Ash Housing Needs Survey

July 2017

Tessa O'Sullivan
Rural Housing Enabler

Action with Communities in Rural Kent

Contents **Page**

1. EXECUTIVE SUMMARY

The Rural Housing Enabler (RHE) undertook a parish wide survey to ascertain if there are shortfalls in affordable housing provision within the parish of Ash and the need for alternative housing for older households of any tenure, who may want 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 hand delivered to every household within the parish in June 2017. Approximately 1328 surveys were distributed with 290 surveys being returned, representing a 22% response rate.

Analysis of the returned survey forms identified that 87% of respondents are owner occupiers. 61% of respondents have lived in the parish for over 10 years.

High property prices and a predominance of privately owned homes means that some local people are unable to afford a home within the parish. At the time of writing the report the cheapest 2 bed house for sale in the parish was £195,000; to afford to buy this home a deposit of approximately £29,250 would be required and an income of £47,357. To afford to rent privately an income of approximately £36,000 would be required to afford the cheapest property found available to rent in the parish which was a 2 bed house for £900 pcm.

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

- 7 single people
- 4 couples
- 7 families
- 1 pair of siblings sharing
- 17 households currently live in Ash and 2 live outside but have local connections to the village

The survey also identified a requirement for 10 homes for the following older households:

- 5 single people
- 5 couples
- 9 households currently live in Ash and 1 lives outside but has a local connection to the village
- 4 of the older households need affordable housing. These affordable homes are required in addition to the 19 affordable homes identified above.

The survey has identified a total need for 23 affordable homes; 4 of which are for older households. In addition there is a requirement for 6 open market properties suitable for older households who want to downsize/move to more suitable housing for their needs.

2. INTRODUCTION TO THE ASH HOUSING NEEDS SURVEY

The Rural Housing Enabler worked with the Ash Neighbourhood Plan Group and Ash Parish Council to undertake a housing needs survey within the parish. The aim of the survey was to identify the needs for affordable housing in the village, especially those of younger people and the needs of older households of all tenures.

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

3. BACKGROUND INFORMATION

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

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

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

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

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

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

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

[1] Affordable Rural Housing: A practical guide for parish councils. December 2014. Rural Housing Alliance
[2] http://www.communities.gov.uk/publications/planningandbuilding/neighbourhoodplansimpact

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

4. METHOD

The Rural Housing Enabler from Action with Communities in Rural Kent agreed the format of the survey and covering letter with the Parish Council and Neighbourhood Plan Group; a copy of the survey was hand delivered to every household in the parish in June 2017.

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

Approximately 1328 surveys were distributed with 290 returned by this date representing a return rate of 22%.

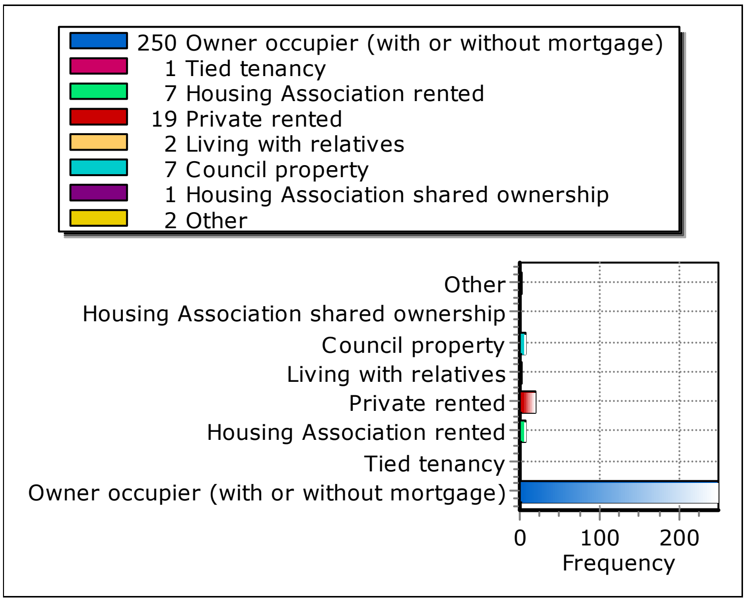
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

5. RESULTS

Section 1

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

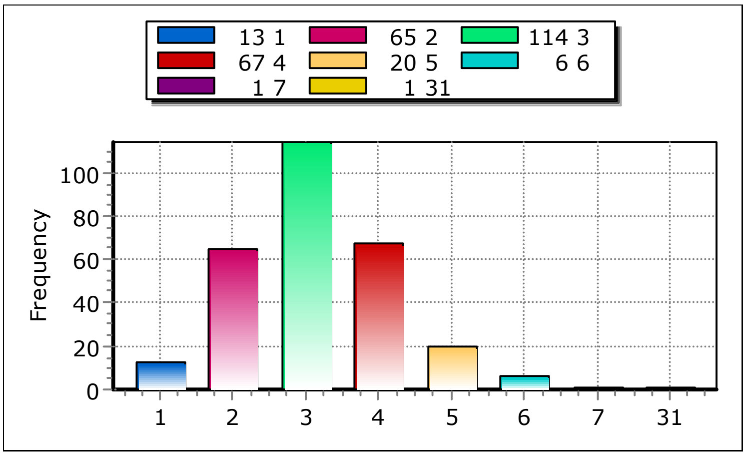
Question 1. What type of housing do you live in?



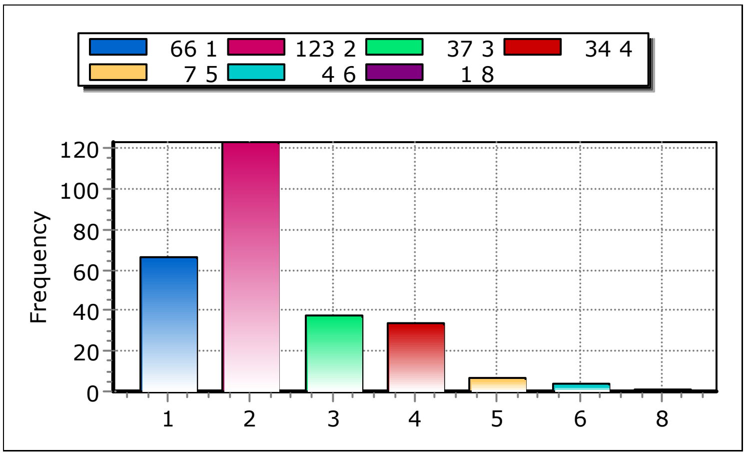
87% of respondents are owner occupiers

Question 2.

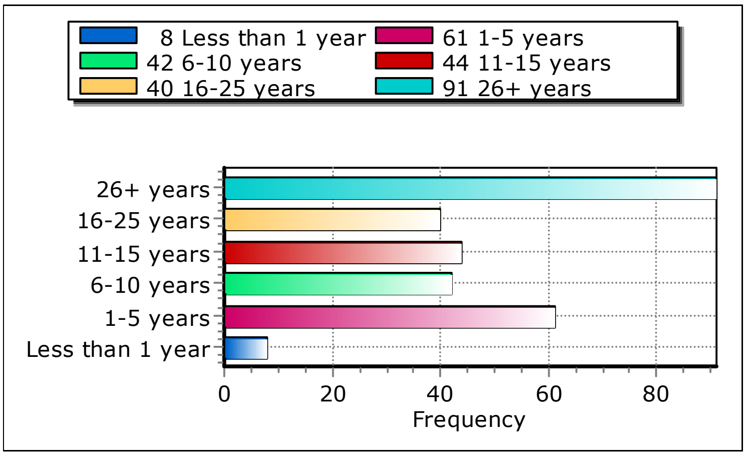
Number of bedrooms in your home?



Number of people that currently live in the property?

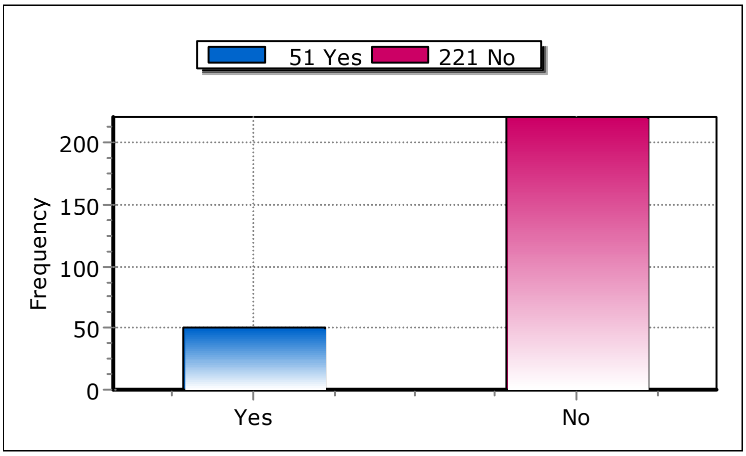


Question 3. How long have you lived in Ash?

