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# **West Kingsdown**

## **Housing Needs Survey**

### **November 2022**

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

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

A survey was posted to every household within the parish in September 2022. 2,461 surveys were distributed with 275 surveys being returned, representing a 11% response rate.

Analysis of the returned survey forms identified that 80% of respondents are owner occupiers. 69% 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 under £5000,000 in West Kingsdown was a 2-bedroom property for £410,000. To afford to buy this home a deposit of approximately £20,500 would be required and an income of £85,555. The cheapest property found in West Kingsdown to rent was a 1-bedroom flat for £850 pcm; to afford to rent this property an income of approximately £34,000 would be required.

A need for 31 affordable homes, for the following local households was identified:

- 10 single people
- 12 couples
- 9 families
- 8 of these households are older people
- 28 of the households currently live in West Kingsdown and 3 live outside

The survey also identified the need for the following 11 older owner occupiers wanting to downsize/move to more suitable housing for their needs:

- 7 single people
- 4 couples

In addition to all the above information, 1 respondent wanted to self-build a home.

In total, the survey has identified a need for 31 affordable homes, 11 open market homes suitable for older households wanting to downsize/move to more suitable housing and 1 self-build property.

## **2. INTRODUCTION TO THE WEST KINGSDOWN HOUSING NEEDS SURVEY**

The Rural Housing Enabler worked with Sevenoaks District 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 West Kingsdown Parish Council. A copy of the survey was posted to every household in the parish in September 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 5<sup>th</sup> October.

2,461 surveys were distributed with 275 returned representing a response rate of 11%.

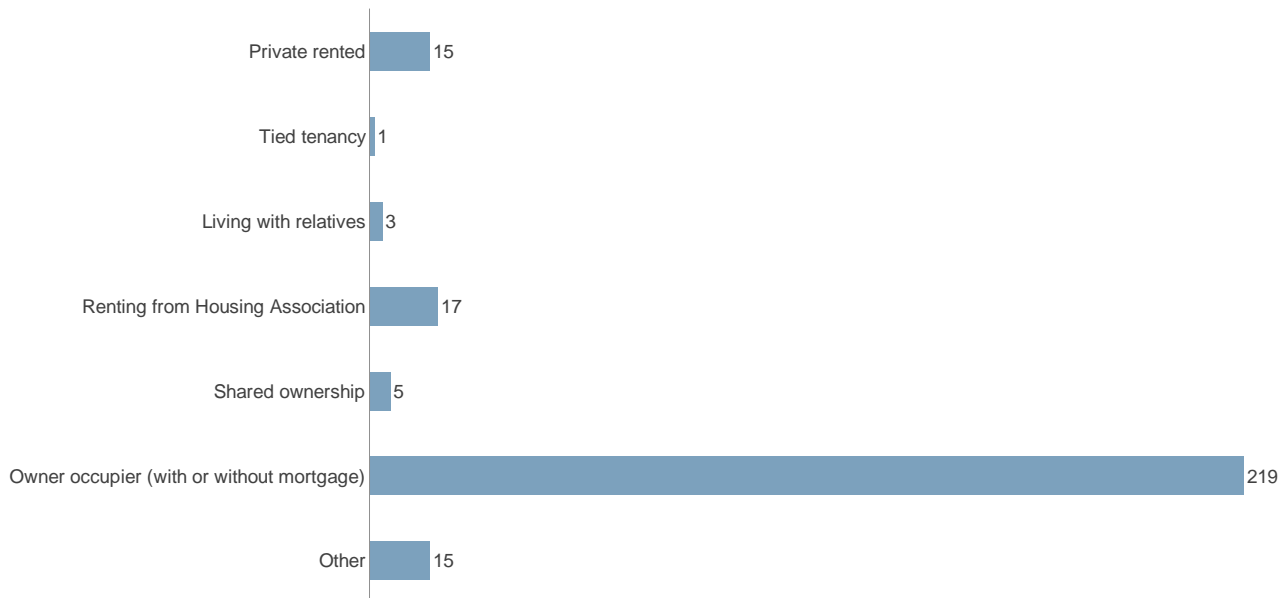
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

## **5. RESULTS**

### **Section 1**

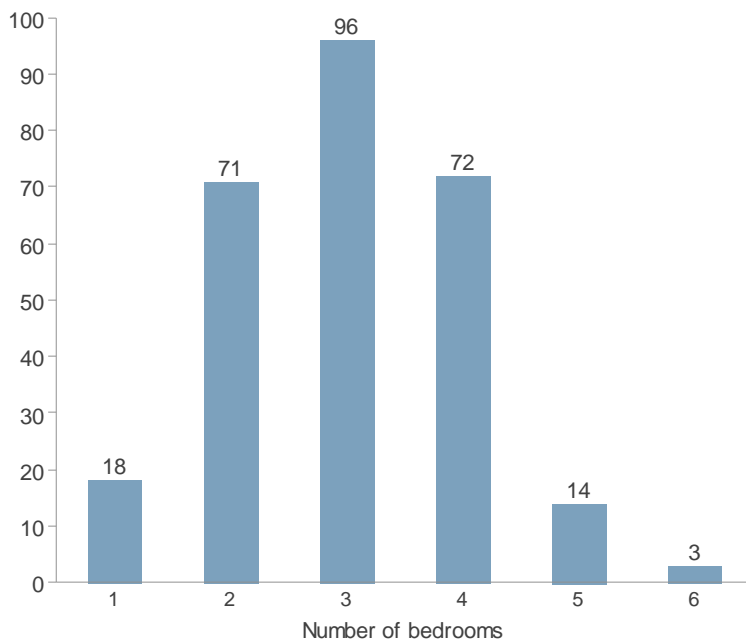
Listed below are the results of each question asked by the housing needs survey.

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

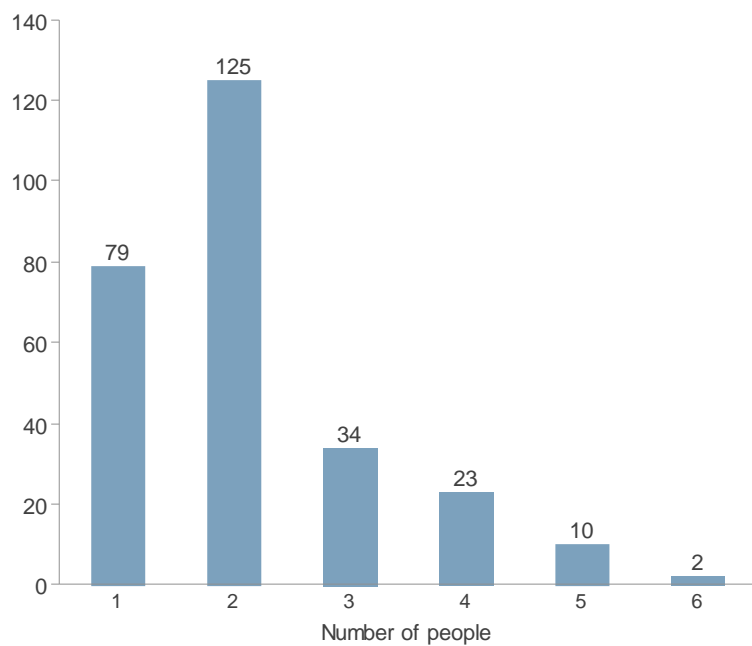


80% of respondents are owner occupiers.

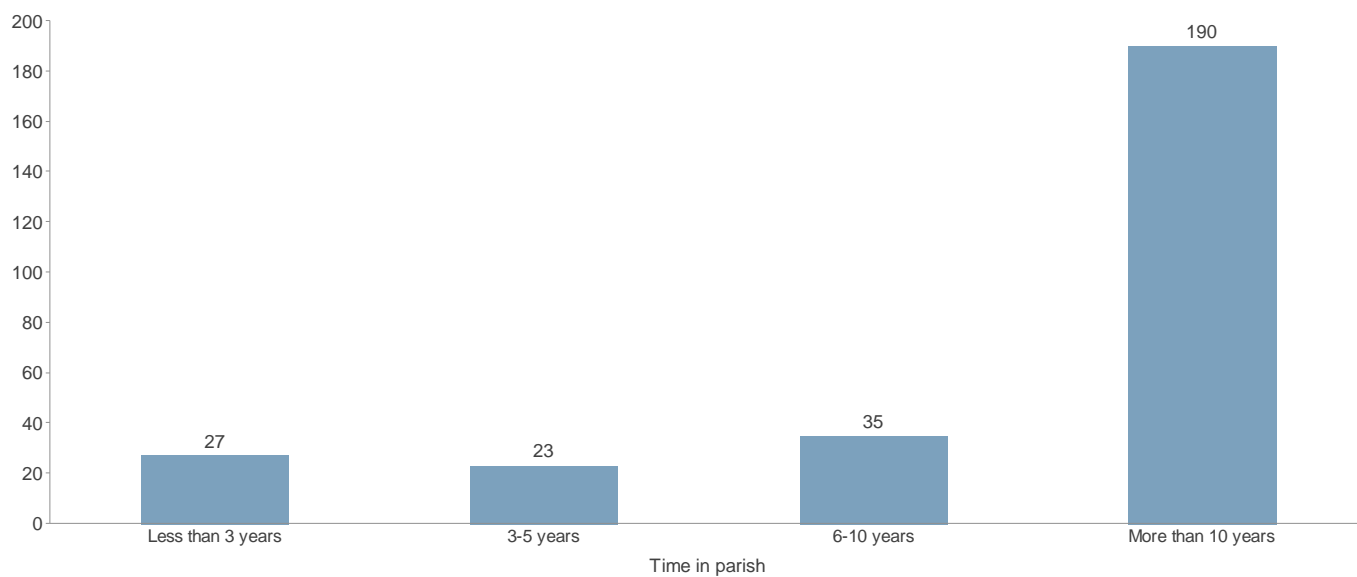
#### **Question 2. How many bedrooms does your home have?**



