



Vigo Rural Housing Needs Survey

June 2017

**Tessa O'Sullivan
Rural Housing Enabler
Action with Communities in Rural Kent**

www.ruralkent.org.uk

Contents

Page

1. Executive Summary	3
2. Introduction to the Vigo Rural Housing Needs Survey	4
3. Background Information	4
4. Method	5
5. Results	6
6. Local Housing Costs	17
7. Assessment of Housing Need	20
7.1 Assessment of the need for affordable housing	20
7.2 Assessment of the need for housing for older households	28
8. Summary of Findings	34
8.1 Summary of the need for affordable housing	34
8.2 Summary of the need for housing for older households	34
9. Appendix V1 – Question 7 Comments	36
10. Appendix V2 – Letter to Householders and Vigo Rural Housing Needs Survey	44

1. EXECUTIVE SUMMARY

The Rural Housing Enabler (RHE) undertook a Parish wide survey in Vigo to ascertain if there are shortfalls in affordable housing provision within the Parish and also to examine the housing needs of older households within the Parish. This report provides overall information as well as analysis of housing need.

A survey was delivered to every household within the Parish in May 2017. Approximately 797 surveys were distributed with 239 surveys being returned, representing a 30% response rate.

Analysis of the returned survey forms identified that 98% of all respondents are owner occupiers. 81% of respondents have lived in the Parish for over 10 years.

For a first time buyer an income of £60,714 per annum and a deposit of £37,500 are needed to buy the cheapest property available within the Parish, which, at the time of writing the report, was a 2 bed end of terrace house for £250,000. This report uses a 15% deposit as a requirement to purchase a property; it is now possible to buy a property using a 10% deposit or lower but interest rates tend to be higher as would monthly repayments. To be able to afford to rent privately an income of approximately £38,000 is required for the cheapest property available which was a 2 bed terraced house for £950 pcm. Only two properties were found to rent privately in the area; there were no 1 bed houses or flats available.

A need for up to 10 affordable homes, for the following local households was identified:

- 3 single people
- 3 couples
- 4 families
- 6 of the households currently live in the Parish and 4 live outside but have local connections to the Parish

Our analysis has also identified a need for alternative housing for 7 older households:

- 4 single people
- 3 couples
- They are all currently owner occupiers and live in the Parish

2. INTRODUCTION TO THE VIGO RURAL HOUSING NEEDS SURVEY

Vigo is a village approximately 10 miles south of Gravesend in the Borough of Gravesham with a population of 2,065 (2011 Census). The nearest railway station is approximately 4 miles away in Meopham (34 minutes from London Victoria) and Ebbsfleet International railway station is 11 miles away. The village is situated in the middle of a chestnut wood at the top of the North Downs. Facilities in the Parish include a grocery store and off-licence, a newsagent and post office, a hairdressers, a village hall, a library, a primary school, a pharmacy and a public house.

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.

The RHE worked with Gravesham Borough Council to determine the format of the housing needs survey to be used in the Gravesham area; this was then sent to all Parish Councils in the Borough for consultation. It is intended that all the rural areas of the Borough will be surveyed on a rolling-out programme.

A survey was undertaken in the Parish to establish the level of need for affordable housing and for older households of any tenure.

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. The identification of potential sites e.g. infill sites, to meet the identified need would then be undertaken, preferably with the assistance of Vigo Parish Council.

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.*

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.

* Affordable Rural Housing: A practical guide for parish councils. December 2014. Rural Housing Alliance.
<http://ruralhousingalliance.net/wp-content/uploads/2016/07/ParishCouncilGuideFullReport.pdf>

On 23 July 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.[†] The Community Right to Build forms part of the neighbourhood planning provisions contained in the Localism Act 2011.

The RHE Programme, which is delivered in Kent through Action with Communities in Rural Kent (ACRK) – the Rural Community Council for Kent and Medway, is supported by Local Authorities across Kent and Medway including Gravesham Borough Council.

ACRK 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, ACRK has employed a RHE 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 local needs housing schemes. Once a partnership has been established between the Parish Council or community group, the chosen housing association and the local authority to develop a scheme, the independent role of the RHE helps to ensure projects proceed smoothly and to the benefit of the community.

4. METHOD

The RHE from ACRK posted a copy of the survey to every household in the Parish in May 2017.

Surveys were returned in pre-paid envelopes to ACRK. Copies of the survey were available for anyone to complete who had left the Parish and wished to return; they were held by the RHE. It was asked that completed survey forms were returned by 31 May 2017. All surveys received at ACRK by 31 May 2017 are included in this report.

Approximately 797 surveys were distributed with 239 returned by this date representing a return rate of 30%.

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

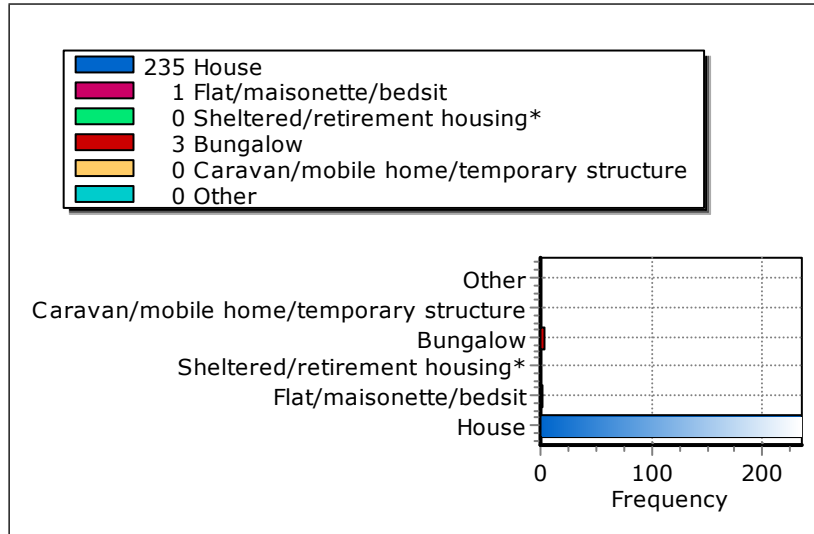
[†] <http://www.communities.gov.uk/publications/planningandbuilding/neighbourhoodplansimpact>

5. RESULTS

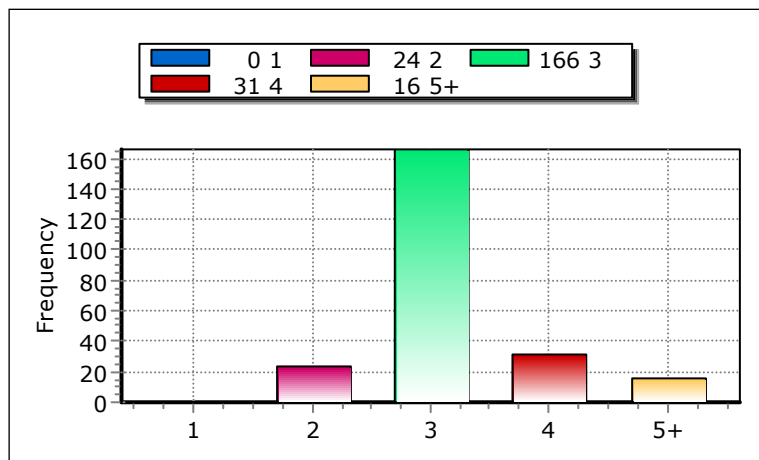
PART A

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

Question 1. How would you describe your home?*

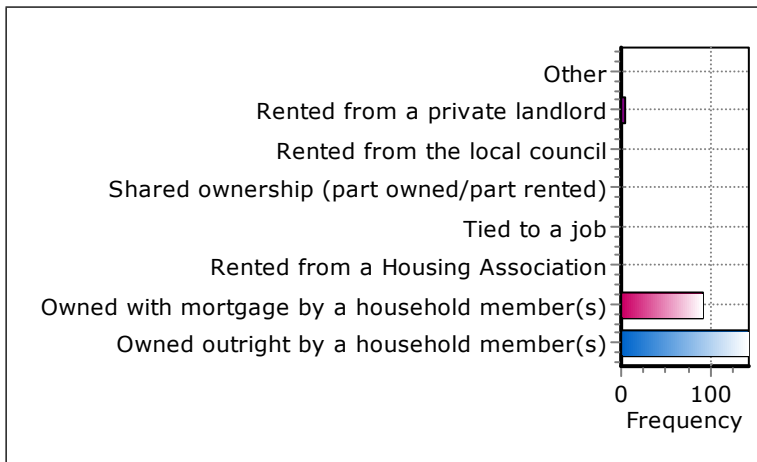


Question 2. How many bedrooms does your current home have?



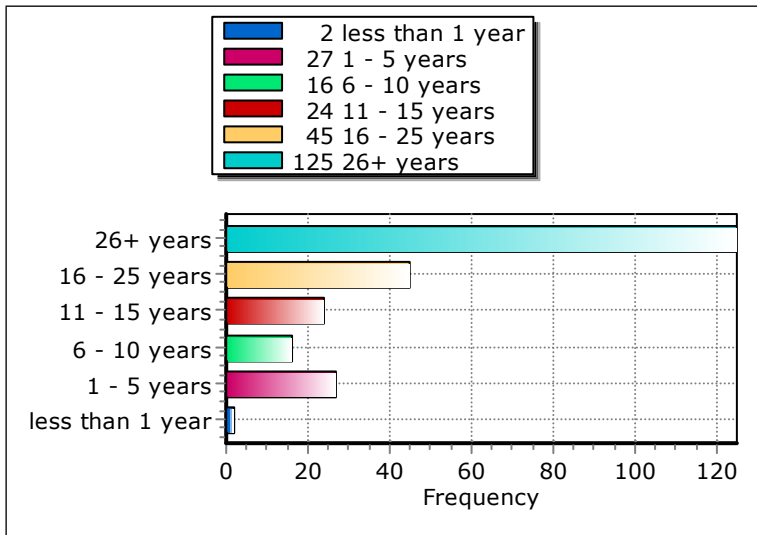
* Retirement housing includes Extra Care Accommodation which consists of purpose built accommodation in which varying amounts of care and support can be offered, and where some facilities are shared.