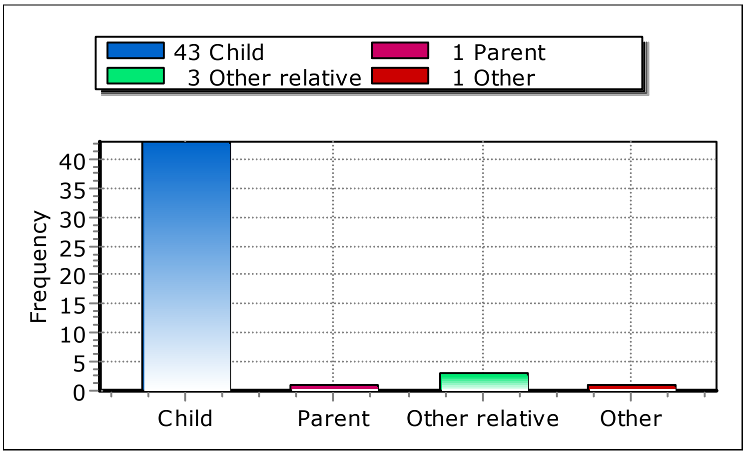


175 respondents (61%) have lived in the parish for over 10 years.

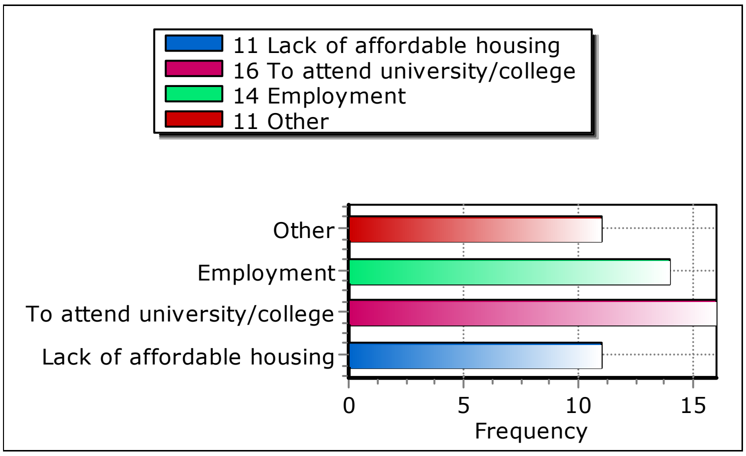
Question 4. Have any members of your family/household left the Parish in the last 5 years?



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

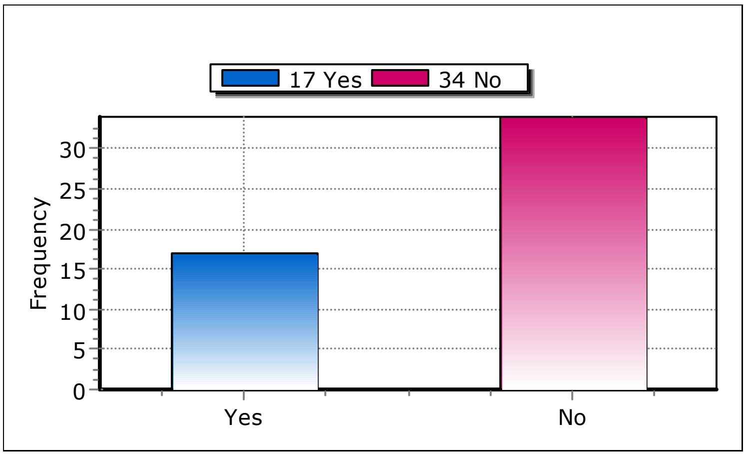


Question 6. Please indicate the reason why they left.

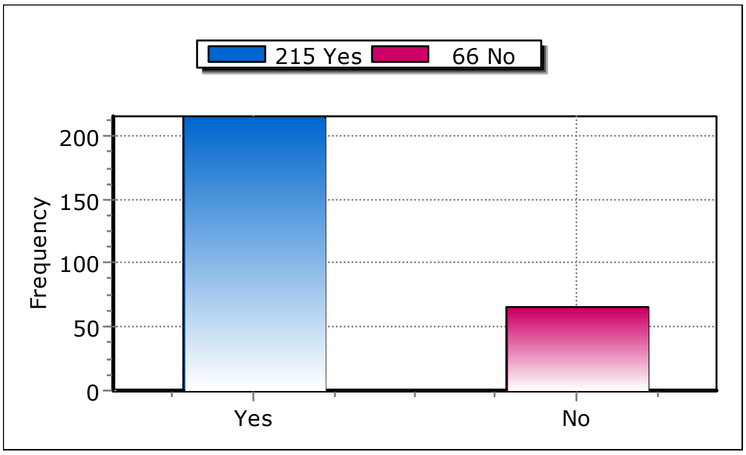


The most frequently given reason for leaving the parish was to attend university/college. Reasons given under 'Other' include marriage, death, moved away with partner, marriage breakdown, moved when Pfizer closed.

Question 7. Would they return if more suitable accommodation were to be available?



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 Ash?

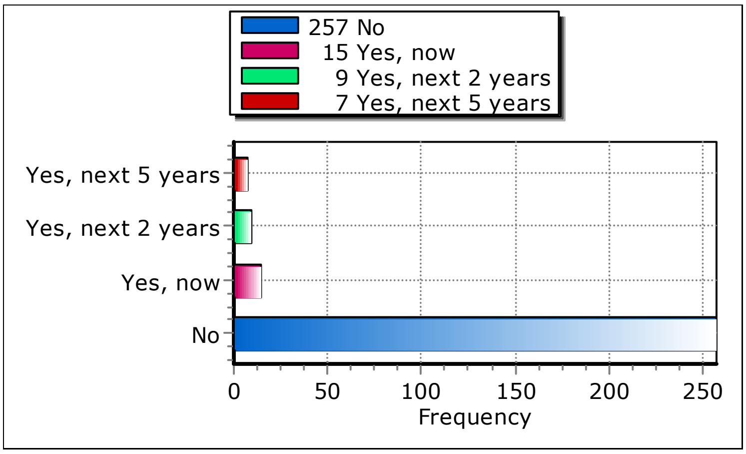


77% of respondents who answered the question (74% of all respondents) said they would support a development of affordable housing for local people.

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

There were 149 responses to this question; a full list of responses can be found in Appendix A1.

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?

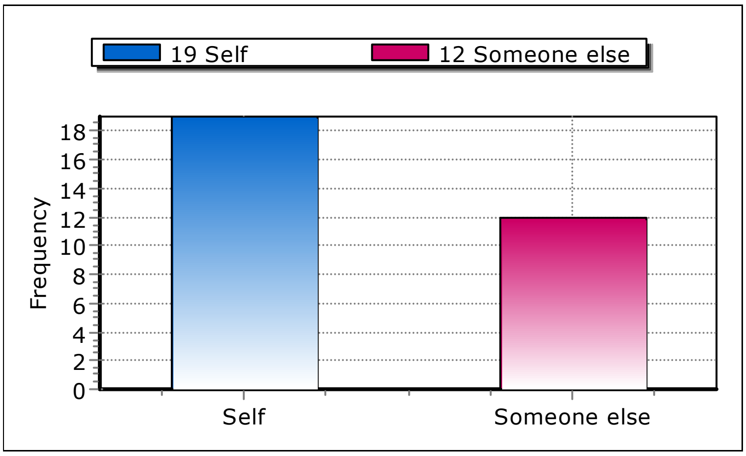


31 respondents (10%) said they need separate or alternative accommodation now or in the next 2 or 5 years.

Section 2 – Housing Needs

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

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

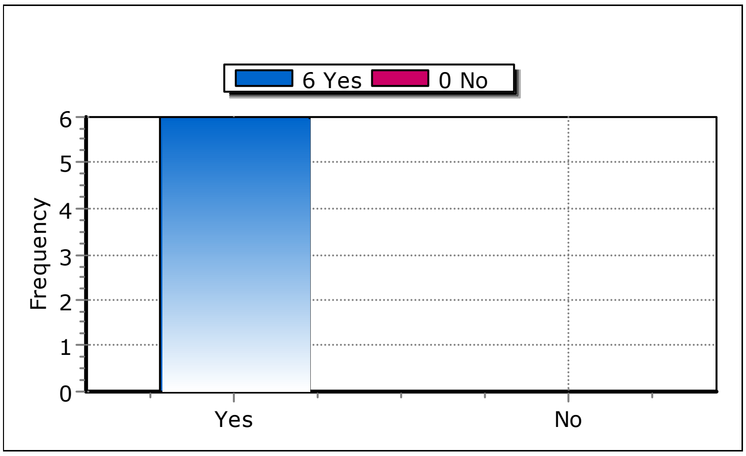


Question 12. If you are completing this form for someone else please state their relationship to you and where they currently live.

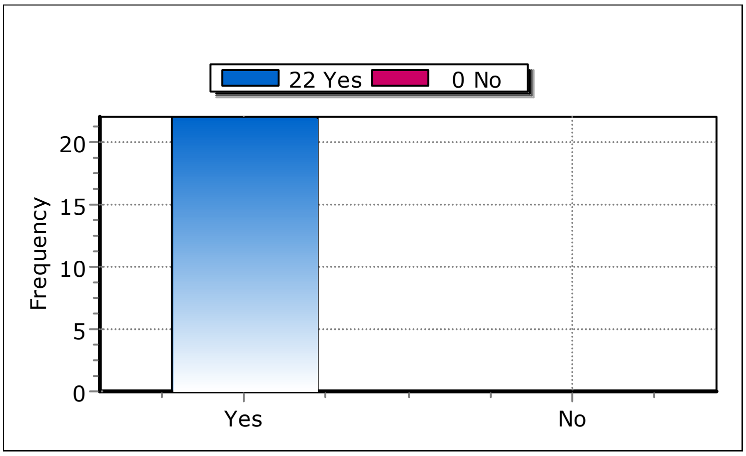
Respondents were mainly completing the form for their adult children living in the parental home

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?



