



Shoreham

Housing Needs Survey

August 2022

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www.ruralkent.org.uk

With the support of:
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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 Shoreham. This report provides overall information as well as analysis of housing need.

A survey was posted to every household within the parish in June 2022. 611 surveys were distributed with 84 surveys being returned, representing a 14% response rate.

Analysis of the returned survey forms identified that 90% 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 there were no properties for sale in Shoreham, the cheapest property under £5000,000 within 3 miles of the parish was a 3-bed semi-detached property for £475,000. To afford to buy this home a deposit of approximately £23,700 would be required and an income of £100,277. The cheapest property found in Shoreham to rent was a 3-bedroom detached house for £1,950 pcm; to afford to rent this property an income of approximately £78,000 would be required.

A need for 5 affordable homes, for the following local households was identified:

- 2 single people (1 of which is an older household)
- 2 couples (1 of which is are older households)
- 1 family

The survey also identified the need for the following 1 older owner occupier wanting to downsize/move to more suitable housing for their needs:

- 1 couple

The survey has identified a need for 5 affordable homes and 1 open market home suitable for an older household wanting to downsize/move to more suitable housing for their needs.

2. INTRODUCTION TO THE SHOREHAM HOUSING NEEDS SURVEY

The Rural Housing Enabler worked with Sevenoaks District Council to undertake a housing needs survey within the parish. The survey was undertaken as part of Sevenoaks District Council's Local Housing Needs Surveys, 5-year programme.

Rural Housing Needs Surveys aim to investigate and establish the affordable housing needs of people who live in or have close ties to a parish or rural area, and provide an independent report of that need, if any, using a transparent and robust methodology. They also investigate the needs of older households of any tenure needing alternative housing.

The aim of this survey is to identify in general terms if there is, or is not, a housing need from local people. It is not to provide a list of names and addresses of individuals requiring a home. If a need is identified, then a further Registration of Interest survey may be undertaken to update the levels of housing need. At this stage, further details such as name and address, income, housing need and details of local connection will be taken.

3. BACKGROUND INFORMATION

The 2021 [‘Parish Councillors’ Guide to Rural Affordable Housing’](#) states that ‘Across the country there is a lack of affordable housing to rent or buy in many villages, in some there is none at all. This causes hardship for people across the generations, young people just starting out on an independent life, families trying to provide for their children and older people who have lived in the village for most of their lives but whose growing frailty means they can no longer manage in their current home.’

The Kent Rural Housing Protocol [‘A Guide to Developing Affordable Homes in Rural Communities’](#) states that ‘Within the County of Kent, most land (85%) is classed as “rural” and over 40% of businesses in Kent are based in rural areas. KHG recognise that provision of affordable housing is vital to ensure that rural communities continue to thrive and prosper.’

Small developments of local needs housing 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.

The housing needs of older people in rural areas has also been a subject of concern given the growing numbers in that age group whose needs are not being met by the market. A nine-month enquiry starting in 2017 on Housing and Care for Older People concluded in their report¹ that ‘policy makers must recognise the growing housing needs of older people living in the countryside. It recommends that Local Planning Authorities ensure provision of new homes for older people, noting the value of both the building of small village developments – “perhaps six bungalows on an unused scrap of land” – or larger scale retirement schemes in towns close by.’

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.

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

The RHE will assist with carrying out a housing needs survey, analyse the results and when appropriate 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 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 worked with Sevenoaks District Council to determine the format of the housing needs survey to be used in the Sevenoaks area for the 5-year local needs survey programme; this was sent to Shoreham Parish Council for information. A copy of the survey was posted to every household in the parish in June 2022.

Surveys were returned in prepaid 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 7th July 2022. All surveys received at Action with Communities in Rural Kent by 19th July are included in this report to allow for any postal delays.

611 surveys were distributed with 84 returned by this date representing a return rate of 14%.

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

5. RESULTS

Section 1

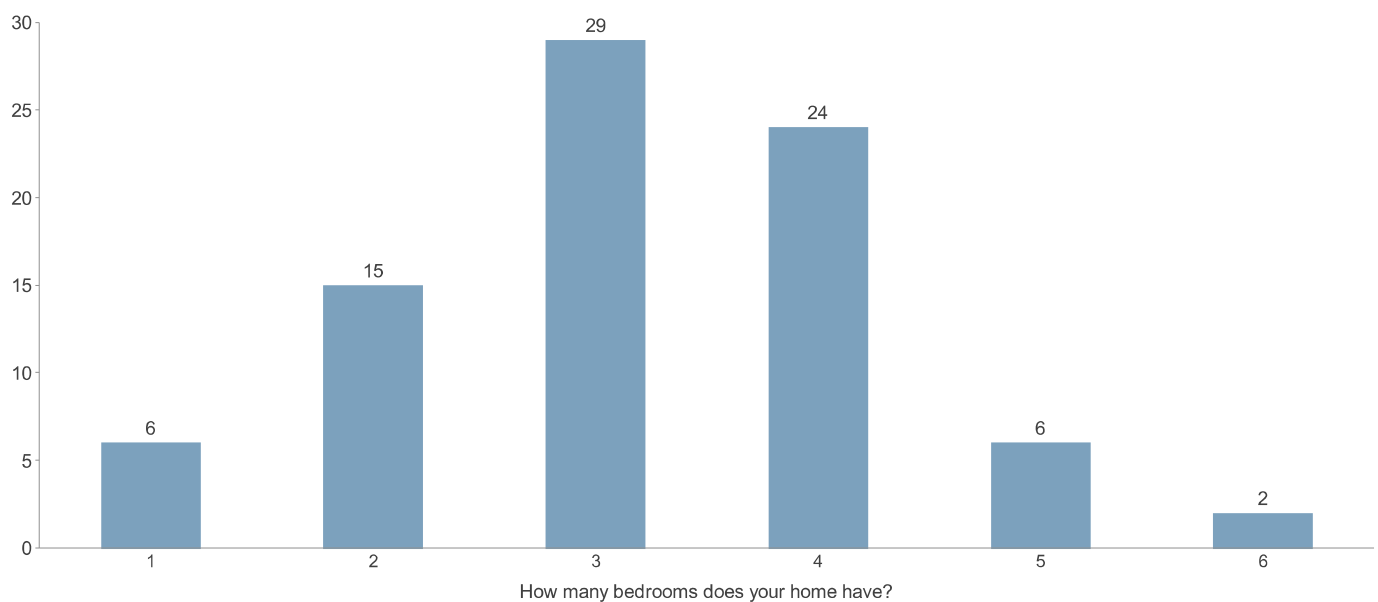
Listed below are the results of each question asked by the housing needs survey.

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

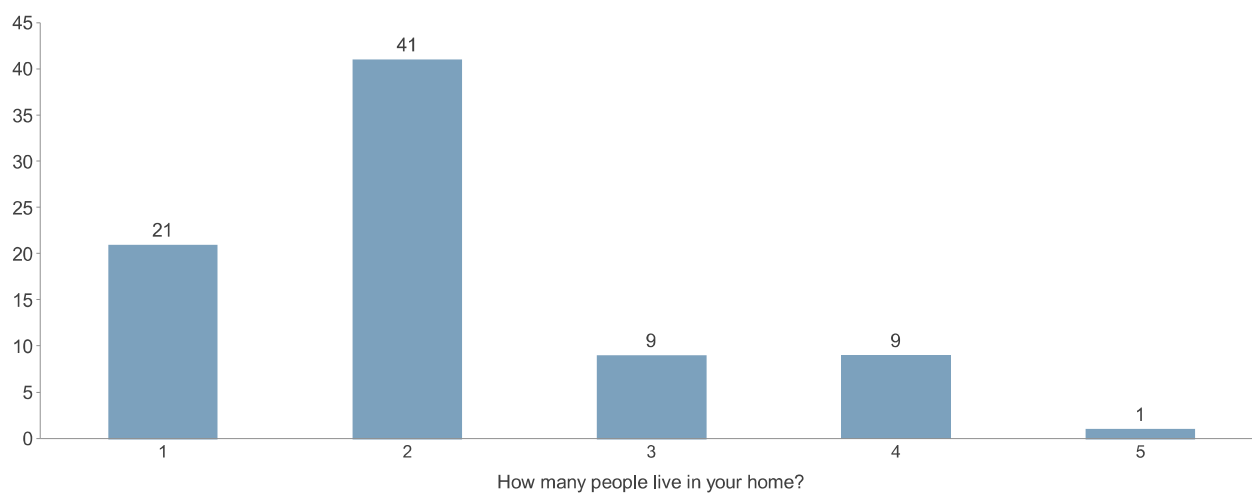


90% of respondents are owner occupiers.

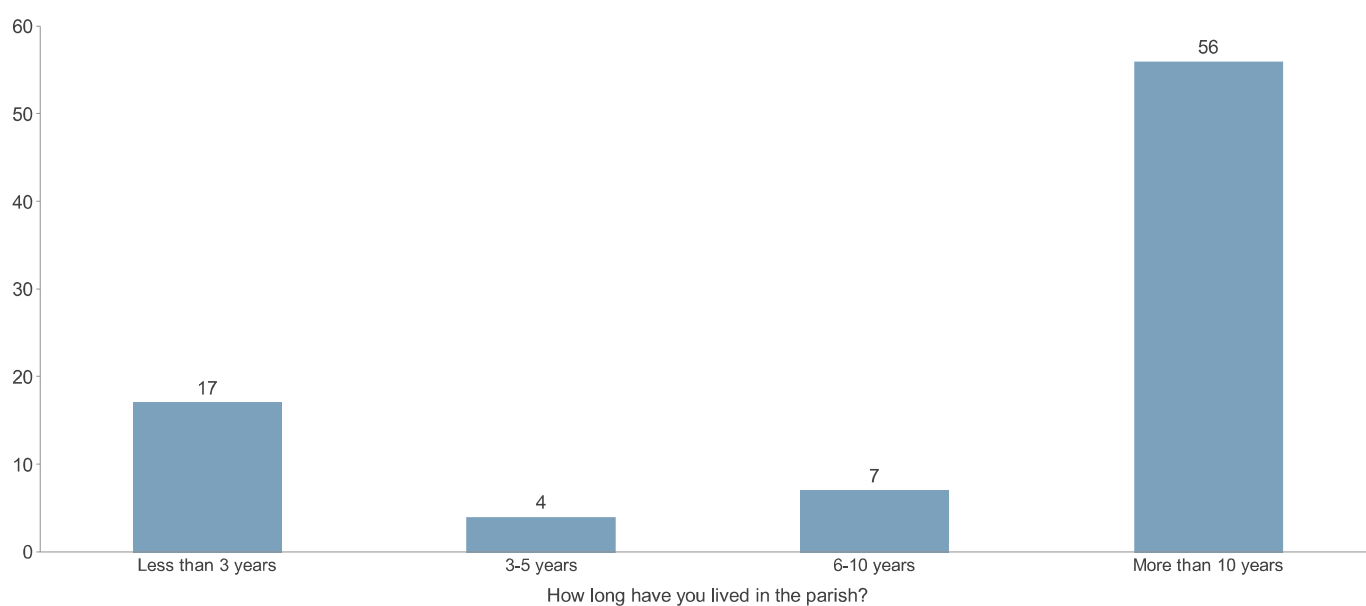
Question 2. How many bedrooms does your home have?