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

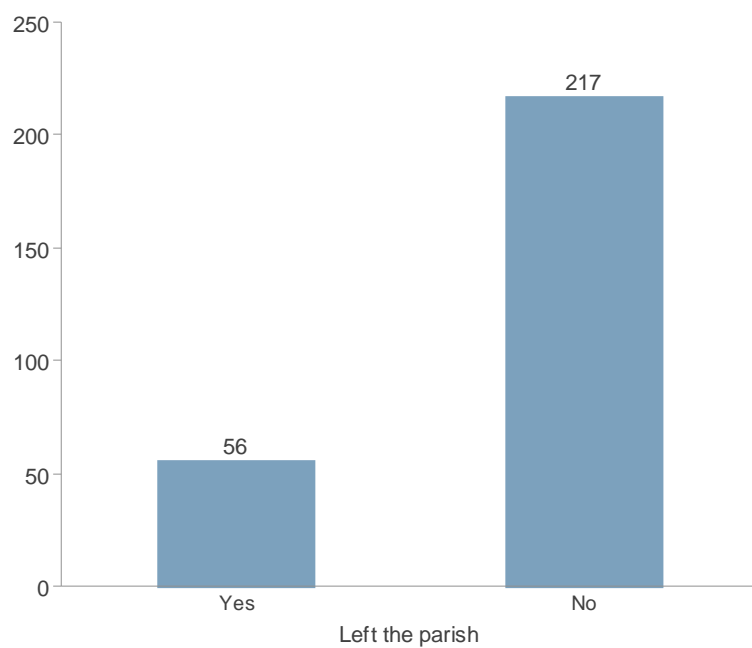


### Question 4. How long have you lived in West Kingsdown?

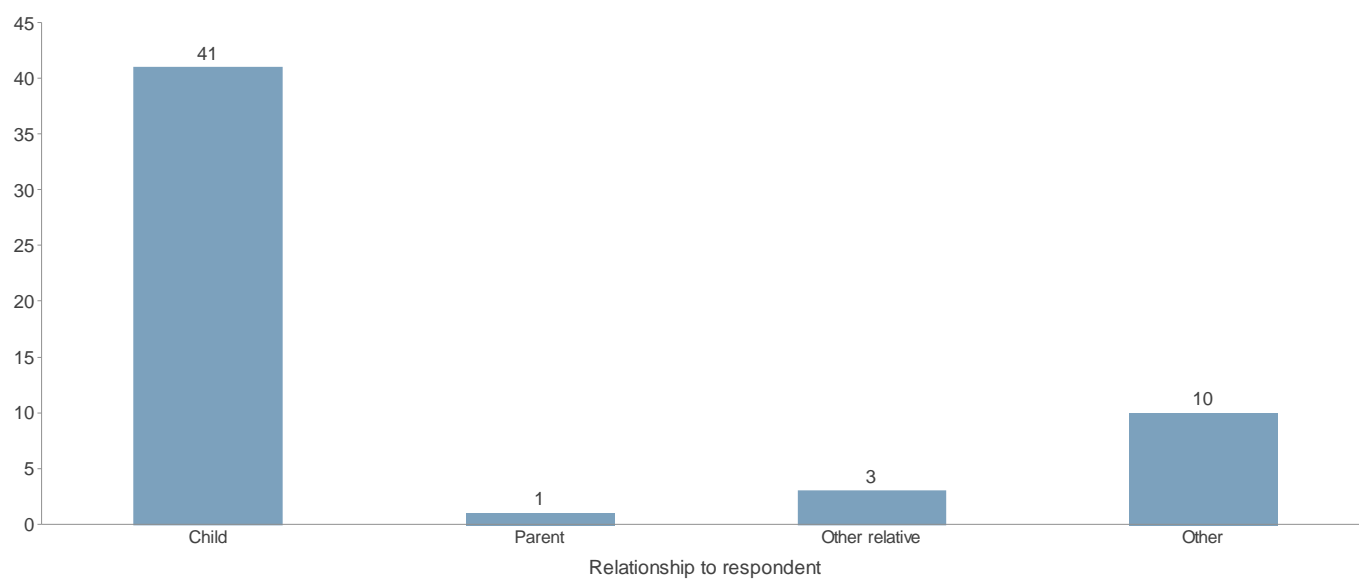


190 respondents (69%) have lived in the parish for over 10 years.

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

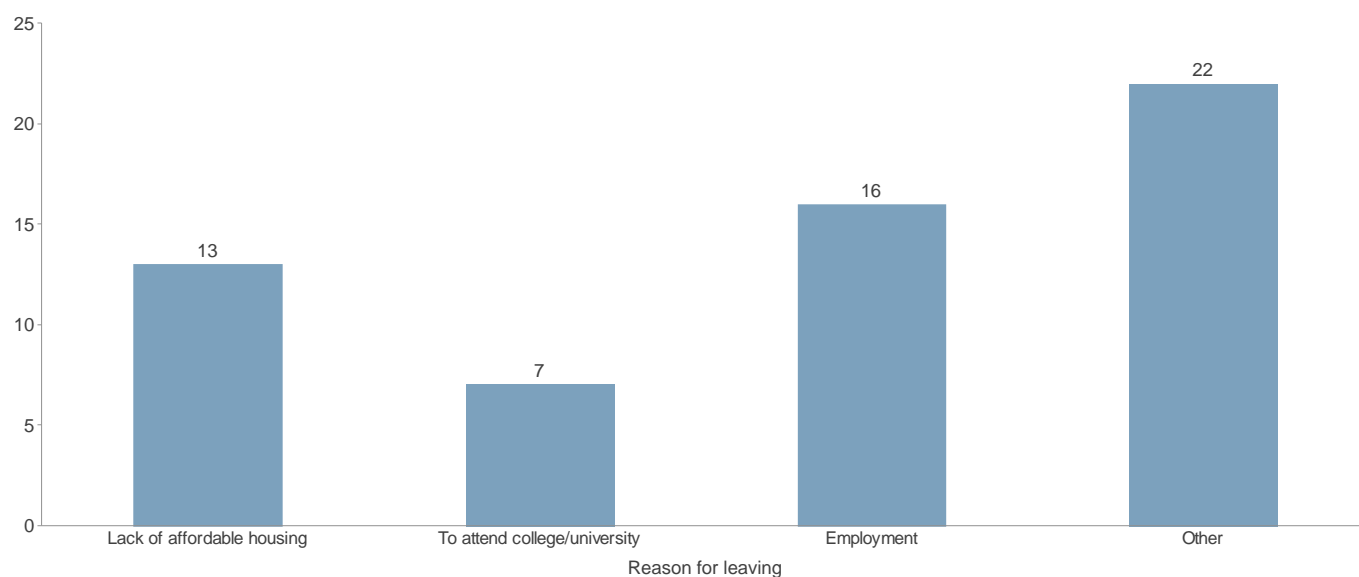


**Question 6. If you answered yes to question 5, please state what relationship they have to you.**



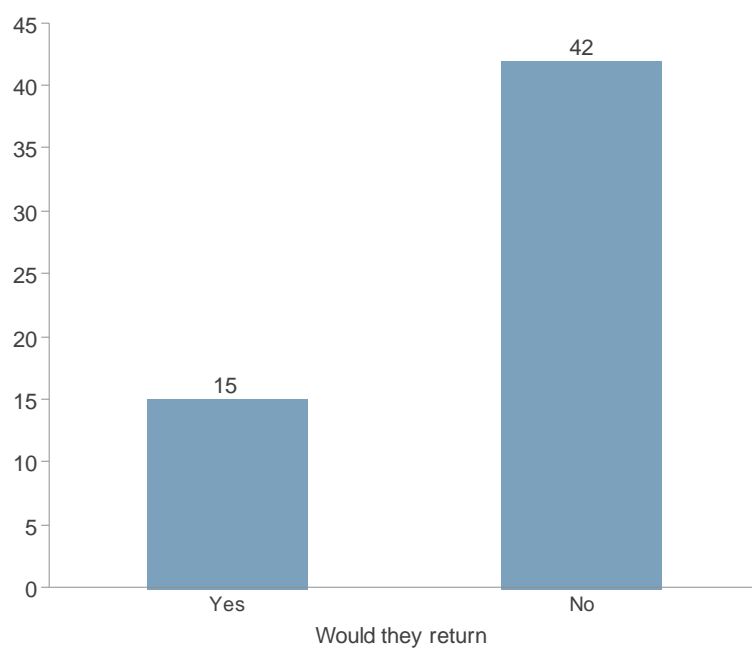


**Question 7. Please indicate the reason why they left.**

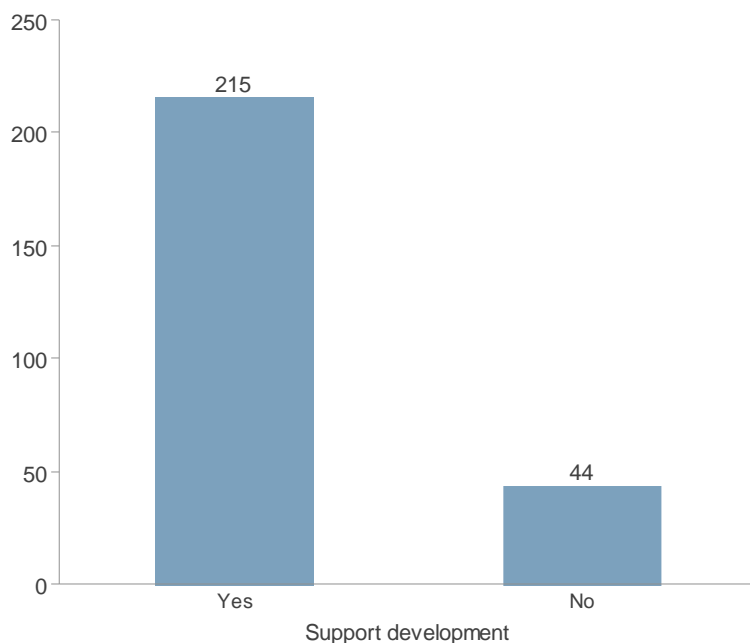


‘Other’ reasons include Bought outside parish, moved abroad, marriage, death, relationship breakdown.

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



**Question 9. Would you support a small development of affordable housing/housing for older people if there was an identified need for people with a genuine local connection to West Kingsdown?**



83% of respondents who answered the question (78% of all respondents) said they would support a development of affordable housing for local people.