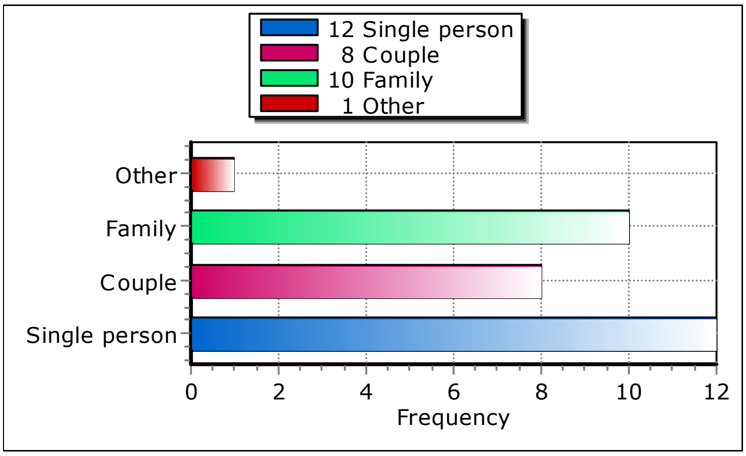
Question 15. If you live in the parish do you wish to stay in the parish?



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 3 years	20
I currently live in the parish and have done so for a total of at least 5 out of the last 10 years	16
I do not live in the parish but have been a member of a household which still lives there and have done so continuously for the last 5 years or more	4
In the past I have lived in the parish continuously for 5 years or more	3
I have immediate family which has lived continuously in the parish for at least 5 years	7
I am in permanent full time employment or about to take up permanent full time employment in the parish	3

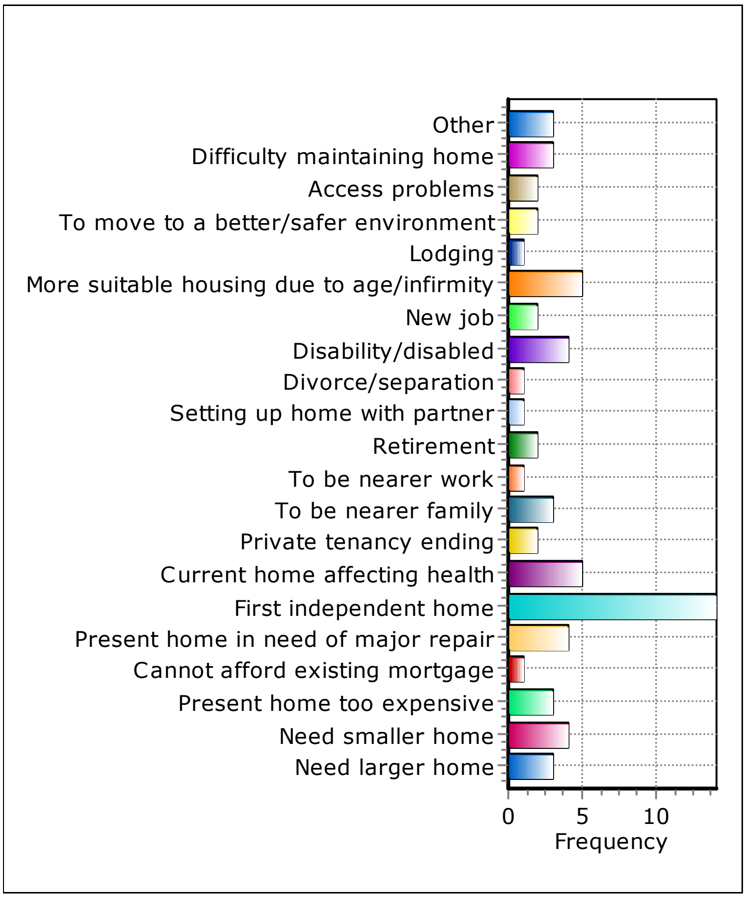
Question 17. What type of household will you be in alternative accommodation?



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

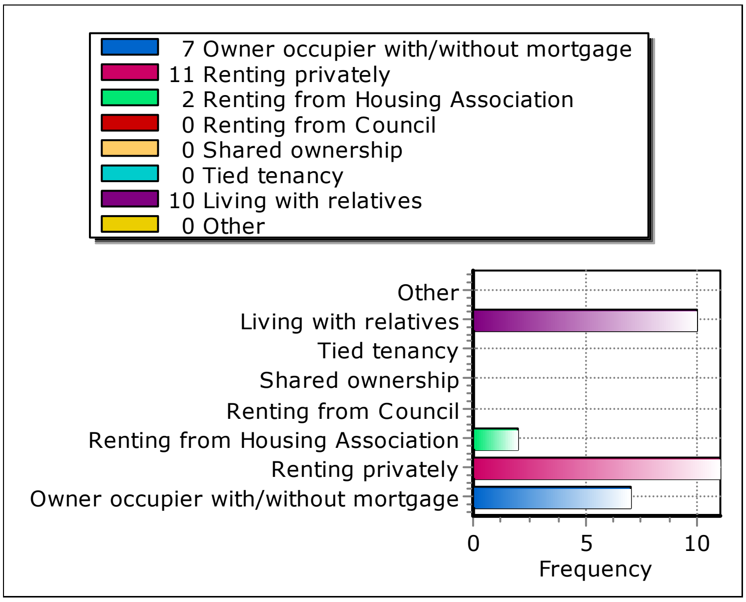
AGE	0 - 9	10 -15	16 - 19	20 -24	25 - 44	45 - 59	60 - 74	75+
Male	3	2	4	7	6	3	3	2
Female	3	3	2	3	8	2	5	2
Total	**6**	**5**	**6**	**10**	**14**	**5**	**8**	**4**

Question 19. Why are you seeking a new home?



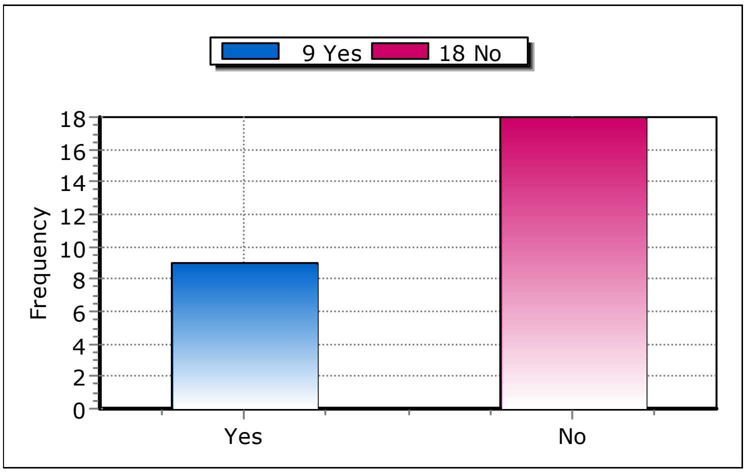
The most frequently given reason for seeking a new home was 'First independent home'

Question 20. What is your current housing situation?



The majority of respondents with a housing need were renting privately followed by living with relatives.

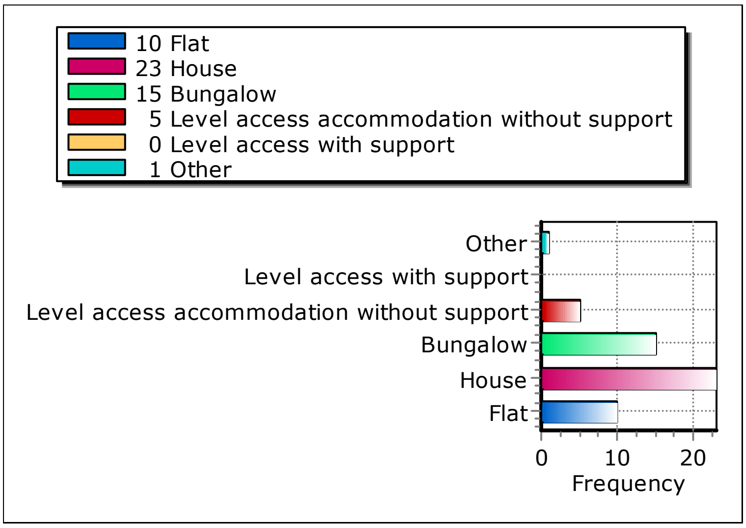
Question 21. Are you an older person/household wanting to downsize/move to more suitable housing for your needs?



