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# **Egerton Housing Needs Survey**

## **November 2018**

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**Tessa O'Sullivan**  
**Action with Communities in Rural Kent**  
[www.ruralkent.org.uk](http://www.ruralkent.org.uk)

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## **1. EXECUTIVE SUMMARY**

The Rural Housing Enabler (RHE) from Action with Communities in Rural Kent undertook a parish wide survey to ascertain if there are shortfalls in housing provision within the parish of Egerton; this includes the need for affordable housing and older households needing to downsize or move to more suitable housing for their needs. This report provides overall information as well as analysis of housing need.

A survey was hand delivered to every household within the parish in October 2018. 483 surveys were distributed with 191 surveys being returned, representing a 40% response rate.

Analysis of the returned survey forms identified that 85% of respondents are owner occupiers. 79% of respondents have lived in the parish for over 10 years and 49% have lived there for 26 years and over.

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 3 bed semi-detached house for £300,000; to afford to buy this home a deposit of approximately £45,000 would be required and an income of £72,857. The cheapest 2 bedroom property was for sale at £325,000; a deposit of £48,750 and income of £78,928 would be required to afford this home. To afford to rent privately an income of approximately £50,000 would be required to rent the cheapest property found available to rent in the parish which was a 4 bed house for £1250 pcm. There was only one other property available at the time of writing the report, a 2 bed house for £1350; an income of approximately £54,000 would be required to afford to rent this home.

Overall, a need for up to 9 affordable homes, for the following local households was identified:

- 2 single people
- 3 couples
- 4 families
- Of these 8 households currently live in Egerton and 1 lives outside and wants to return
- Analysis of incomes for affordable housing resulted in a need for 8 rented properties and 1 shared ownership home
- 88% of respondents were in favour of a small development of affordable housing if there was a proven local need

The survey also identified a requirement for 12 homes for older households:

- 6 single people
- 6 couples
- The 12 households all currently live in Egerton
- 3 of the older households need affordable housing. These affordable homes are required in addition to the 9 affordable homes identified above.

A need for 6 open market homes (excluding older households) was identified for:

- 2 single people
- 1 couple
- 3 families
- One of the households would like to self-build

Overall the survey has indicated a need for 27 additional dwellings over the next 5 years. Included in the 27 are 12 affordable homes; 3 of which are for older households, 9 open market properties suitable for older households who want to downsize/move to more suitable housing for their needs and 6 open market properties including one self-build for younger households. A further 7 households said they had a housing need; 6 were excluded from the final analysis because they did not provide sufficient information for an assessment of their need to be made and one respondent did want to stay in the parish.

## **2. INTRODUCTION TO THE EGERTON HOUSING NEEDS SURVEY**

The Rural Housing Enabler worked with the Egerton Neighbourhood Plan Group and Egerton Parish 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 may be undertaken to update the levels of housing need.

## **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)<sup>1</sup>

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 with 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 23<sup>rd</sup> 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 the centre 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.<sup>2</sup> The Community Right to Build forms part of the neighbourhood planning provisions contained in the Localism Act 2011.

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 report<sup>3</sup> 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 Ashford Borough Council.

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<sup>1</sup> 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](https://www.ippr.org/files/2018-06/1530194000_a-new-rural-settlement-june18.pdf)

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

<sup>3</sup> Rural Housing for an Ageing Population: Preserving Independence. Happi 4- The Rural HAPPI Inquiry. April 2018. Jeremy Porteus

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.

#### **4. METHOD**

The Rural Housing Enabler from Action with Communities in Rural Kent agreed the format of the survey and covering letter with members of the Egerton Neighbourhood Plan group; a copy of the survey was hand-delivered by the group, to every household in the parish in October 2018. Survey forms were also available on the Neighbourhood Plan web site at [egertonnp.co.uk](http://egertonnp.co.uk).

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 12<sup>th</sup> November 2018. All surveys received at Action with Communities in Rural Kent by that date are included in this report.

483 surveys were distributed with 191 returned by this date representing a return rate of 40%.

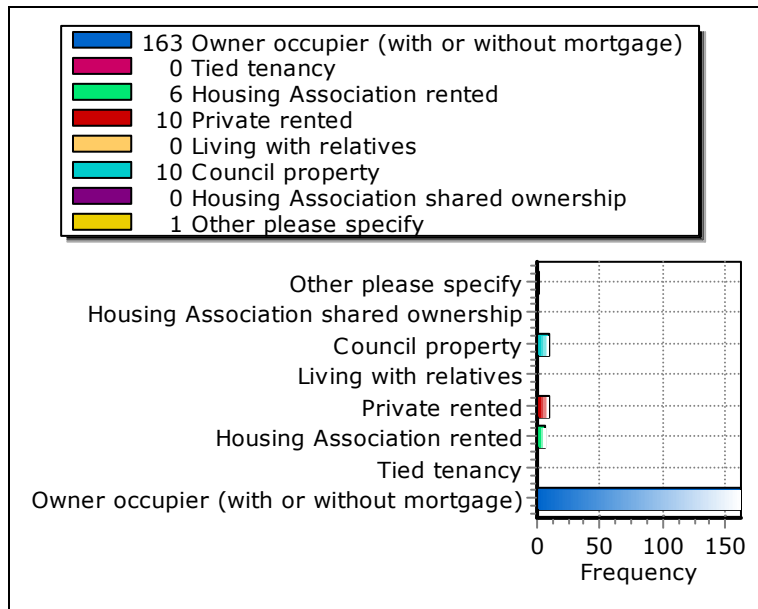
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

## 5. RESULTS

### Section 1

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

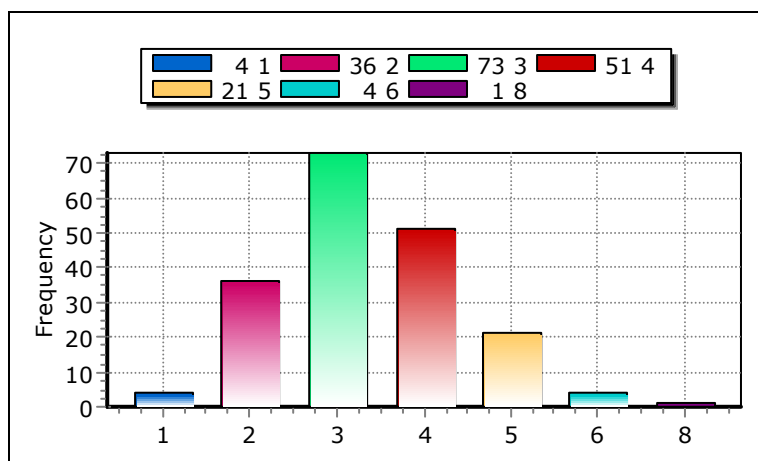
#### Question 1. What type of housing do you live in?



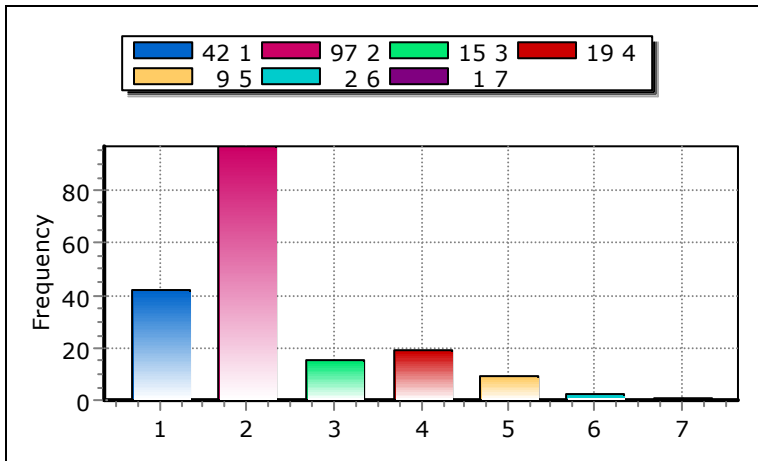
85% of respondents are owner occupiers

#### Question 2.

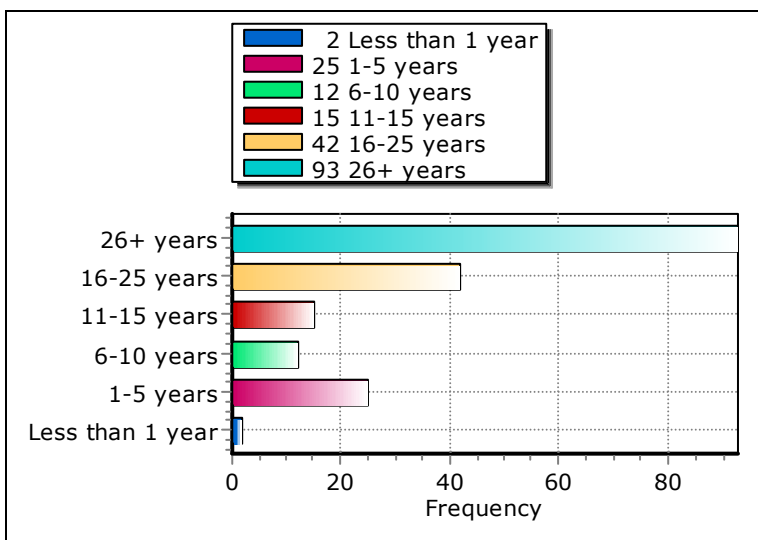
#### Number of bedrooms in your home?



