



Istead Rise Rural Housing Needs Survey

July 2017

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1. EXECUTIVE SUMMARY

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

A survey was delivered to every household within Istead Rise in June 2017. Approximately 1,445 surveys were distributed with 383 surveys being returned, representing a 27% response rate.

Analysis of the returned survey forms identified that 98% of all respondents are owner occupiers. 75% of respondents have lived in Istead Rise for over 10 years.

For a first time buyer an income of £80,143 per annum and a deposit of £49,500 are needed to buy the cheapest property available within Istead Rise, which, at the time of writing the report, was a 3 bed semi-detached house for £330,000; the cheapest 2 bed property was £370,000; there were no 1 bed houses or flats available. 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 £52,000 is required for the cheapest property available which was a 3 bed semi-detached house for £1,300 pcm. Only one property was found available 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:

- 5 single people
- 4 couples
- 1 family
- All 10 households currently live in Istead Rise

Our analysis has also identified a need for alternative housing for 12 older households:

- 7 single people
- 5 couples
- All 12 households currently live in Istead Rise
- 9 of the older households require alternative open market homes, 1 requires a residential care home and 2 require rented housing from the Council/housing association

Overall, the survey has identified a need for 12 affordable homes, 2 of which are for older households. In addition, there is a requirement for 9 open market properties for older households who wish to downsize/move to more suitable housing to meet their needs. There is also a requirement for 1 place in a residential care home.

2. INTRODUCTION TO THE ISTEAD RISE RURAL HOUSING NEEDS SURVEY

Istead Rise is a village approximately 3 miles south of Gravesend in the Borough of Gravesham with a population of 3,437 (2011 Census). The nearest railway station is 2 miles away at Meopham (34 minutes from London Victoria) and Ebbsfleet International railway station is 4 miles away. Facilities in Istead Rise include a primary school, community centre, medical practice and 2 small shopping parades.

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 Istead Rise 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 the Istead Rise Community Association.

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.

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).

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

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 Istead Rise in June 2017.

Surveys were returned in pre-paid envelopes to ACRK. Copies of the survey were available for anyone to complete who had left Istead Rise and wished to return; they were held by the RHE. It was asked that completed survey forms were returned by 30 June 2017. All surveys received at ACRK by 30 June 2017 are included in this report.

Approximately 1,445 surveys were distributed with 383 returned by this date representing a return rate of 27%.

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

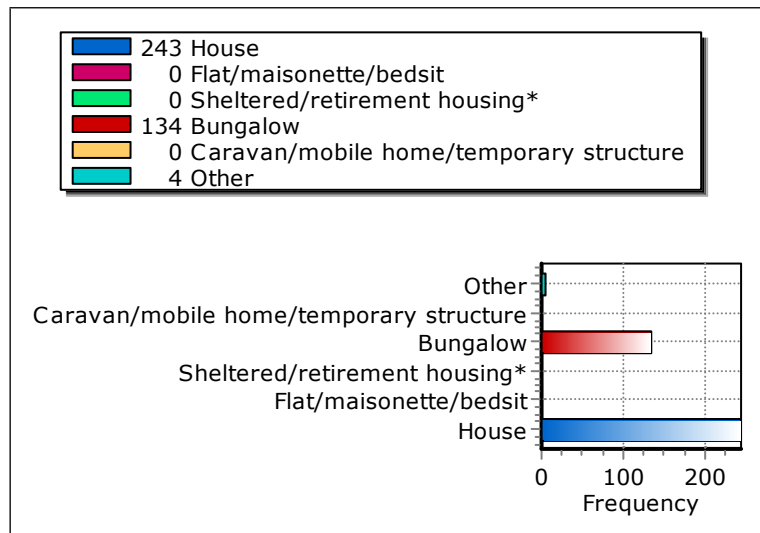
[†] <http://www.communities.gov.uk/publications/planningandbuilding/neighbourhoodplansimpact>

