



Leigh Housing Needs Survey

January 2022

With the support of:
Leigh Parish Council
and Sevenoaks District Council

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Action with Communities in Rural Kent
www.ruralkent.org.uk

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1. EXECUTIVE SUMMARY

The Rural Housing Enabler (RHE) undertook a parish wide Second Stage Housing Needs Survey. The purpose of the survey was to identify the requirement for affordable housing in the parish and the housing needs of older households of any tenure wanting to downsize or move to more suitable housing. This Second Stage survey updated the findings of a full housing needs survey undertaken in July 2017. This report provides overall information as well as analysis of housing need of those who responded.

A survey was posted to every household within the parish of Leigh in November 2021. Only those with a housing need were asked to respond. 789 surveys were distributed with 21 forms returned.

High property prices and a predominance of privately owned homes means that some local people are unable to afford a home in the parish of Leigh. At the time of writing the report the cheapest property for sale was a 1 bedroom maisonette for £190,000; for a first time buyer to afford this property a minimum 5% deposit of £9500 is required along with an income of approximately £40,100. The cheapest 2 bedroom property for sale was £410,000 for which a deposit of £20,500 and an income of £86,555 would be required. There were no properties found available to rent in the parish; the cheapest and nearest property was found in Tonbridge and was a 2 bedroom apartment for £1100; an income of approximately £44,000 would be required to afford this property (affordability is based on rent being no more than 30% gross income).

A need for up to 16 affordable homes, for the following local households was identified:

- 5 x single people
- 3 x couples without children
- 8 x families
- 4 of the 16 households include older people seeking affordable housing
- 14 of the households currently live in Leigh and 2 live outside but have local connections to it.

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

- 1 single person
- The respondent currently lives in Leigh

2. INTRODUCTION TO THE LEIGH HOUSING NEEDS SURVEY

The Rural Housing Enabler from Action with Communities in Rural Kent worked with Sevenoaks District Council and Leigh Parish Council to undertake a Second Stage Housing Needs Survey in the parish. This survey updated the findings of the full housing needs survey undertaken in 2017.

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 intention of this second stage survey is to update the levels of housing need by taking details such as names, addresses, income, housing need and local connection of individuals requiring a home. Only those residents with a housing need were asked to respond to the survey.

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. Liaison with Leigh Parish Council resulted in an agreement that a Second Stage Survey would be distributed in the parish; this is because a full housing needs survey had been undertaken in 2017. The survey included a separate 'Call for Sites' from the Parish Council; this can be found in Appendix L1.

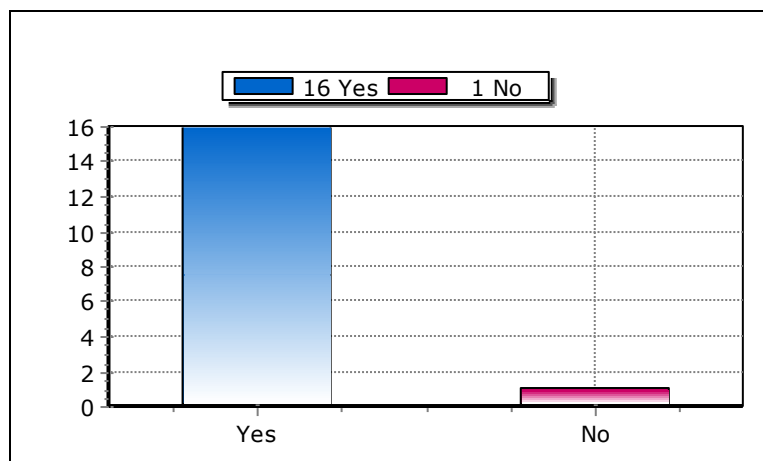
A copy of the survey was posted to every household in the parish in November 2021. Surveys were returned in prepaid envelopes to Action with Communities in Rural Kent. Copies of the survey were available to complete for anyone who had left the parish and wished to return, these were held by the Rural Housing Enabler. It was asked that completed survey forms were returned by 15th December 2021. Due to the Christmas break, all surveys received at Action with Communities in Rural Kent by 20th January 2022 are included in this report. 789 surveys were distributed with 21 returned by this date.

