



Halstead

Housing Needs Survey

July 2018

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With the support of:
Halstead Parish Council
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 Halstead. It also sought to identify the needs of older households of any tenure wishing to downsize/move to more suitable housing for their needs. This report provides overall information as well as analysis of housing need.

A survey was posted to every household within Halstead in June 2018. 708 surveys were distributed with 154 surveys being returned, representing a 22% response rate.

Analysis of the returned survey forms identified that 86% of respondents are owner occupiers. 67% 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 for sale in the parish was a 2 bed terraced house for £340,000; to afford to buy this home a deposit of approximately £51,000 would be required and an income of £82,571. There were no private rental properties available at the time of writing the report; to afford to rent privately within half a mile of the village an income of approximately £44,000 would be required to rent the cheapest property available which was a 2 bed house for £1100 pcm. There were no 1 bed properties available.

Overall, a need for up to 6 affordable homes, for the following local households was identified:

- 4 single people
- 1 couple
- 1 family
- All 6 households currently live in Halstead

The survey also identified a requirement for 8 homes for older households:

- 4 single people
- 4 couples
- The 8 households all currently live in Halstead
- 3 of the older households need affordable housing. These affordable homes are required in addition to the 6 affordable homes identified above.

The survey has identified a total need for 9 affordable homes; 3 of which are for older households. In addition there is a requirement for 5 open market properties suitable for older households who want to downsize/move to more suitable housing for their needs.

2. INTRODUCTION TO THE HALSTEAD HOUSING NEEDS SURVEY

The Rural Housing Enabler worked with Halstead Parish Council and Sevenoaks District Council to undertake a housing needs survey within the village.

The aim of this survey is to identify in general terms if there is a housing need from local people. It is not to provide a list of names and addresses of individuals requiring a home. If the project proceeds to a more advanced stage 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

In a report published in December 2014, the Rural Housing Alliance has stated that 'For many rural households, finding somewhere affordable in their local community remains a barrier, with homes costing over eight times the average salary in 90% of rural local authority areas. This is an affordability gap which, in many areas, is even more extreme given low paid rural employment.'¹

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.

In 2007 Matthew Taylor, then MP for Truro and St Austell, was asked by the then Prime Minister to conduct a review on how land use and planning can better support rural business and deliver affordable housing. Many rural communities are faced by a combination of higher than average house prices and lower than average local wages. This can create challenges for individual families, the local economy and the wider sustainability of the community.

On July 23rd 2008 Matthew Taylor presented his Review to the Government. The then Government issued their response to the review in March 2009 where they accepted the majority of Matthew Taylor's recommendations (Department of Communities and Local Government 2009).

The Government believe that the Community Right To Build will shift power from them to allow local people to deliver homes that are needed in their communities so that villages are vibrant places to live and younger people are not forced to move away because of a shortage of affordable homes.² The Community Right to Build forms part of the neighbourhood planning provisions contained in the Localism Act 2011.

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.

The RHE will assist with carrying out a housing needs survey, analyse the results and 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 chosen housing association and the local

¹ Affordable Rural Housing: A practical guide for parish councils. December 2014. Rural Housing Alliance

² <http://www.communities.gov.uk/publications/planningandbuilding/neighbourhoodplansimpact>

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 from Action with Communities in Rural Kent agreed the format of the survey and covering letter with Halstead Parish Council; a copy of the survey was posted to every household in the parish in June 2018.

Surveys were returned in pre paid 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 18th July 2018. All surveys received at Action with Communities in Rural Kent by that date are included in this report.

708 surveys were distributed with 154 returned by this date representing a return rate of 22%.

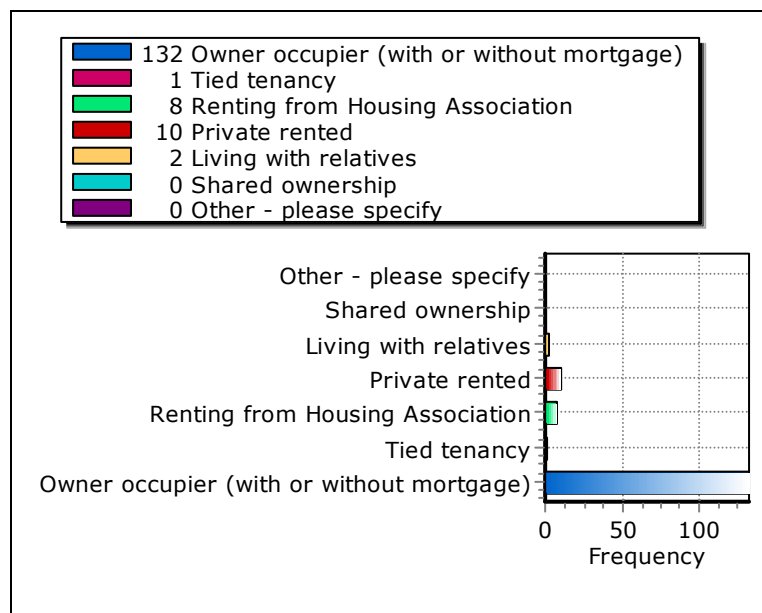
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

5. RESULTS

Section 1

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

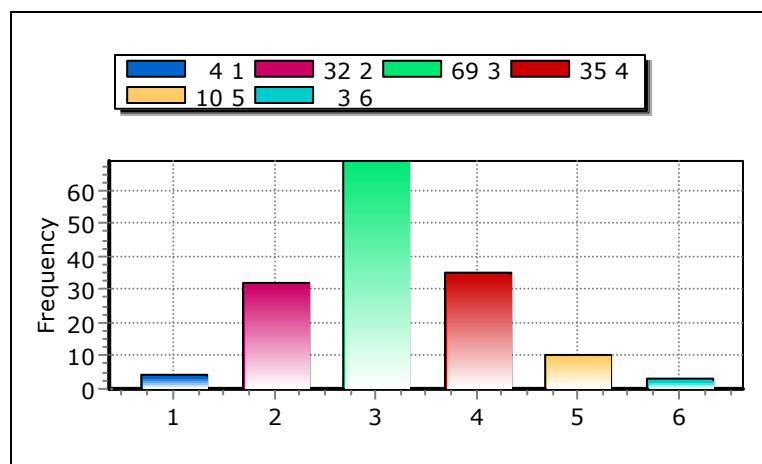
Question 1. What type of housing do you live in?



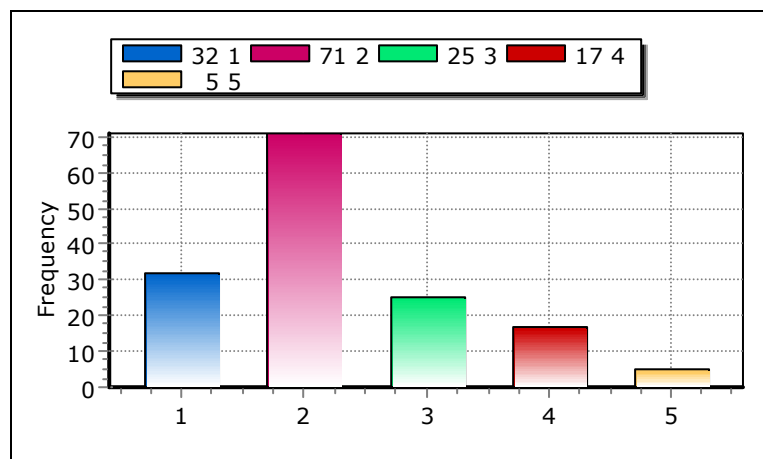
86% of respondents are owner occupiers

Question 2.

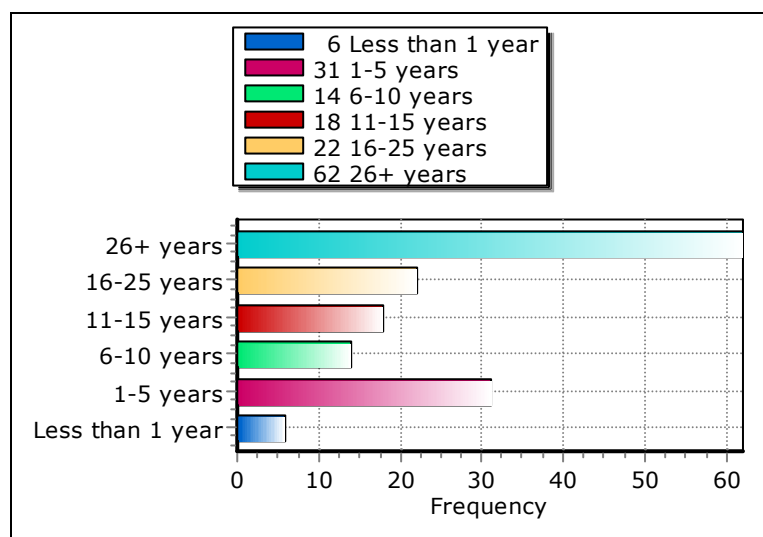
Number of bedrooms in your home?



Number of people that currently live in the property?

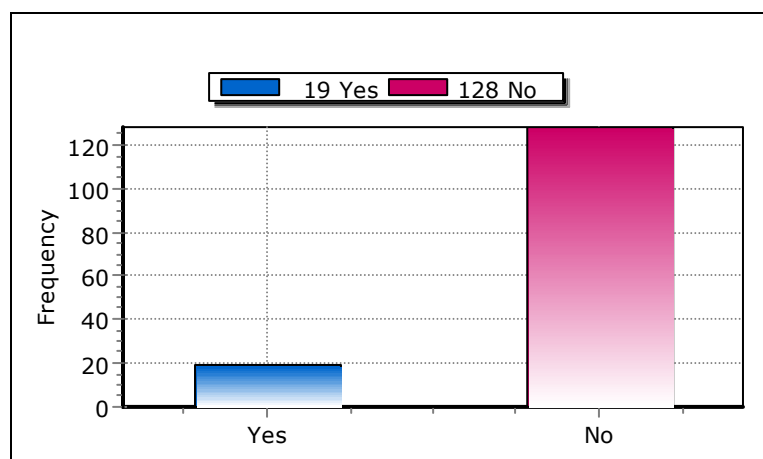


Question 3. How long have you lived in Halstead?