Question 3. How many people live in your home?

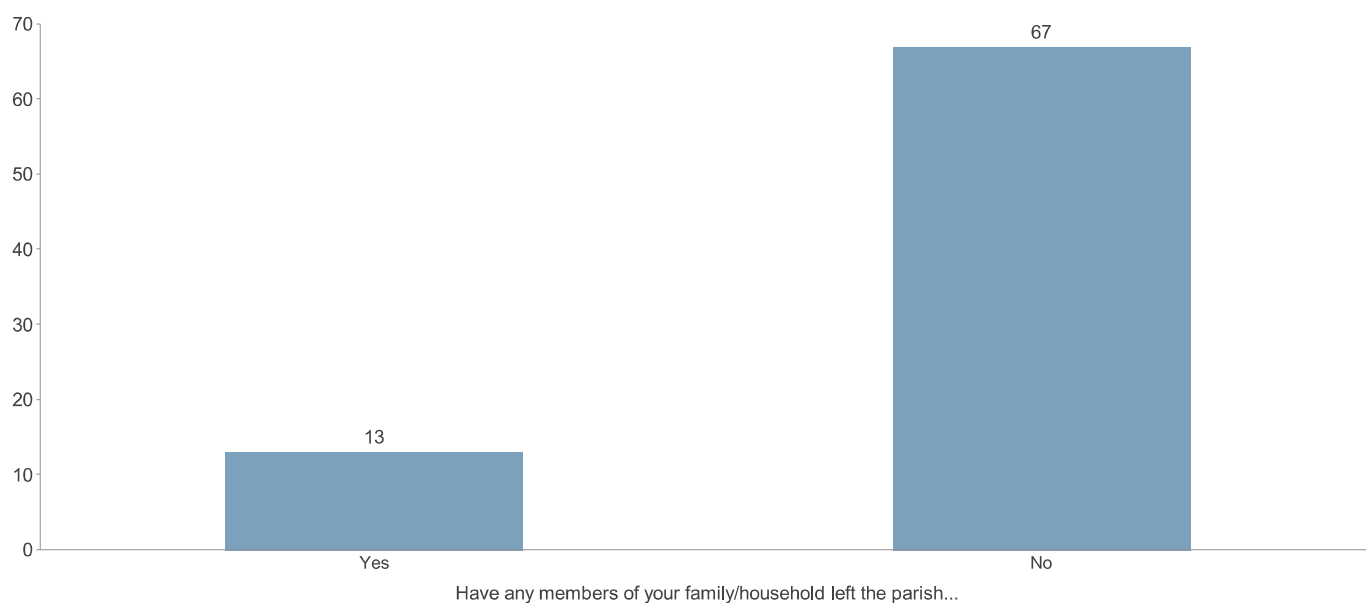


Question 4. How long have you lived in Shoreham?



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

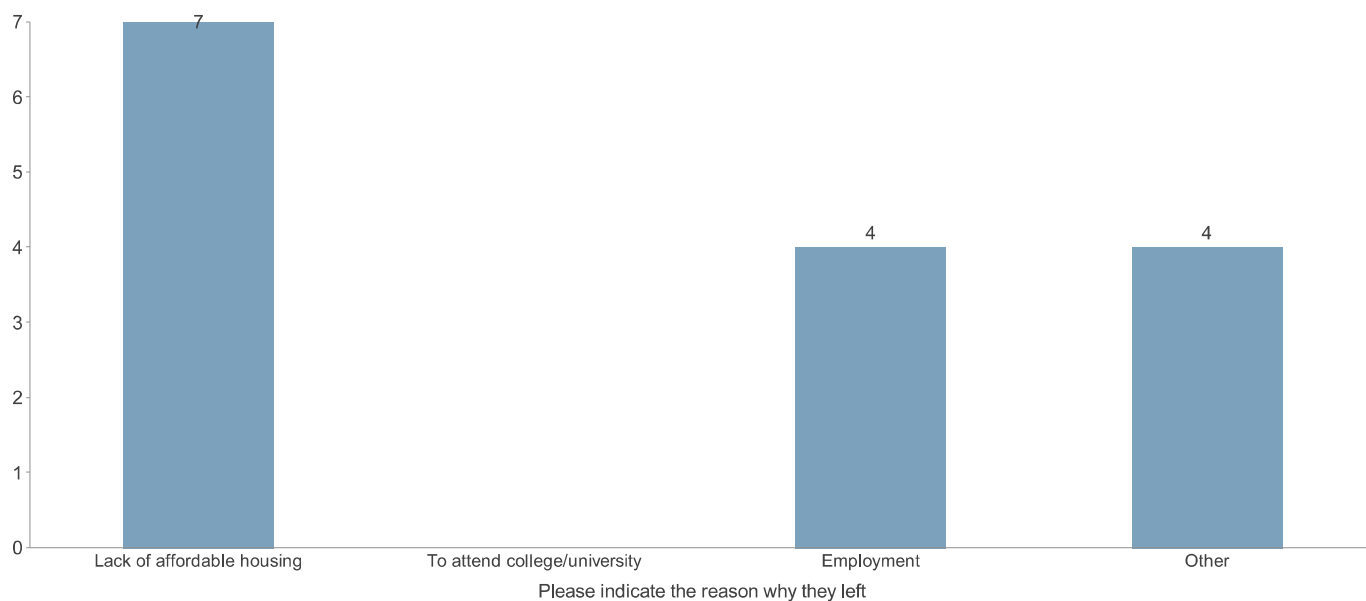
Question 5. Have any members of your family/household left Shoreham in the last 5 years?



Question 6. If you answered yes to question 5, please state what relationship they have to you.

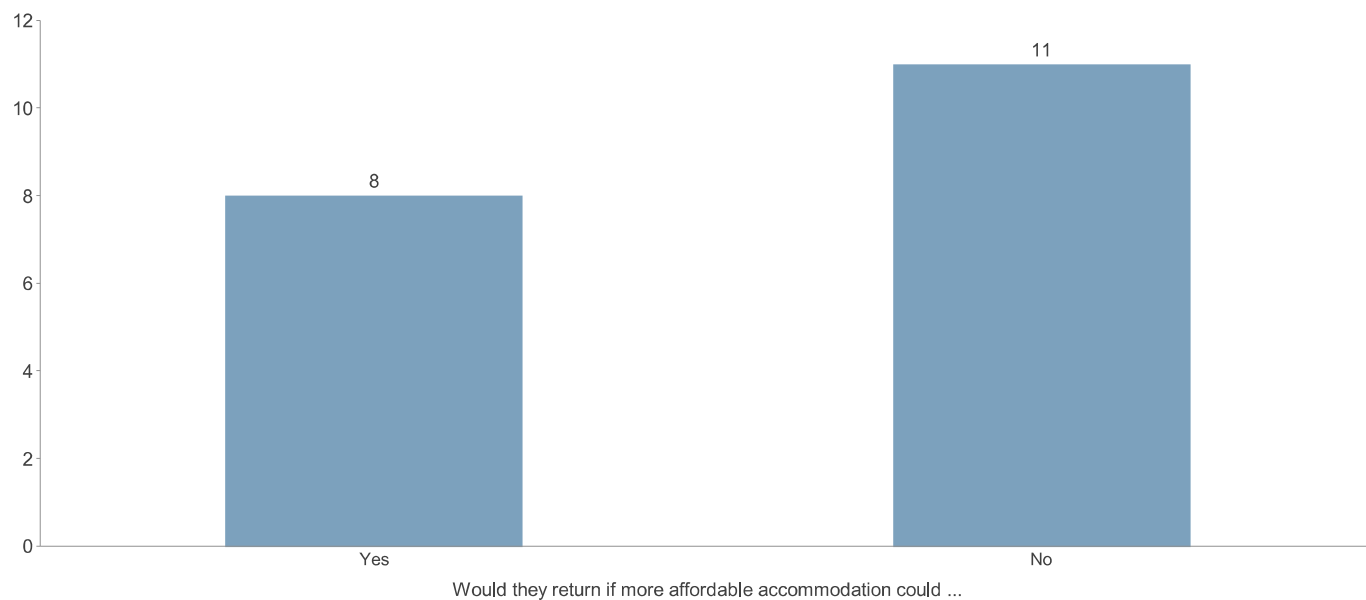


Question 7. Please indicate the reason why they left.