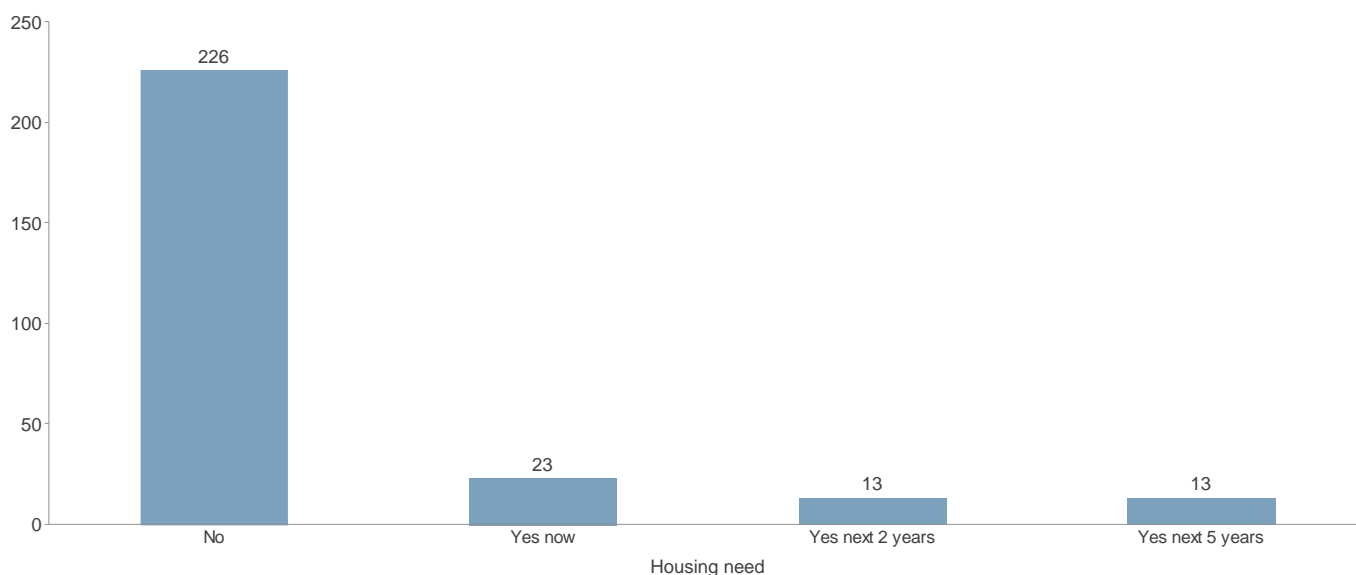
**Question 10. Please use this space if you wish to explain your answer to Q9.**

There were 121 responses to this question; a full list of responses can be found in Appendix W1.

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

There were 74 responses to this question; a full list of responses can be found in Appendix W2.

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

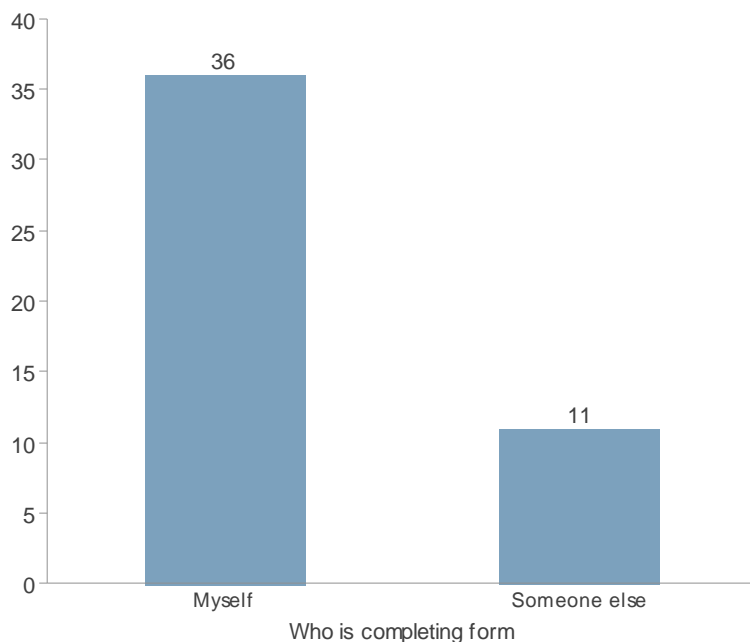


## **Section 2 – Housing Needs**

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

49 respondents completed section 2

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

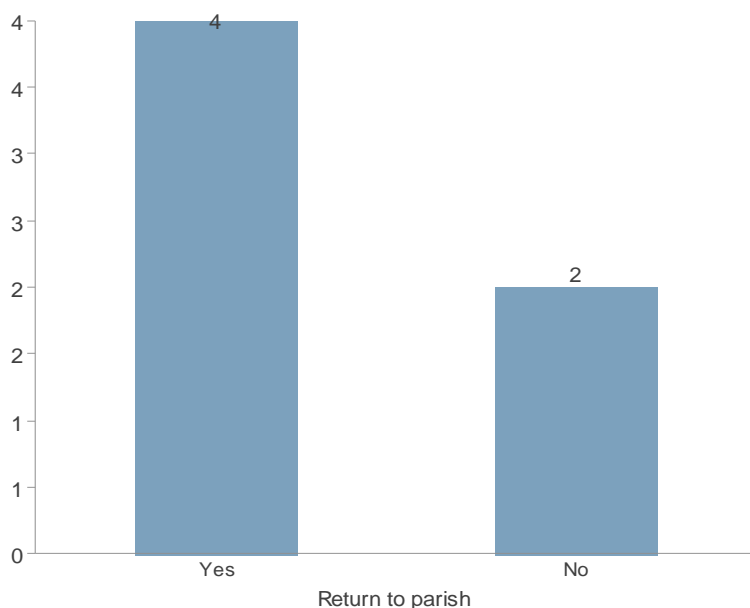


**Question 14. If you are completing this form for someone else, please state their relationship to you and where they currently live.**

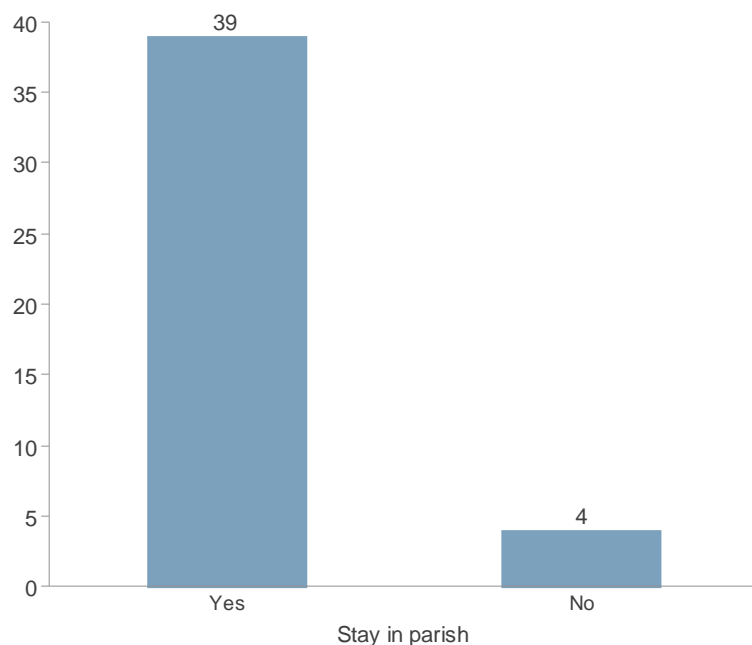
Respondents were mainly completing the form for their adult children living in the parental home or elsewhere.

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

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



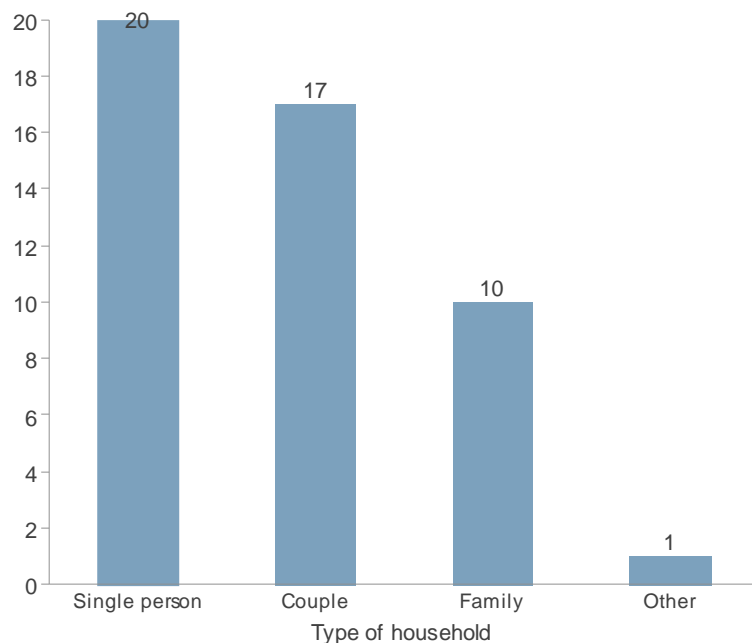
**Question 19. If you live in West Kingsdown, do you wish to stay there?**



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

LOCAL CONNECTION	FREQUENCY
I currently live in the parish and have done so continuously for the last 3 years	32
I have previously lived in the parish and have immediate family who currently live there and done so continuously for the last 10 years	13
I have lived in the parish for a total of 5 out of the last 10 years	16
I need to move to the parish to take up full time permanent employment	2
I am in full time permanent employment in the parish	8
I am full time self-employed, and the majority of my work is in the parish	0
I provide an important service requiring me to live locally	2