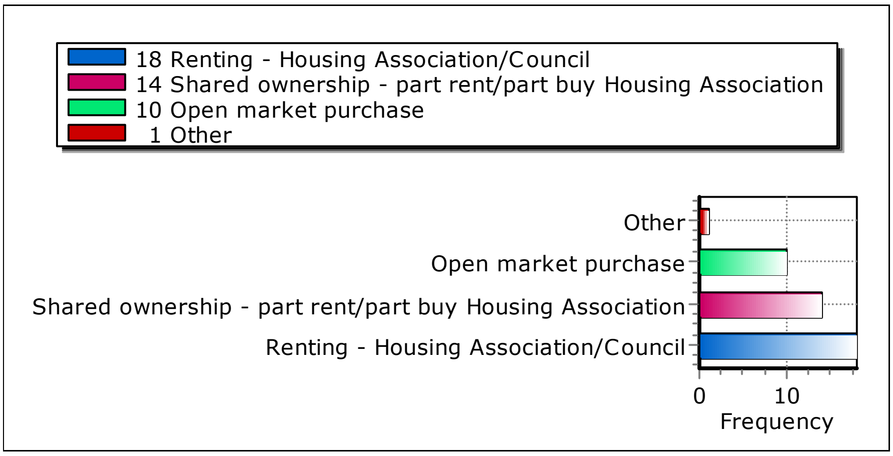
Question 22. Please tell us in your own words why you need to move and what prevents you from doing so.

There were 21 responses to this question. A full list of responses can be found in Appendix A2

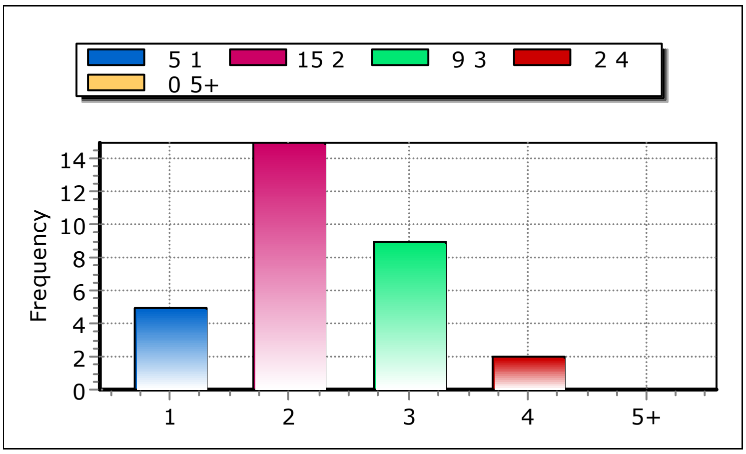
Question 23. What type of housing do you need?



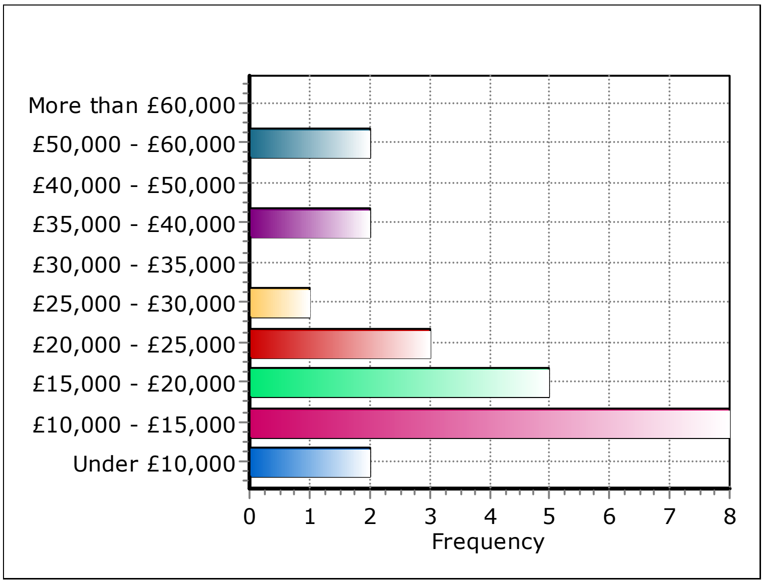
Question 24. Which tenure would best suit your housing need?



Question 25. How many bedrooms will you need?



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



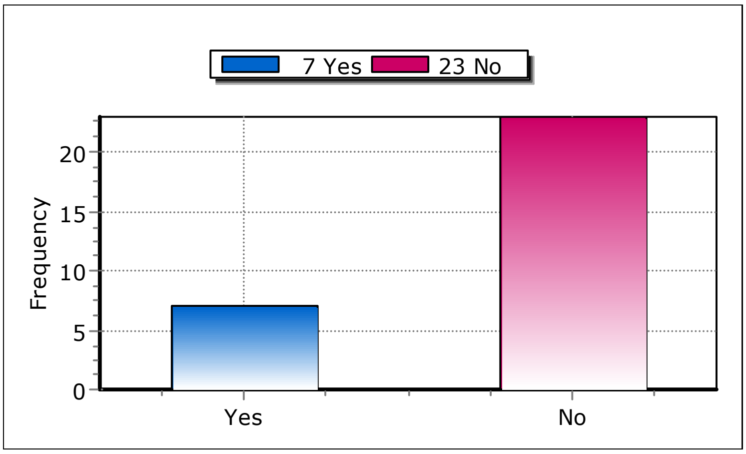
Question 27. How much money would you be able to raise as a deposit towards buying your own home? The following answers were given:

- 1 x £2580
- 3 x £5000
- 2 x £8000
- 1 x £15,000
- 1 x £90,000
- 1 x £200,000

Question 29. Do you have any particular or specialised housing requirements? Six respondents said they had the following requirements:

- Level floor accommodation, easy access
- Walk-in shower. Not so steep or no stairs
- Level access, maybe wider doors
- Easy access to stairs. Parking
- 16 year old son with possible ADHD and needs own space
- Need level access and a home without stairs

Question 30. Are you registered on Dover District 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 which markets property for a number of leading local estate agents, in July 2017, found the following cheapest properties for sale in Ash.

Type of Property	Number of Bedrooms	Price £
Terraced house	2	195 000
Terraced house	2	232 500
Semi-detached house	3	265 000
Terraced house	3	275 000
Detached house	4	299 500
End of terrace house	4	310 000

Property to rent

A similar search for rental property found only 2 properties available to rent:

Type of Property	Number of Bedrooms	Price £pcm.
House	2	900
House	3	1500

Household income required to afford current market prices

Using local information, the table below shows gross income level needed to purchase a property in the area. The figures are calculated assuming a 15% deposit and using 3.5 x gross income. Monthly repayment is based on a 2 year fixed standard with HSBC at 3.69% (July 2017) 25 year mortgage term and is calculated using HSBC's mortgage calculator.

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

Type of Property	Price £	Deposit (15%)	Gross Income Level	Monthly Repayment
2 bed terraced house	195 000	29 250	47 357	651
2 bed terraced house	232 500	34 875	56 464	776
3 bed semi-detached house	265 000	39 750	64 357	884
3 bed terraced house	275 000	41 250	66 786	918
4 bed detached house	299 500	44 925	72 736	999
4 bed end of terrace house	310 000	46 500	75 286	1034

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	900	36 000
3 bed house	1500	60 000

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 CT3 (Canterbury BMRA) area. These levels have been used to estimate affordable rent charges due to a lack of information on average private rent charges in the area.

Size of Property	Affordable Rent Levels £
1 bed	537
2 bed	671
3 bed	782
4 bed	1216

The table below shows income needed to afford the affordable rent levels using 30% of gross income as the indicator of what is affordable.

Property	Price £ pcm	Gross annual Income £
1 bed	537	21 480
2 bed	671	26 840
3 bed	782	31 280
4 bed	1216	48 640

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 30% share of a property with estimated values of £150,000 for a 1 bed property, £213,750 for a 2 bed property and £270,000 for a 3 bed property. These values are taken from costs of properties in the area found on the Help to Buy website www.helptobuyese.org.uk Affordability is calculated using the Homes and Communities Agency's target incomes calculator.

Calculations are made assuming a 10% deposit of mortgage share.

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service charge	Monthly total £	Gross Income required
150 000	30%	4500	277	241	80	598	21 525
213 750	30%	6413	394	343	80	817	29 448
311 750	30%	9353	575	500	80	1155	41 627

7. ASSESSMENT OF HOUSING NEED

This section is provides an assessment of the responses to Section 2 of the survey. It is divided into two categories; the need for affordable housing (excluding older households) and the need for alternative housing for older households of all tenures. There were a total of 31 surveys returned stating a housing need.