**Number of people that currently live in the property?**

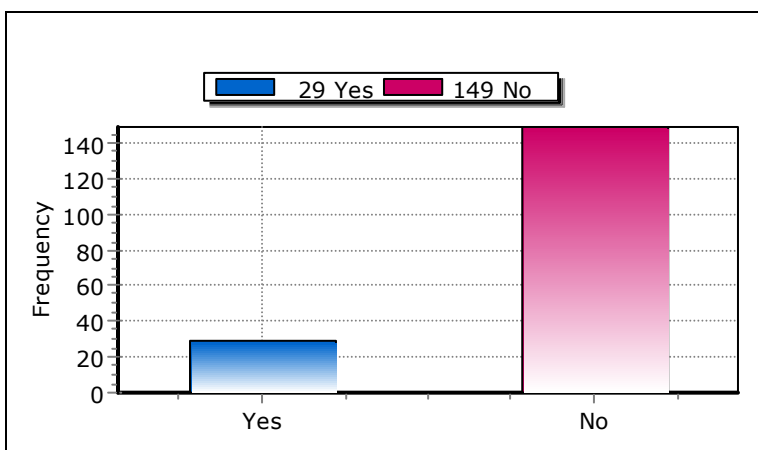


**Question 3. How long have you lived in Egerton?**

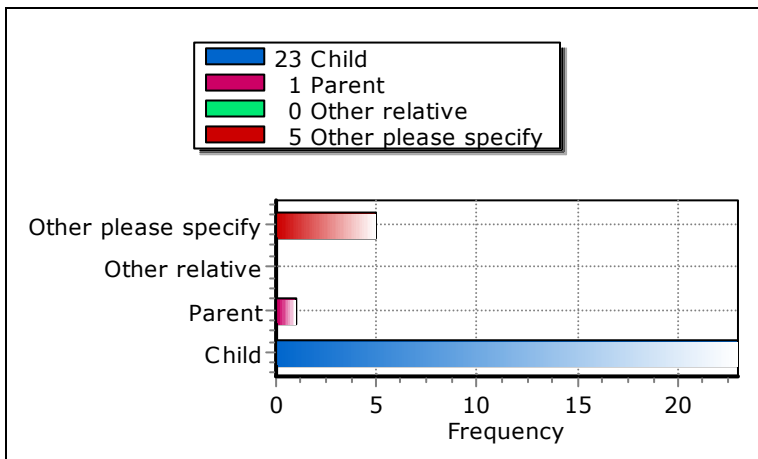


150 respondents (79%) have lived in the parish for over 10 years.

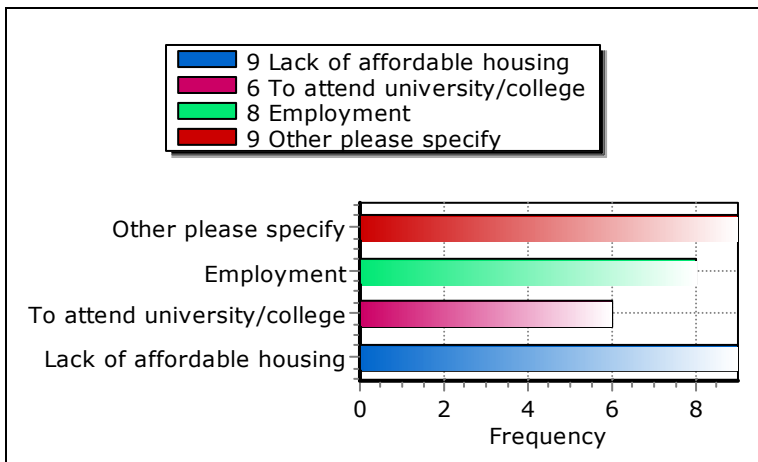
**Question 4. Have any members of your family/household left Egerton in the last 5 years?**



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

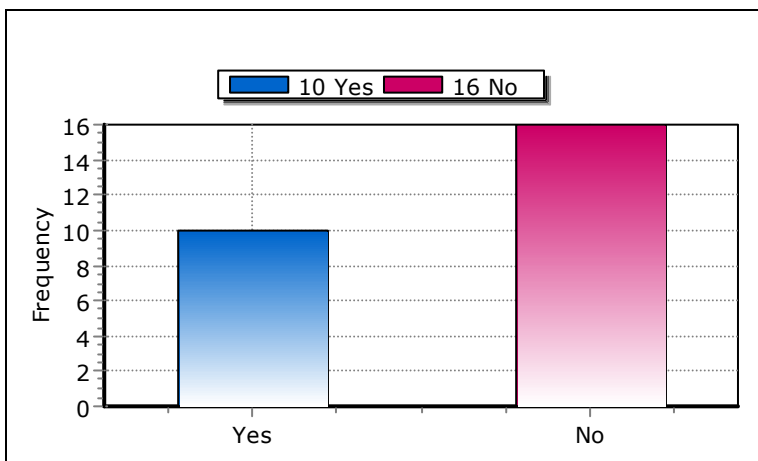


**Question 6. Please indicate the reason why they left.**



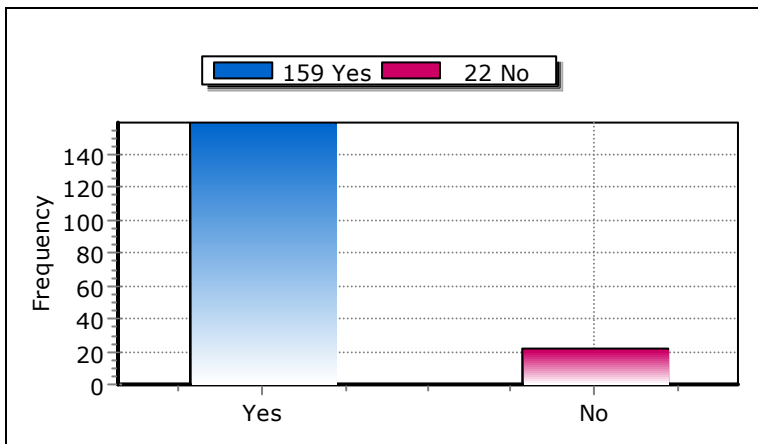
'Other' reasons include death, marriage, moved away/elsewhere, separation

**Question 7. Would they return if more affordable accommodation/suitable 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 Egerton?**

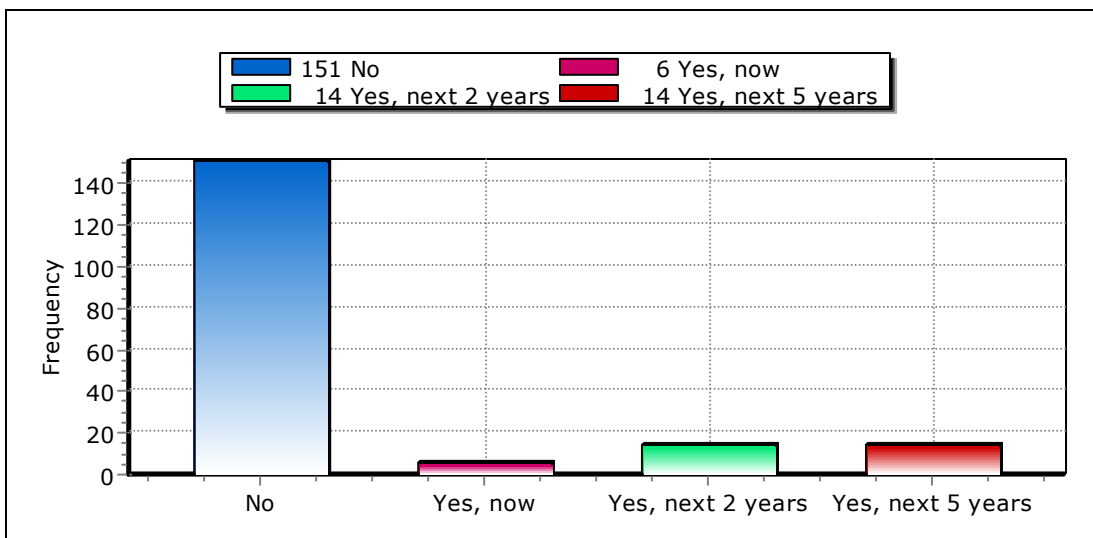


88% of respondents who answered the question (83% of all respondents) said they would support a development of affordable housing for local people.

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

There were 77 responses to this question; a full list of responses can be found in Appendix E1.

**Question 10. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?**



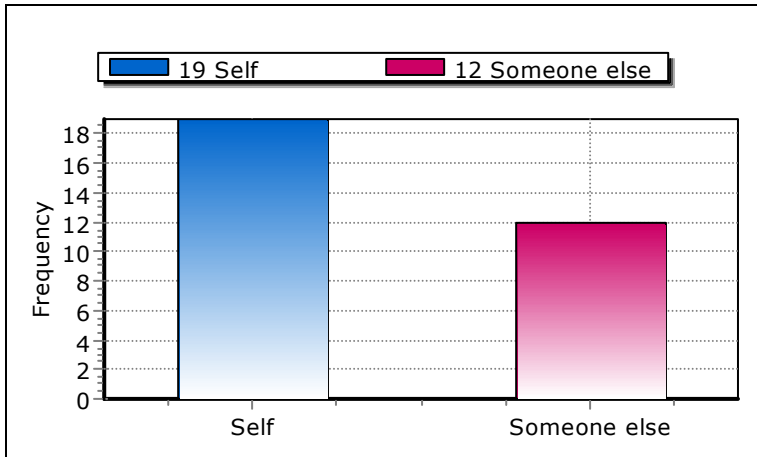
34 respondents said they need separate or alternative accommodation.