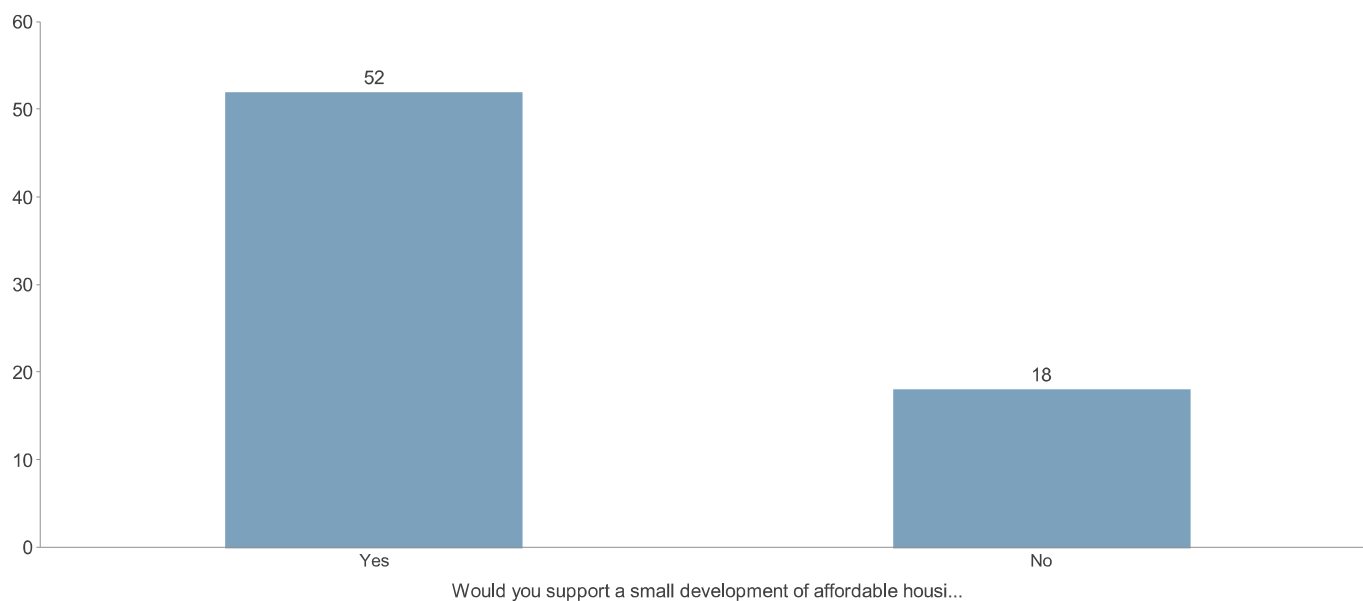


‘Other’ reasons include: 2 respondents moved to London to live or study, and one respondent wanted to move closer to London, one respondent moved to a property of a more suitable size away from the parish.

Question 8. Would they return if more affordable accommodation could be provided?



Question 9. Would you support a small development of affordable housing/housing for older people if there was an identified need for people with a genuine local connection to Shoreham?



74% of respondents who answered the question (61% of all respondents) said they would support a development of affordable housing for local people.

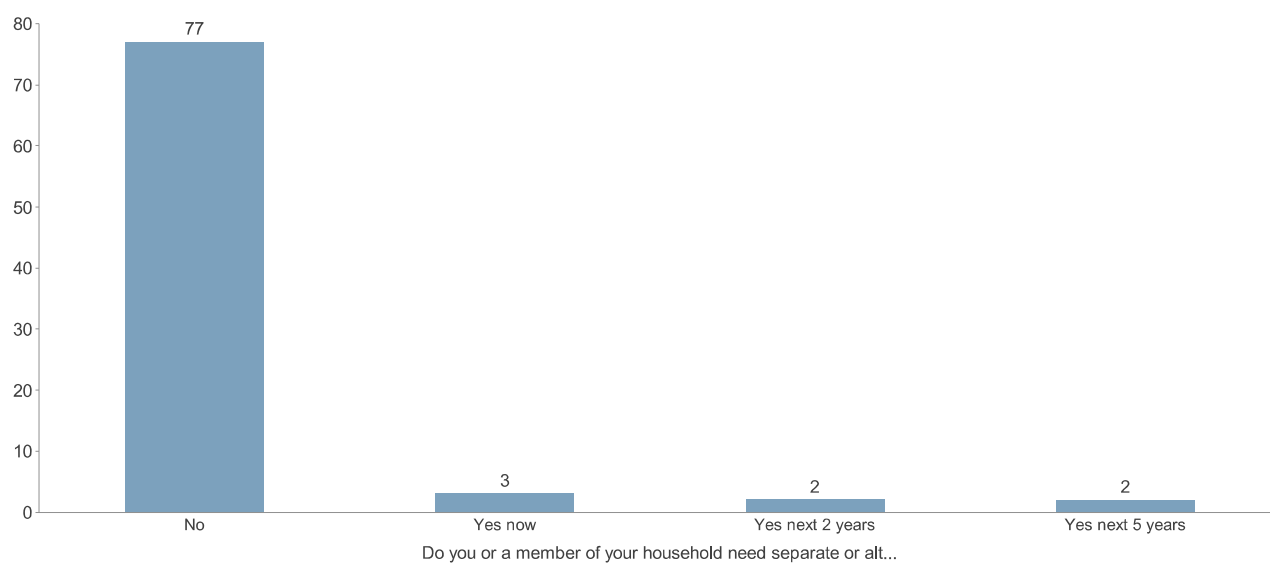
Question 10. Please use this space if you wish to explain your answer to Q9.

There were 43 responses to this question; a full list of responses can be found in Appendix S1.

Question 11. Please state any sites you think might be suitable for a local needs housing development in Shoreham?

There were 19 responses to this question; a full list of responses can be found in Appendix S2.

Question 12. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?

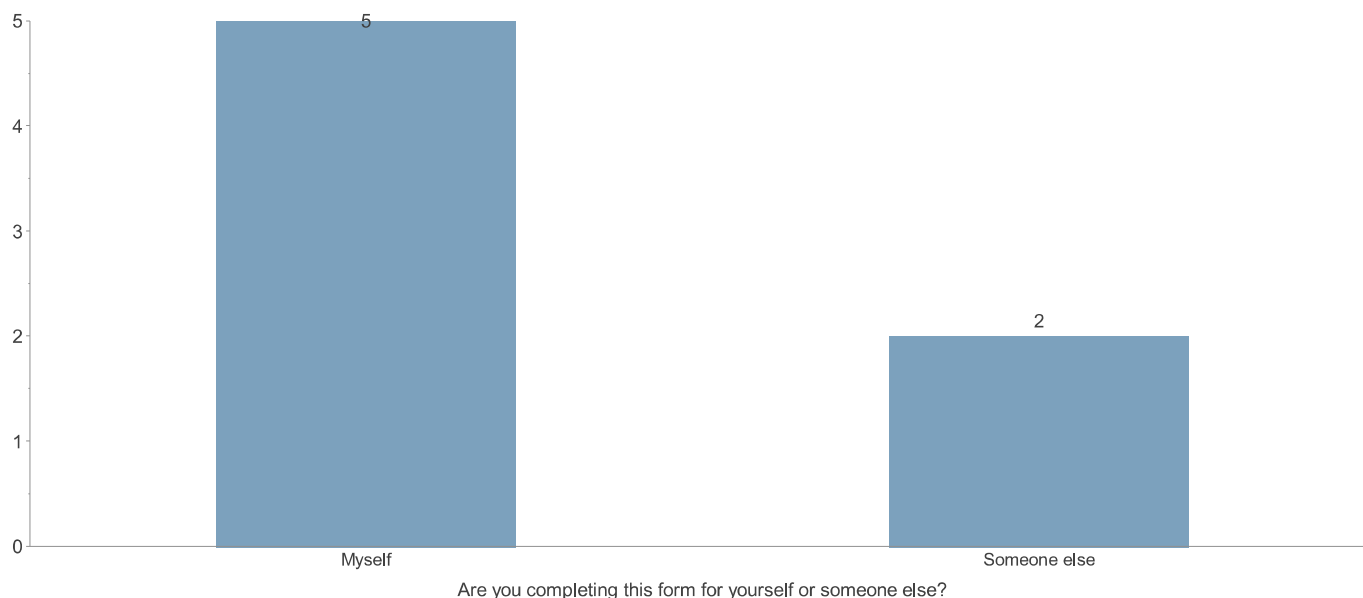


Section 2 – Housing Needs

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

7 respondents completed section 2

Question 13. Are you completing this form for yourself or someone else?



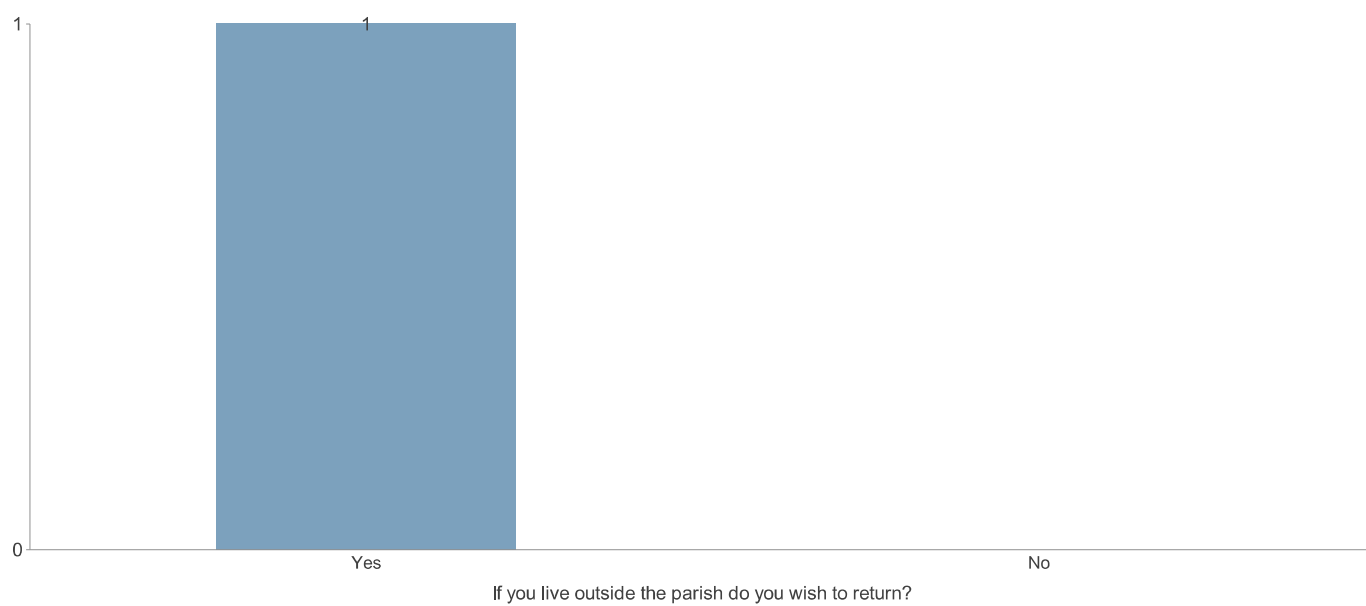
Respondents were mainly completing the form for their adult children living in the parental home or elsewhere.