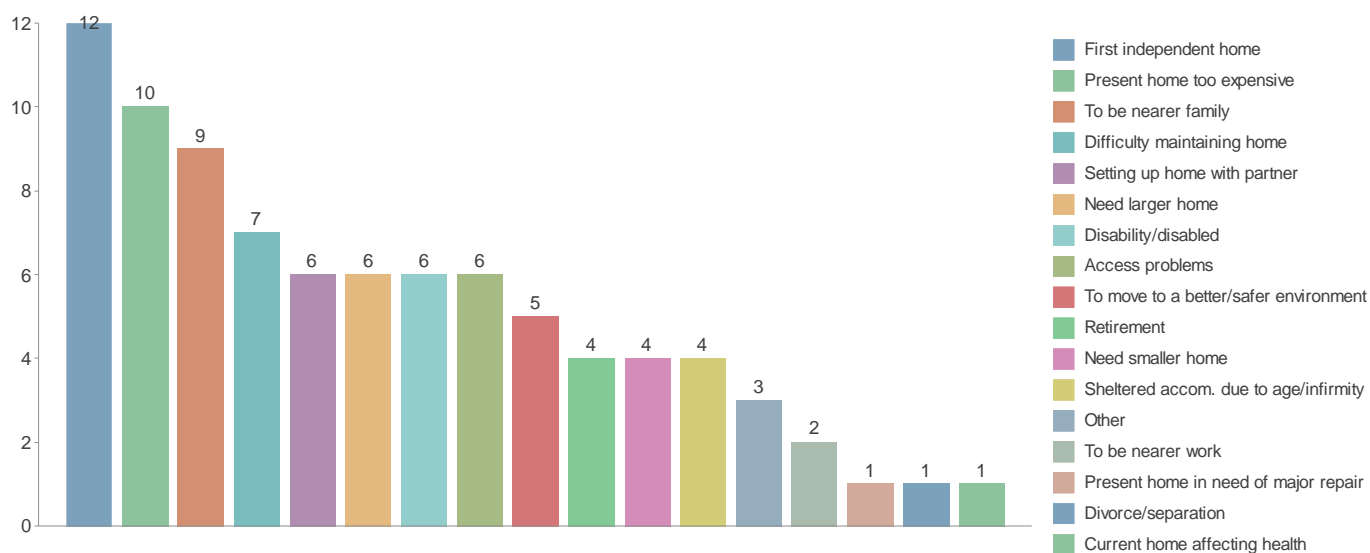
**Question 21. What type of household will you be in alternative accommodation?**



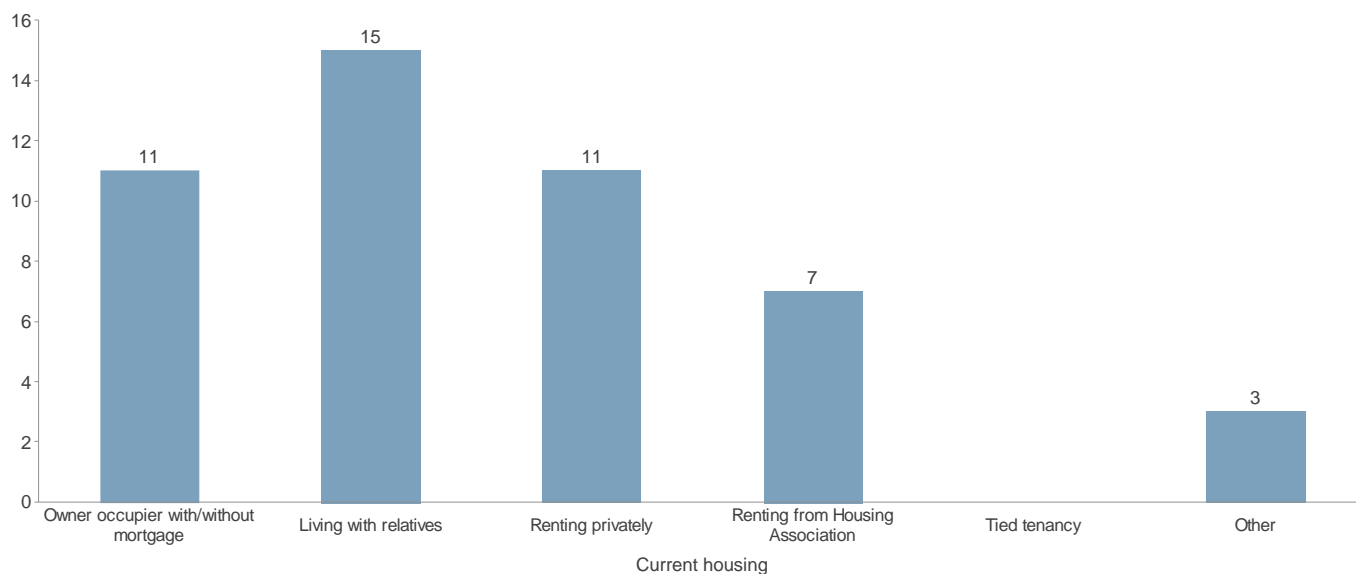
**Question 22 and Question 23. How many people in each age group need alternative accommodation?**

AGE	0 - 9	10 -15	16 - 19	20 -24	25 – 44	45 - 59	60 - 74	75+
Male	9	4	2	4	8	7	4	2
Female	5	2	2	5	10	3	6	6
Total	14	6	4	9	18	10	10	8

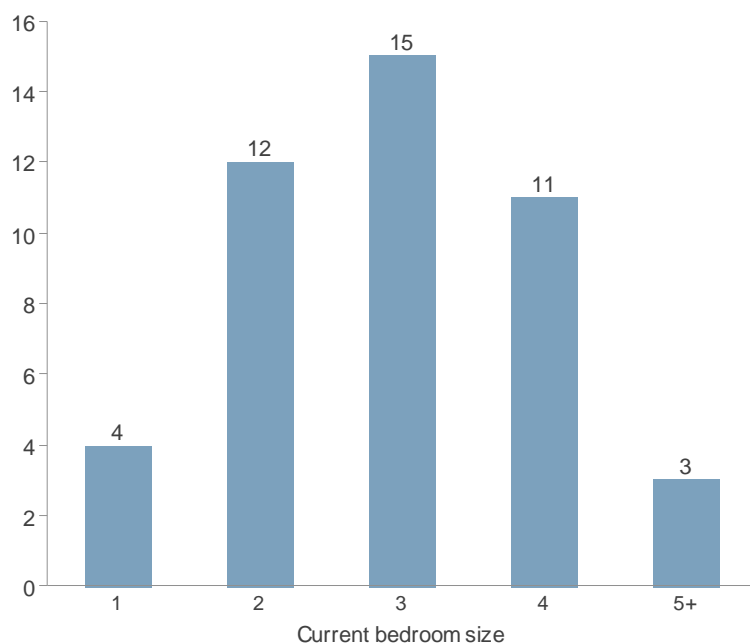
**Question 24. Why are you seeking a new home?**



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



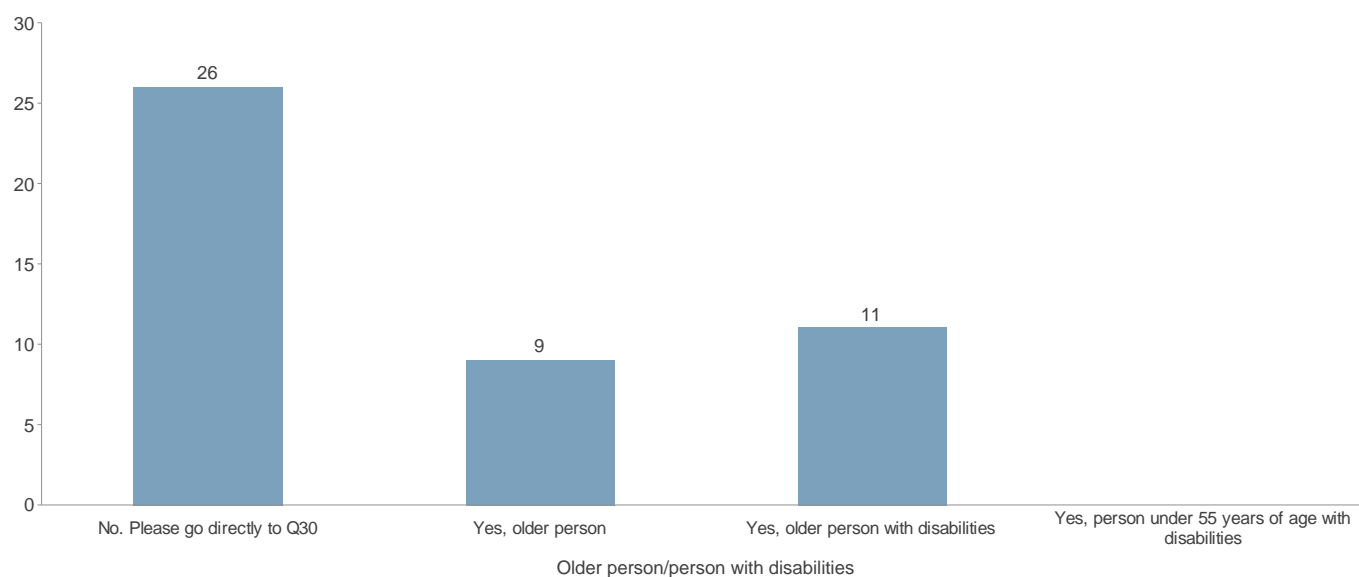
**Question 26. How many bedrooms does your current home have?**