## Section 2 – Housing Needs

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

34 respondents completed section 2

**Question 11. Are you completing this form for yourself or someone else?**

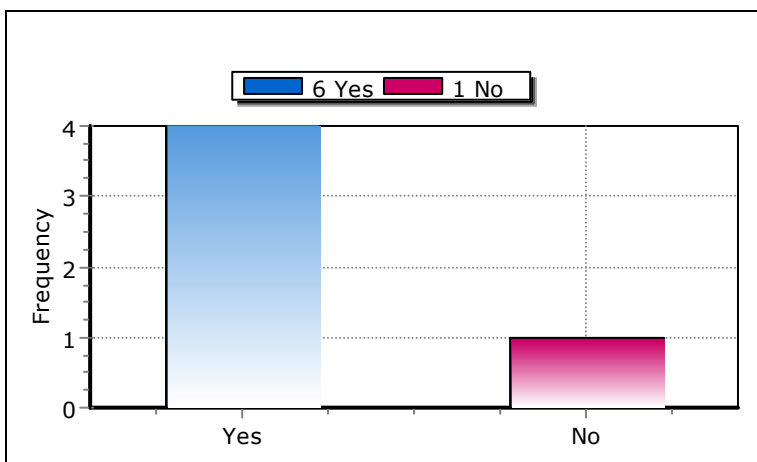


**Question 12. If you are completing this form for someone else please state their relationship to you and where they currently live.**

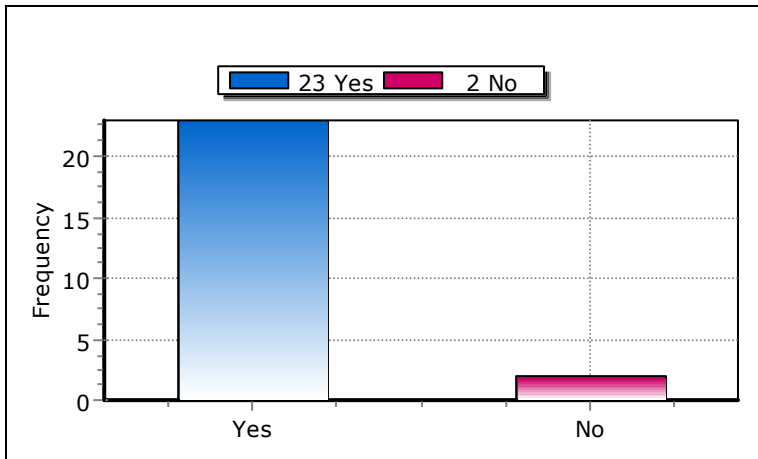
Respondents were mainly completing the form for their adult children living in the parental home – some were doing so for other relatives

**Question 13.** Personal details of respondents are not included in this report.

**Question 14. If you live outside the parish do you wish to return?**



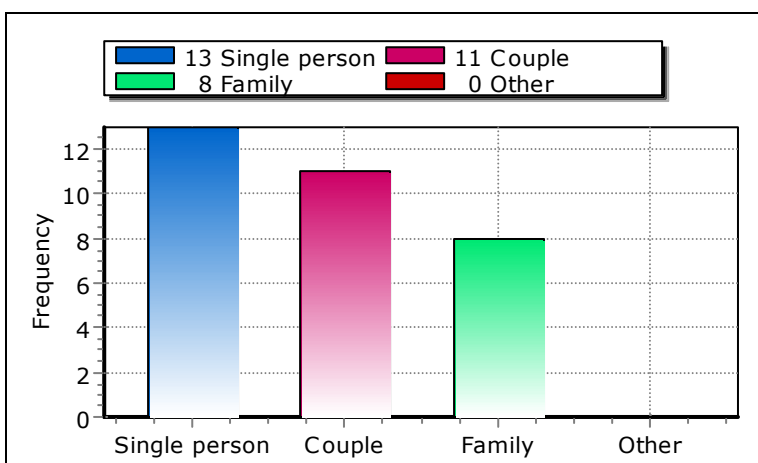
**Question 15. If you live in the parish do you wish to stay in the parish?**



**Question 16. What is your connection with the parish?** Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
I currently live in the parish and have done so continuously for the last 5 years	22
I have previously lived in the parish and have immediate family who currently live there and done so continuously for the last 10 years	9
I have lived in the parish for a total of 7 out of the last 10 years	8
I am in full time or part time employment in the parish	5
I need to move to the parish to take up full time or part time employment	0
I need to move to the parish to give or receive support to or from an immediate family member	1

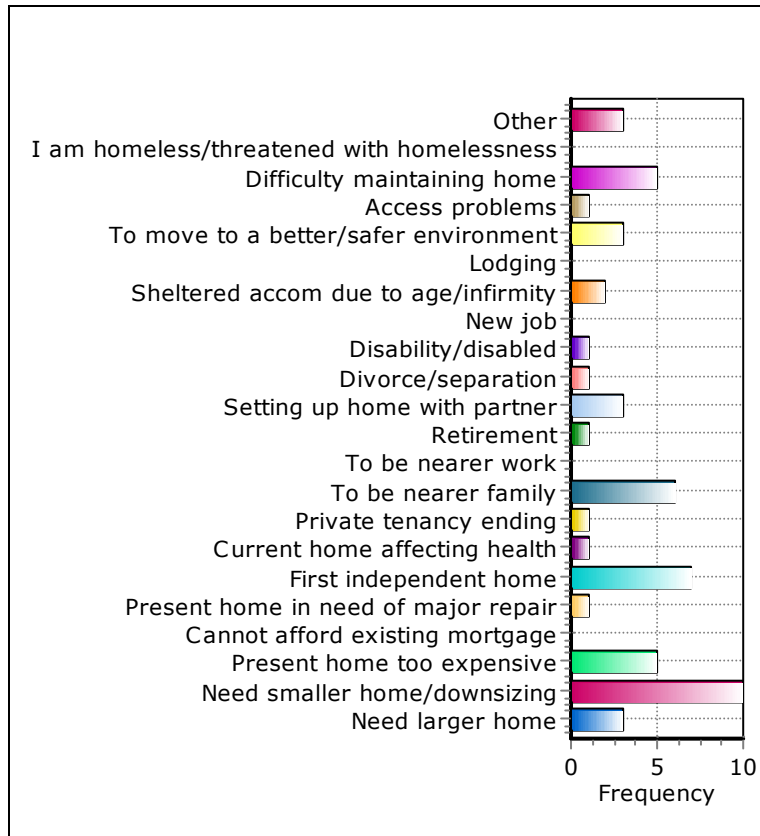
**Question 17. If you move to alternative accommodation, will you be -**



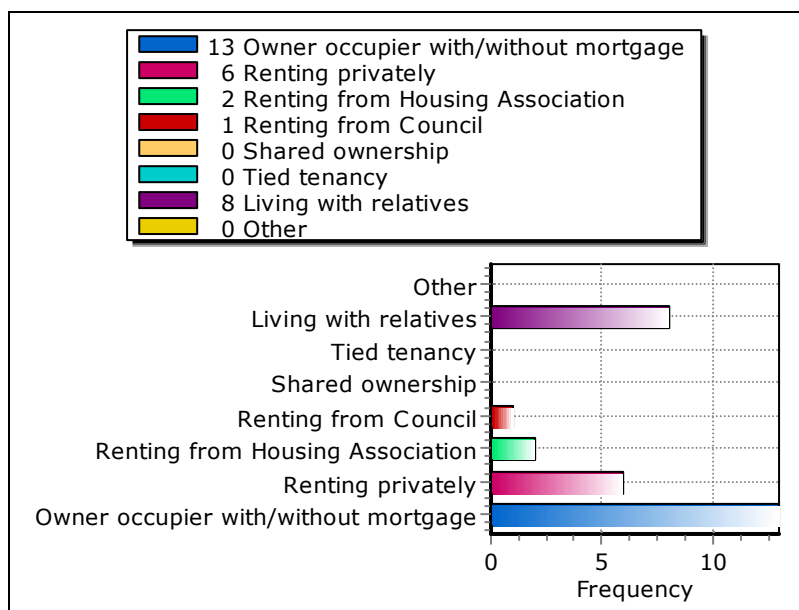
**Question 18. How many people in each age group need alternative accommodation?**

AGE	0 - 9	10 -15	16 - 19	20 -24	25 - 44	45 - 59	60 - 74	75+
<b>Male</b>	2	2	2	7	3	2	2	5
<b>Female</b>	6	4	1	4	6	8	4	3
<b>Total</b>	<b>8</b>	<b>6</b>	<b>3</b>	<b>11</b>	<b>9</b>	<b>10</b>	<b>6</b>	<b>8</b>

