



Fawkham

Housing Needs Survey

February 2022

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www.ruralkent.org.uk

With the support of:
Fawkham Parish Council Sevenoaks District Council

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1. EXECUTIVE SUMMARY

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

A survey was posted to every household within the parish in November 2021. 236 surveys were distributed with 48 surveys being returned, representing a 20% response rate.

Analysis of the returned survey forms identified that 81% of respondents are owner occupiers. 71% 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 there were no properties for sale in Fawkham, the cheapest property for sale under £500,00 within a ¼ mile of the parish was a link detached bungalow for £455,000; to afford to buy this home a deposit of approximately £22,750 would be required and an income of £96,055. There were no properties available to rent in Fawkham, the cheapest property found within ¼ mile of the parish to rent was a 2-bedroom terraced house for £925pcm; to afford to rent this property an income of approximately £37,000 would be required.

A need for 3 affordable homes, for the following local households was identified:

- 2 couples
- 1 family
- The respondents currently live in the parish.

The survey also identified a requirement for 1 home for an older household wanting to downsize/move to more suitable housing for their needs:

- 1 couple
- The respondent currently lives in the parish.

The survey has identified a need for 3 affordable homes and 1 open market property suitable for an older household wanting to downsize/move to more suitable housing for their needs. In addition, 4 respondents were interested in open market self-build only.

2. INTRODUCTION TO THE FAWKHAM HOUSING NEEDS SURVEY

The Rural Housing Enabler worked with Sevenoaks District Council and Fawkham Parish Council to undertake a housing needs survey within the parish. The survey was undertaken as part of Sevenoaks District Council's Local Housing Needs Surveys, 5-year programme.

Rural Housing Needs Surveys aim to investigate and establish the affordable housing needs of people who live in or have close ties to a parish or rural area, and provide an independent report of that need, if any, using a transparent and robust methodology. They also investigate the needs of older households of any tenure needing alternative housing.

The aim of this survey is to identify in general terms if there is, or is not, a housing need from local people. It is not to provide a list of names and addresses of individuals requiring a home. If a need is identified, then a further Registration of Interest survey may 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 June 2018 by the Institute for Public Policy Research (IPPR) it is stated that: 'The affordability gaps in rural areas are high compared to urban areas. The average rural house price is around £19,000 above the average for England as a whole, at £320,700 compared to £301,900, and is more than £87,000 higher than the urban average excluding London (£233,600)¹

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

The housing needs of older people in rural areas has also been a subject of concern given the growing numbers in that age group whose needs are not being met by the market. A nine-month enquiry starting in 2017 on Housing and Care for Older People concluded in their report² that 'policy makers must recognise the growing housing needs of older people living in the countryside. It recommends that Local Planning Authorities ensure provision of new homes for older people, noting the value of both the building of small village developments – "perhaps six bungalows on an unused scrap of land" – or larger scale retirement schemes in towns close by.'

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

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

The RHE will assist with carrying out a housing needs survey, analyse the results and when appropriate help identify suitable sites in conjunction with the local authority and others, for a local needs housing scheme. Once a partnership has been established between the Parish Council, the housing association, and the local authority to develop a scheme, the independent role of the RHE helps to ensure the project proceeds smoothly and to the benefit of the community.

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

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

4. METHOD

The Rural Housing Enabler worked with Sevenoaks District Council to determine the format of the housing needs survey to be used in the Sevenoaks area for the 5-year local needs survey programme; this was sent to Fawkham Parish Council who agreed the format of the covering letter. A copy of the survey was posted to every household in the parish in November 2021.

Surveys were returned in prepaid envelopes to Action with Communities in Rural Kent. Copies of the survey were available to complete for anyone who had left the parish and wished to return, these were held by the Rural Housing Enabler. It was asked that completed survey forms were returned by **24th November**. All surveys received at Action with Communities in Rural Kent by 8th December are included in this report to allow for any postal delays.

236 surveys were distributed with 48 returned by this date representing a return rate of 20%.

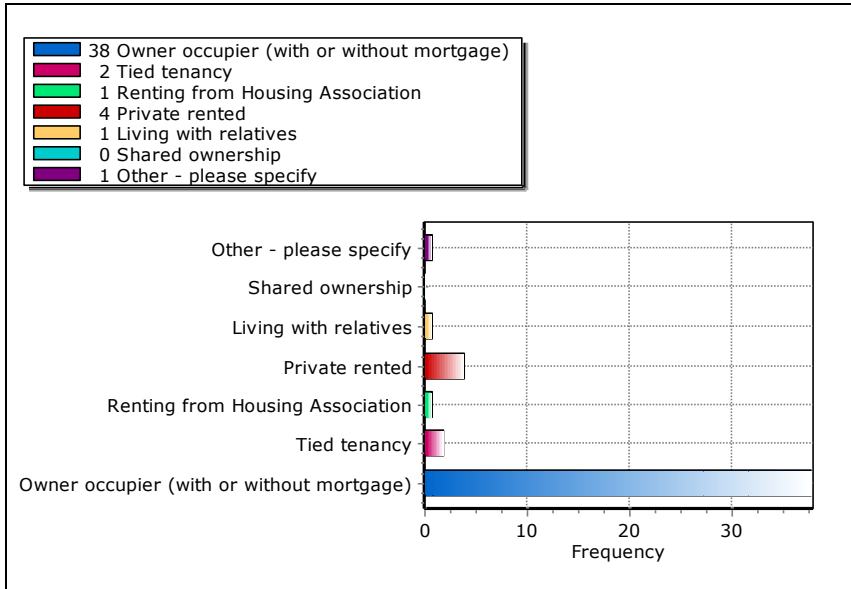
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

5. RESULTS

Section 1

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

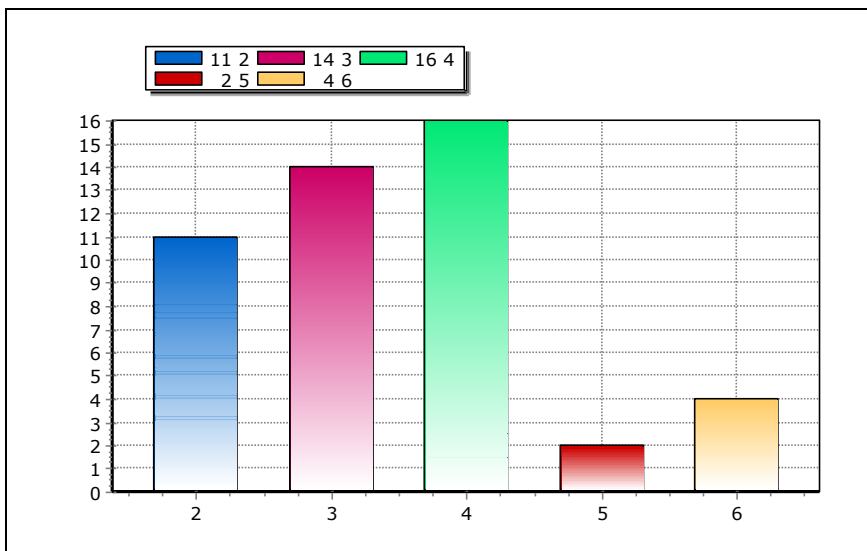
Question 1. What type of housing do you live in?



