



Brenchley and Matfield Housing Needs Survey September 2020

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1. EXECUTIVE SUMMARY

The Rural Housing Enabler (RHE) undertook a housing needs survey to ascertain if there are shortfalls in affordable housing provision within Brenchley and Matfield, and to identify the needs of older residents seeking to downsize/move to more suitable housing for their needs. This report provides overall information as well as analysis of housing need.

A survey was posted to every household within Brenchley and Matfield in August 2020. Only those with a housing need were asked to complete the whole survey; residents without a housing need were asked to respond to specific questions only. Approximately 1126 surveys were distributed with 238 surveys being returned, representing a 21% response rate.

High property prices and a predominance of privately-owned homes means that some local people are unable to afford a home in the Parish. At the time of writing the report the cheapest property for sale in Brenchley and Matfield was a 3 bed terraced house for £395,000; to afford to buy this home a deposit of approximately £59,250 would be required and an income of £74,611. To afford to rent privately an income of approximately £72,000 would be required to afford the cheapest property found available to rent in the Parish which was a 3 bed house for £1800 pcm.

From responses received, the survey identified a need for 20 affordable homes, for the following local households:

- 8 single people
- 3 couples
- 9 families
- 18 households currently live in the Parish and 2 live outside but have local connections to the area.

The survey also identified a requirement for 21 homes for older households:

- 8 single people
- 13 couples
- All 21 households currently live in the Parish
- 2 of the older households need affordable housing. These affordable homes are required in addition to the 20 affordable homes identified above.

Overall, the survey has identified a total need for at least 22 affordable homes; 2 of which are for older households. In addition, there is a requirement for at least 19 open market properties suitable for older households who want to downsize/move to more suitable housing for their needs.

2. INTRODUCTION TO THE BRENCHLEY AND MATFIELD HOUSING NEEDS SURVEY

The Rural Housing Enabler worked with Brenchley and Matfield Parish Council to undertake a housing needs survey within the parish, in order to inform policies in their Neighbourhood Development Plan.

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 are also used to examine the housing needs of older residents who need alternative housing of any tenure.

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. The survey included some questions that residents without a housing need were also asked to respond to, as their answers would assist in providing the evidence base for policies in the Neighbourhood Development Plan.

3. BACKGROUND INFORMATION

In a report published in June 2018 by the Institute for Public Policy Research (IPPR) it is stated that: 'The affordability gaps in rural areas are high compared to urban areas. The average rural house price is around £19,000 above the average for England as a whole, at £320,700 compared to £301,900, and is more than £87,000 higher than the urban average excluding London (£233,600)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.

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 report² 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 Tunbridge Wells Borough Council. The Programme works with Parish and Town Councils and Community-Led Housing groups to bring forward local needs housing of all types.

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

The RHE will assist with carrying out a housing needs survey, analyse the results and 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 chosen housing association and

¹ A New Rural Settlement: Fixing the affordable housing crisis in rural England https://www.ippr.org/files/2018-06/1530194000_a-new-rural-settlement-june18.pdf

² [Rural Housing for an Ageing Population](#): Preserving Independence. Happi 4- The Rural HAPPI Inquiry. April 2018. Jeremy Porteus

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 Brenchley and Matfield Parish Council; a copy of the survey was posted to every household in the Parish in July 2020. Only those people in need of affordable housing or older households wanting to move to alternative housing were asked to respond to the whole survey, people without a housing need were asked to respond to specific questions only.

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 town and wished to return, these were held by the Rural Housing Enabler. It was initially asked that completed survey forms were returned by 28th August 2020 but at the request of the Parish Council, this was extended to 13th September 2020.

All surveys received by Action with Communities in Rural Kent by the 13th September are included in this report.

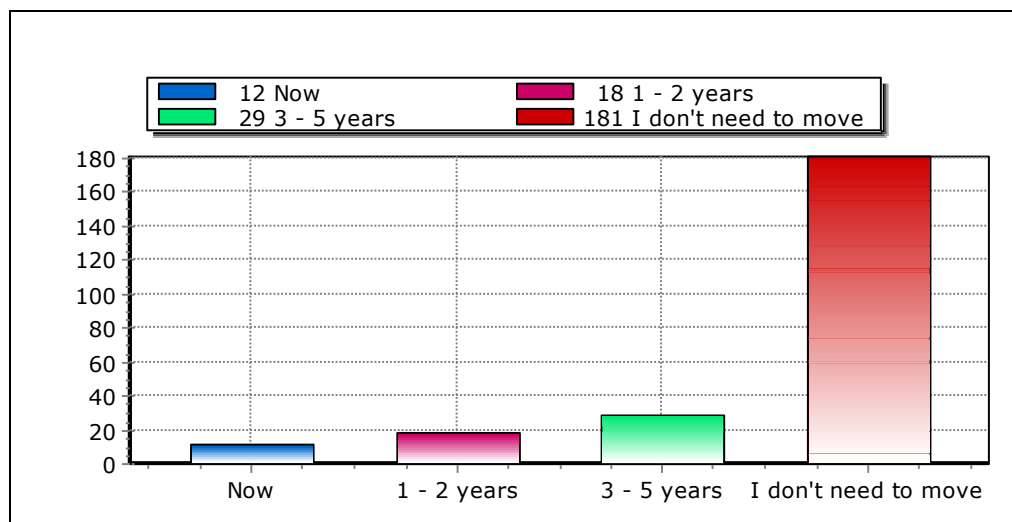
Approximately 1226 surveys were distributed with 238 returned by this date.

5. RESULTS

Section 1

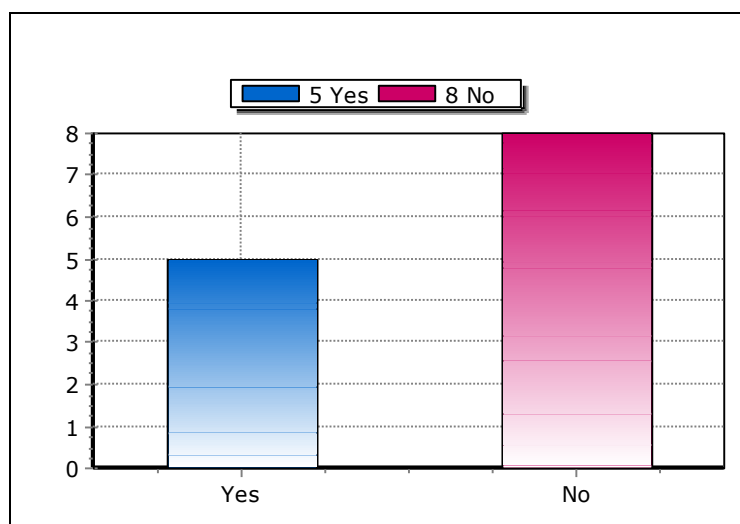
Listed below are the results for each question asked by the housing needs survey; not all respondents answered all the questions that were asked of them and respondents without a housing need were asked to only complete questions 8, 9, 11, 12, 13, 17, 24 and 25.

Question 1. When do you think you will need to move?

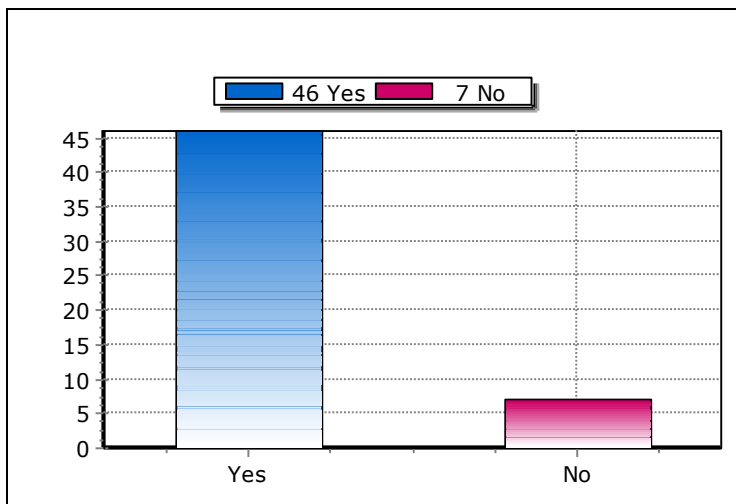


Respondents who said they don't need to move were only required to answer questions 8,9,11,12,13,17,24,25.

Question 2. If you live outside Brenchley and Matfield do you wish to return?



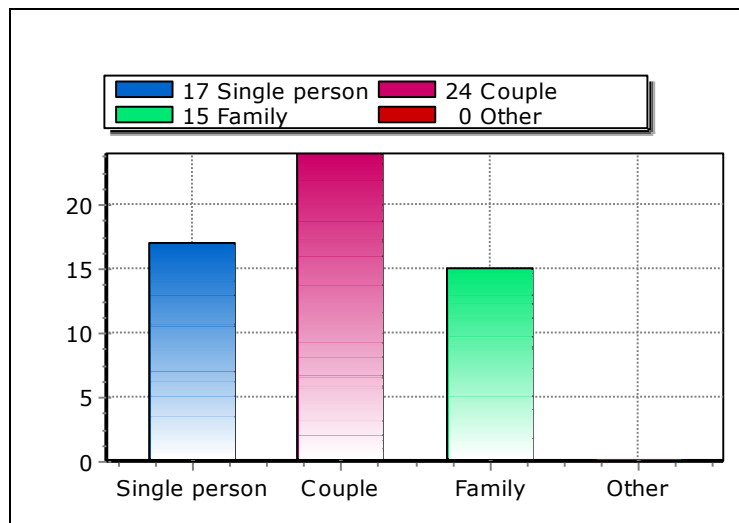
Question 3. If you live in Brenchley and Matfield do you wish to stay there?



