



Chiddingstone Housing Needs Survey

December 2015

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1. EXECUTIVE SUMMARY

The Rural Housing Enabler (RHE) from Action with Communities in Rural Kent undertook a survey to ascertain if there are shortfalls in affordable housing provision within the parish of Chiddingstone. This report provides overall information as well as analysis of housing need.

A survey was posted to every household within Chiddingstone Parish in November 2015. 517 surveys were distributed with 132 surveys being returned, representing a response rate of 26%.

Analysis of the returned survey forms identified that 80% of all respondents are owner occupiers. 71% of respondents have lived in the parish for 10 years and over.

Property prices in Chiddingstone Parish were found to be high with a predominance of privately owned homes. At the time of writing the report the cheapest property available was a 4 bedroom semi-detached house for £465,000. To afford to buy this property a deposit of approximately £69,750 is required along with an income of approximately £112,929. The Help to Buy Mortgage Guarantee Scheme may assist some local people if they cannot raise a sufficient deposit but their income will need to be higher in order to afford repayments and eligibility is assessed on a case by case basis. There were no properties found to rent in the parish; the cheapest property found within a 3 mile radius was a 1 bedroom flat in Edenbridge for £700 pcm; an income of approximately £28,000 would be required in order to afford this property if affordability is based on rent being no more than 30% gross income.

Our analysis has also identified that:

- A total of 16 adults and 3 children have a housing need.
- 1 of the households is an older person who needs more suitable housing for their needs
- All 11 households with a housing need currently live in the parish of Chiddingstone

A need for up to 11 affordable homes, for the following local households was identified:

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

2. INTRODUCTION TO THE CHIDDINGSTONE HOUSING NEEDS SURVEY

The Rural Housing Enabler worked with Chiddingstone Parish Council to undertake a housing needs survey in the parish which encompasses the settlements of Bough Beech, Chiddingstone, Chiddingstone Causeway and Chiddingstone Hoath.

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.

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.

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

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

The RHE will assist with carrying out a housing needs survey, analyse the results and help identify suitable sites in conjunction with the local authority and others, for a local needs housing scheme. Once a partnership has been established between the Parish Council, the chosen housing association and the local authority to develop a scheme, the independent role of the RHE helps to ensure the project proceeds smoothly and to the benefit of the community.

4. METHOD

The Rural Housing Enabler from Action with Communities in Rural Kent agreed the format of the survey and covering letter with Chiddingstone Parish Council and a copy of the survey was posted to every household in the parish in November 2015.

Surveys were returned in pre-paid envelopes to Action with Communities in Rural Kent. Copies of the survey were available to complete for anyone who had left the parish and wished to return, these were held by the Rural Housing Enabler. It was asked that completed survey forms were returned by 7th December 2015. All surveys received at Action with Communities in Rural Kent by the 7th December are included in this report.

517 surveys were distributed with 132 returned by this date representing a return rate of 26%.

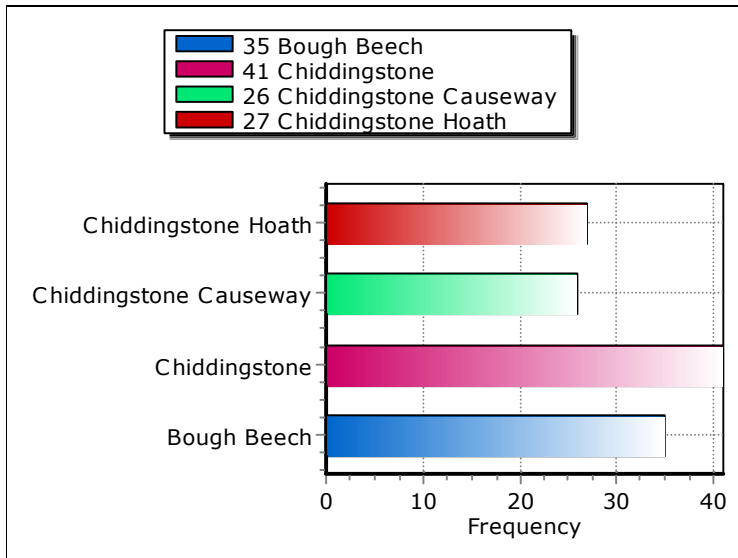
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

4. RESULTS

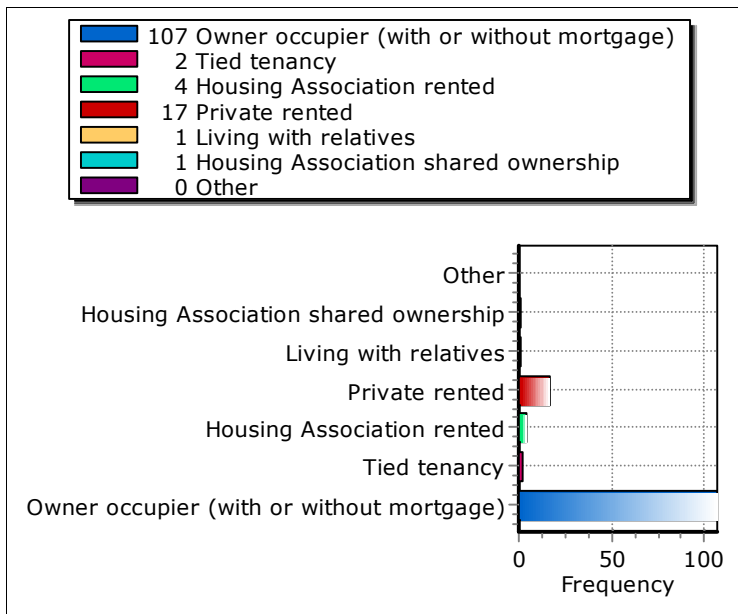
Section 1

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

Question 1. Please indicate where you live:

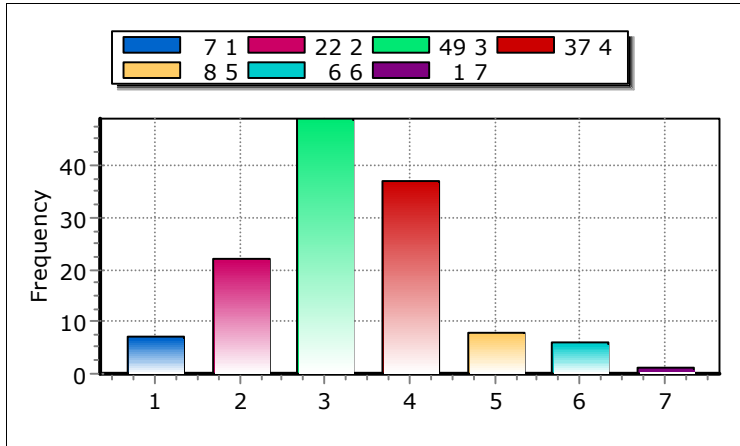


Question 2. What type of housing do you live in?

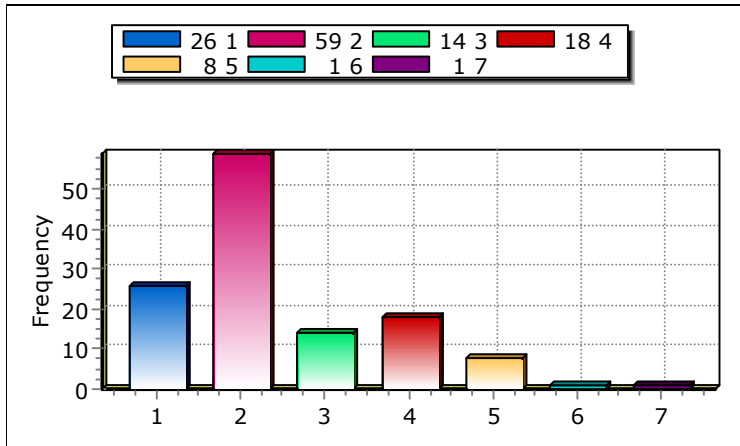


80% of respondents are owner occupiers.

