



Hever, Mark beech and Four Elms Housing Needs Survey

June 2018

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**With the support of:
Hever 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 Hever which includes the villages of Hever, Markbeeceh and Four Elms. This report provides overall information as well as analysis of housing need.

A survey was posted to every household within the parish in May 2018. 516 surveys were distributed with 127 surveys being returned, representing a 25% response rate.

Analysis of the returned survey forms identified that 83% 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 1 bed apartment for £200,000; to afford to buy this home a deposit of approximately £30,000 would be required and an income of £48,571. The cheapest 2 bedroom property was for sale at £399,500; a deposit of £59,925 and income of £97,021 would be required to afford this home. To afford to rent privately an income of approximately £79,800 would be required to rent the cheapest and only property found available to rent in the parish which was a 3 bed house for £1995 pcm.

Overall, a need for up to 12 affordable homes, for the following local households was identified:

- 3 single people
- 4 couples
- 5 families
- 11 households currently live in one of the villages and 1 lives outside and wants to return

The survey also identified a requirement for 5 homes for older households, aged 50 years and over:

- 1 single person
- 4 couples
- The 5 households all currently live in one of the villages
- 2 of the older households need affordable housing. These affordable homes are required in addition to the 12 affordable homes identified above.

The survey has identified a total need for 14 affordable homes; 2 of which are for older households. In addition there is a requirement for 3 open market properties suitable for older households who want to downsize/move to more suitable housing for their needs, one of those properties is a self-build.

2. INTRODUCTION TO THE HEVER, MARKBEECH AND FOUR ELMS HOUSING NEEDS SURVEY

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

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 will 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 the Parish Council and District Council; a copy of the survey was posted to every household in the parish in May 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 1st June 2018. All surveys received at Action with Communities in Rural Kent by that date are included in this report.

516 surveys were distributed with 127 returned by this date representing a return rate of 24%.

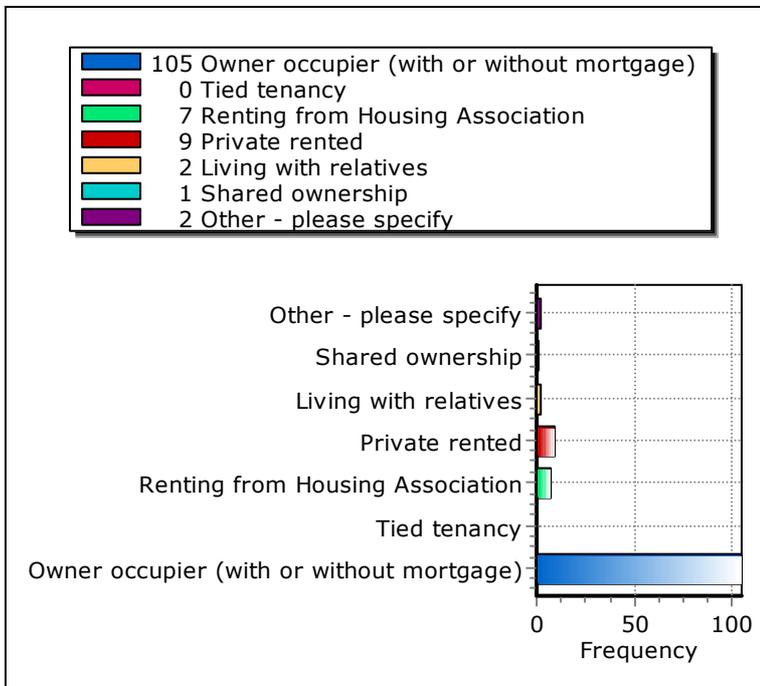
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

5. RESULTS

Section 1

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

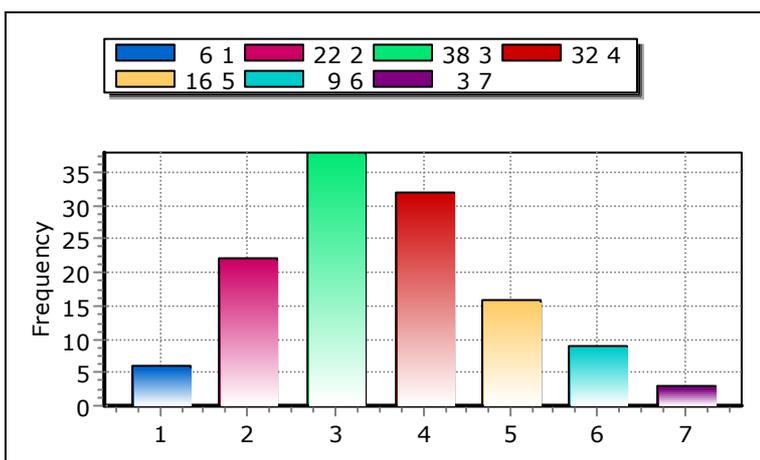
Question 1. What type of housing do you live in?



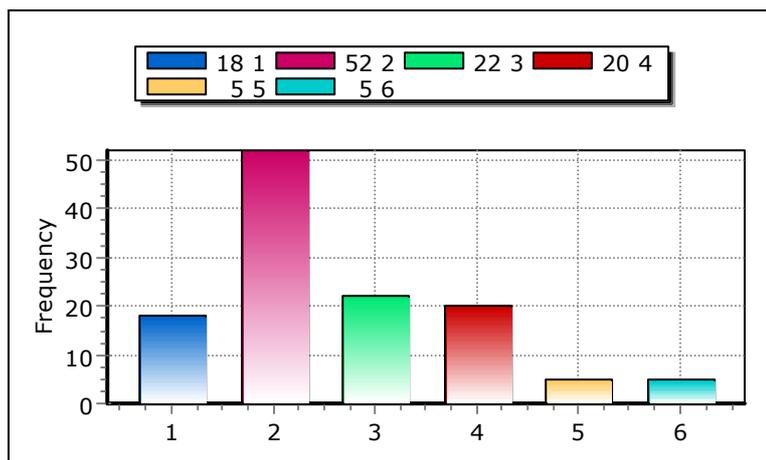
83% of respondents are owner occupiers

Question 2.

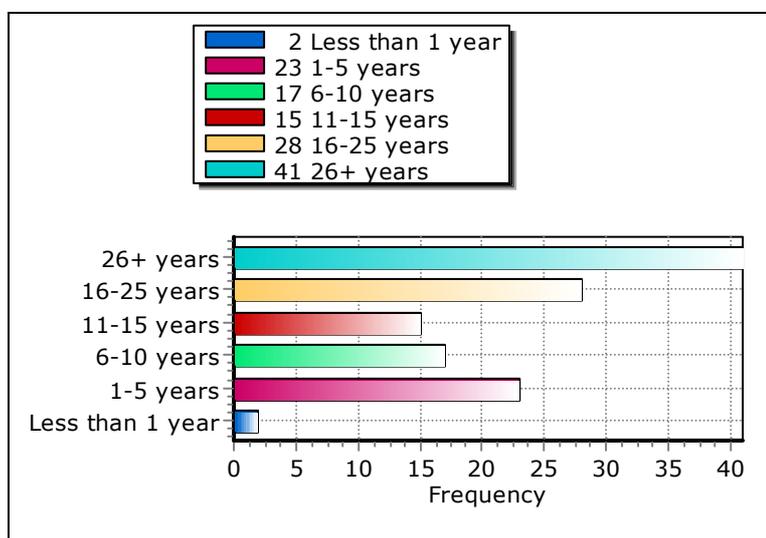
Number of bedrooms in your home?



Number of people that currently live in the property?

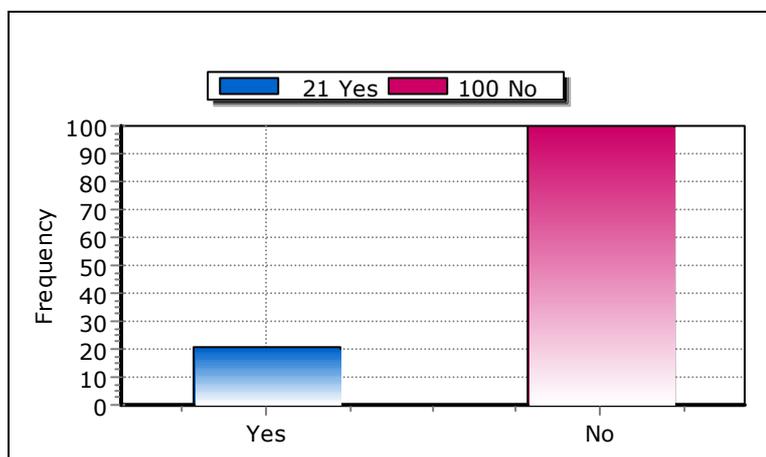


Question 3. How long have you lived in Four Elms, Hever or Markbeeche?