Question 4. What is your connection with Brenchley and Matfield? Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
I do not live in the Parish but have been a member of a household which still lives in the Parish and have done so continuously for the last 3 years or for a period of 5 out of the last 10 years	2
I have immediate family which has lived continuously in the Parish for at least 10 years	11
I currently live in the Parish and have done so continuously for the last 3 years or for a total of at least 5 out of the last 10 years	47
In the past I have lived in the Parish continuously for 5 out of the last 10 years	5
I am in, or about to take up, permanent full time or part time employment in the Parish	4
I provide an important service in the Parish	2

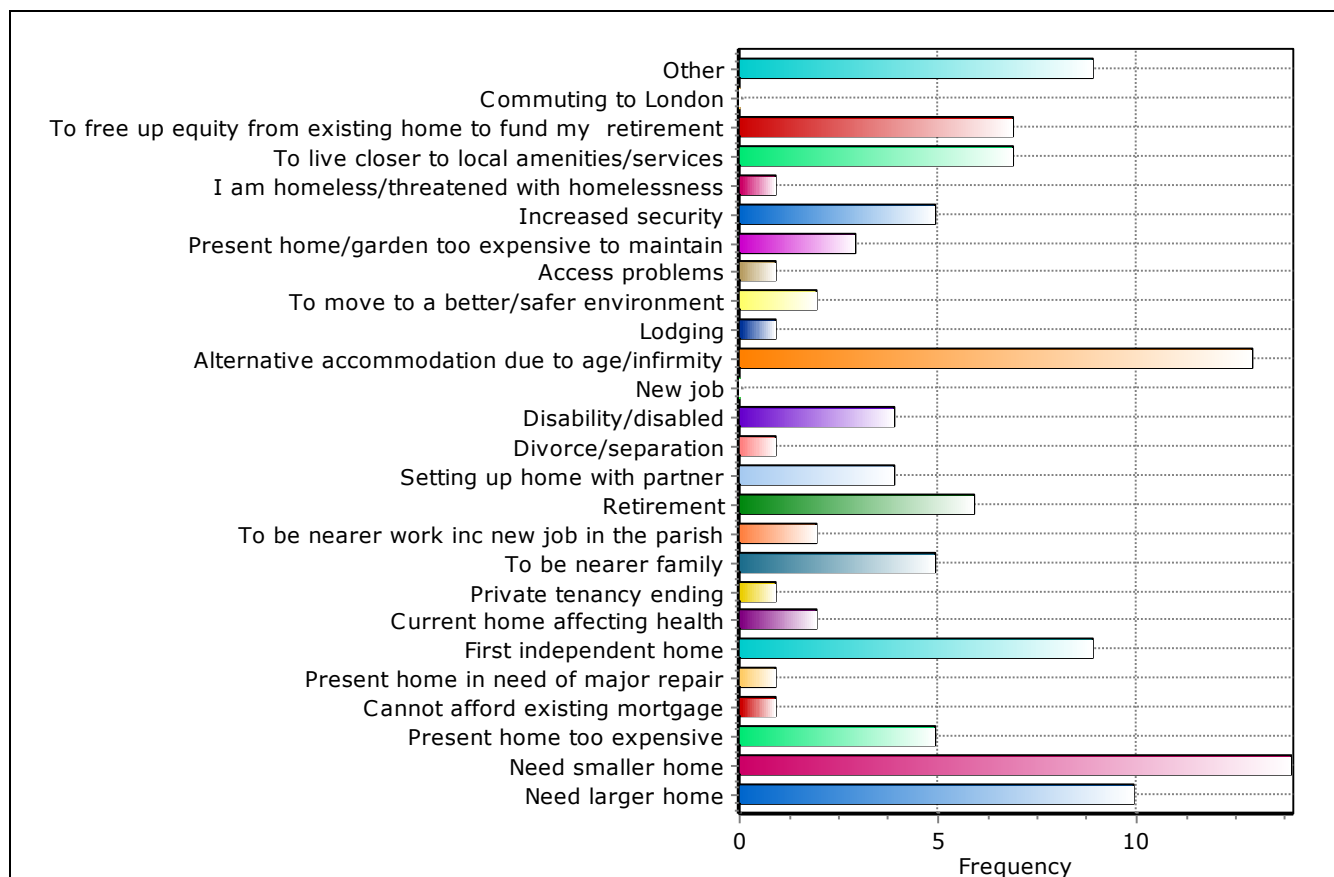
Question 5. What type of household will you be in alternative accommodation?



Question 6. How many people in each age group need alternative accommodation?

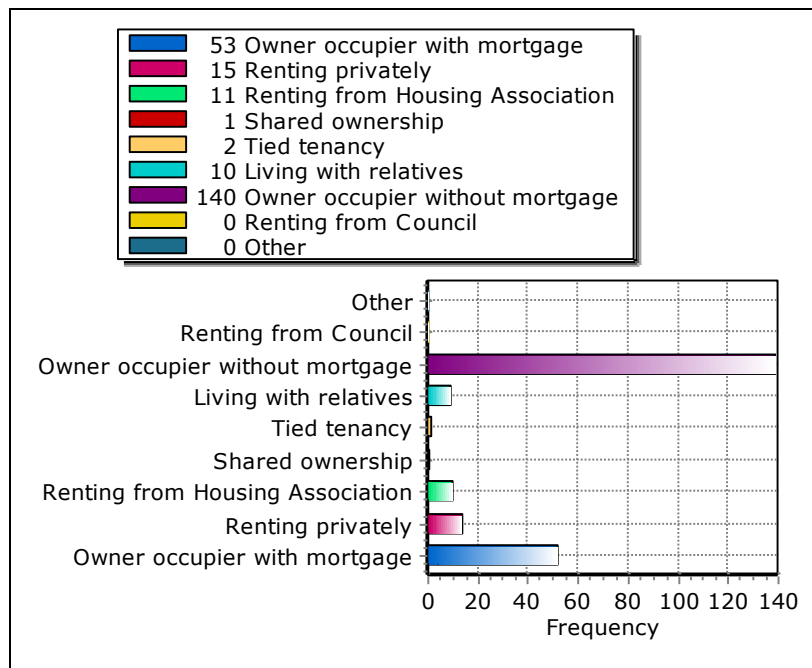
AGE	0 - 9	10 -15	16-19	20-24	25-39	40-50	50-54	55-64	65-74	75-84	85+
Male	7	0	1	4	13	5	2	7	11	1	0
Female	11	2	1	1	13	3	4	10	14	1	2
Total	18	2	2	5	26	8	6	17	25	2	2

Question 7. Why are you seeking a new home?

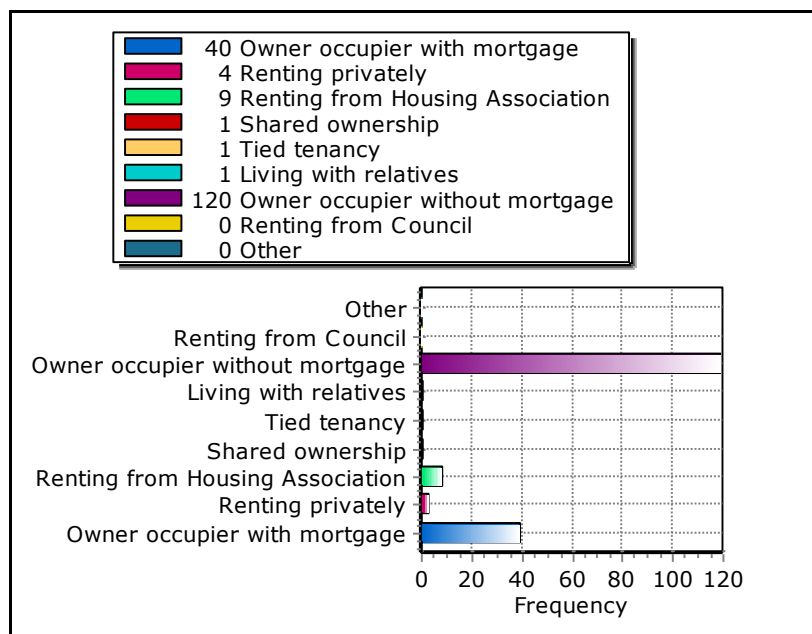


Question 8. What is your current housing situation?

The graph below represents the total responses to this question

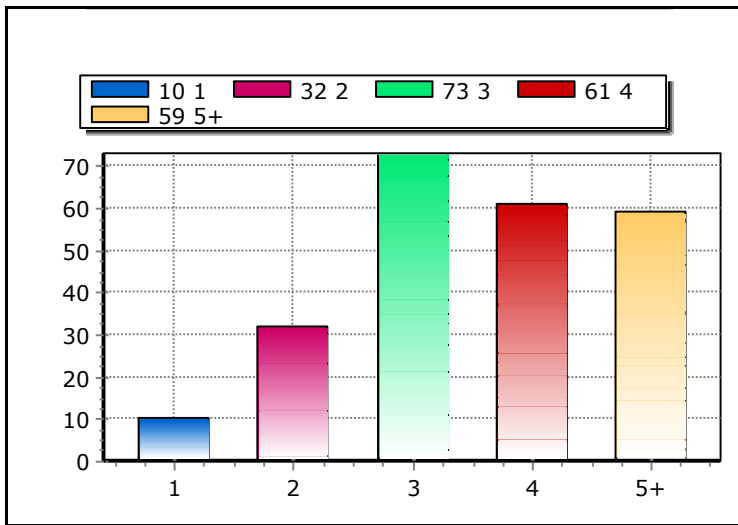


The graph below represents only those applicants who do not have a housing need and answered Question 8

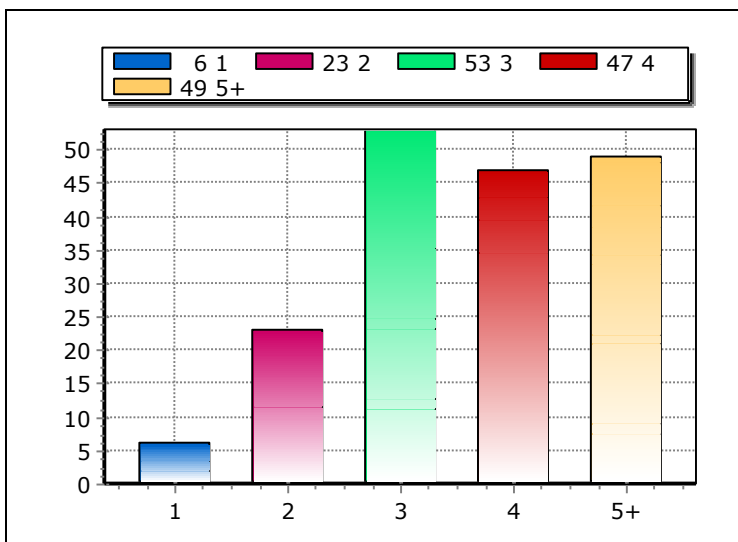


Question 9. How many bedrooms does your current home have?