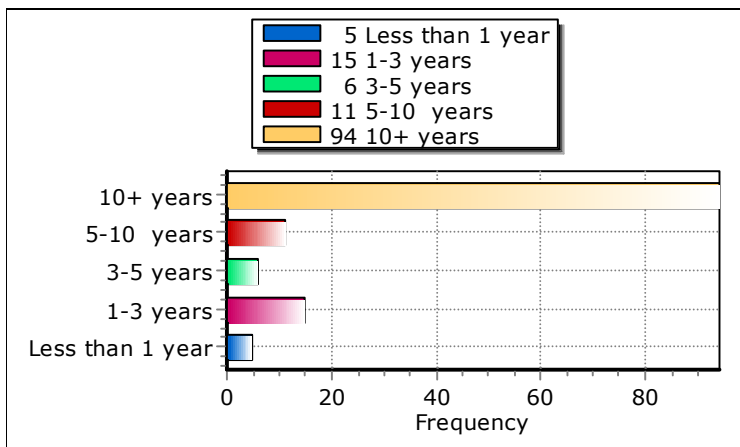
Question 3. Number of bedrooms in your home



Number of people that currently live in the property

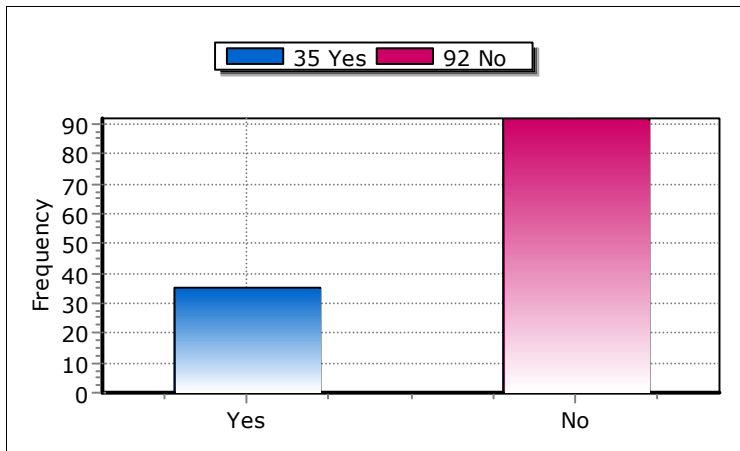


Question 4. How long have you lived in Chiddingstone Parish?

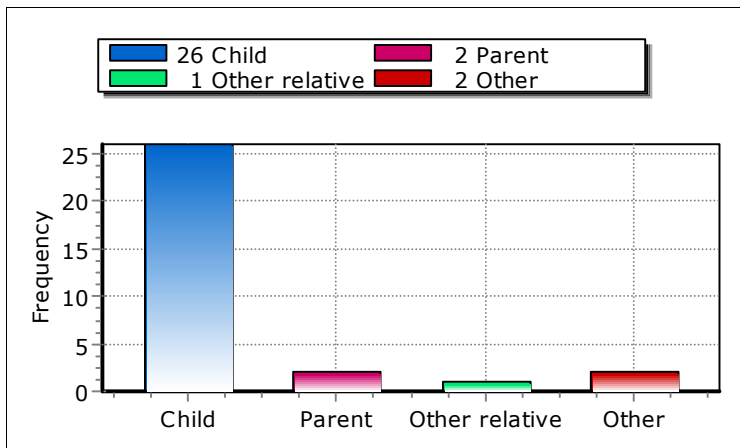


94 respondents (71%) have lived in the parish for 10 years and over.

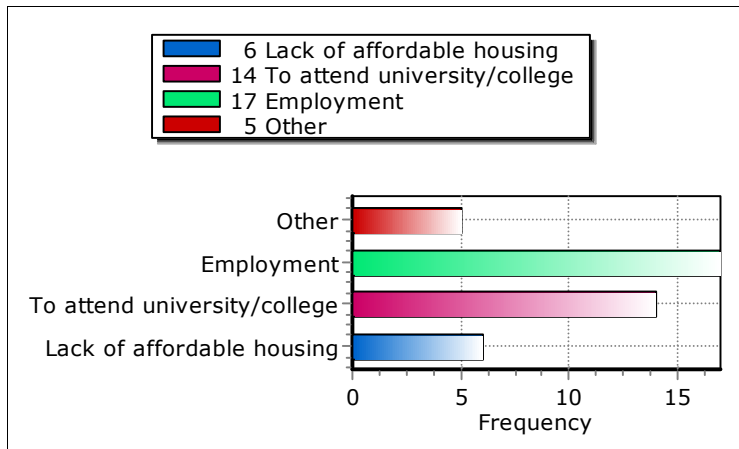
Question 5. Have any members of your household left Chiddingstone Parish in the last 5 years?



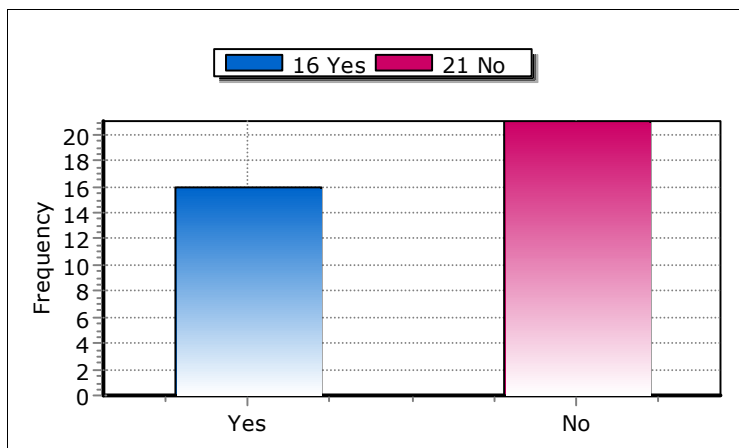
Question 6. If you answered yes to question 5, please state what relationship they have to you.



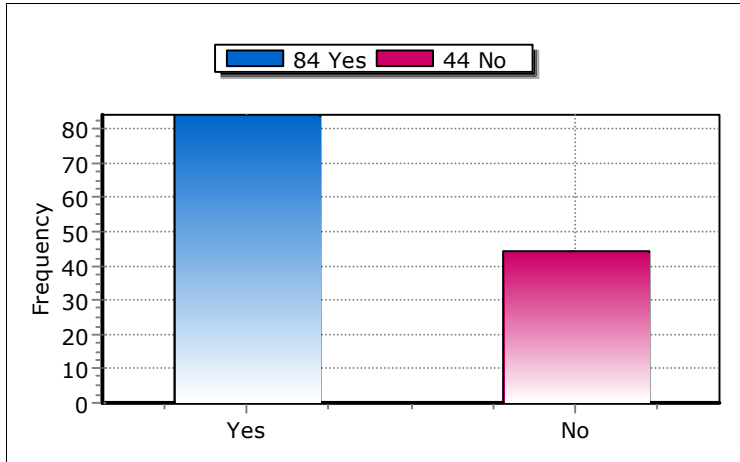
Question 7. Please indicate the reason why they left. Some respondents indicated more than one option.



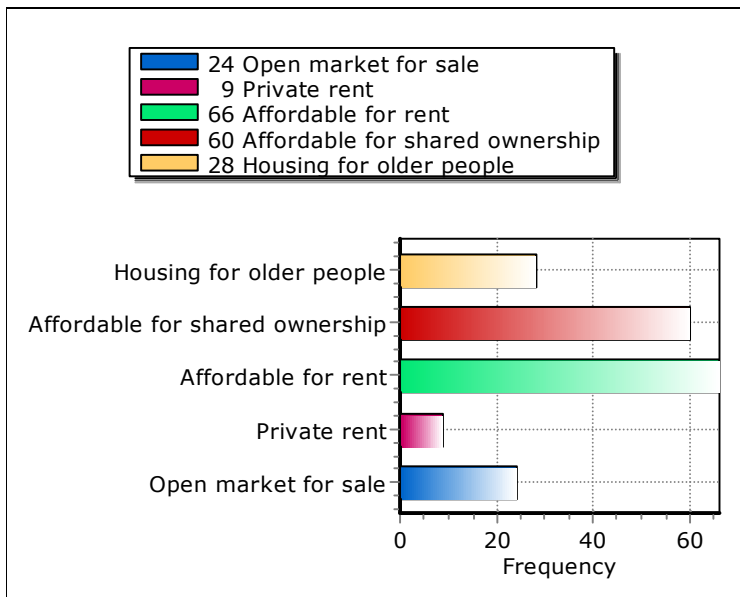
Question 8. Would they return if more affordable accommodation could be provided?



Question 9. Do you feel more homes are needed in the Parish?

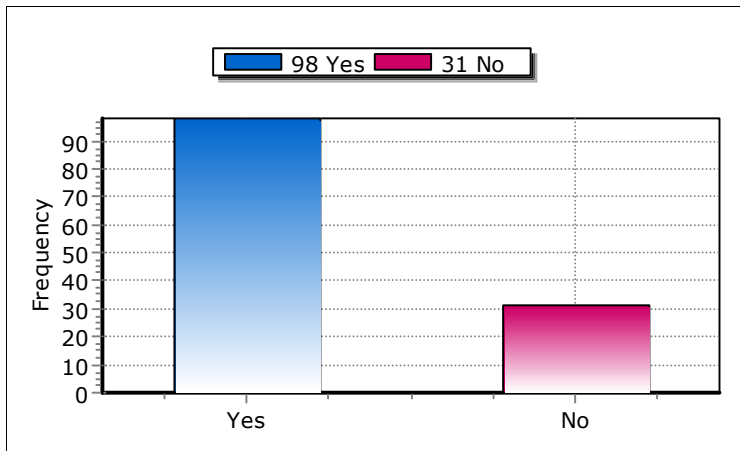


Question 10. If you answered Yes to Q9 what type of housing is required?