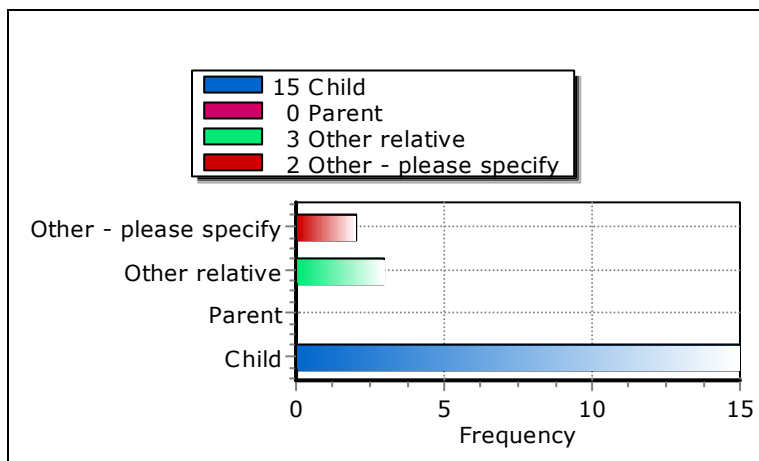


102 respondents (67%) have lived in the parish for over 10 years.

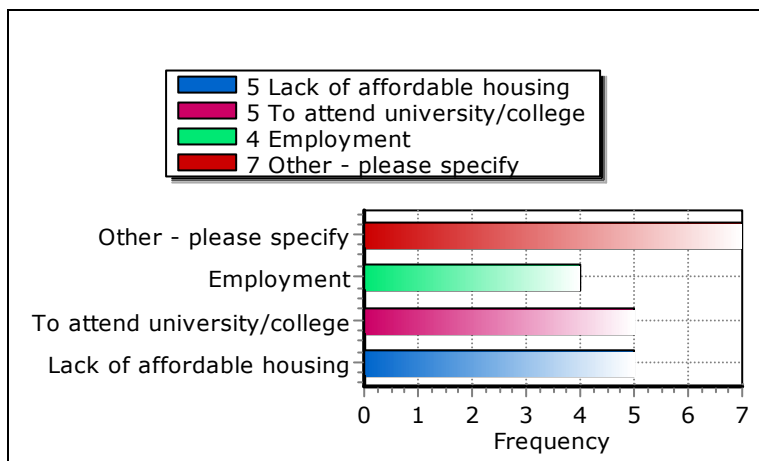
Question 4. Have any members of your family/household left the parish in the last 5 years?



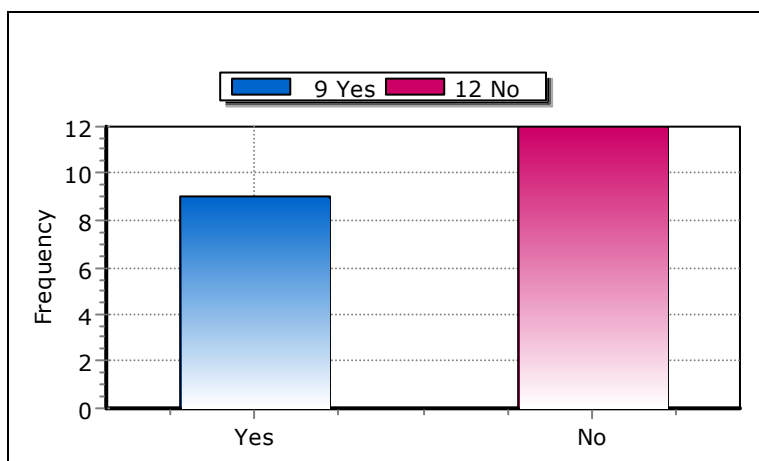
Question 5. If you answered yes to question 4, please state what relationship they have to you.



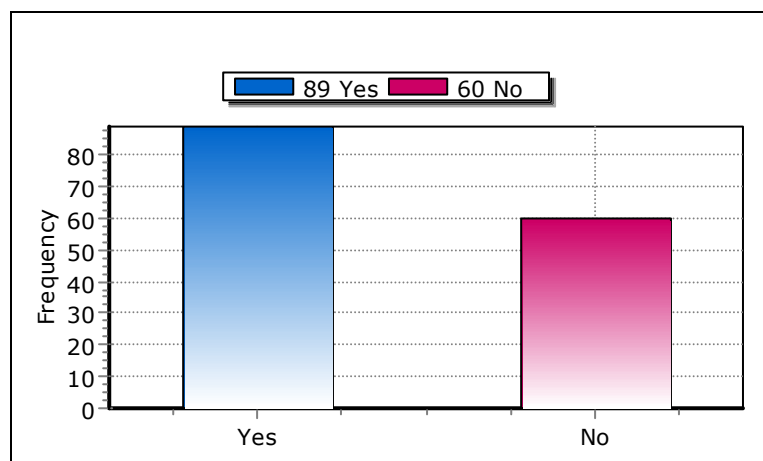
Question 6. Please indicate the reason why they left.



Question 7. Would they return if more affordable accommodation/suitable could be provided?



Question 8. Would you support a small development of affordable housing if there was an identified need for people with a genuine local connection to Halstead?



60% of respondents who answered the question (58% of all respondents) said they would support a development of affordable housing for local people.

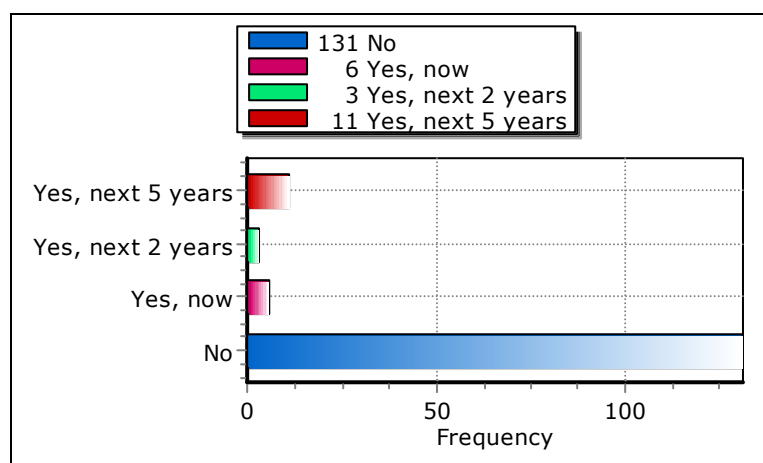
Question 9. Please use this space if you wish to explain your answer to Q8.

There were 89 responses to this question; a full list of responses can be found in Appendix H1.

Question 10. Please state any sites you think might be suitable for a local needs housing development in Halstead

There were 59 responses to this question; a full list of responses can be found in Appendix H2

Question 11. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?

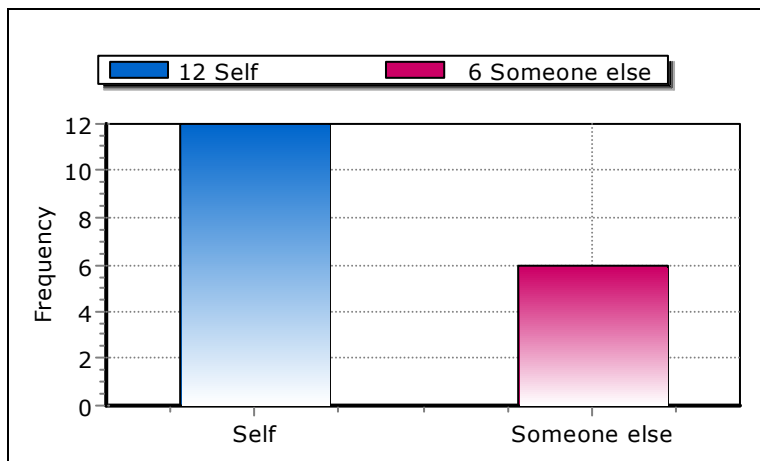


20 respondents (13%) said they had a housing need now or in the next 2 or 5 years.

Section 2 – Housing Needs

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

Question 12. Are you completing this form for yourself or someone else?

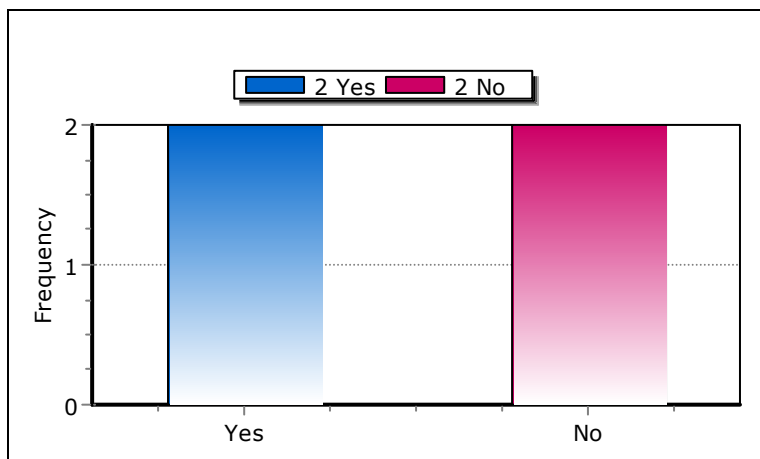


Question 13. If you are completing this form for someone else please state their relationship to you and where they currently live.

