



Leigh Housing Needs Survey

February 2017

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

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1. EXECUTIVE SUMMARY

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

A survey was posted to every household within the parish in January 2017. 748 surveys were distributed with 206 surveys being returned, representing a 28% response rate.

Analysis of the returned survey forms identified that 83% of respondents are owner occupiers. 66% of respondents have lived in the parish for over 10 years.

High property prices and a predominance of privately owned homes means that some local people are unable to afford a home within the parish. At the time of writing the report the cheapest property for sale in the parish was a 2 bed house for £325,000; to afford to buy this home a deposit of approximately £48,750 would be required and an income of £78,929. To afford to rent privately an income of approximately £36,000 would be required to afford the cheapest property found available to rent in the parish which was a 2 bed house for £900 pcm.

Overall, a need for up to 19 affordable homes, for the following local households was identified:

- 7 single people
- 5 couples
- 7 families
- 18 of the households currently live in Leigh and 1 lives outside but wants to return

2. INTRODUCTION TO THE LEIGH HOUSING NEEDS SURVEY

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

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

3. BACKGROUND INFORMATION

In a report published in December 2014, the Rural Housing Alliance has stated that 'For many rural households, finding somewhere affordable in their local community remains a barrier, with homes costing over eight times the average salary in 90% of rural local authority areas. This is an affordability gap which, in many areas, is even more extreme given low paid rural employment.'¹

Small developments of local needs housing schemes can provide affordable housing for local people, thereby enabling them to stay in their community and contribute to village life. This can make a real difference to the vitality of village services.

In 2007 Matthew Taylor, then MP for Truro and St Austell, was asked by the then Prime Minister to conduct a review on how land use and planning can better support rural business and deliver affordable housing. Many rural communities are faced by a combination of higher than average house prices and lower than average local wages. This can create challenges for individual families, the local economy and the wider sustainability of the community.

On July 23rd 2008 Matthew Taylor presented his Review to the Government. The then Government issued their response to the review in March 2009 where they accepted the majority of Matthew Taylor's recommendations (Department of Communities and Local Government 2009).

The Government believe that the Community Right To Build will shift power from them to allow local people to deliver homes that are needed in their communities so that villages are vibrant places to live and younger people are not forced to move away because of a shortage of affordable homes.² The Community Right to Build forms part of the neighbourhood planning provisions contained in the Localism Act 2011.

The Rural Housing Enabler Programme, which is delivered in Kent through Action with Communities in Rural Kent – the Rural Community Council for Kent and Medway, is supported by Local Authorities across Kent and Medway including Sevenoaks District Council.

Action with Communities in Rural Kent is a registered charity (No. 212796) whose purpose is to improve the quality of life of local communities, particularly for disadvantaged people, and to facilitate the development of thriving, diverse and sustainable communities throughout rural Kent. Since March 1998 Action with Communities in Rural Kent has employed a Rural Housing Enabler whose role is to provide independent support, advice and information to Parish Councils and community groups concerned with the lack of local needs housing in their rural communities.

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 the Parish Council and District Council; a copy of the survey was posted to every household in the parish in January 2017.

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 15th February 2017. All surveys received at Action with Communities in Rural Kent by that date are included in this report.

Approximately 748 surveys were distributed with 206 returned by this date representing a return rate of 28%.

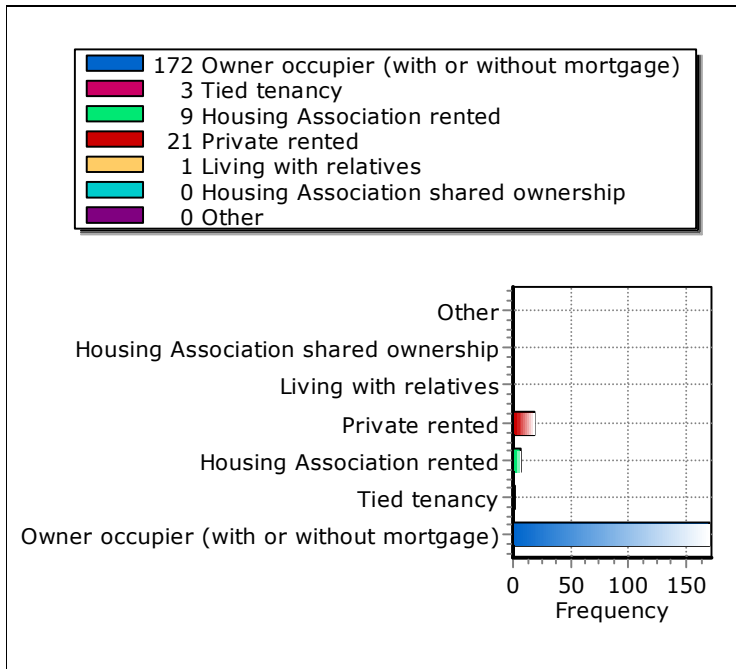
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

5. RESULTS

Section 1

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

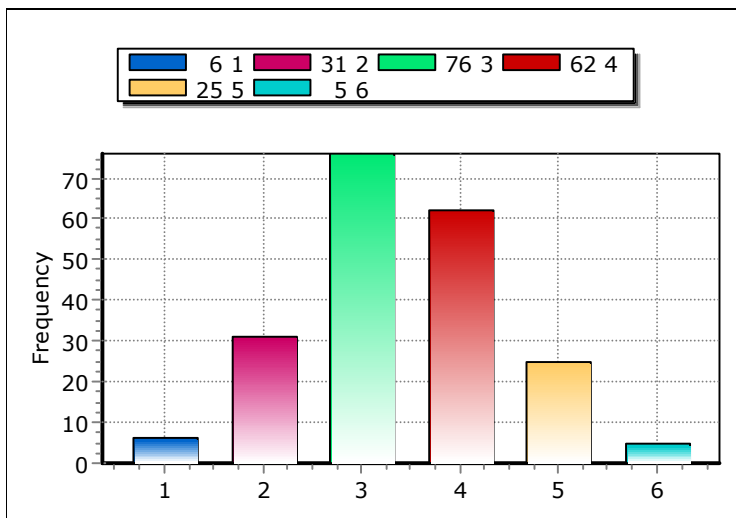
Question 1. What type of housing do you live in?



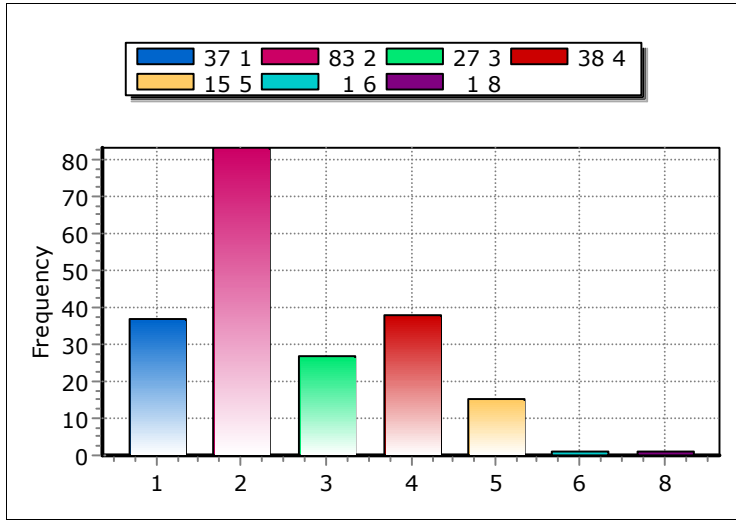
83% of respondents are owner occupiers

Question 2.

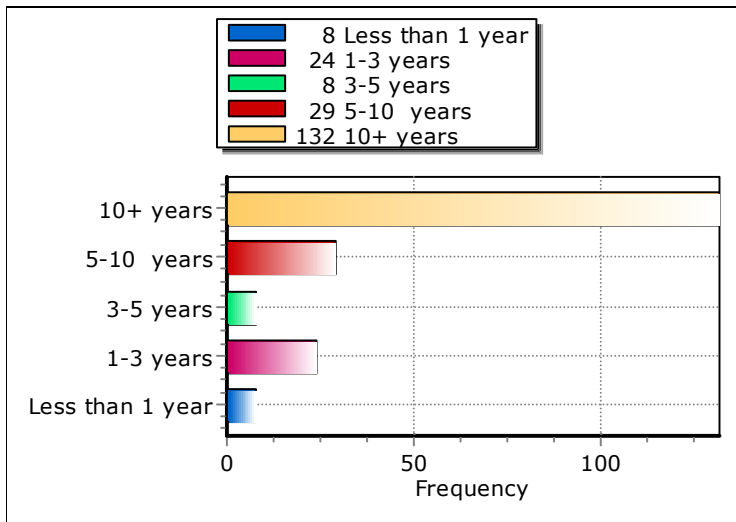
Number of bedrooms in your home?



Number of people that currently live in the property?