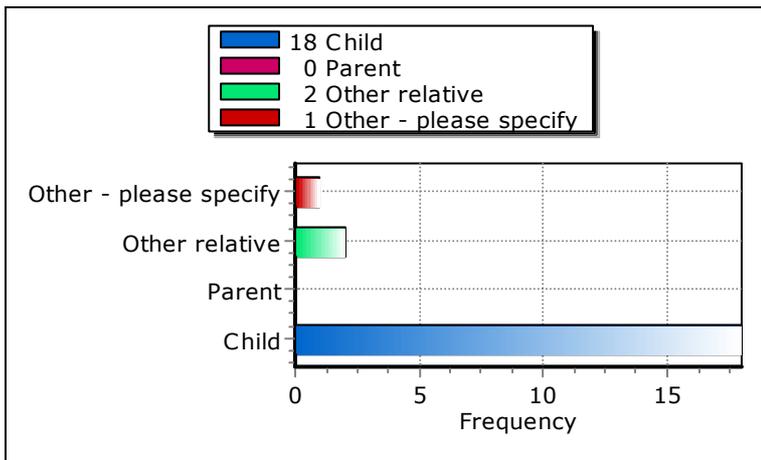


84 respondents (67%) have lived in the parish for over 10 years.

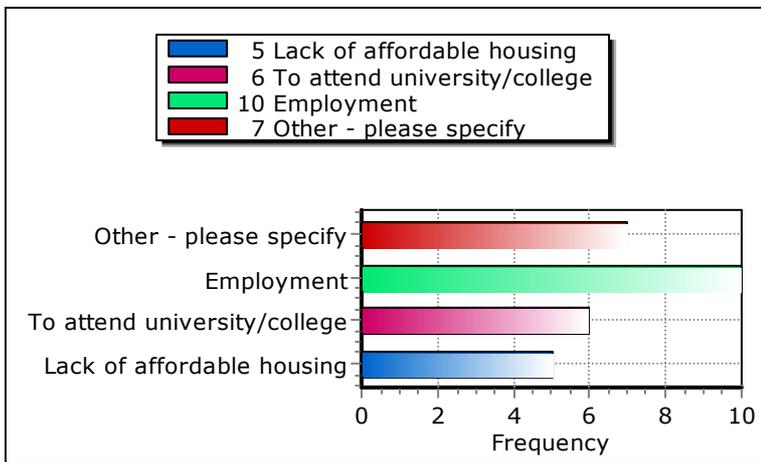
Question 4. Have any members of your family/household left Four Elms, Hever or Markbeeche in the last 5 years?



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

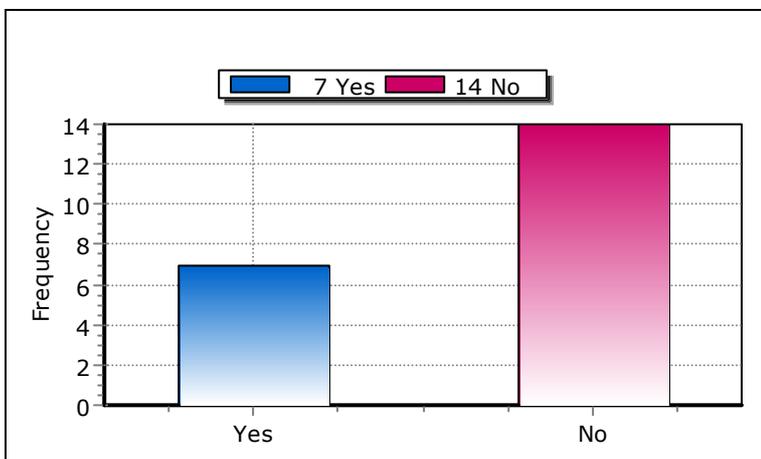


Question 6. Please indicate the reason why they left.

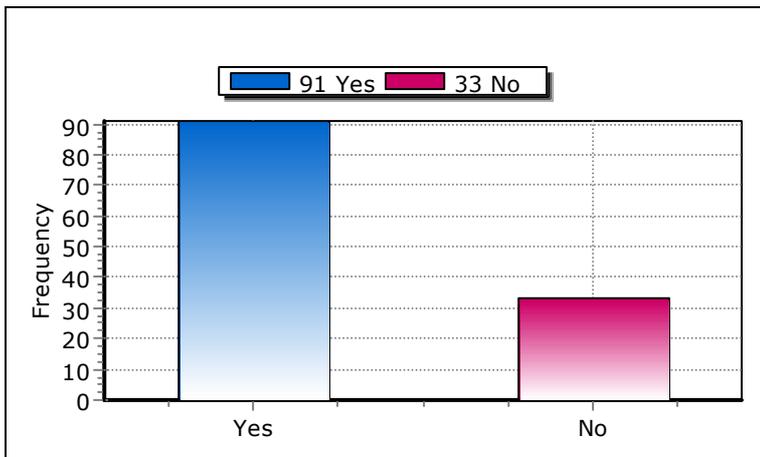


The most frequently given reason for leaving the parish was employment.

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



Question 8. Would you support a small development of affordable housing e.g. 6-10 homes if there was a proven need for people with a genuine local connection to Four Elms, Hever or Markbeech?



73% of respondents who answered the question (72% of all respondents) said they would support a development of affordable housing for local people.

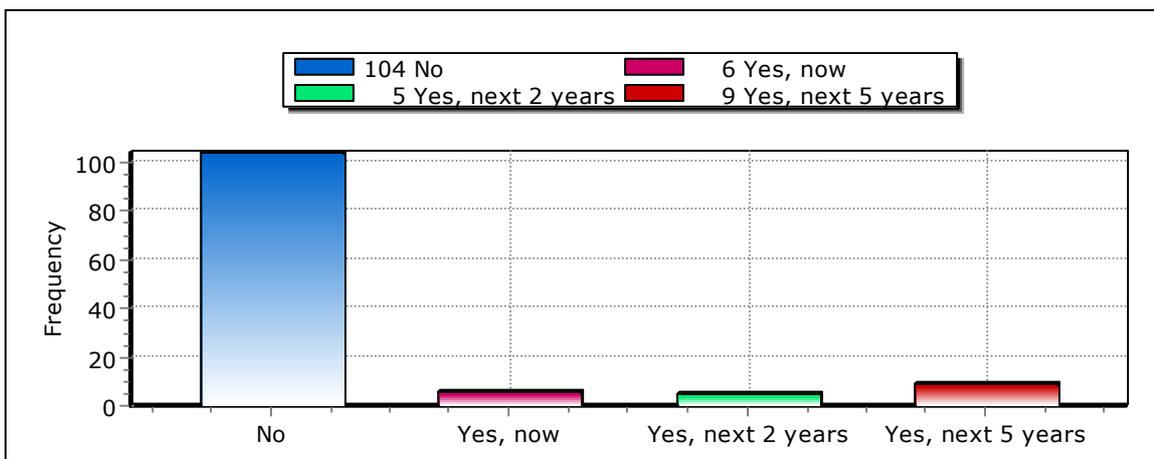
Question 9. Please use this space if you wish to explain your answer to Q8.

There were 58 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 the area if this survey identifies a need for one.

There were 41 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?

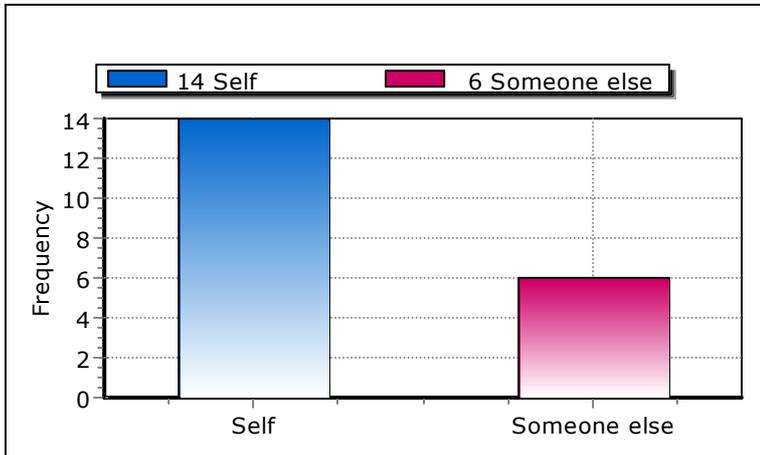


Section 2 – Housing Needs

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

20 respondents completed section 2

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

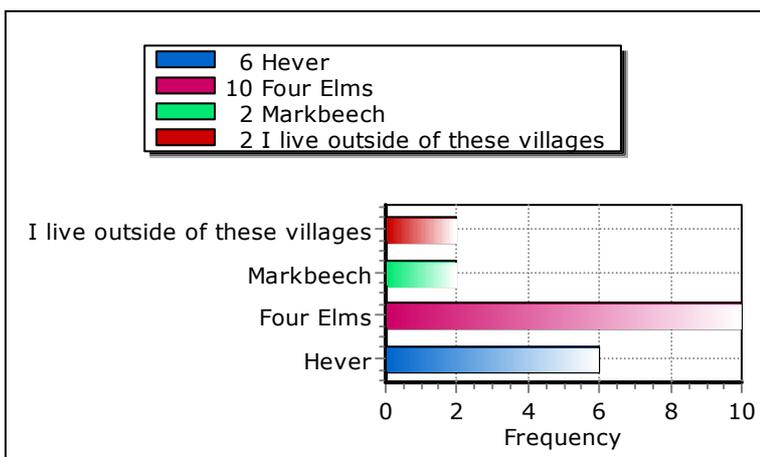


Question 13. If you are completing this form for someone else please state their relationship to you and where they currently live.