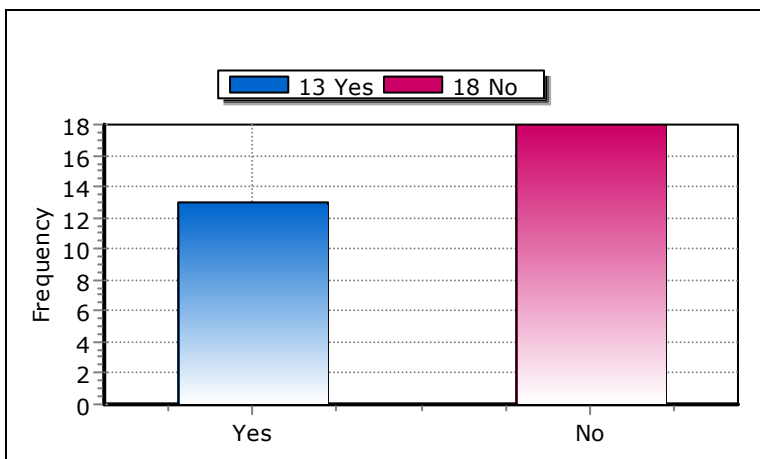
**Question 19. Why are you seeking a new home?**



**Question 20. What is your current housing situation?**



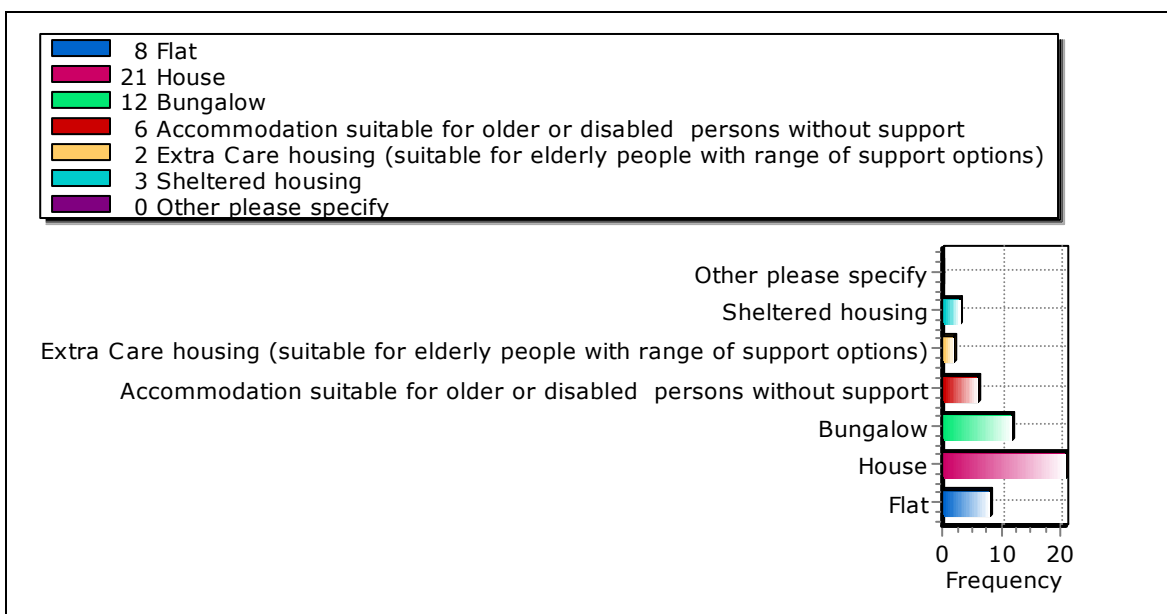
**Question 21. Are you an older person/household wanting to downsize/move to more suitable housing for your needs?**



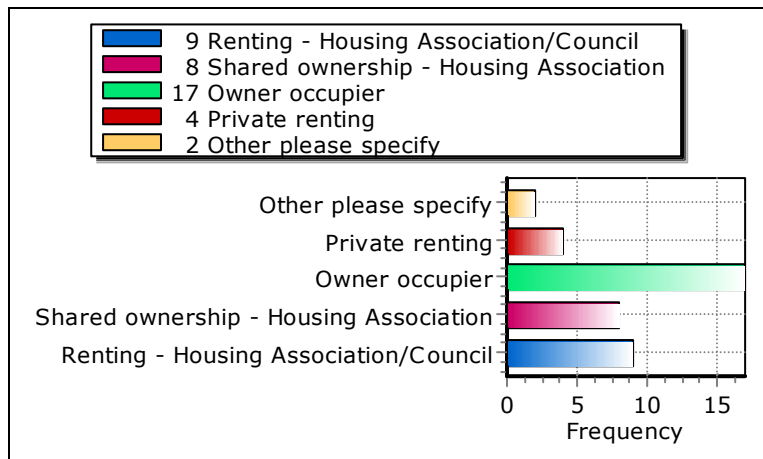
**Question 22. Please tell us in your own words why you need to move and what prevents you from doing so.**

There were 22 responses to this question. A full list of responses can be found in Appendix E2

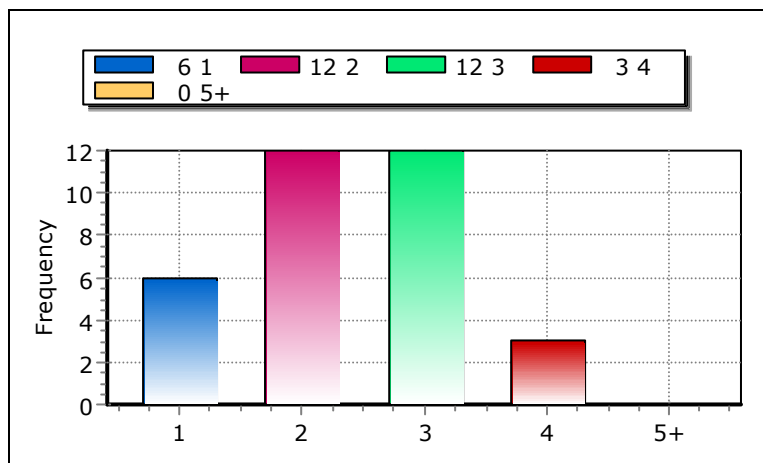
**Question 23. What type of housing do you need?** The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need (in terms of affordable housing)



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



**Question 25. 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 (in terms of affordable housing)

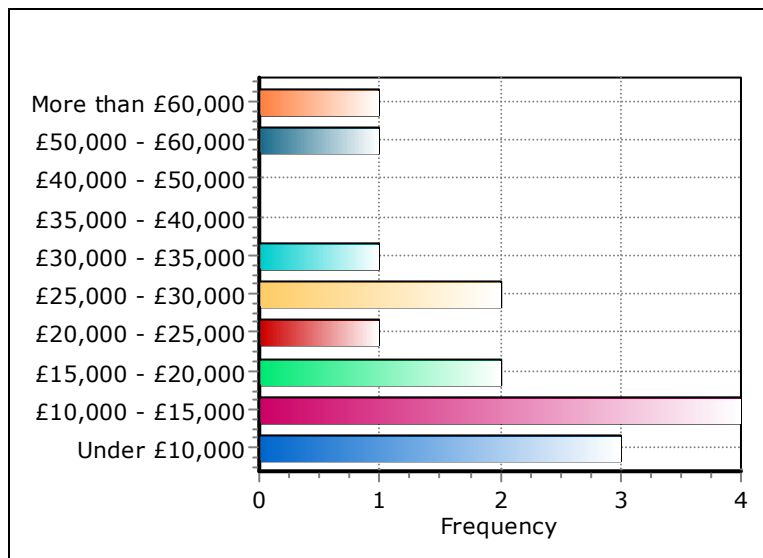


**Question 26. Do you have any particular or specialised housing requirements?** The following responses were given:

- Space for over 1000 books
- Not at the moment but such a need may be on the horizon
- Bathroom fitted with mobility aids
- I work from home so a spare room is required to operate from
- Disability designed i.e. wet-room, level accommodation, parking adjacent to entry door/s etc.
- Garage and ability to keep pets
- Bungalow would be better
- Hand grab rails, wheelchair access, assistance with daily food preparation and bathing

**Only respondents who said they needed affordable housing were required to answer the remaining questions.**

**Question 29. Please indicate the total gross annual income of the household in housing need.**



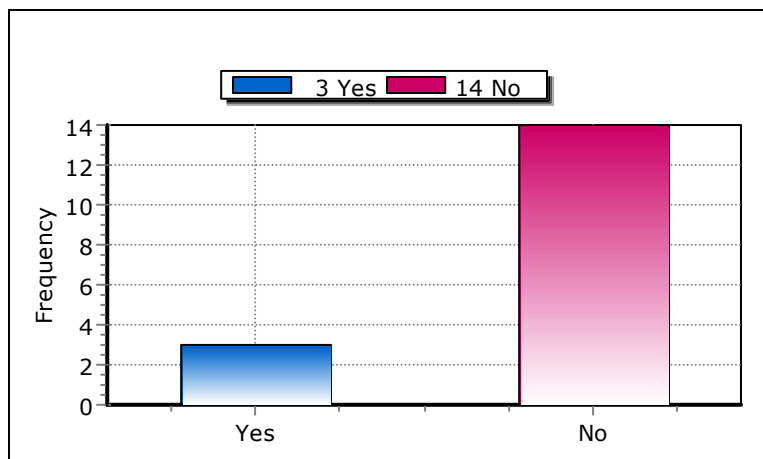
**Question 30. How much money could you raise towards the purchase of a property?** The following answers were given:

- 1 x £20,000
- 1 x £50,000
- 1 x £80,000
- 1 x £150,000
- 1 x £160,000
- 1 x £400,000

**Question 31. How much money would you be able to raise as a deposit towards buying your own home?** The following answers were given?