Question 3. Who owns your home?



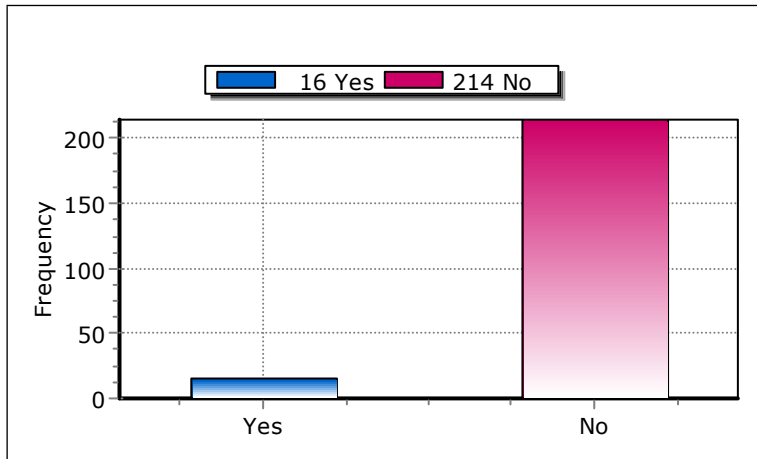
98% of respondents are owner occupiers; 60% own their homes outright and 38% have a mortgage.

Question 4. How many years have you lived in the parish?

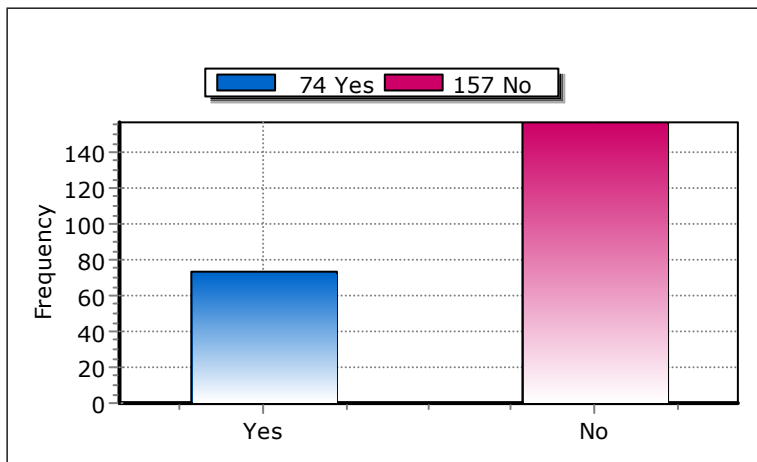


81% of respondents have lived in the Parish for over 10 years.

Question 5. Have any of your children/parents/brothers/sisters moved away from the parish in the last 5 years, due to difficulties in finding a suitable home locally?



Question 6. Depending on location, would you be in favour of a small development of affordable housing for people from the parish if there is a proven need?

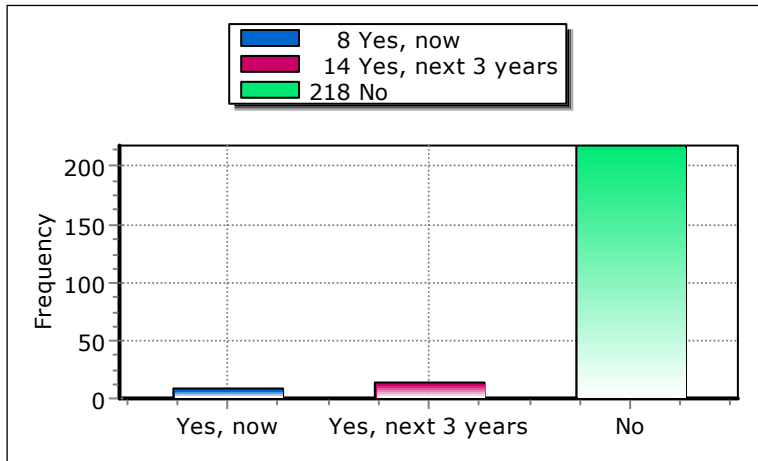


68% of respondents who answered the question (65% of all respondents) would not be in favour of a small development of affordable housing for people from the Parish.

Question 7. Please provide any further comments that you would like to make.

There were 132 responses to this question; a full list of comments can be found in Appendix V1.

Question 8. Do you or a member of your household need separate or alternative accommodation either now or in the next 3 years?

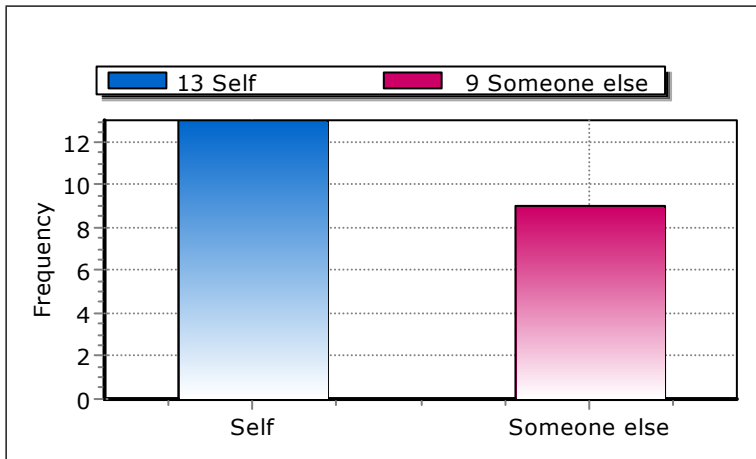


22 respondents (9%) said they have a housing need either now or in the next 3 years.

PART B – Housing Needs

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

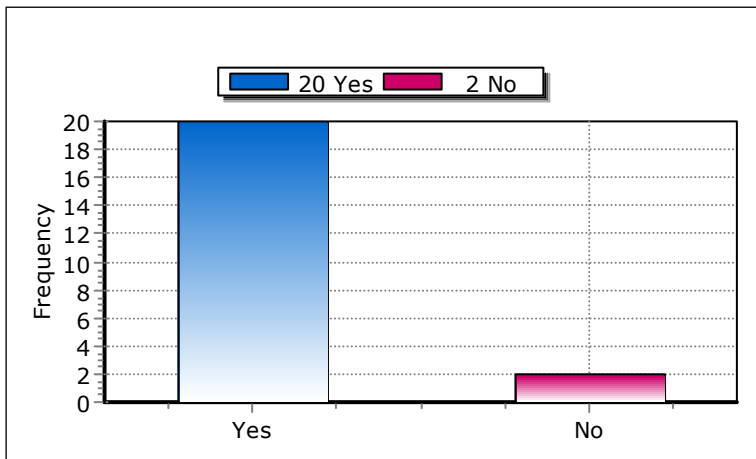
Question 9. Are you completing this form for yourself or someone else?



Question 10. If you are completing this form for someone else please state their relationship to you and where they currently live e.g. with parents, private renting etc.

Respondents who were completing the form for someone else were doing so for their adult children who were still living in the parental home.

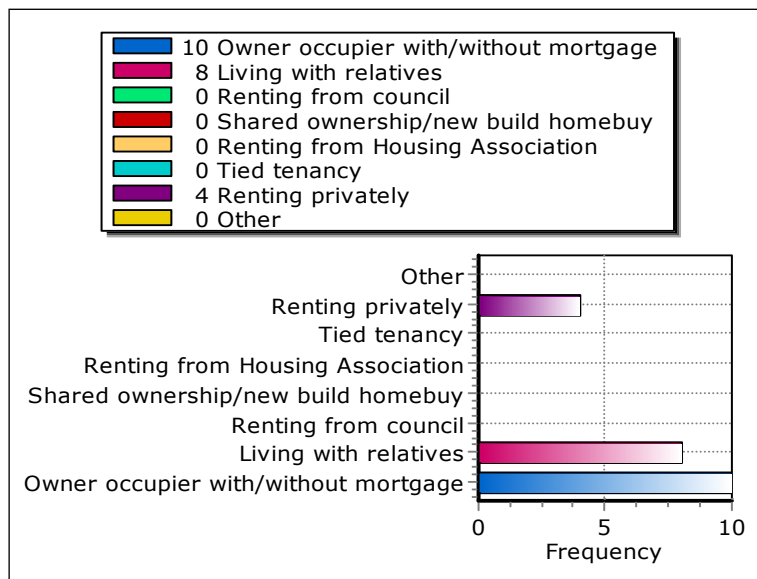
Question 11. Do you currently live in the parish?