The Rural Housing Enabler assesses each response in accordance with eligibility criteria for affordable housing including against the Local Authority allocation policy in terms of bedroom size. Affordability of low-cost home ownership tenures are also assessed. If low-cost home ownership is aspired to but not afforded, the respondent will be assessed for affordable rented housing. Local open market costs are also used as a measure of income needed to afford the open market locally along with Office for National Statistics data.

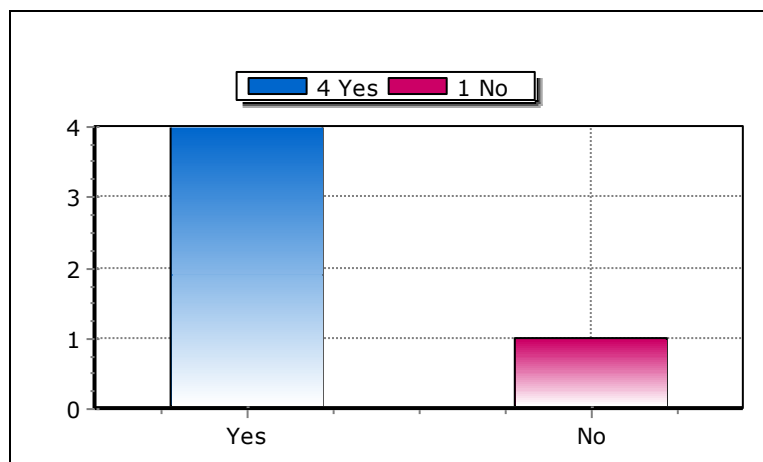
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

5. RESULTS

Question 1. If you live in Leigh Parish, do you wish to stay there?



Question 2. If you live outside Leigh Parish, do you wish to return?

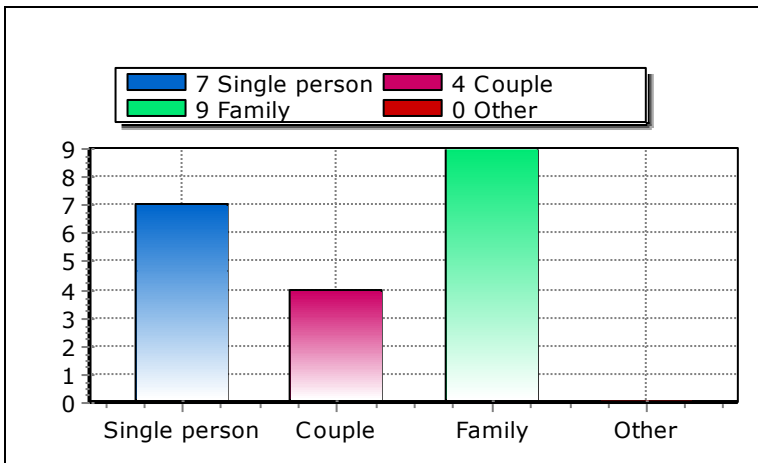


Question 3. What is your connection with Leigh Parish? Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
I currently live in the parish and have done so continuously for the last 3 years to date	16
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	9
I have lived in the parish for a total of 5 out of the last 10 years	10
I am in permanent full time employment in the parish	2
I am full time self-employed and the majority of my work is in the parish	1
I need to move to the parish to take up permanent full time employment	0
I provide an important service in the parish that requires me to live locally	2

Question 4. Personal details: Personal contact details are not included in this report.

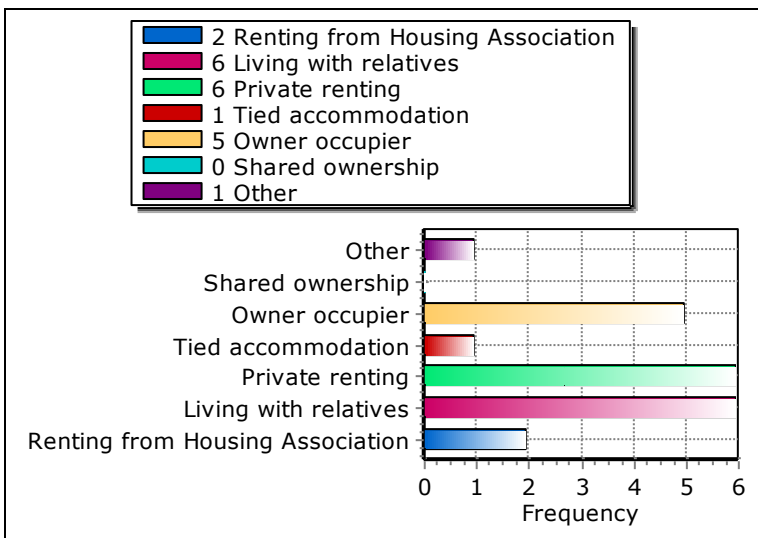
Question 5. What type of household will you be in alternative accommodation?