Question 14. If you are completing this form for someone else, please state their relationship to you and where they currently live.

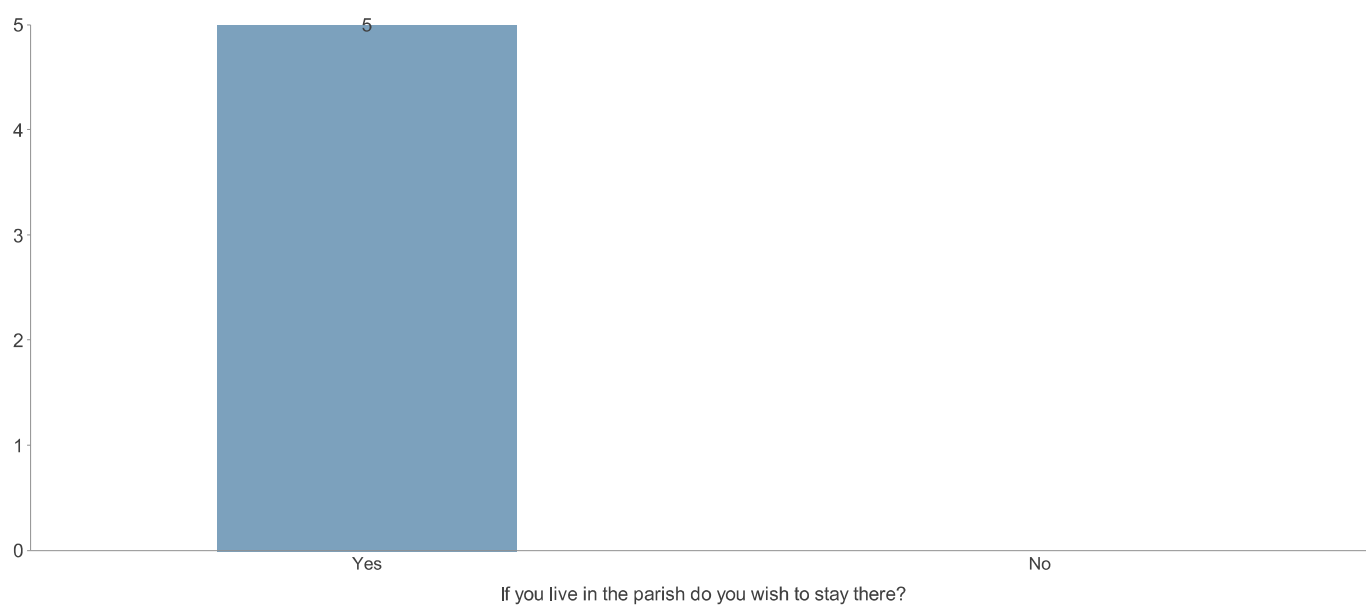
Respondents were mainly completing the form for their adult children living in the parental home or elsewhere.

Question 15 – Question 17. Personal details of respondents are not included in this report.

Question 18. If you live outside Shoreham, do you wish to return?



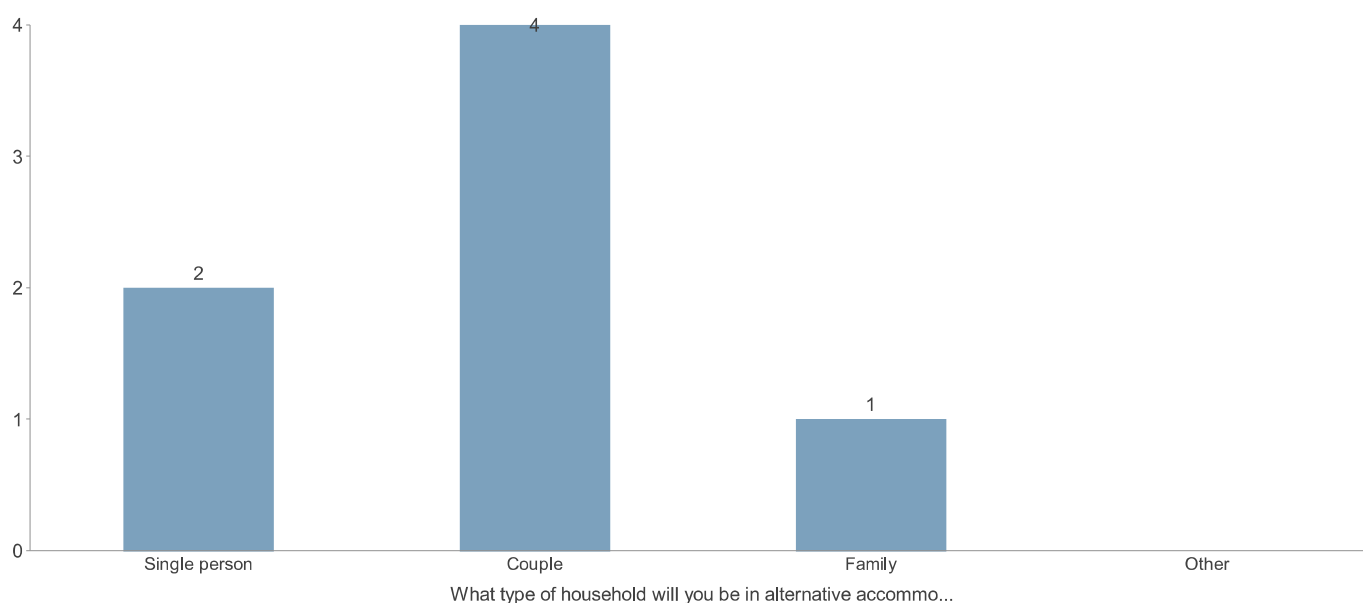
Question 19. If you live in Shoreham, do you wish to stay there?



Question 20. What is your connection with Shoreham? Respondents were asked to indicate all connections that applied to them.

LOCAL CONNECTION	FREQUENCY
I currently live in Shoreham and have done so continuously for the last 3 years	6
I have previously lived in Shoreham and have immediate family who currently live there and done so continuously for the last 10 years	1
I have lived in Shoreham for a total of 5 out of the last 10 years	3
I need to move to Shoreham to take up full time permanent employment	1
I am in full time permanent employment in Shoreham	0
I am full time self-employed, and the majority of my work is in Shoreham	0
I provide an important service requiring me to live locally	0

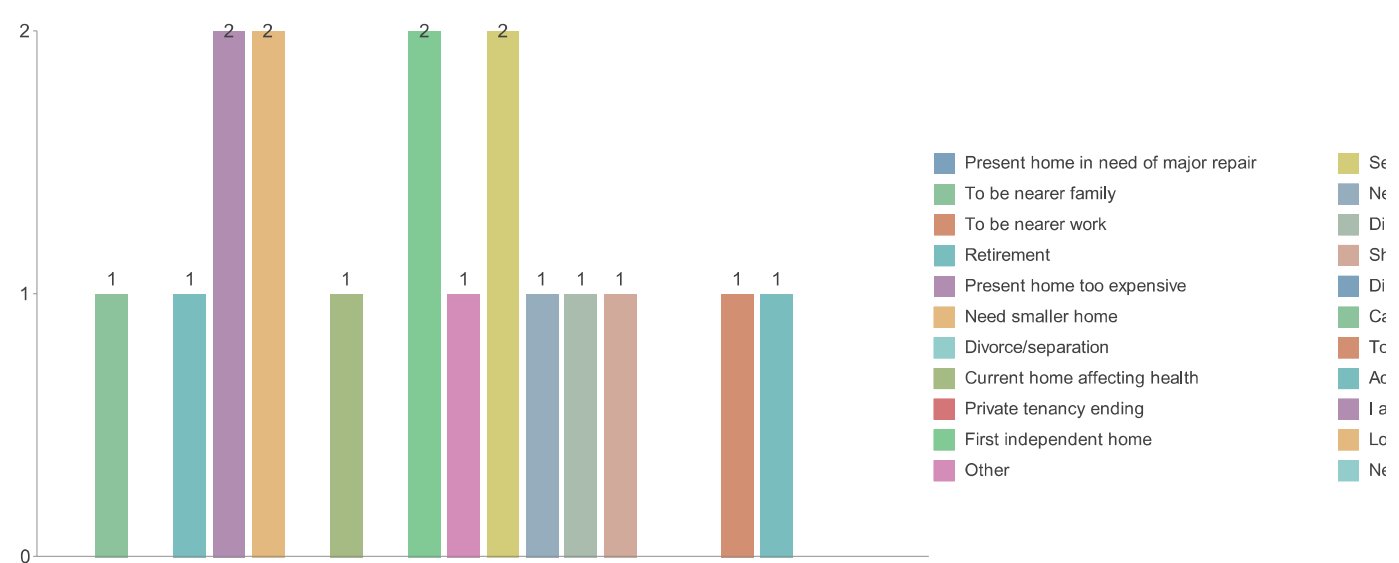
Question 21. What type of household will you be in alternative accommodation?