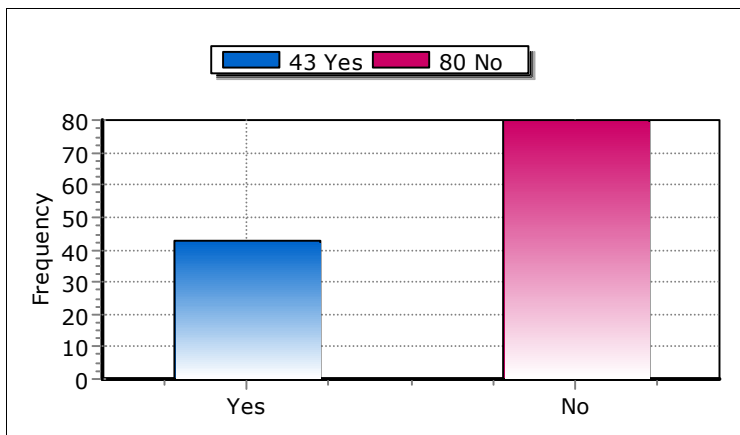
The type of housing felt to be most required was affordable housing for rent followed by affordable housing for shared ownership.

Question 11. Would you support a small development of affordable housing if there was a proven need for people with a genuine local connection to the parish of Chiddingstone?

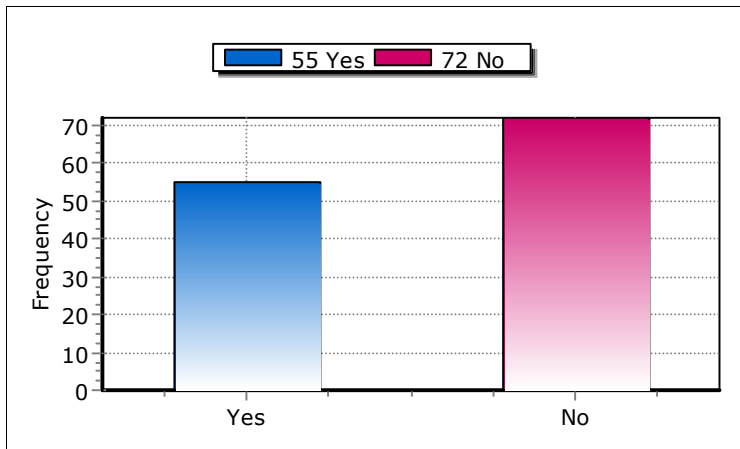


76% of respondents who answered the question (74% of all respondents) said they would support a development.

Question 12. Does the extension of Right to Buy change your view on whether a scheme should be undertaken?

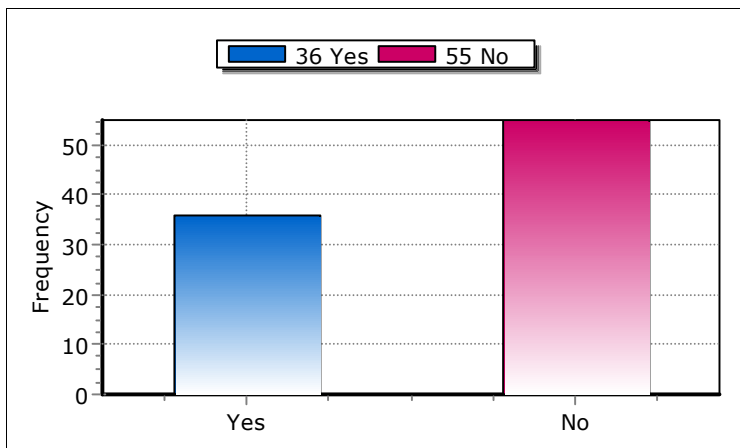


Question 13. If the tenant had the Right to Buy their rural home would you support a scheme?

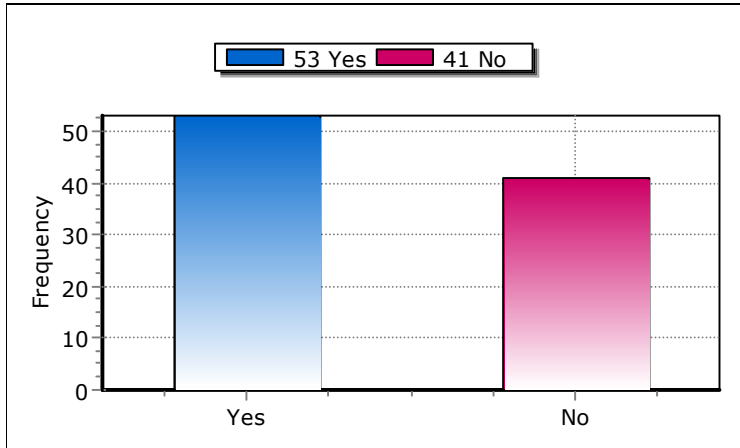


The following graphs show further analysis of the answers to Q12 and Q13

The respondents who answered Yes to Q11 (Would you support a small development of affordable housing?) gave the following answer to Q12 (Does the extension of Right to Buy change your view on whether a scheme should be undertaken?)



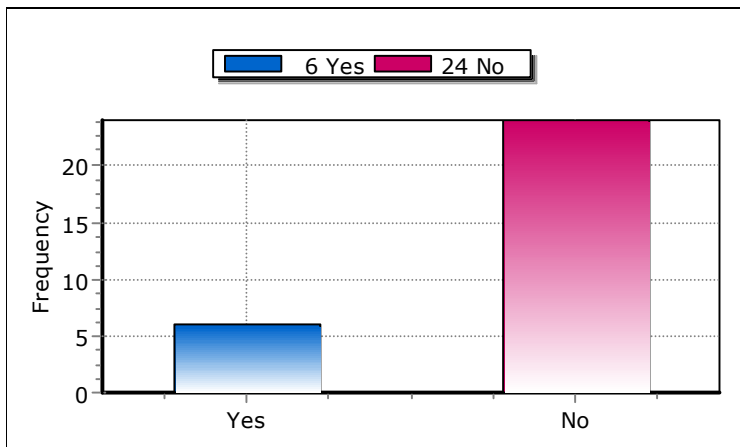
The respondents who answered Yes to Q11 (Would you support a small development of affordable housing?) gave the following answer to Q13 (If the tenant had the Right to Buy their rural home would you support a scheme?)



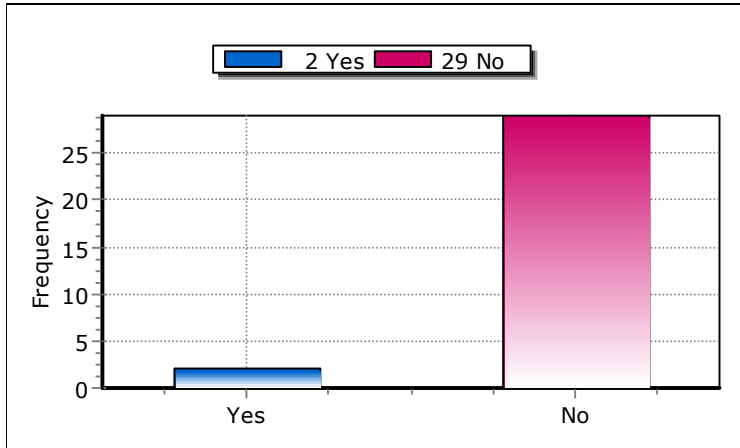
41 people who said they would support a development (Q11) would not do so if the tenant has the Right to Buy their property.

98 respondents said they would support a development (Q11) which suggests that 57 respondents would still support a development if the tenant has the Right to Buy their home. However, this reduces the overall level of support for a local needs housing scheme.

The respondents who answered No to Q11 (Would you support a small development of affordable housing?) gave the following answer to Q12 (Does the extension of Right to Buy change your view on whether a scheme should be undertaken?)



The respondents who answered **No** to Q11 (Would you support a small development of affordable housing?) gave the following answer to Q13 (If the tenant had the Right to Buy their rural home would you support a scheme?)