7.1 Assessment of the need for affordable housing (excluding older households)

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

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

In total 21 respondents said they had a need for affordable housing in the following timescales:

- Now x 10
- In the next 2 years x 6
- In the next 5 years x 5

Assessment of the 10 households seeking housing now

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

The 9 households seeking housing now are:

- 2 x single people
- 2 x couples
- 4 x family
- 1 x other (2 siblings sharing)

Single people – there were 2 single people

Age	Frequency
20-24	2

Reason for seeking new home:

Reason	Frequency
First independent home	2

Current housing:

Current Housing	Frequency
Living with relatives	2

Type of housing needed:

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

Tenure best suited:

Tenure	Frequency
Renting HA/Shared ownership	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
1	1
2	1

Household's joint gross annual income:

Income	Frequency
£10,000 - £15,000	2

Amount available towards a deposit: The following answer was given **-**

- £2580

Particular or specialised housing requirements: None

Registered on Dover District Council's Housing Register:

Housing Register	Frequency
No	2

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 HA	Shared Ownership	Open market purchase	Private rent
£10,000 - £15,000	2	2 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 2 couples. The table below shows the ages of all members of the household

Age	Frequency
16-19	2
25-44	1
45-59	1

Reason for seeking new home:

Reason	Frequency
Setting up home with partner	1
To move to a better/safer environment	1

Current housing:

Current Housing	Frequency
Renting privately	2

Type of housing needed:

Type of housing	Frequency
House	1
House/bungalow	1

Tenure best suited:

Tenure	Frequency
Renting HA	1
Shared ownership	1

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

No of bedrooms	Frequency
2	1
3	1

Household's joint gross annual income:

Income	Frequency
£30,000 - £35,000	1
£40,000 - £50,000	1

Amount available towards a deposit: The following answer was given **-**

- £90,000

Particular or specialised housing requirements: None

Registered on Dover District Council's Housing Register:

Housing Register	Frequency
No	2

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 HA	Shared Ownership	Open market purchase	Private rent
£30,000 - £35,000	1	1	0	0	0
£40,000 - £50,000	1	1	1 x 2 bed	0	0

<u>Families </u> - there were 4 families

<u>Age</u>

	Adult Age	Adult Age	Child Age	Child Age	Child Age	Child Age
Family 1	25-44		0-9 M	0-9 F		
Family 2	45-59		16-19 M			
Family 3	25-44	25-44	0-9 F			
Family 4	25-44	25-44	0-9 F	10-15 M	10-15 F	16-19 M

Reason for seeking new home:

Reason	Frequency
Need larger home	2
Present home in need of major repair	2
Present home too expensive	2
Current home affecting health	1
To move to a better/safer environment	1
To be nearer family	1
To be nearer work	1
First independent home	2
Lodging	1
Disability/disabled	1
Divorce/separation	1

Current housing:

Current Housing	Frequency
Renting from HA	1
Renting privately	2
Living with relatives	1

Type of housing needed:

Type of housing	Frequency
House	2
House/bungalow	2

Tenure best suited:

Tenure	Frequency
Renting HA	3
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
3	2
4	1

Household's joint gross annual income: 1 respondent did not answer the question

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

Amount available towards a deposit:

- £5000

Particular or specialised housing requirements: The following answer was given

- 16 year old son with possible ADHD and ODD needs own space

Registered on Dover District Council's Housing Register:

Housing Register	Frequency
Yes	2
No	2

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 HA	Shared Ownership	Open market purchase	Private rent
£10,000-£15,000	1	1 with HB	0	0	0
£15,000-£20,000	1	1 with HB	0	0	0
£20,000-£25,000	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)

Other type of household – there was 1 pair of siblings wanting to share accommodation

Age	Frequency
20-24	1
25-44	1

Reason for seeking new home:

Reason	Frequency
First independent home	1

Current housing:

Current Housing	Frequency
Living with relatives	1

Type of housing needed:

Type of housing	Frequency
Flat/house	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
2	1

Household's joint gross annual income:

Income	Frequency
£35,000 - £40,000	1

Amount available towards a deposit: None

Particular or specialised housing requirements: None

Registered on Dover District Council's Housing Register:

Housing Register	Frequency
No	1

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**
£35,00-£40,000	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)

Assessment of the 6 households seeking affordable housing in the next 2 years

The 6 households in need of housing in the next 2 years are:

- 2 x single
- 2 x couple
- 2 x family

Single people – there were 2 single people

Age	Frequency
20-24	1
25-44	1

Reason for seeking new home:

Reason	Frequency
First independent home	1
New job	1

Current housing:

Current Housing	Frequency
Living with relatives	1
Renting privately	1

Type of housing needed:

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

Tenure best suited:

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

Income:

Income	Frequency
£15,000 - £20,000	2

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

- £10,000 - £15,000
- £15,000

Particular or specialised housing requirements: None

Registered on Dover District Council's Housing Register:

Housing Register	Frequency
No	2

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. Self-finishing schemes have not been assessed for affordability.

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	2	2	2 x 1 bed	0	0

As the respondents have large deposits available, they may be able to afford a 1 bed shared ownership property.

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

Age	Frequency
20-24	2
25-44	2

Reason for seeking new home:

Reason	Frequency
First independent home	2
Setting up home with partner	1
To be nearer family	1

Current housing:

Current Housing	Frequency
Living with relatives	1
Renting privately	1

Type of housing needed:

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

Tenure best suited:

Tenure	Frequency
Shared ownership	1
Shared ownership/Open market purchase	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

Household's joint gross annual income:

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

Amount available towards a deposit: The following answer was given -

- £8000

Particular or specialised housing requirements: None

Registered on Dover District Council's Housing Register:

Housing Register	Frequency
No	2

The respondents indicated at least one of the local connection criteria; 1 currently lives in the parish and 1 does not but have been a member of a household which still lives there.

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

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

Income	**Number of respondents**	**Renting HA**	**Shared ownership**	**Open market purchase**	**Private rent**
£10,000 - £15,000	1	1 with HB	0	0	0
£25,000 - £30,000	1	1	1 x 2 bed	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**
Family 1	45-59	45-59	10-15 M	10-15 F		
Family 2	25-44	25-44	0-9 M	10-15 F		

Reason for seeking new home:

Reason	**Frequency**
Private tenancy ending	1
Need larger home	1

Current housing:

Current Housing	**Frequency**
Renting privately	2

Type of housing needed:

Type of housing	**Frequency**
House	2

Tenure best suited:

Tenure	**Frequency**
Renting HA/Shared ownership	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
3	2

Household's joint gross annual income:

Income	Frequency
£10,000 - £15,000	2

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

- £5000 max
- £8000

Particular or specialised housing requirements: None

Registered on Dover District Council's Housing Register:

Housing Register	Frequency
No	2

The respondent 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 HA	Shared Ownership	Open market purchase	Private rent
£10,000 - £25,000	1	2 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 5 households seeking affordable housing in the next 5 years

1 respondent was excluded because the only tenure they wanted was open market purchase; they were a couple aged 20-24 with an income of under £10,000.

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

- 3 x single people
- 1 x family

Single people there were 3 single people

Age	Frequency
20-24	2
25-44	1

Reason for seeking new home:

Reason	Frequency
New job	1
First independent home	1
To be nearer family	1
Private tenancy ending	1
Other (Job which includes accommodation will be ending)	1

Current housing:

Current Housing	Frequency
Living with relatives	2
Tied to job	1

Type of housing needed:

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

Tenure best suited:

Tenure	Frequency
Renting HA	1
Shared ownership	2

Number of bedrooms required:

No of bedrooms	Frequency
1	3

Income:

Income	Frequency
£10,000 - £15,000	1
£15,000 - £20,000	1
£35,000 - £40,000	1

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

- Don't know at this stage
- £5000

Particular or specialised housing requirements: None

Registered on Dover District Council's Housing Register:

Housing Register	Frequency
No	3

The respondents indicated at least one of the local connection criteria; 2 currently live in the parish and 1 does not but have lived there in the past and have family currently living there.

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

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

Income	Number of respondents	Renting HA	Shared ownership	Open market purchase	Private rent
£10,000 - £15,000	1	1 with HB	0	0	0
£15,000 - £20,000	1	1 with HB	0	0	0
£35,000 - £40,000	1	1	1 x 2 bed	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 was 1 family

Age

	Adult Age	Adult Age	Child Age	Child Age
Family 1	25-44	25-44	0-9 M	

Reason for seeking new home:

Reason	Frequency
First independent home	1

Current housing:

Current Housing	Frequency
Renting privately	1

Type of housing needed:

Type of housing	Frequency
house	1

Tenure best suited:

Tenure	Frequency
Renting from 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

Household's joint gross annual income:

Income	Frequency
£15,000 - £20,000	1

Amount available towards a deposit: The following answer was given -

- Not known at present

Particular or specialised housing requirements: None

Registered on Dover District 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)

7.2 Assessment of the need for housing for older households

This assessment includes the needs of older people for all tenures; open market and affordable housing

Ten respondents said they were an older person/household wanting to downsize/move to more suitable housing. They wanted to move in the following timescales:

- 5 x now
- 3 x next 2 years
- 2 x next 5 years

Assessment of the 5 households that need alternative housing now:

The 5 households that need alternative housing now are:

- 3 x single people
- 2 x couple

Single people - there were 3 single people

Age	Frequency
60-74	2
75+	1

Reason for seeking new home:

Reason	Frequency
Need smaller home	2
Disability/disabled	1
Other (Need a smaller garden)	1
Difficulty maintaining home	2

Current housing:

Current Housing	Frequency
Owner occupier	3

Type of housing needed:

Type of housing	Frequency
House	1
Flat/bungalow/level access without support	1
House/bungalow	1

Tenure best suited:

Tenure	Frequency
Open market purchase	3

Number of bedrooms required:

No of bedrooms	Frequency
2	1
3	2

Income: Two respondents did not answer the question

Income	Frequency
Under £10,000	1

Amount available towards a deposit: The following answer was given –

- £200,000

Particular or specialised housing requirements: The following answer was given –

- Level access, maybe wider doors

Registered on Dover District 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.

