

# **Boughton Aluph and Eastwell Housing Needs Survey**

## **May 2015**

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With the support of:

Boughton Aluph Parish Council

Ashford Borough 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 Boughton Aluph and Eastwell. This report provides overall information as well as analysis of housing need.

A survey was posted to every household within the parish in March 2015. Approximately 1008 surveys were distributed with 190 surveys being returned, representing a 19% response rate. This is a low response rate; the average being approximately 30%.

Analysis of the returned survey forms identified that 87% of respondents are owner occupiers. 59% 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 house for £240,000; to afford to buy this a deposit of approximately £36,000 would be required and an income of £58,286. The Help to Buy Mortgage Guarantee Scheme may assist some local people if they cannot raise a sufficient deposit but their income will need to be higher in order to afford repayments. To afford to rent privately an income of approximately £21,000 would be required to afford the cheapest property which was a 1 bedroom flat for £525pcm; this property was just outside the parish as no available rental properties were found within the parish at the time of writing the report.

Our analysis has also identified that:

- A total of 9 children and 20 adults have a housing need
- Respondents in housing need indicated strong local connections to the parish; 12 currently live there and 1 lives outside
- 4 households in need of affordable housing are older people.

Overall, a need for up to 13 affordable homes, for the following local households was identified:

- 4 single people
- 4 couples without children
- 5 families

## **2. INTRODUCTION TO THE BOUGHTON ALUPH AND EASTWELL HOUSING NEEDS SURVEY**

The Rural Housing Enabler worked with Boughton Aluph and Eastwell Parish Council and Ashford Borough Council to undertake a housing needs survey within the parish. The Parish Council commissioned the survey in order to inform the Neighbourhood Plan process as part of their evidence gathering exercise.

The aim of this survey is to identify in general terms if there is a housing need from local people; specifically the need for affordable housing and the housing needs of older people. It is not to provide a list of names and addresses of individuals requiring a home.

## **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.'<sup>1</sup>

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 23<sup>rd</sup> 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.<sup>2</sup> 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 Ashford Borough 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

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<sup>1</sup> Affordable Rural Housing: A practical guide for parish councils. December 2014. Rural Housing Alliance

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

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 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 the Parish Council and a copy of the survey was posted to every household in the parish in March 2015.

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 17<sup>th</sup> April 2015. All surveys received at Action with Communities in Rural Kent by the 17<sup>th</sup> April are included in this report.

Approximately 1008 surveys were distributed with 190 returned by this date representing a return rate of 19%. This is a low response rate, the average being approximately 30%.

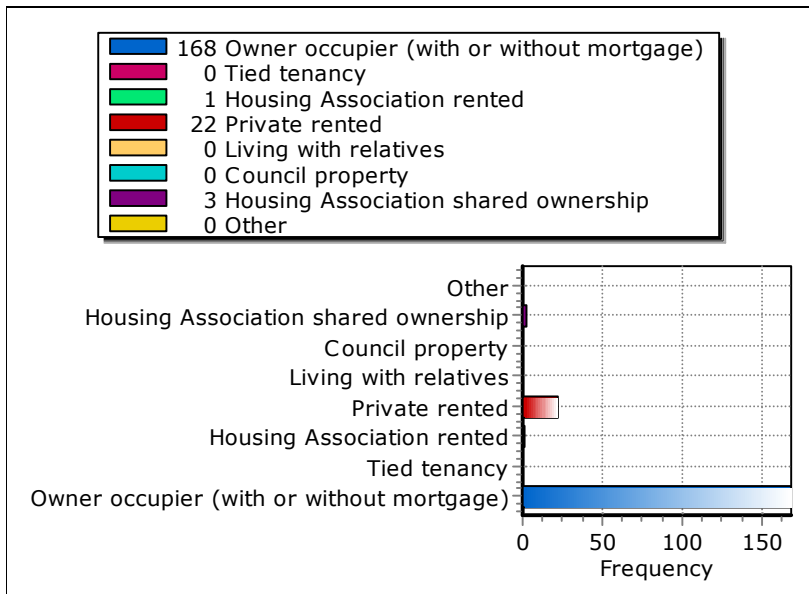
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

## 5. RESULTS

### Section 1

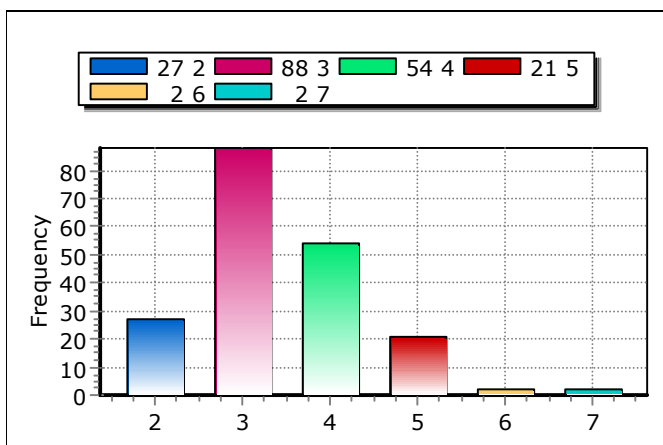
Listed below are the results of each question asked by the housing needs survey.

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

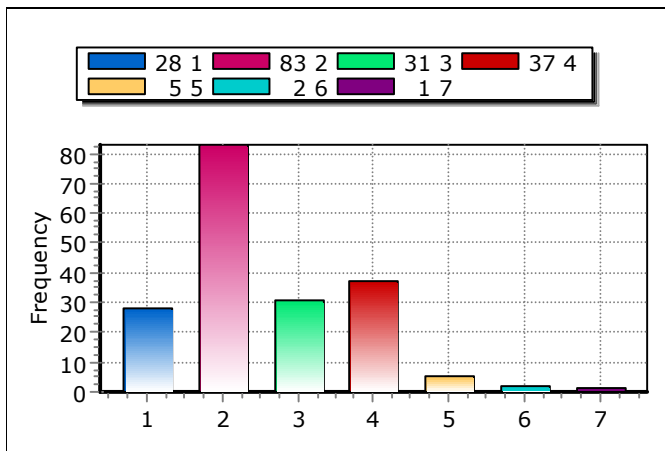


87% of respondents are owner occupiers.

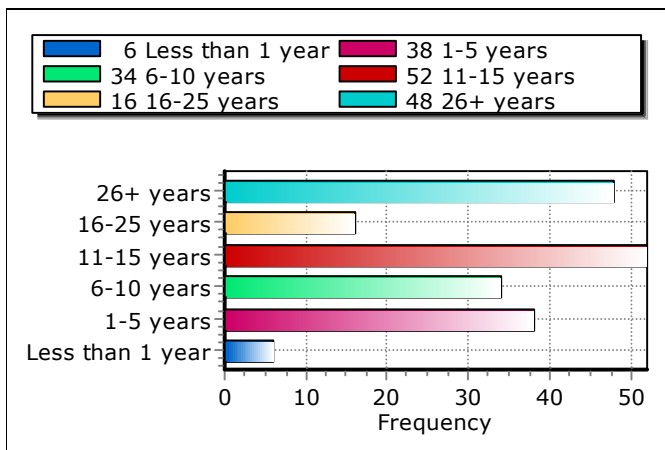
#### Question 2. Number of bedrooms in your home



**Number of people that currently live in the property**

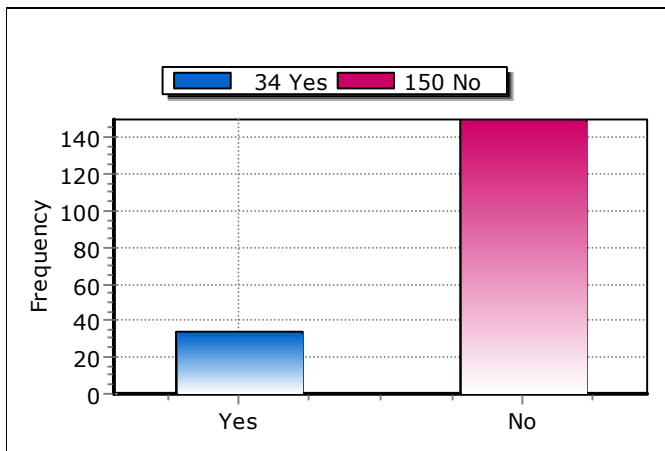


**Question 3. How long have you lived in the parish?**

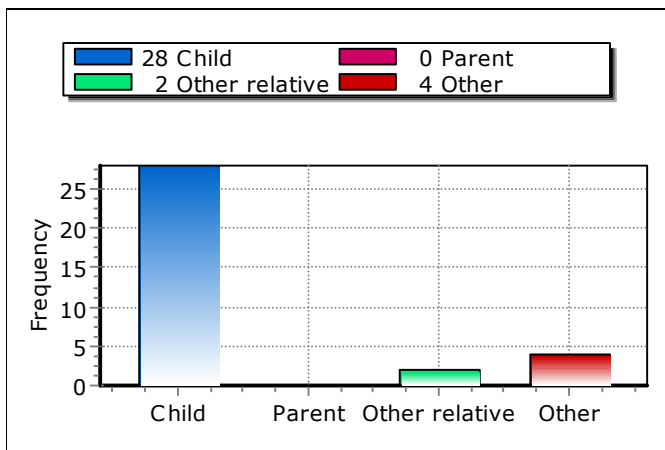


116 respondents (60%) have lived in the parish for over 10 years.