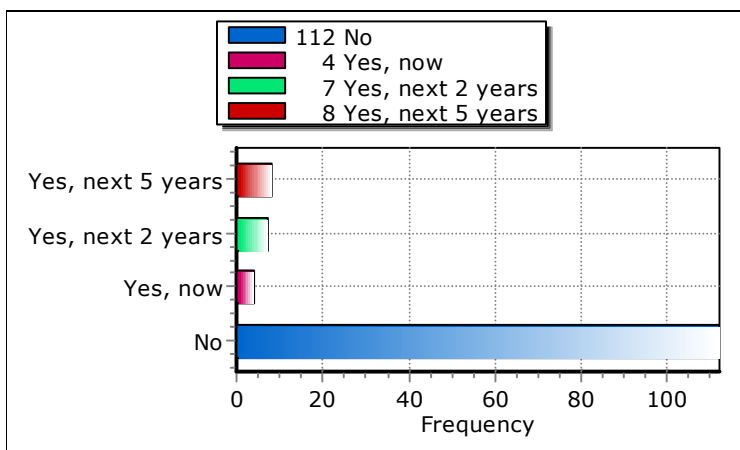
Question 14. Please use this space if you wish to explain your comments on housing provision in the parish.

There were 60 responses to this question; a full list of responses can be found in Appendix C1.

Question 15. Please state any sites you think might be suitable for a local needs housing development in the parish..

There were 35 responses to this question; a full list of responses can be found in Appendix C2.

Question 16. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?

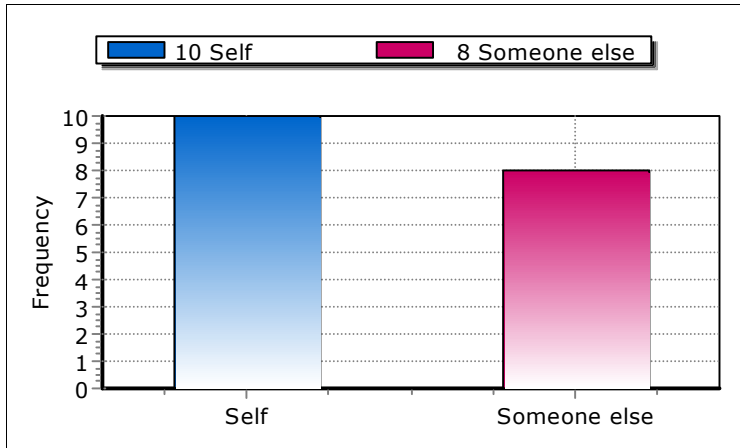


19 respondents said they had a housing need either now or in the next 2 or 5 years.

Section 2 – Housing Needs

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

Question 17. Are you completing this form for yourself or someone else?

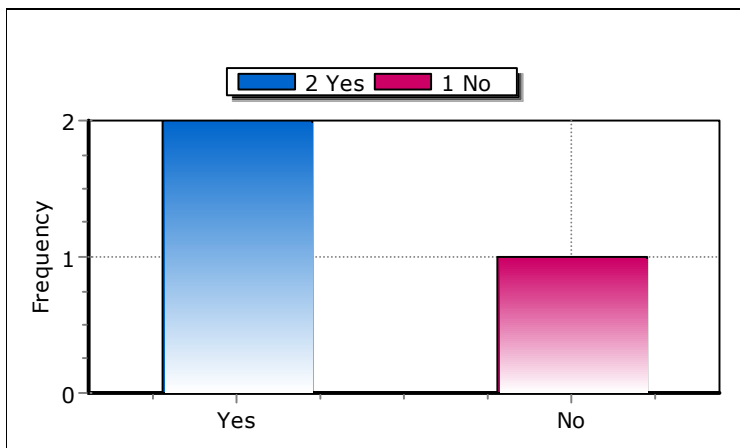


Question 18. If you are completing this for someone else please state their relationship to you and where they currently live.

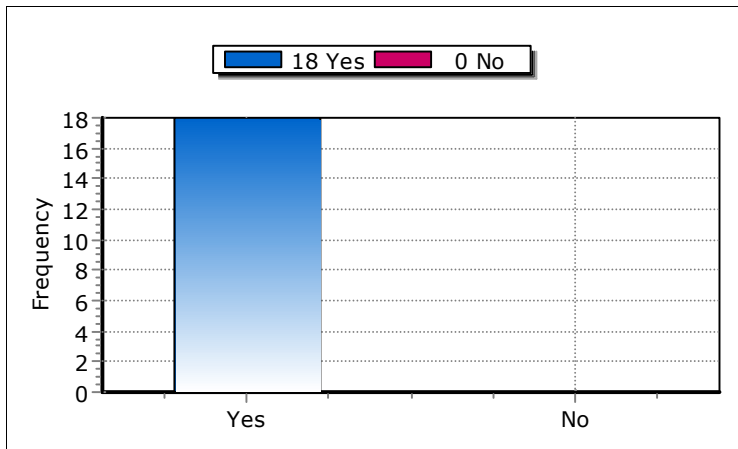
Respondents completing the form for someone else were parents on behalf of their children who were living with them.

Question 19. Personal details of respondents are not included in this report.

Question 20. If you live outside Chiddingstone do you wish to return?



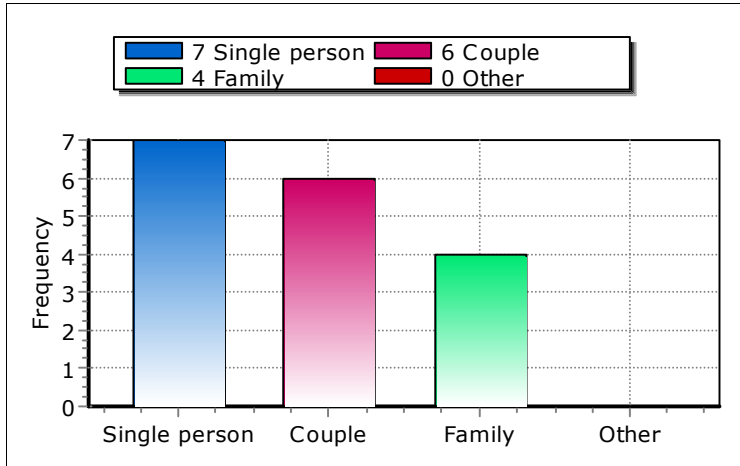
Question 21. If you live in Chiddingstone Parish do you wish to stay there?



Question 22. What is your connection with Chiddingstone Parish? Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
I currently live in the parish and have done so continuously for the last 5 years	15
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	4
I have lived in the parish for a total of 5 out of the last 10 years	3
I am in full time employment in the parish	4
I need to move to the parish to take up full time employment	1
I provide an important service in the parish that requires me to live locally	4
I need to move to the parish to give or receive support to or from an immediate family member	0

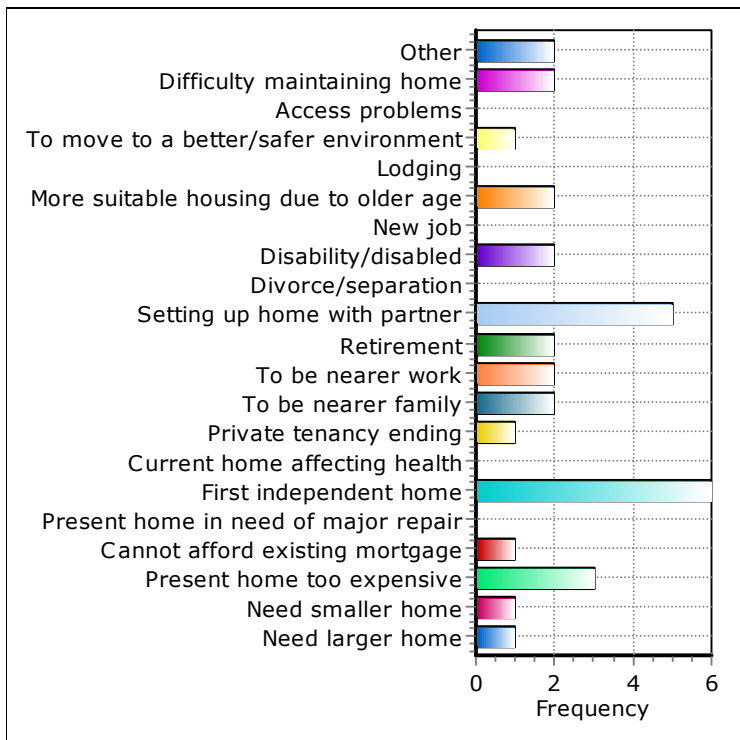
Question 23. What type of household will you be in alternative accommodation?