<u>Couples</u> - there were 2 couples. The table below shows the ages of both members of the household

Age	Frequency
60-74	2
75+	2

Reason for seeking new home:

Reason	Frequency
Disability/disabled	1
More suitable housing due to age/infirmity	1
Need smaller home	1
Other (Partner suffers with MS, need single floor home)	1
Other (Need to get in village)	1

Current housing:

Current Housing	Frequency
Renting privately	2

Type of housing needed:

Type of housing	Frequency
Bungalow	1
Bungalow/level access without support	1

Tenure best suited:

Tenure	Frequency
Renting from 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	2

Income: The respondents did not answer this question

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

Particular or specialised housing requirements: The following answer was given -

- Level floor, easy access

Registered on Dover District Council's Housing Register:

Housing Register	Frequency
Yes	2

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

<u>Assessment of the 3 households that need alternative housing within the next 2 years:</u>

<u>The 3 households in need of alternative housing within the next 2 years are:</u>

- 1 x single person
- 2 x couple

<u>Single people</u> - there was 1 single person

Age	Frequency
60-74	1

Reason for seeking new home:

Reason	Frequency
Need smaller home	1

Current housing:

Current Housing	Frequency
Owner occupier	1

Type of housing needed:

Type of housing	Frequency
Level access without support	1

Tenure best suited:

Tenure	Frequency
Open market purchase	1

Number of bedrooms required:

No of bedrooms	Frequency
3	1

Income:

Income	Frequency
£50,000 - £60,000	1

Amount available towards a deposit: There was no response to this question.

Particular or specialised housing requirements: The following answer was given -

- Easy access to stairs. Parking

Registered on Dover District Council's Housing Register:

Housing Register	Frequency
Yes	1

The respondent indicated at least one of the local connection criteria; they do not live in the parish but have immediate family living there.

Couples - there were 2 couples. The table below shows the ages of both members of the household

Age	Frequency
60-74	4

Reason for seeking new home:

Reason	Frequency
More suitable housing due to age/infirmity	1
Retirement	1
Need smaller home	1
Difficulty maintaining home	1
Present home too expensive	1
Current home affecting health	1
Disability/disabled	1
Access problems	1

Current housing:

Current Housing	Frequency
Renting from HA	1
Renting privately	1

Type of housing needed:

Type of housing	Frequency
Bungalow/Level access without support	2

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	2

Income: One respondent did not answer the question

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

Amount available towards a deposit: The following answer was given -

- Over age limit for mortgage

Particular or specialised housing requirements: The following answer was given -

- Need level access and a home without stairs

Registered on Dover District Council's Housing Register:

Housing Register	Frequency
No	1
Yes	1

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

Assessment of the 2 households that need alternative housing within the next 5 years:

The 2 households in need of alternative housing within the next 5 years are:

- 1 x single person
- 1 x couple

Single people - there was 1 single person

Age	Frequency
75+	1

Reason for seeking new home:

Reason	Frequency
More suitable housing due to age/infirmity	1

Current housing:

Current Housing	Frequency
Owner occupier	1

Type of housing needed:

Type of housing	Frequency
Other (Sheltered housing flat)	1

Tenure best suited:

Tenure	Frequency
Other (Private sheltered housing)	1

Number of bedrooms required:

No of bedrooms	Frequency
2	1

Income:

Income	Frequency
£20,000 - £25,000	1

Amount available towards a deposit: There was no response to this question.

Particular or specialised housing requirements: None

Registered on Dover District 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.

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

Age	Frequency
75+	4

Reason for seeking new home:

Reason	Frequency
Need smaller home	1

Current housing:

Current Housing	Frequency
Owner occupier	1

Type of housing needed:

Type of housing	Frequency
House/bungalow	1

Tenure best suited:

Tenure	Frequency
Open market purchase	1

Number of bedrooms required:

No of bedrooms	Frequency
2	1

Income:

Income	Frequency
£50,000 - £60,000	1

Amount available towards a deposit: The following answer was given -

- Buy outright

Particular or specialised housing requirements: None

Registered on Dover District 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.

8. SUMMARY OF FINDINGS

The summary is divided into two sections; summary of the need for affordable housing (excluding older people) and summary of the needs of older households of all tenures.

8.1 Summary of the need for Affordable Housing (excluding older households)

The survey has found a need for 19 affordable homes; they are 7 single people, 4 couples, 7 families and 1 pair of siblings sharing. 9 of the households need housing now, 6 in the next 2 years and 4 in the next 5 years.

The 19 respondents in need of affordable housing indicated strong local connections to Ash; 17 currently live in the parish and 2 live outside but want to return.

10 respondents are currently renting privately, 7 are living with relatives, 1 rents from a housing association and 1 is a tied tenant.

In total, the 19 households said they require the following number of bedrooms: 4 x 1 bed, 8 x 2 bed, 6 x 3 bed and 1 x 4 bed. Actual size of property that respondents are eligible for in terms of rented housing will depend upon the council's allocation policy. See below.

In total, 14 respondents indicated an interest in shared ownership. Using estimated housing costs and the responses to the financial question, the survey identified that 5 respondents could afford a share a property (see below). More detailed analysis of respondents' incomes, amount of deposit they have available and actual cost of the shared ownership properties would be required to confirm affordability of that tenure.

Taking into account the council's allocation policy, the mix of accommodation that respondents would be eligible for is:

Rented from a Housing Association:
- 7 x 1 bed
- 4 x 2 bed
- 2 x 3 bed
- 1 x 4 bed

Shared Ownership:
- 2 x 1 bed
- 3 x 2 bed

8.2 Summary of the need for alternative housing for older households of all tenures

The survey has found a need for alternative housing for 10 older households; 5 single people and 5 couples.

5 households need alternative housing now, 3 in the next 2 years and 2 in the next 5 years. 9 households currently live in Ash and 1 lives outside but has immediate family living there.

6 of the households are owner occupiers, 3 rent privately and 1 is a housing association tenant.

The most frequently given reasons for needing a new home were the need for a smaller home followed by difficulty maintaining home and disability/disabled. Other reasons include needing a more suitable home due to age/infirmity, current home affecting health, access problems, present home too expensive and retirement.

The older households require the following tenure, type and size of property:

Rented from a Housing Association
1 x 2 bed bungalow
3 x 2 bed bungalow/level access without support

It should be noted that in terms of the size of property an older person/couple needing affordable rented housing is eligible for may only be one bedroom.

Open market purchase
1 x 2 bed house/bungalow
1 x 2 bed sheltered housing flat
1 x 2 bed flat/bungalow/level access without support
1 x 3 bed house
1 x 3 bed house/bungalow
1 x 3 bed level access without support

9. APPENDIX A1

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

How affordable?

Do not want any more housing association sum/vermin in this village with their anti-social behaviour and in the main they are not local.

Houses for young families, the elderly and working families.

Would support affordable housing for local residents only - not a large scale housing development of luxury homes.

New affordable housing always welcome.

As long as they are genuinely affordable and not just a vehicle for a developer to come in and make massive profits. Smaller, affordable housing, not executive homes

We have no problem with this suggestion and indeed think it is the morally right thing to do.

Providing it was small and fits in with the village - we don't want to become a town.

If we do not have properties suitable for the elderly then they remain in larger properties more suited to families. We also need a few smaller starter homes for young people to give them an opportunity to stay in the village.

I think it would be better.

I feel like it is a trick question as if enough people say yes there is a mandate given to build houses with no guarantee they would go to people who have a local connection.

So that youngsters don't have to leave the village.

Residential housing for the elderly.

Particularly if this doesn't involve building on a greenfield site.

As long as it is small and has minimal objections or using good farmland.

A growing community is a positive thing.

Bungalows for old people and houses to rent so that not too might a rent to keep out parishioners.

We are a village and schools and doctors must be considered.

There are many local young adults who would benefit from affordable housing but this housing must not be allowed to be occupied by other people being brought into the village from other places e.g. London

It is possible that some once family homes now have only an elderly couple living in them. If they could remain in Ash in a property that's easier for them to maintain, a family home would become available.

If houses were for people who live or have relatives in village and not for people who are moved from out of the area.

We need to ensure young families stay within the parish and close to their families. Should they wish. The village needs to retain their young people and Ash is a great place to raise children.

Village is too big already regarding the lack of amenities. Too much green space being used for housing in other villages.

Depending where it is located and with full consultation. 'Affordable' being below £100,000 for a small house and flats from £60,000 and not just first time buyers.

Too many larger houses built - need more 1 and 2 bedroom for smaller homes and single income people. Providing adequate support services were provided at same time i.e. doctor surgeries, schooling, increased transport etc. Doctor's surgery and waiting list for appointments is currently too long. Entry/exit roadways should be planned in parallel. Take into account pollution by traffic between main roads.
With wages together they are not affordable.

No unless the infrastructure was improved e.g. access to doctors, dentist, school, village community, roads etc. Filling the village with affordable/social housing isn't good for any village.

1. Concerns over anti-social behaviour. 2. The possibility of such a development being built on agricultural/green field land. 3. Additional pressure/demand on already overused/over stretched local infrastructure/services i.e. roads, drainage, schools, doctor etc. 4. Concern over size of development and the fear it could lead to even more development later, turning our village into a town. 5. Other nearby villages should be considered first. 6. Lack of local employment

10-20 houses but very small. At present the large development already taken in Ash is changing it from the village people want to remain in (young and old) to something with a different character and dimension. First I think you need to look at general movement in and out of the village to see if we do have houses not sold/underused.