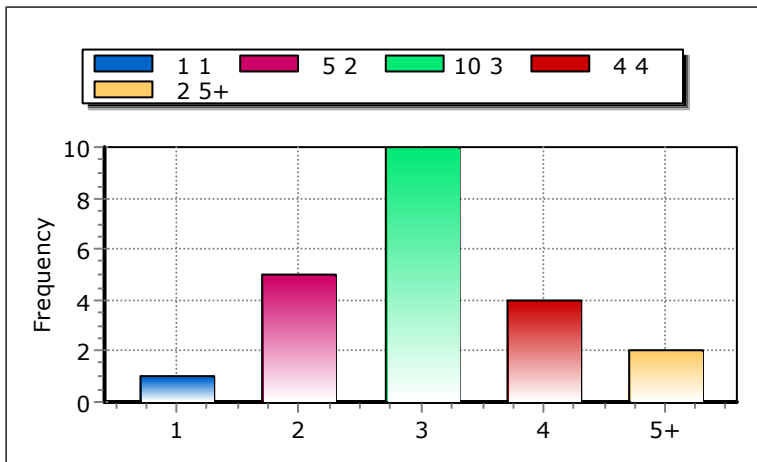
Question 12. What is your connection with the parish?

Local Connection	FREQUENCY
Currently live in the parish and have done so continuously for the last 10 years	16
Currently live in the parish and have done so continuously for the last 5 years	2
Do not currently live in the parish but have previously lived in the parish for 5 out of the last 10 years	1
Do not currently live in the parish but have close family who currently live in the parish and have done so continuously for the last 10 years	1
Do not currently live in the parish but have previously lived in the parish continuously for at least 10 years and, in my opinion, was forced to move away due to a lack of suitable accommodation	2

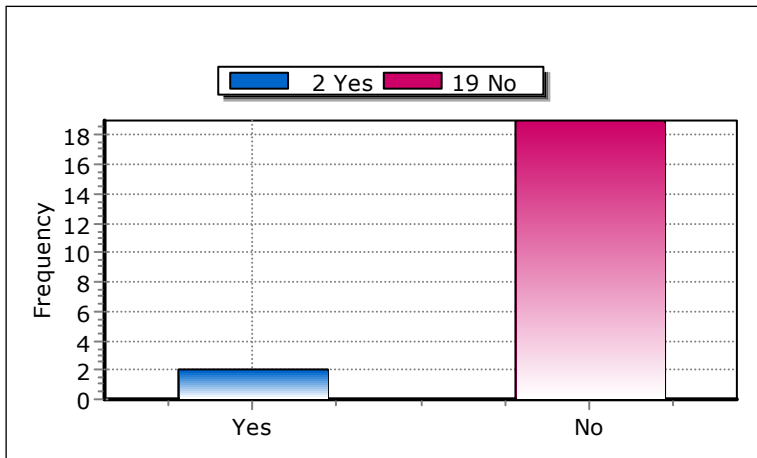
Question 13. What is your current housing situation?



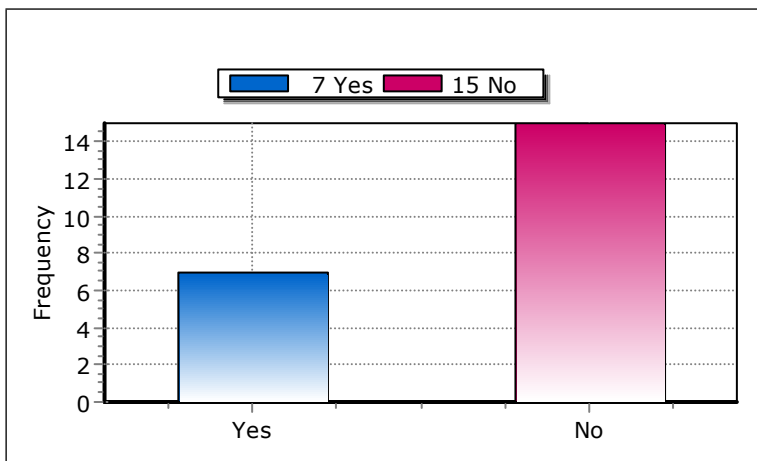
Question 14. How many bedrooms do you have in your current home?



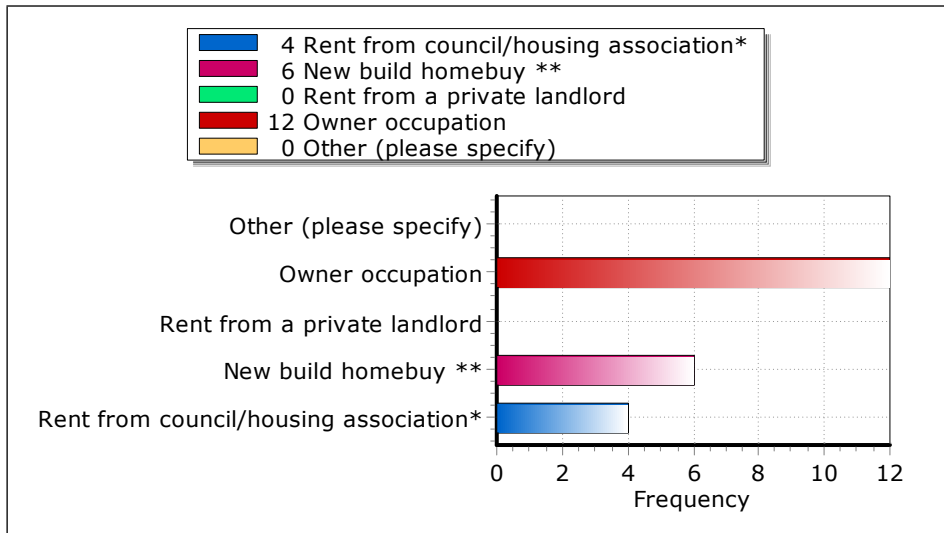
Question 15. Are you registered on the council's housing register?



Question 16. Are you an older person/household wanting to downsize/move to more suitable accommodation?



Question 17. Which of the following options would be most suitable for you in alternative accommodation?*



Question 18. Do you have any comments on the above options?

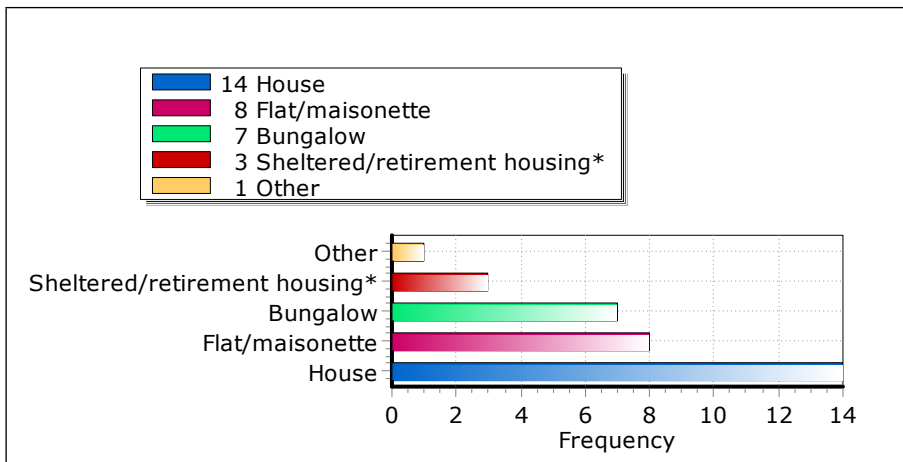
The following comments were made:

- Would like to buy, but can't get mortgage high enough;
- I had to move to privately renting as the Council refused me accommodation. I have two children;
- Build cheap houses that are adequate and are not rubbish;
- Already on housing list, also looked into Homebuy options;
- We would aspire to having some level of ownership of the property but this would require affordable owner/shared owner properties available.

* To be considered for this type of accommodation, you need to be registered on Gravesham Borough Council's Housing Register. Tel: 01474 564422.

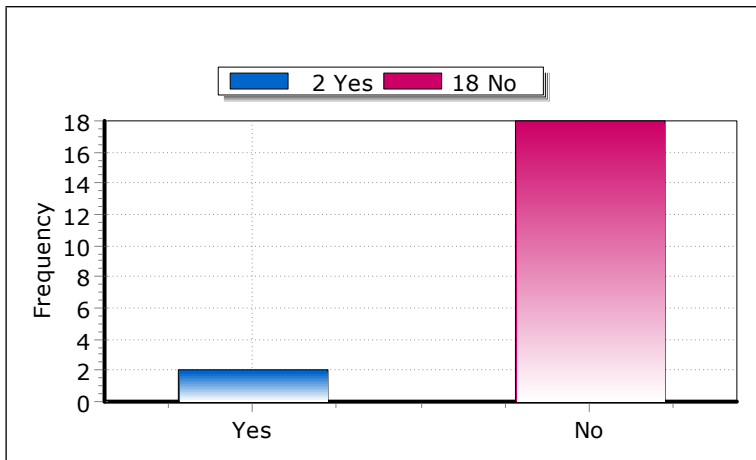
** Government scheme which enables people to buy a share in a newly built property (also known as shared ownership).

Question 19. What type of accommodation would meet your needs?*



The respondent who answered 'Other' said they wanted a static home.

Question 20. Do you have specific[‡] requirements?