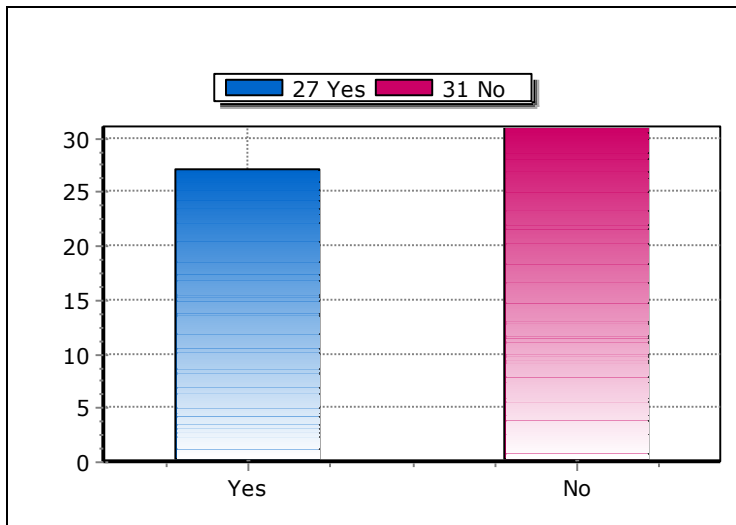
The graph below represents the total responses to this question



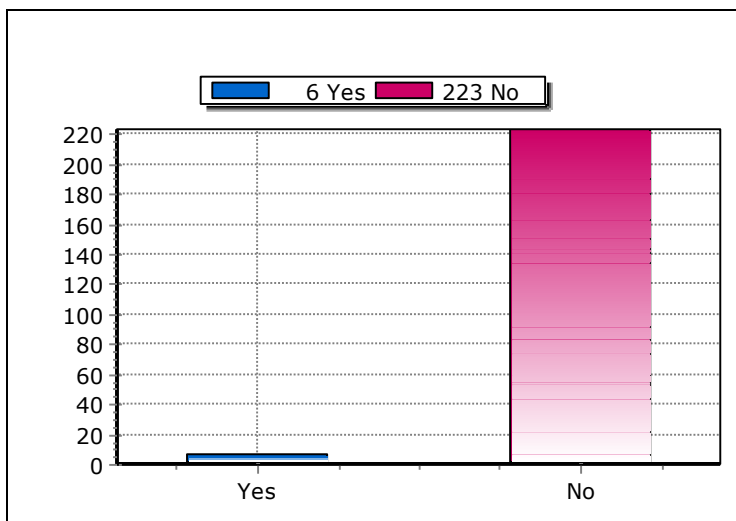
The graph below represents only those applicants who do not have a housing need and answered Question 9



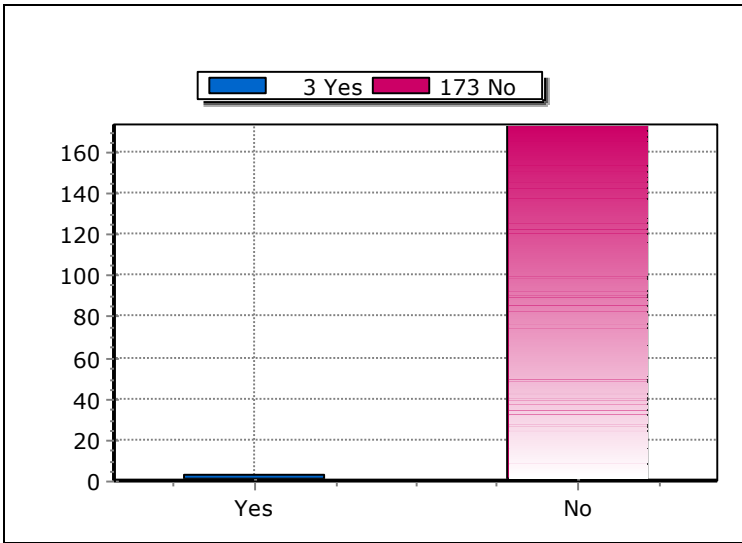
Question 10. Are you an older person/household wanting to downsize/move to more suitable housing?



Question 11. Do you need to adapt your current home to release accommodation for a carer?
The graph below represents the total responses to this question



The graph below represents only those applicants who do not have a housing need and answered Question 11

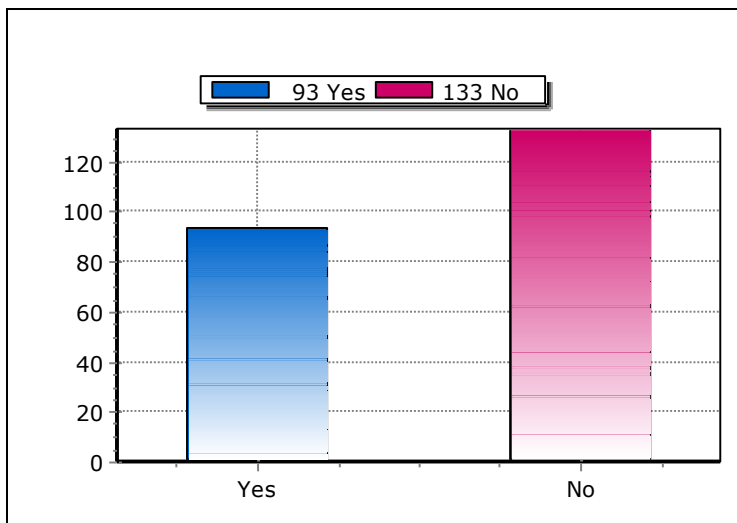


Question 12. Do you have any particular or specialised housing requirements?

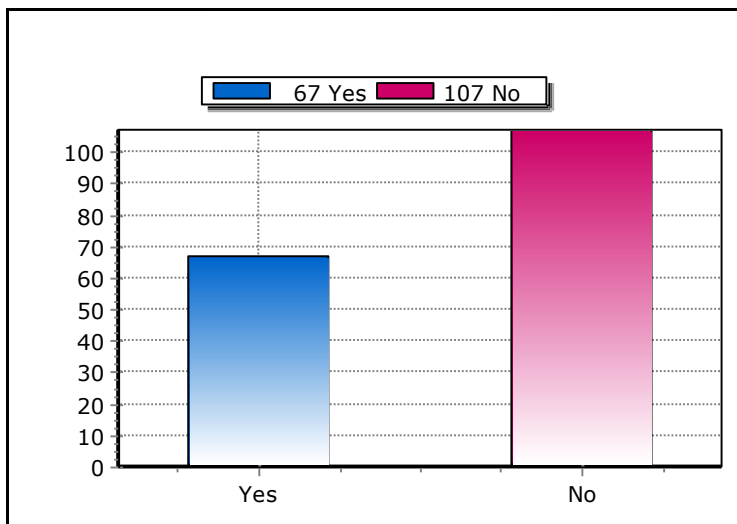
There were 13 responses to this question (8 from respondents needing to move and 5 from respondents wanting to stay in their current property). **This is an edited version of the housing needs survey report; comments have been removed as they may disclose the identity of some respondents.**

Question 13. Does your existing home need improving to make it more energy efficient?

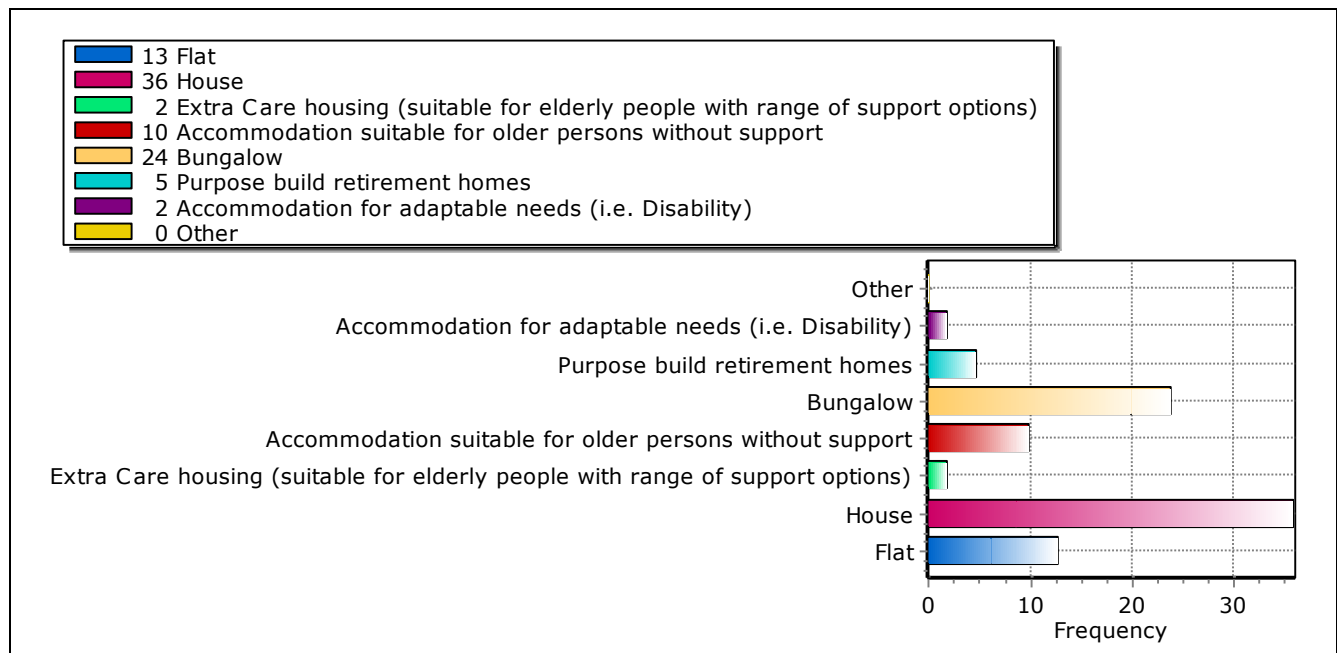
The graph below represents the total responses to this question



