, they may be eligible for a 3 bed rented property if they have equity/savings of less than £16k.

The income limits used for rented housing are £40k for a 2 bed and above need – these are the limits set in the revised Sevenoaks District Council’s Allocations Policy which is yet to be adopted.

## **Assessment of the 6 households seeking affordable housing in the next 2 years**

**The 6 households in need of affordable housing in the next 2 years are:**

- 2 single people
- 3 couples
- 1 family

**Single people** – there were 2 single people

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

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
To be nearer work	1
Divorce/separation	1
New job	1
Lodging	1
To move to a better/safer environment	1
Other (To move out of parents' house but renting too expensive as is mortgage deposit)	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Living with relatives	1
Renting privately	1

**Current number of bedrooms:**

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

**Type of housing needed:** The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

<b>Type of housing</b>	<b>Frequency</b>
Flat	1
Flat/House	1

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Shared ownership/Owner occupation	2

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

No of bedrooms	Frequency
1	1
2	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 41.

**Income:**

Income	Frequency
£15,000-£20,000	1
£25,000-£30,000	1

**Amount available towards the purchase of a property:** The following response was given

- £25-£50k

**Amount available towards a deposit:**

- £25k

**Particular or specialised housing requirements:** None

**Registered on Sevenoaks District Council's Housing Register:**

Housing Register	Frequency
No	2

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

The following table shows the respondents' ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared ownership	Starter home	Open market purchase	Private rent
£15,000-£20,000	1	1 with HB	0	0	0	0
£25,000-£30,000	1	1	1 x 1 bed	0	0	0

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

**Couples** – there were 3 couples. The table below shows the ages of all members of the household. One respondent did not indicate the age of their partner

Age	Frequency
20-24	1
25-44	4

**Reason for seeking new home:**

Reason	Frequency
First independent home	1
Setting up home with partner	1
Present home too expensive	1
Current home affecting health	1

**Current housing:**

Current Housing	Frequency
Living with relatives	2
Renting privately	1

**Current number of bedrooms:**

Current Beds	Frequency
1	1
3	2

**Type of housing needed:** The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
House	1
Flat/house	2

**Tenure best suited:**

Tenure	Frequency
Shared ownership/starter home	1
Starter home	1
Starter home/self-build	1

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

No of bedrooms	Frequency
2	3

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council’s allocation policy. See summary on page 41.

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

Income	Frequency
£20,000-£25,000	1
£25,000-£30,000	1
£35,000-£40,000	1

**Amount available towards a purchasing a property: The following responses were given**

- £30,000
- Would need to look into it

**Amount available towards a deposit:**

- £20,000
- £20,000-£30,000
- Would need to look into it

**Particular or specialised housing requirements:** None**Registered on Sevenoaks District Council's Housing Register:**

Housing Register	Frequency
Yes	1
No	2

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

The following table shows the respondents' ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared ownership	Starter home	Open market purchase	Private rent
£20,000-£25,000	1	1	0	0	0	0
£25,000-£30,000	1	1	0	0	0	0
£35,000-£40,000	1	1	1 x 2 bed	0	0	0

Although the respondent earning £35k-£40k indicated wanting a Starter Home only, they could not afford that tenure, and so have been assessed for the Shared Ownership.

**Families** - there was 1 family

**Age**

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

**Reason for seeking new home:**

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

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Shared ownership	1

**Current number of bedrooms:**

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

**Type of housing needed:** The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

<b>Type of housing</b>	<b>Frequency</b>
House	1

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Shared ownership	1

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

<b>No of bedrooms</b>	<b>Frequency</b>
2	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 41.