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

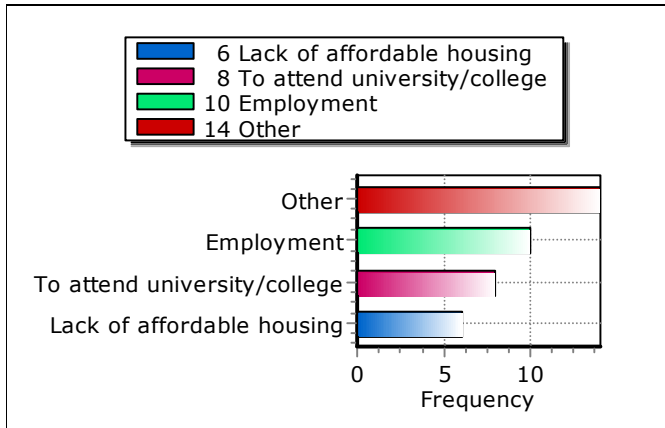


**Question 5. If you answered yes to question 4, please state what relationship they have to you.**



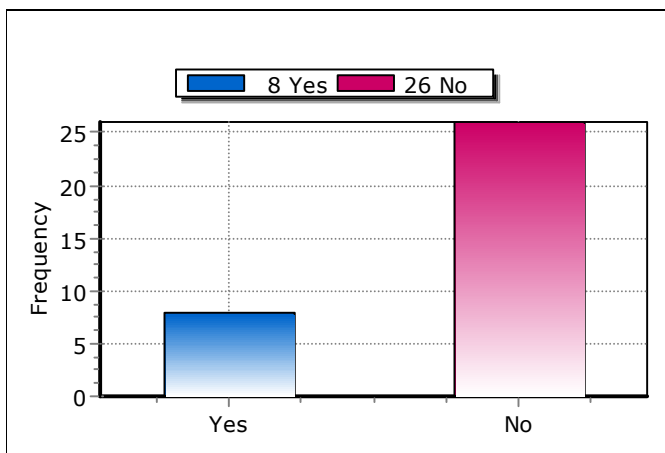


**Question 6. Please indicate the reason why they left.** Some respondents indicated more than one option.

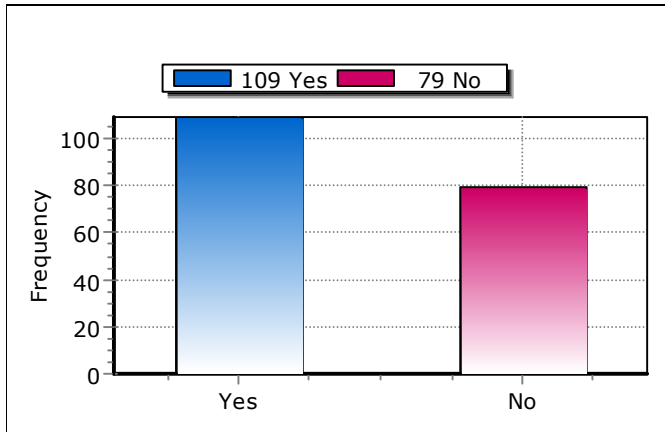


The most frequently given reason for leaving the parish was 'Other'. Answers include marriage, death, divorce, purchased own property elsewhere, left Kent.

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



**Question 8. Would you support a small development of affordable housing if there was a proven need for people with a genuine connection to the parish?**

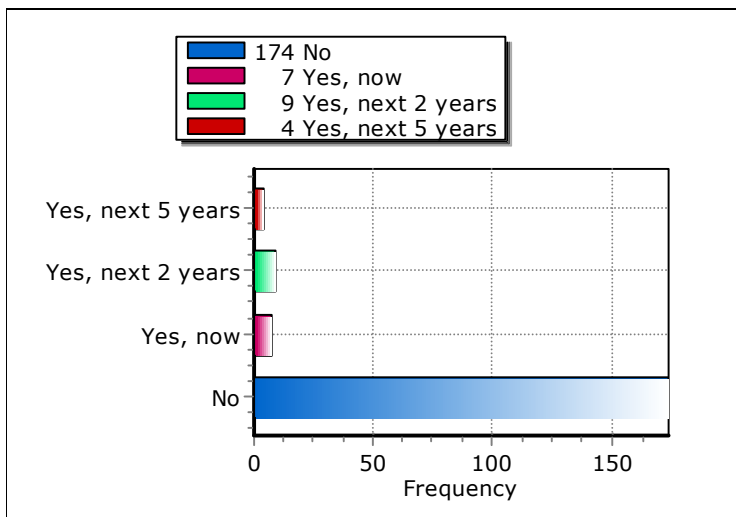


58% of respondents who answered the question (56% of all respondents) said they would support a small development of affordable housing.

**Question 9. Please use this space if you wish to explain your answer to question 8.**

There were 99 responses to this question; a full list of responses can be found in Appendix B1.

**Question 10. Do you or a member of your household need separate or alternative accommodation either now or in the next 3 years?**

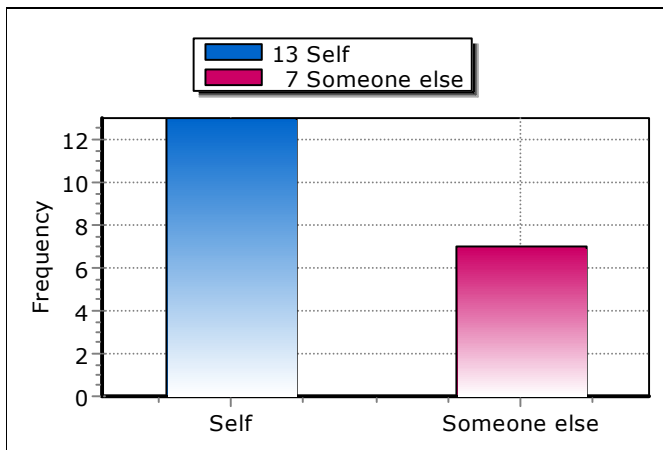


20 (11%) respondents said they had a housing need either now or in the next 2 or 5 years.

## **Section 2 – Housing Needs**

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

**Question 11. Are you completing this form for yourself or someone else?**

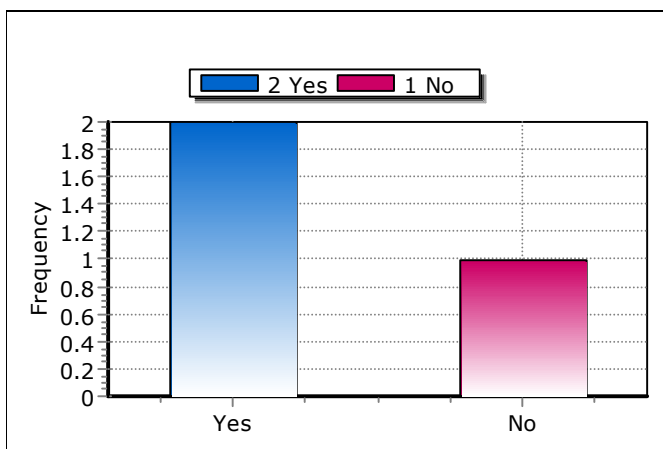


**Question 12. If you are completing this for someone else please state their relationship to you and where they currently live e.g. with parents, private renting etc.**

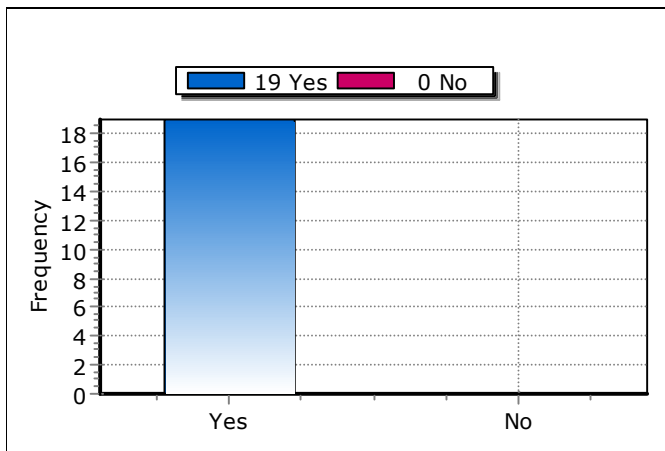
The respondents who completed the form for someone else were doing so mainly for their adult children who were living at home with parents or private renting.