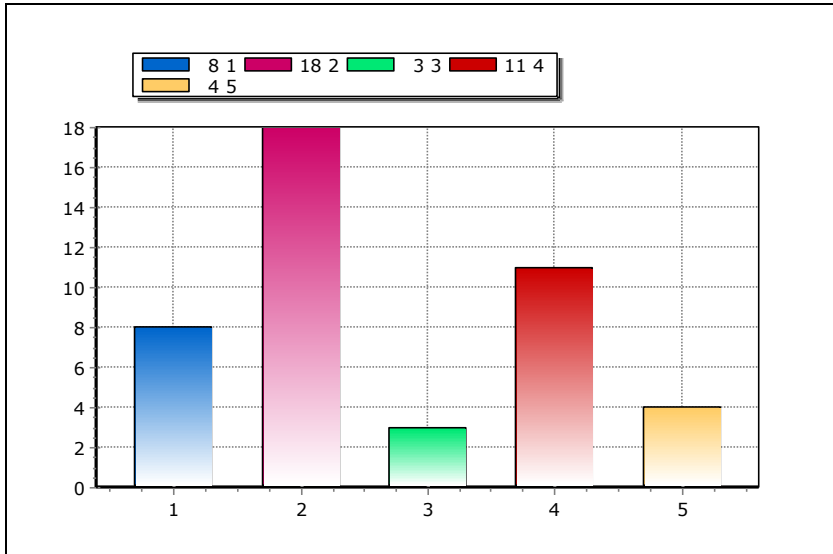
81% of respondents are owner occupiers.

Question 2.

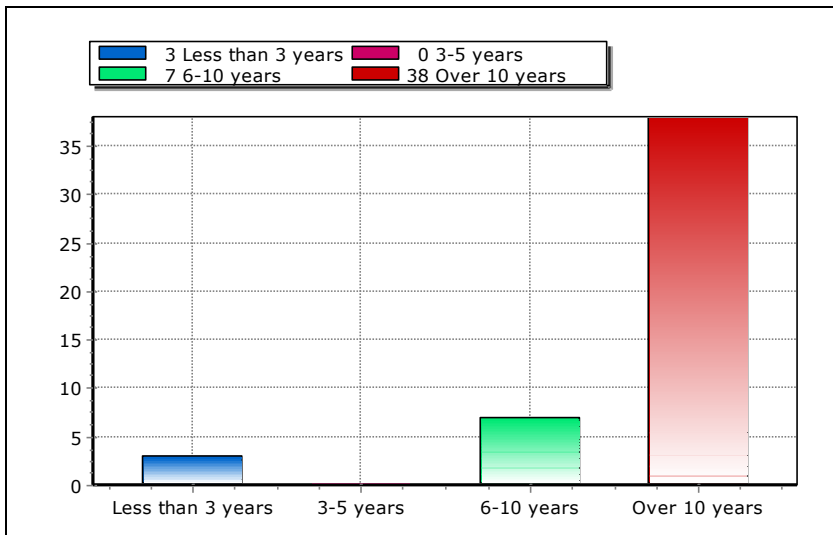
Number of bedrooms in your home?



Number of people that currently live in the property?

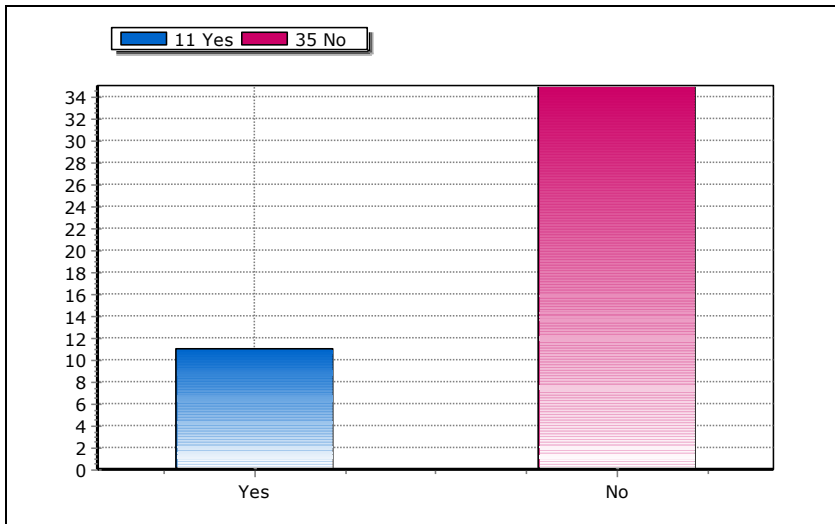


Question 3. How long have you lived in Fawkham?

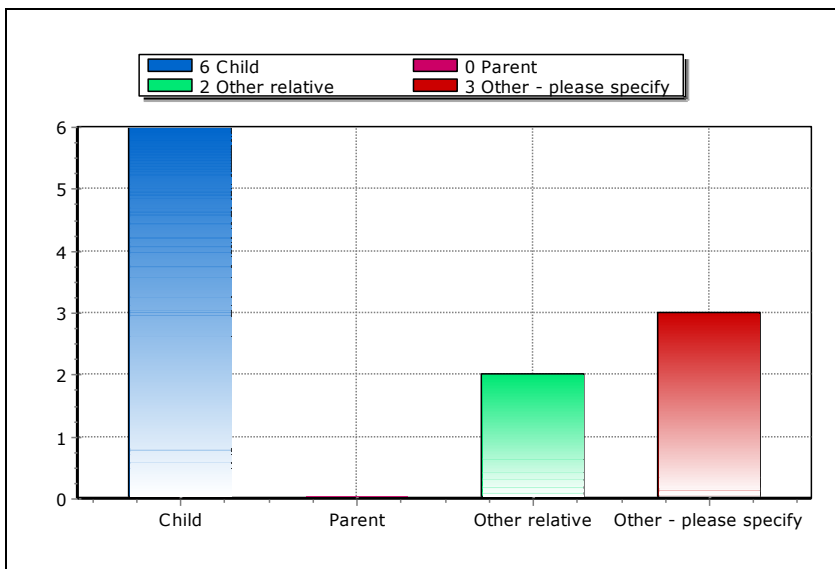


38 respondents (71%) have lived in the parish for over 10 years.

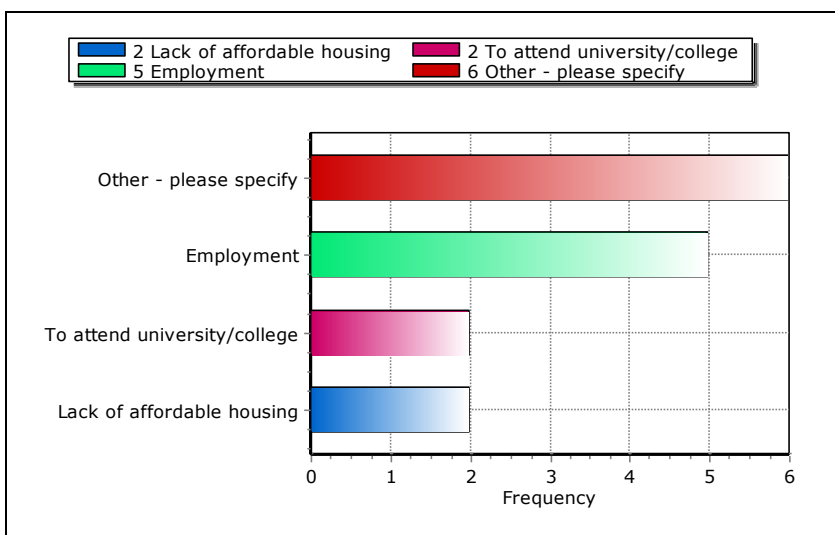
Question 4. Have any members of your family/household left Fawkham in the last 5 years?