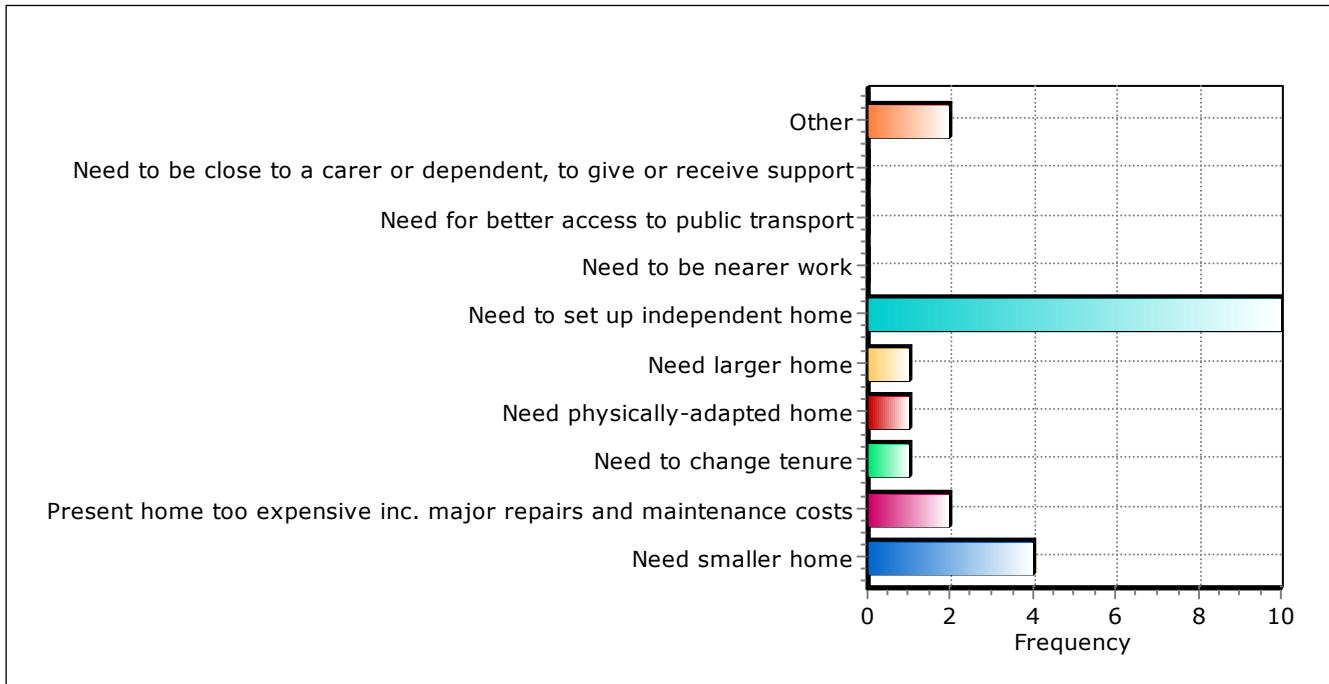
Question 21. If you answered 'Yes' to Question 20, please give details – 4 respondents gave the following answers:

- Limited mobility – difficulty with stairs;
- A 3 bed house, as I have 3 children I will need 3 rooms. I pay over £700 pcm and am on Housing Benefit as I work but my partner does not;
- My husband is disabled and unable to walk unaided;
- No specific requirements at the moment but sheltered/retirement housing should be built with wheelchair access and all other support for the disabled.

* Retirement Housing includes Extra Care Accommodation which offers independent living in a home of your choice with other services on hand if you need or want them.

‡ Layout & design adapted for access eg wheelchair access, ground floor etc.

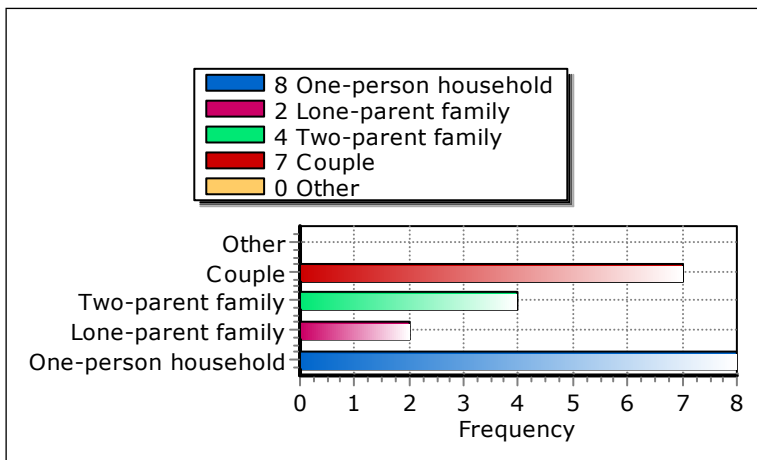
Question 22. Why do you need to move from your current home and what do you need in a new home?



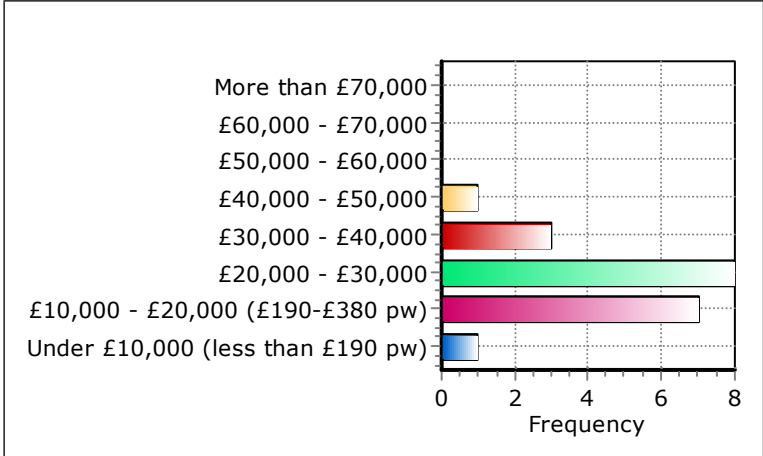
Question 23. Please indicate the number of people in each age group (male or female) needing to move

AGE	0-9	10-15	16-19	20-24	25-44	45-59	60-74	75+
Male	5	1	2	2	7	1	2	2
Female	1	1	1	2	5	2	4	2
Total	6	2	3	4	12	3	6	4

Question 24. What type of household will the new household become?



Question 25. Please indicate the total gross annual income (before tax) of the household in housing need (joint if a couple) Including benefits but not housing benefit or council tax benefit.



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 June 2017, showed the following cheapest properties for sale in the Parish; no 1 bed properties were found:

Type of Property	No. of Bedrooms	Price £
End of terrace house	2	250 000
Terraced house	3	290 000
Terraced house	3	317 500
Detached house	4	675 000

Property to rent

A similar search for rental property found only the following two properties to rent; no 1 bed properties were found:

Type of Property	No. of Bedrooms	Price £ pcm
Terraced house	2	950
Terraced house	3	1100

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 rate with HSBC at 3.69% (June 2017) 25 year mortgage term and is calculated using HSBC's Mortgage Calculator.

Type of Property	Price £	Deposit £ (15%)	Gross Income Level £	Monthly Repayment £
2 bed end of terrace house	250 000	37 500	60 714	834
3 bed terraced house	290 000	43 500	70 429	968
3 bed terraced house	317 500	47 625	77 107	1059
4 bed detached house	675 000	135 000 20% dep. required	154 286	2095

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 terraced house	950	38 000
3 bed terraced house	1100	44 000

In order to indicate affordability of the wider local area, using HM Land Registry data on house sales (www.mouseprice.com) and postcode area DA13 which lies within or includes part of the following towns, counties, localities, electoral wards and stations: Cobham, Downs, Gravesend, Hartley and Hodsoll Street, Istead Rise, Kent, Longfield, New Barn and Southfleet, Luddesdown, Meopham, Meopham North, Meopham South and Vigo, Northfleet Green, Shorne, Cobham and Luddesdown, Snodland West, Sole Street, South Street, Southfleet, Vigo, Woodlands, the average house prices in the last 3 months are:

1 bed properties £291,800
 2 bed properties £386,700
 3 bed properties £433,900
 4 bed properties £636,900
 5+ bed properties £797,200

To afford the average cost of a 1 bed property using the mortgage calculation previously shown, a salary of £70,866 would be required. To afford the average cost of a 2 bed property, a salary of £93,913 would be required.

Information provided by 'mouseprice' states that the average property in the DA13 area costs £474,000 with average earnings being £27,037. This means that the average property costs over 17 times more than the average salary. The source used by 'mouseprice' to assess price to earnings ratio is Calnea Analytics proprietary price data and earnings data – updated quarterly.

Affordable Rent

The Government has introduced changes relating to rents charged to new tenants of social housing from April 2011. Affordable Rent properties allow landlords to set rents anywhere between current Social Rent levels and up to 80% of local market rents. It is expected that Housing Benefit will support those on a lower income who are unable to pay Affordable Rents although this is not guaranteed.

As there are only 2 properties to rent in Vigo and little information available on rent levels in comparable adjoining areas, the following table shows Housing Benefit levels, known as Local Housing Allowance (LHA) for the DA13 area, North West Kent Broad Rental Market Area. These figures have been used to estimate Affordable Rent levels.

Size of Property	Affordable Rent Levels £ pcm
1 bed	540
2 bed	663
3 bed	756
4 bed	1082

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

Size of Property	Price £ pcm	Gross Annual Income £
1 bed	540	21 600
2 bed	663	26 520
3 bed	756	30 240
4 bed	1082	43 280

Shared Ownership

To give an indication of respondents' ability to afford Shared Ownership, levels of income and rent/mortgage have been taken into consideration on purchasing a 25% and 40% share of a property with estimated values of £210,000 for a 1 bed property, £295,000 for a 2 bed property and £335,000 for a 3 bed property. These values take into consideration prices found on the Help to Buy East and South East website in the area www.helptobuyese.org.uk and on www.rightmove.co.uk Affordability is calculated using the Homes England 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 £
220 000	25	5500	262	378	80	720	25 964
220 000	40	8800	420	303	80	803	30 579
285 000	25	7125	340	490	80	910	32 783
285 000	40	11 400	544	392	80	1016	49 614
335 000	25	8375	400	576	80	1056	38 029
335 000	40	13 400	639	461	80	1180	46 564

7. ASSESSMENT OF HOUSING NEED

This section is divided into two categories, the need for affordable housing and the needs of older households wanting to downsize/move to more suitable housing of all tenures.