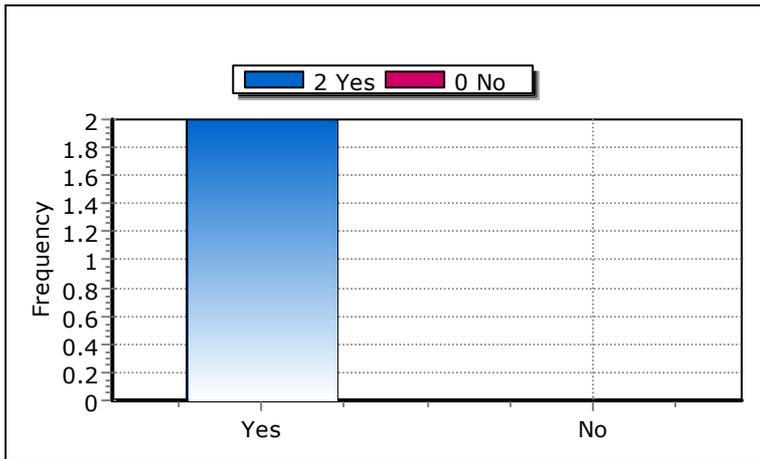
Respondents were mainly completing the form for their adult children living in the parental home

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

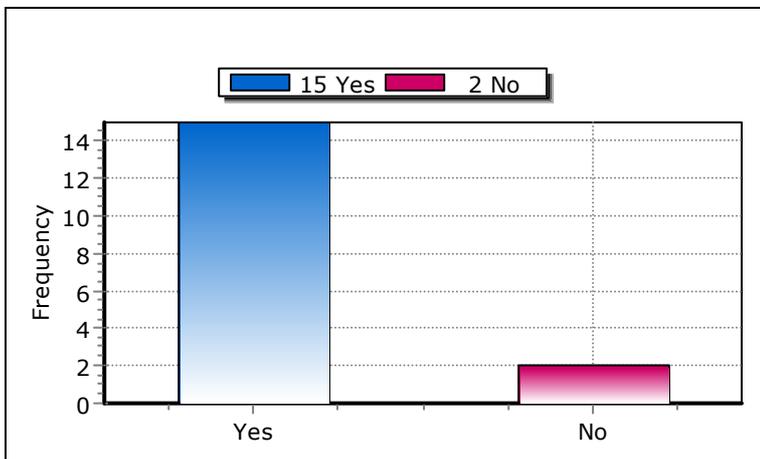
Question 15. Which village do you currently live in?



Question 16. If you live outside of Hever, Four Elms or Markbeech do you wish to return?



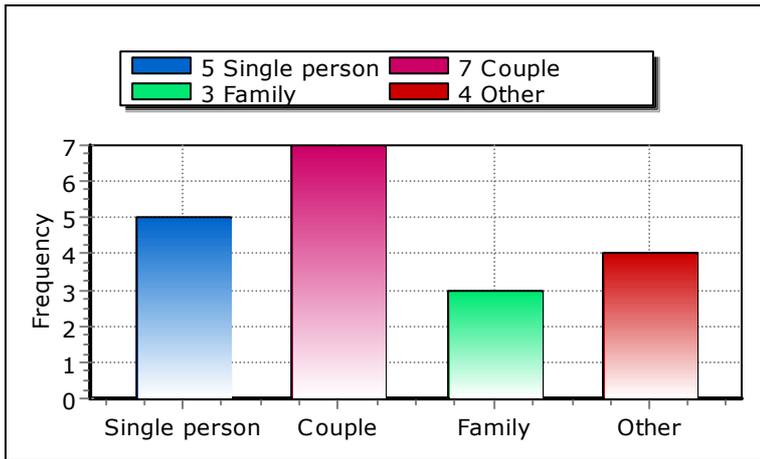
Question 17. If you live in Hever, Four Elms or Markbeech do you wish to stay within the area?



Question 18. What is your connection with Hever, Four Elms or Markbeech? Respondents were asked to indicate all connections that applied to them.

| Local connection | FREQUENCY |
|--|-----------|
| I currently live in one of the villages and have done so continuously for the last 3 years | 11 |
| I have previously lived in one of the villages and have immediate family who currently live there and done so continuously for the last 10 years | 6 |
| I have lived in one of the villages for a total of 5 out of the last 10 years | 7 |
| I am in full time employment in one of the villages | 2 |
| I need to move to one of the villages to take up full time employment | 0 |
| I need to move to one of the villages to give or receive support to or from an immediate family member | 3 |

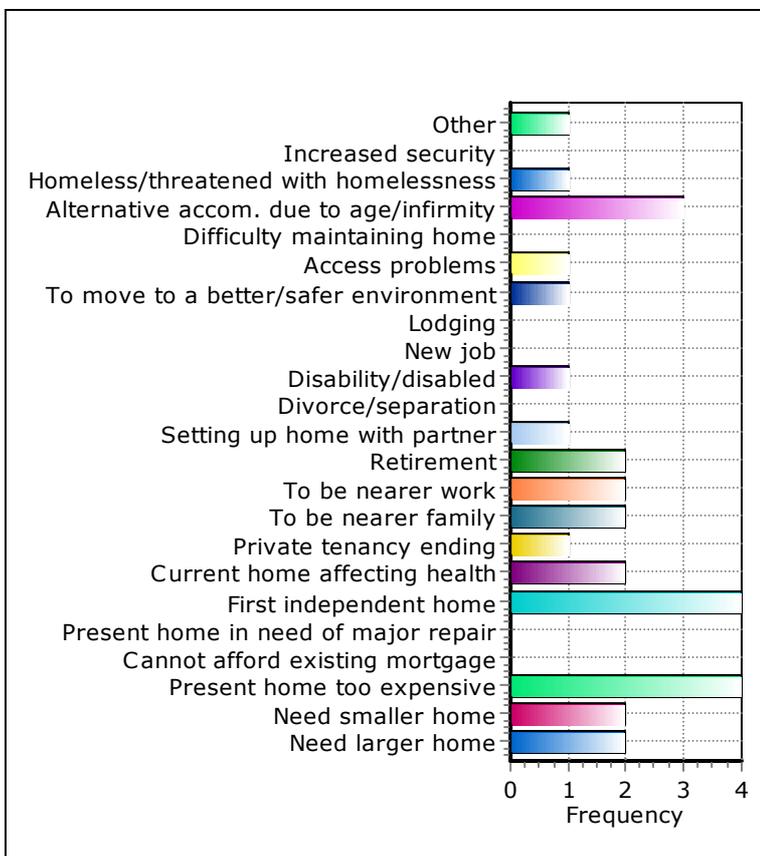
Question 19. What type of household will you be in alternative accommodation?



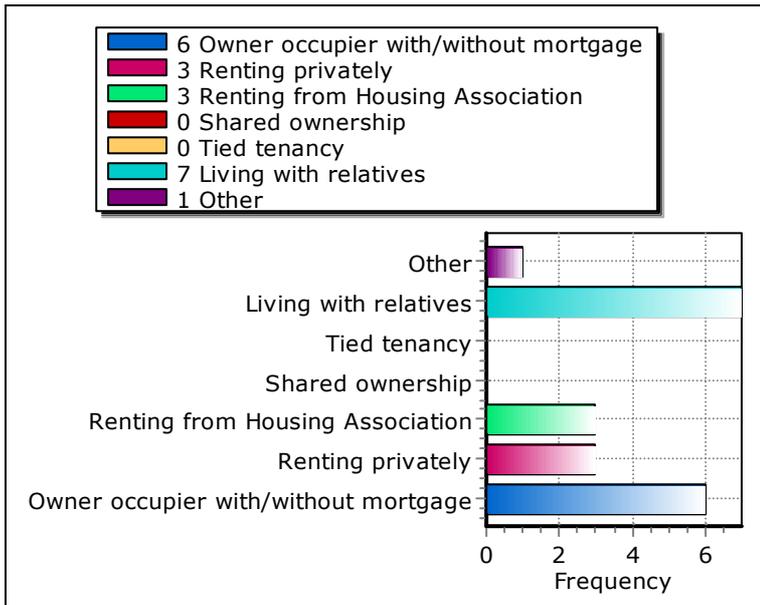
Question 20. How many people in each age group need alternative accommodation?