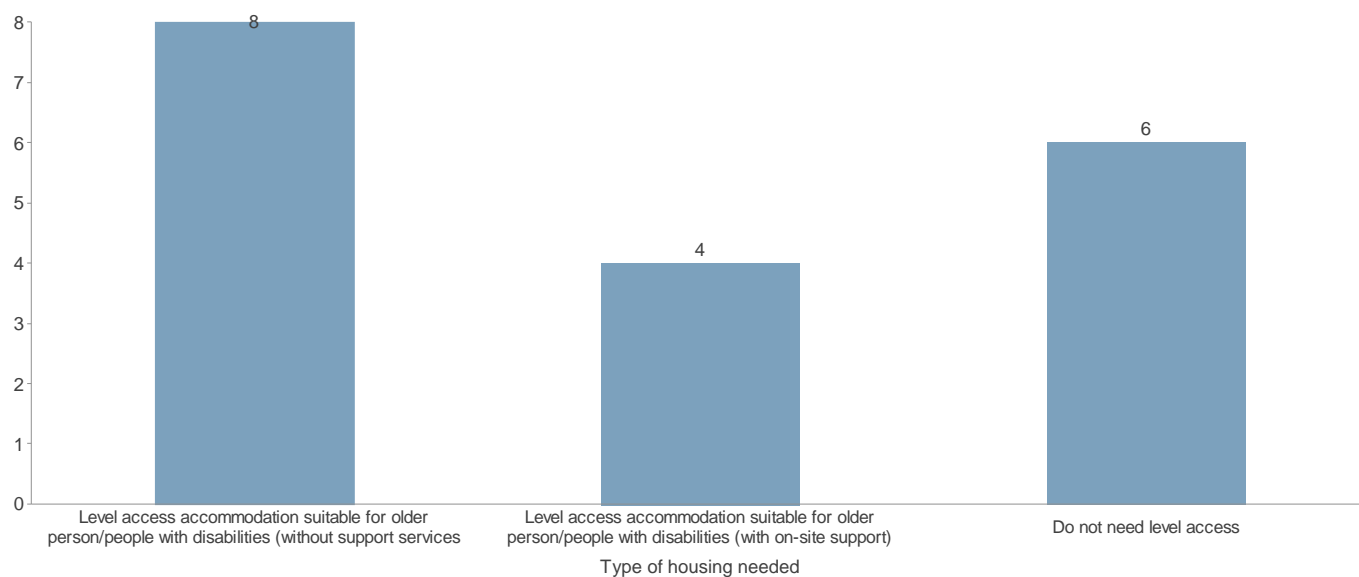
**Question 27. Please tell us in your own words why you need to move and what prevents you from doing so.**

There were 43 responses to this question. A full list of responses can be found in Appendix W3.

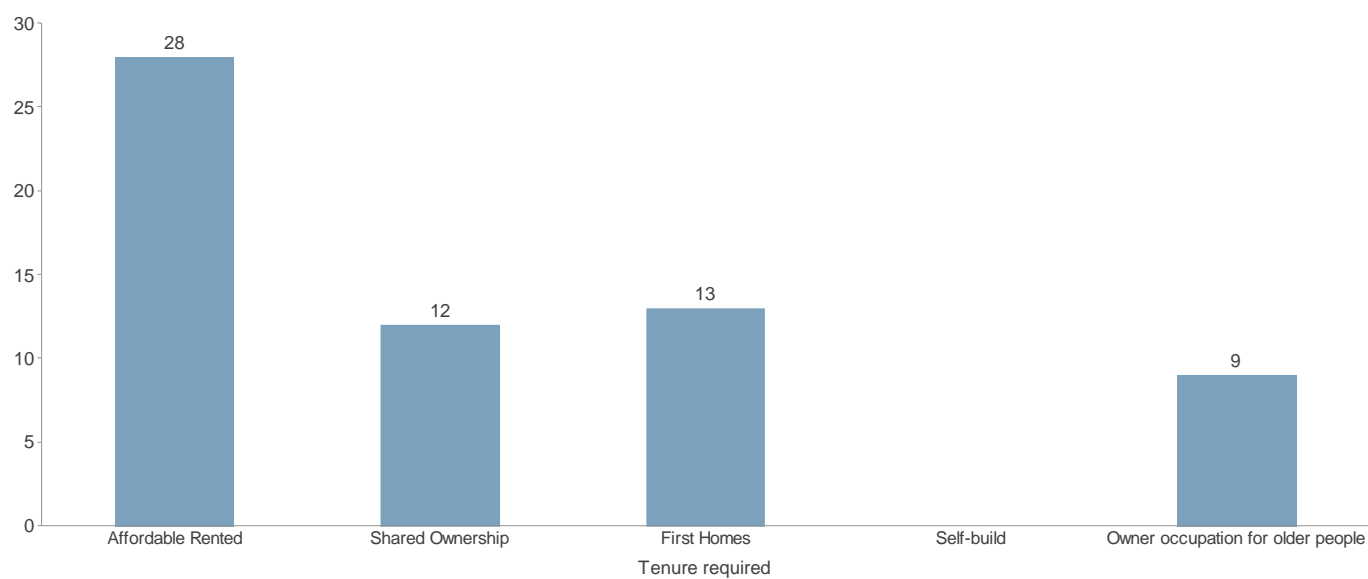
**Question 28. Are you an older person or person with disabilities wanting to downsize/move to more suitable housing?**



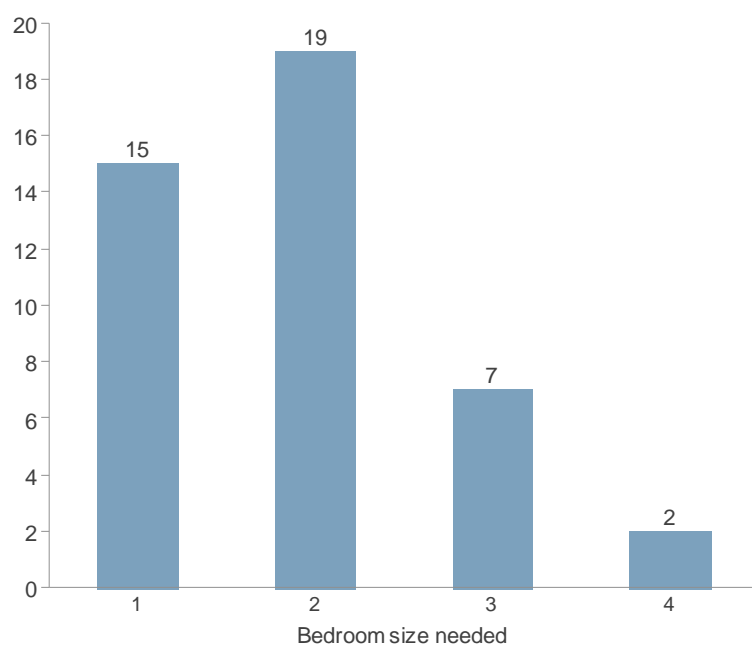
**Question 29. What type of housing do you need?** Only those respondents who answered Yes to Q24 were required to answer this question. The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.



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

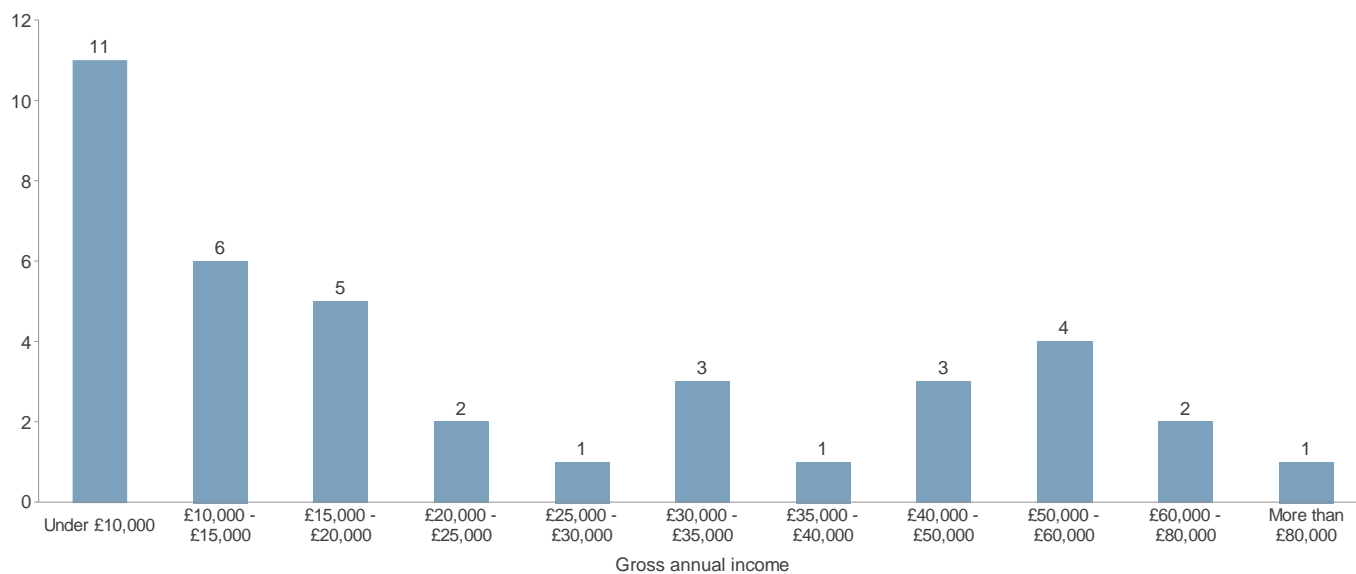


**Question 31. How many bedrooms will you need?** The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need





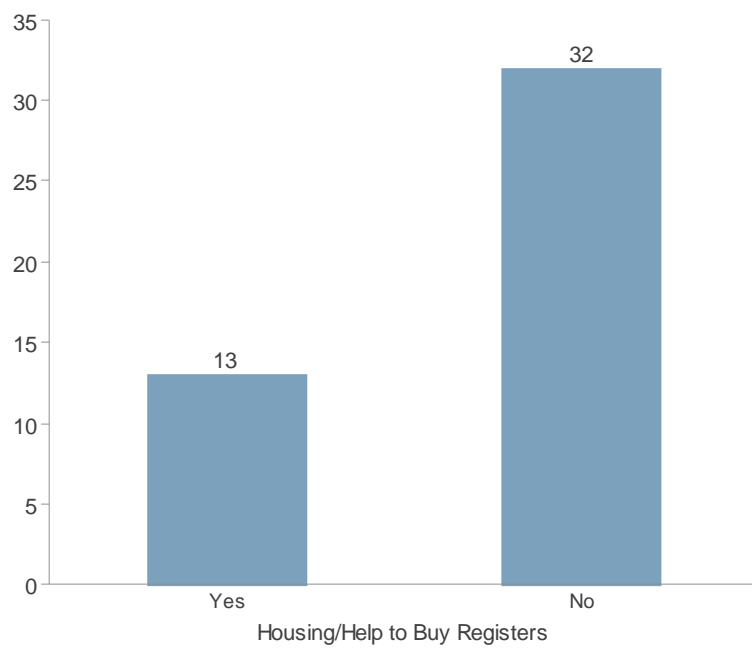
**Question 32. Please indicate the total gross annual income of the household in housing need**



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

- 2 x £5000
- 1 x £6000
- 1 x £7000
- 3 x £10,000
- 1 x £16,000
- 4 x £25,000
- 1 x £30,000
- 2 x £50,000
- 1 x £70,000
- 2 x £100,000
- 1 x £150,000
- 1 x £180,000
- 2 x £300,000
- 2 x £500,000

**Question 34. Are you registered on the Council's Housing Register or the Help to Buy Register?**



## **6. LOCAL HOUSING COSTS**

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

### **Property for sale**

Searches of [www.rightmove.co.uk](http://www.rightmove.co.uk) which markets property for a number of leading local estate agents in October 2022, found the following cheapest properties for sale (under £500,000) in West Kingsdown.