- 1 x £2000
- 1 x £10,000
- 2 x £15,000
- 1 x £50,000

**Question 33. Are you registered on the council's 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](http://www.rightmove.co.uk) which markets property for a number of leading local estate agents, in October 2018, found the following cheapest properties for sale in Egerton; due to a limited number found for sale, properties sold subject to contract were also included:

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £</b>
Cottage	2	325 000
Barn conversion	2	395 000
Semi-detached house	3	300 000
Bungalow	3	570 000
Cottage	4	490 000
Detached house	4	595 000

### **Property to rent**

A similar search for rental property found only two available:

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £pcm.</b>
Detached house	2	1350
Detached house	4	1250

### **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 4.19% (October 2018) 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 higher LTV mortgages available, they tend to attract a higher interest rate.

<b>Type of Property</b>	<b>Price £</b>	<b>Deposit (15%)</b>	<b>Gross Income Level</b>	<b>Monthly Repayment</b>
2 bed cottage	325 000	48 750	78 928	1136
2 bed barn conversion	395 000	59 250	95 929	1381
3 bed house	300 000	45 000	72 857	1049
3 bed bungalow	570 000	114 000 (20% req)	130 286	1876
4 bed house	490 000	98 000 (20% req)	112 000	1613
4 bed cottage	595 000	119 000 (20% req)	136 000	1888



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 house	1350	54 000
4 bed house	1250	50 000

Using HM Land Registry data on house sales ([www.mouseprice.com](http://www.mouseprice.com)) using postcode area TN27 which lies within or includes part of the following towns, counties, localities, electoral wards and stations: Ashford, Benenden and Cranbrook, Biddenden, Charing, Charing Heath, Downs West, East Downs, Egerton, Frittenden and Sissinghurst, Headcorn, Kent, Little Chart, Maidstone, North Downs, Pluckley, Smarden, Victoria, Weald Central, Weald North, the average house prices in the last 3 months are –

1 bed properties £250,500  
 2 bed properties £343,500  
 3 bed properties £415,400  
 4 bed properties £665,500  
 5+ bed properties £873,100

To afford the average cost of a 1 bed property using the mortgage calculation shown above, a salary of £60,836 would be required. To afford the average cost of a 2 bed property a salary of £83,421 would be required.

Information provided by 'mouseprice' states that the average property in the TN27 area costs £523,700 with average earnings being £27,238. This means that the average property costs over 19 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 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. Due to a lack of information on private rents in the area the following table shows housing benefit levels (known as Local Housing Allowance (LHA)) for the Ashford Broad Rental Market Area (BRMA); these figures have been used to estimate affordable rent levels. 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	532
2 bed	630
3 bed	750
4 bed	969

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	532	21 280
2 bed	630	25 200
3 bed	750	30 000
4 bed	969	38 760

## **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 £250,500 for a 1 bed property, £343,500 for a 2 bed property and £415,400 for a 3 bed. Calculations are made using Homes England's market assessment calculator and assume a 10% deposit of mortgage share. These values are taken from information found at [www.mouseprice.co.uk](http://www.mouseprice.co.uk)

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service charge	Monthly total £	Gross Income required
250 500	25%	6263	299	431	80	810	29 164
250 500	40%	10 020	478	344	80	902	34 819
343 500	25%	8588	410	590	80	1080	38 921
343 500	40%	13 740	655	472	80	1207	47 745
415 400	25%	10 385	495	714	80	1289	46 464
415 400	40%	16 616	793	571	80	1444	57 739

## **7. ASSESSMENT OF HOUSING NEED**

This section is divided into three categories; the need for affordable housing, the need for open market housing (excluding older households) and the housing needs of older households requiring alternative housing, either affordable or open market. A total of 34 respondents indicated at Q10 that they need alternative housing, however 2 were immediately excluded as they did not complete Section 2.

### **7.1 Assessment of the need for affordable 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 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 13 respondents said they need affordable housing in the following timescales:

- Now x 2
- In the next 2 years x 7
- In the next 5 years x 4

### **Assessment of the 2 households seeking affordable housing now**

1 respondent was excluded because they did not indicate their income; therefore an assessment of their eligibility for affordable housing could not be made.

#### **The 1 household in need of affordable housing now is:**

- 1 x family

**Families** - there was 1 family

#### **Age**

	<b>Adult Age</b>	<b>Adult Age</b>	<b>Child Age</b>	<b>Child Age</b>	<b>Child Age</b>
<b>Family 1</b>	25-44		10-15 F	10-15 F	16-19 M

#### **Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Need larger home	1
Present home too expensive	1

#### **Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Renting privately	1

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

<b>Type of housing</b>	<b>Frequency</b>
House/Bungalow	1

**Tenure best suited:**

Tenure	Frequency
Renting HA/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	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Ashford Borough Council's allocation policy. See summary on page 39.

**Household's joint gross annual income:**

Income	Frequency
£10,000-£15,000	1

**Amount available towards purchase of a property:** The following response was given

- 0

**Amount available towards a deposit:** The following response was given

- 0

**Particular or specialised housing requirements:** None

**Registered on the Council's Housing Register:**

Housing Register	Frequency
No	1

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

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
£10,000-£15,000	1	1 with HB	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 7 households seeking affordable housing in the next 2 years**

2 respondents were excluded because they did not indicate their income; therefore an assessment of their eligibility for affordable housing could not be made.

### **The 5 households in need of affordable housing in the next 2 years are:**

- 1 x single person
- 3 x couples
- 1 x family

### **Single people** – there was 1 single person

<b>Age</b>	<b>Frequency</b>
20-24	1

### **Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
First independent home	1

### **Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
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.

<b>Type of housing</b>	<b>Frequency</b>
House/Flat	1

### **Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Shared ownership/private renting/owner occupier	1

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

<b>No of bedrooms</b>	<b>Frequency</b>
1	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Ashford Borough Council's allocation policy. See summary on page 39.

### **Income:**

<b>Income</b>	<b>Frequency</b>
£15,000-£20,000	1

### **Amount available towards the purchase of a property:**

- £50,000

**Amount available towards a deposit:**

- £15,000

**Particular or specialised housing requirements:** None**Registered on Ashford Borough Council's Housing Register:**

Housing Register	Frequency
No	1

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 HA	Shared ownership	Open market purchase	Private rent
£15,000-£20,000	1	1 with HB	0	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 3 couples. The table below shows the ages of all members of the household. One respondent did not indicate their partner's age

Age	Frequency
20-24	5

**Reason for seeking new home:**

Reason	Frequency
First independent home	1
Setting up home with partner	3
Present home too expensive	1
To move to a better/safer environment	1
To be nearer family	1
To be nearer work	1

**Current housing:**

Current Housing	Frequency
Living with relatives	2
Renting privately	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

**Tenure best suited:**

Tenure	Frequency
Renting HA/Shared ownership	1
Shared ownership/Private renting	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	3

Number of bedrooms respondents are eligible for is dependent upon tenure and Ashford Borough Council's allocation policy. See summary on page 39.

**Household's joint gross annual income:**

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

**Amount available towards a purchasing a property:** One respondent did not answer the question

- £150,000
- £20,000

**Amount available towards a deposit:** One respondent did not answer the question

- £15,000
- £10,000

**Particular or specialised housing requirements:** None

**Registered on the Council's Housing Register:**

Housing Register	Frequency
No	3

The respondents 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 HA	Shared ownership	Open market purchase	Private rent
£20,000 – £25,000	1	1	0	0	0
£25,000 - £30,000	2	2	1 x 1 bed	0	0

One of the respondents with an income of £25,000-£30,000 did not indicate having any money available towards a deposit

**Families** - there was 1 family

### **Age**

	Adult Age	Adult Age	Child Age
<b>Family 1</b>	25-44		10-15 M

### **Reason for seeking new home:**

Reason	Frequency
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
House/Flat	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 Ashford Borough Council's allocation policy. See summary on page 39.

### **Household's joint gross annual income:**

Income	Frequency
£15,000-£20,000	1



**Amount available towards purchase of a property:** The following response was given

- 0

**Amount available towards a deposit:** The following response was given

- 0

**Particular or specialised housing requirements:** None

**Registered on the Council's Housing Register:**

Housing Register	Frequency
No	1

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

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
£15,000-£20,000	1	1 with HB	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 4 households seeking affordable housing in the next 5 years**

1 respondent was excluded because they are currently studying away from home and want shared ownership when they return. Their income at that point is unknown; therefore an assessment of their eligibility for affordable housing cannot currently be made.

### **The 3 households in need of affordable housing in the next 5 years are:**

- 1 x single person
- 2 x family

**Single people** there was 1 single person

<b>Age</b>	<b>Frequency</b>
45-59	1

### **Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Present home too expensive	1
Need smaller home/downsizing	1

### **Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
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.

<b>Type of housing</b>	<b>Frequency</b>
Flat/house/bungalow	1

### **Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Renting HA/Council	1

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

<b>No of bedrooms</b>	<b>Frequency</b>
1	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Ashford Borough Council's allocation policy. See summary on page 39.