7.1 Assessment of the need for affordable housing

7 people said they need affordable housing now and 8 in the next 3 years. At this stage, some respondents might be excluded if they do not want or are not eligible for affordable housing.

Assessment of the 7 households seeking housing now

One respondent was excluded because the only tenure they said they wanted was owner occupation.

The 6 households in need of affordable housing now are:

- 3 single people
- 1 couple
- 2 families

Single people – there were 3 single people.

Ages:

Age	Frequency
16-19	1
20-24	1
45-59	1

Current housing:

Current Housing	Frequency
Renting privately	1
Living with relatives	2

Current number of bedrooms:

No. of Bedrooms	Frequency
2	1
3	2

Registered on the Council's Housing Register:

Housing Register	Frequency
Yes	0
No	3

Tenure best suited:

Tenure	Frequency
Rent from Council/housing association	2
New Build Homebuy	1

Type of housing needed:

Type of Housing	Frequency
Flat/maisonette	1
House/bungalow	1
House/flat/maisonette/other (static home)	1

Specific requirements:

Requirement	Frequency
No	3

Reason for seeking new home:

Reason	Frequency
Need to set up independent home	2
Need to change tenure	1

Household's joint gross annual income:

Income £	Frequency
10 000 - 20 000	1
20 000 - 30 000	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 available; private rent, Affordable Rent, Shared Ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of Shared Ownership also depends on having the necessary finances.

Shared Ownership has only been assessed where a desire for it has been indicated.

Income £	No. of Respondents	Affordable Rent	Private Rent	Shared Ownership	Open Market
10 000 - 20 000	1	1 with HB	0	0	0
20 000 - 30 000	2	2	0	1 x 1 bed	0

It is assumed that respondents who cannot afford the Affordable Rent will be eligible for Housing Benefit.

Couples – there was 1 couple. The age of each household member was requested.

Ages:

Age	Frequency
16-19	1
20-24	1

Current housing:

Current Housing	Frequency
Living with relatives	1

Current number of bedrooms:

No. of Bedrooms	Frequency
4	1

Registered on the Council's Housing Register:

Housing Register	Frequency
No	1

Tenure best suited:

Tenure	Frequency
New Build Homebuy	1

Type of housing needed:

Type of Housing	Frequency
House/flat/maisonette/bungalow	1

Specific requirements:

Requirement	Frequency
No	1

Reason for seeking new home:

Reason	Frequency
Need to set up independent home	1

Household's joint gross annual income:

Income £	Frequency
10 000 - 20 000	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 available; private rent, Affordable Rent, Shared Ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of Shared Ownership also depends on having the necessary finances.

Shared Ownership has only been assessed where a desire for it has been indicated.

Income £	No. of Respondents	Affordable Rent	Private Rent	Shared Ownership	Open Market
10 000 - 20 000	1	1 with HB	0	0	0

It is assumed that respondents who cannot afford the Affordable Rent will be eligible for Housing Benefit.

Families – there were 2 families.

Ages:

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

Current housing:

Current Housing	Frequency
Renting privately	2

Current number of bedrooms:

No. of Bedrooms	Frequency
2	1
3	1

Registered on the Council's Housing Register:

Housing Register	Frequency
No	2

Tenure best suited:

Tenure	Frequency
New Build Homebuy/owner occupation/ rent from Council/housing association	1
Rent from Council/housing association	1

Type of housing needed:

Type of Housing	Frequency
House	1
House/bungalow	1

Specific requirements:

Requirement	Frequency
No	2

Reason for seeking new home:

Reason	Frequency
Need to set up independent home	1
Present home too expensive	2

Household's joint gross annual income:

Income £	Frequency
10 000 - 20 000	1
40 000 - 50 000	1

The respondents indicated at least one of the local connection criteria. They do not currently live in the Parish but have previously lived there.

One respondent is currently registered on Gravesham Borough Council's Housing Register.

The following table shows the respondents' ability to afford the various forms of tenure available; private rent, Affordable Rent, Shared Ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of Shared Ownership also depends on having the necessary finances.

Shared Ownership has only been assessed where a desire for it has been indicated.

Income £	No. of Respondents	Affordable Rent	Private Rent	Shared Ownership	Open Market
10 000 - 20 000	1	1 with HB	0	0	0
40 000 - 50 000	1	1	0	1 x 3 bed	0

It is assumed that respondents who cannot afford the Affordable Rent will be eligible for Housing Benefit.

Assessment of the 8 households seeking housing in the next 3 years

Four respondents were excluded from this final assessment because the only tenure all 4 respondents said they wanted was owner occupation.

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

- 2 couples
- 2 families

Couples – there were 2 couples. The age of each household member was requested.

Ages:

Age	Frequency
20-24	2
25-44	1
45-59	1

Current housing:

Current Housing	Frequency
Living with relatives	2

Current number of bedrooms:

No. of Bedrooms	Frequency
3	1
4	1

Registered on the Council's Housing Register:

Housing Register	Frequency
No	2

Tenure best suited:

Tenure	Frequency
New Build Homebuy	2

Type of housing needed:

Type of Housing	Frequency
Flat/maisonette	1
House	1

Specific requirements:

Requirement	Frequency
No	2

Reason for seeking new home:

Reason	Frequency
Need to set up independent home	2

Household's joint gross annual income:

Income £	Frequency
20 000 - 30 000	2

The respondents indicated one of the local connection criteria; one respondent currently lives in the Parish and one does not but has previously lived there.

The respondent is not currently registered on Gravesham Borough Council's Housing Register.

The following table shows the respondents' ability to afford the various forms of tenure available; private rent, Affordable Rent, Shared Ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of Shared Ownership also depends on having the necessary finances.

Shared Ownership has only been assessed where a desire for it has been indicated.

Income £	No. of Respondents	Affordable Rent	Private Rent	Shared Ownership	Open Market
20 000 - 30 000	2	2	0	2 x 1 bed	0

It is assumed that respondents who cannot afford the Affordable Rent will be eligible for Housing Benefit.

Families – there were 2 families.

Ages:

Age	Adult	Adult	Child	Child	Child	Child
Family 1	25-44	25-44	0-9 M	0-9 M		
Family 2	25-44		0-9 M			

Current housing:

Current Housing	Frequency
Private renting	1
Living with relatives	1

Current number of bedrooms:

No. of Bedrooms	Frequency
2	1
3	1

Registered on the Council's Housing Register:

Housing Register	Frequency
No	1
Yes	1

Tenure best suited:

Tenure	Frequency
New Build Homebuy	1
Rent from Council/housing association	1

Type of housing needed:

Type of Housing	Frequency
House/bungalow	1
House/flat/maisonette	1

Specific requirements:

Requirement	Frequency
No	2

Reason for seeking new home:

Reason	Frequency
Need to set up independent home	1
Other – need to be closer to son's school	1
Other – increasing rent prices mean my future in property is uncertain	1

Household's joint gross annual income:

Income £	Frequency
10 000 - 20 000	1
20 000 - 30 000	1

The respondents indicated one of the local connection criteria; one respondent currently lives in the Parish and one does not but has previously lived there.

The following table shows the respondents' ability to afford the various forms of tenure available; private rent, Affordable Rent, Shared Ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of Shared Ownership also depends on having the necessary finances.

Shared Ownership has only been assessed where a desire for it has been indicated.

Income £	No. of Respondents	Affordable Rent	Private Rent	Shared Ownership	Open Market
10 000 - 20 000	1	1 with HB	0	0	0
20 000 - 30 000	1	1	0	0	0

It is assumed that respondents who cannot afford the Affordable Rent will be eligible for Housing Benefit.

7.2 Assessment of the need for housing for older households

2 older households said they need alternative housing now and 5 in the next 3 years.

Assessment of the 2 households seeking housing now

The 2 households in need of housing now are:

- 1 single person
- 1 couple

Single people – there was 1 single person.

Age:

Age	Frequency
75+	1

Current housing:

Current Housing	Frequency
Owner occupier	1

Current number of bedrooms:

No. of Bedrooms	Frequency
3	1

Registered on the Council's Housing Register:

Housing Register	Frequency
No	1

Tenure best suited:

Tenure	Frequency
Owner occupation	1

Type of housing needed:

Type of Housing	Frequency
Sheltered/retirement housing	1

Specific requirements:

Requirement	Frequency
No	1

Reason for seeking new home:

Reason	Frequency
Need smaller home	1

Household's joint gross annual income:

Income £	Frequency
Under 10 000	1

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

Couples – there was 1 couple. The age of each household member was requested.

Age:

Age	Frequency
45-59	1
60-74	1

Current housing:

Current Housing	Frequency
Owner occupier	1

Current number of bedrooms:

No. of Bedrooms	Frequency
5+	1

Registered on the Council's Housing Register:

Housing Register	Frequency
No	1

Tenure best suited:

Tenure	Frequency
Owner occupation	1

Type of housing needed:

Type of Housing	Frequency
Bungalow	1

Specific requirements:

Requirement	Frequency
No	1

Reason for seeking new home:

Reason	Frequency
Need smaller home	1
Present home too expensive	1

Household's joint gross annual income:

Income £	Frequency
20 000 - 30 000	1

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

Assessment of the 5 households seeking housing in the next 3 years**The 5 households in need of housing in the next 3 years are:**

- 3 single people
- 2 couples

Single People – there were 3 single people.