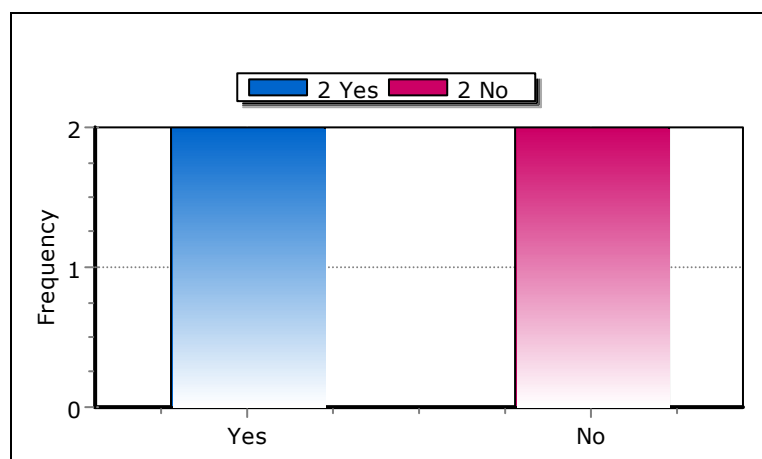
Respondents were mainly completing the form for their adult children living in the parental home

Question 14. Personal details of respondents are not included in this report.

Question 15. If you live outside of Halstead do you wish to return?



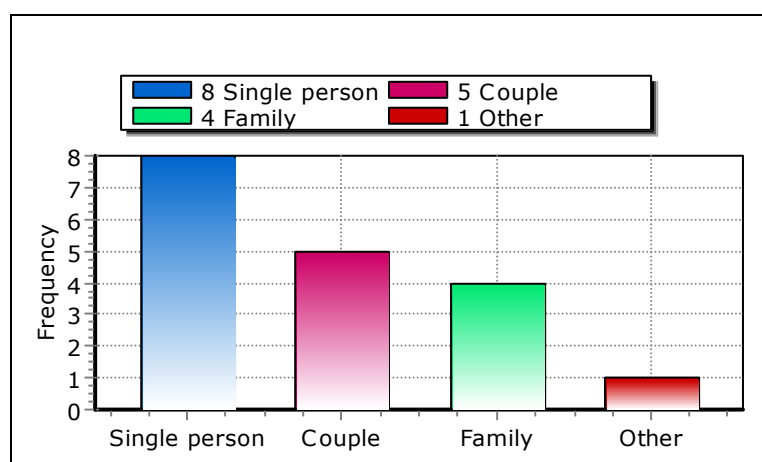
Question 16. If you live in Halstead do you wish to stay there?



Question 17. What is your connection with Halstead? Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
I currently live in Halstead and have done so continuously for the last 3 years	15
I have previously lived in Halstead and have immediate family who currently live there and done so continuously for the last 10 years	4
I have lived in Halstead for a total of 5 out of the last 10 years	5
I am in full time employment in Halstead	1
I need to move to Halstead to take up full time employment	0
I need to move to Halstead to give or receive support to or from an immediate family member	2

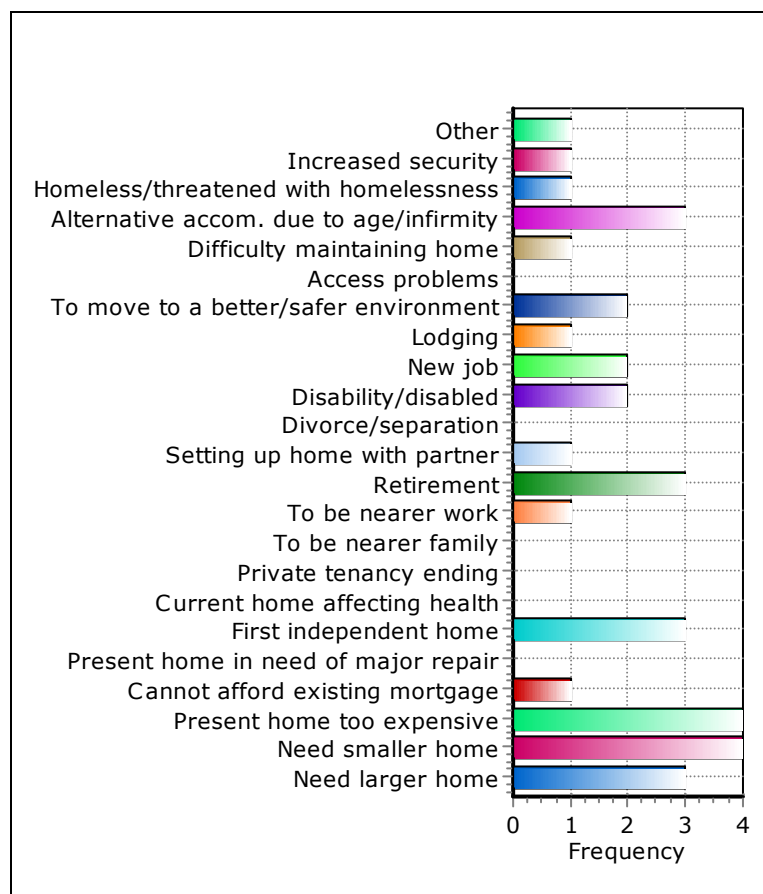
Question 18. What type of household will you be in alternative accommodation?



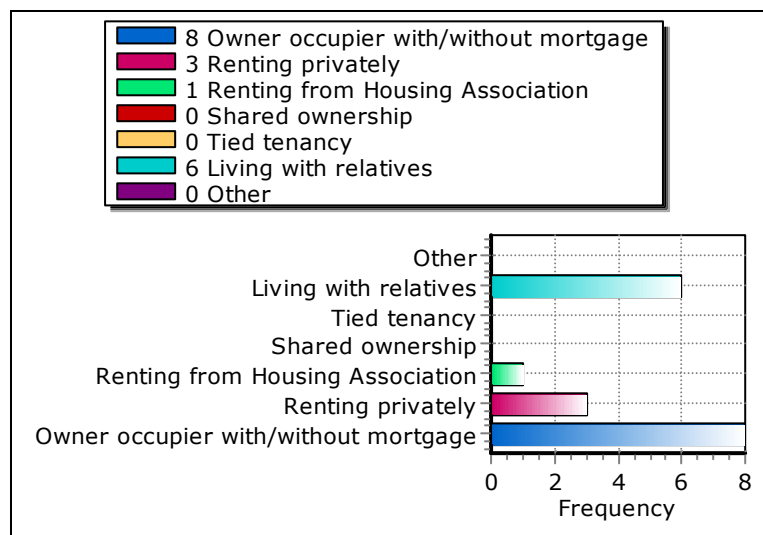
Question 19. How many people in each age group need alternative accommodation?

AGE	0 - 9	10 -15	16 - 19	20 -24	25 - 44	45 - 59	60 - 74	75+
Male	1	0	0	3	3	0	4	2
Female	0	0	2	0	5	3	4	2
Total	1	0	2	3	8	3	8	4

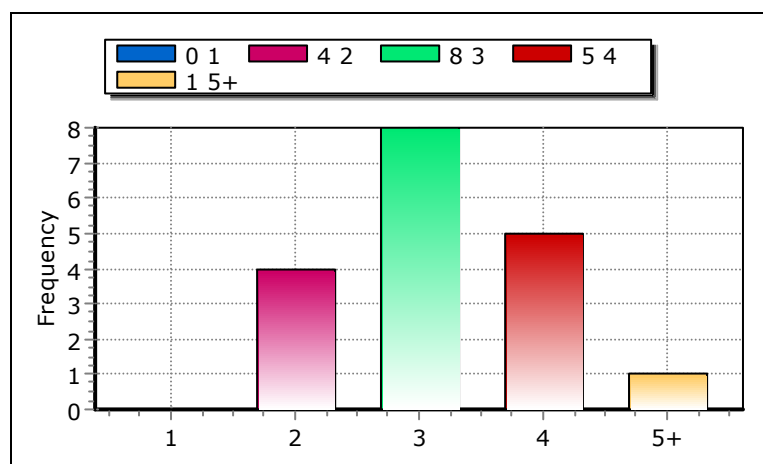
Question 20. Why are you seeking a new home?



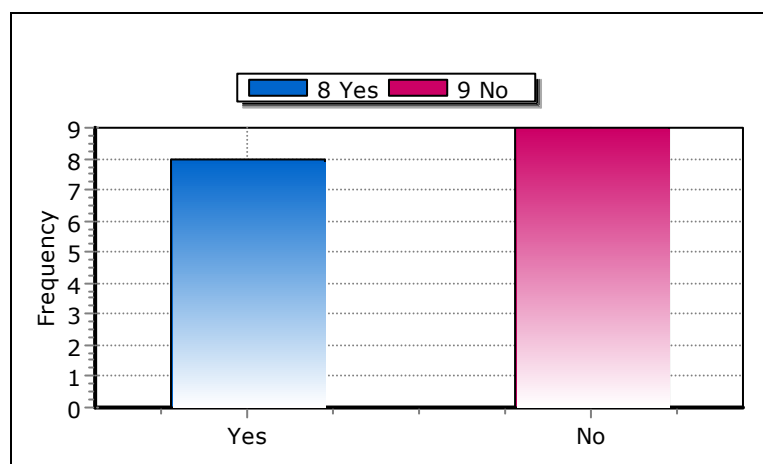
Question 21. What is your current housing situation?