### **Income:**

<b>Income</b>	<b>Frequency</b>
£10,000 - £15,000	1

**Amount available towards purchase of a property:** Not answered

**Amount available towards a deposit:** Not answered

**Particular or specialised housing requirements:**

- None

**Registered on the Council's Housing Register:**

Housing Register	Frequency
No	1

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 HA	Shared ownership	Open market purchase	Private rent
£10,000 - £15,000	1	1 with HB	0	0	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 2 families

**Age**

	Adult Age	Adult Age	Child Age	Child Age	Child Age	Child Age
<b>Family 1</b>	25-44	25-44	0-9F	10-15F		
<b>Family 2</b>	45-59	45-59	20-24 M			

**Reason for seeking new home:**

Reason	Frequency
Need larger home	1
To be nearer family	1
Other (Want to live where I was raised/lived before)	1

**Current housing:**

Current Housing	Frequency
Renting privately	1
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/Bungalow	1
House	1

**Tenure best suited:**

Tenure	Frequency
Renting HA	2

**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
3	1

Number of bedrooms respondents are eligible for is dependent upon tenure and Ashford Borough Council's allocation policy. See summary on page 39.

**Household's joint gross annual income:**

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

**Amount available towards purchase of a property:** The following responses were given

- £80,000
- 0

**Amount available towards a deposit:** The following response was given

- £2000
- 0

**Particular or specialised housing requirements:** None

**Registered on the Council's Housing Register:**

Housing Register	Frequency
No	1
Yes	1

The respondents indicated at least one of the local connection criteria; one currently lives in Egerton and one lives outside but wants to return.

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.

<b>Income</b>	<b>Number of respondents</b>	<b>Renting HA</b>	<b>Shared Ownership</b>	<b>Open market purchase</b>	<b>Private rent</b>
£25,000-£30,000	1	1 with HB	0	0	0
£30,000-£35,000	1	1	0	0	0

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

## **7.2 Assessment of the housing needs of households requiring open market housing only (excluding older households)**

Six respondents, who were not older households, said they wanted open market housing only. One wants it now, two in the next 2 years and three in the next 5 years. One of the respondents wants to self-build on their parents' land.

### **The households requiring open market housing are:**

- 2 x single person
- 1 x couple
- 3 x family

**Single people** there were 2 single people

<b>Age</b>	<b>Frequency</b>
16-19	1
20-24	1

### **Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
First independent home	2

### **Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Living with relatives	2

### **Type of housing needed:**

<b>Type of housing</b>	<b>Frequency</b>
Flat/house	1
Flat	1

### **Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Owner occupier	2

### **Number of bedrooms required:**

<b>No of bedrooms</b>	<b>Frequency</b>
1 or 2	1
2	1

### **Particular or specialised housing requirements:**

- None

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

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

Age	Frequency
25-44	2

**Reason for seeking new home:**

Reason	Frequency
To be nearer to family	1
To move to a better/safer environment	1

**Current housing:**

Current Housing	Frequency
Owner occupier	1

**Type of housing needed:**

Type of housing	Frequency
House	1

**Tenure best suited:**

Tenure	Frequency
Owner occupier – Self-build	1

**Number of bedrooms required:**

No of bedrooms	Frequency
3	1

**Particular or specialised housing requirements:**

- None

The respondent indicated at least one of the local connection criteria; they currently live outside the parish but want to return. They wish to self-build on their parents' land ideally.

**Families** – there were 3 families

**Age**

	<b>Adult Age</b>	<b>Adult Age</b>	<b>Child Age</b>	<b>Child Age</b>	<b>Child Age</b>	<b>Child Age</b>
<b>Family 1</b>	25-44	25-44	0-9 F	0-9 F		
<b>Family 2</b>	45-59		10-15 F			
<b>Family 3</b>	25-44	25-44	0-9 F	0-9 F	0-9 M	

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Need larger home	1
To be nearer family	2
Present home too expensive	1
Need smaller home/downsizing	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Owner occupier	2
Living with relatives	1

**Type of housing needed:**

<b>Type of housing</b>	<b>Frequency</b>
House	3

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Owner occupier	3

**Number of bedrooms required:**

<b>No of bedrooms</b>	<b>Frequency</b>
2 or 3	1
3	1
4	1

**Particular or specialised housing requirements:** None

The respondents indicated at least one of the local connection criteria; two currently live in Egerton and one lives outside but wants to return.



### **7.3 Assessment of the housing needs of 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 analysis is divided into categories of those who require alternative housing now, within the next 2 years and within the next 5 years.

In total, 13 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 2 years x 5
- Within the next 5 years x 6

#### **Assessment of the 2 households who require alternative housing now.**

##### **The 2 households seeking alternative housing now are:**

- 2 x couple

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

<b>Age</b>	<b>Frequency</b>
45-59	1
60-74	1
75+	2

##### **Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Retirement	1
Difficulty maintaining home	1
Need smaller home/downsizing	2
Present home too expensive	1
Sheltered accom due to age/infirmity	1

##### **Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Owner occupier	2

##### **Type of housing needed:**

<b>Type of housing</b>	<b>Frequency</b>
House	1
Bungalow/Accommodation suitable for older or disabled persons without support	1

**Tenure best suited:**

Tenure	Frequency
Owner occupation	1
Owner occupation/Shared ownership	1

**Number of bedrooms required:**

No of bedrooms	Frequency
3	2

**Particular or specialised housing requirements:**

- Bathroom fitted with mobility aids

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

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

- 1 respondent was excluded because they did not want to stay in the village

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

- 3 x single people
- 1 x couple

**Single people** – there were 3 single people

Age	Frequency
60-74	1
75+	2

**Reason for seeking new home:**

Reason	Frequency
Need smaller home/downsizing	2
Disability/disabled	1

**Current housing:**

Current Housing	Frequency
Owner occupier	1
Renting from Council	1
Living with relatives	1

**Type of housing needed:**

Type of housing	Frequency
Bungalow/Accom suitable for older or disabled persons without support	1
Extra care/Sheltered housing	2

**Tenure best suited:**

Tenure	Frequency
Owner occupation	1
Private renting/Renting HA/Council	1
Renting HA/Council	1

**Number of bedrooms required:**

No of bedrooms	Frequency
1	2
3	1

**Particular or specialised housing requirements:**

- Disability designed i.e. wet-room, level accommodation, parking adjacent to entry doors etc.
- Hand grab rails, wheelchair access, assistance with daily food preparations and bathing

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

**Couple** – there was 1 couple. The respondent did not indicate their or their partner's age

**Reason for seeking new home:**

Reason	Frequency
Difficulty maintaining home	1

**Current housing:**

Current Housing	Frequency
Owner occupier	1

**Type of housing needed:**

Type of housing	Frequency
Bungalow	1

**Tenure best suited:**

Tenure	Frequency
Owner occupation	1

**Number of bedrooms required:**

No of bedrooms	Frequency
3	1

**Particular or specialised housing requirements:** None

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

**Assessment of the 6 households who require alternative housing within the next 5 years****The 6 households who require alternative housing within the next 5 years are:**

- 3 x single people
- 3 x couples

**Single people** – there were 3 single people

**Age** One respondent did not indicate their age

Age	Frequency
60-74	2

**Reason for seeking new home:**

Reason	Frequency
To be nearer family	1
Need smaller home/downsizing	3
Sheltered accom due to age/infirmity	1
Access problems	1
Difficulty maintaining home	1

**Current housing:**

Current Housing	Frequency
Owner occupier	3

**Type of housing needed:**

Type of housing	Frequency
Bungalow/Accom suitable for older or disabled persons without support	1
Accom suitable for older or disabled persons without support	1
Flat/Bungalow/Extra care/Accom suitable for older or disabled persons without support	1

**Tenure best suited:**

Tenure	Frequency
Owner occupier	3

**Number of bedrooms required:**

No of bedrooms	Frequency
2	2
3	1

**Particular or specialised housing requirements:** None

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

**Couples** – there were 3 couples. The table below shows the ages of all members of the household

Age and Gender	Frequency
45-59	1
60-74	3
75+	2

**Reason for seeking new home:**

Reason	Frequency
Need smaller home/downsizing	2
Difficulty maintaining home	1
Present home in need of major repair	1
Current home affecting health	1
Access problems	1

**Current housing:**

Current Housing	Frequency
Owner occupier	2
Renting privately	1

**Type of housing needed:**

Type of housing	Frequency
Bungalow	2
House/Accom suitable for older or disabled persons without support	1

**Tenure best suited:**

Tenure	Frequency
Owner occupation	2
Renting HA	1

**Number of bedrooms required:**

<b>No of bedrooms</b>	<b>Frequency</b>
2	2
3	1

**Particular or specialised housing requirements:**

- Space for over 1000 books
- Garage and ability to keep pets
- Bungalow would be better

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

## **8. SUMMARY OF FINDINGS**

The summary is divided into three sections; summary of the need for affordable housing, summary of the need for open market housing (excluding older households) and the summary of the need for alternative housing for older households.

### **8.1 Summary of the need for Affordable Housing**

The survey has identified a need for up to 9 homes for local people who are in need of affordable housing; they are 2 single people, 3 couples and 4 families. 1 of the households needs housing now, 5 in the next 2 years and 3 in the next 5 years.

The 9 respondents in need of affordable housing indicated strong local connections to the parish of Egerton; 8 currently live in the parish and 1 lives outside but wants to return.

4 respondents are currently living with relatives, 3 are renting privately and 2 are renting from a housing association.