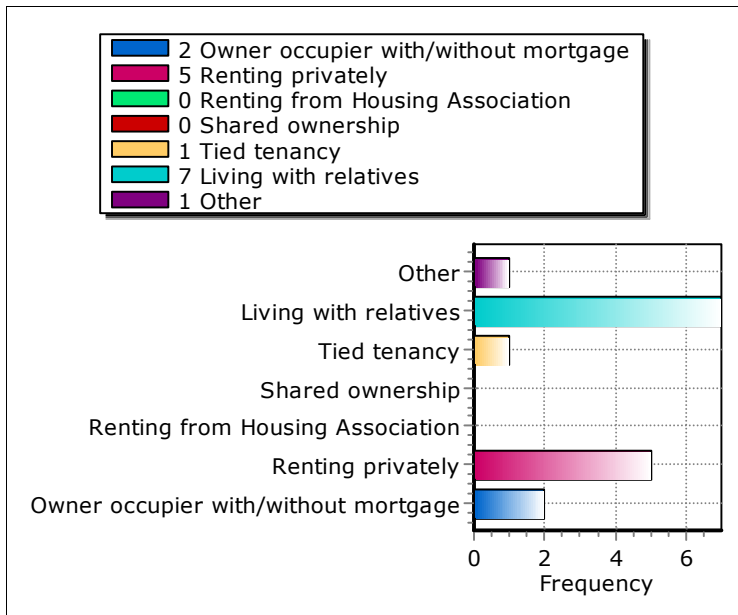
Question 24. How many people in each age group need alternative accommodation?

AGE	0 - 15	16 - 19	20 - 24	25 - 44	45 - 59	60 - 74	75 - 84	85+
Male	2	2	3	8	1	1	0	0
Female	2	2	4	6	1	0	1	0
Total	4	4	7	14	2	1	1	0

Question 25. Why are you seeking a new home?



Question 26. What is your current housing situation?



Question 27. Please tell us in your own words why you need to move and what prevents you doing so. The following responses were given:

We will eventually finish/move on from a tied cottage (part of herdsman rumination). Would like to continue living in area but still offer services to local farmers.

In the future when further education completed our sons would like to stay local but at present nothing affordable is immediately available.

No longer wish to live with parents but want to stay in village.

Need to set up home with pregnant partner.

When I come home from university after graduation I will need to work in London but want to live in the parish because this is my home.

The rents are too high. Mortgages are difficult if you are self-employed.

I live with parents and want independence but cannot afford local housing.

We would like to buy our own home and leave our damp mouldy flat but we cannot afford it. We will have lived there 1 year at the start of January.

We need a house with 4 bedrooms for the children as they grow. We would happily stay in our current house and extend to give an extra bedroom but due to planning restrictions we are currently unable to do so. A similar house to ours with one extra bedroom in the parish would cost about £300,000 more.

To lower my outgoings but I would not find anything suitable locally. I have lived here for 10 years, previously in Leigh for 12 years and don't want to leave the area.

I want to become independent; private rent is too expensive and as properties are so expensive they are out of reach financially

I will need to move due to age and increasing disability. I love it where I am now but it has 2 bedrooms and reasonable garden - ideal for a small family. I would hope to be able to stay in my present house for at least 2-3 years more.

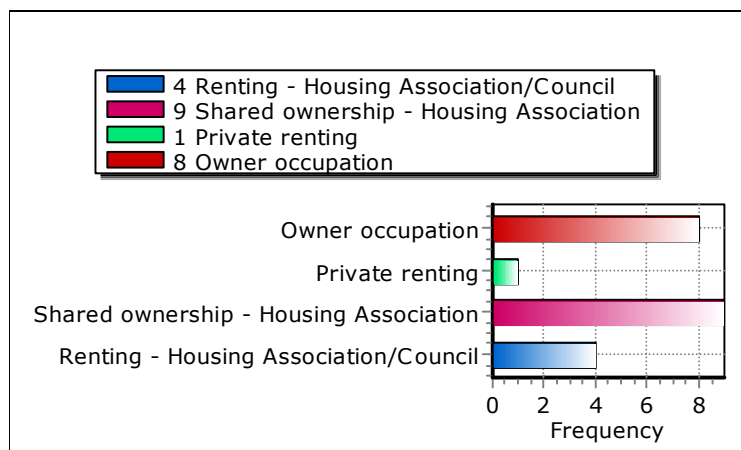
Question 28. What type of housing do you need? Please tick any that apply. The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of Housing	Frequency
Flat	7
House	13
Bungalow	8
Accommodation suitable for older persons	2
Sheltered housing	1
Extra care housing	1

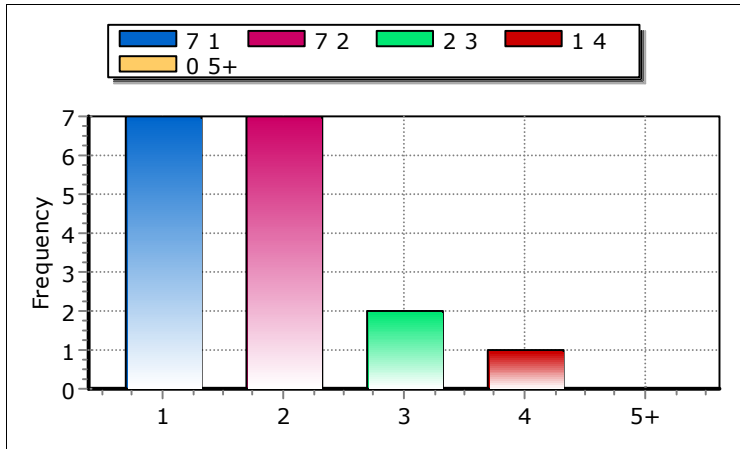
Please explain why you have chosen this option/s: There was one response to this question

- Due to age and lessening mobility

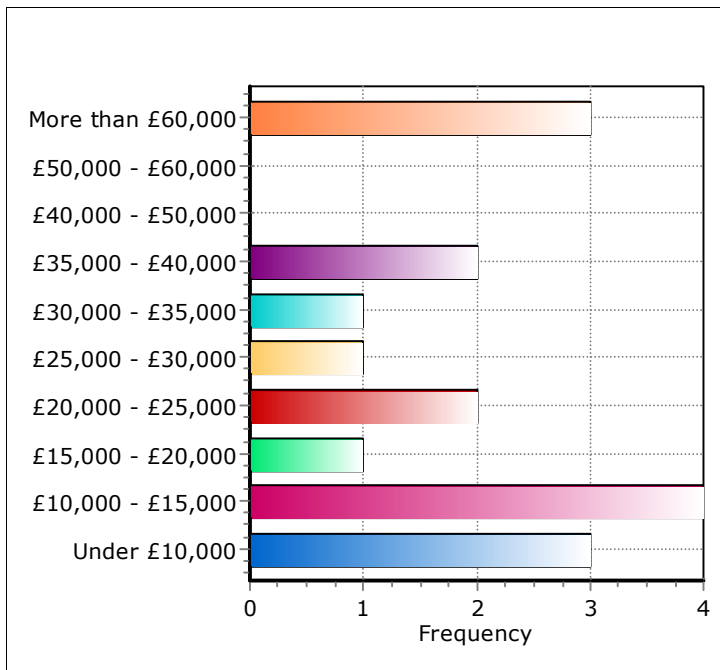
Question 29. Which tenure would best suit your housing need?



Question 30. 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 31. Please indicate the total gross annual income of the household in housing need.



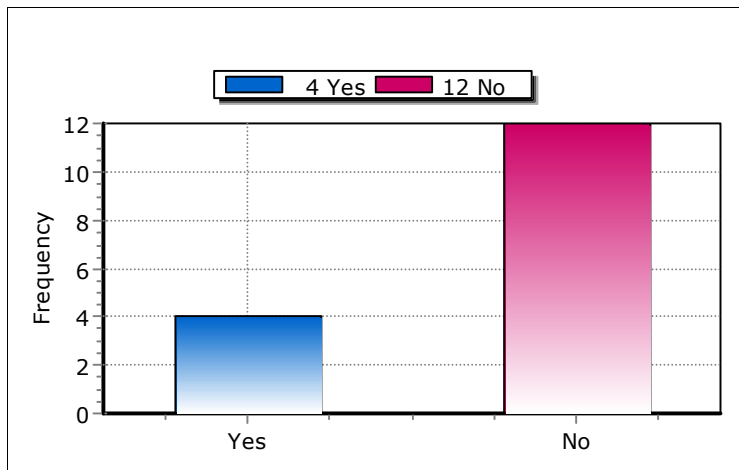
Question 32. How much money could you raise as a deposit towards buying your own home?
The following answers were given:

- 1 x £6000
- 4 x £10,000
- 2 x £15,000
- 2 x £20,000
- 1 x £90,000
- 1 x £300,000

Question 33. Do you have any particular or specialised housing requirements? The following answer was given:

Dry and free from mould with a source of heating other than an electric plug in heater.

Question 34. Are you registered on the Sevenoaks District Housing Register?



5. 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 December 2015, found the following cheapest properties for sale in the parish of Chiddingstone (there were no 1 or 2 beds available):

Type of Property	Number of Bedrooms	Price £
Semi-detached house – Chiddingstone Causeway	4	465 000
Semi-detached house – Chiddingstone Hoath	3	675 000
Detached house – Chiddingstone	4	795 000

Property to rent

A similar search for rental property found none available in Chiddingstone parish so the search was widened to within 3 miles of the parish:

Type of Property	Number of Bedrooms	Price £pcm.
Flat - Edenbridge	1	700
End of terrace house - Edenbridge	1	800
Maisonette - Edenbridge	2	795
Flat – Edenbridge	2	895
Terraced house - Weald	3	1325
Detached bungalow - Penshurst	4	1395

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% (December 2015) 25 year mortgage term and is calculated using HSBC's mortgage calculator.