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

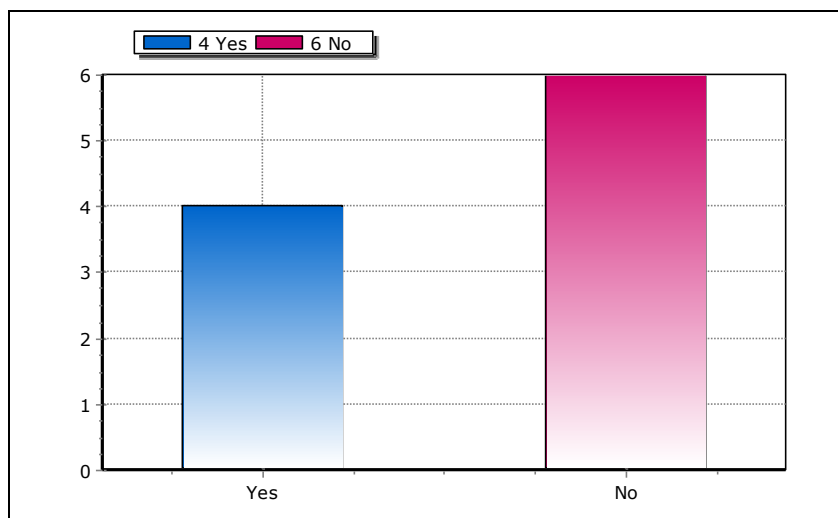


Question 6. Please indicate the reason why they left.

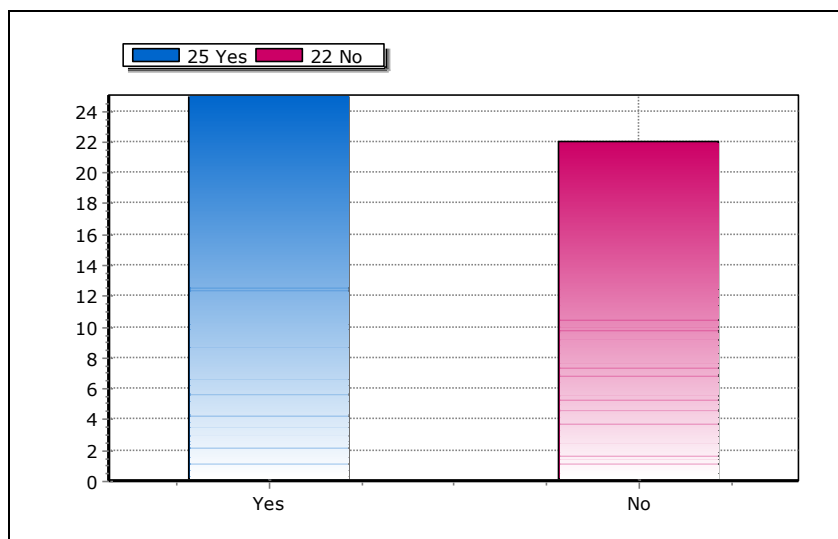


'Other' reasons include: wanting to move to a less rural area and relocation.

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



Question 8. Would you support a small development of affordable housing e.g. 6-10 homes if there was a proven need for people with a genuine local connection to Fawkham?



53% of respondents who answered the question (52% of all respondents) said they would support a development of affordable housing for local people.

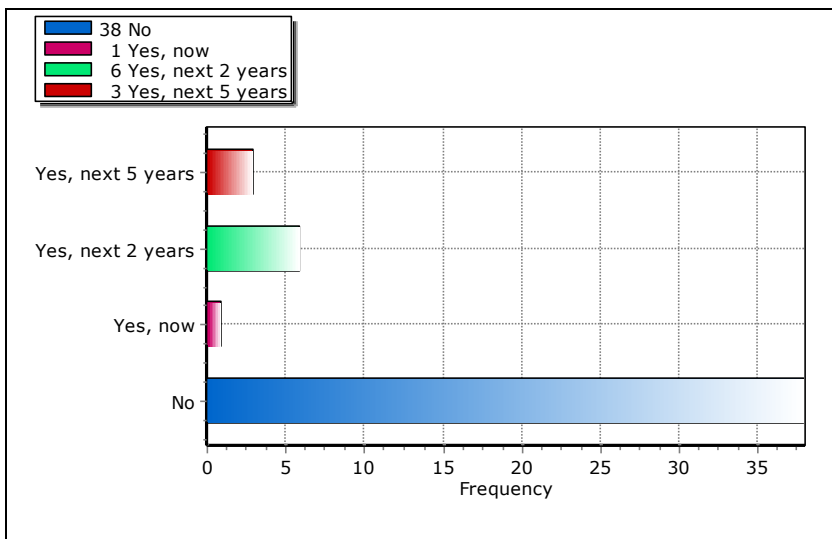
Question 9. Please use this space if you wish to explain your answer to Q8.

There were 30 responses to this question; a full list of responses can be found in Appendix F1.

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

There were 17 responses to this question; a full list of responses can be found in Appendix F2.

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

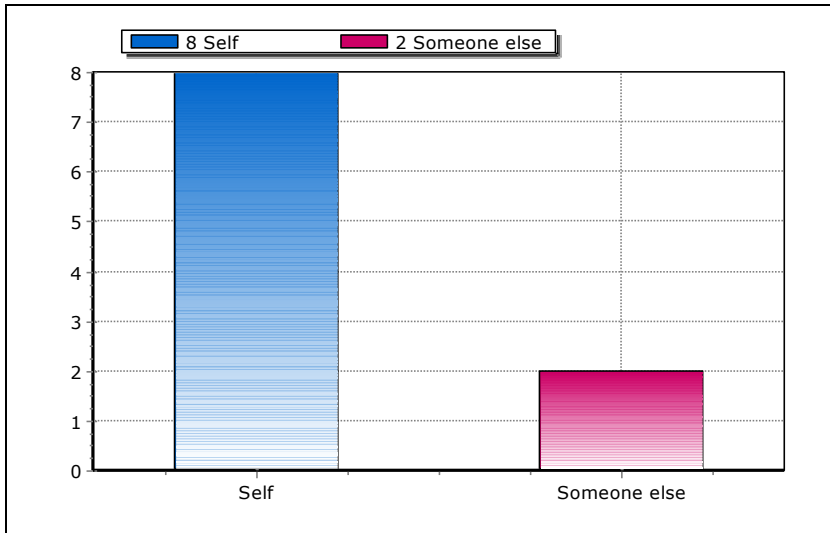


Section 2 – Housing Needs

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

10 respondents completed section 2

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

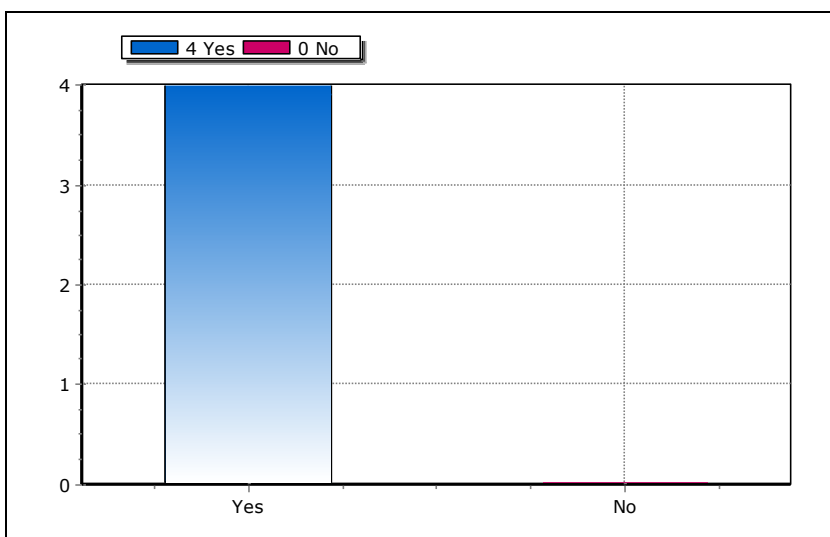


Question 13. If you are completing this form for someone else, please state their relationship to you and where they currently live.