Type of Property	Number of Bedrooms	Price £
End of terrace	2	410,000
Detached bungalow	3	429,000
Semi-detached house	3	450,000

### **Property to rent**

At the time of writing the report there were 3 properties available to rent in West Kingsdown.

Type of Property	Number of Bedrooms	Price £pcm.
Flat	2	850
Detached house	5	3,000

### **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 6.64% (October 2022) 25-year mortgage term and is calculated using HSBC's mortgage calculator.

Type of Property	Price £	Deposit (5%)	Gross Income Level	Monthly Repayment
End of terrace	410,000	20,500	86,555	2,666
Detached bungalow	429,000	21,450	90,000	2,789
Semi-detached house	450,000	22,500	95,000	2,926

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

Type of Property	Price £ pcm	Approx. Gross Annual income £
Flat	850	34,000
Detached house	3000	120,000

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

## **Affordable Rent**

Affordable Rent properties allow landlords to set rents anywhere between current social rent levels and up to 80% of local market rents. The following table shows housing benefit levels (known as Local Housing Allowance (LHA)) for the North West Kent BRMA. Sevenoaks District Council's December 2021 update to its Affordable Housing Supplementary Planning Document (SPD) requires homes to be provided at rents that do not exceed the relevant Local Housing Allowance, inclusive of service charges and fees. This is to ensure the homes are affordable to those reliant on Universal Credit/housing benefit.

Affordability of the rent can be achieved through the input of Housing Benefit where eligible.

Size of Property	LHA Levels £pcm/Affordable Rent levels £pcm
1 bed	673
2 bed	847
3 bed	1047
4 bed	1296

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

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

## **Shared ownership**

To give an indication of respondents' ability to afford shared ownership, levels of income and rent/mortgage have been taken into consideration on purchasing a 25% share of a property with estimated values of £357,000 for a 1 bed flat (Quinton Court, Sevenoaks), £420,000 for a 2 bed house (Gardner's Cottages, Halsted) and £520,000 for a 3 bed house (Dunton Green). Calculations are made using the Homes England's Target Income calculator and assume a 5% deposit of mortgage share. Due to a lack of information on current new builds in the area, the full market value of these properties are taken from information previously found on the Help to Buy Agent's website in June 2022 [www.helptobuyagent3.org.uk](http://www.helptobuyagent3.org.uk)

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service Charge	Monthly total £	Gross Income required
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**

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

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

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

### **Assessment of the 23 households seeking housing now**

3 respondents were excluded; 2 did not want to stay in the parish and 1 did not provide enough information for an assessment of their need to be made.

### **Assessment of the 20 households seeking housing now**

#### **Household type:**

6 x single people  
8 x couples  
6 x families

#### **Current housing:**

6 x living with relatives  
4 x renting privately  
5 x renting from housing association  
5 x owner occupiers (1 is a park home owner)

#### **Income:**

6 x under 10,000  
4 x 10,000 – 15,000  
2 x 15,000 – 20,000  
1 x 30,000 – 40,000  
1 x 40,000 - 50,000  
1 x 50,000 - 60,000  
2 x 60,000 -80,000  
3 x did not specify

#### **Tenure wanted:**

10 x affordable rented  
2 x affordable rented / shared ownership  
1 x affordable rented / shared ownership / owner occupation  
1 x affordable rented /first homes  
2 x first homes  
1 x first homes / shared ownership  
3 x owner occupation

#### **Deposit available:**

1 x £5,000  
1 x £6,000  
1 x £10,000

1 x £50,000  
1 x £70,000  
1 x £100,000  
1 x £500,000  
1 x 300,000

**Analysis of need:**

6 x 1 bed affordable rented (2 are for older households and 2 are for older households with disabilities)  
1 x 2 bed affordable rent  
5 x 3 bed affordable rent  
1 x 1 bed shared ownership  
1 x 2 bed shared ownership  
1 x 1 bed first homes  
1 x 2 bed first homes  
1 x 1 bed owner occupation (older household)  
3 x 2 bed owner occupation (older households, 1 of which is an older household with disabilities)

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

3 households were excluded; 1 respondent was excluded for the following reason: the form has been filled in by a respondent currently hosting a family who may have a housing need in the future. 1 respondent did not provide enough information. 1 respondent expressed an interest in affordable housing, but their income is too high.

**The 10 households seeking housing in the next 2 years**

**Household type:**

6 x single people  
3 x couples  
1 x families

**Current housing:**

2 x living with relatives  
1 x renting from housing association  
4 x renting privately  
2 x owner occupier  
1 x other

**Income:**

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

**Tenure wanted:**

3 x affordable rented  
1 x affordable rented / first homes  
1 x affordable rented / shared ownership  
2 x shared ownership  
1 x first homes  
2 x owner occupier

**Deposit available:**

1 x £5,000  
1 x £16,000  
1 x £20,000  
1 x £50,000  
1 x £300,000  
1 x £500,000

**Analysis of need:**

4 x 1 bed affordable rented (2 are for older households and 1 for an older household with disabilities).  
1 x 1 bed shared ownership (older household)  
1 x 2 bed shared ownership  
1 x 1 bed first home  
1 x 1 bed owner occupation (older household)  
1 x 2 bed owner occupation (older household)  
1 x 3 bed owner occupation (older household with disabilities)

**Assessment of the 13 households seeking housing in the next 5 years****Household type:**

6 x single people  
4 x couples  
2 x families  
1 x did not specify (respondent interested in self build)

**Current housing:**

5 x living with relatives  
1 x renting from housing association  
2 x renting privately  
5 x owner occupiers (2 living in park homes, 1 interested in self build only)

**Income:**

2 x under 10,000  
2 x 10,000 - 15,000  
1 x 15,000 - 20,000  
2 x 20,000 - 25,000  
1 x 30,000 - 35,000  
1 x 35,000-40,000  
2 x 40,000 - 50,000  
1 x 50,000 - 60,000

**Tenure wanted:**

1 x affordable rented  
1 x affordable rented  
1 x affordable rented / shared ownership  
2 x affordable rented / shared ownership/first home  
2 x first home  
4 x owner occupation  
1 x self-build  
1 x does not specify

**Deposit available:**

2 x £10,000  
2 x £25,000



1 x £100,000  
1 x £150,000  
1 x £180,000

**Analysis of need:**

3 x 1 bed affordable rented (1 is an older household with disabilities)  
1 x 2 bed affordable rented  
1 x 4 bed affordable rented  
1 x 1 bed shared ownership  
1 x 1 bed first homes  
1 x 2 bed first homes  
3 x 1 bed owner occupation (older households, 2 of which have disabilities)  
1 x 2 bed owner occupation (older household)  
1 x 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 31 affordable homes for 10 single people, 12 couples and 9 families. The respondents indicated strong local connections to West Kingsdown; 27 currently live in the parish and 3 respondents live outside. 8 of the respondents are older households.

The respondents currently live in the following types of housing; 13 respondents are living with relatives, 10 are renting privately, 7 are housing association tenants and 1 respondent lives in 'other' type of accommodation. 7 respondents are registered on the Sevenoaks District Council Housing Register or the Help to Buy Register.

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

#### **Affordable rented**

13 x 1 bed affordable rented (8 older households, 4 of which have disabilities)

7 x 2 or 3 bed affordable rented (depending on age/sex of children)

1 x 4 bed affordable rented

#### **Shared ownership**

3 x 1 bed shared ownership (1 older household)

2 x 2 bed shared ownership

#### **First Homes**

3 x 1 bed first homes

2 x 2 bed first homes

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

The survey has identified a need for 11 homes for owner occupiers wanting to downsize/move to more suitable housing for their needs.

The respondents indicated strong local connections to the parish, and all currently live there.

Reasons given for needing alternative housing include present home too expensive, accessibility problems, disability and retirement

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

- 2 x 1 bed level access accommodation suitable for older person/people with disabilities (without support services)
- 1 x 1 bed level access accommodation suitable for older person/people with disabilities (with support services)
- 1 x 1 bed did not specify
- 1 x 1 bed do not need level access
- 2 x 2 bed level access accommodation suitable for older person/people with disabilities (without support services)
- 2 x 2 bed do not need level access
- 1 x 2 bed did not specify
- 1 x 3 bed did not specify

## **8.3 Additional Housing Need**

There was one owner occupier who wanted to self-build a property. They did not what type of household they are. They are not on the council's housing register or help to buy register.

## **9. APPENDIX W1**

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

Parking is already an issue; local amenities do not meet the needs of current residents for example the shops have constant low stock. When Brands Hatch camping is on, the supplies are even more scarce.

I would not support this for many reasons but the main one being this is open to all types of interpretation and abuse! And would never be policed properly hence problems already in the village!!

Presently, there is insufficient public transport to and from West Kingsdown, and those living here require their own transport - which is often too expensive for those seeking affordable housing or first homes or has been removed as a possibility for the elderly (due to health, eyesight etc).

More housing for elderly is a good idea, providing facilities are improved for their use i.e., more conveniences, more choices of shops, supermarket etc plus transport for those who do not drive.

Good idea - affordable housing near to the A20, would be best for older people, not so far to walk for buses etc. I do feel that the associated environment must also be considered i.e., transport, doctors, dentists, pavements, road crossings etc.

Everyone deserves a place to live.