Question 22. How many bedrooms does your current home have?



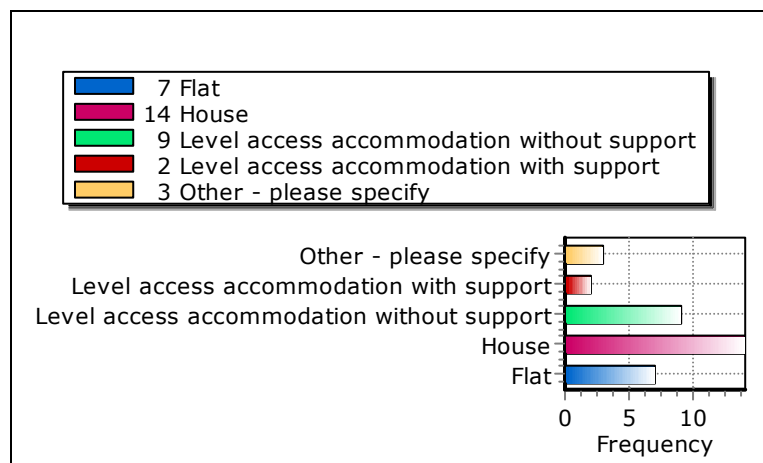
Question 23. Are you an older person/household wanting to downsize/move to more suitable housing?



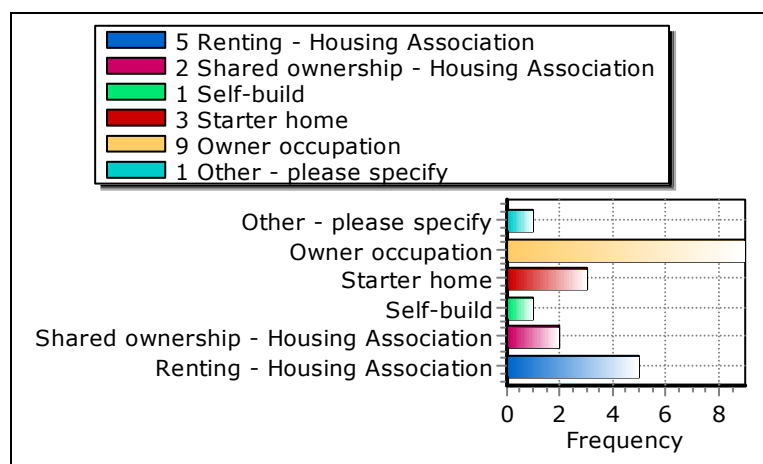
Question 24. Please tell us in your own words why you need to move and what prevents you from doing so.

There were 14 responses to this question; a full list of responses can be found in Appendix H3

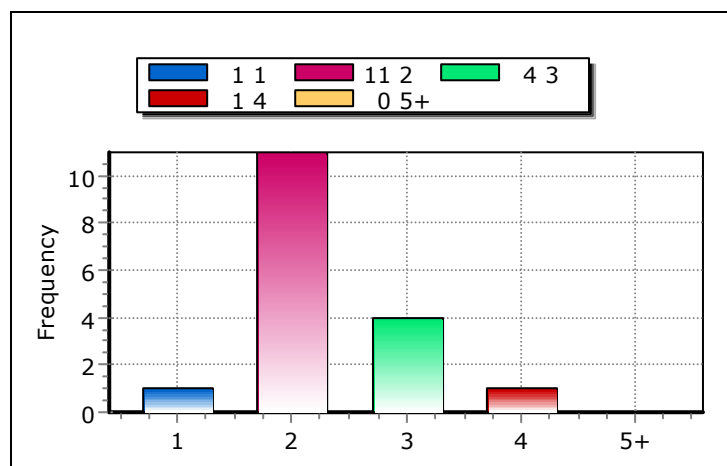
Question 25. What type of housing do you need? The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.



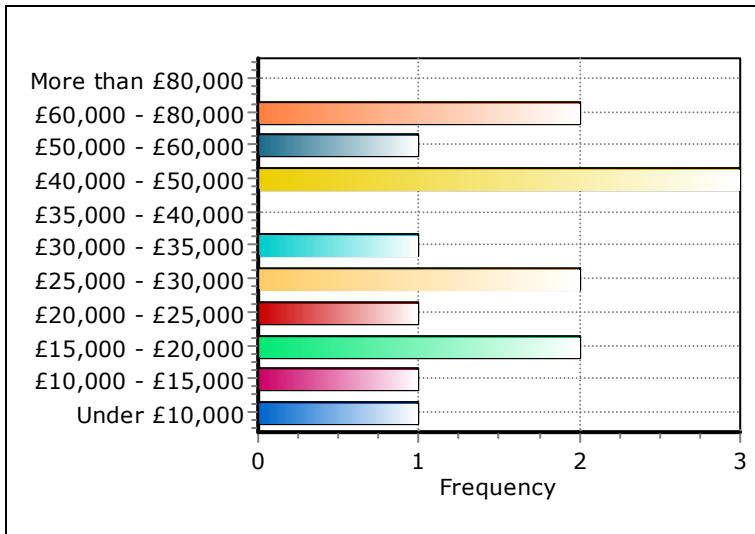
Question 26. Which tenure would best suit your housing need?



Question 27. 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 28. Please indicate the total gross annual income of the household in housing need.



Question 29. How much money could you raise towards the purchase of a property? The following answers were given:

- 2 x £4000
- 1 x £20,000
- 1 x £250,000
- 1 x £600,000
- 1 x £650,000

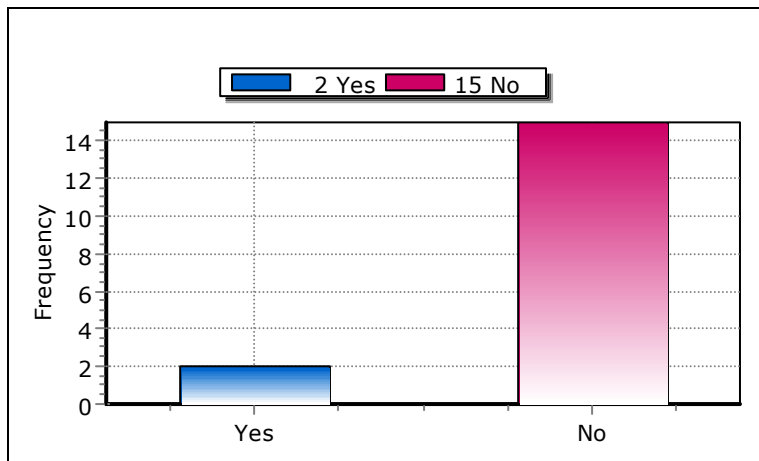
Question 30. How much money would you be able to raise as a deposit towards buying your own home? The following answers were given:

- 1 x £1000
- 1 x £5000
- 1 x £10,000
- 2 x £40,000
- 1 x £50,000
- 1 x £100,000
- 1 x £250,000

Question 31. Do you have any particular or specialised housing requirements? The following responses were given:

- Level e.g. bungalow for my father
- Easy access doors, easily accessible washing facilities
- No special needs but I need a safe environment for my 2 teenage daughters#
- A bungalow

Question 32. Are you registered on the Council's housing 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 which markets property for a number of leading local estate agents, in July 2018, found the following cheapest properties for sale (under £500,000) in Halstead.

Type of Property	Number of Bedrooms	Price £
Terraced house	2	340 000
Semi-detached house	2	349 950
Terraced house	3	375 000
End of terrace house	4	499 950

Property to rent

A similar search for rental property found no properties available in Halstead so the search was widened to within half a mile of the village where the following properties were found:

Type of Property	Number of Bedrooms	Price £pcm.
House – Sevenoaks	2	1100
House – Pratts Bottom	3	1995

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 15% deposit and using 3.5 x gross income. Monthly repayment is based on a 2 year fixed standard with HSBC at 3.94% (July 2018) 25 year mortgage term and is calculated using HSBC's mortgage calculator.

It should be noted that in the current economic climate lenders have made the borrowing criteria for potential mortgagees stricter by requiring at least a 15% deposit, making securing a mortgage difficult for some first time buyers, especially those on lower incomes. Although there are higher LTV mortgages available, they tend to attract a higher interest rate.

Type of Property	Price £	Deposit (15%)	Gross Income Level	Monthly Repayment
2 bed terraced house	340 000	51 000	1189	82 571
2 bed semi-detached house	349 950	52 493	1224	84 988
3 bed terraced house	375 000	56 250	1311	91 071
3 bed end of terrace house	499 950	99 990 20% dep required	1645	114 274

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 £
2 bed house	1100	44 000
3 bed house	1995	79 800

Using HM Land Registry data on house sales (www.mouseprice.com) using postcode area TN14 which lies within or includes part of the following towns, counties, localities, electoral wards and stations: Badgers Mount, Brasted, Chevening and Sundridge, Chevening, Crockenhill and Well Hill, Cudham, Darwin, Dunton Green, Dunton Green and Riverhead, Halstead, Halstead, Knockholt and Badgers Mount, Ide Hill, Kemsing, Kent, Knockholt, Knockholt Station, Leigh and Chiddingstone Causeway, Otford, Otford and Shoreham, Penshurst, Fordcombe and Chiddingstone, Seal and Weald, Sevenoaks, Sevenoaks Eastern, Sevenoaks Kippington, Sevenoaks Northern, Sevenoaks Town and St John's, Shoreham, Sundridge, Weald , the average house prices in the last 3 months are –

1 bed properties £291,000
 2 bed properties £403,600
 3 bed properties £531,200
 4 bed properties £866,400
 5+ bed properties £1,295,200

To afford the average cost of a 1 bed property using the mortgage calculation shown above, a salary of £70,769 would be required. To afford the average cost of a 2 bed property a salary of £98,017 would be required.