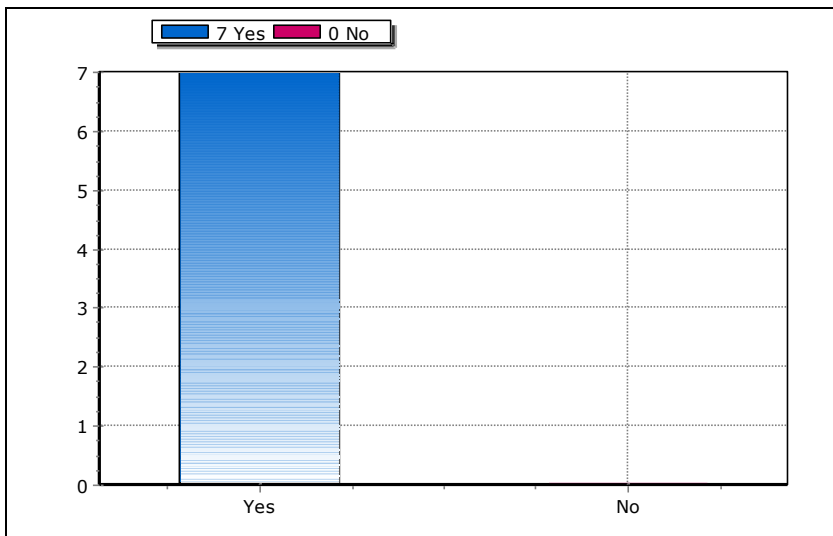
Respondents were mainly completing the form for their adult children living in the parental home or elsewhere.

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

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



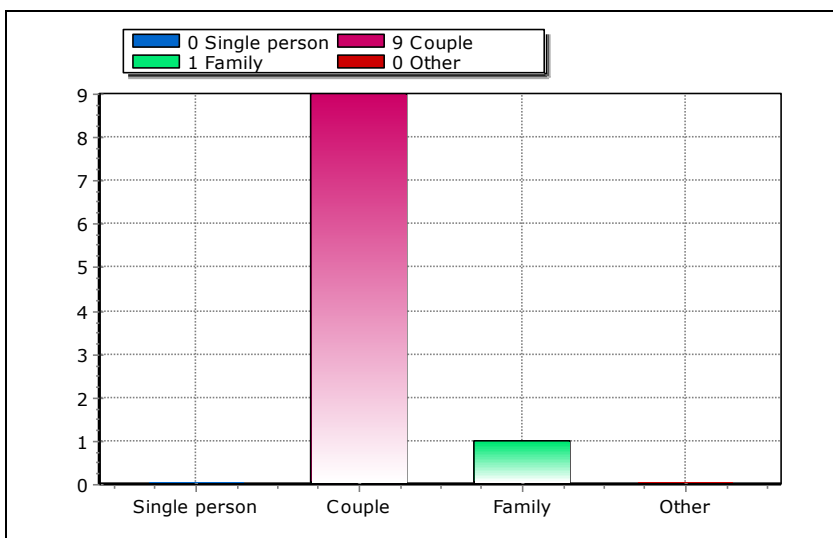
Question 16. If you live in Fawkham, do you wish to stay there?



Question 17. What is your connection with Fawkham? Respondents were asked to indicate all connections that applied to them.

| Local connection | FREQUENCY |
|--|-----------|
| I currently live in Fawkham and have done so continuously for the last 3 years | 7 |
| I have previously lived in Fawkham and have immediate family who currently live there and done so continuously for the last 10 years | 4 |
| I have lived in Fawkham for a total of 5 out of the last 10 years | 5 |
| I need to move to Fawkham to take up full time permanent employment | |
| I am in full time permanent employment in Fawkham | 3 |
| I am full time self-employed, and the majority of my work is in Fawkham | 1 |
| I provide an important service requiring me to live locally | 1 |

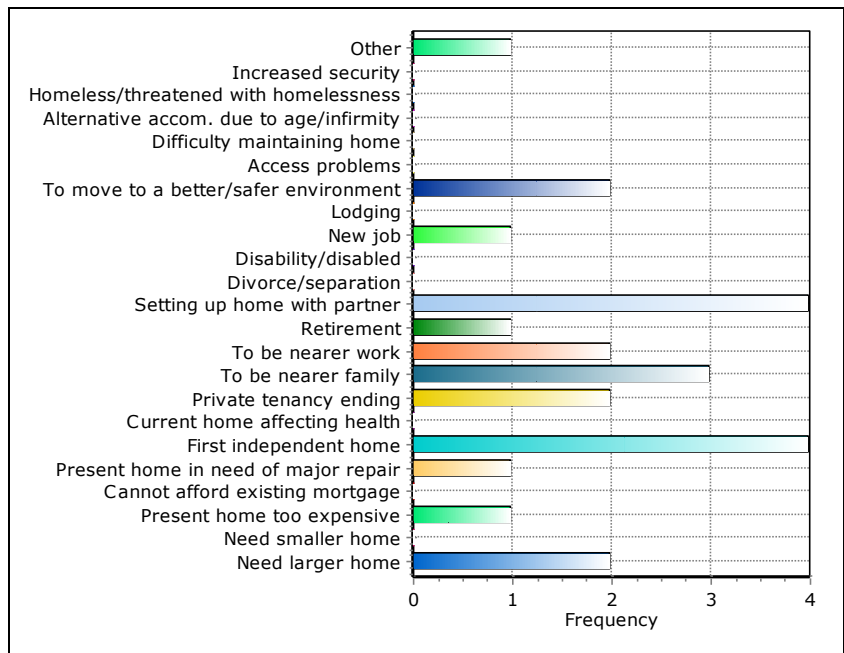
Question 18. What type of household will you be in alternative accommodation?



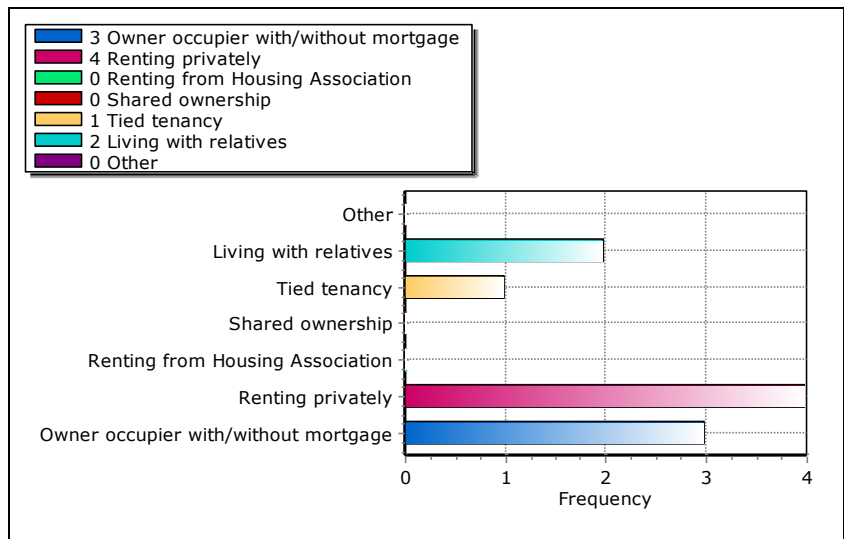
Question 19. How many people in each age group need alternative accommodation?

| AGE | 0 - 9 | 10 -15 | 16 - 19 | 20 -24 | 25 – 44 | 45 - 59 | 60 - 74 | 75+ |
|--------------|----------|----------|----------|----------|-----------|----------|----------|----------|
| Male | 0 | 0 | 0 | 1 | 7 | 1 | 2 | 0 |
| Female | 0 | 0 | 0 | 0 | 5 | 1 | 0 | 0 |
| Total | 0 | 0 | 0 | 1 | 12 | 2 | 2 | 0 |