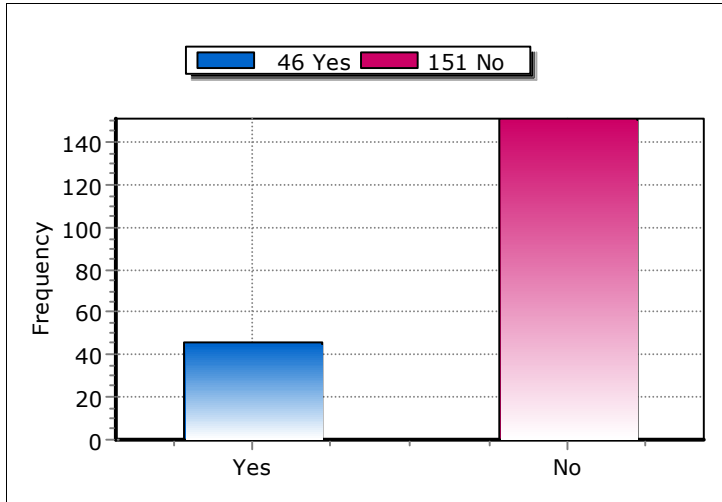


Question 3. How long have you lived in Leigh?

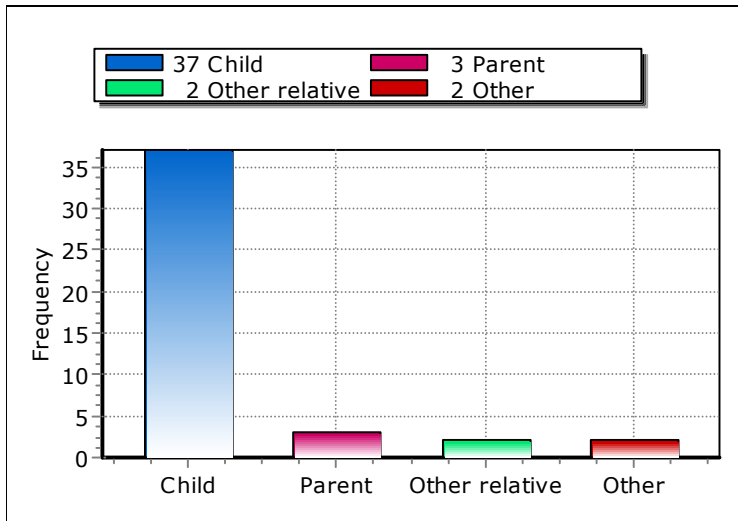


132 respondents (66%) have lived in the parish for over 10 years.

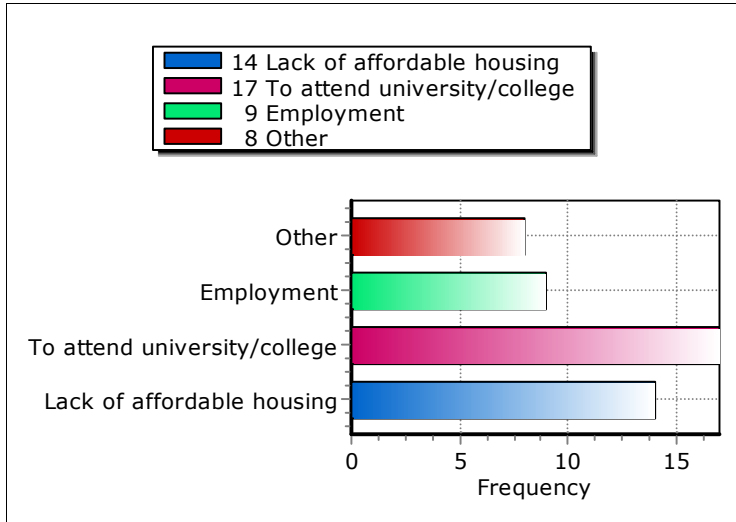
Question 4. Have any members of your family/household left Leigh in the last 5 years?



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

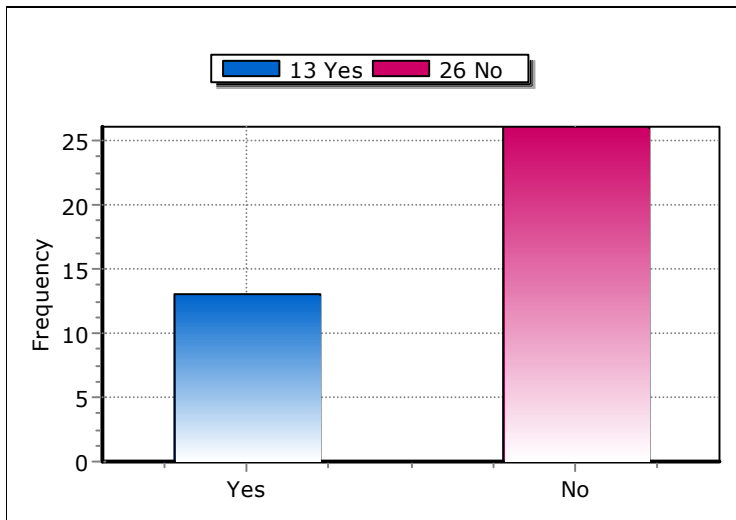


Question 6. Please indicate the reason why they left.

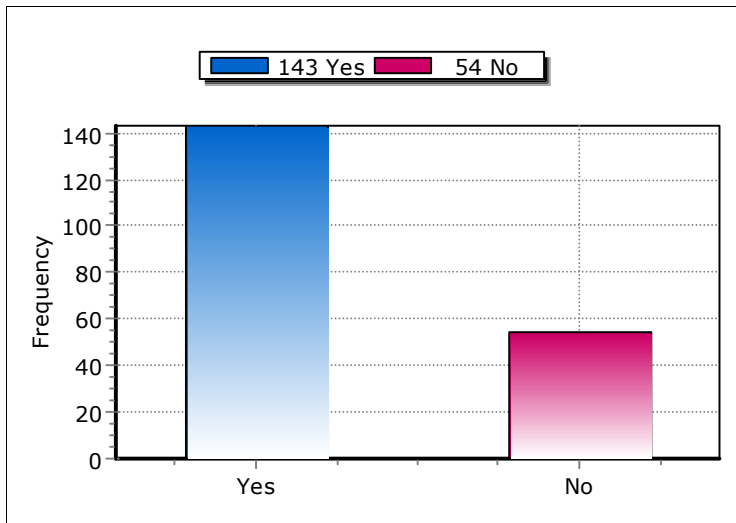


The most frequently given reason for leaving the parish was to attend university/college.

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



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



73% of respondents who answered the question (69% of all respondents) said they would support a development of affordable housing for local people.

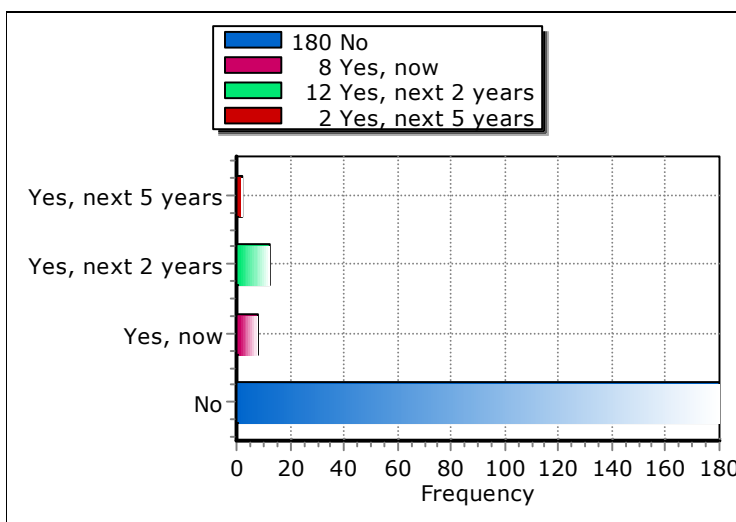
Question 9. Please use this space if you wish to explain your answer to Q8.

There were 115 responses to this question; a full list of responses can be found in Appendix L1.

Question 10. Please state any sites you think might be suitable for a local needs housing development in Leigh.

There were 47 responses to this question; a full list of responses can be found in Appendix L2

Question 11. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?

