CHIDDINGSTONE HOUSING NEEDS SURVEY - OCTOBER 2023

Sevenoaks DISTRICT COUNCIL

In partnership with Chiddingstone Parish Council

RACE

The Rural and Community Housing Enabling Service

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INTRODUCTION

Kent's Rural and Community Housing Enabling service (RACE) undertook a parish wide Housing Needs Survey in Chiddingstone Parish. The survey was undertaken as part of Sevenoaks District Council's 5-year district wide programme of surveys being carried out by RACE.

Housing Needs Surveys investigate 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, using a transparent and robust methodology. They also investigate the needs of older households of any tenure needing to downsize or move to more suitable housing for their needs.

The Chiddingstone Housing Needs Surveys is valid for 5 years, to September 2028.

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 can provide affordable homes for local people, thereby enabling them to stay in their community, benefit from family and friends' networks and contribute to village life. This can make a real difference to the sustainability of rural communities and the vitality of village services and amenities.

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[1] 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.'

RACE is an independent service for Kent, delivered through the Kent Housing Group and is supported by Local Authorities across Kent and Medway, including Sevenoaks District Council. RACE's Rural Housing Enablers (RHE) will undertake a housing needs survey, analyse the results and where appropriate, help identify potential suitable sites for the development of new local needs housing. In such cases, a partnership will be established between the Parish Council, the preferred housing provider, eg housing association, and the local authority. Proposals for new local needs housing will be developed and the community consulted. The independent role of the RHE helps to ensure any eventual local needs housing scheme proceeds smoothly and for the benefit of the community.

[1] Rural Housing for an Ageing Population: Preserving Independence. Happi 4- The Rural HAPPI Inquiry. April 2018. Jeremy Porteus

EXISTING HOUSING IN THE PARISH

The Census 2021 tells us 70% of households in the parish are owner occupiers, 10% live in social housing and 20% live in private rented housing or are living rent free. The housing stock comprises 5% flats and 95% houses or bungalows.

There are a total of 51 social homes in the parish, of which 21 are provided as local needs housing. Local needs housing is where priority is given to those with a strong local connection to the parish. All other social housing is let in accordance with the Sevenoaks District Housing Register, or direct by the landlord housing association, ie a new tenant is unlikely to have a local connection to the parish.

There are three local needs housing schemes in Chiddingstone, with one of the schemes being shared with the parish of Leigh. Two schemes are managed by West Kent Housing Association (WKHA) – Charcott Green and Redleaf Close, the other by Moat – The Slaters. In total they provide 21 social homes and 3 shared ownership homes. WKHA and Moat have provided relet information for the last 5-year period. WKHA have had two re-lets - 1 x 2-bedroom house at Charcott Green and 1 x 3-bedroom house at Redleaf Close. Moat have had 3 re-lets at The Slaters - 3 x 2 bed flats.

High property prices means that some local people are unable to afford a home in the parish of Chiddingstone. At the time of writing the report the cheapest property for sale was a 2-bed cottage for £750,000; for a first-time buyer to afford this property an estimated 10% deposit of £75,000 would be required along with an income of approximately £150,000 based on mortgage of 4.5 x income. The cheapest available private rented property was a 2-bed semi-detached barn conversion for £1850 pcm; an income of approximately £74,000 would be required to afford this property (affordability is based on rent being no more than 30% gross income).

SURVEY METHODOLOGY

An A5 postcard providing information and online links for completion of the survey was posted to every household in the parish of Chiddingstone in September 2023. Only residents with a housing need were asked to respond; options were provided for those unable to use the online method. 528 surveys were distributed with 21 completed surveys returned.

SUMMARY

Of the 21 returns, a need for up to 18 affordable homes, for the following local households was identified:

- 3 x single people
- 6 x couples without children
- 9 x families with children
- 2 of the 18 households include older people
- 12 of the households live in Chiddingstone Parish and 6 live outside but indicated local connections.

In addition to the above, there was a requirement for 2 Self-Build properties.

The survey did not identify a need for alternative housing for older homeowners.

ANALYSIS AND RESULTS

21 surveys were completed. 2 surveys were disallowed for the following reasons:
1 x no local connection criteria or current residence was indicated.
1 x younger homeowners wanting open market housing only.

Identified need for Affordable Housing

Total Number of Affordable Homes Required	**18**
Respondent Current Location	12 x live in Parish 6 x live outside Parish
Respondent Current Housing	9 x private rent 9 x living with relatives (2 described themselves as homeless)
Household Composition	3 x single people 6 x couples 9 x families
Tenure Preference (more than one choice allowed)	13 x Affordable Rent* 6 x Shared Ownership 8 x First Homes } Low-cost home ownership *Social housing
Level Access Housing Required	2
Number of older people requiring affordable housing	2
Analysis shows that only three respondents indicated having a deposit towards a low-cost home ownership option. This indicates that the majority need is for social housing.	