**Question 13. Personal details are not included in this report.**

**Question 14. If you live outside the parish do you wish to return?**



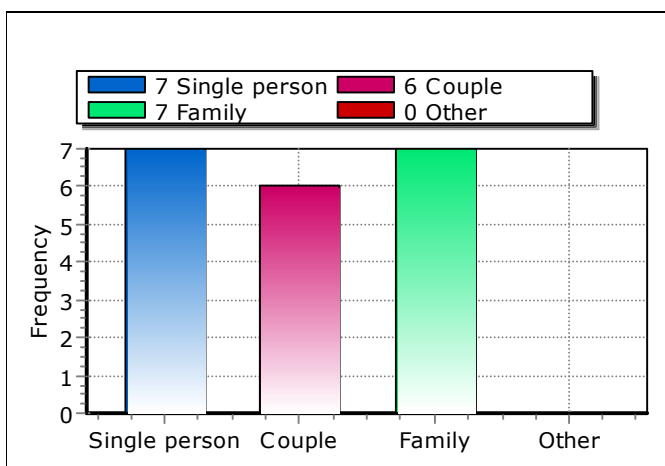
**Question 15. If you live in the parish do you wish to stay in the parish?**



**Question 16. What is your connection with the parish?** Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
I currently live in the parish and have done so continuously for the last 5 years	13
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	6
I have lived in the parish for a total of 7 out of the last 10 years	2
I am in full time or part time* employment in the parish	5
I need to move to the parish to take up full time or part time* employment	1
I need to move to the parish to give or receive support to or from an immediate family member	2

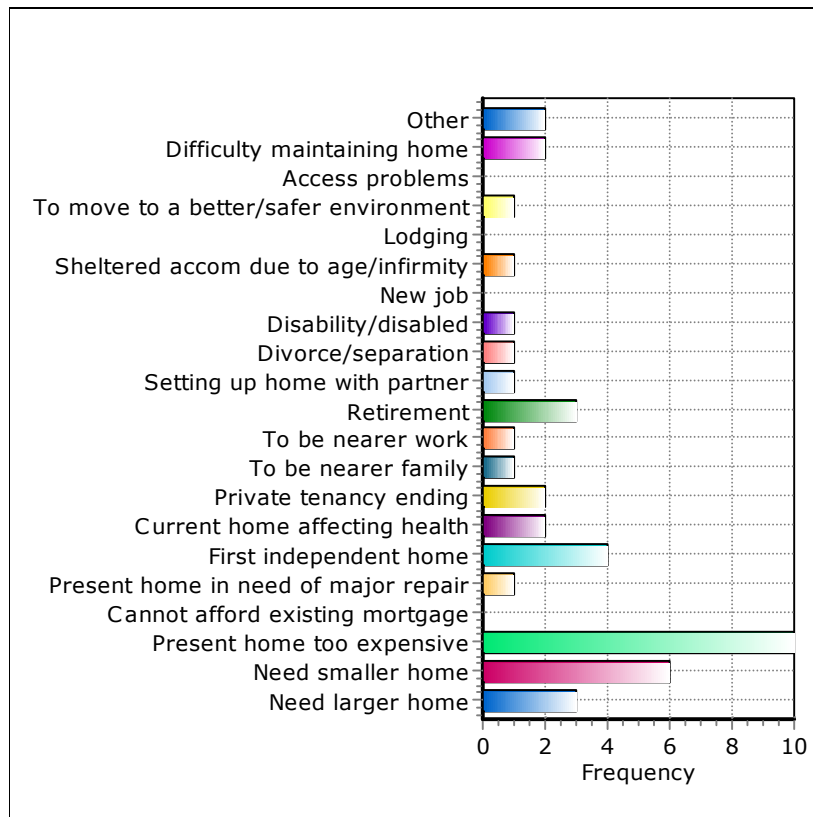
**Question 17. What type of household will you be in alternative accommodation?**



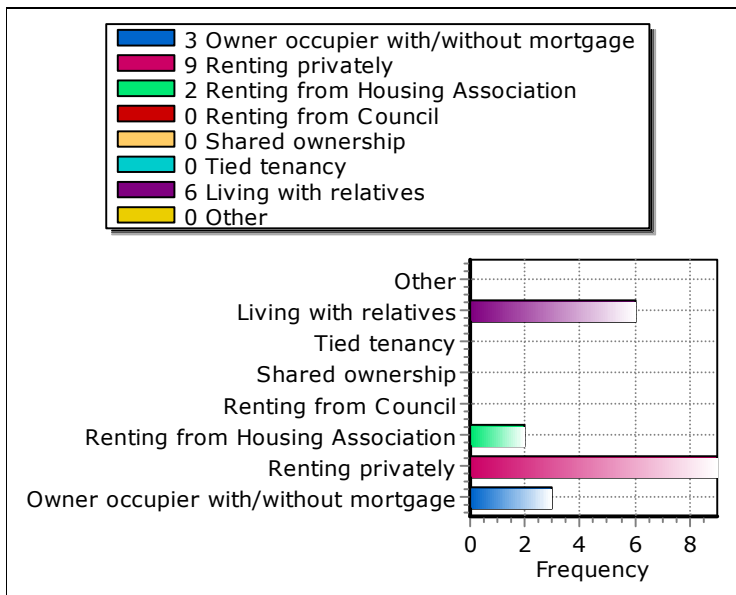
**Question 18. How many people in each age group need alternative accommodation?**

<b>AGE</b>	0 - 9	10 -15	16 - 19	20 -24	25 - 44	45 - 59	60 - 74	75+
<b>Male</b>	4	2	2	3	3	1	3	2
<b>Female</b>	3	0	0	5	6	2	5	1
<b>Total</b>	<b>7</b>	<b>2</b>	<b>2</b>	<b>8</b>	<b>9</b>	<b>3</b>	<b>8</b>	<b>3</b>

**Question 19. Why are you seeking a new home?**



**Question 20. What is your current housing situation?**



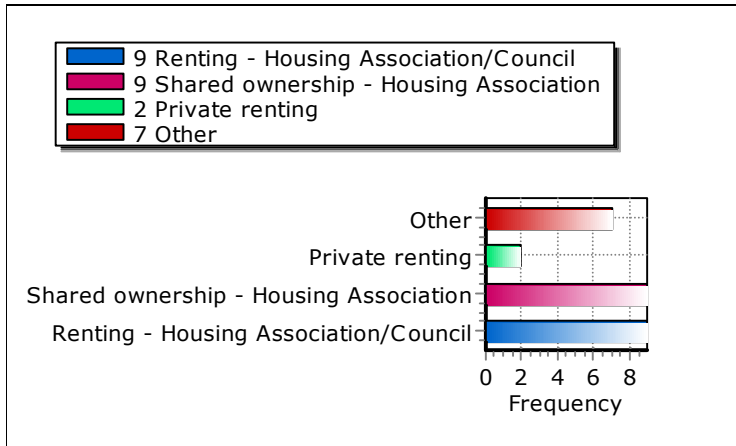
**Question 21. Please tell us in your own words why you need to move and what prevents you doing so.**

There were 18 responses to this question; a full list of responses can be found in Appendix B2.