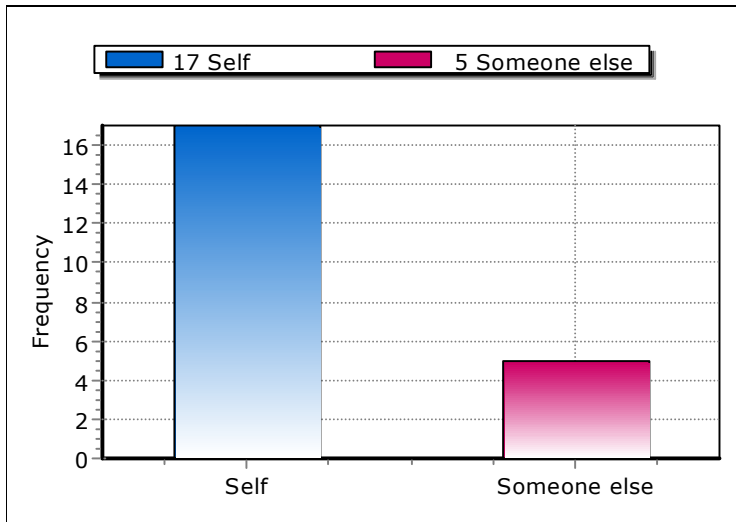


Section 2 – Housing Needs

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

22 respondents completed section 2

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

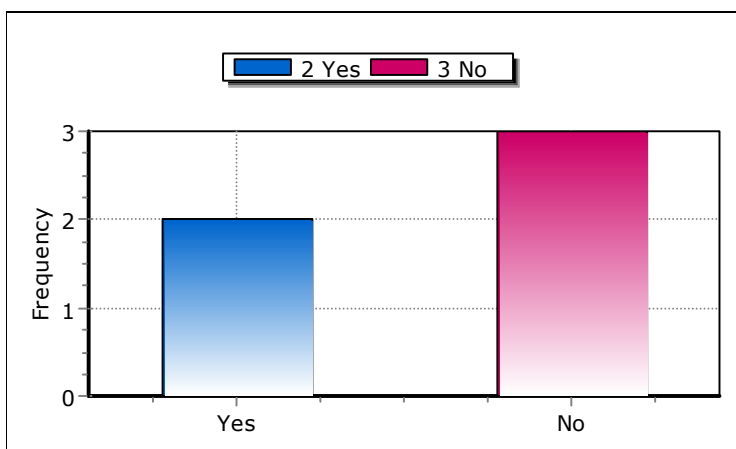


Question 13. If you are completing this form for someone else please state their relationship to you and where they currently live.

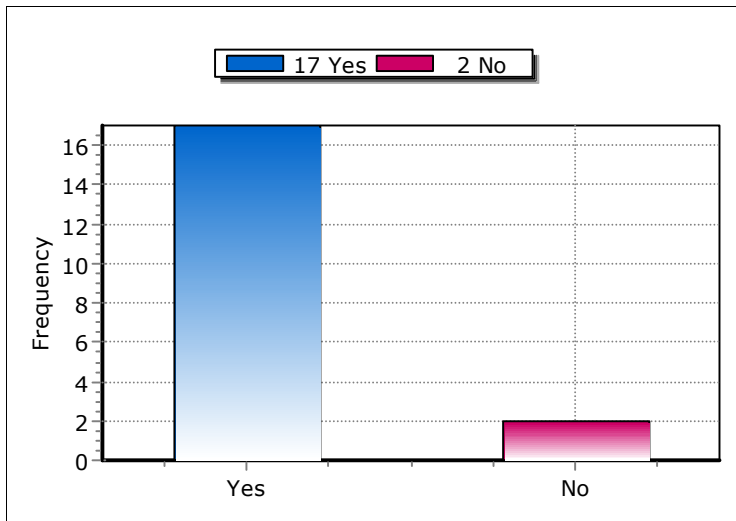
Respondents were mainly completing the form for their adult children living in the parental home

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

Question 15. If you live outside Leigh do you wish to return?



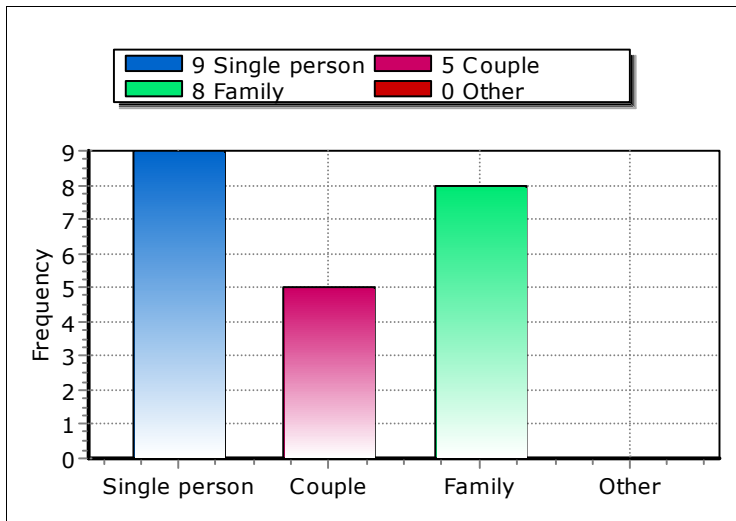
Question 16. If you live in Leigh do you wish to stay in Leigh?



Question 17. What is your connection with the parish of Leigh? Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
I currently live in Leigh and have done so continuously for the last 3 years	16
I have previously lived in Leigh and have immediate family who currently live there and done so continuously for the last 10 years	7
I have lived in Leigh for a total of 5 out of the last 10 years	8
I am in full time employment in Leigh	1
I need to move to Leigh to take up full time employment	1
I provide an important service in Leigh that requires me to live locally	1
I need to move to Leigh to give or receive support to or from an immediate family member	2

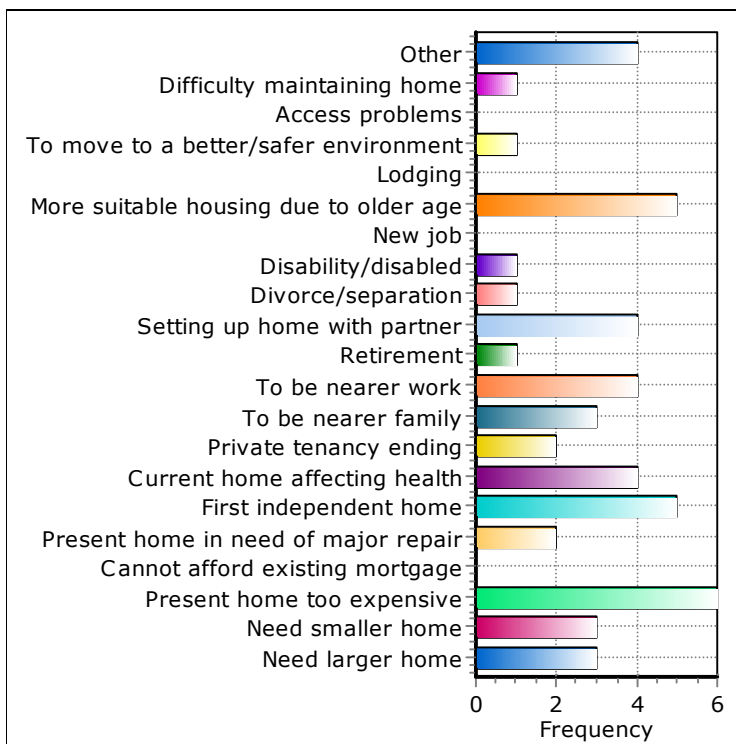
Question 18. What type of household will you be in alternative accommodation?



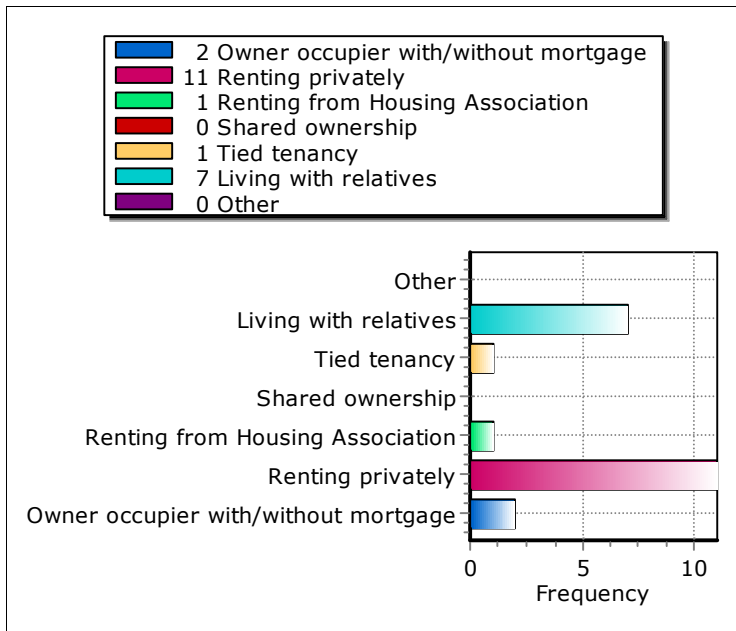
Question 19. How many people in each age group need alternative accommodation?

AGE	0 - 9	10 -15	16 - 19	20 -24	25 - 44	45 - 59	60 - 74	75+
Male	6	2	3	7	1	1	1	1
Female	3	2	1	7	4	3	1	0
Total	9	4	4	14	5	4	2	1

Question 20. Why are you seeking a new home?