Information provided by 'mouseprice' states that the average property in the TN14 area costs £644,400 with average earnings being £28,910. This means that the average property costs over 22 times more than the average salary. The source used by 'mouseprice' to assess price to earnings ratio is Calnea Analytics proprietary price data and earnings data – updated quarterly.

Affordable Rent

The Government has introduced changes relating to rents charged to new tenants of social housing from April 2011. 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 High Weald area; Sevenoaks District Council have an agreement with their Housing Association partners to calculate, in the first instance where overall scheme cost permit, Affordable Rent at 80% of market rents or 100% LHA whichever is lower. 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	587
2 bed	765
3 bed	967
4 bed	1460

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 not in receipt of housing benefit.

Property	Price £ pcm	Gross annual Income £
1 bed	587	23 480
2 bed	765	30 600
3 bed	967	38 680
4 bed	1460	58 400

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% and 40% share of a property with estimated values of £290,000 for a 1 bed property, £385,000 for a 2 bed property and £490,000 for a 3 bed. Calculations are made using the Homes and Communities Agency's market assessment calculator and assume a 10% deposit of mortgage share. These values are taken from information found at www.rightmove.co.uk and Help to Buy East and South East website www.helptobuyese.org.uk

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service charge	Monthly total £	Gross Income required
290 000	25%	7250	346	498	90	934	33 668
290 000	40%	11 600	553	399	90	1042	40 309
385 000	25%	9625	459	662	90	1211	43 635
385 000	40%	13 475	735	529	90	1354	47 074
490 000	25%	12 250	584	842	90	1516	54 651
490 000	40%	19 600	935	674	90	1699	61 217

Starter homes

The following table shows finances necessary to afford a Starter Home. Property prices are taken from the average in the TN14 area, properties prices are taken from information found at www.rightmove.co.uk and www.helptobuyese.org.uk 2 and 3 bed properties cannot be included as they exceed the £250k limit after discount. Affordability of mortgage is based on 3.5 x gross income.

Property price £	20% discount	Price after discount £	Deposit Required 5% of discounted price	Mortgage required	Gross Income required £
1 bed 290 000	58 000	232 000	11 600	220 400	62 971

7. ASSESSMENT OF HOUSING NEED

This section is divided into two categories; the need for affordable housing and the needs of older people in the parish requiring alternative housing, either affordable or open market. There were a total of 20 responses.

7.1 Assessment of the need for affordable housing

This analysis is divided into categories of those who need affordable housing now, in the next 2 years and in the next 5 years.

At this stage some respondents might be excluded if they do not want/are not eligible for affordable housing or if they do not provide sufficient information for an assessment of their eligibility to be made.

In total 12 respondents said they need affordable housing in the following timescales:

- Now x 4
- In the next 2 years x 1
- In the next 5 years x 7

Assessment of the 4 households seeking affordable housing now

1 household was excluded because they were an owner occupier wanting to buy an alternative home on the open market

The 3 households in need of affordable housing now are:

- 2 x single people
- 1 x family

Single people – there were 2 single people.

Age	Frequency
25-44	1
45-59	1

Reason for seeking new home:

Reason	Frequency
First independent home	1
Lodging	1

Current housing:

Current Housing	Frequency
Living with relatives	2

Current number of bedrooms:

Current Beds	Frequency
3	2

Type of housing needed: The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
House	1
Flat/house	1

Tenure best suited:

Tenure	Frequency
Renting HA/Starter home/Self-build	1
Renting HA	1

Number of bedrooms required: The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
2	2

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 35.

Household's joint gross annual income:

Income	Frequency
£15,000 - £20,000	1
£20,000 - £25,000	1

Amount available towards purchase of a property:

The respondents did not answer this question

Amount available towards a deposit: One respondent did not answer this question

- £1000

Particular or specialised housing requirements: None

Registered on the Sevenoaks District Council's Housing Register:

Housing Register	Frequency
No	2

The respondents indicated at least one of the local connection criteria; they currently live in Halstead.

The following table shows the respondents' ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Starter Home	Open market purchase	Private rent
£15,000 - £20,000	1	1 with HB	0	0	0	0
£20,000 - £25,000	1	1	0	0	0	0

It is assumed that respondents who cannot afford the housing association rent (affordable rent) will be eligible for housing benefit (HB).

Families - there was 1 family

Age

	Adult Age	Adult Age	Child Age
Family 1	75+	45-59	20-24

Reason for seeking new home:

Reason	Frequency
Alternative accom due to age/infirmity	1
Disability/disabled	1
Difficulty maintaining home	1

Current housing:

Current Housing	Frequency
Renting privately	1

Current number of bedrooms:

Current Beds	Frequency
3	1

Type of housing needed: The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
Level access without support/house	1

Tenure best suited:

Tenure	Frequency
Renting HA	1

Number of bedrooms required: The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
3	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 35.

Household's joint gross annual income:

Income	Frequency
£25,000-£30,000	1

Amount available towards purchase of a property:

- I'm too old to get a mortgage

Amount available towards a deposit: The respondent did not answer this question

Particular or specialised housing requirements:

- Level e.g. bungalow for my father

Registered on the Sevenoaks District Council's Housing Register:

Housing Register	Frequency
Yes	1

The respondent indicated at least one of the local connection criteria; they currently live in Halstead.

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Starter Home	Open market purchase	Private rent
£25,000-£30,000	1	1 with HB	0	0	0	0

It is assumed that respondents who cannot afford the housing association rent (affordable rent) will be eligible for housing benefit (HB)

Assessment of the 1 household seeking affordable housing in the next 2 years

The respondent was excluded because they were an owner occupier seeking a larger owner occupied home.

Assessment of the 7 households seeking affordable housing in the next 5 years

4 respondents were excluded for the following reasons:

- 2 respondents did not complete Section 2
- 1 respondent wanted to buy on the open market only
- 1 respondent did not indicate sufficient information for an assessment of their need to be made

The 3 households in need of affordable housing in the next 5 years are:

- 2 x single people
- 1 x couple

Single people there were 2 single people

Age	Frequency
20-24	1
25-44	1

Reason for seeking new home:

Reason	Frequency
First independent home	1
New job	1
To move to a better/safer environment	1

Current housing:

Current Housing	Frequency
Living with relatives	2

Current number of bedrooms:

Current Beds	Frequency
3	1
4	1

Type of housing needed: The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
Flat/house	1
Flat	1

Tenure best suited:

Tenure	Frequency
Starter home	1
Renting HA/Shared ownership	1

Number of bedrooms required: The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
1	1
2	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 35.

Income: One respondent did not answer the question

Income	Frequency
Under £10,000	1

Amount available towards purchase of a property: One respondent did not answer the question

- £40,000

Amount available towards a deposit: One respondent did not answer the question

- £40,000

Particular or specialised housing requirements:

- None

Registered on Sevenoaks District Council's Housing Register:

Housing Register	Frequency
No	2

The respondents indicated at least one of the local connection criteria; they currently live in Halstead.

The following table shows the respondents' ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared ownership	Starter Home	Open market purchase	Private rent
Under £10,000	1	1 with HB	0	0	0	0

It is assumed that respondents who cannot afford the housing association rent (affordable rent) will be eligible for housing benefit (HB)

Couples – there was 1 couple. The table below shows the ages of all members of the household.

Age	Frequency
25-44	2

Reason for seeking new home:

Reason	Frequency
Setting up home with partner	1

Current housing:

Current Housing	Frequency
Living with relatives	1

Current number of bedrooms:

Current Beds	Frequency
3	1

Type of housing needed: The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
House	1

Tenure best suited:

Tenure	Frequency
Starter home	1

Number of bedrooms required: The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
2	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 35.

Household's joint gross annual income:

Income	Frequency
£40,000 - £50,000	1

Amount available towards a purchasing a property:

- £250,000

Amount available towards a deposit:

- £5000

Particular or specialised housing requirements: None

Registered on Sevenoaks District Council's Housing Register:

Housing Register	Frequency
Yes	1

The respondent indicated at least one of the local connection criteria; they currently live in Halstead.

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared ownership	Starter home	Open market purchase	Private rent
£40,000 - £50,000	1	1	1 x 1 bed	0	0	1

Although the respondent indicated wanting a Starter Home only, they did not have the necessary finances to afford that tenure; therefore they have been assessed for Shared Ownership.

7.2 Assessment of the housing needs of older households

Householders were asked to respond to the survey if they were older people who needed to downsize and/or move to more suitable housing for their needs; this included owner occupiers.

The analysis is divided into categories of those who require alternative housing now, within the next 2 years and within the next 5 years.

In total, 8 respondents said they were older households wanting to downsize/move to more suitable housing for their needs in the following timescales:

- Now x 2
- Within the next 2 years x 2
- Within the next 5 years x 4

Assessment of the 2 households who require alternative housing now.

The 2 households seeking alternative housing now are:

- 2 x single people

Single person – there were 2 single people

Age	Frequency
60-74	1
75+	1

Reason for seeking new home:

Reason	Frequency
Present home too expensive	1
Disability/disabled	1

Current housing:

Current Housing	Frequency
Owner occupier	1
Renting from HA	1

Current number of bedrooms:

Current No.	Frequency
2	1
4	1

Type of housing needed:

Type of housing	Frequency
Level access without support/Level access accom with support/Flat/House/Other - bungalow	1
Level access without support/House	1

Tenure best suited:

Tenure	Frequency
Owner occupation	1
Renting HA	1

Number of bedrooms required:

No of bedrooms	Frequency
1	1
2	1

Particular or specialised housing requirements:

- Easy access doors. Easy accessible washing facilities

Income: One respondent did not answer this question

Income	Frequency
£10,000 - £15,000	1

Amount available towards purchase of a property: There were no responses to this question

Amount available as a deposit: There were no responses to this question

Registered on Sevenoaks District Council's Housing Register:

Housing Register	Frequency
No	1

The respondents indicated at least one of the local connection criteria; they currently live in Halstead.