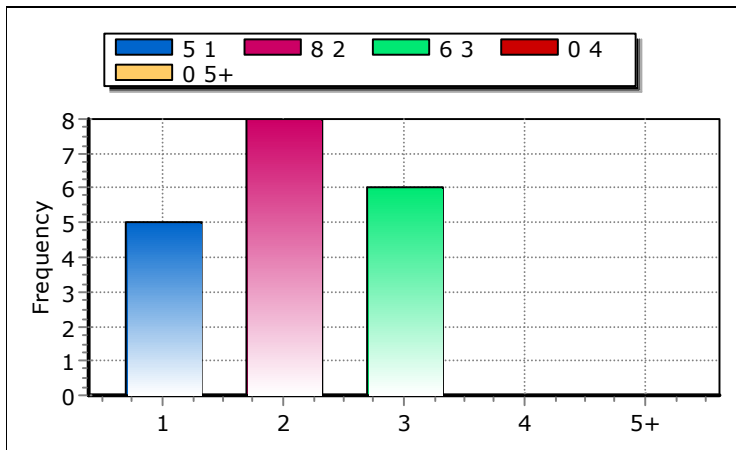
**Question 22. What type of housing do you need? Please tick any that apply**

Type of Housing	Frequency
Flat	7
House	16
Bungalow	9
Accommodation suitable for older persons without support	4
Sheltered housing	1
Extra care housing	1
Other	0

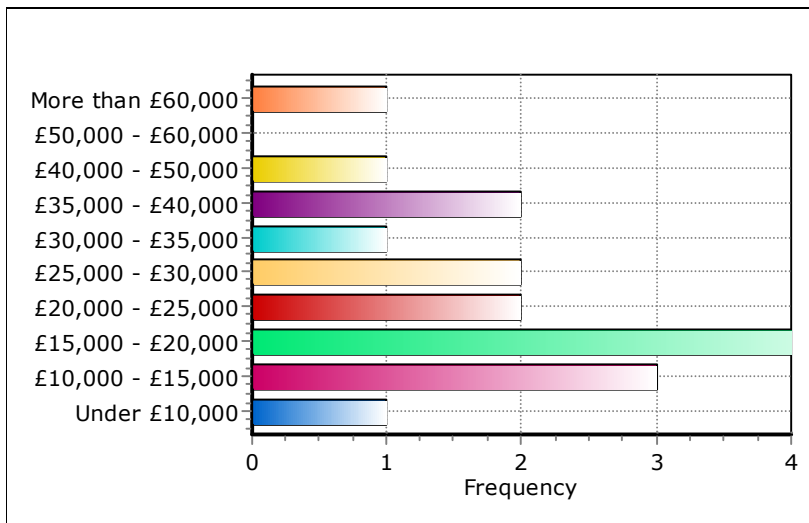
**Question 23. Which tenure would best suit your housing need?**



**Question 24. How many bedrooms will you need?**



**Question 25. Please indicate the total gross annual income of the household in housing need.**



**Question 26. How much money could you raise towards the purchase of a property?** The following answers were given:

- 1 x £10,000
- 1 x £50,000
- 1 x £65,000
- 1 x £75,000
- 2 x £100,000
- 1 x £250,000
- 1 x £300,000

**Question 27. How much money would you be able to raise as a deposit towards buying your own home?** The following answers were given:

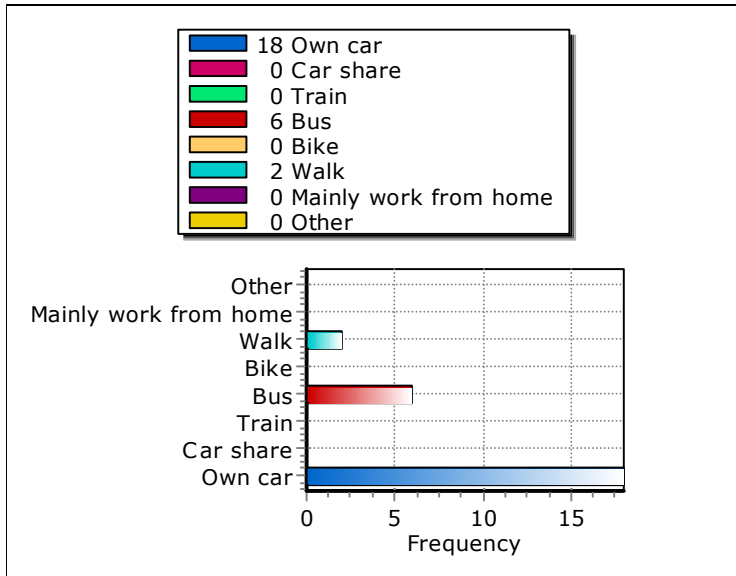
- 1 x £1000
- 2 x £5000
- 3 x £10,000
- 1 x £75,000
- 1 x £250,000

**Question 28. Do you have any particular or specialised housing requirements?** The following responses were given:

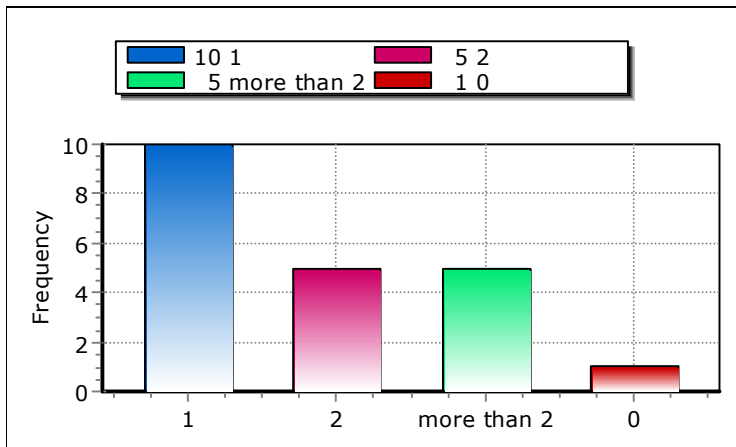
- Garden with direct access from the house
- Need to stay in area – friends help



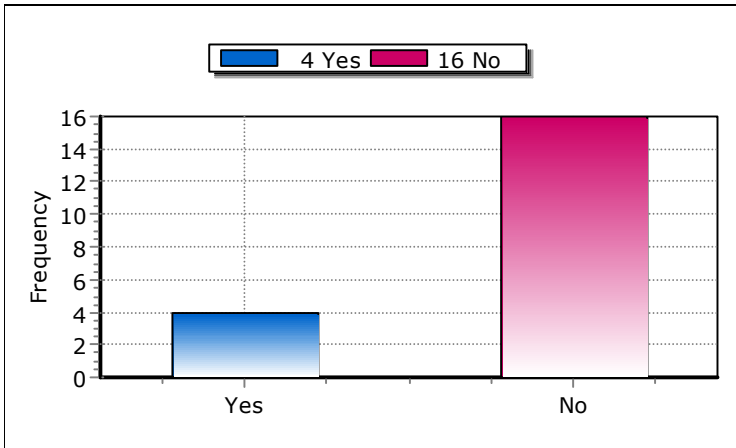
**Question 29. Which method of transport is usually used by members of your household to travel to their place of work/study? Please tick all that apply**



**Question 30. How many vehicles are usually available for use by the household?**



**Q31. 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](http://www.rightmove.co.uk) which markets property for a number of leading local estate agents, in May 2015, showed only the following cheapest properties for sale in the parish of Boughton Aluph and Eastwell:

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £</b>
End of terrace house	2	240 000
Semi-detached house	2	252 995
Detached bungalow	2	279 000
Semi-detached cottage	3	375 000
Detached house	4	645 000

### **Property to rent**

A similar search for rental property did not find any available so the search was widened to within half a mile of the parish:

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £pcm.</b>
Ground floor flat	1	525
Terraced house	2	725
Semi-detached house	3	1100
Detached house	4	1500

### **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% (May 2015) 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 far 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 now higher LTV mortgages available, they tend to attract a higher interest rate. The Help to Buy Mortgage Guarantee Scheme is now available where purchasers only need to provide a 5% deposit; however, they will need to

make repayments on a 95% mortgage so the income levels indicated on the table below are still relevant and may actually need to be higher if using this scheme; monthly repayments may also be higher. Eligibility for this scheme is based on a case by case basis and assessed by the lender.