Age:

Age	Frequency
60-74	3

Current housing:

Current Housing	Frequency
Owner occupier	3

Current number of bedrooms:

No. of Bedrooms	Frequency
2	1
3	1
4	1

Registered on the Council's Housing Register:

Housing Register	Frequency
No	3

Tenure best suited:

Tenure	Frequency
Owner occupation	3

Type of housing needed:

Type of Housing	Frequency
Bungalow	1
House/flat/maisonette/bungalow	1
Sheltered/retirement housing	1

Specific requirements: One respondent did not answer the question.

Requirement	Frequency
Yes	1
No	1

Details of specific requirements:

- Limited mobility – difficulty with stairs;
- No specific requirements at the moment but sheltered/retirement housing should be built with wheelchair access and all other support for the disabled.

Reason for seeking new home:

Reason	Frequency
Need for better access to public transport	1
Need smaller home	1
Present home too expensive	1
Other – may need smaller, sheltered facility in the future	1
Other – no stairs	1

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

Income £	Frequency
20 000 - 30 000	2

The respondents indicated one of the local connection criteria. They all currently live in the Parish.

Couples – there were 2 couples. The age of each household member was requested.

Age:

Age	Frequency
60-74	2
75+	2

Current housing:

Current Housing	Frequency
Owner occupier	2

Current number of bedrooms:

No. of Bedrooms	Frequency
3	1
4	1

Registered on the Council's Housing Register:

Housing Register	Frequency
No	2

Tenure best suited:

Tenure	Frequency
Owner occupation	2

Type of housing needed:

Type of Housing	Frequency
Bungalow/house	1
Sheltered/retirement housing	1

Specific requirements:

Requirement	Frequency
Yes	1
No	1

Details of specific requirements:

- My husband is disabled and unable to walk unaided.

Reason for seeking new home:

Reason	Frequency
Need smaller home	1
Present home too expensive	1
Need physically-adapted home	1

Household's joint gross annual income:

Income £	Frequency
10 000 - 20 000	2

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

8. SUMMARY OF FINDINGS

The Summary is in two sections; summary of the need for affordable housing and summary of the need for housing for older households.

8.1 Summary of the need for affordable housing

The Vigo Rural Housing Needs Survey has found a need for up to 10 homes for local people who are in need of affordable housing; they are 3 single people, 3 couples and 4 families.

6 of the households need housing now and 4 in the next 3 years.

The 10 respondents who are in need of affordable housing indicated strong local connections to the Parish; 6 currently live in the Parish and 4 live outside.

There are a total of 15 adults and 7 children in housing need.

6 respondents are currently living with relatives and 4 are renting privately.

The majority of respondents wanted a house or a flat/maisonette.

7 respondents said they need to move from their current home because they need to set up an independent home, 3 said their present home is too expensive, 1 respondent needs to change tenure and 1 wants to move closer to their child's school (respondents were able to indicate more than one reason).

In total, 6 respondents indicated an interest in New Build Homebuy. 4 of these households indicated the ability to afford a share of a property. More detailed analysis of their income, amount of deposit they have available and actual cost of the Shared Ownership property would be required to confirm affordability.

Taking into account Gravesham Borough Council's allocation policy and Help to Buy eligibility, the following size and tenure of properties have been identified:

Rented HA/Council

- 3 x 1 bed
- 3 x 2 bed

New Build Homebuy

- 3 x 1 bed
- 1 x 3 bed

8.2 Summary of the need for housing for older households

The survey has found a need for more suitable housing for 7 older households; they are 4 single people and 3 couples. They all currently live in the Parish.

2 households need housing now and 5 within the next 3 years.

All 7 households are owner occupiers.

The most frequently given reasons for needing an alternative home were the need for a smaller property and present home being too expensive; other reasons include the need for better access to public transport and the need for a physically-adapted home.

The 7 older households said they need the following type of housing:

- 3 x sheltered/retirement housing
- 2 x bungalow
- 1 x house/bungalow/flat/maisonette
- 1 x house/bungalow

9. APPENDIX V1 – QUESTION 7 COMMENTS

Question 7. Please provide any further comments that you would like to make (to Q6).

Moved here for the rural location. Would not want to see the area become any more built-up.

We see more and more 'small developments' ruining rural areas all over the country.

I have had personal experience of living in an area with part privately owned and housing association. It was not pleasant. A lot of problems with HA tenants.

We are OK.

We do not wish to lose any woods etc.

Would be nice to be able to rent a property in the village, where the rent doesn't take half my income.

Affordable housing will bring more undesirable people into the area and drag Vigo down with them. I would consider moving if this was to happen.

I would, as long as it doesn't change or spoil the beauty of where I live, and it was built in keeping with the surroundings.

I would be concerned that trees etc would have to be removed and they are important to me and one of the main reasons I love this area.

Housing associations have already been purchasing houses in the local community and there is a correlation between this and an increase in crime and anti-social behaviour resulting in deterioration of the community.

Affordable housing used to be available constantly in the smaller homes of Highview where we bought our first home. Unfortunately buy to let landlords have bought many of these houses and seem to have stunted the constant buying and selling of properties in the village. Unless safeguards are imposed, buy to let landlords could buy the new homes and not really solve the problem.

I probably selfishly want to keep the landscape as it is without ruining it with more houses.

Because extra housing without additional services such as schools and doctors is unsustainable.

Limited access into the village, no need for more traffic and pollution also, already problems with young anti-social behaviour - not need to increase numbers and worsen matters.

When the village parished in 2000 one of the conditions set by the Village Trust was for no further development of the village.

The Parish of Vigo is owned by the residents of Vigo which does not permit building new properties. It was agreed that they could build Highview which contains affordable housing provided all remaining land was given to the Vigo residents, there is therefore no land available for new buildings of any type.

When purchasing our property we were sure that a covenant protected the village against further building.

I believe the village would be spoilt and the character lost. There are more suitable sites such as the land at Culverstone Common.

If it were for the young in the Parish, not outsiders, otherwise the young would not be able to stay in their Parish and in contact with family and jobs.

There are no suitable sites without taking woodland which is what makes this village special and a great place to live.

Vigo is big enough as it is. Parking is already at a maximum; roads need resurfacing yearly. The school is already at maximum numbers. Vigo's unique selling point is that it does not feel like an estate, losing woodland areas will tarnish this beautiful village.

We have no need for any more houses on Vigo.

Agree if development built for young couples starting out.

Vigo Parish Council has just told us that it has shelved the Vigo Neighbourhood Development Plan because any new housing would have to be on community land and thus change the whole precept of Vigo as we know and love it. Could a housing association not buy up the less expensive (quite cheap in relative terms) existing houses as they become available and rent or part sell these?

Parish would become overpopulated; overcrowding would put further strain on already struggling resources and contribute to the demise of Areas of Outstanding Natural Beauty. Slippery slope. More traffic.

Absolutely against; there is no need/room for affordable housing and this need is fulfilled elsewhere i.e. Ebbsfleet.

Rural area which is the appeal to live here. Would not want additional building on green land.

The above answer is dependant not only on location but size and style of development. Also, how will parking be factored in for the extra housing - the lack of parking space is a very significant issue already?

In favour, providing it is for people of the Parish.

Affordable housing to be built in keeping with rest of village. Only for people that have lived in the Parish for 25 years.

This is in an AONB. Any further housing development would alter in a harmful way, a very beautiful place.

Rural areas like Vigo and Green Belt land must be protected at all costs. Ill-conceived development such as this are unnecessary with Ebbsfleet development so close.

I understand the demand and need for more affordable housing locally is of great priority and would fully support new developments and the release of some Green Belt land.

I am in agreement with a small development of affordable housing providing there are adequate services to cope.

If any more homes, would need better roads. More shops, schools. Parking already a problem.

It would be difficult to sustain extra houses because of the increasing needs - doctors/schools/shops etc. The covenants are there to protect the village and should not be changed under any circumstances.

Vigo was built in the 1960s as a private home development, we already have properties leased on the village and the upkeep and care has deteriorated - we need no more.

Plenty of Parish land suitable for development.

It is difficult to answer Q6 in isolation - it would depend on the type, size and location.

I will oppose any building in this area very strongly.

The Council should ensure all homes are habitable and inhabited before considering building new properties.

Any new building should be environmentally friendly and off-grid.

Too many rented properties already.

Don't want green space built on.

Our unbuilt-on land is all owned by the Parish Council who are bound to maintain it as open woodland/grass for all residents.

We moved from Gravesend to Vigo and the costs of living and working in Vigo preclude the usefulness of affordable housing in the Parish. Public transport links form an effective barrier to work and availability of many basic living requirements. In short you need financial resources to have a quality of life in Vigo.

All the land locally is Green Belt or country parkland.

Beautiful unspoilt area which would be spoilt by development. Retirement accommodation would be less intrusive.

They should build small 2 bed bungalows for older people who want to downsize to release larger homes for families.

At this stage, Q6 is far too vague to answer. Would depend not only on location but also size, design, price (affordability) etc.

As long as people are good, law abiding citizens and will not bring problems to the village.

If we thought they would truly go to Vigo residents young or old we may feel differently, but having worked for a developer who provided affordable housing amongst privately owned they became 'ghettos' and many were not maintained well with damaging effects for privately owned houses. Also, Croudace advertised the original site as 'privately owned'. One reason we chose Vigo.

I think that this is an excellent idea as long as the infrastructure is in place to support the extra properties and the properties remain affordable housing for villagers in the future.