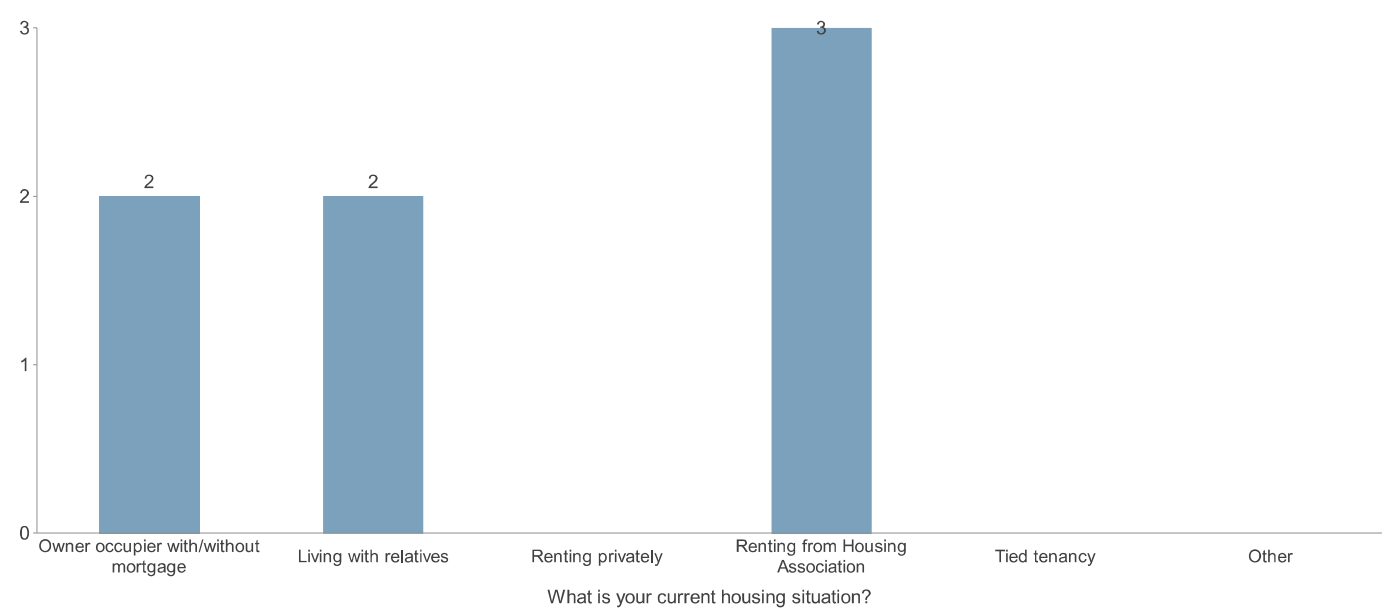
Question 22 and Question 23. How many people in each age group need alternative accommodation?

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

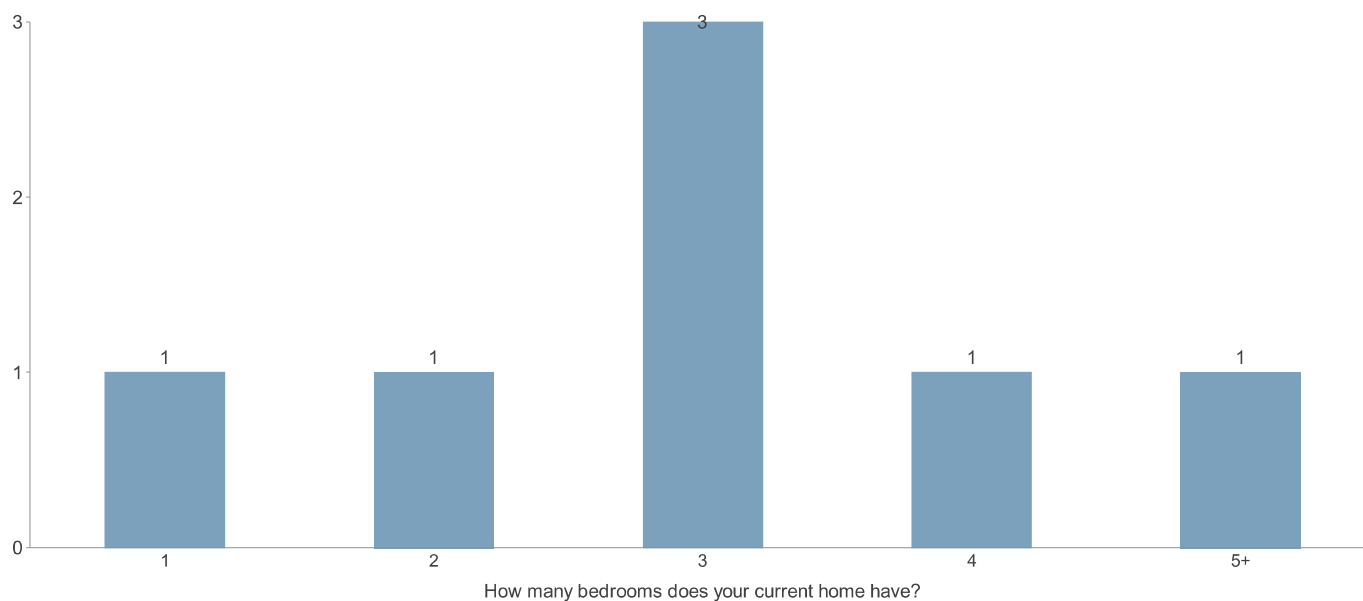
Question 24. Why are you seeking a new home?



Question 25. What is your current housing situation?



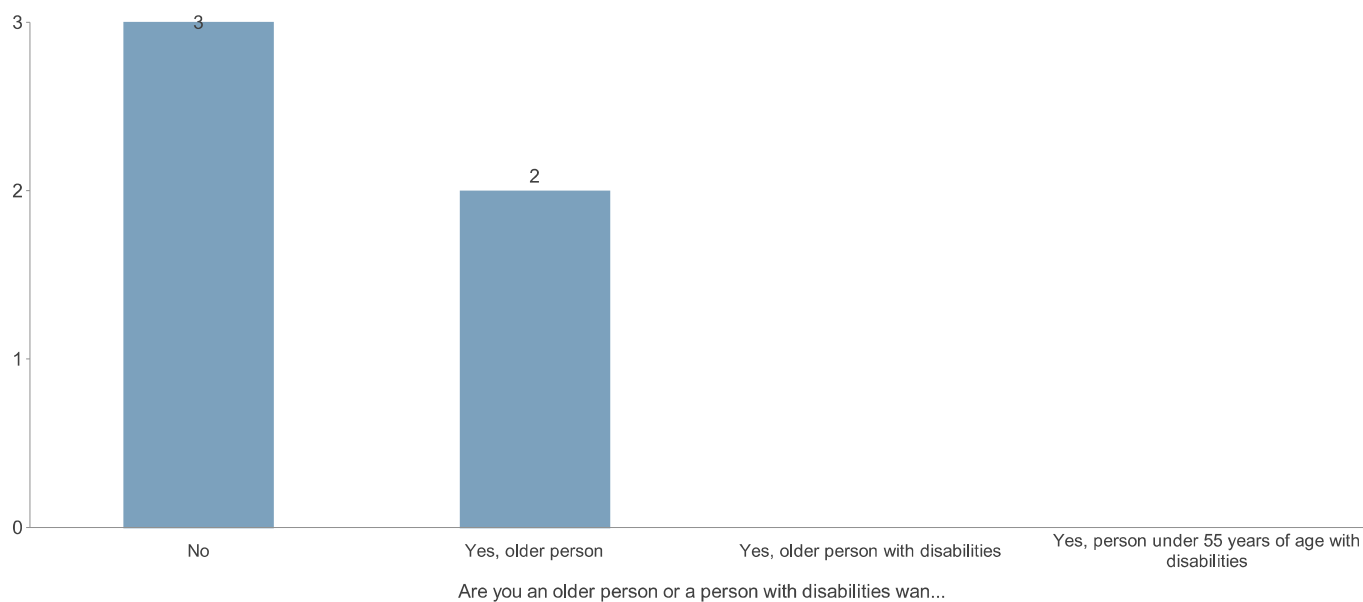
Question 26. How many bedrooms does your current home have?



Question 27. Please tell us in your own words why you need to move and what prevents you from doing so.

There were 7 responses to this question. A full list of responses can be found in Appendix S3.

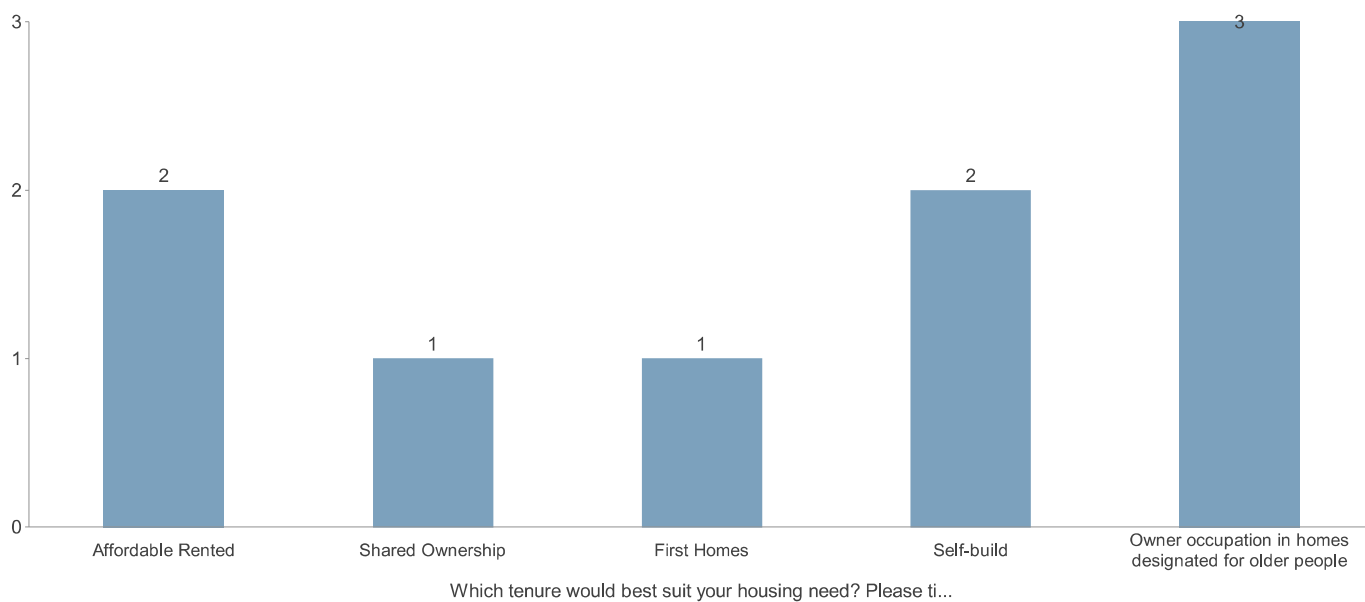
Question 28. Are you an older person or person with disabilities wanting to downsize/move to more suitable housing?