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

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

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

- £250,000

**Amount available towards a deposit:**

- £10,000



**Particular or specialised housing requirements:**

- None

**Registered on the Sevenoaks District Housing Register:**

<b>Housing Register</b>	<b>Frequency</b>
No	1

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

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

<b>Income</b>	<b>Number of respondents</b>	<b>Renting HA</b>	<b>Shared Ownership</b>	<b>Starter home</b>	<b>Open market purchase</b>	<b>Private rent</b>
£40,000 - £50,000	1	1	1 x 2 bed	0	0	0

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

Four respondents were excluded for the following reasons:

- Two respondents were families who currently own their own home and want to move to a larger property
- Two respondents did not indicate sufficient information for an assessment of their need to be made

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

- 1 couple

**Couples** – there was 1 couple. The table below shows the ages of all members of the household.

<b>Age</b>	<b>Frequency</b>
25-44	2

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

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

### **Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Shared ownership	1

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

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

**Type of housing needed:** The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

<b>Type of housing</b>	<b>Frequency</b>
House	1

### **Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Starter home	1

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

<b>No of bedrooms</b>	<b>Frequency</b>
3	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 41.

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

Income	Frequency
£50,000 - £60,000	1

**Amount available towards a purchasing a property:**

- £300,000

**Amount available towards a deposit:**

- £30,000

**Particular or specialised housing requirements:** None**Registered on Sevenoaks District Council's Housing Register:**

Housing Register	Frequency
No	1

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

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared ownership	Starter home	Open market purchase	Private rent
£50,000 - £60,000	1	1	1 x 3 bed	0	0	0

Although the respondent indicated wanting a Starter Home only, they also said they wanted 3 bedrooms. The Starter Home tenure would not be available as a 3 bed property so they have therefore been assessed for Shared Ownership.

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

Householders were asked to respond to the survey if they were older people who needed to downsize and/or move to more suitable housing for their needs; this included owner occupiers. Older people were defined as those who were at least 50 years old at the time of completing the survey.

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

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

- Now x 2
- Within the next 2 years x 0
- Within the next 5 years x 4

### **Assessment of the 2 households who require alternative housing now.**

#### **The 2 household seeking alternative housing now are:**

- 2 x single people

**Single people** – there were 2 single people

<b>Age</b>	<b>Frequency</b>
45-49	2

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

<b>Reason</b>	<b>Frequency</b>
Present home too expensive	1
Private tenancy ending	1
Current home affecting health	1
To move to a better/safer environment	1
Alternative accom due to age/infirmity	1
Disability/disabled	1

#### **Current housing:**

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

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

<b>Current No.</b>	<b>Frequency</b>
1	1
2	1

**Type of housing needed:**

Type of housing	Frequency
Flat	2

**Tenure best suited:**

Tenure	Frequency
Renting HA	1
Renting HA/shared ownership	1

**Number of bedrooms required:**

No of bedrooms	Frequency
1	2

**Particular or specialised housing requirements:**

- Keyworker visit every 4 weeks from the mental health team

**Income:** One respondent did not answer the question but they are in receipt of welfare benefits.

Income	Frequency
£15,00-£20,000	1

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

- None
- £3000

**Amount available as a deposit:**

- None
- £3000

**Registered on Sevenoaks District Council's Housing Register:**

Housing Register	Frequency
No	2

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

### **Assessment of the 4 households who require alternative housing within the next 5 years**

One respondent was excluded because they did not indicate sufficient information for an assessment of their needs to be made

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

- 1 x single person
- 2 x couples

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

<b>Age</b>	<b>Frequency</b>
75+	1

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Alternative accom due to age/infirmity	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Owner occupier	1

**Current number of bedrooms:**

<b>Current No.</b>	<b>Frequency</b>
2	1

**Type of housing needed:**

<b>Type of housing</b>	<b>Frequency</b>
Level access accom without support/Flat	1

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Owner occupation	1

**Number of bedrooms required:**

<b>No of bedrooms</b>	<b>Frequency</b>
1	1

**Income:**

<b>Income</b>	<b>Frequency</b>
£15,000-£20,000	1

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

- £35,000

**Amount available towards a deposit:**

- £350,000

**Particular or specialised housing requirements:** None

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

**Registered on Sevenoaks District Council's Housing Register:**

Housing Register	Frequency
No	1

**Couples** – there were 2 couples

Age and Gender	Frequency
45-59	1
60-74	2
75+	1

**Reason for seeking new home:**

Reason	Frequency
Disability/disabled	1
To be nearer work	1
Private tenancy ending	1
Alternative accom due to age/infirmity	1