Number of Self-Builds Required	2 (1 x respondent wanted Self-Build only and is not included above. 1 x respondent indicated Self-Build and First Homes and is included above.)

Identified need for alternative housing for older homeowners.

None identified.

ADDITIONAL INDICATION OF LOCAL HOUSING NEEDS

English Rural Housing Association holds registers of interest for their local needs housing schemes across Kent. Their proposed development adjacent to Chequers Barn in Chiddingstone (planning reference 22/01146) has recently gained planning consent. English Rural Housing Association holds the following information for Chiddingstone:

A total of 30 households have registered an interest in the following affordable housing tenures and bedroom sizes:

- 20 x affordable rented (social housing), 18 x shared ownership, 14 x Discounted Sale. More than one option can be indicated.
- Size preferences are 16 x 1 bedroom, 8 x 2 bedroom, 4 x 2 or 3 bedrooms, 1 x 3 or 4 bedrooms, 1 x 4 bedrooms (NB the size of any social housing allocated is in accordance with the Sevenoaks District Housing Register Allocations Policy, not household preference)
- 7 of these households have a confirmed local connection as they currently live in Chiddingstone. English Rural have yet to verify the local connection of the remaining 23 households.

Information obtained from Sevenoaks District Housing Register indicates there are currently 20 households registered who have indicated a local connection to Chiddingstone Parish, requiring the following social housing: 8 x 1 bedroom, 7 x 2 bedrooms, 4 x 3 bedrooms and 1 x 4 bedrooms.

CONCLUSION

The Chiddingstone Housing Needs Survey October 2023 demonstrates that **18 new affordable homes** are required in the Parish to meet the needs of local people. The recently permitted development at Chequers Barn is due to provide 8 new affordable homes, which upon delivery, will help to meet some of this need.

The Parish-wide housing needs survey is an important source of evidence in measuring the housing needs of local people. Complementary indicators of housing need, including data from the Sevenoaks District Housing Register, verified local registrations of interest such as those held by English Rural Housing Association and data captured through ongoing engagement within the local community, can also provide suitable robust evidence. The Housing Needs Survey together with complementary indicators, ensure local housing needs data remains valid over a five-year period. All such evidence may be used to support the delivery of new affordable homes to meet the needs of local people.

Appendix 1. Paper Version of Housing Needs Survey

The Rural and Community Housing Enabling Service

CHIDDINGSTONE PARISH HOUSING NEEDS SURVEY

The Rural and Community Housing Enabling service (RACE) is working with Chiddingstone Parish Council and Sevenoaks District Council to establish whether there is a need for affordable housing and/or housing for older residents including current homeowners, in the parish of Chiddingstone.

It is widely recognised that people living on low or even average incomes in rural areas can face real difficulties trying to find a secure and affordable home within the village they live and/or work in. That's why RACE are working with Chiddingstone Parish Council to understand what the local housing need is and how local people can be supported to stay close to their support networks, work or education. We also know that some older people in rural areas, including homeowners, can struggle to find alternative housing that better suits their needs whilst enabling them to remain in their community.

This survey is designed to see if such housing is needed in the Chiddingstone parish for people with strong local connections (the local connection criteria can be seen at Q5).

Details on how to return the survey are at the end of this form.

If you or anyone in your household has a housing need, even if they've had to move away to find housing elsewhere, please complete this survey by **4th October 2023**. Households might be single people, couples or families. It is only necessary to complete this survey if you feel you are in housing need. Please complete one survey per household in housing need. The survey should take around 15 mins to complete.

The findings of this survey will be produced in a report and published on the Chiddingstone Parish Council website in November at www.chiddingstone.org. To find out more about RACE go to www.kenthousinggroup.org.uk/race If you are unable to access these websites but would like to know more, please use the contact details at the end of this form.

Rural and Community Enabling (RACE) is the data controller for any personal information collected in this survey. Your information will be used to understand the housing need in the surveyed area. Collection and processing is being conducted under the public task lawful basis. We will always anonymise your data before using it in any publically available reports. We won't share your personal information with any third parties unless we are required or permitted to do so by law. For more information about your data protection rights please see our data protection pages Privacy Policy Kent Housing Group or contact the Data Protection lead at RACE@ashford.gov.uk

1. Are you in need of affordable housing? (Housing Association rented housing at 50%-80% of open market costs. Shared ownership (part rent/part buy). First Homes - purchase with a minimum 30% discount)

   ☐ Yes
   ☐ No

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

- ☐ Yes
- ☐ No

3. If you currently live in Chiddingstone Parish, do you wish to stay there?

- ☐ Yes
- ☐ No
- ☐ N/A

4. If you live outside of Chiddingstone Parish, do you wish to return?

- ☐ Yes
- ☐ No
- ☐ N/A

5. What is your connection with Chiddingstone Parish? Please tick any that apply

*immediate family = mother/father, children, brother/sister. Extended family will only be considered if they have played an important role in the applicant's upbringing.
**The applicant's place of work must be located in the parish

- ☐ 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.