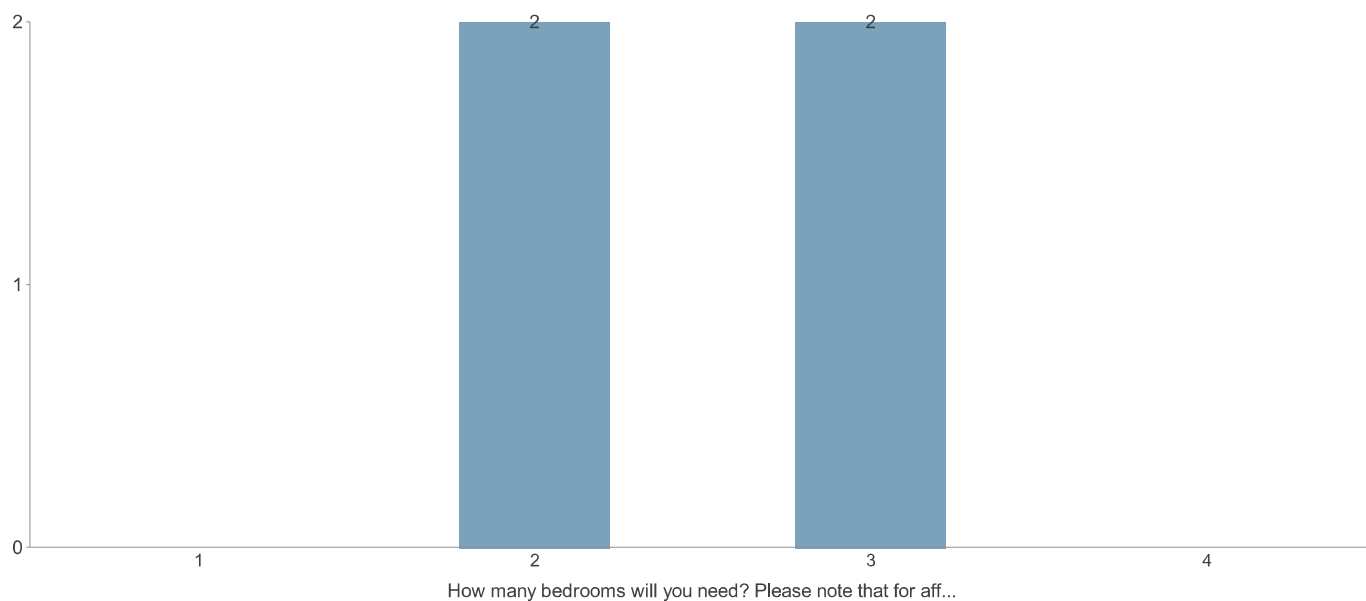
Question 29. What type of housing do you need? Only those respondents who answered Yes to Q24 were required to answer this question. The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.



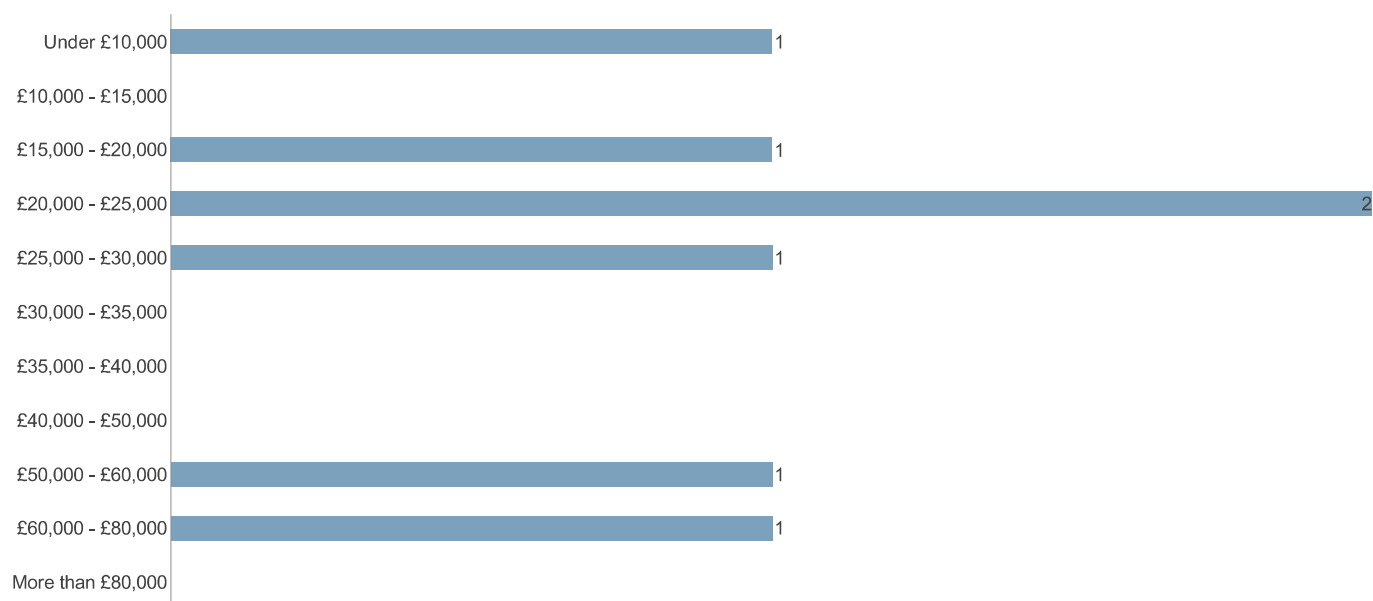
Question 30. Which tenure would best suit your housing need?



Question 31. How many bedrooms will you need? The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need



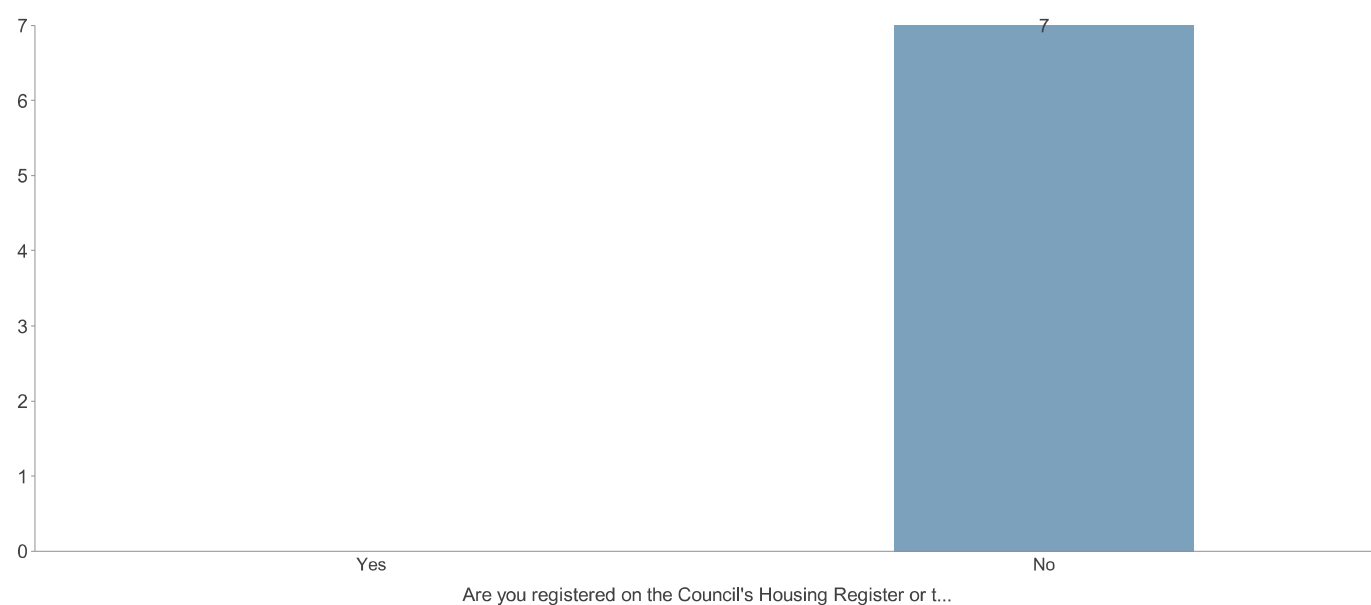
Question 32. Please indicate the total gross annual income of the household in housing need



Question 33. How much money would you be able to raise towards buying your own home? The following answers were given:

- 1 x £20,000
- 1 x £70,000
- 1 x £500,000

Question 34. Are you registered on the Council's Housing Register or the Help to Buy 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

At the time of writing the report there were no properties for sale in Shoreham. Searches of www.rightmove.co.uk which markets property for a number of leading local estate agents, in July 2022, found the following cheapest properties for sale (under £500,000) within 3 miles of Shoreham.

Type of Property	Number of Bedrooms	Price £
Semi-detached bungalow (W. Kingsdown)	3	475,000
Semi-detached bungalow (Sevenoaks)	4	475,000
Detached bungalow (Eynsford)	3	479,000
End of terrace (Orpington)	3	495,000
Detached bungalow (Sevenoaks)	2	499,999

Property to rent

At the time of writing the report 2 properties were available to rent in Shoreham.

Type of Property	Number of Bedrooms	Price £pcm.
Detached cottage	3	1,950
Detached house	3	2,400

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 5% deposit and using 4.5 x gross income. Monthly repayment is based on a 2-year fixed standard with HSBC at 4.3% (July 2022) 25-year mortgage term and is calculated using HSBC's mortgage calculator.