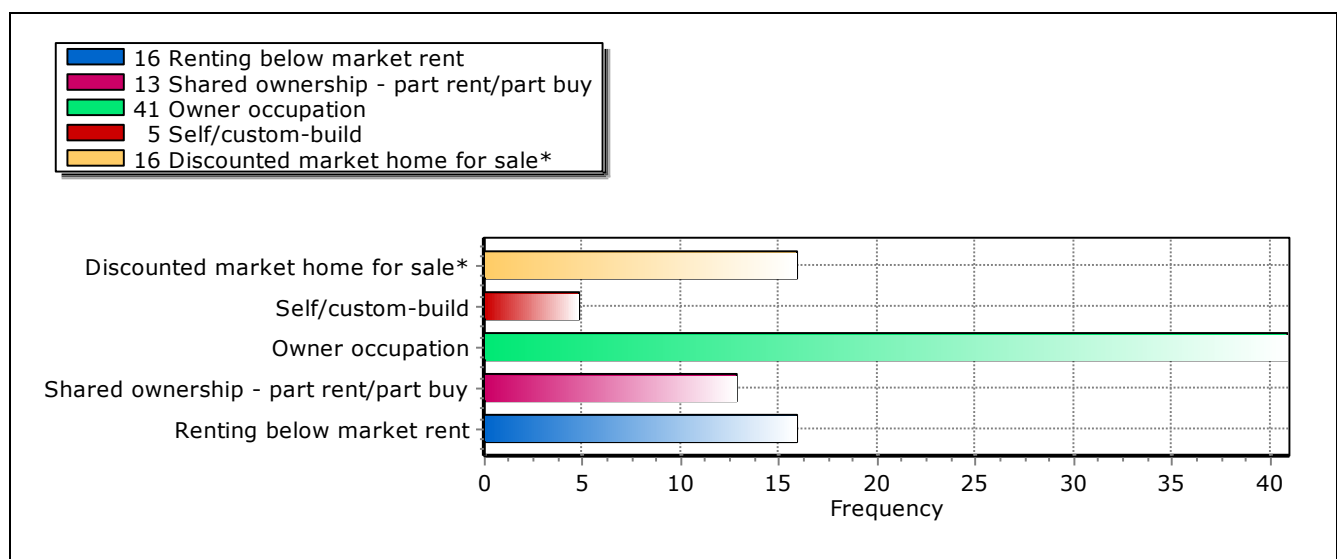
The graph below represents only those applicants who do not have a housing need and answered Question 13



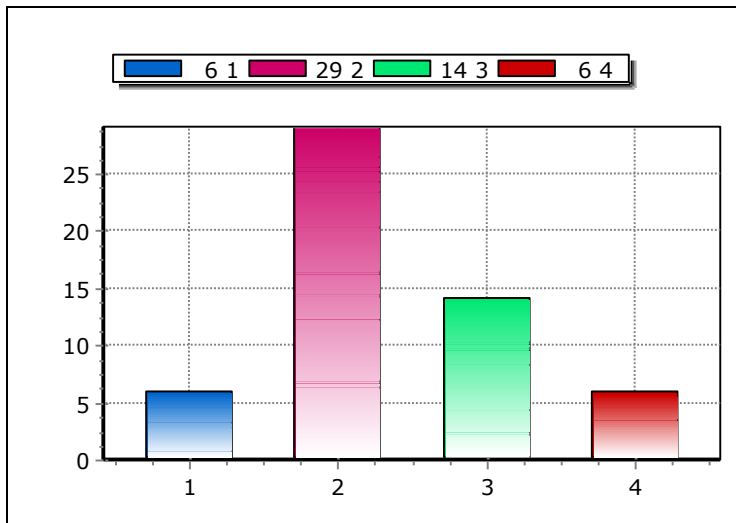
Question 14. What type of housing do you need? Respondents could indicate more than one option.



Question 15. Which tenure would best suit your housing need? Respondents could indicate more than one option.

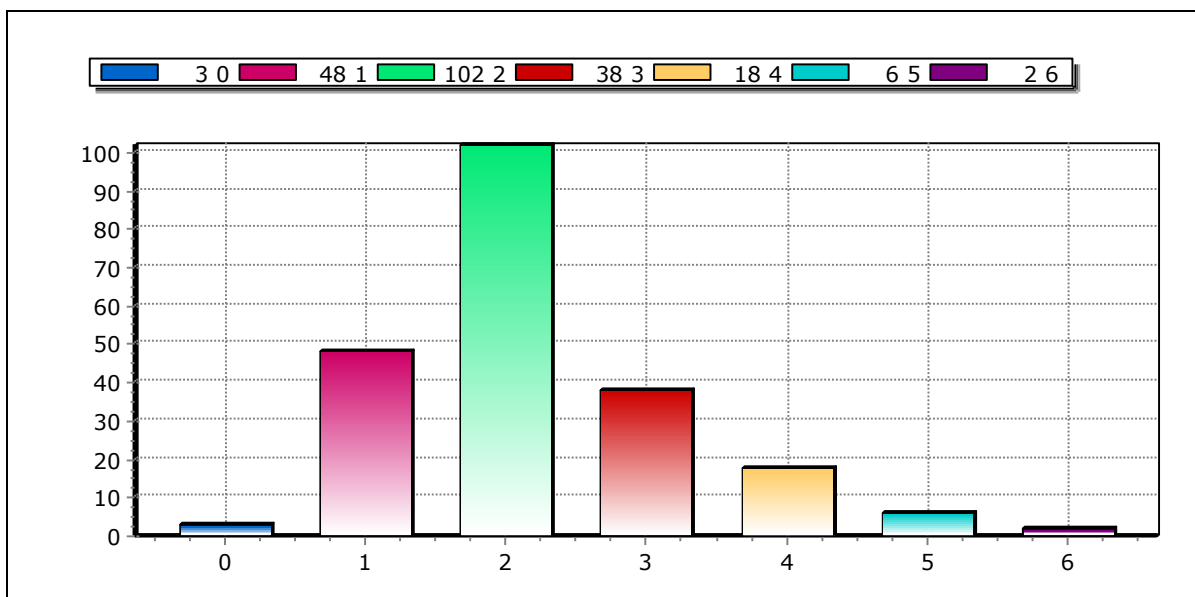


Question 16. How many bedrooms will you need? The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need

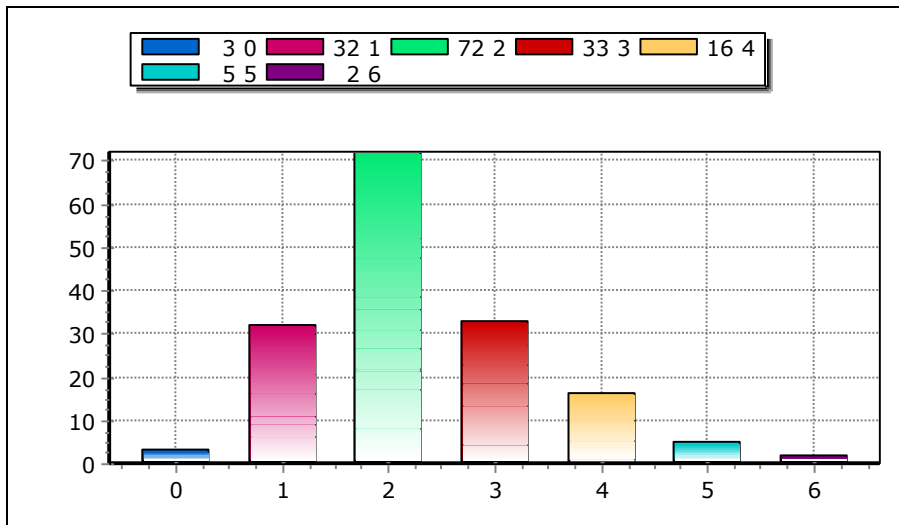


Question 17. How many parking spaces do you currently need or if you are seeking to move, how many will you need in the Household?

The graph below represents the total responses to this question



The graph below represents only those applicants who do not have a housing need and answered Question 17



Question 18. Please tell us in your own words why you need to move and what prevents you doing so.

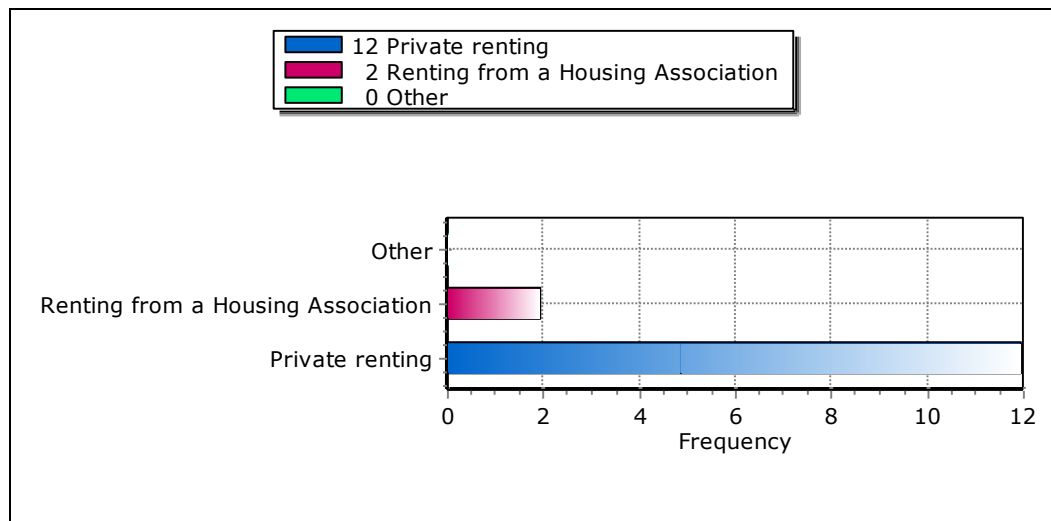
There were 46 responses to this question; a full list of responses can be found in Appendix B1. **This is an edited version of the housing needs survey report; comments have been removed as they may disclose the identity of some respondents.**

Question 19. If you currently rent within the Parish, what is your rent per calendar month?

The following answers were given:

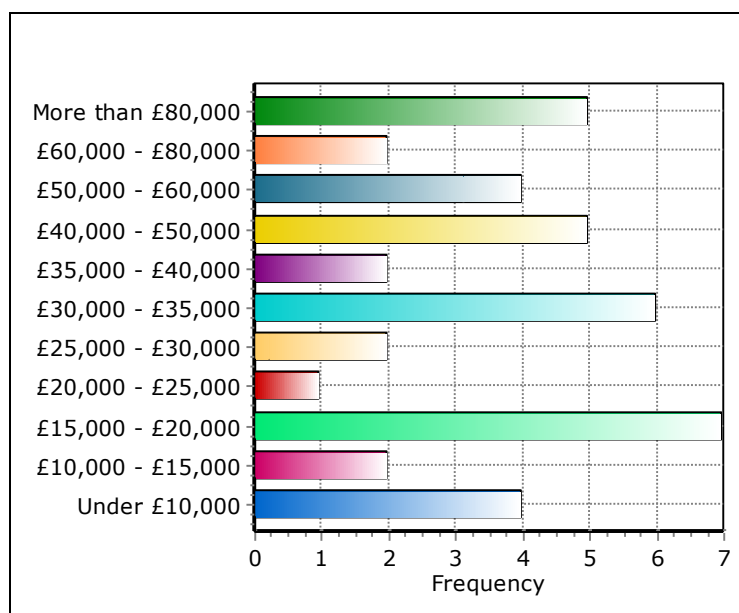
- £450pcm
- £500pcm
- £595pcm
- £700pcm
- £765pcm
- £800pcm
- £900pcm x 2
- £925pcm
- £950pcm
- £1000pcm
- £1200pcm
- £1650pcm

Question 20. If you answered Q19, please state the tenure of your rented housing?