In total there are 15 adults and 6 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, 5 x 2 beds and 2 x 3 beds. Actual size of property will depend upon the council's allocation policy and Help to Buy eligibility, see below.

In total, 5 respondents indicated an interest in shared ownership (some respondents indicated more than one option). Only 1 of those households indicated that they may be able to afford a shared ownership 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 and Help to Buy eligibility the mix of accommodation that respondents would be eligible for is:

#### **Rented accommodation:**

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

#### **Shared ownership:**

- 1 x 1 bed

In addition to the above, there were 3 respondents who could not be assessed for eligibility for affordable housing as they did not state their income, they are;

- 1 x single person aged 45-59 currently renting privately; wants to rent from a housing association/council
- 1 x single person aged 20-24 currently working abroad; wants shared ownership
- 1 x family may need shared ownership property

There was a further 1 respondent who is currently studying away from the village and would like a shared ownership property when they return; income details cannot be predicted.

## **8.2 Summary of the need for open market housing (excluding older households)**

The survey has found a need for 6 open market properties for 2 single people, 1 couple and 3 families. 1 of the respondents need housing now, 2 in the next 2 years and 3 in the next 5 years.

Three of the households are currently living with relatives and 3 are owner occupiers.

The respondents require the following type of housing on the open market:

- 1 x 1 or 2 bed flat or house
- 1 x 2 bed flat
- 1 x 2 or 3 bed house
- 1 x 3 bed house
- 1 x 3 bed self-build house
- 1 x 4 bed house

4 respondents currently live in Egerton and 2 live outside but would like to return.

It is not known whether all the respondents can afford the open market tenure.



### **8.3 Summary of the housing needs of older households**

The survey has found a need for 12 homes for older people who require more suitable housing; they are 6 single people and 6 couples. All 12 households currently live in the parish of Egerton.

2 households require housing now, 4 in the next 2 years and 6 in the next 5 years.

9 of the households are owner occupiers, 1 is a council tenant, 1 is a private tenant and 1 is living with relatives.

The most frequently given reasons for needing an alternative home were the need for a smaller home/downsizing followed by difficulty maintaining current home and access problems; other reasons include sheltered housing due to age/infirmity, retirement, disabled/disability and present home in need of major repair.

3 of the households said they need affordable housing:

- 1 single person currently rents from the council and would like a 1 bed bungalow or accommodation suitable for older or disabled persons without support. They want to rent from a housing association/council
- 1 single person currently lives with relatives and needs extra care or sheltered housing. They want to rent from a housing association/council or a private landlord
- 1 couple are currently private tenants and would like a 3 bed bungalow. They want to rent from a housing association/council or a private landlord

In terms of Ashford Borough Council's allocation policy the older households may only be eligible for 1 bedroom unless their circumstances specifically require 2 bedrooms.

The 9 older households who were owner occupiers said they require the following type and size of housing; they all want to buy on the open market:

- 1 x 2 bed bungalow
- 1 x 2 bed house/ accommodation suitable for older or disabled persons without support
- 1 x 2 bed flat/house/bungalow/extra care/accommodation for older or disabled persons without support
- 1 x 2 bed accommodation suitable for older or disabled persons without support
- 1 x 3 bed house
- 1 x 3 bed bungalow
- 1 x 3 bed bungalow/accommodation suitable for older or disabled persons without support
- 1 x 3 bed extra care/sheltered housing
- 1 x 3 bed bungalow/accommodation suitable for older or disabled persons without support

## **9. APPENDIX E1**

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

Once the ball starts running there will be no stopping the builds

It is very important that there is the opportunity for low cost local needs housing to be available for genuine candidates

Shared equity to avoid value rising too much, or rental only perhaps

'Affordable' housing is not affordable

Provided they are for local needs

We perceive the need to be bungalows to accommodate our older peers who wish to downsize from their larger unmanageable houses and gardens. We have already achieved this for ourselves

After moving to Egerton feel any development would ruin such a lovely, unspoilt village

Without affordable housing in the village, locals including those who wish to return to the village, have little or no chance of housing here. It is a good thing if people who have lived here can continue to do so or return here. They should not feel excluded from their 'home' village

We need to keep local connections to the parish. This needs to be affordable

Our daughter wants to live closer, so she can help us as we get older. She cannot afford the smallest of houses round here!

Our community needs to provide for young families with local connections

This is exactly what the village needs, not executive homes for new commuters

Support depends on whether the site is acceptable and not detrimental to the village/environment

For older residences that need to be housed now or in near future, some of which have lived in village for many year (some all their life) and would hate to be moved elsewhere

Only if farm land is not used, or woods cut down

I'm not sure what you mean by the word 'support'

We need more young people to keep the village going

Only for local people not Ashford overspill

Villages are constantly being expanded to the point of over development. Egerton is one of the few that haven't had this happen ....yet!

We have lived in Egerton all our lives and have 3 grandchildren who may well want to stay in the village when they leave education

I think it is vital that housing is provided for local people especially the children who grew up here and want to stay. Most will not earn anywhere near enough money to buy a house in Egerton particularly if it's their first home

My son would like accommodation

Support would be given only if the development is both small and that residents had a genuine connection to the village

Provided the following criteria are met a) no more than 6 front doors b) location (crucial) c) frequency - no more than one such development every 8 years and d) no associated private housing (essential). Would prefer shared ownership subject to similar reservations

As long as houses are built in an appropriate manner and not in an area of woodland or where the beauty of the village is spoilt

Where local people wish to remain in the village, they should have the right to do so. Without this over time the village will not be sustainable. I would not support any development for further private housing

As long as it is used for village people!

Subject to a critical analysis of a housing needs survey and a single development of max 6-8 units in the centre of the village of Egerton and not impacting on landscape value or the GS ridge escarpment

Provided it is genuinely affordable housing

However, the infrastructure already is under pressure (sewage, water, roads, doctors, etc.) The lessons of Lenham and Langley need to be attended to

Further development would destroy the character of the environment. Further development would be better placed near public transport and brownfield sites

As long as they were in keeping with other houses in the village

Many families have grown up in Egerton and neighbourhood and wish to live near to their families. Unfortunately house prices are too high and not enough in area

As long as drainage is adequately built

If there is a need for affordable housing it should be made available

It is important to retain younger families in the community, to avoid the parish becoming a pensioner's ghetto

Would provide affordable housing for local young people. They are on hand to offer support to their elderly family

There is little affordable housing to rent thanks to government policies

Villages need young people to live in them otherwise they grow old

Daughter and granddaughter lived in village all their lives require rented accommodation

It all depends on where they build

Encourage young Egertonians to come back to the village and keep the school going

There has already been considerable development to Egerton. I believe development should now be restricted to towns as if development continued to every village and hamlet in the SE we would have no countryside left

Because it's important

The village will only have older people left in it if all the younger people cannot afford local housing

Egerton is a conservation area and a village of historic significance which has been developed in recent years to provide council housing. The existing infrastructure is limited within a rural context

Genuine thought needs to be given to locations, close to schools/shop etc. not detached gated developments!

Provided there was a genuine need for it

Providing it is near the centre of the village

Important to retain local people who cannot afford to purchase housing in the local area

I would like to build one or two houses - small - to provide housing for my family, rent not required

I have a brother who is mentally and physically unwell and really needs to live nearby to me (currently awaiting response from ABC to an application made on his behalf to move nearer to me)

I have found that such units are on the whole ill maintained and devalue other adjoining properties

Two great uncles lived in Egerton Forstal in the 1940s-50s, and since we've lived in Egerton I have discovered many cousins and second cousins. As my brother lives in social housing in Dorset it would be fantastic if he could rent from a housing association here

Yes, when my children reach adulthood and want to remain in the village, affordable housing is essential

Providing no expansion on truly green belt sites.

Possible it could help us

Whilst we appreciate the need for housing this must be done in a graduated and controlled way i.e. not build housing estates with large families in mind. Houses should have no more than 2 bedrooms so not to encourage large families and not to completely exhaust the local services, school etc. Otherwise a small village will be very shortly turned into a large town to be swallowed up with the ever increasing Ashford sprawl. Population is increasing at an alarming rate for the world resources and should not be encouraged.

1. There are upcoming needs for some in 2 beds to upgrade to 3 beds as children grow. 2. Not all 'eligible' persons know yet of a sudden need (they might leave, things go wrong, need to return). 3. If properties are available with sufficient numbers, the dynamics change.

There is so little housing available in Egerton and it is sad to see young people who have grown up in Egerton having to leave due to lack of housing.

It's very important for both young and older people to be able to stay in the village if they want to.

Provided it is small scale and small units and not used as an excuse to build an executive estate with 2 small homes tacked on.

Many young people who leave home are not able to stay in the village they love as properties are too expensive.

The village needs to make provision for families in the parish who wish to stay in the parish but do not have the financial means to afford the general market value of properties.

There are sufficient affordable/older people's housing developments either already in place in Egerton or planned for the near future. No more please

For young families

No more housing

Affordable, local needs housing only

We need to ensure that individuals and families on lower incomes can live in Egerton; otherwise the community will become unbalanced.

Operative words here are proven and genuine local connection. Egerton has 3 affordable housing schemes which have been a success but not exclusively for those with a connection to the village. It is therefore highly questionable if further housing is needed.

Yes, but the reason must be genuine regarding a connection to the parish and controlled with transparency on the mechanism used.