Type of Property	Price £	Deposit (5%)	Gross Income Level	Monthly Repayment
Semi detached bungalow	475,000	23,750	100,277	2,343
Semi-detached bungalow	475,000	23,750	100,277	2,343
Detached bungalow	479,000	23,950	101,122	2,363
End of terrace	495,000	24,750	104,500	2,442
Detached bungalow	499,999	24,999	105,555	2,461

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). At the time of writing there were 2 properties available to rent in Shoreham.

Type of Property	Price £ pcm	Approx. Gross Annual income £
Detached cottage	1,950	78,000
Detached cottage	2,400	96,000

Information provided by House of Commons Library property prices database states that the median value of properties in the Sevenoaks constituency is £440,000 (December 2021).

Affordable Rent

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 BRMA. Sevenoaks District Council's December 2021 update to its Affordable Housing Supplementary Planning Document (SPD) requires homes to be provided at rents that do not exceed the relevant Local Housing Allowance, inclusive of service charges and fees. This is to ensure the homes are affordable to those reliant on Universal Credit/housing benefit.

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	693
2 bed	897
3 bed	1,126
4 bed	1,495

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 working or not in receipt of full Universal Credit/ housing benefit.

Property	Price £ pcm	Gross annual Income £
1 bed	693	27,720
2 bed	897	35,880
3 bed	1,126	45,040
4 bed	1,495	59,800

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% share of a property with estimated values of £357,000 for a 1 bed flat (Quinton Court, Sevenoaks), £420,000 for a 2 bed house (Gardner's Cottages, Halsted) and £520,000 for a 3 bed house (Dunton Green). Calculations are made using the Homes England's Target Income calculator and assume a 5% deposit of mortgage share. The full market value of these properties are taken from information found on the Help to Buy Agent's website www.helptobuyagent3.org.uk

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service Charge	Monthly total £	Gross Income required
357,000	25%	4463	461	614	80	1155	41,622
420,000	25%	5250	452	722	80	1254	48,458
520,000	25%	6500	672	894	80	1646	59,309

First Homes

The table below shows the amount of deposit and income required to afford this tenure. Sevenoaks District Council's local policy allows a 50% discount on a home and a household income not exceeding £56,250. The homes must not cost more than £250,000 at first sale. Calculations are based on a minimum 5% deposit. Gross income required is based on 4.5 x salary. The full market values used, are taken from Shared Ownership sales found at Help to Buy as above.

Property price £	Discounted price (50%) £	Deposit Required 5%	Gross Income required
357,000	178,500	8,925	37,683
420,000	210,000	10,500	44,333
520,000	260,000	Not eligible	Not eligible

7. ASSESSMENT OF HOUSING NEED

Seven surveys were returned to Action with Communities in Rural Kent by respondents who said they had a housing need. This section further analyses the housing needs of respondents who completed Section 2 of the survey.

3 respondents said they need housing now, 2 respondents in the next 2 years and 2 respondents required housing in the next 5 years.

At this stage, some respondents may be excluded because they do not qualify for affordable housing, they do not want to stay in Shoreham or they did not complete sufficient information for an assessment of their need to be made.

Assessment of the 3 households seeking housing now

Household type:

- 1 x single person
- 1 couple
- 1 x family

Current housing:

- 2 x living with relatives
- 1 x renting from housing association

Income:

- 1 x £20,000 - £25,000
- 1 x £50,000 - £60,000
- 1 x did not specify

Tenure wanted:

- 1 x shared ownership or 1 x first home
- 1 x first homes
- 1 x affordable rented

Deposit available:

- 1 x £20,000
- 1 x £70,000

Analysis of need:

- 2 x 1 bed affordable rented
- 1 x 1 bed first home

Assessment of the 2 households seeking housing in the next 2 years

One respondent was excluded for the following reason: they were a younger owner occupier wanting to buy on the open market.

The 1 household seeking housing in the next 2 years is:

Household type:

1 x single person (an older household)

Current housing:

1 x renting from housing association

Income:

1 x £15,000 – £20,000

Tenure wanted:

Owner occupation in homes designated for older people

Deposit available:

No deposit available

Analysis of need:

1 x 1 bed affordable rented

Assessment of the 2 households seeking housing in the next 5 years

Household type:

2 x couples (older households)

Current housing:

1 x owner occupier

1 x renting from housing association

Income:

1 x £25,000 - £30,000

1 x £60,000 - £80,000

Tenure wanted:

1 x owner occupation in homes designated for older people

1 x renting from housing association

Deposit available:

1 x £500,000

Analysis of need:

1 x 1 bed affordable rented

1 x 3 bed owner occupation

8. SUMMARY OF FINDINGS

The summary is divided into two sections: summary of the need for affordable housing and summary of the need for older owner occupiers.

8.1 Summary of the need for affordable housing

The survey has identified a need for 5 affordable homes for 2 single people, 2 couples and 1 family. The respondents all indicated strong local connections to Shoreham and currently live in the parish.

5 respondents are in need of affordable housing (2 are older households). The respondents currently live in the following types of housing; 2 respondents are living with relatives, 3 are renting from a housing association. The 5 respondents are not registered on the Sevenoaks District Council Housing Register or the Help to Buy Register.

The 5 households say they require the following number of bedrooms:

4 x 2 bed and 1 x 3 bed. Actual size of the property that respondents are eligible for in terms of rented housing will depend upon the council's adopted Allocations policy and affordability/eligibility of shared ownership and first homes. See below:

Taking into account the council's allocation policy and eligibility criteria/affordability of shared ownership and first homes, the mix of accommodation that the respondents would be eligible for is:

Affordable rented

4 x 1 bed affordable rented (2 are for older households)

First Homes

1 x 1 bed first homes

8.2 Summary of the need for alternative housing for older owner occupiers

The survey has identified a need for 1 home for 1 owner occupier wanting to downsize/move to more suitable housing for their needs.

The respondent currently lives in Shoreham and has a strong local connection to the parish. This household is not registered on the Sevenoaks District Council Help to Buy Register.

They wish to downsize to as they are having difficulty with the stairs.

The respondent wanted the following type of accommodation to purchase on the open market:

1 x level access accommodation suitable for older person / people with disabilities (without support)

9. APPENDIX S1

Question 10. Please use this space if you wish to explain your answer to Q9

Roads get congested now with Golfers Road closures and M25 diverts. Hard enough to get a doctor's appointment now.

If it were limited in scale and would build the village community, but not a care home.

There is already such a development and no suitable site for more. Footpaths very narrow and not suitable for those with mobility problems.

There is a need for affordable housing in Shoreham not just for older people.

I would more than support it. I would absolutely welcome it! There is a major advantage of affordable housing in the village.

I do not believe there is any land suitable for more housing. This is an area of outstanding natural beauty surrounded by woodland and farming.

It is difficult to downsize and realise any capital and stay in the parish.

Shoreham has a need for affordable housing for children of existing tenants to get on the housing ladder.

I do not support housing developments in the parish.

A thriving community needs a good mix of age groups.

It would depend where but in principle yes. We live in an AONB but Sevenoaks planning seem overly strict.

Not sure where this would be built without impacting on the green belt and how any developer would ensure any housing was not given for those actually living here.

Yes, rent is too expensive, once retired not everyone has good pensions. Would be nice to have a quieter development just for over 60s. I love living here and feel safe.

We are in favour of exception site development if justified by evidence of housing need to maintain community cohesion and support local services.

It would depend on what is proposed. There are a very few single-story houses in Shoreham, but I believe many people with big 2 plus storey houses would not want to move to affordable housing just smaller.

There is very little affordable housing in the village. If older residents like me could afford to move to smaller accommodation, it would free up homes for younger families.

Shoreham is a unique beautiful village with great character which I have no desire to see built on in any area. This I feel will spoil the outlook and create unwanted traffic.

I would support a small development of affordable housing for people with a local connection but not if it is just for older people.

Identified need and genuine local connection would need to be defined openly to all for consultation over a reasonable time period.

Shoreham is a very small village.

Affordable housing is good everywhere as there is a lot of demand.

Clearly the position of this needs to be well thought out to protect green belt and to prevent traffic chaos.

Hope more affordable houses can be built for local people to live in.

There is no infrastructure or services e.g., bus for older people, poor local doctors (great doctors, no appointments). No pavements. Single track roads with passing places on top of steep hill. No public transport. No shops for 2 miles.

The roads in Shoreham weren't built for more traffic. 2) The shortage of affordable housing across the country would be more sensibly met by building in parts of the country less densely populated than the already overcrowded South East.

Housing Association houses converted to higher density flats. Two brewers and old orchard developments didn't appear to have any affordable housing provision included.

As someone who has invested in and bought my house affordable housing only drives down the market value of owner properties in this area.

Shoreham is a very expensive village to buy a property. It is a slower paced life here; older people enjoy living here. If these people find the need to downsize, they deserve continue living in the village.

It would depend on where it was. Lack of infrastructure does not support same rural areas; roads are poor and narrow. Local public transport sporadic.

Any parish should be all inclusive i.e., to include older people and support low-income accommodation.

Because bungalows were built in the 60s/70s for older local residents at affordable rents. After a short while they were left to all, so how can you keep them for locals only?

Bungalows only.

I'm unclear what proportion of properties are for rent in the village, where they are and who owns them. There is great value in diversity and affordability.

Not the space in the village for more houses, would not remain a village. Would need more facilities for more houses. People move away or die so there is movement in housing within Shoreham.

I don't know where there is space for such a development.

Possibly support.

I think it is younger people who need affordable housing which I do support.

There is some provision already, almshouses and OAP accommodation in the north of the village. There are options very close by in Otford, Eynsford, Sevenoaks etc. Shoreham's appeal is the lack of development no matter the scale.

What modern development there is, is at odds with the village.

Would have answered yes if the local connection removed. Housing needs should be assessed across the Sevenoaks District Council area. No reason why Shoreham residents (current and past) should have greater priority over other Sevenoaks District Council residents who might have greater needs.

I love in a retirement park, over 50s only, so neighbourly and a wonderful community.

The housing situation in Shoreham is dysfunctional because there is not enough for younger people and too much of the stock of larger houses is occupied by individual older people which creates pressure on the stock of smaller homes that would otherwise be alleviated by providing social housing for older people.