Depends how you define "small development" - how many homes do you mean? Can the infrastructure support development? e.g., bus services, lack of local shops, a distant doctors service i.e., Temple Hill, Dartford Only on brown fields (no more use of green belt land).

In the right location and on a scale appropriate to allow for green space to be incorporated.

An extra strain on already stretched services we have in the village.

The reason we moved here was to live in a nice area which is peaceful we do not want a new development near us. I would like to see a retirement village in West Kingsdown so people could downsize but still be independent and have a few facilities like a community centre with activities going on.

As we are living longer, it might free up property for the next generation.

Would need to see proof of demand and review the proposed development to insure it is supported by the increases in infrastructure (doctors, medical clinics, and all amenities to support the population growth).

My daughter would love to live here but there is no affordable housing here for her.

I think there are already enough in the area and the community is already old.

It is a village not a town. No housing development belongs in our village whatever the reasons.

Any housing is good.

We need more housing for people like me that needs to downsize and stay in West Kingsdown. There are lots of old people who might like to downsize but stay in the area.

It is crucial to plan for support services such as schools, surgery etc.

Smaller houses for older people to free up larger family properties.

Would rather have a small development built, rather than a football training ground, especially as the team in question comes from London not Kent.

Sevenoaks and West Kingsdown need more housing doing a questionnaire is wasting time everyone knows there are not enough houses anywhere in Sevenoaks area.

Yes, but normal housing is needed too. We should not need a questionnaire for the Parish council to know we need more homes in the village.

My daughter who is 25 and a full-time carer would love to get a property but just cannot afford it and also would like to stay in West Kingsdown.

Anything that can be done to provide housing to people in need should be done as a priority.

We do not need any more housing. We do not have enough doctor's appointments for the area and we have a lot of trouble in the area and do not need more trouble.

We need more affordable homes here.

Yes, I would support a small development but we still need more shops, facilities, and amenities in the village to cater for more residents!

We do not want to lose our countryside too much. We could do with more clubs for the children. There is nothing for the teenagers.

I have been diagnosed with Parkinson's Disease and it would probably be better for me to move to a custom-built property preferably with a walk-in shower.

Only if it was for identified local people and not used so Sevenoaks Council can count their numbers towards any housing targets placed by the Government, by shipping people in from other areas.

Transport services almost non-existent cannot even get a bus.

The village has grown a lot over the years that I have lived here. It definitely needs more affordable houses to rent so that the younger generation are able to still live in the village.

Only if there is a genuine need identified.

I feel that this would be beneficial to older residents like myself who are currently struggling financially and living in an isolated area and unable to reach local services. This helps us become part of the community again.

We live in a park home with no bus route and as we get older it is getting harder to get anywhere, doctors, hospital, shops etc.

We need more protected affordable housing for younger families more, as an acceptable additional provision.

We moved to West Kingsdown 24 years ago we live at Clearways Park. I love it. We lived at Bexley Heath, Kent.

More available housing also affordable housing for older people especially single people.

I have known many people down-sizing to the various caravan sites. I am not sure if this is as cheap or secure as it was. Also, younger people would stay in the village if they could afford to. However, my not answering question 9 is

because I am not sure the services could support more people. I myself do not intend to move unless forced to. Then it will probably mean living with my daughter - not here.

I came to West Kingsdown when I downsized my previous home. I bought my home, have no mortgage but pay an ever-increasing ground rent. The landowner has and is hoping to add more park and brick homes but they aren't or won't be affordable I'm afraid.

I am a pensioner of 85 years in good health.

It is very important for community and families to have the support of families.

Only yes if there are measures taken about doctors, school places, transport and as for all developments in Kent - water supply! Plus, must not be on any green belt land!

There should be more affordable housing for everyone.

Depends on location, size (small?) what type of housing, parking and facilities that would be required. What is classed as affordable? Our daughter and son moved away due to unemployment to somewhere they could afford to live.

This area is over developed.

I would support more housing for older people but not at the expense of our precious rural land. Social/affordable housing is often poorly used - litter/overflowing bins/items left outside and can degrade the area.

I would support affordable housing for older people in West Kingsdown as it's a good place to live, not too hilly and a good level of shops close by. Bus service is not so bad.

I would be more in favour of more affordable housing in the area if: a) It was genuinely for people young or old from WK area; b) it was not built on green belt land; c) there would not be an excuse made for illegals to be housed instead.

Yes, I will need it myself, I am 83 on my own now my husband has died, and I get lonely and need company.

Narrow roads - often passing only. This is an unspoilt rural enclave on the North Downs with a wealth of wildlife and trees. The roads are not suitable for bus routes.

I cannot afford a house so will support cheaper options. I would like to own my own house.  
Opposite church woods Fawkham Rd.

House prices are going up in West Kingsdown - small 2-bedroom bungalows or low rise i.e., two storey flats with garden giving community and space.

I would support affordable housing, but it should not be limited to older people. Also, important to integrate people not separate communities.

Yes of course people need homes young or old. I myself live in a chalet home and am in my 60s and happy here. I still work and adore this area and the people in it, but we are getting older.

For access to all in Parish.

I would support a small development, but the infrastructure needs to be sufficient within the village i.e. schools, doctors etc to support it.

I think there should be more houses available for both old and younger people due to having the local school close by. I am forced to private rent due to lack of housing costing me more.

I might need myself.

Would rather support facilities targeted towards young people. West Kingsdown is already largely populated by older people.

Affordable housing is a necessity, and not only for older people.

Older people housing needs not met.

We need more affordable housing for our children who have been brought up in West Kingsdown but cannot afford to stay as houses are so expensive here.

Good way to help people downsize.

No more building of any kind. We like it just how it is.

If the development was for older residents only - from the new social housing in West Kingsdown there has been an increase in anti-social behaviour/litter/drugs/dog mess in the immediate area since the development of Fawkham Road and Mews Meadow have been built.

Always a need for affordable housing!

I am 80 years old - living on Clearways Park - my house would not be suitable if I become disabled.

If they were genuine local older people.

West Kingsdown needs housing for older people not 4/5-bedroom houses. 1 bedroom would be good. The bungalow and garden is getting more difficult to look after.

Local property prices (both to own and private rentals) are not affordable for a family on an income that is average/low compared to the rest of England. Affordable housing is needed (including 4-bedroom houses).

We already have affordable housing/housing for older people. Also 1) lack of infrastructure i.e. GPs A/E dept. Hospital 2) Lack of transport - buses.

We are one such couple looking for affordable housing for older people.

Building on areas of outstanding natural beauty/green belt would be detrimental to the environment and encourage/open the flood gates for farmers to relinquish their responsibilities and sell off land for personal gain.

This option would be welcomed if housing were for older people.

With preservation of the character of the village and limitation on scale of development. Need for additional health and educational services should be considered.

This development would allow older residents to downsize. This development should be for West Kingsdown residents.

In order to retain the local population when older we must cater for all ages and especially the elderly who cannot always help themselves.

But not on the land behind Kaysland Park, between the Park home bungalows and the public footpath.

Given that adequate road, medical and social need requirements were provided for uplift in population.

West Kingsdown has nowhere near the infrastructure for more people. No buses of any decent schedules, not enough shops, and a school already overflowing. A doctor's surgery that cannot cope with its current workload.

Older people need access to transport on a regular basis and other amenities which we do not have. Better off being near Sevenoaks/Swanley.

Many want to remain in village with local network, friends etc but little to downsize to. Would release family homes. Because we need to support our older generation more.

This would enable older residents to downsize and live in a tighter community.

We have space and facilities, so if there is a need we should meet it.

We have looked at the proposed development in School Land for affordable homes and the three detached bungalows (one for the landowner) and would be interested in one of the other two to purchase. As the property we have is getting too much to maintain now.

Possibly, I am still bereaving so do not know what I want to do.

Like it the way it is.

Only if it was for local people near shops, village hall & GP surgery in West Kingsdown. Plus, a dedicated minibus (electric) for ferrying people around.

It is important that older people with a genuine local connection to the area; remain in the area so that they can impart their knowledge of the area to young generation. I think it would reduce their social isolation!

West Kingsdown does not have the infrastructure for more houses, school will struggle plus the doctors cannot cope now!

I currently live in West Kingsdown in a 2-bed house and require a 3-bed house due to overcrowding. I've lived in the village for 35 years and also work in the village. The village does not have enough social housing / affordable housing for families especially those needing 3 bedrooms.

It would need to be small for local West Kingsdown as our doctors, schools could not cope with any larger developments. Also our road network is very narrow off the main A20.

Not enough properties for older people to downsize to on rental or part buy/part rent basis.

Only if it does not affect green belt areas

The answer to Q9 depends on what constitutes a small development and where it is situated.

The community of West Kingsdown is slowly dwindling out due to other communities taking the housing which becomes available, we need to focus on our current community and keep the future generations close to family members.

But we do not want our greenbelt, fields and woods built on.



Not in our area as already too many cars down single-track lanes, the roads are full of potholes already and our area definitely does not need to add to more of a problem.

Only for genuine local people and not small developers for outsiders which are normally expensive.

School Lane is already over developed for the amount of traffic that the narrow lane can handle.

We need more housing for families first.

Because my children and grandchildren aged 18 and 21 were raised and live in the village and would like to stay.

I would not oppose it but cannot financially support, can't afford to.

Definitely would support this.

Will always respect and help out where I can.

I do not believe it is older people who need affordable housing.

But it would also be nice for younger generation trying to start out.

Support if it is in the right place.

I would support an affordable housing scheme provided the houses were permanently to local people.

One already in place that has shut down so could be reopened.

## **10. APPENDIX W2**

### **Question 11. Please state any sites you think might be suitable for a local needs affordable housing development in West Kingsdown**

None!

I would be supportive if public transport improved connections and frequency and that the employment needs of West Kingsdown supported additional supply. Other areas closer to facilities and amenities such as hospitals and town centres more suitable.

I am new to the area but the proposed site near the old school would appear suitable providing the points above are considered.

As suggested in the letter.

Brands Hatch.

Fawkham Road, A20 London Road, End of Hever Road. Any area big enough to include a number of small bungalows.

Must be close to shops.