| AGE | 0 - 9 | 10 -15 | 16 - 19 | 20 -24 | 25 - 44 | 45 - 59 | 60 - 74 | 75+ |
|---------------|----------|----------|----------|----------|-----------|----------|----------|----------|
| Male | 5 | 0 | 1 | 4 | 5 | 2 | 3 | 1 |
| Female | 4 | 0 | 0 | 4 | 7 | 1 | 2 | 1 |
| Total | 0 | 0 | 1 | 8 | 12 | 3 | 5 | 2 |

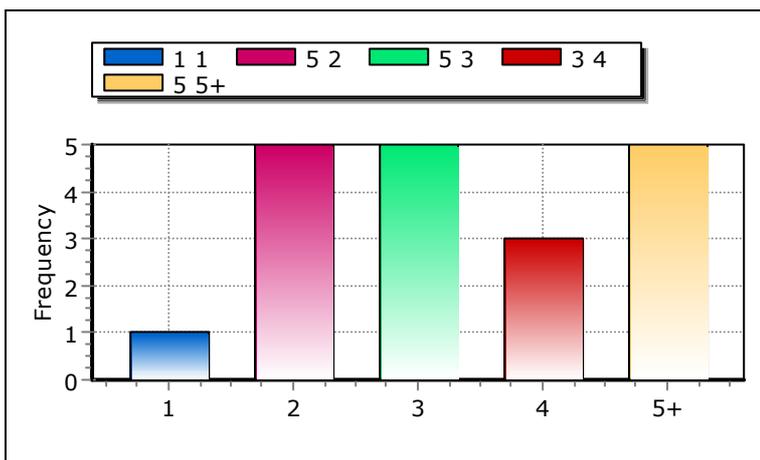
Question 21. Why are you seeking a new home?



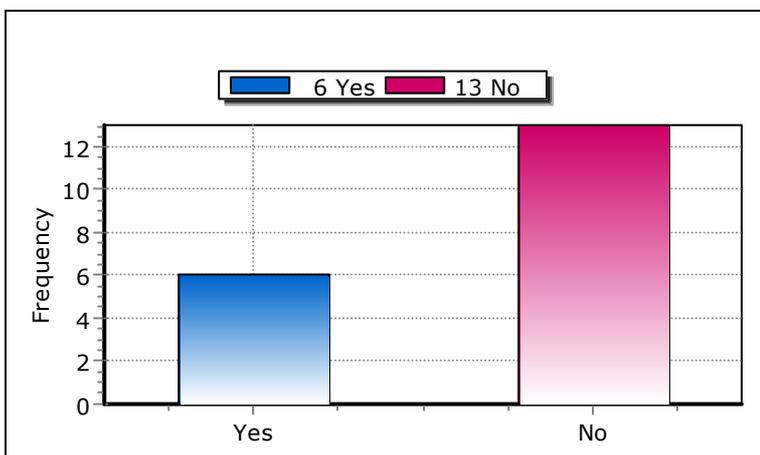
Question 22. What is your current housing situation?



Question 23. How many bedrooms does your current home have?



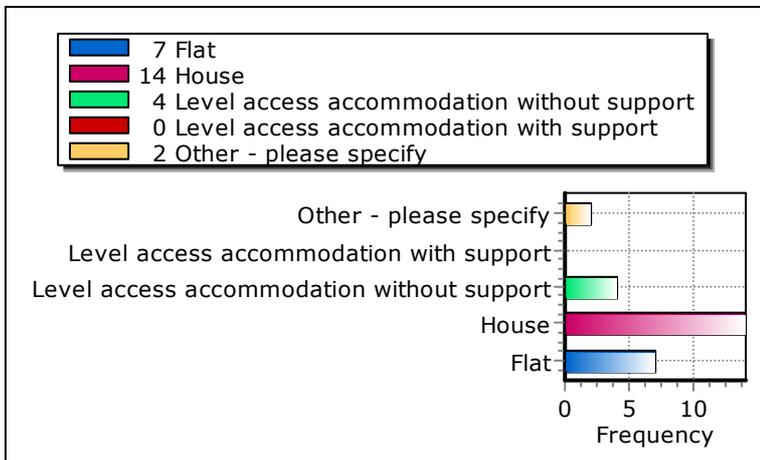
Question 24. Are you an older person/household wanting to downsize/move to more suitable housing for your needs?



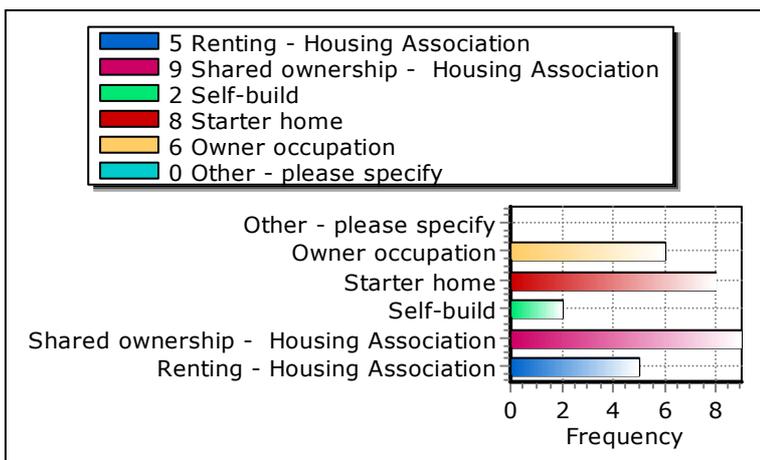
Question 25. Please tell us in your own words why you need to move and what prevents you from doing so.

There were 16 responses to this question. A full list of responses can be found in Appendix H3

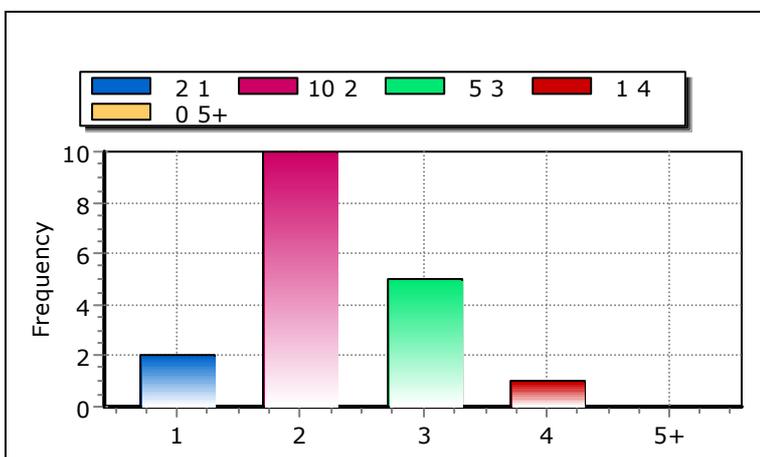
Question 26. What type of housing do you need? The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.



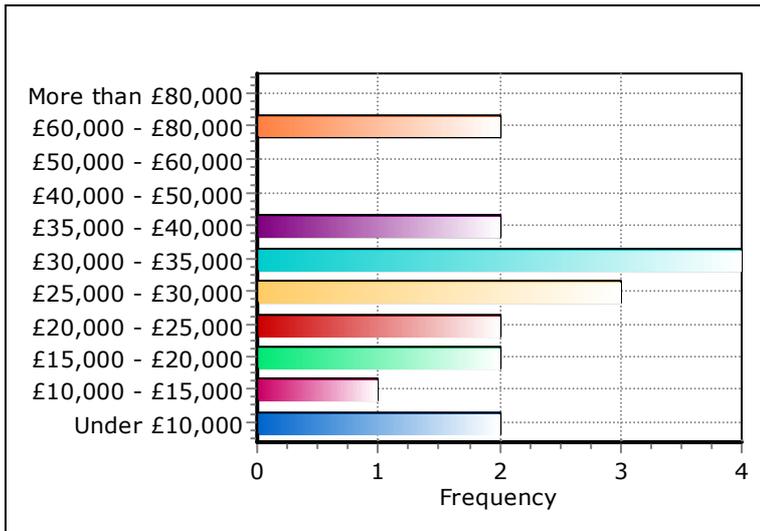
Question 27. Which tenure would best suit your housing need?



Question 28. How many bedrooms would you like? The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need



Question 29. Please indicate the total gross annual income of the household in housing need.