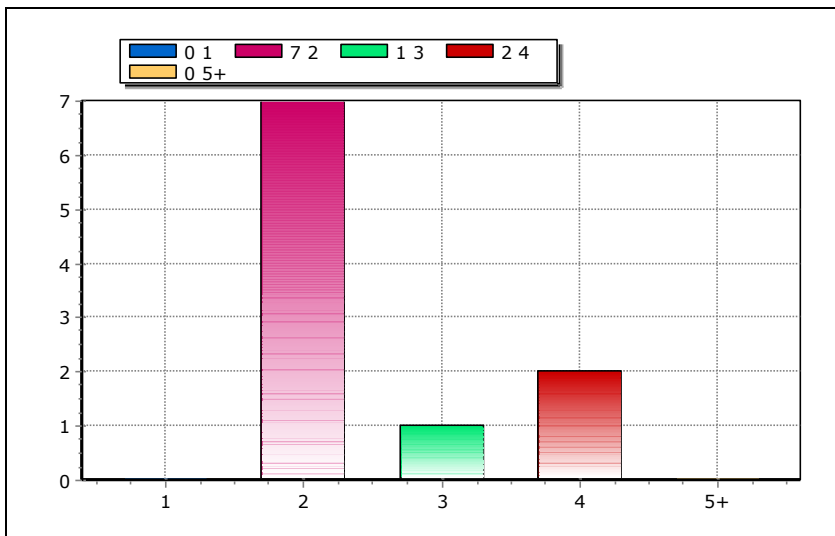
Question 20. Why are you seeking a new home?



Question 21. What is your current housing situation?



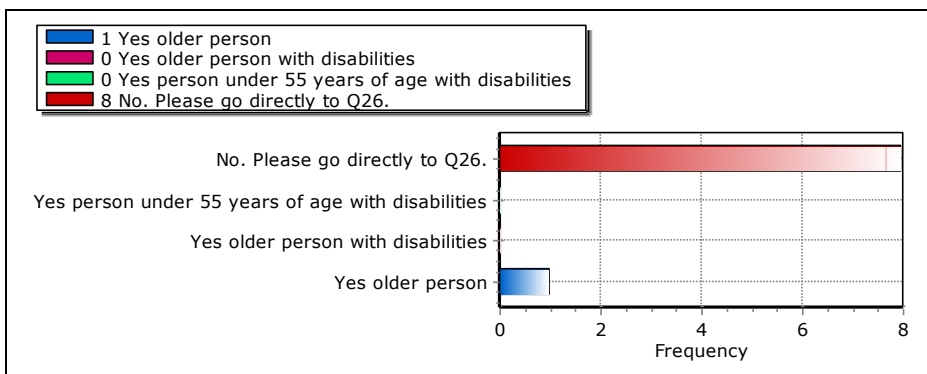
Question 22. How many bedrooms does your current home have?



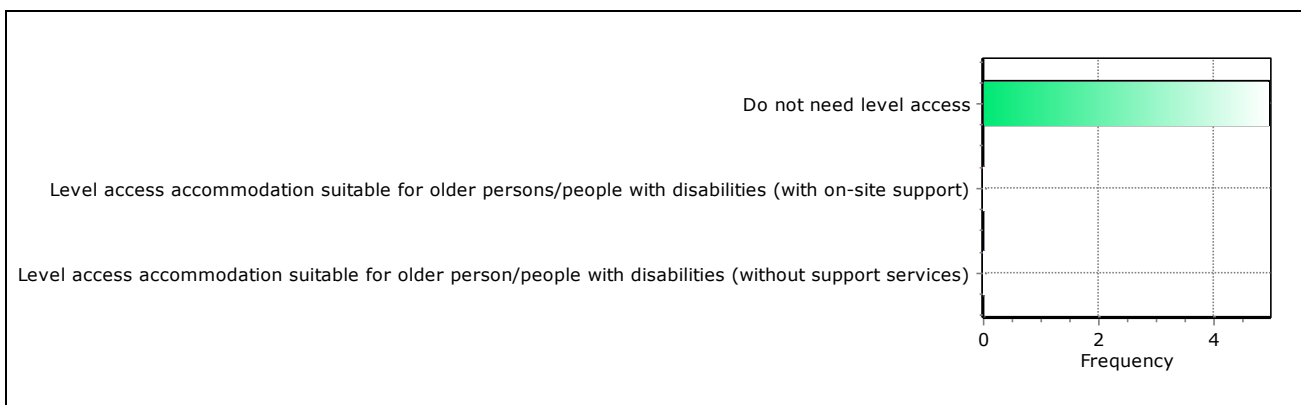
Question 23. Please tell us in your own words why you need to move and what prevents you from doing so.

There were 9 responses to this question. A full list of responses can be found in Appendix F3.

Question 24. Are you an older person or person with disabilities wanting to downsize/move to more suitable housing?



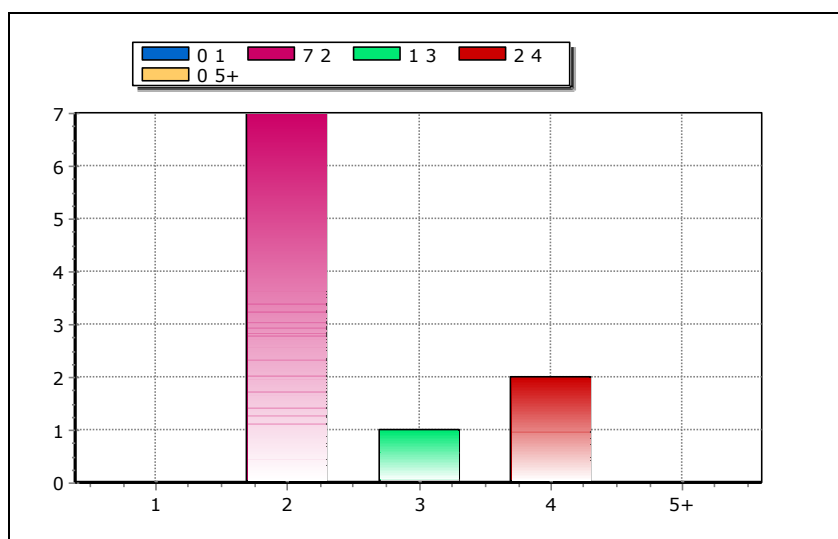
Question 25. What type of housing do you need? Only those respondents who answered Yes to Q24 were required to answer this question. The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.



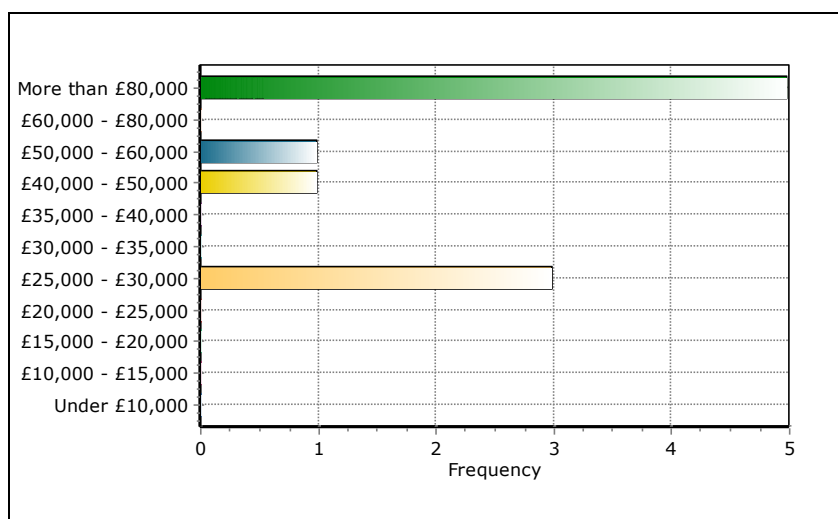
Question 26. Which tenure would best suit your housing need?