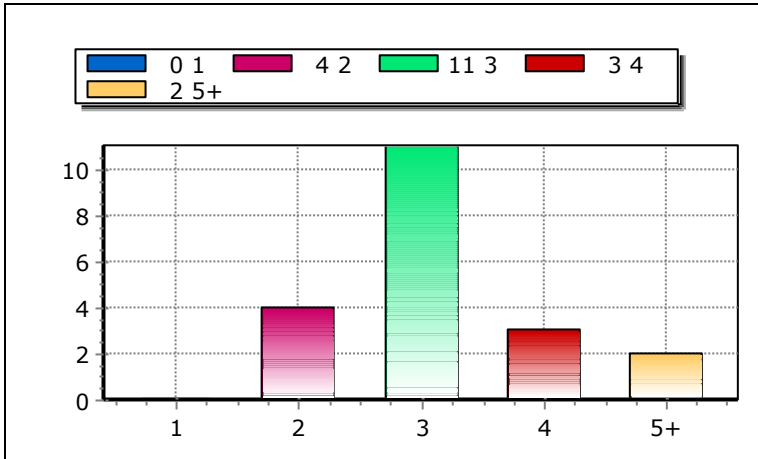
Question 6. Please state age and sex of children that currently live with you/will be living with you on a permanent basis.

There was a total of 9 children, 2 of whom were adults

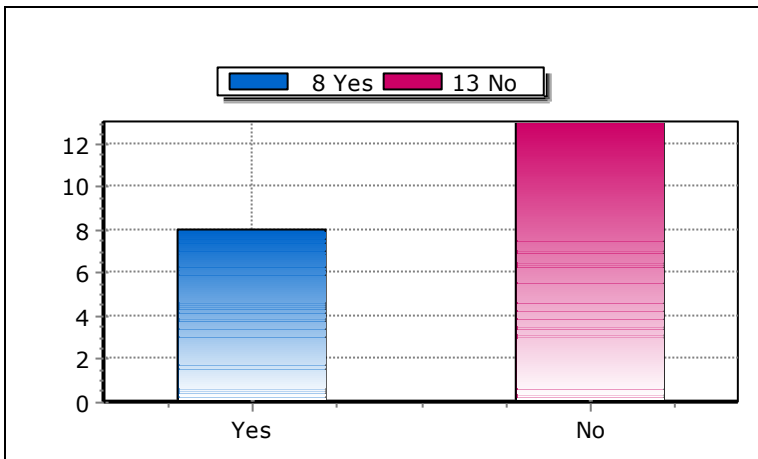
Question 7. What is your current housing situation?



Question 8. How many bedrooms does your current home have?



Question 9. Are you an older person/household wanting to downsize/move to more suitable housing for your needs?



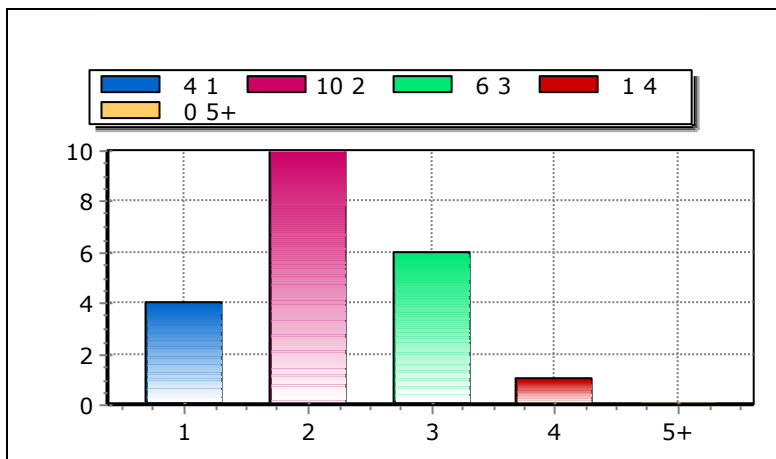
Question 10. Which tenure would best suit your housing need?