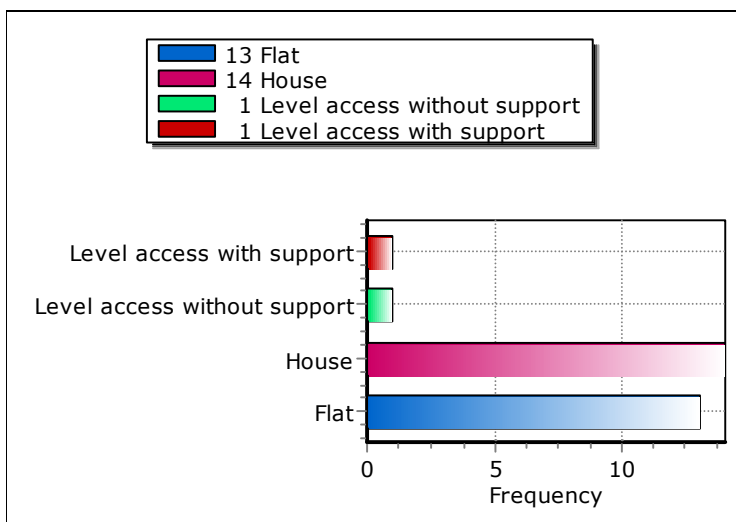
Question 21. What is your current housing situation?



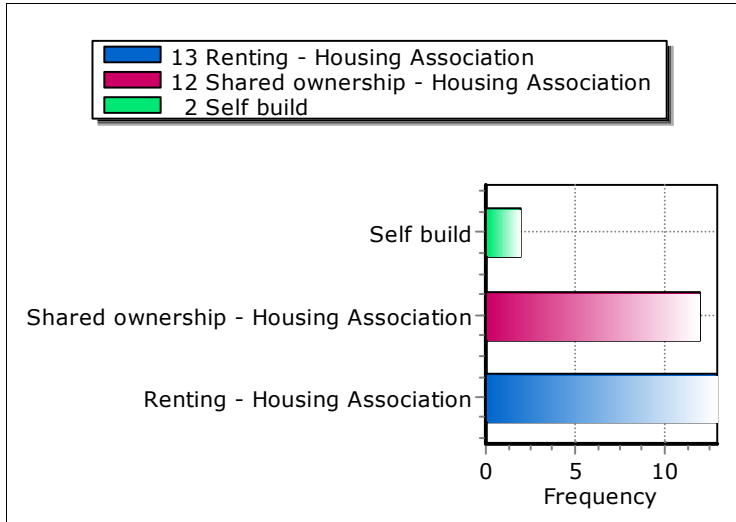
Question 22. Please tell us in your own words why you need to move and what prevents you from doing so.

There were 18 responses to this question. A full list of responses can be found in Appendix L3

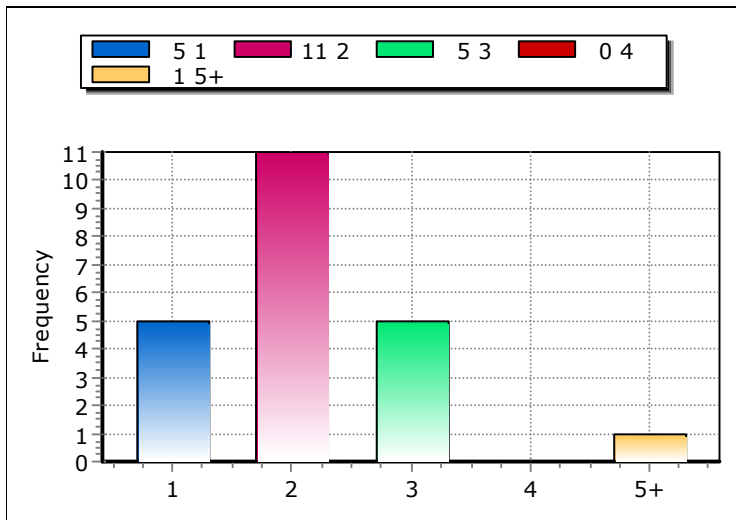
Question 23. What type of housing do you feel you need? The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.



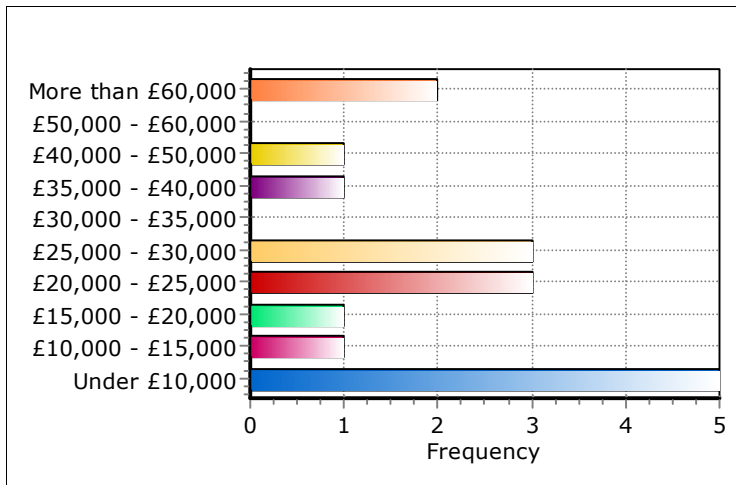
Question 24. Which tenure would best suit your housing need?



Question 25. How many bedrooms would you like? The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need



Question 26. Please indicate the total gross annual income of the household in housing need.



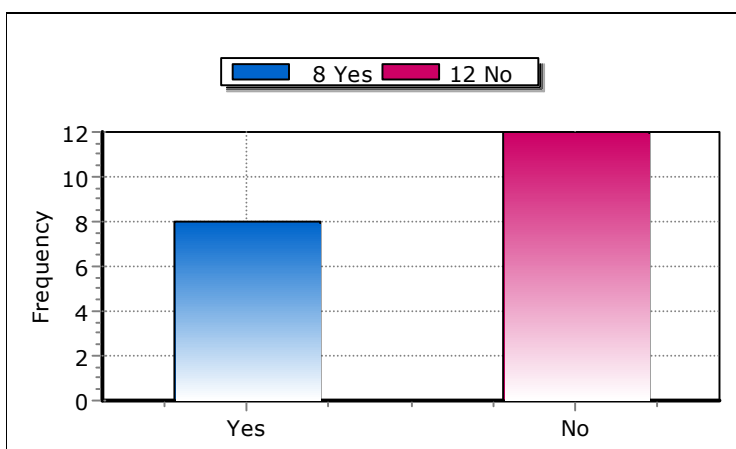
Question 27. How much money could you raise towards the purchase of a property? The following answers were given:

- 2 x £3000
- 1 x £7000
- 1 x £8000
- 1 x £10,000
- 1 x £15,000
- 2 x £20,000
- 2 x £30,000
- 2 x £50,000

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

- Shower room – no stairs
- Need to be near parents because of disability
- Space to work – studio area

Question 29. Are you registered on the Sevenoaks District housing register?



6. LOCAL HOUSING COSTS

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

Property for sale

Searches of www.rightmove.co.uk which markets property for a number of leading local estate agents, in February 2017, found the following cheapest properties for sale in Leigh.

Type of Property	Number of Bedrooms	Price £
End of terraced house	2	325 000
Terraced house	2	389 995
Terraced house	3	484 995
Detached house	3	495 000
Semi-detached house	4	650 000

Property to rent

A similar search for rental property found only three available to rent in Leigh – no 1 beds were found:

Type of Property	Number of Bedrooms	Price £pcm.
Semi-detached house	2	900
Semi-detached house	2	995
Detached house	3	1650

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 3.69% (February 2017) 25 year mortgage term and is calculated using HSBC's mortgage calculator.

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

Type of Property	Price £	Deposit (15%)	Gross Income Level	Monthly Repayment
2 bed end of terraced house	325 000	48 750	78 929	1097
2 bed terraced house	389 995	58 500	94 713	1317
3 bed terraced house	484 995	97 000 20% required	110 856	1615
3 bed detached house	495 000	99 000 20% required	113 143	1554
4 bed semi-detached house	650 000	130 000 20% required	148 571	2041

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 semi-detached house	900	36 000
2 bed semi-detached house	995	39 800
3 bed detached house	1650	66 000

Using HM Land Registry data on house sales (www.mouseprice.com) using postcode area TN11 which lies within or includes part of the following towns, counties, localities, electoral wards and stations: Borough Green and Long Mill, Cage Green, Capel, Castle, Charcott, Chiddingstone Causeway, Dunks Green, East Peckham and Golden Green, Golden Green, Hadlow, Hadlow, Mereworth and West Peckham, Higham, Hildenborough, Judd, Kent, Leigh, Leigh and Chiddingstone Causeway, Medway, Pembury, Penshurst, Penshurst, Fordcombe and Chiddingstone, Roughway, Seal and Weald, Shipbourne, Southborough North, Speldhurst and Bidborough, Tonbridge, Tudeley, Vauxhall, the average house prices in the last 3 months are –

1 bed properties £254,300
 2 bed properties £383,900
 3 bed properties £473,300
 4 bed properties £745,700
 5+ bed properties £1,163,900

To afford the average cost of a 1 bed property using the mortgage calculation shown above, a salary of £61,759 would be required. To afford the average cost of a 2 bed property a salary of £93,233 would be required.