Question 30. How much money could you raise towards the purchase of a property? The following answers were given:

- £4000 x 1
- £10,000 x 1
- £15,000 x 1
- £80,000 x 1
- £120,000 x 1
- £150,000 x 1
- £160,000 x 1
- £500,000 x 1
- £750,000 x 1
- £1,000,000 x 1

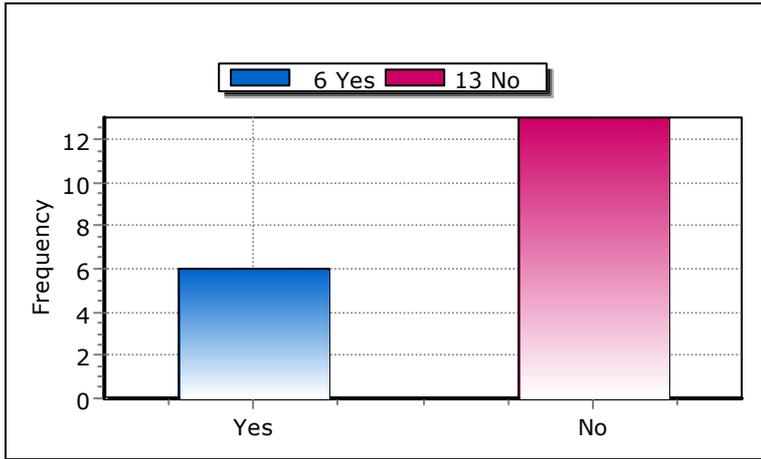
Question 31. How much money would you be able to raise as a deposit towards buying your own home? The following answers were given?

- £4000 x 1
- £10,000 x 4
- £15,000 x 1
- £20,000 x 3
- £50,000 x 1
- £150,000 x 1
- £500,000 x 1
- £1,000,000 x 1

Question 32. Do you have any particular or specialised housing requirements? The following responses were given:

- Must have walk-in shower and level floors
- Wheelchair accessible, wet room, ramps, outside space, disabled parking, rail
- No, must be quiet

Question 33. Are you registered on the Sevenoaks District 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 June 2018, found the following cheapest properties for sale (under £550,000) in Hever/Four Elms/Markbeech.

| Type of Property | Number of Bedrooms | Price £ |
|-------------------------|---------------------------|----------------|
| Apartment | 1 | 200 000 |
| Terraced house | 2 | 399 500 |
| Apartment | 2 | 450 000 |
| Semi-detached house | 3 | 535 000 |

Property to rent

A similar search for rental property found only one available in the three villages:

| Type of Property | Number of Bedrooms | Price £pcm. |
|-------------------------|---------------------------|--------------------|
| Detached house | 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% (June 2017) 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 |
|---------------------------|----------------|-----------------------------|---------------------------|--------------------------|
| 1 bed apartment | 200 000 | 30 000 | 48 571 | 683 |
| 2 bed terraced house | 399 500 | 59 925 | 97 021 | 1430 |
| 2 bed apartment | 450 000 | 67 500 | 109 286 | 1537 |
| 3 bed semi-detached house | 535 000 | 107 000 20% dep required | 122 286 | 1720 |

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 £ |
|---------------------------|----------------|----------------------------------|
| 3 bed semi-detached house | 1995 | 79 800 |

Using HM Land Registry data on house sales (www.mouseprice.com) using postcode area TN8 which lies within or includes part of the following towns, counties, localities, electoral wards and stations: Bough Beech, Brasted, Chevening and Sundridge, Chiddingstone, Chiddingstone Hoath, Cowden, Cowden and Hever, Crockham Hill, Den Cross, Dormansland and Felcourt, East Sussex, Edenbridge, Edenbridge North and East, Edenbridge South and West, Forest Row, Four Elms, Hever, Kent, Leigh and Chiddingstone Causeway, Limpsfield, Lingfield and Crowhurst, Mark Beech, Marsh Green, Penshurst, Fordcombe and Chiddingstone, Surrey, Toys Hill, Westerham and Crockham Hill, the average house prices in the last 3 months are –

| | |
|-------------------|------------|
| 1 bed properties | £235,900 |
| 2 bed properties | £342,300 |
| 3 bed properties | £420,200 |
| 4 bed properties | £767,800 |
| 5+ bed properties | £1,221,600 |

To afford the average cost of a 1 bed property using the mortgage calculation shown above, a salary of £57,290 would be required. To afford the average cost of a 2 bed property a salary of £83,130 would be required.

Information provided by 'mouseprice' states that the average property in the TN8 area costs £521,000 with average earnings being £26,786. This means that the average property costs over 19 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 £235,900 for a 1 bed property, £342,300 for a 2 bed property and £420,200 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.mouseprice.co.uk

| Property price £ | Share | Deposit Required £ | Monthly mortgage £ | Monthly rent £ | Monthly Service charge | Monthly total £ | Gross Income required |
|------------------|-------|--------------------|--------------------|----------------|------------------------|-----------------|-----------------------|
| 235 900 | 25% | 5898 | 281 | 405 | 95 | 781 | 28 173 |
| 235 900 | 40% | 9436 | 450 | 324 | 95 | 869 | 32 789 |
| 342 300 | 25% | 8558 | 408 | 588 | 95 | 1091 | 39 336 |
| 342 300 | 40% | 13 692 | 653 | 471 | 95 | 1219 | 47 578 |
| 420 200 | 25% | 10 505 | 501 | 722 | 95 | 1318 | 47 508 |
| 420 200 | 40% | 16 808 | 802 | 578 | 95 | 1475 | 58 406 |

Starter homes

The following table shows finances necessary to afford a Starter Home. Property prices are taken from the average in the TN8 area found by mouseprice. 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 235 900 | 47 180 | 188 720 | 9436 | 179 284 | 51 224 |

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 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 13 respondents said they need affordable housing in the following timescales:

- Now x 5
- In the next 2 years x 3
- In the next 5 years x 5

Assessment of the 5 households seeking affordable housing now

The 5 households in need of affordable housing now are:

- 1 Couple
- 4 families

Couples – there was 1 couple. The table below shows the ages of both 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 |
|---------------------|------------------|
| 2 | 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 |
|------------------|-----------|
| 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 |
|----------------|-----------|
| 3 | 1 |

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 38.

Household's joint gross annual income:

| Income | Frequency |
|-------------------|-----------|
| £30,000 - £35,000 | 1 |

Amount available towards purchase of a property:

- £150,000

Amount available towards a deposit:

- £20,000

Particular or specialised housing requirements: Not answered

Registered on the Sevenoaks District Council's Housing Register:

| Housing Register | Frequency |
|------------------|-----------|
| No | 1 |

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

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 |
|-------------------|-----------------------|------------|------------------|--------------|----------------------|--------------|
| £30,000 - £35,000 | 1 | 1 | 1 x 2 bed | 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 were 4 families

Age

| | Adult Age | Adult Age | Child Age | Child Age | Child Age | Child Age |
|-----------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Family 1 | 25-44 | | 0-9M | | | |
| Family 2 | 25-44 | 25-44 | 0-9M | 0-9F | 16-19M | |
| Family 3 | 20-24 | 20-24 | 0-9M | 0-9F | | |
| Family 4 | 20-24 | | 0-9F | | | |

Reason for seeking new home:

| Reason | Frequency |
|---------------------------------------|-----------|
| Need larger home | 2 |
| To be nearer family | 1 |
| To be nearer work | 1 |
| First independent home | 1 |
| Present home too expensive | 2 |
| Current home affecting health | 1 |
| Disability/disabled | |
| Other (Private tenancy ended) | 1 |
| Homeless/threatened with homelessness | 1 |

Current housing:

| Current Housing | Frequency |
|-----------------------|-----------|
| Living with relatives | 1 |
| Renting privately | 1 |
| Renting from HA | 2 |

Current number of bedrooms: One respondent did not answer the question

| Current Beds | Frequency |
|--------------|-----------|
| 2 | 3 |

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 | 1 |
| Flat/house | 2 |

Tenure best suited:

| Tenure | Frequency |
|--|-----------|
| Renting HA/shared ownership | 2 |
| Starter home | 1 |
| Shared ownership/starter home/owner occupation | 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 |
| 3 | 1 |
| 4 | 1 |

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 38.

Household's joint gross annual income:

| Income | Frequency |
|-----------------|-----------|
| Under £10,000 | 1 |
| £15,000-£20,000 | 1 |
| £20,000-£25,000 | 1 |
| £35,000-£40,000 | 1 |

Amount available towards purchase of a property: The following 2 responses were given

- £160,000
- £150,000

Amount available towards a deposit: The following 2 responses were given

- £15,000
- £150,000 (from parents)

Particular or specialised housing requirements: None

Registered on the Sevenoaks District Council's Housing Register:

| Housing Register | Frequency |
|------------------|-----------|
| Yes | 3 |
| No | 1 |

The respondents indicated at least one of the local connection criteria; 3 currently live in one of the villages and 1 currently live outside but used to live there and has family currently living there.