Tenure	Frequency
Affordable Rented	7
Shared Ownership	8
Owner Occupation	9
First Homes	7

Question 11. What type of housing do you need? The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of Housing	Frequency
Flat	7
House	18
Level access accommodation for older persons/people with a disability without support services	5
Level access accommodation for older persons/people with a disability with on-site support services	0
Other	0

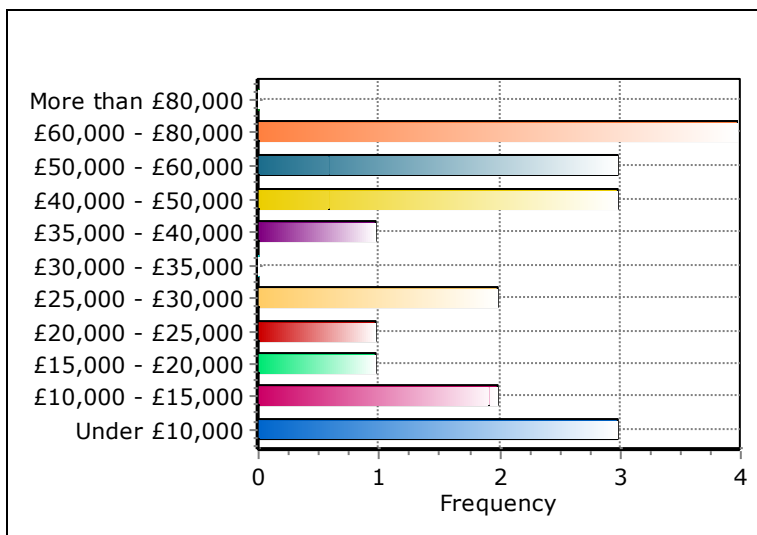
Question 12. How many bedrooms do you need? The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need



Question 13. Do you have any particular or specialised housing requirements? The following 6 answers were given:

- You are not focusing on older people who need to downsize to release large family homes. If I choose to stay in the village it will have to be in my current home as there are no suitable retirement alternatives. Many people say this.
- Upstairs bathroom, downstairs cloakroom.
- We currently have to go up 4 flights of stairs to reach our flat with 2 young children.
- Need to be close to parents because of autism.
- We just need a 4th bedroom to allow our autistic daughter her own bedroom.
- Difficulties with mobility e.g. legs unstable, arms and shoulders stiff. Second adult has ME.

Question 14. Please indicate the total gross annual income of the household in housing need.



Question 15. How much money would you be able to raise as a deposit towards buying your own home?

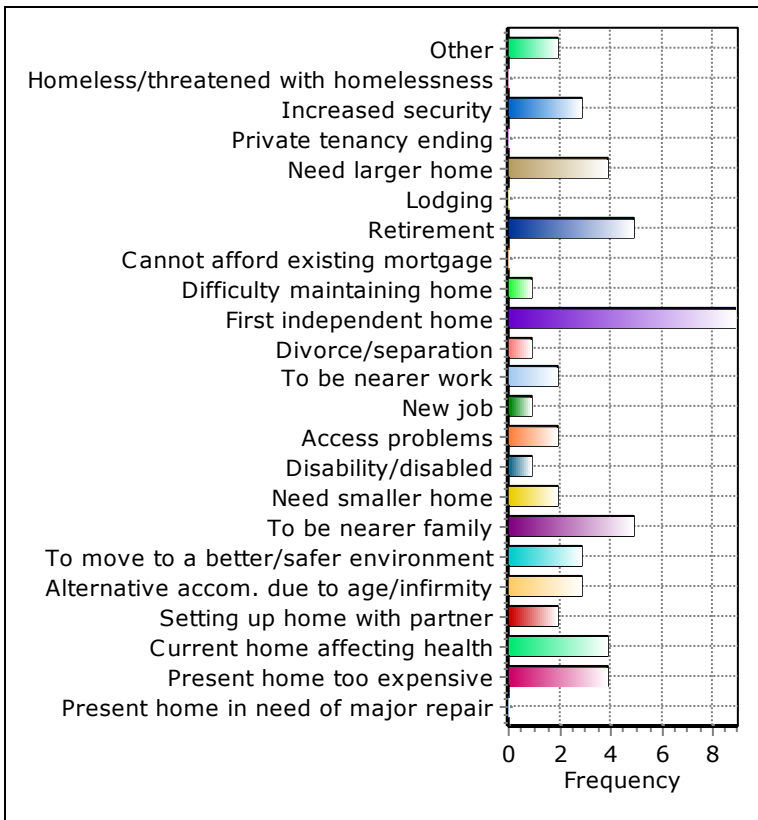
The following answers were given:

- 1 x £5000
- 3 x £10,000
- 1 x £30,000
- 1 x £38,000
- 2 x £40,000
- 1 x £120,000

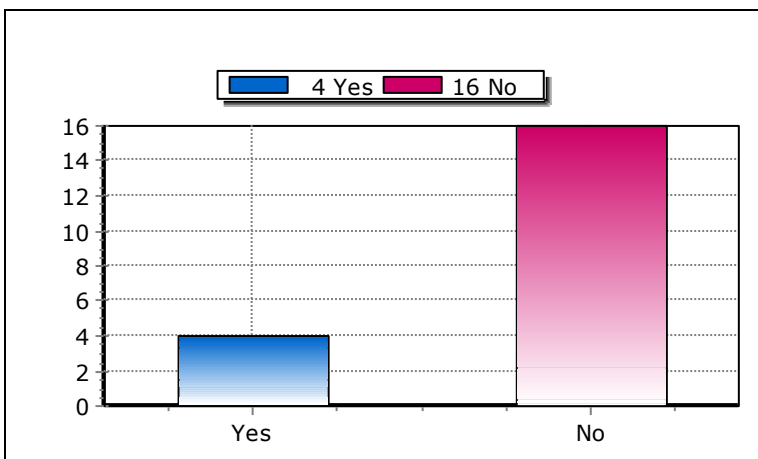
1 x £300,000

1 x 10%

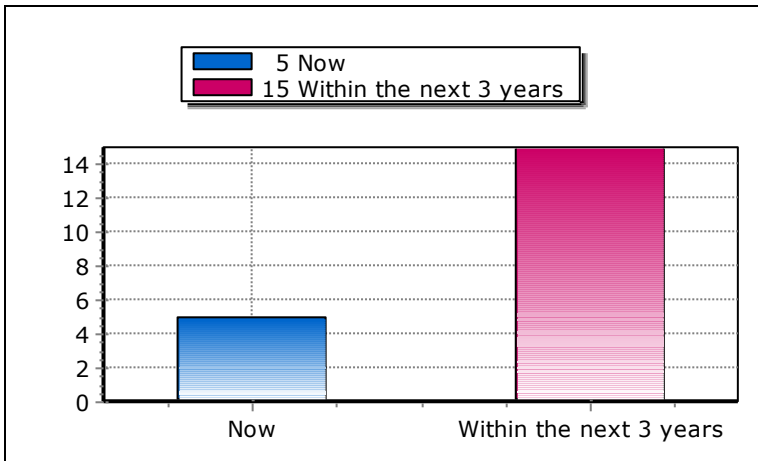
Question 16. Why are you seeking a new home?



Question 17. Are you registered on the Sevenoaks District Council Housing Register or the Help to Buy Register?



Question 18. When do you need a new home?



6. LOCAL HOUSING COSTS

To fully assess local housing need it is important to look at open market prices in the private sector of houses both to rent and buy.

Property for sale

Searches of www.rightmove.co.uk which markets property for a number of leading local estate agents, in December 2021, showed the following cheapest properties for sale in Leigh parish under £500,000 (there were no 3 beds offered under £500,000):

Type of Property	Number of Bedrooms	Price £
Maisonette	1	190 000
Terraced house	2	410 000
Semi-detached house	2	460 000

Property to rent

A similar search for rental property found nothing available in the parish and so the search was widened to a 1-mile radius. where the following properties were found:

Type of Property	Number of Bedrooms	Price £pcm.
Apartment (Tonbridge)	2	1100
Terraced house (Tonbridge)	2	1250
Terraced house (Tonbridge)	3	1400

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 3.54% (December 2021) 25 year mortgage term and is calculated using HSBC's mortgage repayment calculator.