Why not acquire Abbey Court Care Home (closed 2 years ago) and turn that into sheltered housing for elderly?

Surveys not required if WKPC & SDC and others did their job. New build not always the answer. Re-purpose property!

There is land in School Lane which I was told is for development.

None.

None.

The field banded by Fawkham Road, Brands Hatch and Church Wood. Also, the field banded by the A20, Brands Hatch and West Kings Court.

Where they want to build a football training ground.

The site being debated for Millwall training grounds would be more appropriate for the local housing needs of West Kingsdown.

Ask Parish Council those that have been on there ages make all the decisions (who you know).

Not worth stating any sites as they Parish council only pick (friends) who they like!

Not in West Kingsdown.

Former nursery site - Hever Road/Hever Avenue junction next to shops.

Hever Road where the old nursery was.

It would seem that this is more important than supporting an application for Millwall FC to take over land on Fawkham Road? This land could be used for housing?

Area of land fronting the A20 just past the Portobello, this would be acceptable to local people as it would not overlook existing homes, provide direct access to the main road, rather than an area on School Lane ear marked at present, the development of which would impact on the pre-school school, cause major disruption providing services with subsequent future increase in traffic on a lane adding additional traffic, a safety issue.

The old nursing home on corner of School Lane and London Road.

Would leave this up to wiser people than me!

Easthill

I don't know the area that well but do use School Lane and feel there is land that isn't being used and could be sympathetically developed but do check they would be for over 55s as there are restricted facilities for families. As above comments, I am not aware of a suitable location.

None.

I don't know of any.

Don't know about this.

Opposite Manor Road estate.

None - we must keep countryside and not build up to and around the M25 and M20. Any buildings would mean more cars. Sorry for being a nimby but it is important to keep green 'lungs' around London and the North Downs are perfect for restricting development. In London wise heads kept Hyde Park, Green Park etc. Imagine if they had not been saved!

The site where the nursery was. It is an eyesore.

Do not know of any.

I am not sure of much land as it is a farming area also there seems to be land adjacent to Brands Hatch but could be farmland or green belt, I don't know really.

Field near Gamecock.

Plenty of fields around the village being unused.

Really do not know.

None.

None.

West Kingsdown not suitable for social housing as there is limited transport, shopping etc.

Not aware of suitable sites - but proximity to local amenities, doctors' surgery etc.

West Kingsdown suited more to older people. Lack of facilities, transport, and employment not conducive to single 20-30-year-olds.

School Lane as near bus stop. As getting older will not be able to drive.

Need to consider available capacity in utilities so likely to be nearer existing conurbation.

Use of existing "brown field" sites where possible.

Fawkham Road, adjacent to the Catholic Church.

Hever Road adjacent to shops - brown field site.

If Millwall Football Club get permission to build on the land they have purchased, it will be a travesty. Nothing to do with West Kingsdown and will bring nothing to the community - would rather a small development and local housing.

Would prefer brown field sites rather than on the green belt.

Land rear of blue chalet.

Behind old school, School Lane, opposite old school, School Lane, Pells Lane.

We are surrounded by space and extra limited development will not have a material impact on the community. I think School Lane would be good. I have registered my interest with English Rural Housing Association. Pells Lane or going towards Borough Green on A20.

I don't know of anywhere appropriate. There is a problem with too few parking spaces in the area of West Kingsdown where I live.

Fawkham Road, London Road, or School Lane or Crowhurst Lane.

School Lane, Crowhurst Lane, the old retirement development just past the London Gold Course which had been derelict for ages.

Do not know of any.

Community is constantly growing.

Looking to downsize possible assisted living

### **11. APPENDIX W3**

**Question 27. Please tell us in your own words why you need to move and what prevents you from doing so.**

We have just married and need our own home but not part buy part rent.

Need to start independent life. Cannot afford to buy a house.

I am worried should the Landlord decided to sell I will be homeless. The rent is very expensive.

Lack of transport, poor bus service making it difficult to get about for no driver, no car.

Need to downsize to a bungalow 2 bedroom, but nothing about.

Currently a student at university for 3 years so may be interested in purchasing first home upon return.

Cannot afford private accommodation or mortgage.

I have two children son and daughter sharing a room.

I need a bigger home my 2 children are in the same room. My daughter has autism and ADHD and needs her own space. No houses in the area.

Seeking a custom-built property prevented by my procrastination!

I do not need to move but the Ukrainian family that I am hosting do and they need to stay in the area as they are working in West Kingsdown.

I live in a totally isolated area with no public transport, struggling financially and need access to local services, doctors, supermarket, library etc. Isolated and unable to socialise.

My wife has dystonia and dementia. If something happens to be me, my wife will not cope.

In future for company.

I need to find a cheaper alternative to rent/purchase.

On yearly contract?

Cannot afford the rent, need to be in this location for kid's school.

I will be 78 in October. I have health issues and considerable walking difficulties. I live 4 miles from any public transport currently I can still drive but if in future I have to stop I will be completely stranded.

Wanting to move out parents' home, will be forced to move out of the Parish because of house prices.

Increasing cost of ground rent, gas, and electricity. No savings, to pay for repairs etc. Was on Sevenoaks Council's Housing register, removed when priority needs were changed. Have an elderly pet dog.

Need to be somewhere with better public transport links to rail stations into London. Unaffordable cost of housing be that mortgage or rent.

We would be eligible for a larger property (4 bed) to rent via a housing association in 4 years once our eldest daughter is 16.

Ground floor accommodation - wet room, 2 bedrooms - due to mobility and health needs. Cannot afford private rented accommodation. Have just been accepted on SDC Housing register for over 55-year-olds.

Osteo-arthritis in knees will get worse in the next 5 years.

To have own home and settle and start family.

I will need to move for the reasons in Q24.

Affordability.

Need a more affordable property but needs to remain in the Parish. Cost of living is crippling. If he moves out of the Parish he loses right to be buried with his deceased wife.

I am living with partner, brother and father and would like own home near to father.

Only living here to look after empty house. Need to buy our first home.

No suitable affordable accommodation in West Kingsdown. Maintaining and living on boat requires more able person.

Would like a bungalow all on one level.

I live in a 2-bed house with a 11-year-old boy and an 8-year-old girl I am on the housing register but need to stay local due to family members being a major part in helping me with my children whilst I work in the parish. My children also attend local schools.

Currently living with family friends in their family run pub. If the pub were to ever close down, I would not have a home, therefore seeking alternatives now. I have lived in the village nearly 6 years, my life is here.

Private renting too expensive.

I am separated after 40-year marriage, need to downsize, have limited retirement income. Lack of affordable housing for retirees. Need garden, flat no good.

My rent is over £1,500 per month and I am due an increase in Sept 2023 which will be more than we can afford. My son is 11 in December and shares a bedroom with his 7-year-old sister. I want to stay in the area of West Kingsdown as they go to the local school and have close family nearby.

The cost and our age.

This form is for my son and his family so that they can be close by.

We had to move out into the garage because my partner's brother came back from uni. We can no longer stay out there due to my partner's back problem. It is getting too cold for us to survive out there in the winter.

Looking to move out for independence in 2-5 years not immediately.

1. To become independent 2. Affordability

# WEST KINGSDOWN HOUSING NEEDS SURVEY

5<sup>th</sup> September 2022

Dear Resident,

## Housing Needs Survey

West Kingsdown Parish Council is working with Sevenoaks District Council and English Rural Housing Association to deliver new “local needs” affordable housing. Local needs housing ensures residents who cannot afford to buy or rent locally, are not forced to move away. It can also help older residents and/or people with disabilities, to move to housing more suitable for their needs. This includes people who are currently owner-occupiers.

You may remember that a housing needs survey was carried out in 2017. This identified a substantial housing need within the Parish. A potential site for new local needs housing has been identified in School Lane and we hope a planning application will be submitted in the Autumn. As the previous survey is now 5 years old, we need to do a fresh survey. This is being carried out by Rosemary Selling, the Rural Housing Enabler from Action with Communities in Rural Kent.

As before, 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 more 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 are permitted and built:

- applicants with a genuine, strong local connection to the parish would have top priority at all times, and
- all affordable housing 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 **5<sup>th</sup> October**. 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,

West Kingsdown Parish Council

## HOUSING NEEDS IN THE PARISH OF WEST KINGSDOWN

Please complete this survey on behalf of your household

### Section 1

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



## Section 2. Housing Needs

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

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

☐

Myself

☐

Someone else

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

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

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

By completing my contact information I consent for my personal data to be held by Action with Communities in Rural Kent (ACRK) solely for the purpose of enabling development of housing to meet local needs. This personal data will not be shared with any person or organisation external to ACRK.

15. Name

16. What is your full address?

17. What is your email address?

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

☐

Yes

☐

No

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

☐

Yes

☐

No

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

☐

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

☐

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

☐

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

☐

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

☐

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

☐

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

☐

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

\* Immediate family = mother, father, children or brother/sister. Extended family will only be considered if that relative has played an important role in the applicant's upbringing

\*\* The applicant's place of work/service must be located in the parish

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

☐

Single person

☐

Family

☐

Couple

☐

Other

If Other, please specify

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

**22. Males**

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

0-9	10-15	16-19	20-24	25-44	45-59	60-74	75+
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**24. Why are you seeking a new home? Please tick all that apply**

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

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

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

If Other, please specify

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

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

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

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

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

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

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

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

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

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

- ☐ 1 ☐ 2 ☐ 3 ☐ 4

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

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

33. How much money would you be able to raise towards buying your own home? This can include gifted money and/or equity from the sale of your current home

34. Are you registered on the Council's Housing Register or the Help to Buy Register

- ☐ Yes ☐ No

To be considered for Affordable Rented housing you must also register on Sevenoaks District Council's Housing Register. If you would like to register contact Sevenoaks District Council on 01732 227000 or go to [www.kenthomechoice.org.uk](http://www.kenthomechoice.org.uk)

To be considered for Shared Ownership you must be registered with the Help to Buy agent. Please go to [www.helptobuyagent3.org.uk](http://www.helptobuyagent3.org.uk)

Information on this form will be used to provide a summary of the level of housing need in West Kingsdown 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 5TH OCTOBER 2022