Church Field, field opposite Oxbourne House to encourage people to live in village either downsize or first time

10. APPENDIX S2

Question 11. Please state any sites you think might be suitable for a local needs affordable housing development in Shoreham

Field next to station road, field opposite Crown Public House

The piggeries on the way to Shoreham Place, Station Road

The field between the station and the church.

Land alongside Shoreham Place

Old pub carpark at bottom of Pump Lane in Well Hill. But not for affordable housing better suited to young families as very rural and no local services, bus etc

Allotments, maybe fields

The piggeries of Shoreham Place? Along Filston Lane?

Anywhere that retains the character of the village

Ridge Farm, Cockerhurst Lane

Around Shoreham Place, opposite The Crown Pub either side of the golf club. Parking / club house (up or down the road to the station on the golf club side).

Hope somewhere agreeable can be found.

Shoreham is not suitable due to the above.

The object of the green belt to prevent urban sprawl needs to be upheld. So, this question is not applicable. These could have provided affordable homes without encroaching on Green Belt (which will probably be impossible as its and AONB).

Filson Lane? Church Street is too busy and parking is a complete nightmare due to the Mount Vineyard / Samuel

Palmer - no lorries would get through there.

There aren't any obvious locations, the Preston Farm development would have been a good site, suggest fields nearby. (Previously worked by the farm).

The old pig farm, station road, Shoreham

The piggeries

Shoreham allotment, the piggeries site, off station road.

11. APPENDIX S3

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

Lack of affordable housing for young couples.

I live in a flat, I would like to live in a house with immediate access to a garden. Shoreham has a large very expensive houses and small cottages with no off-road parking. It has very little housing in between. I would like a medium sized house.

Having difficulty with stairs after double hip replacement operations and I would like a shower as unable to access the bath. Live on a pension.

First independent home. Being prevented due to high costs of buying property and high rents.

Would like to downsize, house now too big, worry once retired can't afford the rent. I like a quieter road with older people. No homes in the parish available. Can raise 5%.

We need to plan for reduction in mobility. Current house has 3 floors and stairs are becoming difficult. Property is Grade II listed so not easy to change plus large garden is becoming difficult to maintain.

We are struggling with our health due to our housing situation and there is anti-social behaviour close to us affecting us, it has been recommended by a clinician that we move to more suitable accommodation.



14th June 2022

Dear Resident,

Shoreham Housing Needs Survey

Sevenoaks District Council has commissioned this housing needs survey. The purpose of the survey is to assess if there are unmet housing needs within the Parish. There is a concern local people may be having to move away from the Parish due to a lack of affordable housing. Also, that there may be older residents who would like to downsize and remain in the Parish but are prevented from doing so due to a lack of suitable homes.

Rosemary Selling, the Rural Housing Enabler from Action with Communities in Rural Kent, is undertaking the survey. The survey results will be analysed, with all information given kept **confidential**. A summary report will be provided to the Parish Council.

Depending on the outcome of this survey, the District Council will look to work with the Parish Council to try and meet unmet needs. One way of meeting local needs is through development of a 'Rural Exceptions Site', whereby any affordable housing would be:

- Owned and/or managed by a selected housing association.
- Priority given to households with a genuine local connection to the Parish;
- Protected "in perpetuity" so homes can continue to be available to house local people.

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

Please return this form using the FREEPOST envelope provided by 7th July 2022.

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

Yours faithfully,

Tessa O'Sullivan
Rural and Community Housing Manager

Action with Communities in Rural Kent

HOUSING NEEDS IN THE PARISH OF SHOREHAM

Please complete this survey on behalf of your household

Section 1

1. 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

If Other, please
specify

2. How many bedrooms does your home have?

3. How many people live in your home?

4. How long have you lived in the parish?

☐ Less than 3 years

☐ 3-5 years

☐ 6-10 years

☐ More than 10 years

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

☐ Yes

☐ No Go straight to Q9

6. If you answered Yes to Q5, please state what relationship they have to you.

☐ Child

☐ Parent

☐ Other relative

☐ Other

If Other, please
specify

7. Please indicate the reason why they left

☐ Lack of affordable housing

☐ To attend college/university

☐ Employment

☐ Other

If Other, please
specify

8. Would they return if more affordable accommodation could be provided?

☐ Yes

☐ No

9. Would you support a small development of affordable housing/housing for older people if there was an identified need for people with a genuine local connection to Shoreham.

☐ Yes

☐ No

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

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

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

☐ No. Please now go to the end of the survey

☐ Yes now

☐ Yes next 2 years

☐ Yes next 5 years

Section 2. Housing Needs

If you or anyone living in your home is in need of alternative housing, please continue with this 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 765 645 or rosemary.selling@ruralkent.org.uk

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

☐ Myself

☐ Someone else

14. If you're completing this form for someone else, please state their relationship to you and where they currently live e.g. son/daughter living 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 housing

It would be useful if you could provide your contact details as we may wish to contact you again to advise you of local housing opportunities. **However, you are not obliged to do so.** Any information given will remain confidential to Action with Communities in Rural Kent.

By completing my contact information I consent for my personal data to be held by Action with Communities in Rural Kent (ACRK) 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 ACRK.

15. Name

16. What is your full address?

17. What is your email address?

18. If you live outside the parish do you wish to return?

☐ Yes

☐ No

19. If you live in the parish do you wish to stay there?

☐ Yes

☐ No

20. 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 3 years

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

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

☐ I am in permanent full time**employment in the parish

☐ I need to move to the parish to take up permanent full time** employment

☐ I am full time self-employed and the majority of my work is in the parish

☐ I provide an important service in the parish that requires me to live locally e.g. unpaid carer, school crossing patrol etc

* Immediate family = 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 the parish

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

☐ Single person

☐ Family

☐ Couple

☐ Other

If Other, please specify

How many people in each age group need alternative accommodation? For example, if you have 2 boys aged 0-9, put 2 in the box labelled 0-9 under Males

22. Males

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

23. Females

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

24. 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"/> Setting up home with partner |
| <input type="checkbox"/> To be nearer family | <input type="checkbox"/> Need larger home |
| <input type="checkbox"/> To be nearer work | <input type="checkbox"/> Difficulty maintaining home |
| <input type="checkbox"/> Retirement | <input type="checkbox"/> Sheltered accom. due to age/infirmary |
| <input type="checkbox"/> Present home too expensive | <input type="checkbox"/> Disability/disabled |
| <input type="checkbox"/> Need smaller home | <input type="checkbox"/> Cannot afford existing mortgage |
| <input type="checkbox"/> Divorce/separation | <input type="checkbox"/> To move to a better/safer environment |
| <input type="checkbox"/> Current home affecting health | <input type="checkbox"/> Access problems |
| <input type="checkbox"/> Private tenancy ending | <input type="checkbox"/> I am homeless/threatened with homelessness |
| <input type="checkbox"/> First independent home | <input type="checkbox"/> Lodging |
| <input type="checkbox"/> Other | <input type="checkbox"/> New Job |

25. What is your current housing situation?

- | | |
|---|---|
| <input type="checkbox"/> Owner occupier with/without mortgage | <input type="checkbox"/> Renting from Housing Association |
| <input type="checkbox"/> Living with relatives | <input type="checkbox"/> Tied tenancy |
| <input type="checkbox"/> Renting privately | <input type="checkbox"/> Other |
- If Other, please specify

26. How many bedrooms does your current home have?

- | | | | | |
|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5+ |
|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|

27. Please tell us in your own words why you need to move and what is preventing you doing so

28. Are you an older person or a person with disabilities wanting to downsize/move to more suitable housing?

- | | |
|--|--|
| <input type="checkbox"/> No. Please go directly to Q30 | <input type="checkbox"/> Yes, older person with disabilities |
| <input type="checkbox"/> Yes, older person | <input type="checkbox"/> Yes, person under 55 years of age with disabilities |

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

- | |
|---|
| <input type="checkbox"/> Level access accommodation suitable for older person/people with disabilities (without support services) |
| <input type="checkbox"/> Level access accommodation suitable for older person/people with disabilities (with on-site support) |
| <input type="checkbox"/> Do not need level access |

30. Which tenure would best suit your housing need? Please tick any that apply

- ☐ Affordable Rented - rent is 50% - 80% of open market rents
- ☐ Shared Ownership - part rent/part buy
- ☐ First Homes - owner occupation for first time buyers with a discount of 50% in perpetuity. At initial sale maximum price after discount is £250,000. Annual household cap of £56,250. A deposit of at least 5% would be needed plus other savings to cover the cost of moving
- ☐ Self-build
- ☐ Owner occupation in homes designated for older people

31. How many bedrooms will you need? Please note that for affordable rented housing, the size of property you will be eligible for is set out in the District Council's Housing Register Allocation Policy.

- ☐ 1 ☐ 2 ☐ 3 ☐ 4

32. 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"/> £25,000 - £30,000 | <input type="checkbox"/> £50,000 - £60,000 |
| <input type="checkbox"/> £10,000 - £15,000 | <input type="checkbox"/> £30,000 - £35,000 | <input type="checkbox"/> £60,000 - £80,000 |
| <input type="checkbox"/> £15,000 - £20,000 | <input type="checkbox"/> £35,000 - £40,000 | <input type="checkbox"/> More than £80,000 |
| <input type="checkbox"/> £20,000 - £25,000 | <input type="checkbox"/> £40,000 - £50,000 | |

33. How much money would you be able to raise towards buying your own home? This can include gifted money and/or equity from the sale of your current home

34. Are you registered on the Council's Housing Register or the Help to Buy Register

- ☐ Yes ☐ No

To be considered for Affordable Rented housing you must also register on Sevenoaks District Council's Housing Register. If you would like to register contact Sevenoaks District Council on 01732 227000 or go to www.kenthomechoice.org.uk

To be considered for Shared Ownership you must be registered with the Help to Buy agent. Please go to www.helptobuyagent3.org.uk

Information on this form will be used to provide a summary of the level of housing need in Shoreham Parish. Personal information will remain confidential to Action with Communities in Rural Kent.



THANK YOU FOR TAKING THE TIME TO COMPLETE THIS SURVEY. PLEASE NOW RETURN IT IN THE FREEPOST ENVELOPE PROVIDED BY 7TH JULY 2022