**Current housing:**

Current Housing	Frequency
Owner occupier	1
Renting privately	1

**Current number of bedrooms:**

Current No.	Frequency
2	1
3	1

**Type of housing needed:**

Type of housing	Frequency
Level access without support/Flat	1
House	1

**Tenure best suited:**

Tenure	Frequency
Owner occupation	1
Self-build	1

**Number of bedrooms required:**

No of bedrooms	Frequency
2	2

**Particular or specialised housing requirements:**

- Wet room

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

Income	Frequency
£25,000 - £30,000	1
£50,000 - £60,000	1

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

- £250,000
- £500,000

**Amount available towards a deposit:**

- £500,000

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

**Registered on Sevenoaks District Council's Housing Register:**

Housing Register	Frequency
No	2



## **8. SUMMARY OF FINDINGS**

The summary is divided into two sections; summary of the need for affordable housing and summary of the need for alternative housing for older households.

### **8.1 Summary of the need for Affordable Housing**

The survey has identified a need for up to 13 homes for local people who are in need of affordable housing; they are 3 single people, 5 couples and 5 families. 6 of the households need housing now, 6 in the next 2 years and 1 in the next 5 years. One additional household wanted a 4 or 5 bed self-build property; they are a family and they need housing now.

The 13 respondents in need of affordable housing indicated strong local connections to Dunton Green; they all currently live there.

5 respondents are currently living with relatives, 4 are shared owners and 4 are renting privately.

In total there are 22 adults and 10 children who have a need for affordable housing.

When asked how many bedrooms respondents sought/preferred, the following answers were given: 2 x 1 bed, 7 x 2 beds and 4 x 3 beds. Actual size of property will depend upon the council's allocation policy and Help to Buy eligibility, see below.

In total, 8 respondents indicated an interest in shared ownership and 7 in a starter home (some respondents indicated more than one option); none of the respondents appeared to be able to afford a starter home of the size they required. 2 households who indicated starter homes only, were assessed for shared ownership. In total, 6 households indicated that they may be able to afford a shared ownership property. More detailed analysis of their income, amount of deposit they have available and actual cost of the shared ownership property would be required to confirm affordability.

The 4 households who are currently shared owners all need larger properties; 2 could afford a larger property and 2 could not; they may be eligible for rented housing if they meet certain criteria; see page 27.

Taking into account the council's allocation policy (new policy which has yet to be adopted), Help to Buy and Starter Home eligibility, the mix of accommodation that respondents would be eligible for is:

#### **Rented accommodation:**

- 4 x 1 bed
- 1 x 3 bed
- 2 x 3 bed (if eligible see page 27)

#### **Shared ownership:**

- 1 x 1 bed
- 4 x 2 bed
- 1 x 3 bed

In addition to the above need for affordable housing, one family wanted a 4 or 5 bed self-build property (2 of the above households assessed for affordable housing also expressed an interest in self-build).

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

The survey has found a need for 5 homes for older people who require more suitable housing; they are 3 single people and 2 couples. All 5 households currently live in the parish.

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

2 of the households are owner occupiers, 1 is a housing association tenant, 2 are private tenants but 1 of these households also owns a property elsewhere.

The most frequently given reason for needing an alternative home was needing alternative accommodation due to age/infirmity; other reasons include private tenancy ending, disabled/disability and current home affecting health.

2 of the households said they need affordable rented housing; 1 is currently a housing association tenant and 1 is renting privately. They want the following type of housing:

- 2 x 1 bed flat

These affordable homes are required in addition to the 13 affordable homes identified above.

The 3 remaining older households said they require the following type and size of housing; they all want to buy on the open market (one also indicated the self-build option):

- 1 x 1 bed level access accommodation without support or flat
- 1 x 2 bed level access accommodation without support or flat
- 1 x 2 bed house (owner occupation or self-build)

## **8.3 Overall summary**

The survey has identified a total need for 15 affordable homes; 2 of which are for older households. There is also a requirement for 1 self-build property for a family. In addition there is a requirement for 3 open market properties suitable for older households who want to downsize/move to more suitable housing for their needs.