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

Scheme is now available where purchasers only need to provide a 5% deposit; however, they will need to make repayments on a 95% mortgage so the income levels indicated on the table below are still relevant and may actually need to be higher if using this scheme; monthly repayments may also be higher. Eligibility for this scheme is based on a case by case basis and assessed by the lender.

Type of Property	Price £	Deposit (15%)	Gross Income Level	Monthly Repayment
4 bed semi-detached house	465 000	69 750	112 929	1644
3 bed semi-detached house	675 000	135 000 (20% dep required)	154 286	2247
4 bed detached house	795 000	159 000 (20% dep required)	174 858	2647

To gauge the income level required to afford to rent privately the following calculations assume that 30% gross income is spent on housing. (A household is considered able to afford market rented housing in cases where the rent payable would constitute no more than 30% of gross income).

Type of Property	Price £ pcm	Approx. Gross Annual income £
1 bed flat - Edenbridge	700	28 000
2 bed maisonette – Edenbridge	795	31 800
2 bed flat – Edenbridge	895	35 800
3 bed terraced house - Weald	1325	53 000
4 bed detached bungalow - Penshurst	1395	55 800

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 £202,200
 2 bed properties £299,100
 3 bed properties £362,000
 4 bed properties £717,800
 5+ bed properties £1,103,500

To afford the average cost of a 1 bed property using the mortgage calculation shown above, a salary of £49,106 would be required. To afford the average cost of a 2 bed property a salary of £72,639 would be required.

Information provided by 'mouseprice' states that the average property in the TN8 area costs £435,700 with average earnings being £26,786. This means that the average property costs over 16 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 Local Housing Allowance (LHA) levels for the High Weald area; Sevenoaks District Council have an agreement with their Housing Association partners to calculate affordable rent at 80% of market rents or 100% LHA whichever is lower. Affordability of the affordable rent levels can be achieved through the input of Housing Benefit where eligible.

Size of Property	LHA levels £pcm/Affordable Rent
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.

Property	Price £ pcm	Gross annual Income £
1 bed	587	23 478
2 bed	765	30 600
3 bed	967	38 680
4 bed	1460	58 3400

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 value of £202,200 for a 1 bed property, £299,100 for a 2 bed property and £362,000 for a 3 bed property. 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 on average values for the TN8 area found on mouseprice.

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service charge	Monthly total £	Gross Income required
202 200	25%	5055	311	348	90	749	26 967
202 200	40%	7077	435	301	90	826	29 778
299 100	25%	7478	460	514	90	1064	38 337
299 100	40%	11 964	736	411	90	1237	44 5721
362 000	25%	9050	556	622	90	1268	45 717
362 000	40%	14 480	890	498	90	1478	53 264

6. ASSESSMENT OF HOUSING NEED

This section further analyses the housing needs of respondents who completed Section 2 of the survey. At this stage, some respondents may be excluded because they do not qualify for or do not want affordable housing in Chiddingstone Parish.

Assessment of the 4 households seeking housing now

One respondent was excluded from this final assessment because the only tenure they wanted was open market housing.

The 3 households in need of affordable housing now are –

- 1 single person
- 2 couples

Single people – there was 1 single person

Age	Frequency
25-44	1

Current housing:

Current Housing	Frequency
Living with relatives	1

Tenure best suited:

Tenure	Frequency
Renting HA	1

Type of housing needed: The answer given relates to the type of housing the respondent sought/preferred rather than an assessment of their need.

Type of housing	Frequency
House/flat	1

Number of bedrooms needed: The answer given relates to the number of bedrooms the respondent sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
1	1

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

Registered on Sevenoaks District Council's Housing Register:

There was no response to this question.

Household's joint gross annual income:

Income	Frequency
£10,000 - £15,000	1

Money available as a deposit:

There was no response to this question.

Reason for seeking new home:

Reason	Frequency
Other (Need own affordable home)	1

The respondent did not indicate any specialised housing requirements.

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

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

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

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

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

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

Couples there were 2 couples

Age

Age	Frequency
20-24	2
25-44	2

Current housing:

Current Housing	Frequency
Living with relatives	2

Tenure best suited:

Tenure	Frequency
Shared ownership	2

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

Type of housing	Frequency
House	1
Flat/house/bungalow	1

Number of bedrooms needed: Answers give 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.

Registered on Sevenoaks District Council's Housing Register:

Housing Register	Frequency
Yes	1
No	1

Household's joint gross annual income:

Income	Frequency
£15,000 - £20,000	1
£35,000 - £40,000	1

The respondents said they could raise the following amounts as a deposit:

- 2 x £10,000

Reason for seeking new home:

Reason	Frequency
Setting up home with partner	1
First independent home	1

The respondents did not indicate any specialised housing requirements.

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

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

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

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

Income	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
£15,000 - £20,000	1	1 with HB	0	0	0
£30,000 - £35,000	1	1	0	1 x share 1 bed	0

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

Assessment of the 7 households seeking housing in the next 2 years

4 respondents were excluded from this final assessment because the only tenure they wanted was to buy on the open market.

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

- 3 single people

Single people there were 3 single people

Age	Frequency
20-24	2
75-84	1

Current housing:

Current Housing	Frequency
Renting privately	1
Living with relatives	2

Tenure best suited:

Tenure	Frequency
Renting HA	1
Shared ownership	1
Shared ownership/open market	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	1
Flat/house/bungalow	1
Bungalow/sheltered housing/extra care housing/accommodation suitable for older persons	1

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

No of bedrooms	Frequency
1	2
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.

Registered on Sevenoaks District Council’s Housing Register:

Housing Register	Frequency
Yes	0
No	3

Household’s joint gross annual income:

Income	Frequency
£10,000 - £15,000	3

Two respondents said they could raise the following amounts as a deposit:

- £6000
- £10,000 - £15,000

Reason for seeking new home:

Reason	Frequency
More suitable housing due to older age	1
Need smaller home	1
Disability/disabled	1
Difficulty maintaining home	1
First independent home	2

The respondents did not indicate any specialist housing requirements.

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

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

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

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

Income	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
£15,000 - £20,000	3	3 With HB	0	0	0

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

Assessment of the 8 households seeking housing in the next 5 years

3 respondents were excluded from this final assessment because their forms were incomplete so that an assessment of their needs could not be made.

The 5 households in need of affordable housing in the next 2 years are –

- 1 single person
- 2 couples
- 2 families

Single people there was 1 single person

Age	Frequency
20-24	1

Current housing:

Current Housing	Frequency
Living with relatives	1

Tenure best suited:

Tenure	Frequency
Shared ownership	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/bungalow	1

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

No of bedrooms	Frequency
1	1

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

Registered on Sevenoaks District Council's Housing Register:

Housing Register	Frequency
Yes	0
No	1

Household's joint gross annual income:

Income	Frequency
Under £10,000	1

The respondent did not indicate being able to raise any money towards a deposit.

Reason for seeking new home:

Reason	Frequency
First independent home	1

The respondent did not indicate any specialist housing requirements.

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

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

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

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

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

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

Couples there were 2 couples

Age	Frequency
20-24	2
25-44	2

Current housing:

Current Housing	Frequency
Private renting	1
Living with relatives	1

Tenure best suited:

Tenure	Frequency
Renting HA	1
Shared ownership/open market	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
Flat/house/bungalow	1

Number of bedrooms needed: Answers give 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.

Registered on Sevenoaks District Council's Housing Register:

Housing Register	Frequency
Yes	1
No	1

Household's joint gross annual income:

Income	Frequency
£20,000 - £25,000	1
£35,000 - £40,000	1

Two respondents said they could raise the following amounts as a deposit:

£5000 - £10,000

£10,000

Reason for seeking new home:

Reason	Frequency
To move to a better/safer environment	1
To be nearer family	1
First independent home	2
Setting up home with partner	2

The respondents did not indicate any specialised housing requirements.

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

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

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

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

Income	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
£20,000 - £25,000	1	1	0	0	0
£35,000 - £40,000	1	1	0	1 x share 2 bed	1

Families there were 2 families

Ages

	Adult Age	Adult Age	Child Age	Child Age
Family 1	45-59		16-19 F	16-19 F
Family 2	25-44	25-44	0-15	

Current housing:

Current Housing	Frequency
Private renting	1
Tied tenancy	1

Tenure best suited:

Tenure	Frequency
Renting HA/shared ownership	1
Shared ownership	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
House/bungalow	1

Number of bedrooms needed: Answers give relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
2	1
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.

