



Local Needs Housing

- RACE is an independent service for Kent and Medway, working in partnership with Communities, Parish/Town Councils and Local Authorities to deliver housing that is needed locally, in mainly rural locations.
- RACE is hosted by the Kent Housing Group which is a forum for housing organisations in Kent and Medway.
- Our work is delivered by:
 - Undertaking housing needs surveys to identify the level and nature of housing need in specific settlements.
 - Helping to find suitable sites for development.
 - Supporting and advising Parish/Town Councils, communities and other partners throughout the process to completion of homes.
 - RACE surveys also look at the needs of older homeowners in rural areas and is working to enable the delivery of homes that will suit their requirements while allowing them to stay in their community.



Local Needs Housing is affordable housing for people with local connections to a specific parish



Average size of developments are 8 homes



Affordable housing is housing to rent at 50/80% of open market costs or low-cost home ownership such as shared ownership



The homes are built and managed by a housing association



There is no Right to Buy the homes, so they remain affordable for the community in perpetuity

Rural Exception Sites

Smarden, Ashford



Hernhill, Swale

Benefits of Local Needs Housing

- Local Needs Housing is generally built on rural exception sites. These are areas of land that would not normally be permitted for open market development but an exception to normal planning policy can be made if there is a proven need for affordable housing from local people. Need is normally proven via a housing needs survey undertaken by RACE.
- These sites tend to be found on the edge of the village where the homes would feel like a natural extension to the community. The land values are much lower than for commercial sites but above agricultural rates.
- Eligibility for the homes, including local connection criteria, is set out within a legal agreement.

- Enables people who are priced out of the market to remain in or return to their community.
- Young people and families can remain.
- Older people can downsize and remain in their community.
- Family & friend support network can be maintained.
- Helps to keep villages diverse & vibrant; people living in the village use the services and facilities and contribute to the community.
- Only those with a local connection are eligible to live in the homes.
- There is no right to buy the affordable homes, ensuring they remain affordable in perpetuity for the community.
- Neighbouring parishes can work together to provide housing for both – this is useful where lower levels of need have been identified.



Stockbury, Maidstone

Contact RACE on:
race@ashford.gov.uk or visit:
www.kenthousinggroup.org.uk/race