Type of Property	Price £	Deposit (15%)	Gross Income Level	Monthly Repayment
2 bed end of terrace house	240 000	36 000	58 286	894
2 bed semi-detached house	252 995	37 950	61 442	942
2 bed detached bungalow	279 000	41 850	67 757	1039
3 bed semi-detached cottage	375 000	56 250	91 071	1397
4 bed detached house	645 000	129 000 (20% dep required)	147 429	2185

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 £
1 bed ground floor flat	525	21 000
2 bed terraced house	725	29 000
3 bed semi-detached house	1100	44 000
4 bed detached house	1500	60 000

Using HM Land Registry data on house sales ([www.mouseprice.com](http://www.mouseprice.com)) using postcode area TN25 which lies within or includes part of the following towns, counties, localities, electoral wards and stations: Aldington, Ashford, Bilsington, Bilting, Bockhanger, Bodsham, Bonnington, Boughton Aluph, Boughton Aluph and Eastwell, Boughton Lees, Brabourne Lees, Brook, Challock, Charing, Downs North, Downs West, East Brabourne, Eastwell, Elmstead, Elmsted, Godinton, Hastingleigh, Hinxhill, Hothfield, Kennington, Kent, Lympne and Stanford, Mersham, Monks Horton, North Downs West, Romney Marsh, Saxon Shore, Sellindge, Smeeth, Stanford, Stowting, Stowting Common, Victoria, Weald East, West Brabourne, Westwell, Wye, the average house prices in the last 3 months are –

1 bed properties £184,800  
 2 bed properties £243,000  
 3 bed properties £305,800  
 4 bed properties £440,300  
 5+ bed properties £566,300

To afford the average cost of a 1 bed property using the mortgage calculation shown above, a salary of £44,880 would be required. To afford the average cost of a 2 bed property a salary of £59,014 would be required.

Information provided by 'mouseprice' states that the average property in the TN25 area costs £339,500 with average earnings being £28,564. This means that the average property costs over 11 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 average open market rent levels of cheapest properties found at [www.rightmove.co.uk](http://www.rightmove.co.uk) within 1 mile of Boughton Aluph and Eastwell Parish. Affordable rent is calculated at 80% market rents.

<b>Size of Property</b>	<b>Open Market Rent Levels £</b>	<b>Affordable Rent Levels £</b>
1 bed	525	420
2 bed	683	546
3 bed	963	770
4 bed	1417	1177

The table below shows income needed to afford the affordable rent levels using 30% of gross income as the indicator of what is affordable.

<b>Property</b>	<b>Price £ pcm</b>	<b>Gross annual Income £</b>
1 bed	420	16 800
2 bed	546	21 840
3 bed	770	30 800
4 bed	1177	47 080

### **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 40% share of a property with estimated values of £155,000 for a 1 bed apartment, £225,000 for a 2 bed house and £275,000 for a 3 bed property. These values are taken from costs found for newbuild shared ownership properties on the Help to Buy South and South East website [www.helptobuyese.org.uk](http://www.helptobuyese.org.uk) in the Ashford area and are approximate. Affordability is calculated using the Homes and Communities Agency's target incomes calculator.

Calculations are made assuming a 10% deposit of mortgage share.

<b>Property price £</b>	<b>Share</b>	<b>Deposit Required £</b>	<b>Monthly mortgage £</b>	<b>Monthly rent £</b>	<b>Monthly Service charge</b>	<b>Monthly total £</b>	<b>Gross Income required</b>
155 000	40%	6200	330	213	20	563	21 544
225 000	40%	9000	479	309	20	808	31 274
275 000	40%	11 000	585	378	20	983	38 224

## **7. ASSESSMENT OF THE NEED FOR AFFORDABLE HOUSING**

Twenty respondents completed Section 2 of the survey as they felt they have a housing need either now or in the next 2 or 5 years. At this stage some respondents might be excluded because they do not want or qualify for affordable housing. 7 respondents said they need housing now, 9 in the next 2 years and 4 in the next 5 years.

Older owner occupiers were also able to complete the survey if they need alternative housing; their details are at the end of this section.

### **Assessment of the 7 respondents who need housing now**

1 respondent was excluded because they only wanted to buy on the open market (age group 20-24).

### **The 6 respondents in need of affordable housing now are:**

- 2 single people
- 2 couples
- 2 families

**Single people** there were 2 single people

<b>Age</b>	<b>Frequency</b>
25-44	1
60-74	1

### **Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Present home too expensive	1
Other (currently living at home again after 12 years independence)	1

### **Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Private renting	1
Living with relatives	1

### **Type of housing needed:**

<b>Type of housing</b>	<b>Frequency</b>
House/bungalow	1
Flat/house/bungalow	1

**Tenure best suited:**

Tenure	Frequency
Rent from HA/council	1
Rent from HA/council/shared ownership/private rented	1

**Number of bedrooms needed:**

Bedrooms needed	Frequency
1	2

**Household's joint gross annual income:**

One respondent did not answer this question, however they are aged 60-74 and said they receive benefits so have been assessed as having an annual income of under £10,000

Income	Frequency
Under £10,000	1
£15,000 - £20,000	1

**Money that can be raised towards a mortgage:**

- No responses

**Money available for a deposit:**

- No responses

**Housing Register:**

On Housing Register	Frequency
No	2

**Specialised housing requirements:**

- Need to stay in area for friend's help

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

The following table shows the respondents' ability to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

It is assumed that respondents who cannot afford the affordable rent levels will be eligible for Housing Benefit (HB).

<b>Income</b>	<b>Number of respondents</b>	<b>Affordable rent</b>	<b>Private rent</b>	<b>Shared ownership</b>	<b>Open market</b>
Under £10,000	1	1 with HB	0	0	0
£15,000 - £20,000	1	1	0	0	0

**Couples** there were 2 couples

<b>Age</b>	<b>Frequency</b>
45-59	2
60-74	1
75+	1

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Present home too expensive	1
Current home affecting health	1
Need smaller home	1
Present home in need of major repair	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Private renting	1
Renting from HA	1

**Type of housing needed:**

<b>Type of housing</b>	<b>Frequency</b>
House/bungalow/accom for older people without support	1
Flat/bungalow/accom for older people without support	1

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Renting HA/Council	2

**Number of bedrooms needed:**

<b>Bedrooms needed</b>	<b>Frequency</b>
1	2



**Household's joint gross annual income:**

<b>Income</b>	<b>Frequency</b>
£10,000 - £15,000	1
£20,000 - £25,000	1

**Money that can be raised towards a mortgage:**

- No responses

**Money available for a deposit:**

- £1000

**Housing Register:**

<b>On Housing Register</b>	<b>Frequency</b>
No	2

**Specialised housing requirements:**

- None stated

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

The following table shows the respondents' ability to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

It is assumed that respondents who cannot afford the affordable rent levels will be eligible for Housing Benefit (HB).

<b>Income</b>	<b>Number of respondents</b>	<b>Affordable rent</b>	<b>Private rent</b>	<b>Shared ownership</b>	<b>Open market</b>
£10,000 - £15,000	1	1 with HB	0	0	0
£20,000 - £25,000	1	1	1	0	0

**Families** there were 2 families

**Ages**

	<b>Adult Age</b>	<b>Adult Age</b>	<b>Child Age</b>	<b>Child Age</b>	<b>Child Age</b>	<b>Child Age</b>
<b>Family 1</b>	25-44		0-9	10-15	10-15	
<b>Family 2</b>	45-59		0-9			

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Need larger home	1
Present home too expensive	1
Current home affecting health	1
To be nearer family	1
To be nearer work	1
Need smaller home	1
Private tenancy ending	1
Difficulty maintaining home	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Private renting	1
Renting from HA	1

**Type of housing needed:**

<b>Type of housing</b>	<b>Frequency</b>
House	2

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Rent from HA/council	1

**Number of bedrooms needed:**

<b>Bedrooms needed</b>	<b>Frequency</b>
2	1
3	1

**Household's joint gross annual income:**

Income	Frequency
Under £10,000	1
£15,000 - £20,000	1

**Money that can be raised towards a mortgage:**

- No responses

**Money available for a deposit:**

- No responses

**Housing Register:**

On Housing Register	Frequency
Yes	1
No	1

**Specialised housing requirements:**

- None stated

The respondents indicated at least one of the local connection criteria; one currently lives in the parish and one lives outside.

The following table shows the respondents' ability to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

It is assumed that respondents who cannot afford the affordable rent will be eligible for Housing Benefit (HB).