I do not feel there is enough space in Vigo for any more development. Parking is a huge issue already for us and to introduce more residents would impact this further.

Need to keep the village the same size, already get queues on A227 locally and would spoil the rural setting.

Moved to Vigo because of quiet rural location and no proposed plan to build additional housing.

Wasn't aware that there is any available land in Vigo suitable for being built on. NO building permitted on wooded Parish land.

The only reason this has come about is because the Government says that 'x amount of housing needs to be built.' The whole system is flawed and doesn't work. Stop so much immigration.

Having paid a premium to live in this lovely village, I fail to see why I should have to share it with subsidised housing.

There is no obvious space in the village without cutting down trees.

I think the village is the right size for the amenities we have and do not think it would be viable if made bigger.

Please look at the Vigo Neighbourhood Plan completed just before Xmas 2016 which took a considerable time to complete and was thrown out by Government as there were not defined suitable sites. Vigo is a private housing estate sited in a woodland setting. If a housing development were to be located here it would have to be found on woodland community land within the village and would cause considerable opposition by residents.

Yes, as you get older you do need to downsize but I don't think you could do it here.

In reply to Q6 it all depends on the location.

Local doctors and schools are already stretched and additional housing will make matters worse.

Traffic problems, over crowded, parking.

Vigo is not a suitable location for affordable housing - no suitable sites, inadequate public transport. The area is already starting to become run-down; with social housing it is likely to become worse as generally these people have no concern about how they live.

I would like the properties if built to be offered to those who have lived in the village first, like young people of residents and older people who wish to live here and want to downsize

When Croudace completed the houses in Highview it was on the understanding there would be no further development. There is no land for further development.

Not sure about Q6, think it has to be really thought out i.e. transport, doctors, parking, all the usual amenities, schools etc.

When I purchased my property, I was assured by the developer and my solicitor that a covenant was in place to prevent any such development in the future other than that already planned for at the time, and formed a large part of my decision to purchase.

Not only need affordable housing, but retirement homes for older people to downsize to.

Reluctant to give a 'blank cheque' 'Yes' to Q6. In the right circumstances, we would agree to a small development though.

Village has always flourished due to the interconnecting green spaces and we should not lose any of these. As families mature, parking for vehicles is an issue. If more housing is required locally then extend the boundary of the village eastwards by Vigo Rugby Club and do so on a similar village layout.

More beautiful trees felled. Another concrete jungle. The village would lose its uniqueness. No, no, no.

The covenant we signed when buying our property as with all Vigo homeowners, prevents development on community land.

Concerned about 'small', 'affordable' and people 'from the parish'. Not defined and not guaranteed. What about impact on infrastructure.

Not on Parish land.

I would not be in favour of any additional development in the Parish as the area is very crowded, with busy roads and minimal amenities.

Local amenities and transport do not support further development of housing.

I recently moved from London to Vigo to escape the vast amount of housing development and overpopulation.

This is very dependent on location and the housing which you will build and who it is for. More information needed.

The Parish is already busy enough with the current housing level. The roads are too narrow for more traffic and parking a nightmare. The rural location is what most of us live here for and the possible clearing of more land would be devastating.

We would not be in favour of development in Vigo. We moved here for the open space and trees. Parking and amenities are already overstretched.

I own a small house but would like to have a cloakroom (toilet) downstairs.

One of the main reasons for buying our house in Vigo was access to the woodland and we would be strongly against any of the woodland being built on.

Not enough parking for residents as it stands at the moment. Parking is horrendous and not helped by allocated parking behind houses not being lit and up-keep is poor. Hence parking in the road and causing major obstructions.

As a small community and still growing I feel there is not much space for building or parking.

The reason we moved to Vigo 25 years ago was because of the woodland around the village, more housing would remove the woodland and the views and wildlife.

Have lived in a rural location on and off for many years, my son is now at a school there so being able to live affordably there as well would be perfect for my family.

We do not have enough parking space as it is, more housing will create more parking problems.

The housing/houses (2 bedroomed) are affordable by comparison to other local places. This is a rural community and I would be very opposed to further development. We already have DSS tenants in Vigo.

We have poor transport facilities.

Vigo already has affordable housing. New affordable homes should be on brownfield sites close to people's work i.e. Gravesend. It is nonsense to place people in Vigo who can't afford to live here. How are they going to be able to afford transport costs etc?

There are already several areas around that have been destroyed by development. Extending these areas would have less of an effect on the environment than damaging protected Vigo.

We feel that Vigo already has enough affordable properties and building more within the village footprint will affect the reason Vigo is such a nice place to live. Also there should be more use of sites in and around Gravesend so as to help keep the town busy.

You will spoil the area if you infill the woods, gaps and green field parts of the village.

It's overcrowded now and no parking, poor access, too many big vans.

This is in an Area of Outstanding Natural Beauty. It has lots of areas of woodland between houses. The habitat is important for British wildlife.

Will any houses be DSS?

1. I would support this initiative but would not want to see Green Belt areas or woodland areas used for this purpose. 2. I hope that a link to the community would be a pre-requisite for possession to be provided.

Large garden.

Only if they were bought outright or mortgage.

As stated, for people downsizing or small homes, this should be possible. Homes previously rented out by housing associations in Highview were not successful for the village as they were not kept in good repair or the majority not even clean.

No room for development in Vigo. Traffic and parking already an issue. Vigo needs to remain an outstanding area of natural beauty it already is.

Doctors and hospitals cannot cope. Parking in Vigo is almost impossible in some areas with cars parked on green land and pavements.

Clear priority should be given to children of Parish residents or older residents wishing to downsize.

Affordable housing would suggest a need for a good public transport service, which this Parish does not have.

One of the reasons we moved here was for the trees and space. We do not want that taken away.

Our green spaces are important for air quality, wildlife and our own mental and physical health. Once gone, gone for good. If this scheme goes ahead, there will be some adults living there of working age on benefits, possibly with lots of children. There is enough trouble here from badly behaved children without adding to the problem.

Don't want homes squeezed in 'willy-nilly'.

I would like to see more mid-priced semi-detached style housing for people who want to move up from a terrace, without having to leave the Parish.

The roads are already overcrowded. Doctors can't cope, schools are full. To build more housing is stupid and to be honest most if it would not be for Vigo residents.

No room for further development in the Parish.

Low rise accommodation needed for downsizing for elderly.

Devalue existing properties.

I do not favour social housing in Vigo. The Borough is large enough to find another suitable site. In some cases social housing tenants ruin areas.

It would be good to have some Help to Buy homes in the area and some more retirement/sheltered accommodation.

Affordable housing for older people too, maybe sheltered housing site.

We have seen the affects that can happen to the village with the addition of the Country Park with on street parking, noise and disturbance during day and night at unsocial hours. Parking is very bad.

This is an area of outstanding beauty and as such I have no wish to see more of it lost to developers.

I wouldn't like to see our beautiful woodland cut down though.

The main reason that we bought our property in Vigo was because of its quiet and beautiful location. We love the fact that we are surrounded by trees. We certainly do not want to see this disappearing to make room for more houses.

It's about time that some of the people living in Vigo woke up to the real world and the desperate need of people wanting to find houses to live in.

We moved to Vigo 50 years ago and would not like to see any further development which changed the rural and wooded aspect of the village.

It is a natural cycle of any village/town for older people to die eventually and young people to move away and seek a life. They may return. Houses are always for sale.

Not on community land.

I would like to buy, keep very close to my children's school etc. We are happy here. My rent is £1,150 and as a single working parent it's tight.

If any further development is contemplated it should be scattered throughout the village and not placed adjacent to the most densely populated areas. Any new housing units should have ample off road parking so that existing car parking problems are alleviated.

I would be very interested to see sheltered/retirement housing in this Parish, possibly for my future need. It would be nice if properties that are currently rented out by landlords but are poorly maintained could be purchased and rented out at a lower rate, but also renovated.

There are already housing association owned properties in Vigo and the number has grown in recent years. In addition, private rental properties have increased. Vigo is a relatively cheap area to buy a house so any investment in affordable housing will have more impact elsewhere. Vigo is fully developed as the Parish Council led Neighbourhood Plan project demonstrated. There are no locations where groups of housing could be developed.

Affordable housing should definitely be reserved for residents or previous residents of this Parish. What does 'small development' mean? Should not detract from the beauty of our village or lead to future developments.

The area is surrounded by beautiful Green Belt. More housing will spoil the area. We all had to start somewhere else, I could not afford to live near my parents so I moved elsewhere - that's life.

When I bought my house in Vigo I was informed that no other buildings are allowed to be built and the woodland would not be compromised. It's in the title deeds. Although I believe a church was allocated, this has never been built, sadly.

10. APPENDIX V2 – LETTER TO HOUSEHOLDERS AND VIGO RURAL HOUSING NEEDS SURVEY



Housing Strategy and Development Services

Ask for: Sharon Donald

Telephone: 01474 337652

Email: Sharon.donald@gravesham.gov.uk

My ref: VP/RHNS/SD

Date: May 2017

Dear Householder

Following a Rural Housing Needs Survey undertaken in Vigo Parish in 2012 and as part of an ongoing programme of Rural Housing Needs Surveys, the enclosed Survey is being sent out by Action with Communities in Rural Kent (ACRK) on the Council's behalf to assess the need and gauge the level of support a small affordable housing scheme might have in your community. We also want to find out about the housing needs of older people within Vigo Parish who might want to downsize/move to more suitable housing.

Responses to the Survey will be analysed by a Rural Housing Enabler from ACRK with all information being kept confidential. The Rural Housing Enabler will then provide a summary report to Vigo Parish Council and Borough Council.