One respondents who answered Q20 did not answer Q19. The respondent paying £450pcm was a housing association tenant, all other respondents to Q19 were renting privately.

Question 21. Please indicate the total gross annual income of the household in housing need.



Question 22. How much money would be able to raise (as a deposit or full cash purchase) towards buying your own home? The following answers were given:

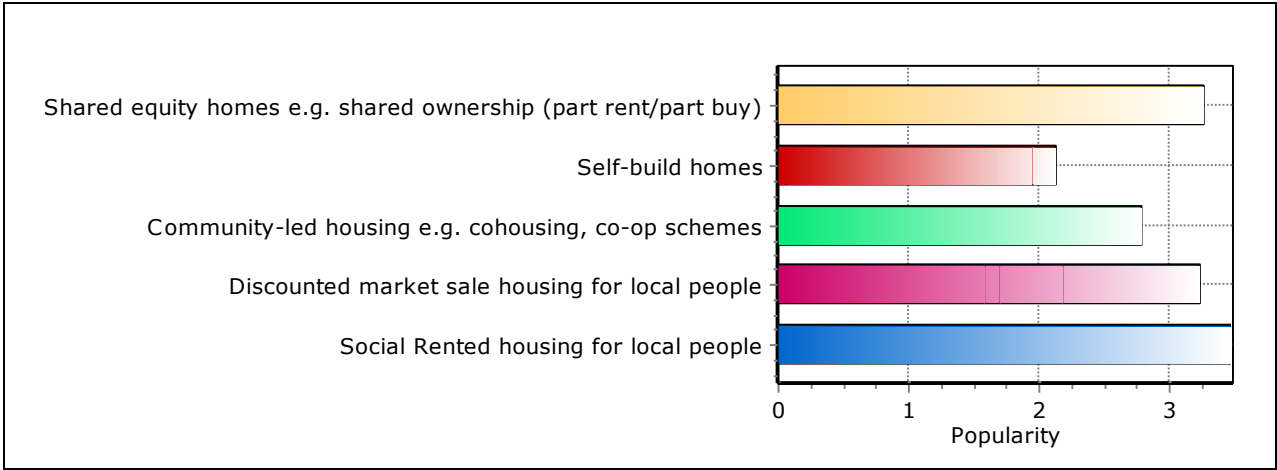
£5000 x 3
 £10,000 x 3
 £14,000 x 1
 £15,000 x 3
 £20,000 x 3
 £40,000 x 1
 £60,000 x 1
 £80,000 x 1
 £100,000 x 1
 £120,000 x 1

£350,000 x 2
£400,000 x 1
£500,000 x 1

Question 23. Are you registered with any of the following Affordable Housing Schemes?

Scheme	Number Registered
Tunbridge Wells Borough Council Housing Register	2
Love Living Homes	0
Help to Buy	1

Question 24. What do you think the Neighbourhood Plan should support, to ensure more homes are more affordable? Order from 1 to 5, where 1 is the most preferred and 5 is the least preferred.



Question 25. If you don't prefer any of the above options, please suggest some alternative approaches to ensuring that more homes are more affordable to local people.

There were 53 responses to this question. A full list of responses can be found in Appendix B2. **This is an edited version of the housing needs survey report; comments have been removed as they may disclose the identity of some respondents.**

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 October 2020, found the following cheapest properties for sale in Brenchley and Matfield.

Type of Property	Number of Bedrooms	Price £
Terraced	3	395 000
Semi-detached	3	399 000
Semi-detached	4	450 000
Semi-detached	3	495 000

Property to rent

A similar search for rental property found the following cheapest properties available:

Type of Property	Number of Bedrooms	Price £pcm.
House	3	1800
House	3	2200

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 4.5 x gross income. Monthly repayment is based on a 2-year fixed standard with HSBC at 3.54% (October 2020) 25-year mortgage term and is calculated using HSBC's mortgage calculator.

Type of Property	Price £	Deposit (15%)	Gross Income Level	Monthly Repayment
3 bed terraced	395 000	59 250	74 611	1565
3 bed semi-detached	399 000	59 850	75 366	1581
4 bed semi-detached	450 000	67 500	85 000	1783
3 bed semi-detached	495 000	74 250	93 500	1961

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

Type of Property	Price £ pcm	Approx. Gross Annual income £
3 bed house	1800	72 000
3 bed house	2200	88 000

Using HM Land Registry data on house sales (www.mouseprice.com) using postcode area TN12 which lies within or includes part of the following towns, counties, localities, electoral wards and stations: Boughton Monchelsea and Chart Sutton, Brenchley, Brenchley and Horsmonden, Capel, Collier Street, East Peckham, East Peckham and Golden Green, Five Oak Green, Hawkenbury, Headcorn, Horsmonden, Kent, Marden,

Marden and Yalding, Matfield, Medway, Paddock Wood, Paddock Wood East, Paddock Wood West, Staplehurst, Sutton Valence and Langley, Tonbridge.

1 bed properties	£231,800
2 bed properties	£317,100
3 bed properties	£388,700
4 bed properties	£585,200
5+ bed properties	£815,300

To afford the average cost of a 1 bed property using the mortgage calculation shown above, a salary of £43,784 would be required. To afford the average cost of a 2-bed property a salary of £58,897 would be required.

Information provided by 'mouseprice' states that the average property in the TN12 area costs £499,800 with average earnings being £25,263. This means that the average property costs over 18 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 Brenchley and Matfield area (High Weald BRMA). These figures are used to estimate affordable rent levels.

Size of Property	LHA Levels £pcm/Affordable Rent levels £pcm
1 bed	693
2 bed	897
3 bed	1127
4 bed	1496

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	693	27 720
2 bed	897	35 880
3 bed	1127	45 080
4 bed	1496	59 840

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 £231,800 for a 1 bed property, £317,100 for a 2 bed and £388,700 for a 3 bed. Approximate values used were those found by www.mouseprice.co.uk. Calculations are made using the Homes England's target incomes calculator and assume a 10% deposit of mortgage share.

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service Charge	Monthly total £	Gross Income required
231 800	25%	5795	284	398	80	762	27 468
317 100	25%	7928	388	545	80	1013	36 515
388 700	25%	9718	476	668	80	1224	44 109

Discounted market sale

The table below shows the amount of deposit and income required to afford this tenure. Homes are sold with a discount at least 20% below local market value. Estimated property prices are the values used above and found at mouseprice. Calculations are based on a 10% deposit; eligibility includes having a household income not exceeding £80,000 and the discounted property having a value of no more than £250,000. Only the one bedroom property qualified as the 20% discount bought it below £250,000. Gross income required is based on x 4.5 salary.

Property price £	Discounted price 20% £	Deposit Required 10% £	Gross Income required
231 800	185 440	18 544	37 088

7. ASSESSMENT OF HOUSING NEED

This section is divided into two categories; the need for affordable housing and the needs of older people requiring alternative housing, either affordable or open market. A total of 56 completed surveys were returned stating a housing need; 30 were for general affordable housing and 26 were for older households.

7.1 Assessment of the need for affordable housing

When assessing the housing needs of respondents, affordability is considered in terms of people wanting the shared ownership and discounted market sale products. Many people indicate those options, but their income/deposit restrictions often mean they cannot afford home ownership. The tables at the end of each household group, indicate what they can afford. The tables also indicate whether respondents are likely to need housing benefit in order to afford the estimated affordable rent levels for the size of housing they are eligible for. In terms of size of property respondents say they want; this section also assesses affordability where relevant and uses Tunbridge Wells Borough Council's allocation criteria to determine what size of property a household would be eligible for in terms of rented housing. Actual size of property that respondents would be eligible for and tenure in terms of affordability are shown in the summary on page 45.

This analysis is divided into categories of those who need housing now, in the next 1-2 years and in the next 3-5 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 needs to be made.

In total 30 respondents said they need affordable housing in the following timescales:

- Now x 10
- In the next 1-2 years x 12
- In the next 3-5 years x 8

Assessment of the 10 households seeking affordable housing now

Four respondents were excluded; there are all currently owner occupiers who want to buy alternative housing on the open market.

The 6 households in need of affordable housing now are:

- 2 Single people
- 1 Couples
- 3 families

Single people – there were 2 single people

Age	Frequency
20-24	1
25-39	1

Reason for seeking new home:

Reason	Frequency
First independent home	2
Need smaller home	1
Divorce/Separation	1
I am homeless/threatened with homelessness	1

Current housing:

Current Housing	Frequency
Living with relatives	2

Type of housing needed: Respondents indicated more than one option

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

Tenure best suited: Some respondents indicated more than one option

Tenure	Frequency
Discounted market sale/owner occupation	1
Discounted market sale	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	1
2	1

Number of bedrooms respondents are eligible for will be dependent upon the Tunbridge Wells Borough Council allocation policy. See summary on page 45.

Household's joint gross annual income:

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

Amount available towards a deposit: One respondent answered the question:

- £14,000

Particular or specialised housing requirements: None

Registered with Affordable Housing Schemes: None

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

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 (Affordable Rent)	Shared Ownership	Discounted market sale	Open market purchase	Private rent
£25,000-£30,000	1	1	1 x 1 bed	0	0	0
£30,000-£35,000	1	1 x 1 bed	0 (No deposit stated)	0	0	0

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

Age	Frequency
25-39	2

Reason for seeking new home:

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

Current housing:

Current Housing	Frequency
Renting from Housing Association	1

Type of housing needed:

Type of housing	Frequency
House	1

Tenure best suited:

Tenure	Frequency
Renting below market rent/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 will be dependent upon the Tunbridge Wells Borough Council allocation policy. See summary on page 45.