## **9. APPENDIX D1**

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

I wish for a bottom floor flat as I have a disability.

The reason being total lack of infrastructure, schools, doctors, dentists - blocked road - parking etc. etc.

Because many young people simply cannot afford current house prices especially if they are paying for child care

We have already undergone extensive housing development without any increase in the required associated infrastructure to meet the demands of the increase in population

Provisionally - however I have concerns as to where this will be located. Rye Lane is already crumbling with increased traffic from Ryewood. Another development needs associated investment in infrastructure

There's enough social housing and rentable property in DG already

I think affordable housing is a must

The UK needs more houses. Affordable houses for people is a nationwide need

Many houses have built in DG over the past few years with a huge impact on the school, doctors, etc.

Not on green belt land. The parish has seen too much building of late

Not everyone can afford to buy their own home. There should be more options available

Subject to not using existing green belt land

Younger people can't afford a mortgage and end up privately renting (at an astronomical cost) in this area or they move away

My two sons aged 24 and 30 cannot afford to move out as housing prices to rent or buy are too expensive

We already have several new builds. All the resources - shops, school have enough people already

Over developed already

House prices have risen so fast and new builds are expensive too. It is impossible to rent or buy if working locally

We are renting as cannot afford to buy housing in this area. I was born in Sevenoaks and do not want to leave the area but if things don't change, we will be forced to

My daughter and her fiancé want to live together but the prices round here are far too high for them to move

We have the huge Berkley site in Rye Lane and the traffic through the village is immense. More housing will impact on the increase in traffic

Small development, yes. Another legoland (Rye Wood) No! The legoland development so overcrowded, over developed, and overpriced. We do not have the infrastructure to cope with a large project

We feel our views do not really matter because as has happened before, housing developments go up regardless. Also my children who live at home, are in their 20s and work, would never be considered for affordable housing. It would be left to us to help them financially even if we didn't have the funds

Dunton Green has accommodated a lot of housing in the past few years, i.e. Rye Wood!

There is not sufficient affordable housing in the area. We would stay in the area if there were more

We already have considerable affordable accommodation in the parish in the form of the former Mannerings Garages development (adjoining the Duke's Head), plus the affordable element of the Berkeley Homes West Kent Cold Store Development

Small, affordable as part rent, part buy. NOT large houses over £300,000

Need to keep families together so that there is support for them. (People don't like to ask for help from neighbours)

We already have the new houses on Rye Wood - a percentage of which were affordable housing. Enough building is enough. We don't have the infrastructure for more!

There is a great need locally

Dunton Green is a small village. There is already affordable housing in Dunton Green

Genuinely affordable housing is fine if genuine local connection must have sufficient parking including visitors

In principle yes, but it depends on the locality, services provided including parking, the size of the development

I work for a housing association and sell shared ownership. I support the product with a purpose. But rural exception created a problem with lenders because they can't staircase to 100%

To be closer to family

Good quality liveable housing is needed for the area. The Rye Wood estate is obvious profiteering and not suitable for long term family living. Homes for young families to grow and stay in

My sister is single and also my brother and his girlfriend still live with my parents in the village as they don't earn enough to buy their own house with the current prices. Not for people claiming benefits!

Not on green belt land

There is nothing affordable around here! Even the rent is expensive (compared to Hampshire where I used to live). We are blessed to have a generous landlord who rents to us at below the market value

Already experiencing parking problems on Pounsley Road due to Ryewood. Also much more traffic since Ryewood built

Private renting is expensive and I think affordable housing is needed as the community is growing due to Ryewood Development

There is not enough parking available in the area. We have currently applied for a driveway and it was declined by yourselves. This would take 2 cars off the main road. More houses will make the problem worse. Adequate parking is needed all over the town and get cars off the main road

Only if genuinely affordable and not available for landlords/private rental

Housing is so expensive, especially hard for 1st time buyers

Maybe depending on how big and where. This should not be a yes/no question. Dunton Green has nearly doubled the number of houses with Berkley Homes development. Where does it stop?