Information provided by 'mouseprice' states that the average property in the TN11 area costs £605,900 with average earnings being £29,097. This means that the average property costs over 20 times more than the average salary. The source used by 'mouseprice' to assess price to earnings ratio is Calnea Analytics proprietary price data and earnings data – updated quarterly.

Affordable Rent

The Government has introduced changes relating to rents charged to new tenants of social housing from April 2011. Affordable Rent properties allow landlords to set rents anywhere between current social rent levels and up to 80% of local market rents. The following table shows housing benefit levels (known as Local Housing Allowance (LHA)) for the High Weald area; Sevenoaks District Council have an agreement with their Housing Association partners to calculate, in the first instance where overall scheme cost permit, Affordable Rent at 80% of market rents or 100% LHA whichever is lower. Affordability of the rent can be achieved through the input of Housing Benefit where eligible.

Size of Property	LHA Levels £pcm/Affordable Rent levels £pcm
1 bed	587
2 bed	765
3 bed	967
4 bed	1460

The table below shows income needed to afford the affordable rent levels using 30% of gross income as the indicator of what is affordable, for those who are not in receipt of housing benefit.

Property	Price £ pcm	Gross annual Income £
1 bed	587	23 480
2 bed	765	30 600
3 bed	967	38 680
4 bed	1460	58 400

Shared ownership

To give an indication of respondents' ability to afford shared ownership, levels of income and rent/mortgage have been taken into consideration on purchasing a 25% and 40% share of a property with estimated values of £254,300 for a 1 bed property, £383,900 for a 2 bed property and £473,300 for a 3 bed. Calculations are made using the Homes and Communities Agency's market assessment calculator and assume a 10% deposit of mortgage share. These values are taken from information found at www.mouseprice.co.uk

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service charge	Monthly total £	Gross Income required
254 300	25%	6358	391	437	80	908	32 720
254 300	40%	10 172	625	350	80	1055	38 022
383 900	25%	9590	590	660	80	1330	47 926
383 900	40%	15 356	944	528	80	1552	55 929
473 300	25%	11 860	729	815	80	1624	58 544
473 300	40%	18 976	1167	652	80	1899	68 437

7. ASSESSMENT OF HOUSING NEED

Assessment of the need for affordable housing

Twenty two respondents completed Section 2 of the survey, stating that they had a need for alternative housing.

This analysis is divided into categories of those who need housing now, in the next 2 years and in the next 5 years.

At this stage some respondents might be excluded if they do not want/are not eligible for affordable housing or if they do not provide sufficient information for an assessment of their eligibility to be made.

In total 22 respondents said they had a need housing in the following timescales:

- Now x 8
- In the next 2 years x 12
- In the next 5 years x 2

Assessment of the 8 households seeking affordable housing now

The 8 households in need of affordable housing now are:

- 3 Single people
- 1 Couple
- 4 families

Single people – there were 3 single people

Age	Frequency
25-44	1
45-59	1
60-74	1

Reason for seeking new home:

Reason	Frequency
First independent home	1
To be nearer work	1
Present home too expensive	1
More suitable housing due to older age	1
To be nearer family	1
To be nearer work	1
Other (being sold)	1
Other (landlord wants me out because they want to sell)	1

Current housing:

Current Housing	Frequency
Renting privately	2
Living with relatives	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
House	2

Tenure best suited:

Tenure	Frequency
Renting HA	2
Shared ownership	1

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

No of bedrooms	Frequency
1	2
3	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 34.

Household's joint gross annual income: One respondent did not answer this question but have been included in the assessment as they are an older person currently living in private rented housing

Income	Frequency
Under £10,000	1
£40,000-£50,000	1

Amount available towards a deposit: Two respondents answered this question

- None
- £10,000

Particular or specialised housing requirements: One respondent answered this question

- Garden

Registered on the Sevenoaks District Housing Register:

Housing Register	Frequency
Yes	1
No	2

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

The following table shows the respondents ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent
Under £10,000	1	1 with HB	0	0	0
£40,000-£50,000	1	N/A	1 x 2 bed	0	1

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

Couples – there was 1 couple. The table below shows the ages of both members of the household

Age	Frequency
60-74	2

Reason for seeking new home:

Reason	Frequency
Present home in need of major repair	1

Current housing:

Current Housing	Frequency
Tied tenancy	1

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

Type of housing	Frequency
Flat/house	1

Tenure best suited:

Tenure	Frequency
Renting HA	1

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

No of bedrooms	Frequency
2	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 34.

Household's joint gross annual income:

Income	Frequency
£20,000 - £25,000	1

Amount available towards a deposit:

- Nil

Particular or specialised housing requirements:

- None

Registered on the Sevenoaks District Housing Register:

Housing Register	Frequency
No	1

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

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent
£20,000 - £25,000	1	1	0	0	0

Families - there were 4 families

Age

	Adult Age	Adult Age	Child Age	Child Age	Child Age
Family 1	25-44	25-44	0-15 M	0-15 M	
Family 2	25-44		0-15 M		
Family 3	45-59	25-44	0-15 M		
Family 4	45-59		0-15 M		

Reason for seeking new home:

Reason	Frequency
Need larger home	1
Present home in need of major repair	1
Present home too expensive	2
Current home affecting health	2
Difficulty maintaining home	1
Other (rented and landlord doesn't keep up repair and maintenance)	1
Private tenancy ending	1

Current housing:

Current Housing	Frequency
Renting privately	4

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	2
Flat/house	2

Tenure best suited:

Tenure	Frequency
Renting HA	2
Renting HA/shared ownership	1
Shared ownership	1

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

No of bedrooms	Frequency
2	4

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 34.

Household's joint gross annual income:

Income	Frequency
£10,000-£15,000	1
£20,000-£25,000	1
£25,000-£30,000	2

Amount available towards a deposit: The following answers were given

- £3000
- Probably one month's rent, that is what we paid here
- £30,000

Particular or specialised housing requirements:

- None

Registered on the Sevenoaks District Housing Register:

Housing Register	Frequency
Yes	2
No	2

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

The following table shows the respondents ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent
£10,000-£15,000	1	1 with HB	0	0	0
£20,000-£25,000	1	1 with HB	0	0	0
£25,000-£30,000	2	2	0	0	0

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

Assessment of the 12 households seeking affordable housing in the next 2 years

2 respondents were excluded because they did not want to stay in the parish.

The 10 households in need of affordable housing in the next 2 years are:

- 3 single people
- 4 couples
- 3 families

Single people – there were 3 single people

Age	Frequency
16-19	1
25-44	1
85+	1

Reason for seeking new home:

Reason	Frequency
First independent home	2
Need smaller home	1
More suitable housing due to older age	1
Current home affecting health	1

Current housing:

Current Housing	Frequency
Living with relatives	2
Owner occupier	1

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

Type of housing	Frequency
Flat/house	1
Flat	1
Level access accommodation for older persons without support	1

Tenure best suited:

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

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

No of bedrooms	Frequency
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 34.

Income: One respondent did not answer this question but have been included in the assessment because they are an older owner occupier (aged 85+) who needs more suitable housing due to age

Income	Frequency
Under £10,000	1
£20,000-£25,000	1

Amount available towards a deposit: There were 2 responses

- £5000 - £7000
- £50,000

Particular or specialised housing requirements:

- None

Registered on the Sevenoaks District Housing Register:

Housing Register	Frequency
No	3

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

The following table shows the respondents' ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared ownership	Open market purchase	Private rent
Under £10,000	1	1 with HB	0	0	0
£20,000-£25,000	1	n/a	1 x 1 bed	0	0

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

Couples – there were 4 couples. The table below shows the ages of all members of the household

Age	Frequency
20-24	2
25-44	4
60-74	1
75-84	1

Reason for seeking new home:

Reason	Frequency
To be nearer family	2
Setting up home with partner	3
Need smaller home	1
More suitable house due to older age	1
To be nearer work	2
Present home too expensive	1
Current home affecting health	1
To move to a better/safer environment	1
Private tenancy ending	1
Need larger home	2
First independent home	1

Current housing:

Current Housing	Frequency
Living with relatives	1
Renting privately	2
Renting from HA	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	2
Flat/house	1
Flat/level access accommodation for older persons with on-site support	1

Tenure best suited:

Tenure	Frequency
Renting HA/shared ownership	1
Shared ownership	1
Renting HA	1
Shared ownership/self-build	1

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

No of bedrooms	Frequency
2	2
3	2

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 34.