Income	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
Under £10,000	1	1 with HB	0	0	0
£15,000 - £20,000	1	1 with HB	0	0	0

### **Assessment of the 9 respondents who need housing in the next 2 years**

The following responses were excluded:

- 3 respondents were excluded because they only wanted to buy on the open market (age group 20-24 and 25-44).
- 1 responded was excluded because they did not indicate sufficient information for an assessment of their needs to be made

### **The 5 respondents in need of affordable housing now are:**

- 1 single person
- 1 couple
- 3 families

**Single people** there was 1 single person

<b>Age</b>	<b>Frequency</b>
20-24	1

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Present home too expensive	1
Private tenancy ending	1
Other (want to buy a home)	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Private renting	1

**Type of housing needed:**

<b>Type of housing</b>	<b>Frequency</b>
Flat/house/bungalow	1

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Shared ownership	1

**Number of bedrooms needed:**

<b>Bedrooms needed</b>	<b>Frequency</b>
2	1

**Household's joint gross annual income:**

Income	Frequency
£15,000 - £20,000	1

**Money that can be raised towards a mortgage:**

- £65,000

**Money available for a deposit:**

- £5000

**Housing Register:**

On Housing Register	Frequency
Yes	1

**Specialised housing requirements:**

- None stated

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

The following table shows the respondents' ability to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

It is assumed that respondents who cannot afford the affordable rent will be eligible for Housing Benefit (HB).

Income	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
£15,000 - £20,000	1	1	0	1 if less than 40% share available	0

**Couples** - there was 1 couple.

The respondent did not indicate their partner's age

Age	Frequency
16-19	1

**Reason for seeking new home:**

Reason	Frequency
Setting up home with partner	1

**Current housing:**

Current Housing	Frequency
Living with relatives	1

**Type of housing needed:**

Type of housing	Frequency
Flat/house	1

**Tenure best suited:**

Tenure	Frequency
Shared ownership/renting HA/council/private renting	1

**Number of bedrooms needed**

Bedrooms needed	Frequency
1	1

**Household's joint gross annual income:**

Income	Frequency
£15,000 - £20,000	2

**Money that can be raised towards a mortgage:**

- No response

**Money available for a deposit:**

- No response

### Housing Register:

On Housing Register	Frequency
No	1

### Specialised housing requirements:

- None stated

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

The following table shows the respondent's ability to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

It is assumed that respondents who cannot afford the affordable rent will be eligible for Housing Benefit (HB).

Income	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
£15,000 - £20,000	1	1	0	0	0

**Families** there were 3 families

### Ages

	Adult Age	Adult Age	Child Age	Child Age	Child Age	Child Age
<b>Family 1</b>	25-44	25-44	0-9	0-9		
<b>Family 2</b>	25-44		20-24	16-19		
<b>Family 3</b>	25-44	25-44	0-9	0-9		

### Reason for seeking new home:

Reason	Frequency
Present home too expensive	2
First independent home	1
Divorce/separation	1
Need larger home	1

**Current housing:**

Current Housing	Frequency
Private renting	3

**Type of housing needed:**

Type of housing	Frequency
House	3

**Tenure best suited:**

Tenure	Frequency
Rent from housing association/council/shared ownership	1
Shared ownership	2

**Number of bedrooms needed:**

Bedrooms needed	Frequency
3	3

**Household's joint gross annual income:**

Income	Frequency
£15,000 - £20,000	1
£25,000 - £30,000	2

**Money that can be raised towards a mortgage:**

- £100,000

**Money available for a deposit:**

- £5000
- £10,000

**Housing Register:**

On Housing Register	Frequency
No	3

**Specialised housing requirements:** None stated

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

The following table shows the respondents' ability to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market.



It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

It is assumed that respondents who cannot afford the affordable rent will be eligible for Housing Benefit (HB).

<b>Income</b>	<b>Number of respondents</b>	<b>Affordable rent</b>	<b>Private rent</b>	<b>Shared ownership</b>	<b>Open market</b>
£15,000 - £20,000	1	1 with HB	0	0	0
£25,000 - £30,000	2	1 with HB	0	0	0

### **Assessment of the 4 respondents who need housing in the next 5 years**

The following responses were excluded:

- 1 respondent was excluded because they are currently 15 years old and their future needs cannot be predicted
- 1 respondent was excluded because they did not give sufficient details for an assessment of their needs to be made

### **The 2 respondents in need of affordable housing in the next 5 years are:**

- 1 single person
- 1 couple

**Single people** there was 1 single person

<b>Age</b>	<b>Frequency</b>
60 - 74	1

### **Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Present home too expensive	1
Need smaller home	1
Retirement	1

### **Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Renting privately	1

**Type of housing needed:**

Type of housing	Frequency
Flat/bungalow/accom suitable for older people without support	1

**Tenure best suited:**

Tenure	Frequency
Shared ownership	1

**Number of bedrooms needed:**

Bedrooms needed	Frequency
2	1

**Household's joint gross annual income:**

Income	Frequency
£25,000 - £30,000	1

**Money that can be raised towards a mortgage:**

- £75,000

**Money available for a deposit:**

- £75,000

**Housing Register:**

On Housing Register	Frequency
No	1

**Specialised housing requirements:**

- None stated

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

The following table shows the respondent's ability to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

It is assumed that respondents who cannot afford the affordable rent will be eligible for Housing Benefit (HB).

Income	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
£25,000 - £30,000	1	1	1	1 x 1 bed	0

**Couples** there was 1 couple

Age	Frequency
60-74	2

**Reason for seeking new home:**

Reason	Frequency
Present home too expensive	1
Need smaller home	1

**Current housing:**

Current Housing	Frequency
Private renting	1

**Type of housing needed:**

Type of housing	Frequency
Bungalow	1

**Tenure best suited:**

Tenure	Frequency
Renting HA/Council/shared ownership	1

**Number of bedrooms needed:**

Bedrooms needed	Frequency
2	1

**Household's joint gross annual income:**

Income	Frequency
£15,000 - £20,000	1

**Money that can be raised towards a mortgage:**

- No response

**Money available for a deposit:**

- No response

**Housing Register:**

<b>On Housing Register</b>	<b>Frequency</b>
No	1

**Specialised housing requirements:**

- None stated

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

The following table shows the respondent's ability to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

It is assumed that respondents who cannot afford the affordable rent levels will be eligible for Housing Benefit (HB).

<b>Income</b>	<b>Number of respondents</b>	<b>Affordable rent</b>	<b>Private rent</b>	<b>Shared ownership</b>	<b>Open market</b>
£15,000 - £20,000	1	1	0	0	0

**Assessment of the housing needs of older owner occupiers**

One respondent to the survey was a single older person who needs alternative housing but wishes to stay in the parish and wants to buy on the open market. They need housing in the next 2 years:

**Single person**

<b>Age</b>	<b>Frequency</b>
60 - 74	1

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Present home too expensive	1
Need smaller home	1
Retirement	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Owner occupier	1

**Type of housing needed:**

<b>Type of housing</b>	<b>Frequency</b>
House	1

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Buy on open market	1

**Number of bedrooms needed:**

<b>Bedrooms needed</b>	<b>Frequency</b>
3	1

**Household's joint gross annual income:**

<b>Income</b>	<b>Frequency</b>
£10,000 - £15,000	1

**Money that can be raised towards a mortgage:**

- £300,000

**Money available for a deposit:**

- N/A

**Housing Register:**

<b>On Housing Register</b>	<b>Frequency</b>
No	1

**Specialised housing requirements:**

- None stated

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

## **8. SUMMARY OF FINDINGS**

The Housing Needs Survey has found a need for up to 13 homes for local people who are in need of affordable housing; they are 4 single people, 4 couples and 5 families.

6 of the households need housing now, 5 in the next 2 years and 2 in the next 5 years. The respondents all indicated strong local connections; 12 currently live in the parish and 1 lives outside.

Respondents currently live in the following type of housing:

- 9 x private renting
- 2 x living with parents
- 2 x renting from a housing association

In terms of bedroom size; the number of bedrooms respondents are eligible for is dependent upon Ashford Borough Council's allocation policy. According to information that respondents gave, currently the size of property they are eligible for are:

- 6 x 1 bed rented
  - 2 x 2 bed rented
  - 3 x 3 bed rented
- 2 x 1 bed shared ownership

7 respondents indicated an interest in shared ownership homes; however only 2 of them indicated sufficient income and deposit to afford a share of a 1 bed property. Therefore at least 11 rented properties are required.

Four of the households in need of affordable housing are in the age group 60–74 and 75+ (2 single people and 2 couples). They all currently live in private rented housing; they all said their present home is too expensive. The type of housing each said they need are –

- 1 x Bungalow
- 2 x Flat/bungalow/accommodation for older people without support
- 1 x House/bungalow

In addition one single owner occupier in the age group 60-74 wants to downsize to a 3 bedroom house in the parish.

## **9. APPENDIX B1**

### **Question 9. Please use this space if you wish to explain your answer to question 8.**

The high cost of housing in certain areas has always prevented persons moving to that area so it is accepted they have to look elsewhere where they can afford to live.