Local people need affordable homes

The village cannot cope with more housing. It would increase traffic and put a strain on us living here already. We want to keep our green space. No more building on our green space!

I would like to buy in this area or rent a bigger property as we plan to have a family but will be moving away due to affordability. Our house also has no central heating so would like to have a more insulated property in the winter

We support the establishment of an affordable housing development as long as it will be properly managed and policed in order to increase and not decrease the quality of life in the village

There is enough affordable housing in Dunton Green already

Too many build already in this area

The local population has exploded over the last 20 years or so and the infrastructure and amenities are overstretched already!

When moving to the area it was our understanding that developers would use sales space for community benefit, e.g. medical centre. Instead they want to build more flats. Doctors and dentists have huge waiting lists already

Schemes exist to help already

If it's actually affordable!! It needs to be realistically affordable for the majority! Not just what the council think is affordable

Dunton Green already has too many houses and not enough amenities to support them - parking, rail provisions, school etc. I grew up here and it is unrecognisable from the village it was once. More of the Ryewood estate should have been used for affordable housing if was needed

Feel there is already enough affordable housing on Glynn Davis estate and similar

Yes, but only if local infrastructure (parking, etc.) were provided at same time

It would depend on their connection and also how small the development. Mainly the location of more development is of huge concern

Green belt countryside is not for building on

It is very hard for first time buyers to get on the property ladder. Houses are too expensive

I do worry that in 10+ years' time if my children want to buy a house in this area they will have trouble finding affordable housing to get them on the start of the ladder

Very supportive of this idea/prospect - I've seen this work successfully elsewhere (Foxbrook, Stevington, Beds)

We have already had enough housing built over the years - Leonard Road, cold store, etc. We are a village and are losing that identity. We also do not have the infrastructure i.e. school places, doctors etc.

I. Some people in social housing on Ryewood do not abide by the estate rules re: rubbish, parking, noise, etc. 2.  
Also infrastructure does not support any more housing

There is not enough affordable housing. There is a need for 3 bedroom houses not flats

There is so much development happening in the area, any more would void the reasons why I moved here in the first place. Also if we had more affordable housing the types of tenants would have to be strictly governed. I have noticed in my 9 months of living here that there are several households who do not behave as one should. Letting their dogs mess and not clear it up, walking dogs without leads, smoking illegal substances. All from council or affordable housing

School cannot cope, no doctor's surgery, lack of facilities generally

There is enough in this area and surrounding villages

Only if change to local resources, roads etc. then we would support this

If the housing is genuinely affordable!

Young people need houses. I do not like the term affordable!

Berkeley homes have/are in the process of completing over 500 homes in Ryewood development leading to extra road use, congestion and extra pressure on local resources/services. I also don't wish more houses built on our green spaces

I would love to be able to build a home myself instead of renting

I don't agree with building on green field sites. You could easily have incorporated this into the planning for Ryewood and didn't. Finally the infrastructure is already strained - schools, trains, NHS services can't cope after Ryewood let alone more development

The infrastructure of the village needs to be improved, e.g. schools and doctors surgery

I would like to see local builders awarded building contracts who employ local people so money is kept in the area

I grew up in a small village in Cornwall which had a similar scheme. As older members of the community passed on and younger locals moved for work these houses have been used to rehome individuals and families with serious mental issues and serious criminal histories. This even resulted in a murder and suicide within one relocated family. That is an extreme example but once the initial phase of this development has expired can be solid.

If they have lived in this area and are downsizing, why not!