Household's joint gross annual income:

Income	Frequency
£30,000 - £35,000	1

Amount available towards a deposit:

- £5000

Particular or specialised housing requirements: None**Registered with Affordable Housing Schemes:** None

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

The following table shows the respondent's ability to afford the various forms of tenure 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 (Affordable rent)	Shared Ownership	Discounted market sale	Open market purchase	Private rent
£30,000-£35,000	1	1	1 x 1 bed	0	0	0

Families - there were 3 families**Age**

	Adult Age	Adult Age	Child Age
Family 1	51-54	51-54	10-15
Family 2	25-39		0-9
Family 3	25-39	25-39	0-9

Reason for seeking new home:

Reason	Frequency
To be nearer family	1
First independent home	1
Disability/disabled	1
Present home too expensive	1
Private tenancy ending	1
Setting up home with partner	2
Disability/disabled	1
To be nearer work inc new job in the parish	2
Increased security	1

Current housing:

Current Housing	Frequency
Living with relatives	1
Renting privately	1
Other – Static caravan	1

Type of housing needed:

Type of housing	Frequency
House	2
Flat/house/bungalow	1

Tenure best suited: Some respondents indicated more than one option

Tenure	Frequency
Renting below market rent	2
Renting below market rent/shared ownership/self/custom build/Discounted market sale/owner occupation	1

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

No of bedrooms	Frequency
2	2
3	1

Number of bedrooms respondents are eligible for will be dependent upon the Tunbridge Wells Borough Council allocation policy. See summary on page 45.

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

Income	Frequency
£50,000-£60,000	2

Amount available towards a deposit: Two respondents indicated the following amounts:

- £5000
- £12,000

Particular or specialised housing requirements: None

Registered with Affordable Housing Schemes:

1 respondent was registered on the Tunbridge Wells Borough Council housing register.

The respondents indicated at least one of the local connection criteria; 2 currently live in the Parish and 1 currently lives outside.

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 (Affordable rent)	Shared Ownership	Discounted market sale	Open market purchase	Private rent
£50,000-£60,000	2	N/A	2 x 2 bed	0	0	0
Respondent did not state income but living with parents and no deposit	1	1 x 2 bed	0	0	0	0

Assessment of the 12 households seeking affordable housing in the next 1-2 years

2 respondents were excluded because the only tenure option they indicated was to buy on the open market; one is currently a tied tenant and one is a private tenant.

The 10 households in need of affordable housing in the next 1-2 years are:

- 4 single people
- 2 couples
- 4 families

Single people – there were 4 single people.

Age	Frequency
25-39	3
40-50	1

Reason for seeking new home:

Reason	Frequency
First independent home	3
Increased security	1
To be nearer work inc. new job in the Parish	1
Lodging	1

Current housing:

Current Housing	Frequency
Living with relatives	4

Type of housing needed: Some respondents indicated more than one option

Type of housing	Frequency
House	2
Flat/House/Bungalow	2

Tenure best suited: Some respondents indicated more than one option

Tenure	Frequency
Shared ownership	1
Shared ownership/Discounted market sale	1
Renting below market rent/Shared ownership/Self/custom build/Discounted market sale/Owner occupation	1
Renting below market rent/Shared ownership/Discounted market	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	2

Number of bedrooms respondents are eligible for will be dependent upon the Tunbridge Wells Borough Council allocation policy. See summary on page 45.

Income:

Income	Frequency
£10,000-£15,000	1
£15,000-£20,000	1
£25,000-£30,000	1
£30,000-£35,000	1

Amount available towards a deposit: The respondents gave the following answers:

- Not sure
- £5000
- £10,000
- £15,000

Particular or specialised housing requirements: One respondent gave the following answer:

- Unsteady on feet due to (a condition). Need walk-in shower and stair rails both sides but no other specific needs.

Registered with Affordable Housing Schemes:

One respondent is registered with Help to Buy.

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

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 (Affordable rent)	Shared ownership	Discounted market sale	Open market purchase	Private rent
£10,000-£15,000	1	1 x 1 bed (HB)	0	0	0	0
£15,000-£20,000	1	1 x 1 bed (HB)	0	0	0	0
£25,000-£30,000	1	1	1 x 1 bed	0	0	0
£30,000-£35,000	1	1	1 x 2 bed	0	0	0

It is assumed that respondents who cannot afford the affordable rent will be eligible for housing benefit (HB). Letting the properties at a social rent would make them more affordable and in some cases without the need for housing benefit.

Couples – there were 2 couples. The table below shows the ages of all members of the household.

Age	Frequency
25-39	2
51-54	1
55-64	1

Reason for seeking new home:

Reason	Frequency
Setting up home with partner	1
Need larger home	1
Other – Buy house	1

Current housing:

Current Housing	Frequency
Renting privately	2

Type of housing needed:

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

Tenure best suited: Some respondents indicated more than one option

Tenure	Frequency
Renting below market rent/Shared ownership/Discounted market home/Owner occupation	1
Shared ownership/Discounted market sale/Owner occupation	1

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

No of bedrooms	Frequency
2	2

Number of bedrooms respondents are eligible for will be dependent upon the Tunbridge Wells Borough Council allocation policy. See summary on page 45.

Household's joint gross annual income:

Income	Frequency
Under £10,000	1
£50,000 - £60,000	1

Amount available towards a deposit:

- Unsure
- £15,000 - £20,000

Particular or specialised housing requirements: None

Registered with Affordable Housing Schemes: None

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

The following table shows the respondents' ability to afford the various forms of tenure 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 (Affordable rent)	Shared ownership	Discounted market sale	Open market purchase	Private rent
Under £10,000	1	1 x 1 bed (HB)	0	0	0	0
£50,000 - £60,000	1	N/A	1 x 2 bed	1 x 1 bed (wants 2 beds)	0	0

It is assumed that respondents who cannot afford the affordable rent will be eligible for housing benefit (HB). Letting the properties at a social rent would make them more affordable and in some cases without the need for housing benefit.

Families – there were 4 families

Age

	Adult Age	Adult Age	Child Age	Child Age
Family 1	25-39	25-39	0-9M	10-15F
Family 2	51-54		16-19M	20-24M
Family 3	40-50	25-39	0-9	
Family 4	20-24	16-19		

Reason for seeking new home:

Reason	Frequency
Need larger home	1
First independent home	1
Present home too expensive	1
Present home in need of major repair	1
To move to better/safer environment	1
To be nearer family	1
Private tenancy ending	1
Current home affecting health	1

Current housing:

Current Housing	Frequency
Renting privately	4

Type of housing needed: Some respondents indicated more than one option

Type of housing	Frequency
House	3
House/bungalow	1

Tenure best suited: Some respondents indicated more than one option

Tenure	Frequency
Renting below market rent/Owner occupation	1
Renting below market rent/Discounted market home for sale/Owner occupation	1
Renting below market rent/Discounted market sale/Self/custom build	1
Renting below market rent/Shared ownership/Discounted market sale/Owner occupation	1

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

No of bedrooms	Frequency
3	4

Number of bedrooms respondents are eligible for will be dependent upon the Tunbridge Wells Borough Council allocation policy. See summary on page 45.

Household's joint gross annual income:

Income	Frequency
£15,000 - £20,000	1
£30,000 - £35,000	1
£35,000 - £40,000	2

Amount available towards a deposit. The following answers were given:

- None
- £10,000
- £15,000
- £20,000

Particular or specialised housing requirements: None

Registered with Affordable Housing Schemes: None

The respondents indicated at least one of the local connection criteria; 3 currently live in the Parish and 1 lives outside.

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 (Affordable rent)	Shared Ownership	Discounted market sale	Open market purchase	Private rent
£15,000 - £20,000	1	1 x 2 bed (HB)	0	0	0	0
£30,000 - £35,000	1	1 x 2 bed	0	0	0	0
£35,000 - £40,000	2	2 x 3 bed	0	0	0	0

It is assumed that respondents who cannot afford the affordable rent will be eligible for housing benefit (HB). Letting the properties at a social rent would make them more affordable and in some cases without the need for housing benefit.

Assessment of the 8 households seeking affordable housing in the next 3 - 5 years

4 respondents were excluded because they are all owner occupiers who want was to buy an alternative home on the open market.

The 4 households in need of affordable housing in the next 3 - 5 years are:

- 2 single people
- 2 families

Single people there were 2 single people. One respondent did not indicate their age.

Age	Frequency
20-24	1

Reason for seeking new home:

Reason	Frequency
First independent home	1
Alternative accommodation due to age/infirmity	1

Current housing:

Current Housing	Frequency
Living with relatives	1
Renting privately	1

Type of housing needed:

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

Tenure best suited:

Tenure	Frequency
Renting below market rent	1
Shared ownership/Discounted market sale/Owner occupation	1

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

No of bedrooms	Frequency
1	1
2	1

Number of bedrooms respondents are eligible for will be dependent upon the Tunbridge Wells Borough Council allocation policy. See summary on page 45.

Income:

Income	Frequency
£15,000 - £20,000	2

Amount available towards a deposit: There were no responses to this question

Particular or specialised housing requirements: None

Registered with Affordable Housing Schemes: None

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

The following table shows the respondents' ability to afford the various forms of tenure 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 (Affordable rent)	Shared ownership	Discounted market sale	Open market purchase	Private rent
£15,000 - £20,000	2	2 x 1 bed (HB)	0	0	0	0

It is assumed that respondents who cannot afford the affordable rent will be eligible for housing benefit (HB). Letting the properties at a social rent would make them more affordable and in some cases without the need for housing benefit.

Families - there were 2 families

Age

	Adult Age	Adult Age	Child Age	Child Age
Family 1	25-39	25-39	0-9	
Family 2	55-64	55-64	20-24	

Reason for seeking new home:

Reason	Frequency
Other – Suspect landlord will sell (am renting)	1
Other – Tied tenancy finishes at retirement age	1

Current housing:

Current Housing	Frequency
Private renting	1
Tied tenancy	1

Type of housing needed:

Type of housing	Frequency
House	2

Tenure best suited: Respondents indicated more than one option

Tenure	Frequency
Renting below market rent/Discounted market sale/Owner occupation	1
Renting below market rent/Shared ownership/Discounted market sale	1

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

No of bedrooms	Frequency
2	2

Number of bedrooms respondents are eligible for will be dependent upon the Tunbridge Wells Borough Council allocation policy. See summary on page 45.

Household's joint gross annual income:

Income	Frequency
£15,000 - £20,000	1
£30,000 - £35,000	1

Amount available towards a deposit:

- £15,000
- £80,000

Particular or specialised housing requirements: None

Registered with Affordable Housing Schemes: None

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

The following table shows the respondents' ability to afford the various forms of tenure 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 (Affordable rent)	Shared Ownership	Discounted market sale	Open market purchase	Private rent
£15,000 - £20,000	1	1 x 2 bed (HB)	0	0	0	0
£30,000 - £35,000	1	1 x 2 bed	N/A	0	0	0

It is assumed that respondents who cannot afford the affordable rent will be eligible for housing benefit (HB). Letting the properties at a social rent would make them more affordable and in some cases without the need for housing benefit.