The 2 households who require alternative housing within the next 2 years are:

- 1 x single person
- 1 x couple

Single people – there was 1 single person

Age	Frequency
60-74	1

Reason for seeking new home:

Reason	Frequency
Other – Need to downsize	1

Current housing:

Current Housing	Frequency
Owner occupier	1

Current number of bedrooms:

Current No.	Frequency
4	1

Type of housing needed:

Type of housing	Frequency
Level access without support/House	1

Tenure best suited:

Tenure	Frequency
Owner occupation	1

Number of bedrooms required: One respondent did not answer the question

No of bedrooms	Frequency
2	1

Income: The respondent did not answer the question

Amount available towards purchase of a property: The respondent did not answer the question

Amount available towards a deposit: The respondent did not answer the question

Particular or specialised housing requirements: None

The respondent indicated at least one of the local connection criteria; they currently live in Halstead.

Registered on Sevenoaks District Council's Housing Register:

Housing Register	Frequency
No	1

Couples – there was 1 couple. The table below shows the ages of all members of the household

Age and Gender	Frequency
60-74	2

Reason for seeking new home:

Reason	Frequency
Retirement	1

Current housing:

Current Housing	Frequency
Renting privately	1

Current number of bedrooms:

Current No.	Frequency
2	1

Type of housing needed:

Type of housing	Frequency
Level access without support/Other – house in complex with similar aged people	1

Tenure best suited:

Tenure	Frequency
Renting HA	1

Number of bedrooms required:

No of bedrooms	Frequency
2	1

Particular or specialised housing requirements: None

Household's joint gross annual income:

Income	Frequency
£30,000 - £35,000	1

Amount available towards purchase of a property:

- Will only be able to rent

Amount available towards a deposit: This question was not answered

The respondent indicated at least one of the local connection criteria; they currently live in Halstead.

Registered on Sevenoaks District Council's Housing Register:

Housing Register	Frequency
No	1

Assessment of the 4 households who require alternative housing within the next 5 years**The 4 households who require alternative housing within the next 5 years are:**

- 1 x single person
- 3 x couples

Single people – there was 1 single person

Age	Frequency
60-74	1

Reason for seeking new home:

Reason	Frequency
Need smaller home	1
Alternative accom. due to age/infirmity	1
Retirement	1
Present home too expensive	1

Current housing:

Current Housing	Frequency
Renting privately	1

Current number of bedrooms:

Current No.	Frequency
2	1

Type of housing needed:

Type of housing	Frequency
Flat/Level access without support	1

Tenure best suited:

Tenure	Frequency
Renting HA	1

Number of bedrooms required:

No of bedrooms	Frequency
1	1

Income:

Income	Frequency
£25,000 - £30,000	1

Amount available towards purchase of a property:

- £40,000

Amount available towards a deposit:

- £40,000

Particular or specialised housing requirements: None

The respondent indicated at least one of the local connection criteria; they currently live in Halstead

Registered on Sevenoaks District Council's Housing Register:

Housing Register	Frequency
No	1

Couples – there were 3 couples. The table below shows the ages of all members of the household

Age and Gender	Frequency
60-74	4
75+	2

Reason for seeking new home:

Reason	Frequency
Need smaller home	3
Alternative accom due to age/infirmity	1
Present home too expensive	1

Current housing:

Current Housing	Frequency
Owner occupation	3

Current number of bedrooms:

Current No.	Frequency
4	2
5+	1

Type of housing needed:

Type of housing	Frequency
Level access without support	1
Level access without support/House	1
Level access without support/House/Flat	1

Tenure best suited:

Tenure	Frequency
Owner occupation	3

Number of bedrooms required:

No of bedrooms	Frequency
2	2
3	1

Particular or specialised housing requirements:

- A bungalow

Household's joint gross annual income: One respondent did not answer the question

Income	Frequency
£40,000 - £50,000	2
£50,000 - £60,000	1

Amount available towards purchase of a property:

- £600,000
- Sufficient to buy small property
- Would be able to buy outright the property we need

Amount available towards a deposit:

- All of it
- Sufficient
- £50,000

The respondents indicated at least one of the local connection criteria; they all currently live in Halstead.

Registered on Sevenoaks District Council's Housing Register:

Housing Register	Frequency
No	3

8. SUMMARY OF FINDINGS

The summary is divided into two sections; summary of the need for affordable housing and summary of the need for alternative housing for older households.

8.1 Summary of the need for Affordable Housing

The survey has identified a need for up to 6 homes for local people who are in need of affordable housing; they are 4 single people, 1 couple and 1 family. 3 of the households need housing now and 3 in the next 5 years.

The 6 respondents in need of affordable housing indicated strong local connections to the parish of Halstead; they all currently live in the parish.

5 respondents are currently living with relatives and 1 is renting privately.

When asked how many bedrooms respondents sought/preferred, the following answers were given: 1 x 1 bed, 4 x 2 bed and 1 x 3 bed. Actual size of property will depend upon the council's allocation policy and Help to Buy eligibility, see below.

In total, 1 respondent indicated an interest in shared ownership and 3 in a starter home (some respondents indicated more than one option); none of the respondents appeared to be able to afford a starter home. 1 respondent who indicated a starter home only, was assessed for shared ownership. In total, 1 household indicated that they may be able to afford a shared ownership property. More detailed analysis of their income, amount of deposit they have available and actual cost of the shared ownership property would be required to confirm affordability.

Taking into account, the council's allocation policy, Help to Buy and Starter Home eligibility, the mix of accommodation that respondents would be eligible for is:

Rented accommodation:

- 4 x 1 bed
- 1 x 3 bed

Shared ownership:

- 1 x 1 bed

8.2 Summary of the housing needs of older households

The survey has found a need for 8 homes for older people who require more suitable housing; they are 4 single people and 4 couples. All 8 households currently live in the parish.

2 households require housing now, 2 in the next 2 years and 4 in the next 5 years.

5 of the households are owner occupiers, 2 are private tenants and 1 is a housing association tenant.

The most frequently given reason for needing an alternative home was the need for a smaller property; other reasons include present home too expensive, alternative accommodation due to age/infirmity, retirement and disabled/disability.

3 of the households said they need affordable housing; 1 is currently a housing association tenant and 2 are private tenants. They want the following type of housing:

- 1 x 1 bed level access accommodation without support or flat
- 1 x 2 bed level access accommodation without support or house/bungalow
- 1 x 2 bed level access accommodation without support

It should be noted that in terms of the size of property an older person/couple needing affordable rented housing may only be eligible for one bedroom.

The 4 older households who were owner occupiers said they require the following type and size of housing; they all want to buy on the open market:

- 1 x 2 bed level access accommodation with or without support or flat/house/bungalow
- 1 x 2 bed level access accommodation without support or house
- 1 x 2 bed level access accommodation without support
- 1 x 2 bed level access accommodation without support or flat/house
- 1 x 3 bed level access accommodation without support or house

9. APPENDIX H1

Question 9. Please use this space if you wish to explain your answer to Q8.

I am currently on benefits and have to pay £65 for a bedroom I do not use. I want to stay in Halstead but no one bedroom houses for older residents that do not need a residential setting

Only if connected to Halstead/Knockholt - should not be given to people outside these areas

Our West Kent house has been a lifeline for us, 10+ years ago. We have a daughter who is 14 now but we were in a 1 bedroomed flat before - overcrowding need

There are already too many houses planned for Halstead, being a small village

With the housing demands surely we can accommodate a few families as long as forest is protected, plus?

Unless opportunity to outright own at affordable price. The village needs housing that locals are able to afford to buy outright. It needs to cater for those who are both working and want to stay in the village they grew up in

Badly needed in Halstead

We want our countryside preserved. We are starting to get more antisocial behaviour and noise and want the peaceful village we moved to. Nothing for kids = trouble

Any development will impact on green spaces, green belt and traffic through Halstead

Green belt land is precious; we don't want any more houses built

Mixed development, high quality design. Sufficient parking spaces x 2 per dwelling

I'd support local needs but very doubtful that affordable housing is the correct way forwards

We rent privately and this is not cheap. Whilst we both work the cost of the rent alone puts us under a lot of pressure each month

Support would depend upon proposed location and support would only be for a development of eight homes or less

Housing is expensive. Would support young families

Trains very full, no parking at station, congested roads. Not sufficient infrastructure, facilities etc. Feel very strongly to maintain green belt and very worried this may go and swallow all that is good about the village

Fort Halstead development, Warren Court Farm development, Broke Hill development, enough is enough

I like the fact that the housing would be for people with local connections to Halstead

Property is so expensive in this area, it's impossible to find affordable houses to buy or rent especially if you are a single parent and a carer.

Fort Halstead, Broke Hill Golf Course, Warren Court Farm, various sites along Polhill. To quote Cllr. Brook (see Sev. Chronicle 21/6/18) 'We feel like we are being bombarded'. If just one of these sites goes ahead there should be more than enough affordable housing provision

Always a need the village would be a town if every child was automatically housed. 'Affordable' housing built recently (Halstead Place) not really affordable and is tucked away like a ghetto. They should be dotted around the village, an appropriate number

Enough housing being proposed on Broke Hill Golf Course

Halstead is green belt and conservation area. Not for housing developments! Do not believe this proposal is truly intended for social housing. Believe it's actually for expensive private housing, gated community, as per Halstead Place, with some social housing. Why has planning permission been granted for a new Aldi opposite Sainsbury's, if there is housing need? Ditto hotel in central Sevenoaks? Is there a housing crisis or a supermarket/hotel crisis?