| Tenure | Frequency |
|--|-----------|
| Affordable Rented – rent is 50%-80% of open market rents | 0 |
| Shared Ownership – part rent/part buy | 1 |
| First Homes – homes for owner occupation by first time buyers, that are discounted in perpetuity | 6 |
| Self-Build | 4 |
| Owner Occupation | 1 |

Question 27. How many bedrooms will you need? The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need



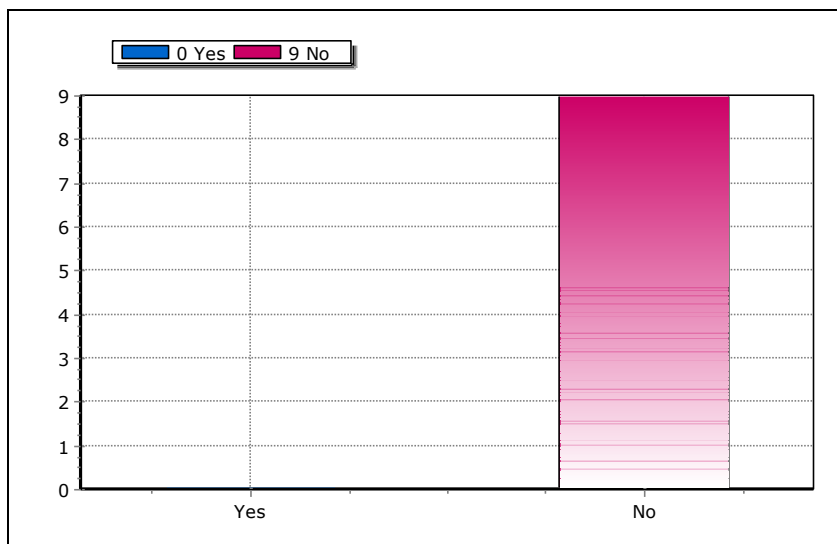
Question 28. Please indicate the total gross annual income of the household in housing need.



Question 29. How much money would you be able to raise towards buying your own home? The following answers were given:

- 1 x 30,000
- 1 x 150,000
- 2 x 250,000
- 2 x £100,000
- 1 x £400,000
- 2 x £500,000

Question 30. Are you registered on the Council's Housing Register or the Help to Buy 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

At the time of writing the report there were no properties for sale in Fawkham. Searches of www.rightmove.co.uk which markets property for a number of leading local estate agents, in February 2021, found the following cheapest properties for sale (under £500,000) within ¼ of a mile of Fawkham.

| Type of Property | Number of Bedrooms | Price £ |
|--|---------------------------|----------------|
| Bungalow link detached (West Kingsdown) | 3 | 455,000 |
| Period terraced (West Kingsdown) | 3 | 475,000 |
| Semi-detached chalet bungalow (West Kingsdown) | 4 | 475,000 |
| Detached bungalow (Longfield) | 2 | 475,000 |
| Terraced house (West Kingsdown) | 3 | 495,000 |

Property to rent

At the time of writing the report, no properties were available to rent in Fawkham, the nearest properties within 1/4 mile of the parish were found at Longfield:

| Type of Property | Number of Bedrooms | Price £pcm. |
|-------------------------|---------------------------|--------------------|
| Flat (Longfield) | 2 | 925 |
| Bungalow (Longfield) | 2 | 1,100 |
| Bungalow (Longfield) | 3 | 1,150 |

Household income required to afford current market prices

Using local information, the table below shows gross income level needed to purchase a property in the area. The figures are calculated assuming a 5% deposit and using 4.5 x gross income. Monthly repayment is based on a 2-year fixed standard with HSBC at 3.54% (January 2022) 25-year mortgage term and is calculated using HSBC's mortgage calculator.

| Type of Property | Price £ | Deposit (5%) | Gross Income Level | Monthly Repayment |
|-------------------------|----------------|---------------------|---------------------------|--------------------------|
| Link detached bungalow | 455,000 | 22,750 | 96,055 | 1681 |
| Period terraced | 475,000 | 23,750 | 100,277 | 2269 |
| Semi-detached bungalow | 475,000 | 23,750 | 100,277 | 2269 |
| Detached bungalow | 475,000 | 23,250 | 100,277 | 2269 |
| Terraced house | 495,000 | 24,750 | 104,500 | 2364 |

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). At the time of writing there were 3 properties available to rent within ¼ mile of Fawkham at Longfield.

| Type of Property | Price £ pcm | Approx. Gross Annual income £ |
|----------------------|----------------|-------------------------------|
| Flat (Longfield) | 925 | 37,000 |
| Bungalow (Longfield) | 1,100 | 44,000 |
| Bungalow (Longfield) | 1,150 | 46,000 |

Information provided by House of Commons Library property prices database states that the median value of properties in the Sevenoaks constituency is £409,950 and the median salary is £33,900 (September 2020). This means the average property costs over 12 times the average salary.

Affordable Rent

Affordable Rent properties allow landlords to set rents anywhere between current social rent levels and up to 80% of local market rents. The following table shows housing benefit levels (known as Local Housing Allowance (LHA)) for the High Weald Area. Sevenoaks District Council's December 2021 update to its Affordable Housing Supplementary Planning Document (SPD) requires homes to be provided at rents that do not exceed the relevant Local Housing Allowance, inclusive of service charges and fees. This is to ensure the homes are affordable to those reliant on Universal Credit/housing benefit.

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 | 673 |
| 2 bed | 847 |
| 3 bed | 1047 |
| 4 bed | 1296 |

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

| Property | Price £ pcm | Gross annual Income £ |
|----------|----------------|--------------------------|
| 1 bed | 673 | 26,920 |
| 2 bed | 847 | 33,880 |
| 3 bed | 1047 | 41,880 |
| 4 bed | 1296 | 51,840 |

Shared ownership

To give an indication of respondents' ability to afford shared ownership, levels of income and rent/mortgage have been taken into consideration on purchasing a 25% share of a property with estimated values of £210,000 for a 1 bed flat, £374,995 for a 2-bedroom mid-terraced house and £474,995 for a 3-bedroom house. Calculations are made using the Homes England's Target Income calculator and assume a 5% deposit of mortgage share.

The value of the 1-bedroom property is taken from information found on the Help to Buy Agent's website www.helptobuyagent3.org.uk. Values for the 2- and 3-bedroom properties are taken from new build properties found at Oakley Park, Edenbridge. Oakley Park is a recent new build development in the district.

| Property price £ | Share | Deposit Required £ | Monthly mortgage £ | Monthly rent £ | Monthly Service Charge | Monthly total £ | Gross Income required |
|------------------|-------|--------------------|--------------------|----------------|------------------------|-----------------|-----------------------|
| 210,000 | 25% | 2625 | 253 | 361 | 80 | 694 | 25,017 |
| 374,995 | 25% | 4675 | 451 | 643 | 80 | 1174 | 42,302 |
| 474,995 | 25% | 5937 | 572 | 816 | 80 | 1468 | 52,947 |

First Homes

The table below shows the amount of deposit and income required to afford this tenure. Sevenoaks District Council's local policy allows a 50% discount on a home and a household income not exceeding £56,250. The homes must not cost more than £250,000 at first sale. Calculations are based on a minimum 5% deposit. Gross income required is based on 4.5 x salary. The full market values used, are taken from new build properties found at Help to Buy and Oakley Park, Edenbridge (see above).

| Property price £ | Discounted price (50%) £ | Deposit Required 5% | Gross Income required |
|-------------------------|---------------------------------|----------------------------|------------------------------|
| 210,000 | 105,000 | 5,250 | 22,166 |
| 374,995 | 187,497 | 9,374 | 39,582 |
| 474,995 | 237,497 | 11,874 | 50,138 |

7. ASSESSMENT OF HOUSING NEED

10 surveys were returned to Action with Communities in Rural Kent by respondents who said they had a housing need.