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 |
| £15,000-£20,000 | 1 | 1 with HB | 0 | 0 | 0 | 0 |
| £20,000-£25,000 | 1 | 1 with HB | 0 | 0 | 0 | 0 |
| £35,000-£40,000 | 1 | 1 | 1 x 2 bed | 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 3 households seeking affordable housing in the next 2 years

The 3 households in need of affordable housing in the next 2 years are:

- 1 single person
- 1 couple
- 1 family

Single people – there was 1 single person

| Age | Frequency |
|-------|-----------|
| 25-44 | 1 |

Reason for seeking new home:

| Reason | Frequency |
|------------------------|-----------|
| First independent home | 1 |

Current housing:

| Current Housing | Frequency |
|-----------------------|-----------|
| Living with relatives | 1 |

Current number of bedrooms:

| Current Beds | Frequency |
|--------------|-----------|
| 1 | 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 38.

Income:

| Income | Frequency |
|-----------------|-----------|
| £25,000-£30,000 | 1 |

Amount available towards the purchase of a property:

- £160,000

Amount available towards a deposit:

- £20,000

Particular or specialised housing requirements: None

Registered on Sevenoaks District Council's Housing Register:

| Housing Register | Frequency |
|------------------|-----------|
| No | 1 |

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

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 | 1 x 1 bed | 0 | 0 | 0 |

Although the respondent did not indicate wanting Shared Ownership, they could not afford the Starter Home product, and so have been assessed for the Shared Ownership tenure.

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 |
|------------------------|-----------|
| First independent home | 1 |

Current housing:

| Current Housing | Frequency |
|-----------------------|-----------|
| Living with relatives | 1 |

Current number of bedrooms:

| Current Beds | Frequency |
|--------------|-----------|
| 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 |
|-----------------|-----------|
| House | 1 |

Tenure best suited:

| Tenure | Frequency |
|------------------------------------|-----------|
| Starter home/self-build (possibly) | 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 38.

Household's joint gross annual income:

| Income | Frequency |
|-------------------|-----------|
| £25,000 - £30,000 | 1 |

Amount available towards a purchasing a property:

- £120,000

Amount available towards a deposit:

- £10,000 - £20,000

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 one of the villages and are employed there.

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 | 1 x 1 bed | 0 | 0 | 0 |

Although the respondent did not indicate wanting Shared Ownership, they could not afford the Starter Home product, and so have been assessed for the Shared Ownership tenure.

Families - there was 1 family**Age**

| | Adult Age | Adult Age | Child Age | Child Age | Child Age | Child Age |
|-----------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Family 1 | 25-44 | 25-44 | 0-9M | 0-9F | | |

Reason for seeking new home:

| Reason | Frequency |
|----------------------------|-----------|
| Present home too expensive | 1 |

Current housing:

| Current Housing | Frequency |
|-----------------|-----------|
| Private renting | 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 |
|-----------------------------|-----------|
| 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 |
|----------------|-----------|
| 3 | 1 |

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 38.

Household's joint gross annual income:

| Income | Frequency |
|-------------------|-----------|
| £30,000 - £35,000 | 1 |

Amount available towards purchase of a property:

- £4000

Amount available towards a deposit:

- £4000

Particular or specialised housing requirements:

- None

Registered on the Sevenoaks District Housing Register:

| Housing Register | Frequency |
|------------------|-----------|
| Yes | 1 |

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

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 |
|-------------------|-----------------------|------------|------------------|--------------|----------------------|--------------|
| £30,000 - £35,000 | 1 | 1 | 0 | 0 | 0 | 0 |

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

One respondent was excluded because they are currently an owner occupier and as such may not be eligible for affordable housing.

The 4 households in need of affordable housing in the next 5 years are:

- 2 single people
- 2 couples

Single people there were 2 single people

| Age | Frequency |
|------------|------------------|
| 20-24 | 2 |

Reason for seeking new home:

| Reason | Frequency |
|------------------------|------------------|
| First independent home | 2 |
| To be nearer work | 1 |

Current housing:

| Current Housing | Frequency |
|------------------------|------------------|
| Living with relatives | 2 |

Current number of bedrooms:

| Current Beds | Frequency |
|---------------------|------------------|
| 3 | 1 |
| 5+ | 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 |
| Shared ownership/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 |
|-----------------------|------------------|
| 1 | 2 |

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 38.

Income:

| Income | Frequency |
|-------------------|------------------|
| £25,000 - £30,000 | 1 |
| £35,000 - £40,000 | 1 |

Amount available towards purchase of a property:

- Not sure
- I am unsure

Amount available towards a deposit:

- £10,000
- £20,000

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 one of the villages.

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 |
|-------------------|------------------------------|-------------------|-------------------------|---------------------|-----------------------------|---------------------|
| £25,000 - £30,000 | 1 | 1 | 1 x 1 bed | 0 | 0 | 0 |
| £35,000-£40,000 | 1 | 1 | 1 x 1 bed | 0 | 0 | 0 |

Couples – there were 2 couples. The table below shows the ages of all members of the household. 1 respondent did not indicate their partner’s age

| Age | Frequency |
|-------|-----------|
| 20-24 | 1 |
| 25-44 | 1 |
| 60-74 | 1 |

Reason for seeking new home:

| Reason | Frequency |
|-------------------------------|-----------|
| First independent home | 1 |
| Present home too expensive | 1 |
| Current home affecting health | 1 |

Current housing:

| Current Housing | Frequency |
|-----------------------|-----------|
| Living with relatives | 1 |
| Renting privately | 1 |

Current number of bedrooms:

| Current Beds | Frequency |
|--------------|-----------|
| 2 | 1 |
| 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 |
| Level access without support/house | 1 |

Tenure best suited:

| Tenure | Frequency |
|--|-----------|
| Starter home | 1 |
| Renting HA/shared ownership/owner occupation | 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 38.

Household's joint gross annual income:

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

Amount available towards a purchasing a property:

- £10,000
- £150,000

Amount available towards a deposit:

- £10,000
- £50,000

Particular or specialised housing requirements: None

Registered on Sevenoaks District Council's Housing Register:

| Housing Register | Frequency |
|------------------|-----------|
| Yes | 1 |
| No | 1 |

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

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 |
|-------------------|-----------------------|------------|-------------------------------------|--------------|----------------------|--------------|
| £15,000 - £20,000 | 1 | 1 with HB | 0 | 0 | 0 | 0 |
| £20,000 - £25,000 | 1 | 1 | 1 x 1 bed (large deposit available) | 0 | 0 | 0 |

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

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. Older people were defined as those who were at least 50 years old at the time of completing the survey.

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

- Now x 0
- Within the next 2 years x 3
- Within the next 5 years x 4

Assessment of the 3 households who require alternative housing within the next 2 years.

Two respondents were excluded for the following reasons:

- 1 respondent wanted to move out of the area
- 1 respondent did not indicate sufficient information for an assessment of their need to be made

The 1 household seeking alternative housing within the next 2 years is:

- 1 x couple

Couple – there was 1 couple. The respondent did not indicate their partner's age

| Age | Frequency |
|------------|------------------|
| 60-74 | 1 |

Reason for seeking new home:

| Reason | Frequency |
|---------------|------------------|
| Retirement | 1 |

Current housing:

| Current Housing | Frequency |
|------------------------|------------------|
| Owner occupier | 1 |

Current number of bedrooms:

| Current No. | Frequency |
|--------------------|------------------|
| 3 | 1 |

Type of housing needed:

| Type of housing | Frequency |
|------------------------|------------------|
| House | 1 |

Tenure best suited:

| Tenure | Frequency |
|-----------------------------|------------------|
| Self-build/Owner occupation | 1 |

Number of bedrooms required:

| No of bedrooms | Frequency |
|-----------------------|------------------|
| 2 or 3 | 1 |

Particular or specialised housing requirements: None

Income:

| Income | Frequency |
|-------------------|------------------|
| £30,000 - £35,000 | 1 |

Amount available towards purchase of a property:

£500,000

Amount available as a deposit:

£500,000

Registered on Sevenoaks District Council's Housing Register:

| Housing Register | Frequency |
|-------------------------|------------------|
| No | 1 |

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

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 |
|------------|------------------|
| 45-59 | 1 |

Reason for seeking new home:

| Reason | Frequency |
|-------------------------------|------------------|
| Current home affecting health | 1 |
| Retirement | 1 |

Current housing:

| Current Housing | Frequency |
|------------------------|------------------|
| Tied tenancy | 1 |

Current number of bedrooms:

| Current No. | Frequency |
|--------------------|------------------|
| 4 | 1 |

Type of housing needed:

| Type of housing | Frequency |
|------------------------|------------------|
| Flat/house | 1 |

Tenure best suited:

| Tenure | Frequency |
|------------------|------------------|
| Shared ownership | 1 |

Number of bedrooms required:

| No of bedrooms | Frequency |
|-----------------------|------------------|
| 2 | 1 |

Income:

| Income | Frequency |
|-----------------|------------------|
| £10,000-£15,000 | 1 |