Leave our green belt village alone

Young people should be able to stay near their family where they have been brought up, if that is what they wish. Villages die when all the young are forced to move away

I think there is a real need for really affordable smaller houses (2 bed) for both young and older people

Only if they have lived or were born in Halstead, Knockholt, Pratts Bottom area

In future we will more than likely need such accommodation

I would support a small development as long as no green belt land is involved, particularly Broke Hill

Halstead is a small beautiful village which will be spoilt with housing development

I think it is wrong for young people to have to leave the village

We have enough affordable housing in our village already

There is too much development in and around Halstead already. There is little in the way of facilities i.e. shops, surgery, bus service, etc. to support further development

Fully support a small development for younger or older local people. There should be a range of housing to reflect the local community

Enough being built at Fort Halstead!

Local families are priced out and there are small areas of land where affordable housing could be built

Yes, but not if Fort Halstead and Broke Hill development proceed

We don't have the infrastructure to support this, i.e. there is no doctor in Halstead, only one school etc.

There is already too much development in and around the village

There is a need for young blood in the village. The residents' average is increasing

The Government and Sevenoaks Council are going for 2 possibly 3 sites of more than 4000 houses so we will be a small city if they all go through, and not a village

A new development has been proposed on the edge of Halstead with affordable housing - they should be combined

There is far too much development in the Halstead area already, with Fort Halstead, Warren Court and other small developments. We also have the cemetery and crematorium which will both impact on local traffic. The Broke Hill application on green belt land has swayed my answer to no

Roads in the village are too narrow and parking too limited to host more residents

I don't support the notion of 'local connection' - its meaningless term in relation to housing need

Needs to keep the unity of a small village with a small community, too many houses will encourage antisocial behaviour

Significant levels of development are already planned for Halstead (Fort Halstead and Broke Hill). Further development will further compromise the rural/semirural feel of the area

Too many houses already being built in village which is ruining fabric of village life

House prices in Halstead are too high for young first time buyers. Without 'affordable' housing and in the absence of social housing, this village like others may have a bleak future

These tend to rely on public transport, we have awful bus service. We moved to Halstead for the village life. We are already under threat from numerous developments. Also public transport is not good enough for more houses

Only a small development on a previous brown field site, not green belt. Only for long established local connections

In the past we have lived with social housing in the same block of flats as shared ownership. It doesn't work. End goals for the properties are too different. We ended up footing the bill for their damage and lack of care, as well as dealing with antisocial behaviour

A development of affordable or smaller homes would give people a chance to downsize and others to get on the housing ladder. Or a retirement village would be a good idea

Grandchildren would like to stay in the village

A small development of affordable housing is needed. Not large sites with little or no affordable housing, i.e. Warren Court Farm, Broke Hill Golf Course

We desperately need some affordable housing for downsizers and Halstead young residents, but all is ever approved is 4/5 and even 6 bed houses >£1M - stop approving this and put 2 up 2 down instead

With people living longer houses are needed to support the village and prevent the average age of the village increasing

There is no infrastructure to cater for more people

There is enough already. When we came back to Halstead we found a house very easily. The young in particular need to move away to appreciate what is here

Provided it was AFFORDABLE

As long as it does not disturb green belt or cause large number of houses to be put up

From our opinion and others in our position we cannot afford a full mortgage in or around this area. Our child attends a local school and he loves the area and we would struggle to make our family bigger in our current situation

But affordable housing

If a suitable site could be found

Providing consideration is made re Fort Halstead development to allow for housing local people first before looking at further sites

I realise that affordable housing is desperately needed but under no circumstances should there be building on green belt land in this area

Too many proposed over development on brown/green belt land as it is around area i.e. Fort Halstead & Broke Hill

Our daughter is 24 and has learning difficulties. She would like to live in local supported housing, but there isn't any

Without suitable affordable housing those in their twenties will have to move far out into Kent where rents and/or house prices are lower, but good employment opportunities are few

Yes, but not in hands of property developer. Consider brown site only and not detrimental to existing village layout.

Only as a brownfield site and only if a genuine local connection is guaranteed for the development. Not as a rural exception site under any circumstances if it affects green belt

There have been a number of small developments and there will be plenty of housing with Fort Halstead (and possible Broke Hill). In the modern world people don't live close to family on many occasions

Not good enough public infrastructure. Bus routes cancelled

Unfortunately approved developments in recent years have been for unaffordable/luxury housing bringing new people into the village who don't get involved with the local community. The District Council should insist that recently approved schemes such as at Warren Court and Fort Halstead include more affordable housing for local people instead of proposing a new specific affordable housing development. We are already reeling at the amount of proposed new development in this village and do not support any more, and especially not on green belt land. Our green belt must be cherished and protected

The Fort Halstead development should include 20% affordable housing, viz 90 homes

Small needs to be specific. Fewer than 30 would be manageable.

Refer to 'Campaign to Protect Rural England'. It is very difficult to guarantee that houses of this type will not be sold on after a short time to people not necessarily local people

I think there is a national need for this and people should not selfishly say NIMBY

450 houses going in Fort Halstead, 90 houses going Parkside. Lots of houses proposed for Brook golf course. The roads are not big enough. The wild life will suffer. The village will be lost. I'm very sad for Halstead

Whilst we appreciate that there may be a need for affordable housing for people with a genuine connection with the village, we do not support any new development in the green belt, even for an affordable housing scheme. We are horrified at the number of existing development schemes already approved (Fort Halstead and Warren Court) and at the number of proposed new development sites in the village on green belt land. We feel strongly that the green belt must be preserved. Affordable housing needs should have been adequately accommodated within existing approved schemes and surely could still be met within those developments, especially at Fort Halstead. The rural

character of the village must be protected and any new development in the green belt should be resisted, otherwise there will be no 'village'

We moved to the area specifically to be in the countryside. We do not agree with losing more green spaces or woodland

I agree with the principle but don't like the idea of even more loss of green belt land. Would depend on the size and the site of the housing. How does this fit in with the Sevenoaks Local Plan? Seems to be enough threats to the green spaces around Halstead already, shouldn't this housing fit in with what has been approved?

The roads around the village would not support extra housing. The bus route (402) no longer goes through the village. Infrastructure not there for expansion

Too much local development recently. Important to preserve green belt and rural aspect of Halstead as a village

I feel it is important to keep generations of families together as this contributes to the fabric of Halstead village life. I also feel the older generation would want to free up larger housing

Daughter would love to return to village, no affordable houses

Halstead village has already had enough development proposed with developments such as those planned at Fort Halstead. Halstead village would be adversely affected by any further development

Because developers always want a greater number of houses for profit therefore exceeding what the village would want

Affordable has to be for those of us who don't have ability to afford £400,000 which seems price of basic property in village - villagers like me who have lived here most of my life should be able to stay and not be forced out by very expensive housing and huge cars.

11. APPENDIX H2

Question 10. Please state any sites you think might be suitable for a local needs housing development in Halstead

Broke Hill golf course

Fort Halstead

Fort Halstead

N/A, none

Fort Halstead

None I am aware of

Old industrial site near Deer Park Leap

Adjacent to crossroads currently occupied by horses

Not sure

None known of

MOD land as brownfield

None

None - the infrastructure is at breaking point, lack of buses, parking at train station, schools

Using available land on the outskirts of the village between existing houses if possible

Warren Court?

Only brown field sites or current buildings

None; needs already catered for with Warren Court and Fort Halstead developments

Stonehouse Barn has about 5 1/2 acres of land. Next door is Stonehouse Farm where I hear the owners would like to sell for development. An approach to both might be worth a try. Both are in Stonehouse Lane

Fort Halstead, homes already in situ

Nothing comes to mind. Bus route access important

I don't have enough information to comment

Fort Halstead would suit fine with a small spacious development, MAX 200

Near the station, on Station Road

Fort Halstead - mobile home site next to Knockholt Station

None

Fort Halstead / no others please!

Along Shoreham Lane and Otford Lane

N/A

None

The Fort

The development at the golf course or Fort Halstead

Anywhere that is not green belt land!

No idea

The rear gardens of any Sevenoaks Councillors who live in the area

Affordable housing could be built behind existing property in Clarks Lane

None

None. Large developments already planned, existing roads not suited to high levels of traffic

Broke Hill Golf Club

Any brown field site on list of available sites held by SDC

Would need to discuss with Parish Council first

The old station car park currently residing gypsies

In view of the Fort site, Curry Wood/Deer Leap and Broke Hill developments I think we have enough new homes at present

Don't know

Fort Halstead would seem the ideal site

As above

Would require survey on foot with drawings before answering this question

Brown field at Fort Halstead

None identified in the Sevenoaks plan are suitable

Before any more houses are built the local roads should/must be improved, Polhill and Star Hill

None

None

Fort Halstead. Turn the Cock Inn into flats, include as part of planned developments. Warren Court, etc

None

Land (or part of) behind bus stop at corner of Kockholt Road and Otford Lane. Will keep old folks at heart of village

More houses to build in the Fort Halstead

Broke Mill Golf Club if it goes ahead

Fort Halstead

None, the Fort development plus small pockets of building will not cope with the infrastructure
I thought Fort Halstead was planned to development but would advise not on the scale they'd planned.

Deer Leap has planning accepted I thought, but unsure if is affordable and need cars on drives not on road.

12. APPENDIX H3

Question 23. Please tell us in your own words why you need to move and what prevents you from doing so.