6. What is your current housing situation?

- ☐ Private rented
- ☐ Renting from Local Authority
- ☐ Renting from housing association
- ☐ Shared ownership
- ☐ Owner occupier
- ☐ Living with relatives
- ☐ Other

Please specify

7. How many bedrooms does your current home have?

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5+

8. What type of household will be living in the new accommodation?

- ☐ Single person
- ☐ Couple
- ☐ Family
- ☐ Other

Please specify

9. What size will your household be in the new accommodation (total number of people)?

- ☐ 1 person
- ☐ 2 people
- ☐ 3 people
- ☐ 4 people
- ☐ 5 people
- ☐ 6 people
- ☐ 7 people
- ☐ 8 people

Please use the boxes below to state the age and gender of each person who will be living in the new accommodation (include yourself).

10.	Age	11.	Gender
Person 1		Person 1	
Person 2		Person 2	
Person 3		Person 3	
Person 4		Person 4	
Person 5		Person 5	
Person 6		Person 6	
Person 7		Person 7	
Person 8		Person 8	

12. Which tenure would best suit your housing need?
Indicate any options that apply

- [ ] Affordable Rent - rent levels are between 50%-80% of open market rent
- [ ] Shared ownership - part rent/part buy
- [ ] First Homes - purchase with a minimum 30% discount. Maximum price after discount is £250,000
- [ ] Open Market
- [ ] Self-Build - see your local authority self and custom build register. Call Sevenoaks District Council on 01732 227000

13. What type of housing would you prefer?
Indicate any options that apply

- [ ] Flat
- [ ] House
- [ ] Bungalow
- [ ] Level access accommodation suitable for older persons/persons with disabilities without support
- [ ] Level access accommodation suitable for older persons/persons with disabilities with support e.g. extra care
- [ ] Cohousing for older people - a small development of self-contained homes for older people that includes shared spaces e.g. communal vegetable garden. The group will influence the design of the development and control its on-going management
- [ ] Other

Please specify

14. How many bedrooms would you need in new accommodation?
Please note - If you need affordable rented housing, your local authority housing register allocation policy will determine how many bedrooms you would be eligible for.

- [ ] 1
- [ ] 2
- [ ] 3
- [ ] 4

15. Do you or a member of your household have any particular or specialised housing requirements e.g. due to a disability or special need?

- [ ] No
- [ ] Yes

If you answered Yes, please state what they are

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

- ☐ Under £10,000
- ☐ £10,000 - £15,000
- ☐ £15,000 - £20,000
- ☐ £20,000 - £25,000
- ☐ £25,000 - £30,000
- ☐ £30,000 - £35,000
- ☐ £35,000 - £40,000
- ☐ £40,000 - £50,000
- ☐ £50,000 - £60,000
- ☐ £60,000 - £80,000
- ☐ £80,000 +

17. If you are interested in Shared Ownership or First Homes, please tell us how much money you can raise towards a deposit on a new home

18. Why are you seeking a new home? Tick any that apply

- ☐ Current home in need of major repair
- ☐ Current home too expensive
- ☐ Current home affecting health
- ☐ Setting up home with partner
- ☐ Alternative accommodation due to age/infirmity
- ☐ To move to a better/safer environment
- ☐ Homeless/threatened with homelessness
- ☐ To be nearer family
- ☐ Need smaller home
- ☐ Other
- ☐ Disability/disabled
- ☐ Access problems
- ☐ Employment
- ☐ Private tenancy ending
- ☐ Retirement
- ☐ Increased security
- ☐ Divorce/separation
- ☐ First independent home
- ☐ Difficulty maintaining current home
- ☐ Need larger home

Please specify

19. Are you registered on your local authority housing register?

- ☐ Yes
- ☐ No

20. We may wish to contact you again to update you on any local housing opportunities. If you are happy to do so, please provide your name and email or phone number. These will not be passed to any third parties.

Name:	
Email, home address or phone number:	

Thank you for completing this survey.

You can return this form in the following ways: Post back to - RACE, Kent Housing Group, Civic Centre, Tannery Lane, Ashford, TN23 1PL. **Contact Louise**, the Parish Council Clerk on 01892 740753. **Call RACE** on 07825967570

To apply for affordable rented housing you must register on Sevenoaks District Council's Housing Register. If you would like to register go to www.kenthomechoice.org.uk or contact Sevenoaks District Council on 01732 227000

If you are interested in Shared Ownership and/or First Homes, please call Sevenoaks District Council on 01732 227000 for more information.