Amount available towards purchase of a property:

- £80,000

Amount available towards a deposit:

- £10,000

Particular or specialised housing requirements: None

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

Registered on Sevenoaks District Council's Housing Register:

| Housing Register | Frequency |
|------------------|-----------|
| No | 1 |

Couples – there were 3 couples

| Age and Gender | Frequency |
|----------------|-----------|
| 45-59 | 2 |
| 60-74 | 2 |
| 75+ | 2 |

Reason for seeking new home:

| Reason | Frequency |
|--|-----------|
| Need smaller home | 2 |
| To be nearer family | 1 |
| Disability/disabled | 1 |
| Access problems | 1 |
| Alternative accom due to age/infirmity | 2 |

Current housing:

| Current Housing | Frequency |
|-----------------|-----------|
| Owner occupier | 2 |
| Renting HA | 1 |

Current number of bedrooms:

| Current No. | Frequency |
|-------------|-----------|
| 3 | 1 |
| 4 | 1 |
| 5+ | 1 |

Type of housing needed:

| Type of housing | Frequency |
|---|-----------|
| Level access without support/Other (bungalow) | 2 |
| Level access without support/flat/house | 1 |

Tenure best suited:

| Tenure | Frequency |
|----------------------|-----------|
| Open market purchase | 2 |
| Renting HA | 1 |

Number of bedrooms required:

| No of bedrooms | Frequency |
|----------------|-----------|
| 2 | 2 |
| 3 | 1 |

Particular or specialised housing requirements:

- Must have walk-in shower and level floors
- Wheelchair accessible, wet-room – ramps – outside space, disabled parking, rails.

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

| Income | Frequency |
|-------------------|-----------|
| Under £10,000 | 1 |
| £60,000 - £80,000 | 1 |

Amount available towards purchase of a property:

- £700,000
- £1.5 million

Amount available towards a deposit:

- Unlimited

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

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 12 homes for local people who are in need of affordable housing; they are 3 single people, 4 couples and 5 families. 5 of the households need housing now, 3 in the next 2 years and 4 in the next 5 years.

The 12 respondents in need of affordable housing indicated strong local connections to the villages of Hever, Four Elms and Markbeech; 11 currently live in the parish and 1 lives outside but wants to return.

7 respondents are currently living with relatives, 2 are housing association tenants and 3 are renting privately.

In total there are 19 adults and 9 children who have a need for affordable housing.

When asked how many bedrooms respondents sought/preferred, the following answers were given: 2 x 1 bed, 6 x 2 beds, 3 x 3 beds and 1 x 4 beds. Actual size of property will depend upon the council's allocation policy and Help to Buy eligibility, see below.

In total, 6 respondents indicated an interest in shared ownership and 7 in a starter home (some respondents indicated more than one option); none of the respondents appeared to be able to afford a starter home. 2 households who indicated starter homes only, were assessed for shared ownership. In total, 7 households 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:

- 1 x 1 bed
- 3 x 2 bed
- 1 x 3 bed

Shared ownership:

- 5 x 1 bed
- 2 x 2 bed

8.2 Summary of the housing needs of older households

The survey has found a need for 5 homes for older people who require more suitable housing; they are 1 single person and 4 couples. All 5 households currently live in the parish.

1 household requires housing in the next 2 years and 4 in the next 5 years.

3 of the households are owner occupiers, 1 is a tied tenant and 1 is a housing association tenant.

The most frequently given reasons for needing an alternative home were the need for a smaller property and needing alternative accommodation due to age/infirmity; other reasons include retirement, disabled/disability and access problems.

2 of the households said they need affordable housing; 1 is currently a housing association tenant and 1 is a tied tenant. One of these respondents wanted shared ownership but did not indicate sufficient income to afford it; they have therefore been assessed for rented housing. They want the following type of housing:

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

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 3 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 self-build house on own land
- 1 x 2 bed level access accommodation without support, flat or house
- 1 x 3 bed level access accommodation without support or bungalow

9. APPENDIX H1

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

We moved here because of the rural location. We do not wish to see that being ruined through additional house building

Many people can't carry on living here because of expense. I can only afford it because my job is live-in
Unless on brown field site

Would like to see the area remain quiet and rural

There is a need for properly built affordable rent controlled housing for locally employed people. The rents should be controlled to avoid these becoming 'boutique' country homes for commuters

We need more housing everywhere. Privately renting makes me nervous because how long I live in my home for is decided by someone else. Also the cost is barely affordable

There is a need for retirement type homes, family homes and cheaper starter homes in the area

I feel that there is enough housing in Edenbridge!

Unfortunately there are a handful of greedy property developers who are fixated with urbanising our beautiful homes and villages in this area. They seem unwilling to provide relevant infrastructure such as doctors, schooling and roads. I will fight any proposed development with every sinew of my being!!

I believe Four Elms needs to develop a 'heart' - it needs a few more families

I would have no objections to a small development in Four Elms for young people or for older people in a similar style of existing accommodation at Styles Close

Would only support if not housed within green belt or AONB areas so realistically in already developed area

I'd rather keep it more greenbelt, thanks!

Not on green belt land, otherwise yes

There is a need

As long as priority was given to local residents, the buildings were in keeping with wherever they were sited and there were enough places at schools/NHS services, transport lines were adequate

My daughter and granddaughter have moved back home recently as my daughter cannot afford to privately rent in the area or afford to get onto the property ladder

We would love the opportunity to purchase a bigger property as our family grows, at a reasonable (affordable) price

It would depend on the location, appearance, etc. etc. of the development

It's important for people who have grown up around here to want to come home to be near family

But not near the dangerous cross roads

There are a few hidden local significant employers, would like to see that employer benefit or other locally employed locals

A massive amount of affordable housing is available 5 minutes away in Edenbridge. It would be stupid to build on green land in these villages. These are not remote villages needing affording housing!

There is a need for families to be able to live together in the same village to support and nurture. The current housing marked prohibits this. There is also a lack of ability to earn and pay enough. Young people are disadvantaged

I think it is particularly important for young families to live/return to the area. They keep communities going, support local schools, clubs and churches. We have moved here fairly recently (thanks to inherited money) and really enjoy being a part of the local community and benefit from sports clubs, local shops and local primary school

Already too many houses and too many people

Our family enjoy living in the Hever area. We are currently privately renting and due to house prices in the area we are unable to afford to buy locally. Both my husband and I are professional working people and our children will be going to school in the area

Affordable housing brings undesirable people into the area

No further building required in rural protected green belt when there is space and services locally, in Edenbridge less than 5 mins drive

I believe affordable housing gives people like me to live in a village location at an affordable rate

I think there is enough affordable housing in the local area to meet demand and building even a small new development will attract further development of the area which is not sustainable

Any development would need to be located in an appropriately located area with suitable infrastructure and limited impact on the green belt countryside

Happy to support this as long as the infrastructure (schools, doctors, dentists) can support the additional homes/people

Clear benefit for local community but need to be capped to avoid a Chiddingstone Causeway development.

Housing association supported, or adopt model similar to Great Tew in Oxfordshire (affordable rent to local village workers)

Give more residents an option to own their home

Would support a smaller development

I believe there would probably be demand for a greater number of homes

There is no infrastructure to support the extra housing. There are no shops or doctor

We moved to Four Elms to enjoy the rural aspect and greenbelt which I don't think should be eaten into. Because it won't stop at 6-10 houses will it. It never does due to greed of property developer

In principle I would support it but it would depend on where the development would be

In principle I would support the initiative but I would reserve judgement until the site/s was identified

The need to encourage younger people to live and partake in activities in the villages to keep villages alive

What's beautiful about our area is the lack of development. This is the thin end of the wedge.

Edenbridge is very nearby and has plenty of affordable housing. It's a 3 minute drive. Let's think about problems that actually need sorting

I rent privately from Four Elms village hall trustees and with being a lone parent with only my income money is tight so affordable housing is a great idea with the ever rising housing costs

As long as they were genuinely affordable and reserved for people who have local need

Will be needed in the future

Several areas of land for sale could accommodate a small collection of houses, i.e. Mark Beech, Four Elms

Additional building changes the character of small villages. Edenbridge is a better choice as it is close and has better amenities and is already built up

There should be a resale restriction on these houses so that they remain at an affordable level and can only be occupied by people with a real local connection.

I moved to this area for the rural landscape. Building houses spoils that rural landscape. Four Elms already has a wide variety of housing; 1 bed flats to large houses. I believe further building is unnecessary.

It would depend where?

There is already a great deal of affordable housing in Hever.

Enough already

We have a family member who was forced to move out of the area in order to buy a house in his price range even though his business is within the parish.

We already have accommodation classed as affordable in Four Elms

There is a desperate need for affordable housing for all ages

Hever, Markbeech only.

10. APPENDIX H2

Question 10. Please state any sites you think might be suitable for a local needs housing development in the area if this survey identifies a need for it.