Household's joint gross annual income: One respondent did not answer this question but have been included as they are an older couple currently renting privately

Income	Frequency
Under £10,000	1
£35,000 - £40,000	1
More than £60,000	1

Amount available towards a deposit:

- £3000
- £30,000
- £10,000-£15,000

Particular or specialised housing requirements:

- Shower room, no stairs. Breathing problems, asbestos on lungs
- Space to work – studio area

Registered on the Sevenoaks District Housing Register:

Housing Register	Frequency
No	3
Yes	1

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

The following table shows the respondents' ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared ownership	Open market purchase	Private rent
Under £10,000	1	1 with HB	0	0	0
£35,000 - £40,000	1	1	0	0	0
£60,000 +	1	N/A	1 x 3 bed	0	

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

Families - there were 3 families

Age

	Adult Age	Adult Age	Child Age	Child Age	Child Age	Child Age
Family 1	25-44	25-44	0-15 F	0-15 F	0-15 M	
Family 2	45-59		20-24 F	16-19 M		
Family 3	45-59		16-19 F	0-15 F		

Reason for seeking new home:

Reason	Frequency
Private tenancy ending	1
Present home too expensive	2
Divorce/separation	2
Other (would like to buy)	1

Current housing:

Current Housing	Frequency
Private renting	3

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

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

Tenure best suited:

Tenure	Frequency
Renting HA/shared ownership	2
Shared ownership	1

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

No of bedrooms	Frequency
3	2
5+	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 34.

Household's joint gross annual income:

Income	Frequency
Under £10,000	1
£25,000 - £30,000	1
£60,000+	1

Amount available towards a deposit:

- £20,000 (every month this goes down)
- £20,000
- £50,000

Particular or specialised housing requirements:

- None

Registered on the Sevenoaks District Housing Register:

Housing Register	Frequency
Yes	1
No	2

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

The following table shows the respondents' ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent
Under £10,000	1	1 with HB	0	0	0
£25,000 - £30,000	1	1	0	0	0
£60,000+	1	N/A	1 x 3 bed	0	0

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

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

1 respondent was excluded because they did not indicate sufficient information for an assessment of their housing need to be made.

The 1 household in need of affordable housing in the next 5 years is:

- 1 single person

Single people there was 1 single person

Age	Frequency
20-24	1

Reason for seeking new home:

Reason	Frequency
Disability/disabled	1
First independent home	1

Current housing:

Current Housing	Frequency
Living with relatives	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

Tenure best suited:

Tenure	Frequency
Shared ownership	1

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

No of bedrooms	Frequency
2	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Sevenoaks District Council's allocation policy. See summary on page 34.

Income:

Income	Frequency
Under £10,000	1

Amount available towards a deposit: The respondent did not answer this question

Particular or specialised housing requirements:

- Need to be near parents because of disability

Registered on Sevenoaks District Housing Register:

Housing Register	Frequency
No	1

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

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

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

8. SUMMARY OF FINDINGS

The survey has found a need for up to 19 homes for local people who are in need of affordable housing; they are 7 single people, 5 couples and 7 families. 8 of the households need housing now, 10 in the next 2 years and 1 in the next 5 years.

4 of the households are older people.

The 19 respondents in need of affordable housing indicated strong local connections to Leigh; 18 currently live in the parish and 1 lives outside but wants to return.

11 respondents are currently renting privately, 5 are living with relatives, 1 is a tied tenant, 1 is an owner occupier and 1 is a housing association tenant.

In total there are 28 adults and 11 children who have a need for affordable housing.

When asked how many bedrooms respondents sought/preferred, the following answers were given: 2 x 1 bed, 11 x 2 beds, 5 x 3 beds and 1 x 5+ beds. Actual size of property will depend upon the council's allocation policy and Help to Buy eligibility, see below.

In total, 12 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, 1 indicated they may be able to afford a share of a 2 bed property and 2 indicated they may be able to afford a share of a 3 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:

- 9 x 1 bed
- 4 x 2 bed
- 2 x 3 bed

Four of the above are older households; they are 2 single people and 2 couples. One single person wants level access accommodation without support and one single person wants a flat. One couple wants a flat or house and one couple wants level access accommodation without support. They have all been assessed as having a 1 bed requirement although 1 single person and 2 couples said they would like 2 beds.

Shared ownership:

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

9. APPENDIX L1

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

Vital that affordable housing be made available as house prices in the village are beyond most peoples' reach.

Yes, I love the idea of local people unlike say, the West Kent Housing Trust who apparently must support people from other areas who are in need.

There have been recent developments which should have included affordable housing as a condition. The school and roads are over-loaded and there shouldn't be any more development without infrastructure investment.

I am against more development because it is becoming too overcrowded here. I would rather see restrictions on current homes to ensure they went to people from the local community.

It must cater for the people of Leigh and must be very well planned and managed.

Diversity of people in village to maintain village community.

Only if development is on a brownfield site.

School is under too much pressure as it is.

There needs to be a continued regeneration of people in country communities; providing a constant support for all the tiers of generations.

Not enough school places at village school. Huge development at Powder Mills under construction less than a mile away.

A village is defined as 'a small group of houses in a country area'. Leigh has already been grown with a further significant development taking place in Powder Mill Lane. More houses mean more cars, more children requiring schooling, health care and other amenities. Another small development will not suffice or end there. The question is do you wish to retain a village or progress to a township or is it a question of providing houses for a chosen few?

The need for more affordable housing is obvious. Unfortunately this would bring more pressure on our primary school which has been for over a decade at full capacity. It needs relocating before any further development within the village. This was highlighted by villagers and Parish Council before permission was granted for the Hollow Tree Drive and Powder Mill developments.

We rent a home privately. It is very expensive and cold and damp. A more affordable home which is warm would be preferable.

Only if a suitable site is found.

Disagree with rural exception sites; building over greenbelt is not acceptable.

Only for locals and no housing association where tenants can swap houses and push out locals.

Roads and schools inadequate.

It is important to retain a balance of types of housing in the village and for young people to be able to live near family if that is their wish.

The reason is because as with other housing recently built it goes to people from outside the village area and not for people in the village.

Willing to have another Gibbs Field in the village.

Experienced significant issues with one specific family resident in Gibbs Field. Considered leaving Leigh myself as a result of the problems they created for my family.

I strongly support the building of affordable housing in Leigh - and elsewhere - for local people.

From what we have seen in the past year, the village is very busy and overcrowded with cars, the village school is very small and we enjoy the green surrounding areas. Instead of increasing people in small villages, it would be better to build new towns in large unoccupied places/areas of land.

There is already a very large housing development in Powder Mills which will increase traffic flow through the village.

Because the village is a nice place to live and bring up children

There is a need for small affordable housing for local people.

Absolutely would not support. Current infrastructure is already at/over its capacity to cope.

The infrastructure and schooling is already challenged. There is already a large housing development on the outskirts of the village, where some affordable housing could have been put in the first place, instead of the current, ongoing, development.

I don't support any further development of Leigh. The school is heavily oversubscribed, the High Street is congested and dangerous due to a lack of residents' parking facilities elsewhere and the rural setting that is Leigh is disappearing.

Houses that could have for the young in Leigh keep being given to those on government assistance i.e. Meadow Bank Gibbs Lane has affordable homes built recently and Powder Mill.

Local school unable to accommodate local children. We need suitable homes for older people to free up some of the larger houses.

Private renting is expensive and buying house is expensive. We therefore need affordable housing for local people.

For genuine hard working people who worked. We lived on a small development of 21 houses in Otford. 3 houses were housing association. We sold in the end due to bad on-benefits behaviour. They never worked, nothing wrong with them.

The roads in and around Leigh are in a terrible state - further traffic will not help the problem. Our road is full of potholes and prone to flooding in several places causing damage to cars. Funds need to be spent on this first.

Our son will need affordable housing to stay in Leigh.

Any further development would be detrimental to the area. It should remain as it is, as our roads etc. are already busier since the 1811 development on the old Chaxo Site

When Gibbs Field was developed the system was abused. Persons with tangible assets were allocated homes.

About 75 houses are being built in the old powder mills. Traffic will continue to be a growing problem, not to mention school capacity should even more houses be built.

Only happy if kept to absolute minimum and managed properly with strong entry requirements.

Leigh is a lovely village to live in and a small development would not change the village.

The house prices in Leigh make it very difficult for people on low incomes.

The houses should be kept available to meet local housing needs in perpetuity and excluded from the right to buy.

Depending on where site is.

We consider developments should be mixed i.e. owner occupier, shared ownership with housing association rented.

Any new development would need to be considered in the context of the social infrastructure of Leigh - particularly Leigh primary school capacity.

2 of our children had their names down for Gibbs Close before they were built. Not enough points they were told after Gibbs Close was built even though both were born and lived in Leigh until adulthood. Some people outside of Leigh were houses.

Everything in the village is linked to the current community. If we allow/make people leave the village, it will stagnate and local businesses will close

Although I say yes, the infrastructure is stretched to its limit, so this need must be well proven and the right to buy will defeat the purpose, so I only support if it is excluded from right to buy.

