SUNDRIDGE WITH IDE HILL HOUSING NEEDS SURVEY
JUNE 2024

Sevenoaks DISTRICT COUNCIL

RACE
The Rural and Community Housing Enabling Service

In partnership with Sundridge with Ide Hill Parish Council

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INTRODUCTION

Kent's Rural and Community Housing Enabling service (RACE) undertook a local Housing Needs Survey in the parish of Sundridge with Ide Hill. The survey was undertaken as part of Sevenoaks District Council's 5 year district wide programme of local housing needs 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, town or rural area and provide an independent report of that need, using a transparent and robust methodology. They investigate the needs of older households of any tenure needing to downsize or move to more suitable housing for their needs.

The Sundridge with Ide Hill Housing Needs Surveys is valid for 5 years, to June 2029.

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.' Due to high property prices within the Sevenoaks District, the same challenges arise in more urban settlements and towns.

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 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 local life. This can make a real difference to the sustainability of communities and the vitality of local services and amenities.

The housing needs of older people 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 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, ie Rural Exceptions Sites, or to secure a proportion of the affordable housing to be provided on larger sites to meet the needs of local people, ie Local Lettings Plans.

If new local needs housing is to be developed on a Rural Exceptions Site, a partnership will be established between the Parish Council, the preferred housing provider, eg Housing Association,

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

and the local authority. Proposals for new local needs housing will be developed and the community consulted. The independent role of the Rural Housing Enablers helps to ensure any eventual local needs housing scheme proceeds smoothly and for the benefit of the community.

HOUSING IN SUNDRIDGE

The Census 2021 tells us 72.1% of households in Sundridge with Ide Hill parish are owner occupiers, 11.3% live in social housing and 16.5% live in private rented housing or are living rent free. The housing stock comprises 5.8% flats and maisonettes and 94.2% houses or bungalows.

There are a total of 92 social housing properties in Sundridge with Ide Hill parish, 6 of which 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 Allocations Scheme, or direct by the landlord Housing Association, ie a new tenant is unlikely to have a local connection to the parish.

The majority of social housing properties in the district are owned by West Kent Housing Association. This follows the transfer of the Sevenoaks District Council housing stock in 1989. Social housing is let in accordance with the Sevenoaks District Housing Register Allocations Scheme or direct by the landlord Housing Association.

There is one local needs housing scheme in Sundridge which is managed by West Kent Housing Association in Chapmans Close. It provides 6 social homes and 2 shared ownership homes (part buy/part rent). West Kent Housing Association have provided relet information for the last 5 year period; there have been no relets and no resales, but at the time of writing the report, one shared ownership property was being advertised for sale.

High property prices mean that some local people are unable to afford a home in the parish of Sundridge with Ide Hill. At the time of writing the report the cheapest property for sale was a 1 bedroom flat for £180,000; for a first time buyer to afford this property an estimated 10% deposit of £18,000 would be required along with an income of £36,000 based on a mortgage of 4.5 x income. The cheapest 2 bedroom property available was a cottage for £325,000, requiring an estimated 10% deposit of £32,500 and an income of £65,000 based on a mortgage of 4.5 x income. There were no properties found available to rent privately.

SURVEY METHODOLOGY

An A5 postcard providing information and online links for completion of the survey was posted to every household in the parish of Sundridge with Ide Hill in May 2024. Only residents with a housing need were asked to respond. 831 surveys were posted with 10 completed surveys returned.

SUMMARY

Of the 10 returns, a need for up to 7 affordable homes, for the following local households was identified:

- 1 single person
- 5 families with children
- 1 couple without children
- 4 of the households live in Sundridge with Ide Hill Parish and 3 live outside the Parish but indicated local connections.

There was no expression of need for more appropriate housing for older homeowners.