1. Waste land behind Queens Arms pub. 2. Field adjacent to Kentish House car park

Field opposite Four Elms Inn

Any unused area of units Edenbridge Industrial Estate

The field between Rectory Lane and the Hever football pitch. A suitable well designed crescent would frame the village games area and bring heart to the village

There are a lot of fields around Four Elms. The village could be expanded in any direction

Markbeech - church field

Any development must be met with appropriate upgrades to local amenities such as doctors' surgeries, schools and policing! If any development must be implemented it would need to be near Riverhead or Edenbridge

Field behind the church?

Bough Beech, Four Elms

The field in Pootings Road on the right as you head towards Pootings (just before Mapleton Road)

Suggest some of the field opposite Henry VIII pub

Four Elms Village Hall garden

1) Land in Markbeech between Ash Trees and School House (1 house or 2 and detached). 2) Land down Uckfield Lane

Opposite the small close of houses in Four Elms not far from garage

Develop on brown field sites on outskirts of town/villages

Hever station, possible on Uckfield Lane

Very difficult in protected greenbelt and AONB

Four Elms has the best bus routes (employment, health, access). Land rear of village hall. Four Elms Road, Hillcrest etc.

None needed. About 6 housing estates with lots of affordable and available houses 5 minutes away in Edenbridge

Empty site next to School Cottages, Markbeech. It is owned by the CofE

Plenty of farmland in the surrounding areas

In fill in Pigdown Lane

None

Edenbridge

Land near Skinners Lane, Edenbridge

None

Hever village hall site, rebuild hall to community field by school. Sites in proximity to village hall/schools should be considered

1. Hever village hall paddock. 2. Adjacent to Hever BR station/car park 3. Adjacent to Four Elms pond/Pootings Road or 4. Behind Four Elms village hall

Beyond goods yard Hever station. Gary Belcher land

Hever station car park. Need to ensure the properties appearance are in keeping with established housing. Ideal for commuters

Ideally brownfield. No loss of greenbelt

Some of the surrounding greenbelt land could be used

On the main road above The Grange, Hever

None

Field between school playing field and Rectory Lane, Hever.

No. Protect the rural landscape. We can't just keep building on greenfield sites.

There seems to be a lot of land on Hever Road - Edenbridge.

Hever and Markbeeceh.

Hever/Markbeeceh

Behind village hall in Four Elms

Large plots on Uckfield Lane

11. APPENDIX H3

Question 25. Please tell us in your own words why you need to move and what prevents you from doing so.

I need to move in about 5 years' time as the hours and work involved in running business will become too much by then

Setting up with partner and soon to start family

We need somewhere with cheaper rent. We can't move because we don't have any money. Our kids go to school in the village

My wife and I both over 80. Nothing prevents us; we have lived in this village 52 years

I will move home in a few years to be independent from parents

I would be looking to move in the next 5 years as I would hope to be in full time employment, and would like to try and get on the property ladder

No available property. I earn minimum wage and work full time. Moving back to the village would give support and help with child care needs and the support a young family needs. I spend all my day off with my parents in the village

In about 5 years' time if our daughter's health improves and she moves out. My husband is a wheelchair user and his condition will deteriorate and not improve

Given the range of ages of the 3 children (2 male, 1 female) we sleep every night on a pull up in a lounge. WKHA cannot provide larger accommodation although we have requested it.

I am living with my parents. I would like to set up my own home near my job. I am a teacher

Prospective first time buyer. However houses are very expensive in these areas

I am a lone parent with a young child. I have one wage and no other financial support. My mum travels from London to care for my child while I work full time in London Mon-Friday and she shares my son's bedroom. With the cost of living ever increasing half my salary just goes on rent alone so more affordable housing would be a better option for me

When I moved to Hever with my wife in 1999 Hever was a delightful tranquil village hardly affected by aircraft noise. Gatwick Airport has since narrowed the arrivals approach path, lowered the height of incoming aircraft and increased capacity to the point where a low flying very noisy aircraft passes directly over my house every two or so minutes during westerly operations (landing from the east). Hever has now become a noise ghetto. The reason I have not moved (although it has been considered on several occasions) is that currently I am in an AONB. I very much enjoy living in the heart of the countryside

Not looking for a smaller property necessarily but one on a single level with few rooms, more open plan and maybe out-buildings (workroom, garages, store) to make living easier as we get older. Good size garden.

Son and family taking over family business. Housing needed in the area to continue involvement in the business.

Affordability

Hever Parish Council

May 2018

Dear Resident of Four Elms, Hever and Markbeech,

Housing Needs Survey

Hever Parish Council is considering whether there might be a need for additional local needs housing in the parish so that residents who cannot afford to buy or rent locally will not be forced to move away. The reason for providing local needs housing is to help local people of all ages who would like to stay or return to the parish.

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 home, or rent, either privately or through a housing association. In order to gauge future need, older people are defined as those who are at least 50 years of age now.

We are sending out this Housing Needs Survey to assess the need and gauge the level of support a small scheme might have in our community. Tessa O'Sullivan, the Rural Housing Enabler from Action with Communities in Rural Kent, is assisting us in carrying 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. The full cost of this survey and analysis is met through Sevenoaks District Council, for which we are most grateful.

Depending on the outcome of this survey, we *may* seek suitable sites within the Parish of Hever. If this were to happen;

- 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

The Kent Rural Homes Protocol (<http://www.kenthousinggroup.org.uk/protocols/guide-developing-affordable-homes-rural-communities/>) gives a lot more detail about local needs housing and Rural Exceptions Sites.

Please take a few minutes to answer the survey and THANK YOU. If you have family members who live elsewhere but would like to return to live in the parish, please make them aware of the survey. Further copies can be requested from the Rural Housing Enabler, Tessa O'Sullivan. Telephone: 01303 813790. Email: tessa.osullivan@ruralkent.org.uk.

If you have any other queries please do contact us at Hever Parish Council - clerk@hever.org.

Please return your completed survey form in the freepost envelope provided by 1st June 2018.

Yours faithfully,

John Hodson
Chairman of Hever Parish Council

The survey includes space for you to declare you have a housing need, and, if you wish, to identify yourself. Under terms of the General Data Protection Regulation, Action with Communities in Rural Kent requires consent to hold and process such personal data - and even if you provide that consent you have the right to withdraw it at any time. Further information is provided in a 'privacy notice' available from Action with Communities in Rural Kent, The Old Granary, Penstock Hall Farm, Canterbury Road, Brabourne, Kent TN25 5LL. Email info@ruralkent.org.uk

HOUSING NEEDS IN HEVER, FOUR ELMS AND MARKBEECH

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 either Four Elms, Hever or Markbeeck?
 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 Four Elms, Hever or Markbeeck 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/suitable 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 e.g. 6-10 homes if there was an identified need for people with a genuine local connection to Four Elms, Hever or Markbeeck?
 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 the area if this survey identifies the need for one:

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. Which village do you currently live in?

Hever

Four Elms

Markbeech

I live outside of these villages

Q16. If you live outside of Hever, Four Elms or Markbeech do you wish to return? Yes No

Q17. If you live in Hever, Four Elms or Markbeech do you wish to stay within the area? Yes No

Q18. What is your connection with Hever, Four Elms or Markbeech? Please tick all that apply

I currently live in one of the villages and have done so continuously for the last 3 years

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

I have lived in one of the villages for a total of 5 out of the last 10 years

I am in full time** employment in one of the villages

I need to move to one of the villages to take up full time** employment

I need to move to one of the villages 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 Hever, Four Elms or Markbeech

Q19. What type of household will you be in alternative accommodation?

Single person Couple Family Other _____

Q20. 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+

Q21. Why are you seeking a new home (please tick all that apply)

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

Q22. What is your current housing situation?

- | | | | |
|---|--|--|---|
| <input type="checkbox"/> Owner occupier with/without mortgage | <input type="checkbox"/> Living with relatives | <input type="checkbox"/> Renting privately | <input type="checkbox"/> Shared ownership |
| <input type="checkbox"/> Renting from Housing Association | <input type="checkbox"/> Tied tenancy | <input type="checkbox"/> Other _____ | |

Q23. How many bedrooms does your current home have?

1 2 3 4 5+

Q24. Are you an older person wanting to downsize/move to more suitable housing?

Yes No

Q25. Please tell us in your own words why you need to move and what prevents you from doing so.

Q26. 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 _____

Q27. 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 _____

Q28. How many bedrooms will you need?

- 1 2 3 4 5+

Q29. 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"/> £60,000 - £80,000 |
| | <input type="checkbox"/> More than £80,000 |

Q30. 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?

Q31. How much money would you be able to raise as a deposit towards buying your own home?

Q32. Do you have any particular or specialised housing requirements e.g. to assist with a disability or special need? (Please provide details).

Q33. 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 Hever, Four Elms and Markbeeceh. 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
1st JUNE 2018