The price of houses in DG like the rest of SDC are out of the range of most young families who are essential for a village to thrive

If we have children we will all have to stay living in a shared ownership flat. Three bed houses are unaffordable

The area has had a lot of development on housing already. I supported the housing developments but enough is enough

Dunton Green has had several very large affordable housing developments recently. One very large estate was supposed to have a medical surgery, now the other surgeries in the area are overwhelmed as is the village school. There are also problems with traffic and parking. Another estate would be a disaster

I think there is sufficient affordable housing availability in Dunton Green

There is no affordable housing for people who work in this area

There are no medical facilities, parking is a problem. It would be nice to keep the green spaces we have

There should no more housing without extra facilities to match the increase in demand (which will not follow)

There are areas to build up which would not negatively impact on current rural/wooded areas

Too many developments in a village that is already over populated in terms of access to amenities

We have already had a large development in Dunton Green (Ryewood). We have not been given any extra support in local doctors even with influx of additional people. More development n Dunton Green stretches the resources too much

If it is for purchase then they must only be able to sell or pass the property to people with a genuine local connection to DG

A decent size development not looking into people back gardens or bedroom with good sized rooms not small houses

We believe there is sufficient affordable housing in Dunton Green already

Need to move back to Swanley

They have just finished 500 new homes in Rye Lane some of them are affordable ones, we don't want any more. The council don't look after Rye Land pot holes, no salt in winter, the road is like a race track. We have complained to council so don't want anymore homes built around Dunton Green

The area has had a lot of development on housing already. I supported the housing developments but enough is enough.

I would not offer blanket/generalised support without more detail i.e. impact on environment, local community, infrastructure and location.

Development without supporting infrastructure is useless. Supporting elements such as transport, school places, doctors etc. must be planned for as well as sensitive and environmentally aware design.

## **10. APPENDIX D2**

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

Eden Road, Station Road

Farmland between London Road and Dunton Green train station

Hastings Road, Pembury

Past the Ryewood development on the left hand side (coming from Station Road)

Either adjoining London Road or further along Rye Lane

1. Area near station 2. Near Berkeley Homes Estate, Station Road

Opposite Ryewood Estate but the train station infrastructure would not support a large development

None

None

Farmland behind Unsted Road and social club are poor

None - protect the green spaces

Do not know of any

No obvious sites

Morants Court Road/ London Road

No idea which fields are owned privately or by DGPC or SDC

Not known

None

Behind rose garden off main road through DG

Land between Donnington Manner and parish community hall - do not own/or type of land though

Any site as long as a good bus service to get to shops and visit family

Lane at the end of Morants Court Road

They should have been built on the Ryewood site. We've had so many houses built in the village - can we still call ourselves a village?

Berkley Homes marketing suite

I don't know

Run down/abandoned areas only



None

I moved to Dunton Green from Beckenham in Kent so unfamiliar with Dunton Green and surrounding area

None

Ryewood

Unsure but there must be no building on green belt land

None. Why Dunton Green? We have lots of AH

None

Land between housing and the lake. Fields around Morants Court Road/London Road, part of Dunton Green

None

None

Only existing - we moved here for the countryside look and atmosphere

The farmers' fields behind Dunton Green rec

London Road area behind Donnington Road/Vicarage Lane? - Near war memorial? Or a small portion of the pavilion playing field (Vauxhall garage site?!) or the currently approved site at end of station road, site of the old church

None

None

Ryewood

Site between M25, London Road and Morants Court. Council should CPD. Improved noise attenuation possible

None as no brown field sites left and you shouldn't be building in an area of outstanding natural beauty

Any brown field sites, particularly empty buildings

The Rye Lane side of the village is already bulging at the seams. Land north of the flyover or on the Chipstead side

I wouldn't know (anywhere closer to shops?)

The land at the top of Mill Lane where there are football posts. The fields behind the houses on London Road

None. Dunton Green has had Ryewood, part of this should be affordable

Anywhere would be good

Not sure. I cannot see that Station Road can support more traffic, let alone Rye Lane

Site to the rear of recreation ground, or land within lower Rye Lane

Not green belt/woodland

None

The land between Morants and London Road (see separate sheet)

Make already built homes available to buy by the parish for people to rent/shared ownership. That way more homes would be available

None

Redevelop areas such as empty businesses next to motorway - though people may not want to live there.