Type of Property	Price £	Deposit (5%)	Gross Income Level	Monthly Repayment
1 bed maisonette	190 000	9500	40 100	908
2 bed house	410 000	20 500	86 555	1958
2 bed house	460 000	23 000	97 100	2197

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

Type of Property	Price £ pcm	Approx. Gross Annual income £
2 bed apartment	1100	44 000
2 bed house	1250	50 000
3 bed house	1400	56 000

Information provided by [House of Commons Library, Constituency data: house prices](#), states that the median value of properties in the Neighbourhood area of Hever, Leigh and Penshurst is £650,000.

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 area. 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.

Size of Property	LHA Levels £pcm/Affordable Rent levels £pcm
1 bed	693
2 bed	898
3 bed	1126
4 bed	1495

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	24 720
2 bed	898	35 920
3 bed	1126	45 040
4 bed	1495	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 £250,000 for a 1 bed flat, £350,000 for a 2-bedroom house and £450,000 for a 3-bedroom house. Calculations are made using the Homes England's Target Income calculator and assume a 5% deposit of mortgage share. The full market value of the properties are taken from information found on the Help to Buy agent's website www.helptobuyagent3.org.uk and from a developing housing association working in the Sevenoaks district.

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service Charge	Monthly total £	Gross Income required
250,000	25%	3125	302	430	80	812	29,233
350,000	25%	4375	422	602	80	1104	39,772
450,000	25%	5625	543	773	80	1396	50,312

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 after discount 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 information found on the Help to Buy agent's website www.helptobuyagent3.org.uk and from a developing housing association working in the Sevenoaks district.

Property price £	Discounted price (50%) £	Deposit Required 5%	Gross Income required
250,000	125,000	6250	26,389
350,000	175,000	8750	36,945
450,000	225,000	11,250	47,500

7. ASSESSMENT OF HOUSING NEED

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

5 respondents said they had a housing need now and 15 said they will have one within the next 3 years, 1 respondent did not answer the question and they did not complete the survey sufficiently so were excluded at this point, resulting in the assessment of 20 responses detailed below.

Assessment of the 5 households seeking housing now

Household Type:

5 x families (1 were an older couple with an adult child)

Current Housing:

3 x private renting

1 x living with relatives

1 x renting from housing association

Income:

1 x under £10,000

1 x £15,000 - £20,000

1 x £20,000 - £25,000

1 x £35,000 - £40,000

1 x £50,000 - £60,000

Tenure wanted:

3 x affordable rented

1 x affordable rented/shared ownership/first homes

1 x owner occupation/shared ownership/first homes

Type of housing wanted:

3 x house

1 x flat/house

1 x house/level access without support services

Deposit available: Not all respondents answered this question

1 x £5000

1 x £38,000

Analysis of need:

3 x 2 bed affordable rented – 1 is for an older household

1 x 2 bed shared ownership or first home

1 x 3 bed shared ownership or first home

Assessment of the 15 households seeking housing in the next 3 years

3 respondents were excluded for the following reasons: 2 respondents were owner occupiers who wanted to buy an alternative home on the open market only, and they were not older households. 1 respondent was a tied tenant who did not want to stay in the parish.

Details of the remaining 12 households are below.

Household Type:

6 x single people
3 x couples
3 x families

Current Housing:

5 x living with relatives
3 x private rented
2 x owner occupier
1 x housing association
1 x other (renting from Leigh Parish)

Income (1 respondent did not answer the question – they are a family currently renting privately with no deposit available):

2 x under £10,000
2 x £10,000-£15,000
2 x £25,000-£30,000
2 x £40,000-£50,000
1 x £50,000-£60,000
2 x £60,000-£80,000

Tenure wanted:

2 x affordable rented
2 x affordable rented or shared ownership
2 x shared ownership
1 x owner occupation
2 x owner occupation/first homes
2 x shared ownership/first homes
1 x first homes

Deposit available: Not all respondents answered this question

3 x £10,000
1 x £30,000
2 x £40,000
1 x £120,000
1 x £300,000

Analysis of need:

3 x 1 bed affordable rented – 1 is for older households
1 x 2 bed affordable rented
4 x 2 bed shared ownership – 2 are for older households
1 x 3 bed shared ownership
2 x 1 bed first homes
1 x 2 bed owner occupation

8. SUMMARY OF FINDINGS

This summary is in 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 16 affordable homes; they are for 5 single people, 3 couples and 8 families. 5 of the households need housing now and 11 within the next 3 years. 4 of the households include older people who require affordable housing.