I would support a maximum 8 homes, so long as this isn't a larger development

Because it would depend where they would be built and not to impact on the local environment.

I would like to purchase affordable housing in the area.

Support shared ownership homes, not rented.

The emphasis must be for working local people with genuine local connection

The developments taking place in the area are encroaching on the countryside; developers should be putting aside affordable houses within these developments, rather than take pieces of land to build smaller developments just for this purpose and cause more strain on already burgeoning facilities.

There is a lot of affordable housing in Ashford.

We live in Boughton Aluph and would like it to remain a rural village. Housing Association housing would not be appropriate to the area.

Subject to location

Important to provide affordable housing for young people.

Much of the anti-social behaviour in the parish is carried out by children of social housing tenants.

Wye Road is already a rat run race track with over 1000 cars an hour speeding through the village. If traffic calming was installed I would say Yes.

To sustain local rural communities local people, who wish, but cannot afford to live there, should be enabled to do so.

There are alternatives that cause less medium/long term disruption. Redevelopment and repurposing of existing buildings by 'ABC' is the right approach.

Yes if a site could be found that doesn't really affect anyone. Difficult but there is always the 'yes, but not in my backyard'.

Before living in this parish I grew up in Brabourne/Smeeth - another small parish. They built some local needs homes and it proved successful.

Very few available houses come onto the market in this area - unlike say, South Ashford.

No amenities (shop, regular bus). Roads already very bush without footpaths. Schools in local area already full. Investment would be needed in the internet, bus routes, things to do.

Because the surrounding countryside is important for people to enjoy and needs to be preserved.

We support the idea of affordable housing on a small scale (no more than 8-10 homes maximum) in the village, but from experience of other villages it has often been difficult to get local people to take them up.

We don't need any more traffic in the lane as it has become a shortcut to the A20 from the Faversham Road.

We support housing development

Housing association housing already in our area. Most occupiers of these shouldn't have a shed let alone a nice new house.

Prefer affordable to executive houses.

If this housing went to people (genuinely) who needed it I would support it but would they get it, no!

More younger people are needed in Boughton Lees.

Moved to this parish of Eastwell and Boughton Aluph for the peace, quiet and surroundings. Affordable housing would not fit into this area.

There are too many people in the area already.

There are many developments in the area under construction that this type of housing is already being provided in.

Lack of basic amenities e.g. shops, transport, doctor etc. Ashford has plenty of affordable housing with such amenities.

Too big, would prefer 3-4

Subject to location/access/impact.

It would not be possible to prevent resale at higher prices in the long term.

Housing need for older people downsizing.

Greenbelt area - no more houses needed.

I think everyone who chooses to stay in area should be helped to get onto property ladder.

Young people, born and bred in a community are essential, for the tradition and good health in any local area.

There are plenty of new developments in the area. Further developments are inevitable but unwanted.



Council houses need to replace ones sold. I have to move - rent increase.

Too many houses here already.

I wouldn't support any expansion of the village - we like it how it is. Unwelcome expansion may itself cause people to leave the parish. I would leave if houses were built near me.

No local amenities and overcrowded roads/parking in hamlet of Boughton Aluph.

Population of village largely middle aged, retired. Encouraging younger people to return - or not move out would be useful.

Times are hard for the younger generation. They need all the help they can get.

The area is already congested and more housing will add to the traffic.

As the parish is so close to Ashford, where there is a range of lower priced housing options, there is no need for development in the parish to fill this need. People can live close by even if they leave the parish.

Provided it was done sensitively and was of good quality and considers the views and needs of the local residents. Must not ruin the rural or semi-rural nature of the parish.

This is an area of outstanding natural beauty and any new development would detract from this.

I think there is already a good mix of housing.

Development of 8-10 homes on carefully selected sites would not impact seriously an area.

We need to keep the young in the area otherwise area becomes a dying village.

Provided appropriate access is provided to any new development that does not put intolerable extra traffic pressure on ill/unmaintained single track country lanes.

There is already considerable cheaper housing i.e. flats, small houses in the Trinity Road area; the village has a number of small cottages.

No housing provider is going to leave houses unoccupied whilst previous villagers are contacted, raising mortgages, talking to banks etc etc. Affordable housing doesn't bring the profits that developers want. There are no shops easily reached for the Bought Lees (and environs) area and no amenities.

Would be worried as to where these would go.

Affordable housing is already available in the parish (Trinity0. There is also a significant quantity of lower cost housing available in the parish as a whole. It is pointless trying to accommodate people into an area which is inappropriate. No shops, facilities etc.

To help local people stay in the community.

There are plenty of available housing developments that could have social housing close to both villages.

There is enough already, around Guernsey Way.

But we have to think about the doctor's surgery in this area, it is dire.

There is a real need for disabled/elderly housing who want housing to suit their needs. To bring parents to live near family for elderly care.

We believe this should be restricted to young first time buyers with a strong local connection, priority given to those still living in the area, and for a minimum of 5 years to avoid speculative profit taking. Its location will be of importance.

Small yes, but contained. Not clear why should be constrained to locals. People should be mobile; we had to be to improve.

There have been too many offices, car parks, shops etc being built already. We moved here because of the space and greenery.

Need to be situated with properties of similar size not in front - next to larger detached private homes. Many residents have paid a premium on their properties to live in this location.

Although we have only just moved here we do feel that we'd like to remain part of the community - our eldest is only 15 so unlikely to move out in the next 5 years but we would like to think he could remain in the area when he does feel the need to move out.

If there is support and need to be proven to build it, then yes plus teachers and nurses need places to live.

I have been looking for housing - rents and mortgages are very expensive.

Boughton Aluph is a small village and should be kept as a small village. 8 - 19 homes may be the thin end of the wedge. May invite travellers.

Look at the social housing in the Kennington area. It has become a blight on the decent developments.

I think it is important to give as many people as possible the right to own their home.

As long as they are genuine and not trouble makers.

I would support local housing but not at a cost to local rural life. We also need to consider the impact on the road and amenities as we can't cope at present.

The area already has a high content of housing with several brought by speculative owners for renting. The local infrastructure is at its peak and most important, the local countryside needs to be preserved. There is already a large Housing Association development being built where the Old Railway Works which should provide enough affordable housing for the foreseeable future.

Village, parish and containment area conservation and designated an area of natural beauty.

Where? There is already a serious traffic problem in this area. This is not an isolated village; the suburb of Kennington is one mile away. It would be more logical to extend the housing stock on the left of Trinity Road, near to the new primary school.

Selfishly I believe that depending upon location it will have a detrimental effect on house prices in the area which could form part of local's pension plans.

Yes depends entirely to agreeing where it is. Otherwise No.

I would like to be able to buy my own property but as a single mum I am forced to rent as mortgage calculations do not allow me to borrow enough money to buy.

As explained if it is to help local young people stay in the area then I support it.

We had no genuine local connection to this parish when we arrived as a young married couple in 1982 (32 years ago). But we can see that with or without a local connection there is a desperate affordable housing need locally anyway, as expanding population in Ashford requires homes and to keep village community alive. Poorer paid rural employees need affordable housing. Only snobs and NIMBYs object here.

No more development. Think of the lovely countryside that will be ruined and more traffic on our roads which cannot take.

We have lost many farms, orchards, woods and fields, enough is enough. Use brown field sites.

We do not believe there is a need for more housing in the village. There has been enough infilling.

There is a need for affordable housing to get young persons onto the housing ladder.

We'd very strongly support this and would like Boughton Lees to remain a mixed community with a variety of housing. We'd also strongly support development for older people - perhaps a residential/care home. There are many more lively and radical examples out there that can relate strongly to the community.

There are far too many houses already and the traffic is a real issue particularly now.

Existing adequate range of different housing stock in Boughton Aluph from flats, small cottages, 3 bed to 5 bed homes.

I strongly believe affordable housing of good quality that is also designed to fit with the village (no ugly wooden fronts like flats in Ashford town along from Debenhams on corner). The government has intervened to keep property owner voters and with 'help to buy', low interest rates has stopped house prices falling as they would in a natural demand/supply economic market. I would like to see these houses going to young working people not long term benefit claimants. The older generation has been greedy and locked young people out of society.

There are a very large amount of new houses in our parish at Trinity Way - the village area should be preserved and not eroded any further.

Community/family support is essential, especially for young families.

Would prefer any new development to include space for ample parking, gardens and communal green spaces including children's' play parks. Anything which improves the social diversity of the parish is a good thing, especially if it brought new services (e.g. a shop) to develop the community.