The village needs more people (young) to keep it lively and sustainable.
Providing it's in a sensible location.

A development of affordable housing is an excellent idea for Ash. I fell all the properties should be part owned as it causes problems with tenants and part owners when houses are not cared for and areas become scruffy and deposits for part ownership should be low and achievable for young families.

I would support this subject to the siting. Ash can no longer be considered a village if it expands without due care and attention (it's already 'largest village').

As long as it was for local people

No further affordable along Sandwich Road

Village will become a town very quickly.

Too many local people for many years have had to leave Ash as there has been total lack of sufficient affordable housing. Dover DC also closed down our warden assisted home and many elderly, who had been in Ash all their lives, were forced to leave.

This depends on definition of affordable housing. If two people on £20k each want to buy a house of £200k, they will need a huge deposit.

The small development must be on an approved site via Ash residents in accordance with the Localism Act. It must not be built in order for developer, DDC or landowner to make financial profits i.e. .like the Quinn proposed developments.

As long as it is small. Traffic already shocking. Doctors, large delay or getting appointments - over booked. As long as only for local deserving people.

Such housing would have to be genuinely affordable rather than the euphemism which affordable is regrettably used currently.

Ash has space for more houses

We feel strongly that the village is a viable size at present - therefore would only support a small development 12-15 houses.

There is sufficient affordable housing and more will be supplied on the Conway site and others to be built

I feel very strongly that lack of affordable housing and homelessness is a blight on a civilized society and the attitude of those who reject any development on principle because they wish to retain the village just as it is are selfish. I emphasise that affordability is the key factor.

Young people need to have the hope of being able to buy or rent in the village.

Too crowded now and seems like everyone has a car and park on the street - no pathway for walking people. Shame.

I believe we need affordable housing and more hoses for people who would like to live in a village like Ash to keep the village populated with all ages of people.

To avoid splitting families (if the children can't afford to buy locally) or for older people looking to downsize this would be a good option (an affordable housing estate) as long as it doesn't start to grow and encroach the village and its services.

Previous parish surveys have always indicated such a need among younger people. In addition, waiting lists of the various local charities for retirement properties confirm the need at the other end of the income scale.

I would support a small development if it helps people like me in need of family support. Members of families being able to rent accommodation in the parish to be close to family. That is what I need and would like to see happen for others.

The village has expanded a lot recently; it does not have the amenities to cope with more houses.

There is a development planned for the top of Chequer Lane, we moved here to be in the country and don't want further farm land lost.

Why not if the development is relatively small say 40 houses. Be nice to see some affordable rented space for young people. Council owned please.

Affordable (e.g. shared or rent to buy) in small developments is the sensible way for the village and Parish of Ash.

Very limited opportunities exist in this area for locally brought up (excuse that term) people to acquire property at affordable prices. Every reasonable chance should be given to them.

I'm not sure 'exceptions' work. I'm also not sure there is a lack of affordable, to rent or buy, properties in the village.

Use the Chequer Lane spot for this. Ash has grown in size and is no longer like a village. Amenities have reduced since I came here and were part of why I came to Ash. Starter homes are needed everywhere and the large houses built in Ash have not added to its mix in a good way.

If selling was all done for people outside the community like it always has been done in the past. One reason people are moving away from this area. Sadly normally comes down to money.

Enough school places? Enough GPs? Overcrowded highways i.e. parking etc. Adequate utility services? i.e. very old drainage system.

Not everyone can afford to buy so these people need somewhere to live at affordable rents.

Only if their position is appropriate to the area.

Yes on basis rented/part-owned and not able to be sold on for high profit and therefore lost to the housing association/local needs.

There is a real shortage of affordable housing in the area.

We need to allow young people to remain in the village.

Ash needs more bungalows which are affordable to the elderly people living in Ash, of which we are 2, who have reached the age to live without stairs, health wise or difficulty in managing stairs.

Younger people need affordable housing.

PP already granted for more housing in Ash. Infrastructure cannot support additional development.
There is a very large development with planning permission - this will have affordable homes. Ash is a village.

Mixed housing is important and any development needs to take into consideration the proportion of increase in population in the village. Small areas of infill rather than large developments would maintain the character of the village.

Keen village centre open - too over crowded now near centre. village too overgrown - lack of shops, village centre like a car park. Poor shops. GP hard to get. Keep village spaces open.

My only concern would be the size. It is important to ensure GP surgery and school have capacity to cope with additional residents.

Too many houses, local services cannot cope with more people.

Ash is already too large and it would not stay as affordable housing for long.

It is important for people to be encouraged to live independently but near their family for support with child care and keeping families together.

We retired to Ash 4 years ago to a village that was all we needed. We do not want change.

Concerns regarding increased traffic in an already very busy village.

It is good for the young to learn to live alone and manage.

Affordable needs to mean affordable, not executive housing.

Not huge and only if doctors/school/infrastructure was deemed able to cope.

There are 2 proposed developments already which will make the village facilities unable to cope with numbers (school, doctors) and the ethos/spirit of a village community is diminishing. I will move if it continues.

There is insufficient space within the village, the school is already very full and I believe would be unable to accommodate new families and there are large developments in adjacent areas.

We would not support this if it is in addition to the DDC planned development. Resources in Ash are already overstretched for instance there is an unacceptable waiting time to see a doctor. With the planned development the situation will undoubtedly deteriorate further and with additional housing as suggested above it will become impossible.

I do not object to affordable housing, providing the school and doctors are able to cope, everyone needs a roof over their heads.

Would not agree to all new houses being owned by a housing association.

There is too little affordable housing in the central part of the parish (Ash village).

Ash is a small village. Further housing will congest the narrow lanes and make it crowded.

It would detract from the pretty rural village that Ash is and is already under threat from new developments - which will cause over population, impact on school, doctors etc. and extra traffic pollution.

Ash is a desirable village which we had to work hard to be able to afford to move to. Leave it desirable and people will work hard enough and save enough if they wish to live here.

There is a need for affordable housing! The young people who want to stay in the village cannot afford to buy, also lack of rentable properties, elderly would like to stay in community but are finding it difficult; need for sheltered accommodation.

We have a daughter of 23 who moved away for work but she has now returned to the family home as it is the only financially viable solution. We need affordable housing for first time renters/buyers.

Yes in defined residential areas, not sporadic 'pop-up' developments.

Only if it was affordable homes for first time buyers.

Lack of doctors and health facilities in the parish for the existing population.

People like to stay in the local community and there's not enough small affordable houses available for young and elderly.

Younger people with family connections would like to stay in Ash but they must have affordable housing. It would be appreciated if this happens.

So called 'affordable housing' once passed by planning ends up being luxury overpriced housing. Young couples do not need playrooms and extra bedrooms to use as offices, spare rooms etc. They need a home.

Paths, grass verges, banks etc. are not kept maintained. Cars come off by-pass too fast and then drive on pavement, with people walking on pavement.

It is only fair that people with a genuine family or local job need be offered housing at reasonable cost/rent.

Moved from town life - once councils start to let development start, it snowballs. Then once a village it becomes a small town. This village only has 2 schools and 1 doctor’s surgery - no more room left for development. There is no infrastructure to do so.

This would have to be a tiny development if in rural Westmarsh due to the very narrow lanes and this is already over-stretched with the occupants living within the hamlet. There is no access whatsoever for 2.5 - 3 miles, which makes it unsuitable.

Because there are houses in Ash for sale. Many people move to Ash from out of area and if they built affordable housing it would ultimately be given to DSS people from Thanet who bring social problems.
Too congested already

Only if this was genuinely 100% affordable homes, on a suitable site and sympathetic with local character.

Rural communities need 'inhabitants' they make the parish flourish.

There are already too many houses in Ash; it does not have facility for any more houses. Parking already a nightmare.

Ash is becoming over developed and losing the communal village feeling.

Very few properties in Ash are marketed at priced achievable for those starting out on property ownership, or with limited means. People brought up in Ash may have to move out because they can't afford to live here. The village should represent a cross section of people.

No, I absolutely do not support this. Affordable housing comes with connotations and I'm afraid it rings alarm bells with me.

Quality of development is key (location, size, type of housing etc.)

Ash has too many houses now. Over-crowded schools, surgery and roads.

No more than 15 houses for village people only at first time buyers prices.

We feel that people of all ages, religion, ethnicity and financial situation should live together as a community, not in a separate development.

If houses were genuinely affordable, built to standard and not an enrichment for developer.

It is important to provide affordable housing for local people to maintain the community.

The question concerns the term 'affordable' social housing is required. If 'affordable housing' is just a means to get development permission but isn't actually affordable for local residents, then I wouldn't support such a development.

I agree to affordable housing only.

Only if it was a small development like Millfields. I truly believe Ash has enough houses for the village to retain its identify.

We don't want expensive housing that only Londoners can afford and locals have to move away.

We must build housing to increase the stock for all.

Because I live in affordable housing I'm aware of the need.

I believe there was some which has been replaced by suitably designed homes. How 'small' is 'small'

Anything to help the young get on the property ladder.

Ash has inadequate infrastructure to cope with any increase in housing. There cannot be any justification for additional housing in Ash.

Young people brought up in the parish locally should be given the opportunity to live near their families if they wish.

House prices seem to be high in this area. It would be nice for people who wish to stay or come back to the parish to be able to afford to buy a home here.