The 16 respondents in need of affordable housing all indicated strong local connections to Leigh; 14 currently live there and 2 live outside the parish but want to return.

6 respondents are currently renting privately, 6 are living with relatives, 2 are renting from a housing association, 1 is 'renting from Leigh Parish' and one is an older owner occupier wanting a shared ownership home.

4 of the households are currently registered on the Sevenoaks District Council Housing Register or the Help to Buy Register.

The 16 households said they require the following number of bedrooms: 4 x 1 bed, 9 x 2 bed and 3 x 3 bed. Actual size of property that respondents are eligible for in terms of rented housing will depend upon the council's adopted Allocation Policy and affordability/eligibility of Shared Ownership and First Homes. See below.

Taking into account the council's Allocation Policy and eligibility for First Homes and Shared Ownership, the mix of accommodation that respondents would be eligible for is:

Affordable Renting:

- 3 x 1 bed (1 of which is for an older households)
- 4 x 2 bed (1 of which is for an older household)

Shared Ownership:

- 4 x 2 bed (2 of which are for older households)
- 1 x 3 bed

First Homes:

- 2 x 1 bed

First Homes or Shared Ownership: Respondents indicated either option and were eligible for both

- 1 x 2 bed
- 1 x 3 bed

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

The survey has identified a need for 1 home for an older owner occupier wanting to downsize/move to more suitable housing for their needs; they are a single person, and they need alternative housing within the next 3 years.

The respondent currently lives in Leigh. They need alternative accommodation due to age/infirmity and require a smaller home.

They want a 2 bedroom home with level access and without support.

In summary, there is a need for:
1 x 2 bed

LEIGH PARISH COUNCIL

Second Stage Housing Needs Survey

November 2021

Dear Resident,

Leigh Parish Council is working with Sevenoaks District Council to assess the need for “local needs” affordable housing in the parish so that residents who cannot afford to buy or rent locally are not forced to move away. It also helps those who have already had to move away make a return to their family support networks and contribute to the local community.

We also want to know if there are older people and/or people with disabilities in the parish, who would like to downsize and/or move to housing more suitable for their needs. This includes people who are owner-occupiers, as well as any other current living arrangements.

This is a Second Stage Housing Needs Survey. A First Stage Housing Needs Survey was carried out in 2017 and a need was identified for 19 affordable homes for the following local households: 7 single people, 5 couples, 7 families. All of these homes would be for people with a very strong local connection to the Leigh parish.

This Second Stage Housing Needs Survey will provide an update to these numbers. If you or a member of your family is interested in affordable housing, please complete the attached survey form and return it in the enclosed freepost envelope. Completing the survey will not commit you to anything but it will help us to understand the housing needs in the parish.

Tessa O’Sullivan, the Rural Housing Enabler from Action with Communities in Rural Kent, is assisting us in carrying out this survey. All personal information will be kept confidential. Once the results have been analysed, Tessa will provide a summary report to the Parish Council and this will then be made publicly available.

Also included in this envelope is a Leigh Parish Council Call for Sites. We would be pleased to hear from landowners and residents who might like to suggest sites for possible future consideration. The Parish Council and our partner housing association, English Rural Housing Association, will look at all the sites submitted as part of this Call for Sites, assess the sites against the necessary criteria for rural affordable housing, and draw up a short list. We will then hold a public consultation event to gauge residents’ views on the possible sites. If new homes were built:

- applicants with a genuine, strong local connection to the parish would have top priority at all times, and
- homes would remain available, in perpetuity, to meet local housing needs.

Please take a few minutes to answer the survey if you consider yourself to have a housing need. If you have family members who live elsewhere but who would like to return to live in the parish, please make them aware of the survey. Further copies can be obtained from Tessa. Telephone: 07899 902 321. Email: tessa.osullivan@ruralkent.org.uk. If you are in housing need, it really helps if you provide Tessa with your contact details so she can keep you advised of potential new homes becoming available.