Rye Lane Berdeley development

## **11. APPENDIX D3**

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

I would like bottom floor due to my age and disability

Need my own place but as I said above renting too expensive and mortgage deposits too high and as I work locally my salary would hardly cover either

Kids at Dunton Green School, love area but too expensive to buy or rent a family home!

Need house with downstairs cloakroom or preferably ground floor flat. Lack of suitable property, NB direct access (own door) to garden or patio

We have just had a baby and need to upsize from our 1 bed flat. Affordability is the biggest difficult in the area

Cannot afford housing currently, 8 years after divorcing, would like to have my own space/home. Renting privately with a friend near to work

We are waiting for children to leave

As a long term place I'm looking into moving to own private house. At the moment I haven't found suitable option

At present I rent privately with son who will be moving back to central London in September permanently. I will be unable to continue living at my current address due to financial reasons as my job salary isn't high enough

Affordability is the main concern. Main reason for wanting to move is to have own space and live independently

Need more space, but can't find bigger place for less money (lower rent)

The house has no central heating, a damp and mould problem. It is unsafe to leave an electric heater on when we are out. It is too expensive to have a mortgage here and there are limited properties available to rent that are accessible for my partner and I due to our working commitments

Myself and husband live in a 1 bed property in Dunton Green. My daughter also lived in Dunton Green. We all have over 15 years. She had to leave property but she suffers with BPD and has 4 children, 2 who stay with us because they go to school locally.

We need more space as baby due in October. We also want to feel more secure as our neighbours are hostile and we have been robbed 4 times in 6 years! Our garage is not attached to the house

Living with parents, would like to be able to afford to buy my own home. Also work locally so would like to stay in the area

We are a family of four needing a 3 bedroom; we cannot afford to move as there are no 3 bedrooms in the shared ownership scheme in Dunton Green

Mental health problems, lack of money

We had to move back from Liverpool for work. Would like to sell house in Liverpool and buy down here. Only way possible is to build home for ourselves as far too expensive, we are having to rent ours out in Liverpool to cover rent

down here, means we are £300 worse off monthly. Would like a piece of land to build home on, which would free up flat we currently rent

If we start a family we would need a three bed house with a full mortgage. This is currently unaffordable in Dunton Green even though we both have full time professional employment

Housing costs!

All housing in Dunton Green is too expensive. It's not affordable housing. Rye estate is not affordable for normal working families. My children are at school here and I don't want to move out of the area. I need the connection around me, a house for us to the grave and my children to have space

I'm now in what is a long term relationship with someone who has a child, also possibly having one of our own.



DUNTON GREEN  
PARISH COUNCIL

# DUNTON GREEN PARISH COUNCIL

71 HASTINGS ROAD • PEMBURY • TUNBRIDGE WELLS • KENT • TN2 4JS  
TEL: 01732 462966 • EMAIL: CLERK@DUNTONGREENPC.ORG.UK  
CHAIRMAN: CLLR MRS F ENGLAND

May 2018

Dear Resident

## Housing Needs Survey

Owing to the cost of housing in this area, Dunton Green Parish Council is considering whether there might be a need for additional local needs housing in the parish so that residents who cannot afford to buy or rent locally will not be forced to move away. The reason for providing local needs housing is to help local people of all ages who would like to stay or return to the parish and contribute to the village services that still exist.

We also want to know if there are older people in the parish who would like to downsize/move to more suitable housing for their needs but stay in the village. This includes people who own their current home, or rent, either privately or through a housing association. In order to gauge future need, older people are defined as those who are at least 50 years of age now.

We are sending out this Housing Needs Survey to assess the need and gauge the level of support a small scheme might have in our community. Tessa O'Sullivan, the Rural Housing Enabler from Action with Communities in Rural Kent, is assisting us in carrying out this survey. The survey will be analysed by the Rural Housing Enabler, with all information given being kept confidential. She will then give a summary report to the Parish Council.