More provision must be made for younger adults who wish to remain in the village. It should be a mixture of flats 1, 2 and 3 bed properties.

I feel that although there are a reasonable number of affordable 2 bed 'starter homes' there is a lack of 3 bedroom affordable homes to enable growing local families to remain in and be active members of our community.

We have land available to build on

I would support 8-10 homes but do not believe there would be a necessity for more. This would also depend on where an application was being made.

There is an apparent need for small houses for young couples either for rent or purchase or part-ownership at low cost rather than government's definition of 'affordable'

For local people i.e. from the village.

## **10. APPENDIX E2**

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

I will need to move at some point because of access but have not done so as I like living in the village and would not know where to move to

Looking to the future, age related problems may well make it necessary for my wife and myself to move to a more manageable property, but finding this in the village at present would be difficult as suitable properties are not available

Need to downsize as house too big and also to release equity for pension

Desire independence from parents. Small home whether rented or purchased

I am studying away from home and would like to move back to the parish as an independent adult once I have graduated

Have yet to find suitable house/bungalow in Charing or similar location. Will not always be able to drive, particularly Egerton roads with special regards to winter weather

Wanting to be nearer parents and many relatives in village, affordable housing

I would like to live with my partner. We cannot afford to buy a house as we are both on low incomes

We need to downsize because of age and infirmity. Want to stay in village but no bungalows available at present

New property in the village is expensive. I would like a property with better access and a smaller garden. The property is old and garden hedging difficult to maintain. I would want a house with less maintenance

Single mum with 3 kids and a small salary needing to move to a bigger but affordable place

Smaller property with smaller garden needed

Cannot cope with looking after the large garden, old age

The price of the present houses, nothing suitable in my price range.

Anticipate needing to downsize due to size/expense of upkeep of property

I am hoping I won't need to but my divorce may mean that my home needs to be sold. If this happens I will need to find housing for my child and me.

We need to move to be nearer to elderly relative. Also we lived in and near Egerton before but gave up a tenancy to take care of father-in-law, now deceased. Couldn't find anything to rent that we could afford nearby.

One day we may be too old to manage the stairs and the open fires that are our only source of heating - but where we live is so beautiful we don't want to go yet.

Currently registered as disabled and elderly and ideally would like to move to sheltered accommodation of a good standard near my family

Current home although 'adequate' will become very cramped as our daughters grow up and need/want their own space. At present there is a lack of affordable rented 3 bedroom housing in the village and we do not have the savings or income to consider buying at present

To live in my village, where born 38 years ago and assist managing small farm since parents finding it difficult due to age

I would like to live independently from parents but close to them to support them as they age, but housing limited and expensive.

**EGERTON PARISH COUNCIL  
and its NEIGHBOURHOOD PLAN STEERING GROUP**

**HOUSING NEEDS SURVEY**

October 2018

Dear Householder,

As part of the preparation of the Neighbourhood Plan, Egerton Parish Council through its Neighbourhood Plan Steering Group is considering the need for additional housing in Egerton so that local residents who wish to live in the village may have the chance to continue to do so if their needs or circumstances change.

We are therefore sending out this Housing Needs Survey to assess the demand for small schemes to add to the local housing stock. 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 personal information given being kept confidential. She will then give a summary report to the Neighbourhood Plan Steering Group to take into account when drafting the Neighbourhood Plan.

The Steering Group will be assessing the need against available sites and will consult all village residents before anything is included in the Neighbourhood Plan.

We need to know whether you or your family have a specific housing need and/or would be in favour of an additional housing scheme or schemes to meet the overall current and future needs of the village.

This is a very important issue, so please take the time to fill in this survey. We want to ensure that your views are taken fully into consideration. Even if you do not have a housing need please complete Section 1 of the survey.

Please return this form using the Freepost envelope provided by **12<sup>th</sup> November 2018**.

If any further information or additional questionnaires are required please contact the Rural Housing Enabler on 01303 813790 or email [tessa.osullivan@ruralkent.org.uk](mailto:tessa.osullivan@ruralkent.org.uk)

Yours faithfully,

Richard King  
Chairman, Egerton Parish Council  
Steering Group

Jane Carr  
Chair, Neighbourhood Plan





# HOUSING NEEDS IN THE PARISH OF EGERTON

Please complete this survey on behalf of your household.

## SECTION 1

**Q1. What type of housing do you live in?**  Council property  Private rented  Tied tenancy  
 Housing Association rented  Housing Association shared ownership  Owner occupier (with or without mortgage)  
 Other please specify \_\_\_\_\_  Living with relatives

**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 the parish?**  
 Less than 1 year  1-5 years  6-10 years  11-15 years  16-25 years  26+ years

**Q4. Have any members of your family/household left the parish in the last 5 years? If you 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 please specify \_\_\_\_\_

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

If they would like to return they can complete Section 2 of this form or request a new form by contacting the Rural Housing Enabler on 01303 813790 or email [tessa.osullivan@ruralkent.org.uk](mailto:tessa.osullivan@ruralkent.org.uk)

**Q8. Would you support a small development of affordable housing (see Guidance Notes) if there was a proven need for people with a genuine local connection to the parish? (Average size of local needs housing schemes are 8 - 10 homes)**  Yes  No

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

**Q10. 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 PLEASE CONTINUE WITH SECTION 2, IF YOU ANSWERED NO PLEASE NOW RETURN THIS FORM IN THE ENVELOPE PROVIDED**

## 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 e.g. if you have two adult children who want to move to a new home separately from each other they must complete one form per person. If you need another form please contact the Rural Housing Enabler on 01303 813790 or email [tessa.osullivan@ruralkent.org.uk](mailto:tessa.osullivan@ruralkent.org.uk)

**Q11. Are you completing this form for yourself or someone else?**

Self       Someone else

**Q12. 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.**

**Q13. It would be useful if you could provide your contact details, as we may wish to contact you again to update the findings of 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 to meet local needs. This personal data will not be shared with any person or organisation external to Action with Communities in Rural Kent (please tick box)

**Q14. If you live outside the parish do you wish to return?**       Yes       No

**Q15. If you live in the parish do you wish to stay in the parish?**       Yes       No

**Q16. What is your connection with the parish? Please tick all that apply**

- I currently live in the parish and have done so continuously for the last 5 years
- I have previously lived in the parish and have immediate\* family who currently live there and have done so continuously for the last 10 years
- I have lived in the parish for a total of 7 out of the last 10 years
- I am in full time or part time\* employment in the parish
- I need to move to the parish to take up full time or part time\* employment
- I need to move to the parish to give or receive support to or from an immediate family member

\*Immediate = mother, father, children or brother/sister

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

**Q17. If you move to alternative accommodation, will you be -**

- Single person     Couple     Family     Other \_\_\_\_\_

**Q18. How many people in each age group need alternative accommodation?**

**MALE**

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

**FEMALE**

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

**Q19. Why are you seeking a new home (please tick all that apply)**

- Present home in need of major repair     To be nearer family     To be nearer work     Retirement  
 Present home too expensive     Need smaller home/downsizing     New job  
 Current home affecting health     Private tenancy ending     First independent home  
 Setting up home with partner     Need larger home     Difficulty maintaining home  
 Sheltered accom due to age/infirmity     Disability/disabled     Cannot afford existing mortgage  
 To move to a better/safer environment     Access problems     I am homeless/threatened with homelessness  
 Lodging     Divorce/separation     Other \_\_\_\_\_

**Q20. What is your current housing situation?**

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

**Q21. Are you an older person/household wanting to downsize/move to more suitable housing for your needs?**

- Yes     No

**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 need? Please tick any that apply.**

- Flat     House     Bungalow     Extra Care housing (suitable for elderly people with range of support options)  
 Accommodation suitable for older or disabled persons without support     Sheltered housing  
 Other please specify \_\_\_\_\_

**Q24. Which tenure would best suit your housing need (see Guidance Notes)?**

- Renting - Housing Association/Council     Shared ownership - Housing Association     Owner occupier  
 Private renting     Other please specify \_\_\_\_\_

**Q25. How many bedrooms will you need?**

 1 2 3 4 5+

**Q26. Do you have any particular or specialised housing requirements e.g. to assist with a disability or special need? (Please provide details).**

**PLEASE ONLY ANSWER THE REMAINING QUESTIONS IF YOU NEED AFFORDABLE HOUSING (RENTED AND SHARED OWNERSHIP)**

**Q27. 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.**

 Under £10,000 £30,000 - £35,000 £10,000 - £15,000 £35,000 - £40,000 £15,000 - £20,000 £40,000 - £50,000 £20,000 - £25,000 £50,000 - £60,000 £25,000 - £30,000 More than £60,000

**Q28. How much money could you raise towards the purchase of a property; taking into account any access you have to capital (e.g. equity in your home or savings) as well as the amount you could borrow on a mortgage?** \_\_\_\_\_

**Q29. How much money would you be able to raise as a deposit towards buying your own home?**

\_\_\_\_\_

**Q30. Are you registered on the council's housing register?**

 Yes No

To be considered for affordable housing you must also register on Ashford Borough Council's Housing Register. If you would like to register contact the Housing Services Team on 01233 330688 or go to [www.kenthomechoice.org.uk](http://www.kenthomechoice.org.uk)

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

**PLEASE RETURN THIS FORM IN THE FREEPOST ENVELOPE PROVIDED BY  
12th NOVEMBER 2018**