Please return your completed survey form in the freepost envelope provided by **15th December 2021**.

It’s really important we hear from you if you have a housing need so that the results give us an accurate picture of housing need in the parish. If you do not have a need for affordable housing, there is no need to complete and return the form.

Yours faithfully,



Joe Kaye
Chair, Leigh Parish Council

HOUSING NEEDS IN THE PARISH OF LEIGH

Please complete the following questions if you are in need of affordable housing or are an older person/household wanting to move to more suitable housing

Q1. If you live in Leigh Parish do you wish to stay there? Yes No

Q2. If you live outside of Leigh Parish do you wish to return? Yes No

Q3. What is your connection with Leigh 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 of Leigh

Q4. PERSONAL DETAILS

Please enter details of yourself and your partner if you have one. Enter details of any children who live with you on the next page. See statement below.

By completing my contact information I consent for my personal data to be held and processed by Action with Communities in Rural Kent solely for the purpose of enabling development of housing to meet local needs. This personal data will not be shared with any person or organisation external to Action with Communities in Rural Kent.

APPLICANT ONE - ADULT

Surname _____

Other names _____

Title
 Mr Mrs Miss Ms

Address

Email

Your age _____

APPLICANT TWO - ADULT

Surname _____

Other names _____

Title
 Mr Mrs Miss Ms

Address

Email Adult 2

Your age _____

Q5. What type of household will you be in alternative accommodation?

- Single person Couple Family Other _____

Q6. Please state age and sex of children that currently live with you/will be living with you on a permanent basis e.g. Male aged 5.

Q1. Child 1.	
Q1. Child 2.	
Q1. Child 3.	
Q1. Child 4.	
Q1. Child 5.	
Q1. Child 6.	

Q7. What is your current housing situation?

- Renting from Housing Association*
 Private renting
 Owner occupier
 Living with relatives
 Tied accommodation
 Shared ownership
 Other _____

Q8. How many bedrooms does your current home have?

- 1
 2
 3
 4
 5+

Q9. Are you an older person/household wanting to downsize/move to more suitable housing for your needs?

- Yes
 No

Q10. Which tenure would best suit your housing need?

- Affordable Rented - rent is 50%-80% of open market rents*
 Shared ownership - part rent/part buy
 Owner occupation
 First Homes - homes for first time buyers, purchase with 50% discount. Maximum price after discount £250,000

Q11. What type of housing do you need? Please tick any that apply.

- Flat*
 House
 Other _____
 Level access accommodation suitable for older persons/people with a disability (without support services)
 Level access accommodation suitable for older persons/people with a disability (with on-site support services e.g. Extra Care)

Q12. How many bedrooms do you need?

- 1
 2
 3
 4
 5+

Q13. Do you have any particular or specialised housing requirements e.g. to assist with a disability or special need? (Please provide details.)

Q14. Please indicate the total gross income (joint if a couple) of the household in housing need, excluding housing benefit and council tax benefit.

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

Q15. How much money would you be able to raise as a deposit towards buying your own home?

Q16. Why are you seeking a new home. Please tick any that apply

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

Q17. Are you registered on the Sevenoaks District Council Housing Register or the Help to Buy Register?

- Yes No

Q18. When do you need a new home?

- Now Within the next 3 years

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 Leigh. Personal information will remain confidential to Action with Communities in Rural Kent.



**PLEASE RETURN THIS FORM IN THE FREEPOST ENVELOPE PROVIDED BY
15th DECEMBER 2021**

LEIGH PARISH COUNCIL

CALL FOR SITES

Leigh Parish Council is considering the provision of a small development of Affordable Local Needs Housing in the parish. If approved, this would be built on a Rural Exception Site (Green Belt land) and would be protected in perpetuity as affordable homes for people with a strong local connection.

If you would like to suggest a site or own any land that could be considered suitable for a small development of Affordable Housing, please contact the Clerk with details.

It may be that some open market houses could also be built on the land alongside the Affordable Housing in order to facilitate the local needs housing scheme, for example through cross-subsidy.

Leigh Parish Council

Clerk: Louise Kleinschmidt
www.leighkent.org.uk

Tel: 01892-740753
Email: clerk@leighkent.org.uk