Registered on Sevenoaks District Council's Housing Register:

Housing Register	Frequency
Yes	0
No	2

Household's joint gross annual income:

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

One respondent said they could raise the following amount as a deposit:

- £20,000

Reason for seeking new home:

Reason	Frequency
Present home too expensive	1
Cannot afford existing mortgage	1

The respondents did not indicate any specialised housing requirements.

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

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

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

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

Income	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
£20,000 - £25,000	1	1 with HB	0	0	0
£25,000 - £30,000	1	1 with HB	0	0	0

7. SUMMARY OF FINDINGS

The survey has found a need for up to 11 homes for local people who are in need of affordable housing; they are 5 single people, 4 couples and 2 families. 3 of those households need housing now, 3 in the next 2 years and 5 in the next 5 years.

One of the households is an older person who needs more suitable housing for their needs.

The 11 respondents in need of affordable housing indicated strong local connections to Chiddingstone parish; they all currently live in the Parish.

In total there are 16 adults and 3 children who have a need for affordable housing.

7 respondents are currently living with relatives, 3 are renting privately and 1 is a tied tenant.

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

In total, 8 respondents indicated an interest in shared ownership; 1 of these households indicated that they may be able to afford a share of a 1 bed property and 1 household indicated they may be able to afford a share of a 2 bed 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, the impact of the Welfare Reform Act and Help to Buy eligibility the mix of accommodation that respondents would be eligible for is:

Rented accommodation:

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

Shared ownership:

- 1 x 1 bed
- 1 x 2 bed

8. APPENDIX C1

Question 14. Please use this space if you wish to explain your comments on housing provision in the parish.

I hope an exception to right to buy would be made.

I am in agreement on the condition it is for local people. A similar scheme was promised for Edenbridge a few years ago and loads of 'scumbag' tenants were shipped in from Swanley. It was a disaster.

Chiddingstone is an attractive area hence the high property prices. Right to Buy would create a profiteering situation to the detriment of local people.

The infrastructure would not support more housing, no main drainage/street lighting/services such as GPs/schools/transport/pavements for pedestrians/shops/any family would need their own transport - car parking issues. Red Leaf Close is a case in point. The social housing is excellent but parking is a problem for residents.

If these answers seem hard-line it is a) because the questionnaire seems biased in favour of support for housing and b) because short of caring for a specific family member there is no proven need to return. Having been born here and lived here before is of no relevance nor is it likely to be employment given that local employment possibilities are available elsewhere and probably pay more.

The current affordable houses are of poor quality than promised and some of the residents do not look after the front of their houses and they are an eyesore.

Young people need more opportunities to get on the property ladder. I support most schemes where this is made more possible. Younger people need to be drawn to rural areas to keep many businesses functioning in future.

The road network and other infrastructure is not suitable to sustain further housing in the parish.

Build houses for people who have lived here, not just so well off people can buy a house purely to get into the school.

It is very important that it is for locals, to stay in the parish. For the young it would be good that they had the opportunity to purchase but not if it took away the opportunity for others.

It is next to impossible for any young couple/professionals to even get close to purchasing any property in the area. Nearly half a million for a 2 bed.

Houses should be built where there is access to public transport and local facilities so that people do not have to rely on a car.

I agree with the point in the covering letter that it is important to prevent rural affordable homes from being lost to the open market.

Strongly opposed to 'open market' housing and/or further erosion of green belt.

I am all for a scheme that keeps all affordable housing for parishioners and not for selling on to outsiders.

It would have been a good idea to enclose with this survey a map of the parish showing the extent of Housing Association property there already is here. How many housing association properties already exist in this area? How many have been sold on the open market thus negating the original reason for their development. I like many I suspect, moved to this area to live in the countryside and escape the urban sprawl of development currently underway in this country so would not support a scheme to build a housing development of any kind of greenbelt. My question is, where do you draw the line? If a housing development is needed to house those people who wish to stay here now what happens when their children need a property or current partnerships split and so they need a property etc. etc.

Right to Buy on rural exception sites should not be allowed. These properties should remain affordable for local people who can't afford to buy open market housing as property prices are so high here.

My daughter has already left Bough Beech and my son is now looking to move out of the district.

With regard to affordable housing residents that are in Bough Beech, they are not provided with good transport links and the older children hang around and cause noise/mess.

There are many wonderful young people who will simply leave our parish after university as the house prices are so high here. They should be encouraged to stay.

I think there should be starter homes of 1 and 2 bedroom properties for key workers.

Any local housing must be only for the people of Chiddingstone parish not Edenbridge overflow as happened with the Causeway.

Not supportive of Right to Buy in respect of affordable housing - selling off such homes simply perpetuates the problem.

We need some younger people in the parish.

Right to Buy leads to right to profit and sell to outsiders.

I was born in the parish and housing provision has always been a problem, especially as it has become a very desirable area. Locals can't afford to live here.

If housing is needed it should be for tenants with a genuine local connection, owned and managed by a housing association and ownership retained by the housing association to ensure the local connection is retained.

People should not be able to profit unreasonably from the scheme. Housing should remain available for people in need.

Support the Right to Buy if affordable homes are offered to people with a strong local connection.

We would support development of housing on a rural exception site if homes on it were owned and managed by a housing association and especially if they were occupied by people with local connection.

10 affordable houses have already been built in the village (Chiddingstone Causeway) on greenbelt land.

We believe there is no need or requirement for affordable housing in this area. When the new houses were built in the Causeway there was a lack of interest in the homes and it took a long time to fill them.

Long term affordable rented housing for local people and those who need to work in the parish.

No wish to see any more housing in this area.

Clearly it is important to offer affordable/shared ownership housing in rural communities - it maintains a mix of people and helps to sustain local business.

Don't forget suitable housing for the elderly.

Housing on rural exception sites should never be available to buy - this completely defeats the object.

We are a young(ish) couple looking to buy our own home in the next few years. We are both mid 30s. We both work full time - my partner is a tree surgeon and part time Territorial Army and I run my own business and work in an office too. We currently rent but it is a one bed flat and very damp and mouldy but is literally all we can afford, even though a mortgage would be cheaper - we wouldn't be considered for one at present. We are both growing our businesses at the moment and hope to be earning a lot more within 3-5 years but have to re-invest everything at the moment to do this. We would love our own home. We adore the village and village life but we can't afford to buy here. My partner is originally from Tunbridge Wells and I moved here from Cornwall to live with him. We would like to stay in the area as my partner gets a lot of work here and I am able to work locally too. We will register with the housing association although we fear we earn a little too much to be considered against people on benefits/extremely low incomes. We hope some affordable housing will be available.

As a local landowner I have been approached 3 times in the last 2 years by young people originally from Chiddingstone unable to find affordable accommodation.

We have decided to move abroad as housing/rented accommodation is too expensive for us as a family with only my husband working and having two small children.

In the past 23 years all new developments have been built in the Causeway. A more even distribution of new builds within the parish would seem more desirable.

The parish is what it is because of the few residents and houses. Any new development would blight the rural nature of the villages.

The Right to Buy has severely affected the number of what used to be council houses for local people.

We need staff to live locally for our business but they cannot afford or find any housing in their price range.

Right to Buy not so much a problem as right to swap - this is what happened at Slatens.

When the Conservatives stop selling off their current social housing, the need to replace them won't be so great. Social housing should be for families who have a desperate need not to provide a cheap way of buying a home. Social housing should be there for ever, not be re-sold.

Extension to Right to Buy changes support for scheme; believe further development in rural area should not be for open market, forever.

We need more affordable, new build housing all across the country and not selling off badly need tenant association housing.

Access to public services - bus, train would be important for the elderly and young families. Not everyone can drive.

Providing the present bus service would be maintained, I think retired properties as in Wellers Town would be an asset to Chiddingstone parish but bus service would be essential for retired.

As well as there is a need to provide housing for the young of our village, there is also a need for older residents. Many of these older residents would welcome some provision for social housing.

If the tenant buys and then sells, the 'affordable house' may be sold outside the parish

I do not wish for social housing for people outside the parish i.e. when they rehouse people away from their communities with no thought as to public transport and facilities and no rehousing gypsies.

A member of our family rented in the village but could not afford to buy therefore moved away hopefully returning later. They bought elsewhere, that's what we all have done.

No need for affordable housing in Chiddingstone as plenty in local towns where better transport facilities etc. are located.

It is my understanding that one of the primary issues is the space at Chiddingstone School - currently the school is full and there is no space to expand.

In answering Yes to Q13 it is with the proviso that discretion over Right to Buy would be exercised by the HA.

Do not agree with right to buy as stock of houses is lost.

I do not agree with any more housing in the village because of government policy, they have sold off large amounts of the social housing already. I do not trust government policy.