Must be a genuine proven link to the parish, not dumping from London as has occurred in other parts of Kent. Should be link to parish e.g. family or job e.g. teacher at local primary school.

As a member of the 'younger generation' trying to get onto the property ladder or even into rented accommodation in a nice parish such as Ash is increasingly hard. Affordable housing would be great for me and other members of my family. Especially as my family have been in the parish for nearly 50 years (possibly longer).

There has been significant housing development in Ash already. This should be used for this purpose. There is no point building more if it just gets sold off.

Quite simply there is not enough affordable housing in this village for those in need of it.

Define 'small'. Would depend where it was located in the village.

There is always a need for social tenants that fall out of private

The village of Ash cannot cope with any more housing. The centre is sometimes impassable, clogged with cars. More housing will make this worse.

What is meant by 'small development'.

It's what every community should be doing.

We like and support the parish of Ash, although financially not good, have and do support the Save the Chequers. We are living on the fare east of the parish i.e. Richborough.

I would support 'affordable' housing gif it was just that. Housing is needed for those families on minimum wages. The problem is who decides exactly what affordable means. I am in favour of providing housing for young Ash families.

Small developments of social housing acceptable not large scale private developments.

Developers of open market sites should be required to fulfil the affordable housing policy obligations in full on site to maximise the affordable housing available in the district.

Due to current lack of affordable housing in Ash village

Not on land currently used for agriculture

Communities are bedrock of village life - need to grow and change and evolve.

Depends what is meant by small 1 or 100? Depends if the housing can be sold off for personal or council gain (ref. British Gas, Thatcher's council house sell-off). The housing would have to be under a 'trust' or something similar. Would it be used to leverage more development?

One road in and out of high street. Where is additional traffic going?

We own a small house in Ash which we have rented out at a reasonable rent for the last 7 years. No-one from Ash has ever approached us to rent it. The house has always been rented to young couples from Canterbury who are pleased to have it at a rent much cheaper than Canterbury. Therefore we question yet another housing development in Ash.

10. APPENDIX A2.

Question 22. Please tell us in your own words why you need to move and what prevents you doing so. We are particularly interested to hear from young people about how they are prevented from getting the type of housing they want in Ash.

Comments from/regarding young people

When I leave home I shall need affordable housing of my own.

My children can't afford to buy a property due to the disparity between earnings and house prices.

Leaving university to start work

4 adults living in a small 3 bed house. Need to get own space.

Our daughter would like to live independently of us but currently we see no financially viable options available to her. She likes living in the village so would prefer to remain as her family and friends are here or close by.

I want to be independent and if possible get on property ladder but cannot afford it at present.

Ash parish has a relatively good reputation, with many generations of families here. It's desirable, unfortunately it's not the cheapest and housing doesn't stay on sale long. I am currently looking for my first home (as is my sister) and trying for affordable housing that's in good standing and area is very slim. Hence why we haven't moved out of family home. Ash also doesn't seem to offer much rented i.e. flats, which are great for a first taste of independence.

I have been happy living with parents in Ash but they would like to downsize and I would like option to stay in the village nearby. So whole family would appreciate such a development.

Comments from families

I need affordable home in Ash near parents and work

Private rent so expensive, but no hope of council property as I am adequately housed say council.

Currently paying £650 pm for rental. 3rd bedroom only a box room so not suitable for family. Unable to save enough for a deposit to buy although this would be more affordable.

I need to move into a bigger house (4 bed) as I have 4 children, one of which is 16 with possible ADHD and ODD. I have been trying to find somewhere in Ash as I work here and my children have lived here all their lives. Also attend school here. There are very limited 4 beds in Ash so find it very hard to find somewhere else for my family.

Other comments

I have applied to the Council for a bungalow for my partner as she has MS and finds the stairs more and more difficult. I have been on the council list for 20+ years.

My wife and myself are 78 living two miles outside village, now at this moment in time we can drive but when we can't we will be in trouble. Now it seems to me that to get a council bungalow in the village you have to be dying. Can you imagine moving house after living here for the last 50 years. We are lucky to be active.

I am currently renting a house which is poorly maintained and expensive. I have a problem with my back and leg and have been awarded PIP due to this as I find it difficult to get in and out of the bath (landlady will not change to a walk in shower). The windows are rotten and I have an internal door as a back door. In the winter/colder weather the house is freezing even with the heating on full blast which I find expensive to cover all costs as single parent. I also struggle some days with the stairs.

Very much wish to stay in the parish in a small, private, low maintenance home.

Our landlady is looking to move into the property in around 18 months' time.

Owing to disability, the sheer difficulty of 'packing up', 'selling up' and obtaining an alternative property.

Need to be more central to the village. Less isolated. Need a more modern property with smaller garden now that I am on my own. There are not many houses in the village that meet these requirements.

We need to move, what prevents us moving is lack of suitable accommodation in village and cost of renting. 1. The landlord refuses to insulate the house; it is very cold in winter. 2. Front door doesn't fit and windows are very draughty, making it very costly to heat in winter. 3. Large garden which we are increasingly finding hard to maintain. 4. House set on a bank making access difficult.

HOUSING NEEDS SURVEY June 2017

Dear Householder

Please complete this survey and return it in the envelope provided as it will provide vital evidence of the housing needs of the community, especially younger people wishing to stay in or return to the Parish and older people who, while considering down-sizing, do not wish to leave the parish. It is an important part of the Ash Neighbourhood Development Plan.

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

We also want to know if there are older people in the parish who would like to downsize/move to more suitable housing but stay in the village. This includes people who own their current home, or rent, either privately or through East Kent Housing or another housing association.

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

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

- All homes on the site are owned by a Housing Association
- Houses are either rented or part-sold (shared ownership) to tenants
- Only households with a genuine local connection are eligible to be tenants/part owners

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

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

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

Please return this form using the FREEPOST envelope provided by 7th July 2017.

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

Yours sincerely

Graham Foat
Chairman to Ash Parish Council

HOUSING NEEDS IN THE PARISH OF ASH

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* ________________________________ ☐ *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 your answer is No, please go directly to Q8 ☐ *Yes* ☐ *No*

Q5. If you answered yes to Q4, please state what relationship they have to you.

☐ *Child* ☐ *Parent* ☐ *Other relative* ☐ *Other please specify* ________________________________

Q6. Please indicate the reason why they left

☐ *Lack of affordable housing* ☐ *To attend university/college* ☐ *Employment*

☐ *Other* ________________________________

Q7. Would they return if more suitable/affordable accommodation could be provided?

☐ *Yes* ☐ *No*

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

Q8. Would you support a small development of affordable housing if there was a proven need for people with a genuine local connection to the parish?

☐ *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 YOUR ANSWER WAS 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.
If you need another form please contact the Rural Housing Enabler on 01303 813790 or email 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. Please provide the name of address of the head of the household in housing need. Your details will remain confidential to the Rural Housing Enabler at Action with Communities in Rural Kent. We may use this information to contact you again if we need to update the findings of this survey in the future.

Name: ______________________________

Address: ______________________________

______________________________ **Postcode:** __________

Email Address: ______________________________

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 3 years*

☐ *I currently live in the parish and have done so for a total of at least 5 out of the last 10 years*

☐ *I do not live in the parish but have been a member of a household which still lives there and have done so continuously for the last 5 years or more*

☐ *In the past I have lived in the parish continuously for 5 years or more*

☐ *I have immediate* family which has lived continuously in the parish for at least 5 years*

☐ *I am in permanent full time employment or about to take up permanent full time employment in the parish*

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

Q17. What type of household will you be in alternative accommodation?

☐ *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* ☐ *Divorce/separation* ☐ *New job*

☐ *Current home affecting health* ☐ *Private tenancy ending* ☐ *First independent home* ☐ *Lodging*

☐ *Setting up home with partner* ☐ *Need larger home* ☐ *Difficulty maintaining home*

☐ *To move to a better/safer environment* ☐ *Disability/disabled* ☐ *Cannot afford existing mortgage*

☐ *More suitable housing due to age/infirmity* ☐ *Access problems* ☐ *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. We are particularly interested to hear from young people about how they are prevented from getting the type of housing they want in Ash.

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

☐ *Flat* ☐ *House* ☐ *Bungalow*

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

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

☐ *Other* ________________

Q24. Which tenure would best suit your housing need?

☐ *Renting - Housing Association/Council* ☐ *Shared ownership - part rent/part buy Housing Association*

☐ *Open market purchase* ☐ *Other* ______________________________

Q25. How many bedrooms will you need?

☐ *1* ☐ *2* ☐ *3* ☐ *4* ☐ *5+*

Q26. Please indicate the total gross annual income (before tax) of the household in housing need (joint if a couple). Do not include housing benefit or council tax benefit.

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

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

____

Q28. If you have any particular or specialised housing requirements e.g. to assist with a disability or special need please provide details below:

Q29. Are you registered on the council's housing register? ☐ *Yes* ☐ *No*

To be considered for affordable housing you must also register on Dover District Council's Housing Register.

If you would like to register contact the Housing Team on 01304 872265 or go to www.kenthomechoice.org.uk

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

PLEASE RETURN THIS FORM IN THE FREEPOST ENVELOPE PROVIDED BY 7th July 2017