This section further analyses the housing needs of respondents who completed the survey. At this stage, some respondents may be excluded because they do not qualify for affordable housing, they do not want to stay in Fawkham or did not complete sufficient information for an assessment of their need to be made.

1 respondent said they need a housing need now, 6 respondents said they have a housing need in the next 2 years and 3 respondents said they have a housing need in the next 5 years. (the older respondent is assessed in Section 8.2 p.23).

Assessment of the 1 household seeking housing now

This respondent was excluded for the following reason: they indicated that their household income is above £80,000. They are not an older household seeking owner occupation.

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

One respondent was excluded for the following reason: they indicated their total annual income is over £80,000. They are not an older household seeking owner occupation.

Assessment of the 4 households seeking housing in the next 2 years

Household type:

4 x couples

Current housing:

1 x owner occupier

2 x private rented

1 x other – house with employment role

Income:

3 x more than 80,000

1 x £25,000 - £30,000

Tenure wanted:

4 x self build

Deposit available:

1 x £500,000

1 x £400,000

2 x £250,000

Analysis of need:

4 x self-build

Assessment of the 3 households seeking housing in the next 5 years

Household type:

2 x couples
1 x family

Current housing:

1 x Living with relatives
1 x Tied tenancy
1 x Renting privately

Income:

1 x £25,000 - £30,000
1 x £40,000 - £50,000
1 x £50,000 - £60,000

Tenure wanted:

2 x first homes
1 x shared ownership

Deposit available:

1 x £30,000
1 x £100,000
1 x £150,000

Analysis of need:

2 x 2 bed first home
1 x 2 bed shared ownership

8. SUMMARY OF FINDINGS

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

8.1 Summary of the need for affordable housing

The survey has identified a need for 3 affordable homes for 2 couples and 1 family within the next 5 years. The respondents all indicated strong local connections to Fawkham and currently live in the parish.

7 respondents were interested in purchasing on the open market (4 were interested in Self Build only, 2 respondents were excluded please refer to Section 7 Assessment of Housing Need and 1 older resident wishing to downsize).

The 3 respondents in need of affordable housing are currently living with relatives, renting privately and are tenants in a tied property. The respondents are not registered on the Sevenoaks District Council Housing Register.

The 3 households say they require the following number of bedrooms: 1 x 3 bed, 2 x 2 bed. Actual size of the property that respondents are eligible for in terms of rented housing will depend upon the council's adopted Allocations policy and affordability/eligibility of shared ownership and first homes. See below:

Taking into account the council's allocation policy and eligibility criteria/affordability of shared ownership and first homes, the mix of accommodation that the respondent would be eligible for is:

First Homes

1 x 2 bed first homes (50% discount)

Shared Ownership

2 x 2 bed shared ownership

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

The survey has identified a need for 1 home for 1 owner occupier wanting to downsize/move to more suitable housing for their needs within the next 2 years.

The respondent currently lives in Fawkham and has a strong local connection to the parish. The household is not registered on the Sevenoaks District Council Help to Buy Register.

They wish to downsize to as their present home is too expensive and is in need of major repair.

The respondent wanted the following type of accommodation to purchase on the open market:
1 x 3 bed - does not require level access

9. APPENDIX F1

Question 10. Please use this space if you wish to explain your answer to Q8 and/or Q9

Fawkham already has too many houses. There are already plans to (increase) the village by 50% (100houses) so enough is enough.

The infrastructure does not support more housing. No public transport, doctors, dentist, shop in Fawkham Green.

There is a genuine need for affordable housing in this area.

No to Q9 is because there is no bus service.

The roads cannot cope with the amount of traffic at the moment, any further developments would cause gridlock and harm to the environment.

There are many people of pensionable age who wish to downsize but remain in the community, therefore a small development of targeted dwellings would be welcome. Similarly, a small development of affordable housing for young families from the parish should be considered if suitable sites can be found.

But only if built on brown-site areas.

Fawkham has enough houses.

We wouldn't have a problem with housing if it does end up benefitting the local community. As far as the elderly are concerned, I can't imagine it being the most suitable area for them due to the lack of public transport, no local shops and doctors' surgeries are full to overflowing! Even if green belt land was built on, the local infrastructure just wouldn't cope.

Fawkham is no longer the village - it is only home to many commuters - no large employment in the village.

Its hamlet, size makes it special. Adding to it will change the dynamics. No infrastructure so no good filling it with more folk when no buses etc.

Having lived near 'affordable housing' in the past, I know it attracts very undesirable people + behaviour. Fawkham does not need any development.

I've said 'no' with reservation. I am not totally opposed but it would depend on how big, where and what impact this would have on the surrounding area, roads etc.

Do not wish to spoil the rural environment currently enjoyed in Fawkham by property development.

No local amenities / public transport, heavy traffic all day.

Q8 - We have lived in a village before Fawkham where affordable housing was built, and the majority of the properties ended up being offered to people with no real connection to the village. Q9 - Plenty of housing suitable for older people in Bramblefields, Longfield.

I cannot afford to buy in Fawkham - houses are too expensive - I have a need for a bigger house as my children grow so am desperate for some to be built so I don't have to move

Fawkham is far too small and does not have the infrastructure or facilities to support any more people. This is a rural hamlet - no paths or lighting. Just a few insufficient details - no public transport, no shops, bad internet, low water supply.

Fawkham has only 1 road in and out and floods any further houses would be a big problem

Any sustainable sites that have good access to Longfield and utilise existing buildings.

Fawkham Valley is prime greenbelt and AONB the recent COP26 stated Britain has the least biodiversity is the least wooded and the least forested in all of Europe. Fawkham Valley is sacrosanct - there are more than enough new developments in close proximity.

People who wish to downsize need to leave Fawkham currently as no suitable housing.

Any sites where there is existing built form that could be sustainably developed into housing.

Area is unsuitable for older people, i.e., no shops, no buses, no pavements.

The outline planning consent for Salts Farm depot includes affordable housing and some could also be made suitable for older people if there is a need.

The affordable housing that is in Fawkham isn't looked after (West Kent Small Grains). More development will ruin the feel of the village and too remote for older residents.

Limited housing available which is affordable for young people, Fawkham and surrounding areas (Hartley/Longfield) have aged populations who acquired their homes when house prices were clearer.

Houses for local people. We need to look after the current and future generations. Most will only ever rent!

There is definitely not enough housing around this expensive area.

Too many developments locally already.

10. APPENDIX F2

Question 11. Please state any sites you think might be suitable for a small development of affordable housing and older persons housing in Fawkham.

The fields along Valley Road/infill in Fawkham on fields between current houses in this area

We need more affordable housing in this area

Nothing on greenbelt. Not the "Hartley" development of +1-4 years ago

The area near to the railway bridge towards Longfield. It used to be used for a bus garage.

not the fields - why ruin it!

Longfield, just before the bridge. Has all the amenities there.

Fawkham business park and Salts Farm

Using existing developed land to build flats/apartments, smaller housing? Not to convert green/brown land.

The only suitable site we can think of is in front of Small Grains or on one of the sites already agreed in the "Local Plan".

Just inside the railway bridge before Longfield. Anywhere that has unused buildings: old sheds/buildings.

Land next to pumping station, Fawkham Road.

Grange Park Farm.

By the railway bridge so near shops.

None. Salts Farm depot already has outline planning permission for 40% affordable housing, and we need to protect the greenbelt.