Affordable housing means homes that can be rented or part bought (shared ownership) usually from a Housing Association, so that residents who cannot afford to buy or rent locally will not be forced to move away and to help people of all ages who would like to stay or return to their village and contribute to the village services that still exist.

Depending on the outcome of this Survey, the Council and ACRK may try to identify a suitable site within Vigo Parish. If a site is found a village consultation event will be held so that residents of Vigo Parish can view and discuss the proposals and put their views forward.

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

Please return this form using the FREEPOST envelope provided by 31 May 2017.

If any further information or additional questionnaires are required please contact the Rural Housing Enabler on 01303 813790.

More information is available on housing needs surveys in Gravesham via the following link:

www.gravesham.gov.uk/home/about-the-council/policies-strategies-open-data/transparency-and-open-data/housing-needs-surveys

If you want more information on how ACRK enables rural housing, please use the following link:

www.ruralkent.org.uk/housing

Yours faithfully

Sharon Donald
Housing Strategy and Development Manager

RURAL HOUSING NEEDS SURVEY FOR VIGO PARISH

Q1. How would you describe your home? (Please tick one box only)

- | | |
|--|--|
| <input type="checkbox"/> House | <input type="checkbox"/> Bungalow |
| <input type="checkbox"/> Flat/maisonette/bedsit | <input type="checkbox"/> Caravan/mobile home/temporary structure |
| <input type="checkbox"/> Sheltered/retirement housing* | <input type="checkbox"/> Other _____ |

*Retirement housing includes Extra Care Accommodation which consists of purpose built accommodation in which varying amounts of care and support can be offered, and where some facilities are shared.

Q2. How many bedrooms does your current home have?

- 1 2 3 4 5+

Q3. Who owns your home? (Please tick one box only)

- | | |
|---|--|
| <input type="checkbox"/> Owned outright by a household member(s) | <input type="checkbox"/> Shared ownership (part owned/part rented) |
| <input type="checkbox"/> Owned with mortgage by a household member(s) | <input type="checkbox"/> Rented from the local council |
| <input type="checkbox"/> Rented from a Housing Association | <input type="checkbox"/> Rented from a private landlord |
| <input type="checkbox"/> Tied to a job | <input type="checkbox"/> Other _____ |

Q4. How many years have you lived in the parish?

- less than 1 year 1 - 5 years 6 - 10 years 11 - 15 years 16 - 25 years 26+ years

Q5. Have any of your children/parents/brothers/sisters moved away from the parish in the last 5 years, due to difficulties in finding a suitable home locally?

- Yes No

If you answered 'Yes' to Question 5 and the family members wish to move back to the parish, please ask them to contact the Rural Housing Enabler (contact details at the end of this form) for a copy of this survey.

Q6. Depending on location, would you be in favour of a small development of affordable housing for people from the parish if there is a proven need?

- Yes No

Q7. Please provide any further comments that you would like to make in the box below. All comments will remain anonymous.

Q8. Do you or a member of your household need separate or alternative accommodation either now or in the next 3 years? (See Appendix*)

- No Yes, now Yes, next 3 years

If you answered 'Yes' to Question 8 and you are looking to remain within the parish, please complete Part B of this survey, which collects information on your housing needs. If you answered 'No' please now return the form in the freepost envelope provided

If there is the need for more than one household to move then please request an additional form from your Rural Housing Enabler (details at the end of this form).

PART B - Housing Needs

If you indicated that you or a member of your household has a housing need please complete this section to provide more detailed information but only for those needing to move. The information is important to help the Parish Council and the Rural Housing Enabler build a clearer picture of what sort of housing your community needs.

The following questions should only be completed on the basis of actual need and not desired preferences.

Q9. Are you completing this form for yourself or someone else?	<input type="checkbox"/> Self	<input type="checkbox"/> Someone else
---	-------------------------------	---------------------------------------

Q10. If you are completing this for someone else please state their relationship to you and where they currently live e.g. with parents, private renting etc. Please complete their contact details in the relevant space on the last page. Details will remain confidential to the Rural Housing Enabler

Please continue to complete this form by answering the questions in respect of the person/household in need of alternative accommodation. Please note 'You' and 'Your' relate to the person in housing need

Q11. Do you currently live in the parish?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	------------------------------	-----------------------------

Q12. 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 10 years</i> <input type="checkbox"/>
<i>Currently live in the parish and have done so continuously for the last 5 years</i> <input type="checkbox"/>
<i>Do not currently live in the parish but have previously lived in the parish for 5 out of the last 10 years</i> <input type="checkbox"/>
<i>Do not currently live in the parish but have close family (meaning parents, children over the age of 18 years, brothers or sisters) who currently live in the parish and have done so continuously for the last 10 years</i> <input type="checkbox"/>
<i>Do not currently live in the parish but have previously lived in the parish continuously for at least 10 years and, in my opinion, was forced to move away due to a lack of suitable accommodation</i> <input type="checkbox"/>

Q13. What is your current housing situation?	
<input type="checkbox"/> Owner occupier with/without mortgage	<input type="checkbox"/> Shared ownership/new build homebuy
<input type="checkbox"/> Living with relatives	<input type="checkbox"/> Renting from Housing Association
<input type="checkbox"/> Renting from council	<input type="checkbox"/> Tied tenancy
<input type="checkbox"/> Other _____	<input type="checkbox"/> Renting privately

Q14. How many bedrooms do you have in your current home?
<input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> 5+

Q15. Are you registered on the council's housing register?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
---	------------------------------	-----------------------------

Q16. Are you an older person/household wanting to downsize/move to more suitable accommodation?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
--	------------------------------	-----------------------------

Q17. Which of the following options would be most suitable for you in alternative accommodation? Tick one box only

- Rent from council/housing association* Rent from a private landlord Owner occupation
 New build homebuy ** Other (please specify) _____

*To be considered for this type of accommodation, you need to be registered on Gravesham Borough Council's Housing Register. Tel: 01474 564422

**Government scheme which enables people to buy a share in a newly built property (also known as shared ownership)

Q18. Do you have any comments on the options above?

Q19. What type of accommodation would meet your needs? (Please tick as appropriate)

- House Flat/maisonette Bungalow Sheltered/retirement housing*
 Other _____

*Retirement Housing includes Extra Care Accommodation which offers independent living in a home of your choice with other services on hand if you need or want them.

Q20. Do you have specific* requirements? Yes No
*Layout & design adapted for access eg wheelchair access, ground floor etc.

Q21. If you answered 'Yes' to Question 19, please give details in the box below:

Q22. Why do you need to move from your current home and what do you need in a new home?

- Present home too expensive inc. major repairs and maintenance costs Need larger home
 Need to set up independent home Need to be nearer work
 Need for better access to public transport Need smaller home
 Need to be close to a carer or dependent, to give or receive support Need to change tenure
 Other _____ Need physically-adapted home

Q23. Please indicate the number of people in each age group (male or female) needing to move

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+

Q24. What type of household will the new household become? Please tick one box only

- One-person household Two-parent family
 Lone-parent family Couple Other _____

Q25. Please indicate the total gross annual income (before tax) of the household in housing need (joint if a couple) including benefits but not housing benefit or council tax benefit. Please tick one box only

- | | |
|--|--|
| <input type="checkbox"/> Under £10,000 (less than £190 pw) | <input type="checkbox"/> £40,000 - £50,000 |
| <input type="checkbox"/> £10,000 - £20,000 (£190-£380 pw) | <input type="checkbox"/> £50,000 - £60,000 |
| <input type="checkbox"/> £20,000 - £30,000 | <input type="checkbox"/> £60,000 - £70,000 |
| <input type="checkbox"/> £30,000 - £40,000 | <input type="checkbox"/> More than £70,000 |

Thank you for taking the time to complete this survey. The results will be available in the coming months, and will help the Parish to decide on its future plans

If this survey does identify that there is a need for affordable housing for local people in your parish, we may need to get back in contact with you as we work with Gravesham Borough Council and housing associations to try and develop the homes needed. Therefore, it would be helpful if you include your name and address below. Your details will remain confidential to the Rural Housing Enabler.

Name: _____

Address: _____

Telephone no: _____ **Email:** _____

It would be helpful to Gravesham Borough Council if you could state the number of people who are in housing need who belong to each ethnic group below:

White British Irish Any other white background

Black or Black British Caribbean African Any other black background

Mixed White and Black Caribbean White and Black African White and Asian Any other Mixed background

Asian or Asian British Indian Pakistani Bangladeshi Any other Asian background

Chinese **Any other** eg Traveller, Gypsy

The information you provide is protected under the Data Protection Act 1998. With your permission we may like to share contact details with Gravesham Borough Council and housing associations involved in the housing need process. If you do not want your details to be shared, please tick the box below.

I do not wish you to share my contact details

Contact details for the Rural Housing Enabler:

Tessa O'Sullivan
 Action with Communities in Rural Kent
 The Old Granary
 Penstock Hall Farm
 Canterbury Road
 East Brabourne
 Kent TN25 5LL
 Tel: 01303 813790 www.ruralkent.org.uk

***Appendix - Examples of Needing to Move Home**

For employment reasons
 To set up independent home/set up first home
 Relative and/or friends no longer willing or able to house
 Need new home following divorce or relationship breakdown
 Living in temporary accommodation
 Cannot afford mortgage payments/rent on home
 Want to move to larger accommodation
 Want to move to smaller accommodation
 Home in poor physical condition
 Home too expensive to heat
 Home has poor access to amenities
 Home has poor access to public transport
 Have to leave tied accommodation
 End of tenancy agreement