I am just concerned as to where they would build the houses.

We are a youngish family with 2 young children (30, 28, 3 and 2). My husband works in the Eureka park, my son is hopefully going to Gote Lees Primary and my daughter to Busy Bees. Our life is in this area. Our rent is stopping us from buying our own home (rent/buy scheme). As our rent is 50% of our household income we have no scope to save for our own property. Our rent rises every year, if we are forced to move from this beautiful family area our lives will be massively impacted.

It is possible that 4-6 houses could each be built on two quite separate sites both outside the area of the village green.

Only for key workers and on brown field sites.

Provided if these houses are not meant to be council houses.

After 26 years of affordable rent it has just almost doubled. As my wife and I live on small pensions (state and private) we are experiencing difficulty in balancing our budget.

## **10. APPENDIX B2**

### **Question 21. Please tell us in your own words why you need to move and what prevent you doing so.**

The house we currently rent only has 2 bedrooms which will soon become unsuitable for the children sharing a bedroom - one boy, one girl.

We would like our own home.

Can't afford to private rent anymore - have done for 5 years - need to get on property ladder but can't afford standard mortgages as am single.

Currently employed but once retired will be unable to pay the rent.

At an age now that should have moved out of parents home and bought own property. But every property is too expensive.

I would like a 1 bedroom starter house, or bungalow, I am in remission from breast cancer, will be 50 next year and want to settle in a new place, ground floor for my little dog and ourselves.

Local small quality housing.

We need to move as renting is too expensive. Had to sell our house due to family problems and bereavement.

Money. Benefits I pay £200 towards rent out of my living money

Currently back living with parents since returning to Kent from Wales. Cannot find accommodation within my budget.

I want to downsize in the next 2 - 5 years and there are no suitable properties in the area.

Require a third bedroom - lack of smaller 3 bedroom homes. Very large drop in price from current 2 bed.

I need to move to a smaller cheaper property within the parish as I am currently paying over and above my rental budget; however this was the only property available at the time. The lack of affordable property for tenants in receipt of help with their rent, high agent fees and removal costs will prevent this.

I have been on council housing list for years with no luck and a home became available in Lenacre and it was given to outsiders to this country. I will never get help.

Not enough money after divorce to buy a property outright, don't earn enough money on my own to secure a decent mortgage. Want a 3 bed house in a nice area.

Our current rent is too high. So much so that we are unable to save for our and or children's' futures as well as pay off our current debt. We feel we are getting to the age if we do not get in the property market soon we will be too old to be considered for first time buyers.

Would like a first home in the parish

After 26 years of affordable rent it has just almost doubled. As my wife and I live on small pensions (state and private) we are experiencing difficulty in balancing our budget.

# BOUGHTON ALUPH AND EASTWELL PARISH COUNCIL

## Housing Needs Survey

March 2015

Dear Householder

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 Boughton Aluph and Eastwell 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 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 Ashford Borough 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.

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 (no homes can be sold privately)
- Houses are either rented or part-sold (shared ownership) to tenants
- Only households with a genuine local connection are eligible to be tenants
- There is no Right-to-Buy on these homes so they will always remain affordable for local people.

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.

The results of this housing needs survey will be used to inform the Parish Council and the Neighbourhood Plan Steering Group about the specific affordable housing needs of the community. Those results will form part of the evidence base in relation to the overall housing provision for Boughton Aluph and Eastwell parishes and any findings or suggestions for development may be included as part of the details of the emerging Neighbourhood Plan and subject to further consultation.

**Please return this form using the FREEPOST envelope provided by 17<sup>th</sup> April 2015.**

If any further information or additional questionnaires are required please contact the Rural Housing Enabler on 01303 813790.

Yours sincerely

Jason Matthews  
Chairman

## HOUSING NEEDS IN THE PARISH OF BOUGHTON ALUPH AND EASTWELL

Please complete this survey on behalf of your household.

### SECTION 1

**Q1. What type of housing do you live in?**  Council property  Private rented  Tied tenancy  
 Housing Association rented  Housing Association shared ownership  Owner occupier (with or without mortgage)  
 Other please specify \_\_\_\_\_  Living with relatives

**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 the parish?**  
 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 the parish in the last 5 years? If you answer is No, please go directly to Q8**  Yes  No

**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

**Q8. Would you support a small development of affordable housing if there was a proven need for people with a genuine local connection to the parish? (Average size of local needs housing schemes are 8 - 10 homes)**  
 Yes  No

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

**Q10. 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.**



**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**. If you need another form please contact the Rural Housing Enabler on 01303 813790

Q11. Are you completing this form for yourself or someone else?

Self       Someone else

Q12. 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.**

Q13. Please provide the name of address of the head of the household in housing need. Your details will remain confidential to the Rural Housing Enabler at Action with Communities in Rural Kent. We may use this information to contact you again if we need to update the findings of this survey in the future.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Postcode: \_\_\_\_\_

Email Address: \_\_\_\_\_

Q14. If you live outside the parish do you wish to return?       Yes       No

Q15. If you live in the parish do you wish to stay in the parish?       Yes       No

Q16. What is your connection with the parish? Please tick all that apply

- I currently live in the parish and have done so continuously for the last 5 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 7 out of the last 10 years
- I am in full time or part time\* employment in the parish
- I need to move to the parish to take up full time or part time\* employment
- I need to move to the parish to give or receive support to or from an immediate family member

\*Immediate = mother, father, children or brother/sister

\*Part time = a minimum of 10 hours per week

**Q17. What type of household will you be in alternative accommodation?**

Single person     Couple     Family     Other \_\_\_\_\_

**Q18. 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+

**Q19. 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     Retirement

Present home too expensive     Need smaller home     Divorce/separation     New job

Current home affecting health     Private tenancy ending     First independent home     Lodging

Setting up home with partner     Need larger home     Difficulty maintaining home

Sheltered accom due to age/infirmity     Disability/disabled     Cannot afford existing mortgage

To move to a better/safer environment     Access problems     Other \_\_\_\_\_

**Q20. What is your current housing situation?**

Owner occupier with/without mortgage     Living with relatives     Renting from Council     Shared ownership

Renting from Housing Association     Tied tenancy     Renting privately     Other \_\_\_\_\_

**Q21. Please tell us in your own words why you need to move and what prevents you from doing so.**

\_\_\_\_\_

**Q22. What type of housing do you need? Please tick any that apply.**

Flat     House     Bungalow     Sheltered housing (suitable for older persons with limited support via a warden or lifeline system)

Accommodation suitable for older persons without support     Extra Care housing (suitable for elderly people with range of support options)

Other please specify \_\_\_\_\_

**Q23. Which tenure would best suit your housing need?**

Renting - Housing Association/Council     Shared ownership - Housing Association     Private renting

Other please specify \_\_\_\_\_

**Q24. How many bedrooms will you need?**

1       2       3       4       5+

**Q25. 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.**

<input type="checkbox"/> Under £10,000	<input type="checkbox"/> £30,000 - £35,000
<input type="checkbox"/> £10,000 - £15,000	<input type="checkbox"/> £35,000 - £40,000
<input type="checkbox"/> £15,000 - £20,000	<input type="checkbox"/> £40,000 - £50,000
<input type="checkbox"/> £20,000 - £25,000	<input type="checkbox"/> £50,000 - £60,000
<input type="checkbox"/> £25,000 - £30,000	<input type="checkbox"/> More than £60,000

**Q26. 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?**

\_\_\_\_\_

**Q27. How much money would you be able to raise as a deposit towards buying your own home?**

\_\_\_\_\_

**Q28. Do you have any particular or specialised housing requirements e.g. to assist with a disability or special need? (Please provide details).**

\_\_\_\_\_

**Q29. Which method of transport is usually used by members of your household to travel to their place of work/study? Please tick all that apply**

Own car       Car share       Train       Bus       Bike       Walk

Mainly work from home       Other please specify \_\_\_\_\_

**Q30. How many vehicles are usually available for use by the household?**

0       1       2       more than 2

**Q31. Are you registered on the council's housing register?**       Yes       No

**To be considered for affordable housing you must also register on Ashford Borough Council's Housing Register. If you would like to register contact the Housing Services Team on 01233 330688**

**If you are interested in Local Needs Housing and it is found there is sufficient demand, further survey work may be needed to establish the exact extent of the need.**

**PLEASE RETURN THIS FORM IN THE FREEPOST ENVELOPE PROVIDED**