Corinthian sports club / land next to the station - walking distance.

Previously developed land with building.

The north side of Castle Hill.

11. APPENDIX F3

Question 24. Please tell us in your own words why you need to move and what prevents you from doing so.

I would like to live independently from my parents. However, properties are very expensive in this area, so this is currently not possible for me.

I need a bigger house (or more bedrooms) so my children who are different genders don't have to share a room, but I can't afford a 3 bed in Fawkham/there isn't much availability despite me & husband working as teachers.

Lack of availability of houses on the market.

In order to retire we will need to release equity in our property so ideally in 2-5 years.

I work full time in Fawkham, I live in London with girlfriend, we would like to move back to Fawkham if suitable family housing becomes available.

I want the long-term security of my own home within the parish of Fawkham. I am unable to afford property in Fawkham or local area. I was born in Fawkham and have lived here for 33 years.

Want a home for my partner and I to start a family. we are prevented as the housing is in low supply and is very expensive.

Grew up in Fawkham, want to settle there. Availability of housing is the biggest issue.

Our house is no longer suitable for us. We are prevented from moving because there is a lack of suitable affordable housing.

1st November 2021

Dear Resident,

Local Housing Needs Survey

Sevenoaks District Council has committed to undertake Local Housing Needs surveys in all parishes to assess whether there might be a need for “local needs” housing, so that residents who cannot afford to buy or rent locally, are not forced to move away. Such housing may also help those who have already had to move away make a return to their family support networks.

The surveys also aim to find out if there are older people or people with disabilities in the parish who would like to downsize and/or move to housing more suitable for their needs. This includes people who are owner-occupiers, as well as those with other current living arrangements.

Rosemary Selling, the Rural Housing Enabler from Action with Communities in Rural Kent, is assisting SDC by carrying out this survey. It will assess whether there is a need for a small scheme of local needs housing in our parish and gauge the level of local support any such scheme might have. Please be assured all personal information will be kept confidential.

This survey was last undertaken in 2015 and so the information is somewhat out of date. The results of this year’s survey will also provide useful information to feed into the Neighbourhood Plan which is being prepared for Fawkham. Once the results have been analysed, Rosemary will provide a summary report to the Parish Council and Neighbourhood Plan Steering Group, and this will then be publicly available.

Depending on the outcome of the survey, we may consider looking for suitable sites within the parish where we could build new local needs homes. If any new homes were to be built:

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

Please take a few minutes to answer the survey. We would like to know your views even if you do not need alternative housing, and you do not need to answer all the questions. If you have family members who live elsewhere but who would like to return to live in the parish, please make them aware of the survey: further copies for this purpose can be obtained from Rosemary (telephone: 01303 764645, or email: rosemary.selling@ruralkent.org.uk). If you have any other queries, please do contact Rosemary.

Please return your completed survey form in the Freepost envelope provided by **24th November**. It’s really important we hear from as many residents as possible, so that the results give us an accurate picture of whether there is a local housing need in the parish, and what the level of support is for such a scheme.

Thank you,

Laura Evans Chair, Fawkham Parish Council

HOUSING NEEDS IN THE PARISH OF FAWKHAM



Please complete this survey on behalf of your household.

SECTION 1

Q1. What type of housing do you live in? *Private rented* *Tied tenancy* *Living with relatives*
 Renting from Housing Association *Shared ownership* *Owner occupier (with or without mortgage)*
 Other - please specify _____

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 3 years *3-5 years* *6-10 years* *Over 10 years*

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

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 survey or request a new form by emailing rosemary.selling@ruralkent.org.uk or phoning 01303 764 645

Q8. Would you support a small development of affordable housing if there was an identified need for people with a genuine local connection to Fawkham Parish? *Yes* *No*

Q9. Would you support a small development of housing suitable for older people if there was an identified need for people with a genuine local connection to Fawkham Parish? *Yes* *No*

Q10. Please use this space if you wish to explain your answer to Question 8 and/or 9

Q11. Please state any sites you think might be suitable for a small development of affordable housing and older persons housing in Fawkham.

Q12. Do you or a member of your household or the household completing Section 2, 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 THE 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 765 645 or rosemary.selling@ruralkent.org.uk

Q13. Are you completing this form for yourself or someone else?

Self Someone else

Q14. 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.

Q15. It would be useful if you could provide your contact details, as we may wish to contact you again to advise you of local housing opportunities. **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: _____ Phone No: _____
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)

Q16. If you live outside the parish do you wish to return? Yes No

Q17. If you live in the parish do you wish to stay in the parish? Yes No

Q18. What is your connection with Fawkham Parish? Please tick all that apply

- I currently live in Fawkham and have done so continuously for the last 3 years
- I have previously lived in Fawkham and have immediate* family who currently live there and have done so continuously for the last 10 years
- I have lived in Fawkham for a total of 5 out of the last 10 years
- I am in full time** permanent employment in Fawkham
- I need to move to Fawkham to take up full time** permanent employment
- I am full time self-employed and the majority of my work is in Fawkham
- I provide an important service requiring me to live locally e.g. unpaid carer, school crossing patrol, etc.

*Immediate = mother, father, children or brother/sister. Extended family will only be considered if that relative has played an important role in the applicant's upbringing

**The applicant's place of work/service must be located in Fawkham Parish

Q19. What type of household will you be in alternative accommodation?

- Single person Couple Family Other _____

Q20. 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+

Q21. 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 New job
 Present home too expensive Need smaller home Divorce/separation Lodging
 Current home affecting health Private tenancy ending First independent home
 Setting up home with partner Need larger home Difficulty maintaining home
 To move to a better/safer environment Disability/disabled Cannot afford existing mortgage
 Alternative accom. due to age/infirmity Access problems Increased security
 Homeless/threatened with homelessness Retirement Other _____

Q22. What is your current housing situation?

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

Q23. How many bedrooms does your current home have?

- 1 2 3 4 5+

Q24. Please tell us in your own words why you need to move and what prevents you from doing so.

Q25. Are you an older person or person with disabilities wanting to downsize/move to more suitable housing?

- No. Please go directly to Q26.
 Yes older person Yes older person with disabilities Yes person under 55 years of age with disabilities

Q26. What type of housing do you need? Please tick any that apply.

- Level access accommodation suitable for older person/people with disabilities (without support services)
 Level access accommodation suitable for older persons/people with disabilities (with on-site support)
 Do not need level access

Q27. Which tenure would best suit your housing need? Tick any that apply

- Affordable Rented - rent is 50%-80% of open market rents* *Shared Ownership - part rent/part buy*
- First Homes - homes for owner occupation by first time buyers that are discounted, in perpetuity. Maximum price after discount is £250,000. NB. This would require a deposit of at least £25,000 plus other savings to cover the cost of moving*
- Self-build* *Owner occupation for homes designated for older people*

Q28. How many bedrooms will you need?

- 1 2 3 4 5+

Q29. Please indicate the total gross annual income (before tax) of the household in housing need (joint if a couple). Do not include housing benefit or council tax benefit.

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

Q30. How much money would you be able to raise towards buying your own home? This can include gifted money and/or equity from the sale of your current home.

Q31. Are you registered on the Council's Housing Register or the Help to Buy Register? Yes No

To be considered for Affordable Rented housing you must register on Sevenoaks District Council's Housing Register. If you would like to register contact Sevenoaks District Council on 01732 227000 or go to www.kenthomechoice.org.uk

To be considered for Shared Ownership you must be registered with the Help to Buy agent, please go to <https://helptobuyagent3.org.uk>

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

THANK YOU FOR TAKING THE TIME TO COMPLETE THIS SURVEY. PLEASE NOW RETURN IT IN THE FREEPOST ENVELOPE PROVIDED BY 24th NOVEMBER 2021