Need ground floor house/bungalow. Lack of housing for 60-70s wanting to downsize. Tried local Homeswapper site but no luck - I want to stay in Halstead as I have family living close by

Looking for a 3/4 bed house but these start at half a million in most cases, too expensive to stay in the area

I would like the opportunity to live where I have grown up

Can't find a smaller home locally

Finding a bungalow as my father cannot manage stairs. Finding a permanent home so we don't have to keep moving

I need a smaller property in the village suited to my needs. I have mobility issues

No immediate need, still employed. Once we retire circumstances (financial) may dictate the need to move

I feel unsafe where I currently am - lots of antisocial behaviour and noise. I have 2 teenage girls! We also need more room - current home is small 3 bedroom

Present home is too big and garden will be too big to manage in a few years

I am 80 years old and my partner is 79 years old. We currently maintain our property ourselves but find this harder to do as the increase of health risk is beginning to affect what I am able to do. We see ourselves carrying on for the next few years but are looking out for a change if the opportunity arises

Lack of supported suitable housing

I'm fit and healthy now, but I am 65. I live in a first floor flat and I'm concerned that as I age I may find it increasingly difficult to manage the stairs. As I'm now retired I am also worried I may be priced out of privately owned rental properties

Sister would like to stay local but needs to move as my partner and me are starting a family

In the future we will need more space for our young family

HALSTEAD PARISH COUNCIL

Housing Needs Survey

June 2018

Dear Resident

Owing to the high cost of housing in this area, the Parish Council is considering whether there might be a need for additional affordable housing in Halstead Parish so that residents who cannot afford to buy or rent locally will not be forced to move away. This type of affordable housing is also known as local needs housing; they are homes that can be rented or part bought (shared ownership) from a Housing Association. The reason for providing local needs housing is to help local people of all ages who would like to stay or return to their parish and contribute to the village services that still exist.

We also want to know if there are older people in the parish who would like to downsize/move to more suitable housing for their needs but stay in the village. This includes people who own their current property or rent privately or through a housing association.

We are sending out this Housing Needs Survey to assess the demand and gauge the level of support a small scheme might have in our community. We are doing so with the approval of Sevenoaks District Council, whose housing officers have approved this questionnaire. Tessa O'Sullivan, the Rural Housing Enabler from Action with Communities in Rural Kent is assisting us to carry out this survey. **The survey will be analysed by the Rural Housing Enabler, with all information given being kept confidential.** She will then give a summary report to the Parish Council.

Depending on the outcome of this survey, we may try to find a suitable site within the parish of Halstead.

The most likely type of site would be what is known as a 'Rural Exception Site', within or on the edge of the village whereby:

- All homes on the site are owned by a Housing Association
- Houses are either rented or part-sold (shared ownership) to tenants
- Only households with a genuine local connection are eligible to be tenants/part owners

Once a site is found a village consultation event will be held so that residents of the parish can view and discuss the proposals and put their views forward.

This is a very important issue, so please take time to fill in this survey. Even if no one in your household has a housing need, we want to know your views.

Please return this form using the FREEPOST envelope provided by 19th July 2018.

If any further information or additional questionnaires are required please contact the Rural Housing Enabler on 01303 813790 or tessa.osullivan@ruralkent.org.uk

Yours sincerely

Terry Brooker
Chairman

HOUSING NEEDS IN THE PARISH OF HALSTEAD



Please complete this survey on behalf of your household.

SECTION 1

Q1. What type of housing do you live in? ☐ Private rented ☐ Tied tenancy ☐ Living with relatives
☐ Renting from Housing Association ☐ Shared ownership ☐ Owner occupier (with or without mortgage)
☐ Other - please specify _____

Q2. Please enter the following information -

Number of bedrooms in your home Number of people that currently live in the property

Q3. How long have you lived in Halstead?

☐ Less than 1 year ☐ 1-5 years ☐ 6-10 years ☐ 11-15 years ☐ 16-25 years ☐ 26+ years

Q4. Have any members of your family/household left Halstead in the last 5 years? ☐ Yes ☐ No
If you answer is No, please go directly to Q8

Q5. If you answered yes to Q4, please state what relationship they have to you.

☐ Child ☐ Parent ☐ Other relative ☐ Other - please specify _____

Q6. Please indicate the reason why they left

☐ Lack of affordable housing ☐ To attend university/college ☐ Employment
☐ Other - please specify _____

Q7. Would they return if more affordable accommodation could be provided? ☐ Yes ☐ No

If they would like to return they can complete Section 2 of this survey or request a new form by emailing tessa.osullivan@ruralkent.org.uk or phoning 01303 813790

Q8. Would you support a small development of affordable housing if there was an identified need for people with a genuine local connection to Halstead?

☐ Yes ☐ No

Q9. Please use this space if you wish to explain your answer to Question 8.

Q10. Please state any sites you think might be suitable for a local needs housing development in Halstead

Q11. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?

☐ No ☐ Yes, now ☐ Yes, next 2 years ☐ Yes, next 5 years

IF YOU HAVE ANSWERED YES PLEASE CONTINUE WITH SECTION 2. IF YOUR ANSWER WAS NO PLEASE NOW RETURN THE FORM IN THE ENVELOPE PROVIDED

SECTION 2

HOUSING NEEDS

If you or anyone else living in your house is in need of alternative housing, please continue with the 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 813790 or tessa.osullivan@ruralkent.org.uk

Q12. Are you completing this form for yourself or someone else?

☐ Self

☐ Someone else

Q13. If you are completing this for someone else please state their relationship to you and where they currently live eg. 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 accommodation.

Q14. It would be useful if you could provide your contact details, as we may wish to contact you again to update the findings of this survey. However, you are not obliged to do so. Any information you do give will remain confidential to Action with Communities in Rural Kent. Please also see statement below

Name: _____

Address: _____

Postcode: _____

Email Address: _____

I consent for my personal data to be held and processed by Action with Communities in Rural Kent 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 Action with Communities in Rural Kent (please tick box) ☐

Q15. If you live outside of Halstead do you wish to return?

☐ Yes

☐ No

Q16. If you live in Halstead do you wish to stay there?

☐ Yes

☐ No

Q17. What is your connection with Halstead? Please tick all that apply

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

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

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

☐ I am in full time** employment in Halstead

☐ I need to move to Halstead to take up full time** employment

☐ I need to move to Halstead to give or receive support to or from an immediate* family member

*Immediate = 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 Halstead

Q18. What type of household will you be in alternative accommodation?

☐ Single person ☐ Couple ☐ Family ☐ Other _____

Q19. How many people in each age group need alternative accommodation?

MALE

0-9 ☐ 10-15 ☐ 16-19 ☐ 20-24 ☐ 25-44 ☐ 45-59 ☐ 60-74 ☐ 75+ ☐

FEMALE

0-9 ☐ 10-15 ☐ 16-19 ☐ 20-24 ☐ 25-44 ☐ 45-59 ☐ 60-74 ☐ 75+ ☐

Q20. Why are you seeking a new home (please tick all that apply)

- | | | | |
|--|---|--|----------------------------------|
| ☐ Present home in need of major repair | ☐ To be nearer family | ☐ To be nearer work | ☐ New job |
| ☐ Present home too expensive | ☐ Need smaller home | ☐ Divorce/separation | ☐ Lodging |
| ☐ Current home affecting health | ☐ Private tenancy ending | ☐ First independent home | |
| ☐ Setting up home with partner | ☐ Need larger home | ☐ Difficulty maintaining home | |
| ☐ To move to a better/safer environment | ☐ Disability/disabled | ☐ Cannot afford existing mortgage | |
| ☐ Alternative accom. due to age/infirmary | ☐ Access problems | ☐ Increased security | |
| ☐ Homeless/threatened with homelessness | ☐ Retirement | ☐ Other _____ | |

Q21. What is your current housing situation?

- | | | | |
|---|--|--|---|
| ☐ Owner occupier with/without mortgage | ☐ Living with relatives | ☐ Renting privately | ☐ Shared ownership |
| ☐ Renting from Housing Association | ☐ Tied tenancy | ☐ Other _____ | |

Q22. How many bedrooms does your current home have?

☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5+

Q23. Are you an older person wanting to downsize/move to more suitable housing?

☐ Yes ☐ No

Q24. Please tell us in your own words why you need to move and what prevents you from doing so.

Q25. What type of housing do you need? Please tick any that apply.

- ☐ Level access accommodation suitable for older person/people with disabilities (without support services)
- ☐ Level access accommodation suitable for older persons/people with disabilities (with on-site support)
- ☐ Flat ☐ House ☐ Other - please specify _____

Q26. Which tenure would best suit your housing need?

- ☐ Renting - Housing Association ☐ Shared ownership - part rent/part buy - Housing Association ☐ Owner occupation
☐ Starter home - discounted homes for sale (maximum price £250,000) to first time buyers who are under 40 years of age
☐ Self-build ☐ Other - please specify _____

Q27. How many bedrooms will you need?

- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5+

Q28. 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.

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

Q29. How much money could you raise towards the purchase of a property; taking into account any access you have to capital (e.g. equity in your home or savings) as well as the amount you could borrow on a mortgage?

Q30. How much money would you be able to raise as a deposit towards buying your own home?

Q31. Do you have any particular or specialised housing requirements e.g. to assist with a disability or special need? (Please provide details).

Q32. Are you registered on the Council's housing register?

☐ Yes ☐ No

To be considered for affordable housing you must also register on Sevenoaks District Council's Housing Register.

If you would like to register contact West Kent Housing Association who manage the Register on behalf of Sevenoaks District Council on 01732 749433 or go to www.kenthomechoice.org.uk

Information on this form will be used to provide a summary of the level of housing need in Halstead 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
18th JULY 2018**