ANALYSIS AND RESULTS

Following the receipt of the completed surveys analysis of the responses was undertaken and the results are detailed below:

- 10 surveys were completed
- 3 surveys were disallowed for the following reasons:
  - 1 x survey indicated no wish to remain in Sundridge with Ide Hill Parish
  - 2 x survey did not indicate any local connection

Identified need for Affordable Housing

Total Number of Affordable Homes Required	**7**
Respondent Current Location	4 x live in Parish 3 x live outside Parish
Respondent Current Housing	1 x renting from Housing Association 3 x living with relatives 3 x private rented
Household Composition	1 x single person 5 x families 1 x couple
Tenure Preference (more than one choice allowed)	7 x Affordable Rented* 2 x Shared Ownership 1 x First Homes } Low-cost home ownership *Social housing
Level Access Housing Required	None
Older Households	None
Specialised housing requirement	None
Analysis shows that no respondents indicated having a deposit towards a low-cost home ownership option. This indicates that the majority need is for social housing.	

There was no identified need for alternative housing for older homeowners.

ADDITIONAL INDICATION OF LOCAL HOUSING NEEDS

Information obtained from Sevenoaks District Council's Housing Register indicates there are currently 38 households registered who have indicated a local connection to Sundridge with Ide Hill Parish, requiring the following social housing: 8 x 1 bedroom, 12 x 2 bedrooms, 16 x 3 bedrooms, and 2 x 4 bedrooms.

CONCLUSION

The Sundridge with Ide Hill Housing Needs Survey demonstrates that at least **7 new affordable homes** are required to meet the needs of local people. From the responses received it is currently demonstrated that no open market properties for older homeowners wanting to downsize or move to more suitable housing, are required.

The 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 held by partner Housing Associations and data captured through ongoing engagement within the local community, can 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

SUNDRIDGE AND IDE HILL HOUSING NEEDS SURVEY

May 2024

Dear Sundridge with Ide Hill Parish Resident,

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

It is widely recognised that people living on low or even average incomes can face real difficulties trying to find a secure and affordable home in the area where they live and/or work in. RACE is undertaking the survey 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, 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 parish for people with strong local connections (the local connection criteria can be seen at Q6 of the survey 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 and return this survey by the **30th June 2024**. 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 no more than 15 mins to complete.

Complete the paper survey or use the QR code to complete it online.

The findings of the survey will be produced in a report and published on the Sundridge with Ide Hill Parish Council website: www.sundridgewithidehill-pc.gov.uk

Thank you. Your input is important and appreciated.

RACE (Rural and Community Housing Enabling)

www.kenthousinggroup.org.uk/race 07825 967570

The Rural and Community Housing Enabling Service

SUNDRIDGE AND IDE HILL HOUSING NEEDS SURVEY

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. **When do you think you will need new housing?**

☐ Now ☐ Within the next 3 years ☐ Within the next 5 years

4. **If you currently live in Sundridge or Ide Hill, do you wish to stay there?**

☐ Yes ☐ No ☐ N/A

5. **If you live outside of Sundridge or Ide Hill, do you wish to return?**

☐ Yes ☐ No ☐ N/A

6. **What is your connection with the Parish of Sundridge with Ide Hill? 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 at least 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.

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

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

If other, please specify

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

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5+

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

☐ Single person ☐ Couple ☐ Family ☐ Other

If other, please specify

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

☐ 1 person ☐ 3 people ☐ 5 people ☐ 7 people

☐ 2 people ☐ 4 people ☐ 6 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).

11.	Age	12.	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	

13. **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

14. **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

If other, please specify

15. **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

16. **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

17. **Please state the total gross annual 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 +

18. **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**

19. **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

If other, pleas specify

20. **Are you registered on your local authority housing register?**

- ☐ Yes
- ☐ No

21. **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.

Please return this survey in the pre-paid envelope provided by 30th June 2024. If you need assistance please call RACE on 07880 151872.

To apply for affordable rented housing you must register on Sevenoaks District Council's Housing Register. If you would like to register go 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.

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