



# Housing Needs Surveys

The purpose of our surveys is to identify the number and type of housing required by people with strong local connections to a specific parish or town.

## WHAT TYPE OF HOUSING DOES THE SURVEY WANT TO IDENTIFY?

- The survey wants to identify the need for **affordable housing** for **all** age groups (young and old) and all household types e.g. single people, couples and families.
- The survey **also** wants to identify the housing needs of **older homeowners** who might want to downsize or move to more suitable housing for their needs.

## WHAT HOUSING NEEDS DOES THE SURVEY NOT LOOK FOR?

- The survey does **not** look at the local need for open market housing, **except** for older people, as above.

## WHAT IS AFFORDABLE HOUSING AND WHY IS IT NEEDED?



- Affordable housing is housing rented at 50/80% of open market costs. It is also low-cost home ownership such as Shared Ownership.



- There are many people who might need affordable housing; young people sofa surfing or needing to leave the family home, young families living with relatives or in expensive private rented housing, older people living in private rented or social housing who need something more suitable.

# Older homeowners

## WHY DOES RACE WANT TO KNOW ABOUT OLDER HOMEOWNERS?

- We know that many older homeowners want to downsize or move to more suitable housing for their needs but also be able to stay in their community. Very often the types of homes they need are not being built locally and so they face having to move away or stay in housing that is no longer suitable for them.

# Who builds the housing?

## WILL RACE BUILD THE HOUSING THAT IS NEEDED LOCALLY?

- RACE does not develop housing but works with partners to deliver it. This includes Parish and Town Councils, Local Authorities and Housing Associations. The Housing Association builds and manages the affordable homes.
- RACE is currently working with partners to look at a form of housing, called **cohousing**, which might be a good alternative for some **older homeowners**.

# Local connection

## WHAT IS A 'LOCAL CONNECTION'?

Local connection criteria varies depending on your local authority area and will be set out in the survey. However, they generally include the following:

- Currently live in the parish/town and have done so for a specific number of years.
- Used to live in the parish/town for a specific number of years and want to return.
- Have immediate family currently living there.
- Are employed there.
- Need to move there to give or receive support to or from a family member.

# What happens after the survey?

## WHAT HAPPENS WHEN THE SURVEY HAS BEEN UNDERTAKEN?

- RACE will analyse the surveys and write a report outlining the findings. If a need for affordable housing is identified, they will then work with the Parish/Town Council or local community group to start the process of delivering the housing. RACE can help find a site and bring all the partners together. They will support the partners throughout the whole process, acting as an independent, honest broker and making sure the wider community is kept informed of progress.

Contact RACE on: [race@ashford.gov.uk](mailto:race@ashford.gov.uk)  
or visit: [www.kenthousinggroup.org.uk/race](http://www.kenthousinggroup.org.uk/race)