9. APPENDIX C2

Question 15. Please state below any sites you think might be suitable for a local needs housing development in the parish.

Any brownfield site if possible

None - this is a small semi-rural area and should remain so.

Smaller plots of set aside land and old disused farm buildings and areas around the building (not barn conversions).

Bough Beech - behind Chequers Garage. Area between Chiddingstone and Hill Hoath Road. Land (Glebe land) near St Luke's in Chiddingstone Causeway.

On a bus route for elderly. Near a footpath walk to school. Near other dwellings for community spirit.

Bough Beech

Chiddingstone Causeway. There is good transport connections and work and schools. There is also a pub, church and shop.

A site within easy walking distance of the local bus service would be best, but I am not sure where. Local traffic danger spots must be avoided.

Field behind graveyard (second one - furthest from the church)

Limited extension to a village; perhaps a fixed % of the current number of houses or of local population? Otherwise brownfield site only.

Ide Hill Road

Chiddingstone Causeway - near the station

I think we need houses dotted around, not all in one place, end of gardens, barns etc. Not on greenbelt.

Around Chiddingstone Causeway

Within existing built up areas.

Farming land set aside.

Chiddingstone Causeway.

The Old Airfield, Chiddingstone Causeway.

None. Chiddingstone does not need this and we would strongly oppose it.

The Claytons semi-industrial premises at the west end of Chiddingstone Causeway.

Many areas in Chiddingstone Causeway are available and please note there are many private landowners looking to profit from this scheme who are not local people.

Anywhere outside the parish.

Land at the Estate Yard, Camp Hill.

Small industrial area currently for sale in Chiddingstone Causeway.

The old allotment site - Chiddingstone Hoath

The Kent Highways site in Chiddingstone Causeway.

Brickyard at Causeway.

Station Road/Moorden, close to rail station (other side of Causeway).

I believe there are 3 sites in Bough Beech already under consideration.

Sites are becoming limited in the area. There are 1 or 2 infill sites in the Causeway and Bough Beech areas.

As Mr Stratford's generous offer of allotments sites at the Hoath has in my view been ignored, would this site be suitable? Sewage and water run along Truggery Lane.

There is a strip of land between the end of St Mary's old churchyard and Glebe House. It is owned by 'The Old Rectory', ideal for a house or two.

Chiddingstone Causeway.

An area in Mill Lane that used to be a milking parlour. At present owned by the farmer.

Near Chiddingstone Causeway between Tonbridge and BB.

Factory site in Chiddingstone Causeway.

CHIDDINGSTONE PARISH COUNCIL
Housing Needs Survey

November 2015

Dear Householder

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

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

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

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

- All homes on the site are owned and managed by a Housing Association
- Local needs homes are either rented or part-sold (shared ownership) to tenants
- Only households with a genuine local connection are eligible to be tenants of local needs housing

Under the newly introduced extension of Right to Buy to Housing Association tenants, Housing Associations will be allowed to exercise discretion about whether to sell local needs homes in rural areas. If they do not, they will have to offer the tenant the opportunity to purchase an alternative suitable property elsewhere instead. Rural organisations are lobbying Government for legislative protections that do not permit the Right to Buy for properties on rural exception sites so that only the option of buying elsewhere is available; this is to protect the scarce number of rural affordable homes being lost to the open market. Members of the Parish Council wish to establish the housing need in the parish before proposing a scheme. This survey will establish the parish need and the parish view on the importance of a rural exemption to the Right to Buy. Please be assured that the Parish Council will take this into account if a scheme is required to meet the need.

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

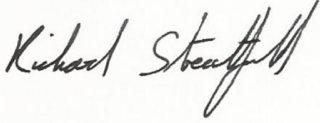
This is a very important issue, so please take time to fill in this survey. Even if no one in your household has a housing need, we want to know your views.

Please return this form using the FREEPOST envelope provided by 7th December 2015.

PTO

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

Yours sincerely

A handwritten signature in black ink, reading "Richard Streatfeild". The signature is written in a cursive style with a large, stylized initial 'R'.

Richard Streatfeild
Chairman
Chiddingstone Parish Council

HOUSING NEEDS IN THE PARISH OF CHIDDINGSTONE

Please complete this survey on behalf of your household.

SECTION 1

Q1. Please indicate where you live:

- Bough Beech Chiddingstone Chiddingstone Causeway Chiddingstone Hoath

Q2. What type of housing do you live in?

- Private rented Tied tenancy Living with relatives
 Housing Association rented Housing Association shared ownership Owner occupier (with or without mortgage)
 Other _____

Q3. Please enter the following information -

Number of bedrooms in your home

Number of people that currently live in the property

Q4. How long have you lived in Chiddingstone Parish?

- Less than 1 year 1-3 years 3-5 years 5-10 years 10+ years

Q5. Have any members of your family/household left Chiddingstone Parish in the last 5 years? If your answer is No, please go directly to Q9

- Yes No

Q6. If you answered yes to Q5, please state what relationship they have to you.

- Child Parent Other relative Other _____

Q7. Please indicate the reason why they left

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

Q8. Would they return if more affordable accommodation could be provided?

- Yes No

Q9. Do you feel more homes are needed in the Parish?

- Yes No

Q10. If you answered Yes to Q9 what type of housing is required? Please tick all that apply:

- Open market for sale Private rent Affordable for rent
 Housing for older people Affordable for shared ownership

Q11. Would you support a small development of affordable housing if there was a proven need for people with a genuine local connection to the parish of Chiddingstone?

- Yes No

PLEASE CONTINUE OVERLEAF

Q12. Does the extension of Right to Buy change your view on whether a scheme should be undertaken? Yes No

Q13. If the tenant had the Right to Buy their rural home would you support a scheme? (See covering letter) Yes No

Q14. Please use this space if you wish to explain your comments on housing provision in the parish.

Q15. Please state any sites you think might be suitable for a local needs housing development in the parish.

Q16. 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 TO Q16 PLEASE CONTINUE WITH SECTION 2 BELOW

SECTION 2 **HOUSING NEEDS**

If you or anyone else living in your house is in need of alternative housing, please continue with the questionnaire. Please complete one form per household in housing need. If you need another form please contact the Rural Housing Enabler on 01303 813790

Q17. Are you completing this form for yourself or someone else? Self Someone else

Q18. 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.

Q19. Please provide the name of address of the head of the household in housing need. Your details will remain confidential to the Rural Housing Enabler at Action with Communities in Rural Kent. We may use this information to contact you again if we need to update the findings of this survey in the future.

Name: _____

Address: _____

Postcode: _____

Email Address: _____

Q20. If you live outside Chiddingstone Parish do you wish to return? Yes No

Q21. If you live in Chiddingstone Parish do you wish to stay there? Yes No

Q22. What is your connection with Chiddingstone 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 full time employment in the parish**
- I need to move to the parish to take up full time employment**
- I provide an important service in the parish that requires me to live locally**
- I need to move to the parish to give or receive support to or from an immediate* family member

*Immediate = mother, father, children or brother/sister. 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 Chiddingstone

Q23. What type of household will you be in alternative accommodation?

- Single person Couple Family Other _____

Q24. How many people in each age group need alternative accommodation?

MALE

0-15 16-19 20-24 25-44 45-59 60-74 75-84 85+

FEMALE

0-15 16-19 20-24 25-44 45-59 60-74 75-84 85+

Q25. Why are you seeking a new home (please tick all that apply)

- Present home in need of major repair To be nearer family To be nearer work Retirement
- Present home too expensive Need smaller home Divorce/separation New job
- Current home affecting health Private tenancy ending First independent home Lodging
- Setting up home with partner Need larger home Difficulty maintaining home
- To move to a better/safer environment Disability/disabled Cannot afford existing mortgage
- More suitable housing due to older age Access problems Other _____

Q26. What is your current housing situation?

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

Q27. Please tell us in your own words why you need to move and what prevents you from doing so.

Q28. What type of housing do you feel you need? Please tick any that apply.

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

Accommodation suitable for older persons
 Extra Care housing (suitable for elderly people with range of support options)

Please explain why you have chosen this option/s

Q29. Which tenure would best suit your housing need?

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

Owner occupation

Q30. How many bedrooms would you like?

1
 2
 3
 4
 5+

Q31. Please indicate the total gross annual income (before tax) of the household in housing need (joint if a couple). Do not include housing benefit or council tax benefit.

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

Q32. How much money would you be able to raise as a deposit towards buying your own home?

Q33. Do you have any particular or specialised housing requirements e.g. to assist with a disability or special need? (Please provide details).

Q34. Are you registered on the Sevenoaks District 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 the Housing Options Team at 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 the parish of Chiddingstone. Personal information will remain confidential to Action with Communities in Rural Kent.

PLEASE RETURN THIS FORM IN THE FREEPOST ENVELOPE PROVIDED BY 7th DECEMBER 2015