7.2 Assessment of the requirement for housing for older households

Householders were asked to respond to the survey if they were older people who needed to downsize and/or move to more suitable housing for their needs; this included owner occupiers.

The majority of respondents were owner occupiers without a mortgage, wanting to downsize/move to more suitable housing for their needs by purchasing on the open market. This section does not assess affordability of alternative open market housing required. There were 2 respondents who do not own a property and need affordable housing. The summary on page 46 details the total size, type and tenure of properties required by older households.

The analysis is divided into categories of those who require alternative housing now, within the next 1-2 years and within the next 3-5 years.

In total, 26 respondents said they were older households wanting to downsize/move to more suitable housing for their needs in the following timescales:

- Now x 2
- Within the next 1-2 years x 5
- Within the next 3-5 years x 19

Assessment of the 2 households who require alternative housing now:

Both respondents were excluded as they did not want to stay in the Parish

Assessment of the 5 households who require alternative housing within the next 1-2 years.

One respondent was excluded as they did not want to stay in the Parish.

The 4 households seeking alternative housing within the next 2 years are:

- 2 single people
- 2 couples

Single people – there were 2 single people.

Age	Frequency
65-74	2

Reason for seeking new home:

Reason	Frequency
Alternative accom due to age/infirmity	2
To live closer to local amenities/services	1
Present home/garden too expensive to maintain	1

Current housing:

Current Housing	Frequency
Owner occupier without mortgage	1
Renting privately	1

Current number of bedrooms:

Current beds	Frequency
2	1
3	1

Type of housing needed: Some respondents indicated more than one option

Type of housing	Frequency
Flat/House/Bungalow	1
Accommodation suitable for older persons without support/Flat/House/Bungalow	1

Tenure best suited:

Tenure	Frequency
Owner occupation/Self/custom build	1
Renting below market rent	1

Number of bedrooms required:

No of bedrooms	Frequency
1	1
3	1

Income:

Income	Frequency
£10,000-£15,000	1
£30,000-£35,000	1

Amount available towards a deposit: No responses to this question**Registered with Affordable Housing Schemes:** None**Particular or specialised housing requirements:** None

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

One of the respondents needs affordable housing.

Couples – there were 2 couples. The table below shows ages of all members of the household.

Age	Frequency
55-64	1
65-74	3

Reason for seeking new home:

Reason	Frequency
Need smaller home	1
Increased security	1
Disability/disabled	1
Retirement	1
Cannot afford existing mortgage	1
Present home too expensive	1
To live closer to local amenities/services	1
Present home/garden too expensive to maintain	2
To free up equity from existing home to fund retirement	1

Current housing:

Current Housing	Frequency
Owner occupier with mortgage	1
Living with relatives	1

Current number of bedrooms:

Current No.	Frequency
3	1
5+	1

Type of housing needed: Some respondents indicated more than one option

Type of housing	Frequency
House/Flat/Bungalow/Purpose built retirement home/Accommodation suitable for older persons without support	1
Bungalow	1

Tenure best suited: Some respondents indicated more than one option

Tenure	Frequency
Owner occupation	1
Renting below market rent/Shared ownership/Discounted market home/Owner occupation	1

Number of bedrooms required:

No of bedrooms	Frequency
2	2

Particular or specialised housing requirements: None

Income:

Income	Frequency
£15,000 - £20,000	1
£40,000 - £50,000	1

Amount available as a deposit:

- £400,000

Registered with Affordable Housing Schemes: None

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

One respondent needs affordable housing.

Assessment of the 19 households who require alternative housing in the next 3 – 5 years:

2 respondents were excluded as they did not wish to stay in the Parish.

The 17 households requiring alternative housing now are:

- 6 x single people
- 11 x couples

Single people – there were 6 single people. 1 respondent did not indicate their age.

Age	Frequency
55-64	1
65-74	1
75-84	1
85+	2

Reason for seeking new home:

Reason	Frequency
Need smaller home	4
Alternative accom due to age/infirmity	1
To move to a better/safer environment	1
Alternative accom due to age/infirmity	5
To live closer to local amenities/services	1
To free up equity from existing home to fund retirement	2
Present home/garden too expensive to maintain	1
Increased security	2
Retirement	3
Disability/disabled	2
Access problems	1

Current housing:

Current Housing	Frequency
Owner occupier without mortgage	6

Current number of bedrooms:

Current No.	Frequency
1	2
2	3
3	1

Type of housing needed: Some respondents indicated more than one option

Type of housing	Frequency
Flat	1
Extra care	1
Bungalow/Purpose build retirement homes/Accommodation suitable for older persons without support	1
House/Bungalow/Accommodation for older persons without support	1
Bungalow/Purpose built retirement homes/Accommodation for adaptable needs	1
Extra care/Accommodation for adaptable needs	1

Tenure best suited:

Tenure	Frequency
Owner occupation	4
Owner occupation/Discounted market sale	1
Shared ownership	1

Number of bedrooms required:

No of bedrooms	Frequency
1	2
2	3
3	1

Particular or specialised housing requirements: There was 1 response to this question

- Probable more difficulty managing stairs in future

Income: One respondent did not answer this question

Income	Frequency
Under £10,000	3
£10,000-£15,000	2

Amount available towards a deposit: The following answers were given

- I would need to sell present home
- Not sure
- £500,000
- I would sell my own house to fund something smaller

Registered with Affordable Housing Schemes: None

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

Couples – there were 11 couples. The table below shows the ages of all members of the household

Age	Frequency
51-54	2
55-64	8
65-74	11
75-84	1

Reason for seeking new home:

Reason	Frequency
Need smaller home	6
Alternative accommodation due to age/infirmity	3
Retirement	3
To live closer to amenities/services	1
To free up equity from existing home to fund retirement	3
Present home too expensive	1
Current home affecting health	1

Current housing:

Current Housing	Frequency
Owner occupier without mortgage	9
Owner occupier with mortgage	2

Current number of bedrooms:

Current beds	Frequency
2	1
3	2
4	5
5+	3

Type of housing needed: Some respondents indicated more than one option

Type of housing	Frequency
House	1
Bungalow	3
House/Bungalow	1
Accommodation suitable for older persons without support	1
Accommodation suitable for older persons without support	2
Flat/House/Bungalow/Accommodation suitable for older persons without support	1
Bungalow/Accommodation suitable for older persons without support	2

Tenure best suited: Some respondents indicated more than one option

Tenure	Frequency
Owner occupation	10
Owner occupation/Discounted market home for sale	1

Number of bedrooms required:

No of bedrooms	Frequency
2	7
3	4

Particular or specialised housing requirements:

- Bungalow with garden
- Would prefer ground floor living e.g. bungalow
- Level accommodation e.g. bungalow likely to become more necessary

Income: 4 respondents did not answer the question

Income	Frequency
£20,000-£25,000	1
£30,000-£35,000	1
£40,000-£50,000	2
£60,000-£80,000	1
More than £80,000	2

Amount available towards a deposit: The following answers were given

- Sale value of current home less £150,000
- Cash is not the issue but availability of suitable properties is
- £350,000
- Sale of current home would cover all costs
- The full price

Registered with Affordable Housing Schemes: None

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

8. SUMMARY OF FINDINGS

The summary is divided into two sections; summary of the need for affordable housing and summary of the need for alternative housing for older households.

8.1 Summary of the need for Affordable Housing

Amongst those who responded to the survey, 20 local households require affordable housing; they are 8 single people, 3 couples and 9 families. 6 of the households need housing now, 10 in the next 1-2 years and 4 in the next 3-5 years.

The 20 respondents in need of affordable housing indicated strong local connections to Brenchley and Matfield; 18 currently live there and 2 live outside.

9 respondents are currently renting privately, 8 are living with relatives, 1 is a housing association tenant, 1 is a tied tenant and 1 lives in another type of accommodation.

When asked how many bedrooms respondents sought/preferred, the following answers were given: 4 x 1 bed, 11 x 2 beds and 5 x 3 beds. However, this report uses Tunbridge Wells Borough Council's allocation policy to determine size of property respondents are actually eligible for in terms of the policy's size criteria for rented housing (see below). The size criteria is based on the number of people living in a household including children and whether they can share a bedroom based on their age and gender. The policy can be found [here](#). Therefore, the size of property respondents sought/preferred may differ from the size of property they are eligible for in terms of rented housing or can afford in terms of low cost home ownership. The report states sizes of property needed in terms of eligibility.

The tenure option for Shared Ownership and/or Discounted Market Sale was indicated 24 times (some respondents indicated more than one tenure option); analysis of income/affordability indicates that 7 households may be able to afford the Shared Ownership option. More detailed analysis of their income, amount of deposit they have available and actual cost of the Shared Ownership properties would be required to confirm affordability. The government have announced plans to introduce a First Homes tenure (currently under consultation) with a standard discount of 30% but can be up to 50% if local prices dictate a need for that; a 10% deposit would still be required but this tenure may be more affordable to some of the respondents who could not afford the Discounted Market Sale tenure.

Taking into account, Tunbridge Wells Borough Council's allocation policy, Help to Buy and Discounted Market Sale eligibility the mix of accommodation that respondents would be eligible for is:

Rented accommodation:

- 6 x 1 bed
- 5 x 2 bed
- 2 x 3 bed

Shared ownership:

- 3 x 1 bed
- 4 x 2 bed

8.2 Summary of the requirement for housing for older households

Amongst those who responded to the survey a requirement for more suitable housing for older people from 21 households has been identified; they are 8 single people and 13 couples. All 21 households currently live in Brenchley and Matfield.

4 households require housing within the next 1-2 years and 17 within the next 3-5 years.

16 of the households are owner occupiers without a mortgage, 3 are owner occupiers with a mortgage, 1 is a private tenant and 1 is living with relatives.

The most frequently given reasons for needing an alternative home were needing alternative accommodation due to age/infirmity and needing a smaller home; other reasons include retirement, present home/garden too expensive to maintain, to free up equity from existing home to fund retirement and to live closer to local amenities/services.

2 of the households need affordable housing; they were 1 single person and 1 couple. They said they need the following type and size of housing:

- 1 bed house/bungalow/flat/accommodation suitable for older persons without support
- 2 bed flat/house/bungalow/purpose built retirement home/accommodation suitable for older persons without support

It should be noted that in relation to Tunbridge Wells Borough Council's allocation policy, single people and couples may only be eligible for one bedroom.