I should just like to purchase out-right a flat or a small bungalow type house.

Lack of infrastructure - roads, shops etc.

Provided green belt not used.

There has been a lot of development in and around Leigh in the past few years; the services are already unable to cope with demand e.g. bus always full in morning, parking for school is dangerous and traffic through high street at peak times very heavy.

It is very important that social housing is not sold off and that if possible it is reserved for people with a Leigh connection.

We support affordable housing for the young and not so well off. But there is also a need for private, smaller properties for those who wish to downsize, there is currently very little available.

There is already considerable expansion going on and the council has approved developments in the recent past.

Dependent on size and location.

Providing the space will not impact on current residents in any way; and that it will not increase village numbers excessively - we do not have the infrastructure - main high street gets clogged, lack of school places, few buses.

Need to build up local community, enable families to stay in birth place.

We will be moving away from the area in March as we cannot afford to buy a property here.

Traffic and parking already too difficult for even more houses. Dangerous.

The local infrastructure cannot support more people.

I support affordable housing,

There is already a considerable amount of affordable housing in Leigh - it is a village not a town. Local infrastructure and road system already overcrowded.

Houses must be affordable for those struggling to buy or rent. Definitely no detached family houses. Though also has to be given to size of school, access to doctors, parking etc.

We could only afford to buy a tiny house but wanted to stay in Leigh, it is too small really and we can't have a family as a result. We earned too much to qualify, but not enough to buy a suitably sized house outside of the scheme. A lot of local people I know are in a similar situation, they are working hard, which excludes them from the scheme.

If I live much longer I shall need a smaller property, no stairs, close to shop in Leigh village (age 89)

Leigh is surrounded by greenbelt and this would require building on greenbelt land. Tonbridge has recently expanded with significant number of flats/houses. This puts a strain on GPs, schools, public transport, so no more expansion please.

Would be nice to think if our children wish to stay in Leigh when they are older that accommodation could be available for them.

Unfortunately although more housing might be needed, the local facilities would not be able to cater for the extra families. The school is not big enough as it is. Also we wouldn't want the quality of the services to suffer due to increase in people/children. Also this has always been a small village.

I moved to Gibbs Field in 2007. I was lucky to come back to Leigh, after 10 years absence to be close to my daughter and family. There aren't words to describe the difference it has made to all of us. It would not have happened without the Rural Housing. Thank you.

Yes there is a need but where to site the houses is a problem. I don't want to see every piece of grass covered in Leigh.

Yes because my family had to move out of the village in previous years due to the house prices.

I would support this on the understanding that the extra pressures on infrastructure, schooling, doctors etc. be taken into consideration and addressed accordingly.

Only if it is what Q8 states. Schemes before have not?

If it is in keeping with the areas such as Gibbs Field.

It must be genuinely affordable and fairly allocated.

Local amenities would suffer from increased population.

Houses to buy in the area are very expensive thus not allowing local people in local jobs to buy. People with big salaries from outside of the area are more likely to be able to buy.

Provided that adequate services are provided at the same time e.g. schools, shops etc.

Yes, for young people growing up in Leigh who want to continue living here from their mid-20s.

I can only afford to continue living in this area because I took advantage of the council's Right to Buy scheme. I work in a local hospital but still earn less than those who commute to London. We need housing that local people who work locally can afford to live in.

Only if allocated (not sold) to genuine village applicants. The allocation at Gibbs Field was very suspect and upset many villagers. I disagree with selling social housing unless the money is used to build replacements.

Lack of school spaces, public transport, road through village constantly increasing traffic volumes.

People do need housing but the school cannot accommodate more kids.

We are a middle income family of 5 and unable to afford to buy in this area. It's very depressing.

Provision for more school places must be made.

I think the village would struggle to support a new development - school, doctors, traffic.

We believe it is our responsibility to maintain the integrity of the village by preserving its heritage otherwise we risk becoming a suburb of Tonbridge.

In Charcott there are 2 homes for Leigh Parish and 2 homes for Chiddingstone. Chiddingstone should next provide building opportunities for affordable homes to balance this.

A delightful rural village such as Leigh should not be expanded. Any expansion should be done in bigger towns.

The volume of recent new developments has already been overwhelming. Traffic volumes are unacceptable. School is full to capacity. Eventually the village will lose its attraction with continued development.

My son would love the opportunity to stay in Leigh if there was affordable housing.

I do not support any further housing development in Leigh. I fear the impact of extra housing will have on the parking, the schools, the roads, the trains and the general feel of the village. These services can only support so many people and they are over used as it is.

The road and traffic congestion through Leigh is massive and it takes ages to travel through it. Infrastructure not large enough to cope. Leigh is also, according to the environment agency, and the Leigh plan, not appropriate for further development due to flood plain proximity.

There is a more pressing need for homes suitable for the elderly. This would free up other accommodation in the village for others with housing needs. Also enable people who live in the village to have elderly relatives nearby.

Fed up with the lorries going up and down the road to the Powder Mill development. Road is filthy and is always dangerous to pull out of drive. Don't need more development. Also will put a strain on current resources, doctors, school etc.

Small affordable housing is already being built in Powder Mill supposedly. Existing council property should also be used for this and not sold.

There is a desperate need for affordable housing for young people to rent as well as to buy. The village must have some provision for the younger people on modest incomes if we are to keep a younger generation in the village.

My wife grew up in Leigh and has family here, we are also both employed at Ensfield Farm, Leigh so need to be within the village, however are finding the rents too high and there is no chance of us being able to buy on the open market.

I thought this was available at Garden Cottages. Why doesn't the council purchase this from the private landlords who seek to change the nature of this site?

We feel Leigh does not have the infrastructure, amenities, schools or space to cater for more residents. It is still unclear where the children from Powder Mill development will be schooled.

Lack of infrastructure - school places, GP places etc. Village getting too big.

I need to stay in Leigh as I help my mum who doesn't drive to look after my disabled brother with appointments. I also do shopping for my nan who lives in Leigh.

There is enough housing Leigh, the infrastructure cannot handle any more. In addition, recent development and affordable housing seem to have attracted people from outside the area, changing the culture of the village.

We live in Gibbs Field, close to my parents who are elderly. My wife and I got married in 2016 and would like to continue to live in the village, but we are worried we can't do this and expand our family as live in a 1 bed.

Only for those with a long standing local connection, and without reduction of green space.

Separate letter being sent. But having written several books on the village and lived here for 52 years, we feel very strongly that the village is kept alive and forward looking by having a sense of connectivity. The main problem is that people move into small houses and rather than move and making a space for others needing a small home, they extend.

Would depend on definition of 'small' and site.

Provided it is only a small site and will not adversely affect the local school, clubs and other village/social activities.
Maximum of 12 houses/24 flats.

It is with regret that we don't support any more development at the moment - Leigh has had and is currently having much development - a recent affordable one included - and the traffic, schools, drainage and health care are all over-stretched already.

School is at capacity. Roads are already too busy and too dangerous.

Provided it was in a suitable place within or contiguous to the village.

Although not currently impacting my family, my daughters are going to have similar problems when they get older.

After living in Leigh for over 14 years I am being forced to move out of the area due to lack of affordable housing.

Pressure on local facilities such as the school should be considered. Facilities for walking/cycling need to be improved – pavement/cycle lane to station(s).

10. APPENDIX L2

Question 10. Please state any sites you think might be suitable for a local needs housing development in Leigh.

The field behind the houses on the Penshurst Road. Not used and would not spoil the village.

None

Part of Hall Place field opposite Donkey fields.

Between Penshurst Road and the railway lines.

Behind Gibbs Field

Land to the rear of the Gibbs Field development.

Hall Place alongside the High Street.

The village green or Hall Place land on right hand side past the mower shop and car garage going towards Penshurst Road.

The Kent Highways site opposite the Little Brown Jug in Chiddingstone Causeway.

Extension of Gibbs Field

Penshurst Road. Section off Bindgaef Walk.

I do not consider Leigh housing sites suitable for further development.

Penshurst Road - land opposite existing houses - land between the two Hall Place Lodges.

Extension of Gibbs Field. Deer Park, Hall Place or Cherry Orchard, Hall Place.

Penshurst Road

The field behind Penshurst Road

Within the village - close to amenities.

None. Tonbridge is within 3 miles of Leigh. There are plenty of flats/housing options there in the 'affordable' category.

Possibly Hall Place land - as long as access/transport links could be sympathetically planned to link to the village.

Leigh Road or Ensfield area. Hildenborough.

The land at the back of the houses on upper part of the High Street as one goes to Penshurst Road between the road and the railway.

Garden cottages?

Corner of land currently vacant in Hall Place. Unused area of allotments.

Hall Place estate. Gibbs field - continued road/land.

Behind Lealands Avenue

Land at end of the Green Lane. Extend to rear of Gibbs Field. Land between High Street/Penshurst Road and railway line.

All suitable sites have already been used.