Depending on the outcome of this survey, we may seek suitable sites within the Parish of Dunton Green. The most likely type of site would be what is known as a 'Rural Exception Site', within or on the edge of the parish, whereby:

- All homes on the site are owned by a Housing Association
- Houses are either rented or part-sold (shared ownership) to tenants
- Only households with a genuine local connection are eligible to be tenants/part owners

The Kent Rural Homes Protocol (<http://www.kenthousinggroup.org.uk/protocols/guide-developing-affordable-homes-rural-communities/>) gives a lot more detail about local needs housing and Rural Exceptions Sites.

Please take a few minutes to answer the survey. If you have family members who live elsewhere but would like to return to live in Dunton Green, please make them aware of the survey. Further copies can be requested from the Rural Housing Enabler, Tessa O'Sullivan. Telephone: 01303 813790. Email: [tessa.osullivan@ruralkent.org.uk](mailto:tessa.osullivan@ruralkent.org.uk).

Please return your completed survey form in the freepost envelope provided by 11<sup>th</sup> June 2018.

Yours faithfully

*Freda England*

Freda England  
Chairman of Dunton Green Parish Council

# HOUSING NEEDS IN THE PARISH OF DUNTON GREEN



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 of Dunton Green?**  
 *Less than 1 year*  *1-5 years*  *6-10 years*  *11-15 years*  *16-25 years*  *26+ years*

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

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

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

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

If they would like to return they can complete Section 2 of this survey or request a new form by emailing [tessa.osullivan@ruralkent.org.uk](mailto:tessa.osullivan@ruralkent.org.uk) or phoning 01303 813790

**Q8. Would you support a small development of affordable housing if there was an identified need for people with a genuine local connection to Dunton Green?**  
 *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 Dunton Green**

**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 THIS 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 813790 or [tessa.osullivan@ruralkent.org.uk](mailto:tessa.osullivan@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 update the findings of this survey. 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: \_\_\_\_\_

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 the parish of Dunton Green? Please tick all that apply

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

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

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

I am in full time\*\* employment in Dunton Green

I need to move to Dunton Green to take up full time\*\* employment

I need to move to Dunton Green to give or receive support to or from an immediate\* family member

\*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 Dunton Green

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

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

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

**MALE**

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

**FEMALE**

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

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

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

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

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

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

- 1     2     3     4     5+

**Q23. Are you an older person wanting to downsize/move to more suitable housing?**

- Yes     No

**Q24. Please tell us in your own words why you need to move and what prevents you from doing so.**

**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)  
 Flat     House     Other - please specify \_\_\_\_\_



**Q26. Which tenure would best suit your housing need?**

- Renting - Housing Association*     *Shared ownership - part rent/part buy - Housing Association*     *Owner occupation*  
 *Starter home - discounted homes for sale (maximum price £250,000) to first time buyers who are under 40 years of age*  
 *Self-build*     *Other - please specify* \_\_\_\_\_.

**Q27. How many bedrooms will you need?**

- 1     2     3     4     5+

**Q28. Please indicate the total gross annual income (before tax) of the household in housing need (joint if a couple). Do not include housing benefit or council tax benefit.**

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

**Q29. How much money could you raise towards the purchase of a property; taking into account any access you have to capital (e.g. equity in your home or savings) as well as the amount you could borrow on a mortgage?**  
\_\_\_\_\_

**Q30. How much money would you be able to raise as a deposit towards buying your own home?**  
\_\_\_\_\_

**Q31. Do you have any particular or specialised housing requirements e.g. to assist with a disability or special need? (Please provide details).**

**Q32. Are you registered on the Council's housing register?**

- Yes     No

**To be considered for affordable housing you must also register on Sevenoaks District Council's Housing Register.**

**If you would like to register contact West Kent Housing Association who manage the Register on behalf of Sevenoaks District Council on 01732 749433 or go to [www.kenthomechoice.org.uk](http://www.kenthomechoice.org.uk)**

**Information on this form will be used to provide a summary of the level of housing need in Dunton Green 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  
11th JUNE 2018**