The 19 older households who were owner occupiers and wanted to buy alternative housing on the open market mainly wanted 2-bedroom properties. The most frequently given types of housing wanted were bungalows and accommodation suitable for older persons without support.

8.3 Summary of total housing need

The housing needs survey has identified a need for at least 22 affordable homes, 2 of which are for older households. There is also a requirement for at least 19 homes for older households wanting to downsize/move to more suitable housing for their needs that can be purchased on the open market.

BRENCHLEY AND MATFIELD PARISH COUNCIL



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Matfield Green
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Kent TN12 7JU
Tel:- 01892 723586
Email- clerk@brenchleyandmatfield.co.uk

IMPORTANT Housing Needs Survey: August 3rd 2020 – August 28th 2020

31st Jul 2020

Dear Householder

Due to the high cost of housing in this area and the lack of suitable housing for those wishing to downsize, the Parish Council is carrying out a housing survey to evaluate the housing requirements of residents over the next five years. There are questions on affordability, to provide information on the tenure of affordable housing which local people need and would qualify for. With an ageing population, it is also important to consider the need for more suitable accommodation to enable people to remain in the community.

The housing survey includes some questions that will assist in providing the evidence base for policies in the Neighbourhood Development Plan. It is an opportunity for everybody to have their say and for the Parish Council to collect the relevant information. Please try and find the time to complete the survey, to assist the Parish Council in planning for the future of our community. Surveys should be returned before 28th August 2020.

The Parish Council will be considering the demand for additional affordable housing within the Parish, so that residents who find it difficult to buy or rent locally will not be forced to move away. The types of affordable housing include: renting from a Housing Association; Shared ownership (part-Buy, part-Rent); Discounted Market Sale (new builds purchased at a discounted price); Community Led Housing (built & run by local communities) or Self-Build homes.

This survey is for **all** households within the Parish to complete but in particular if you

- are in need of affordable rental housing;
- would like to own your own home in the Parish but are unable to due to affordability;
- are an older person or household that needs to downsize or move to more suitable housing for your needs, of any tenure;
- have any adults in your household who need separate housing and would like to remain in the Parish (please complete one form for each); or
- have older children who would like to remain in the Parish but are concerned about affordability.

If you are aware of anyone who previously lived in the Parish and would like to return but are currently unable to due to affordability please contact the Rural Housing Enabler - email info@ruralkent.org.uk

If any further information or additional questionnaires are required please contact the Rural Housing Enabler on 07899 902321.

**Please return this form using the FREEPOST envelope provided by Rural Kent by
28th August 2020.**

HOUSING NEEDS IN BRENCHLEY AND MATFIELD

Please complete this survey if you are in need of affordable housing. Please also complete it if you are an older person/household that needs to downsize/move to more suitable housing for your needs, of any tenure. Please answer all questions.

If you don't need to move please only answer Questions 8, 9, 11, 12, 13, 17, 24, 25 marked *.

Please complete one form per household in housing need e.g. if you have more than one adult child who needs separate housing, please complete one form each.

If you need another form including for someone who has already moved away please contact the Rural Housing Enabler - email info@ruralkent.org.uk

Q1. When do you think you will need to move?

- ☐ Now
 ☐ 1 - 2 years
 ☐ 3 - 5 years
 ☐ I don't need to move. Please answer only Questions 8,9,11,12,13,17,24,25 marked *

Q2. If you live outside Brenchley and Matfield do you wish to return?

☐ Yes ☐ No

Q3. If you live in Brenchley and Matfield do you wish to stay there?

☐ Yes ☐ No

Q4. What is your connection with Brenchley and Matfield? Please tick all that apply

- ☐ I do not live in the Parish but have been a member of a household which still lives in the Parish and have done so continuously for the last 3 years or for a period of 5 out of the last 10 years
☐ I have immediate family* which has lived continuously in the Parish for at least 10 years
☐ I currently live in the Parish and have done so continuously for the last 3 years or for a total of at least 5 out of the last 10 years
☐ In the past I have lived in the Parish continuously for 5 out of the last 10 years
☐ I am in, or about to take up, permanent full time or part time** employment in the Parish
☐ I provide an important service in the Parish. Please specify.....

*Immediate = mother, father, children over 18, brother/sister over 18.

** Part time = a minimum of 10 hours per week

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

- ☐ Single person
 ☐ Couple
 ☐ Family
 ☐ Other _____

Q6. How many people in each age group (who will be living together as one household) need alternative accommodation?

MALE

0-9	10-15	16-19	20-24	25-39	40-50	51-54	55-64	65-74	75-84	85+
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

FEMALE

0-9	10-15	16-19	20-24	25-39	40-50	51-54	55-64	65-74	75-84	85+
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q7. Why are you seeking a new home (please tick all that apply)

- | | | | |
|---|---|--|-------------------------------------|
| <input type="checkbox"/> Present home in need of major repair | <input type="checkbox"/> To be nearer family | <input type="checkbox"/> Commuting to London | <input type="checkbox"/> Retirement |
| <input type="checkbox"/> Present home too expensive | <input type="checkbox"/> Need smaller home | <input type="checkbox"/> Divorce/separation | <input type="checkbox"/> New job |
| <input type="checkbox"/> Current home affecting health | <input type="checkbox"/> Private tenancy ending | <input type="checkbox"/> First independent home | <input type="checkbox"/> Lodging |
| <input type="checkbox"/> Setting up home with partner | <input type="checkbox"/> Need larger home | <input type="checkbox"/> Increased security | |
| <input type="checkbox"/> To move to a better/safer environment | <input type="checkbox"/> Disability/disabled | <input type="checkbox"/> Cannot afford existing mortgage | |
| <input type="checkbox"/> Alternative accommodation due to age/infirmity | <input type="checkbox"/> Access problems | <input type="checkbox"/> Present home/garden too expensive to maintain | |
| <input type="checkbox"/> To live closer to local amenities/services | | <input type="checkbox"/> I am homeless/threatened with homelessness | |
| <input type="checkbox"/> To free up equity from existing home to fund my retirement | | <input type="checkbox"/> To be nearer work inc new job in the parish | |
| <input type="checkbox"/> Other _____ | | | |

***Q8. What is your current housing situation?**

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

***Q9. How many bedrooms does your current home have?**

- ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5+

Q10. Are you an older person/household wanting to downsize/move to more suitable housing for your needs?

- ☐ Yes ☐ No

***Q11. Do you need to adapt your current home to release accommodation for a carer?** ☐ Yes ☐ No

***Q12. Do you have any particular or specialised housing requirements e.g. to assist with a disability or special need? (Please provide details).**

***Q13. Does your existing home need improving to make it more energy efficient?** ☐ Yes ☐ No

Q14. What type of housing do you need? Please tick any that apply.

- | | | | |
|---|---|-----------------------------------|---|
| <input type="checkbox"/> Flat | <input type="checkbox"/> House | <input type="checkbox"/> Bungalow | <input type="checkbox"/> Purpose build retirement homes |
| <input type="checkbox"/> Accommodation suitable for older persons without support | <input type="checkbox"/> Extra Care housing (suitable for elderly people with range of support options) | | |
| <input type="checkbox"/> Accommodation for adaptable needs (i.e. Disability) | <input type="checkbox"/> Other _____ | | |

Q15. Which tenure would best suit your housing need? Please tick any that apply

- | | | |
|--|--|---|
| <input type="checkbox"/> Renting below market rent | <input type="checkbox"/> Shared ownership - part rent/part buy | <input type="checkbox"/> Owner occupation |
| <input type="checkbox"/> Self/custom-build | <input type="checkbox"/> Discounted market home for sale* | |

*Housing sold at a discount of at least 20% below local market values. Eligibility is determined with regard to local incomes and local house prices. Whenever the home is resold, the discount will continue to apply in perpetuity.

Q16. How many bedrooms will you need? ☐ 1 ☐ 2 ☐ 3 ☐ 4

*Q17. How many parking spaces do you currently need or if you are seeking to move, how many will you need in the Household?

Q18. Please tell us in your own words why you need to move and what prevents you from doing so i.e. Affordability of current housing market within Parish, unsuitable properties for retirement living etc.

The current Tunbridge Wells Borough Council Housing Register and Shared Ownership schemes have a capped limit on household income. However, due to current housing markets within the Parish, they are still unaffordable to many. The Brenchley and Matfield Neighbourhood Plan seeks to address the current housing imbalance in the Parish and the following anonymous information will help to support the evidence needed to try to provide affordable homes.

Q19. If you currently rent within the Parish, what is your current rent per calendar month?

Q20. If you answered Q19, please state the tenure of your rented housing:
☐ Private renting ☐ Renting from a Housing Association ☐ Other

Q21. Please indicate the total gross annual income (before tax) of the household in housing need (joint if a couple). Do not include housing benefit or council tax benefit.

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

Q22. How much money would you be able to raise (as a deposit or full cash purchase) towards buying your own home?

Q23. Are you registered with any of the following Affordable Housing Schemes? Please tick relevant boxes where you are registered

☐ Tunbridge Wells Borough Council Housing Register? www.kenthomechoice.org.uk (Register through Kent Homechoice)

☐ Love Living Homes? www.lovelivinghomes.co.uk (LLH offer a unique combination of homes and services allowing people to buy or rent)

☐ Help to Buy? www.helptobuyagent3.org.uk (Access to low-cost home ownership schemes)

FUTURE HOUSING IN THE PARISH

***Q24. What do you think the Neighbourhood Plan should support, to ensure more homes are more affordable? Order from 1 to 5, where 1 is the most preferred and 5 is the least preferred.**

- ☐ *Social Rented housing for local people*
- ☐ *Discounted market sale housing for local people*
- ☐ *Community-led housing e.g. cohousing, co-op schemes, community land trusts*
- ☐ *Self-build homes*
- ☐ *Shared equity homes e.g. shared ownership (part rent/part buy)*

***Q25. If you don't prefer any of the above options, please suggest some alternative approaches to ensuring that more homes are more affordable to local people.**



Q26. It would be useful if you could provide your contact details, as we may wish to contact you again in relation to this survey. However, you are not obliged to do so. Any information you do give will remain confidential to Action with Communities in Rural Kent. Please also see statement below.

Name: _____

Address: _____

Postcode: _____

Email Address: _____

I consent for my personal data to be held and processed by Action with Communities in Rural Kent solely for the purpose of enabling development of housing. This personal data will not be shared with any person or organisation external to Action with Communities in Rural Kent (please tick box) ☐

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28th AUGUST 2020**