Plot next to Gibbs Field

Leigh is full enough already. The number of cars around is staggering and roads are becoming unsafe for pedestrians particularly children and their bikes. We have had 2 new estates built in the last 40 years excluding Gibbs Field.

Beside or opposite Home Farm.

KCC field at the end of Greenview Crescent (school field).

The vacant side of Penshurst Road (Hope Morley Estate). Development on both sides of Powder Mill Lane.

1. Vacant land near allotments. 2. Near Home Farm/Hall Place Land

I don't support building for building's sake. Consideration should be given to local infrastructure and amenities which are already in place and whether area will be able to support and sustain further development.

Hall Place has a vast area of land with road and services access and could easily afford to lose a small area of this.

Chiddingstone - card factory in Causeway.

Please don't spoil our village by further development.

Next to Gibbs Field development.

Hall Place grounds?

Having considered several sites many are impractical due to limited road access and transport. Therefore the most obvious and practical place would be some land from Hall Place Estate on the Penshurst Road.

The current infrastructure does not support further development.

Through the gate in Gibbs Field

Extend Gibbs Field. Land at Hall Place.

1. Land between end of Greenview Avenue and the railway. 2. 2nd part of Gibbs Field so long as it was Rural Housing Trust. 3. Long term big field between Penshurst Road and railway.

Extension to Gibbs Field site on vacant land. Empty fields on Powder Mill Lane opposite to Hollow Trees Drive, not used for animal grazing or anything else.

Extension to Gibbs Field.

Field at top of Greenview Avenue. Buy land on Hall Place estate. Anywhere close to village centre to reduce car use.

11. APPENDIX L3

Question 22. Please tell us in your own words why you need to move and what prevents you from doing so.

It's the cost that prevents a move. The property we rent privately is expensive but not in relation to other rented homes. The landlord doesn't keep up the maintenance and in winter it's cold, damp and in need of decorating.

Finance difficult

Suffering with breathing problems - asbestos on lungs

Ideally I would like to get a house with a friend and live in a larger town.

Lack of smaller homes near the village centre.

My landlord wants to sell these houses I am in and I am finding it hard to find somewhere else.

My salary does not allow me to afford renting in the private sector. I don't earn enough to purchase. I am in debt. I have a child who lives with me.

Private renting is very expensive and not sustainable. I am not able to afford to buy a property. I am not a priority to the council in terms of housing need.

Rents so high we struggle to save for deposit as well.

There are no affordable homes to go to around Leigh, need to be in Leigh because of sole care for mum and dad. I can't be too far from them.

There is not enough affordable housing in Leigh. Leigh needs more housing in order that people who have lived in Leigh since birth are able to stay in the village.

We rent a very small, 2 bed house that has become far too cramped since having children. It is a very old property and is in poor repair. We constantly have to clean mould from the walls which affects our eldest son's asthma. We have to stay in or close to Leigh as we are both employed at Ensfield Farm, Leigh. However, are struggling to find anywhere suitable within budget.

I need to find somewhere close to my parents as I am living in a 2 bed house with 5 of us. I live in the garden in a cabin.

My wife and I would like to move to a bigger home as we currently share a 1 bed rented flat which is now too small for us to consider starting a family in. We would like to buy rather than rent but can't afford to buy in Leigh.

To set up independent home, lack of affordable housing.

Our new landlords are refurbishing/renovating to sell on

Want to set up home with partner in the village where I was born. I work in the creative industries and find Leigh village helps my creativity. I have family and friends in the area. I need access to countryside for well-being.

LEIGH PARISH COUNCIL Housing Needs Survey

January 2017

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 Leigh 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. If developed, the new dwellings would be available on a similar same basis as the Gibbs Field development. 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 another 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 Leigh.

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 Parish connection are able to live in the local needs housing.

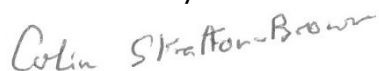
Under the Government's newly introduced voluntary Right to Buy, housing association tenants may be eligible to buy their homes. Housing Association landlords can decide if any homes are to be excluded from sale. Rural organisations, such as English Rural Housing Association, have already taken the decision to exclude all rural homes from the Right to Buy, so as to prevent this scarce resource being lost to the open market. Also, through the Sevenoaks District Council Local Plan, any homes developed on a Rural Exception Site would be bound by a legal agreement, which would require the homes to be kept available to meet local housing needs in perpetuity. 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. If any further information or additional questionnaires are required please contact the Rural Housing Enabler on 01303 813790.

Please return this form using the FREEPOST envelope provided by 15th February 2017.

Yours sincerely



Colin Stratton-Brown
Chairman, Leigh Parish Council

HOUSING NEEDS IN THE PARISH OF LEIGH

Please complete this survey on behalf of your household.

SECTION 1

Q1. What type of housing do you live in? Private rented Tied tenancy Living with relatives
 Housing Association rented Housing Association shared ownership Owner occupier (with or without mortgage)
 Other _____

Q2. Please enter the following information -
 Number of bedrooms in your home Number of people that currently live in the property

Q3. How long have you lived in Leigh?
 Less than 1 year 1-3 years 3-5 years 5-10 years 10+ years

Q4. Have any members of your family/household left Leigh in the last 5 years? If your answer is No, please go directly to Q8 Yes No

Q5. If you answered yes to Q4, please state what relationship they have to you.
 Child Parent Other relative Other please specify _____

Q6. Please indicate the reason why they left
 Lack of affordable housing To attend university/college Employment
 Other _____

Q7. Would they return if more affordable accommodation could be provided? Yes No

If they would like to return they are welcome to complete a survey and can request a form by contacting the Rural Housing Enabler on 01303 813790 or email tessa.osullivan@ruralkent.org.uk

Q8. Would you support a small development of affordable housing if there was a proven need for people with a genuine local connection to Leigh?
 Yes No

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

Q10. Please state any sites you think might be suitable for a local needs housing development in Leigh

Q11. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?
 No Yes, now Yes, next 2 years Yes, next 5 years

IF YOU HAVE ANSWERED YES TO Q11 PLEASE CONTINUE WITH SECTION 2.

SECTION 2

HOUSING NEEDS

If you or anyone else living in your house is in need of alternative housing, please continue with the questionnaire. Please complete one form per household in housing need.

If you need another form e.g. for a family member who would like to set up their first independent home or has had to previously leave the Parish due to a lack of affordable housing please contact the Rural Housing Enabler on 01303 813790 or email tessa.osullivan@ruralkent.org.uk

Q12. Are you completing this form for yourself or someone else?

Self

Someone else

Q13. If you are completing this for someone else please state their relationship to you and where they currently live eg. with parents, private renting etc.

Please continue to complete this form by answering the questions in respect of the person/household in need of alternative accommodation.

Q14. 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: _____

Q15. If you live outside Leigh do you wish to return?

Yes

No

Q16. If you live in Leigh do you wish to stay in Leigh?

Yes

No

Q17. What is your connection with Leigh? Please tick all that apply

I currently live in Leigh and have done so continuously for the last 3 years

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

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

I am in full time employment in Leigh**

I need to move to Leigh to take up full time employment**

I provide an important service in Leigh that requires me to live locally**

I need to move to Leigh 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 Leigh

Q18. What type of household will you be in alternative accommodation?

Single person Couple Family Other _____

Q19. 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+

Q20. Why are you seeking a new home? Please tick any 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 _____

Q21. 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 _____

Q22. Please tell us in your own words why you need to move and what prevents you from doing so.

Q23. What type of housing do you feel you need? Please tick any that apply.

Flat House

Level access accommodation suitable for older persons/people with a disability (without support services)

Level access accommodation suitable for older persons/people with disabilities (with on-site support services e.g. Extra Care)

Please explain why you have chosen this option/s

Q24. Which tenure would best suit your housing need?

- Renting - Housing Association* *Shared ownership (part rent-part buy) - Housing Association*
 Self build - typically involves commissioning the construction of a new home from a builder or contractor, or physically building the home for yourself

Q25. How many bedrooms would you like?

- 1 2 3 4 5+

Q26. 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"/> <i>Under £10,000</i> | <input type="checkbox"/> <i>£30,000 - £35,000</i> |
| <input type="checkbox"/> <i>£10,000 - £15,000</i> | <input type="checkbox"/> <i>£35,000 - £40,000</i> |
| <input type="checkbox"/> <i>£15,000 - £20,000</i> | <input type="checkbox"/> <i>£40,000 - £50,000</i> |
| <input type="checkbox"/> <i>£20,000 - £25,000</i> | <input type="checkbox"/> <i>£50,000 - £60,000</i> |
| <input type="checkbox"/> <i>£25,000 - £30,000</i> | <input type="checkbox"/> <i>More than £60,000</i> |

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

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

Q29. 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 Leigh. Personal information will remain confidential to Action with Communities in Rural Kent.

**PLEASE RETURN THIS FORM IN THE FREEPOST ENVELOPE PROVIDED
BY 15th FEBRUARY 2017**