5. RESULTS

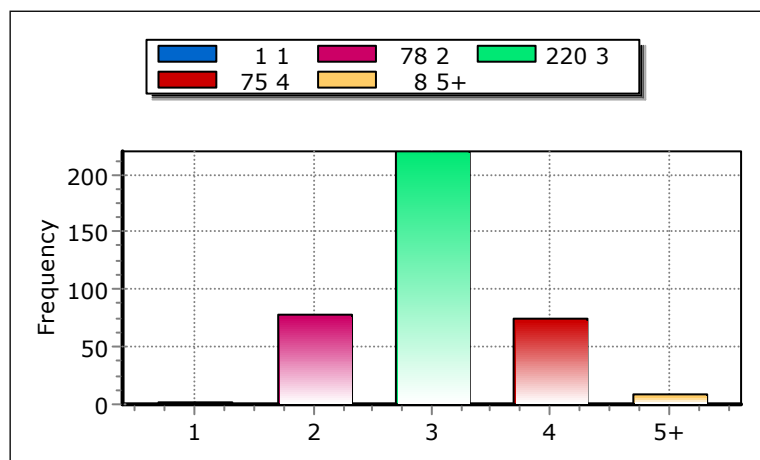
PART A

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

Question 1. How would you describe your home?*

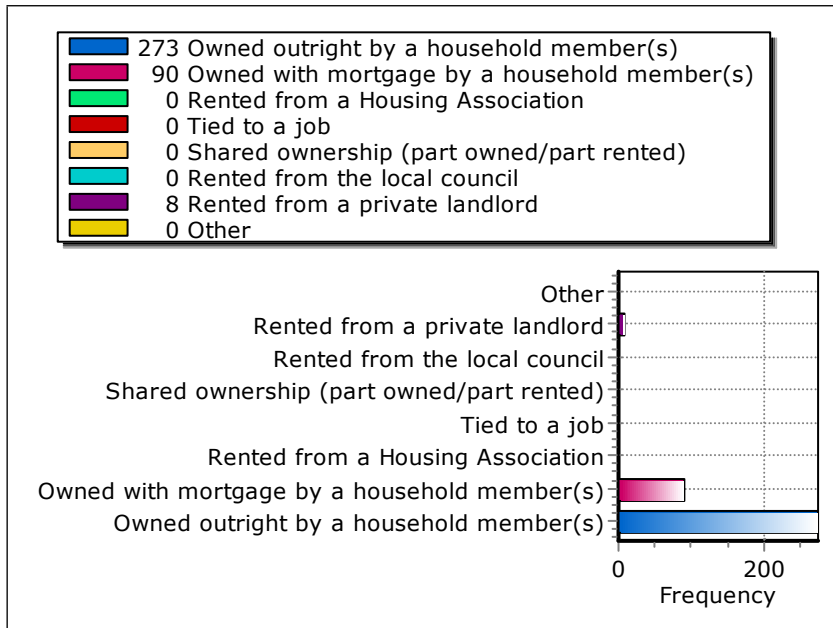


Question 2. How many bedrooms does your current home have?



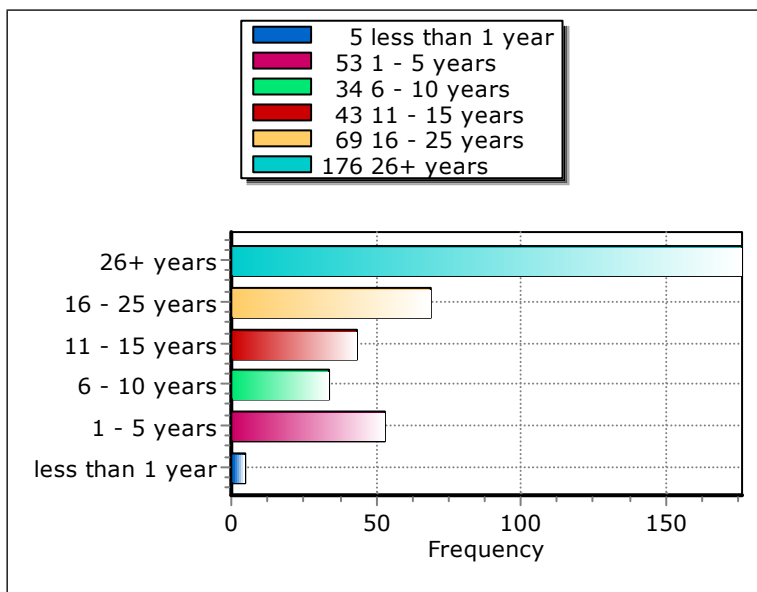
* Retirement housing includes Extra Care Accommodation which consists of purpose built accommodation in which varying amounts of care and support can be offered, and where some facilities are shared.

Question 3. Who owns your home?



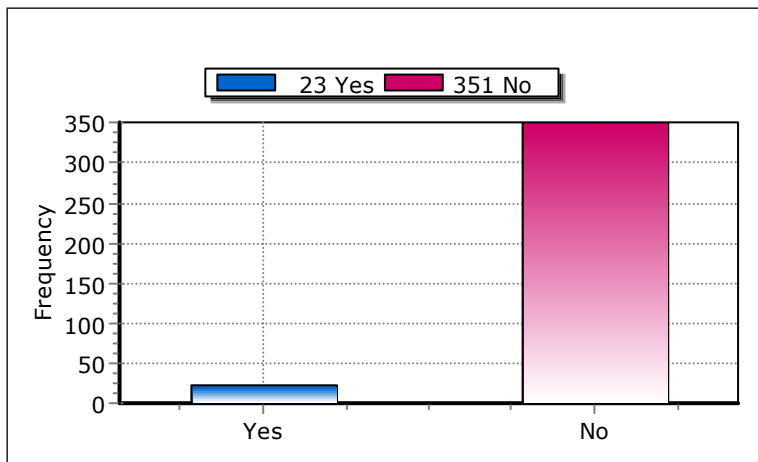
98% of respondents are owner occupiers; 74% own their homes outright and 24% have a mortgage.

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

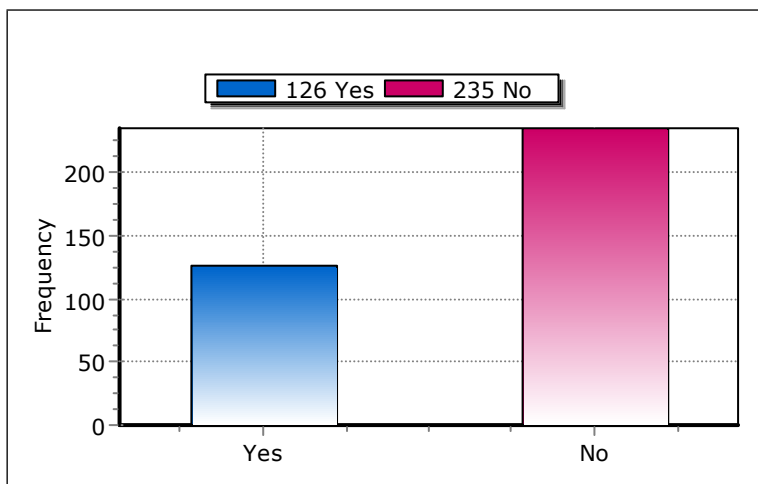


75% of respondents have lived in Istead Rise for over 10 years.

Question 5. Have any of your children/parents/brothers/sisters moved away from the village 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 village if there is a proven need?

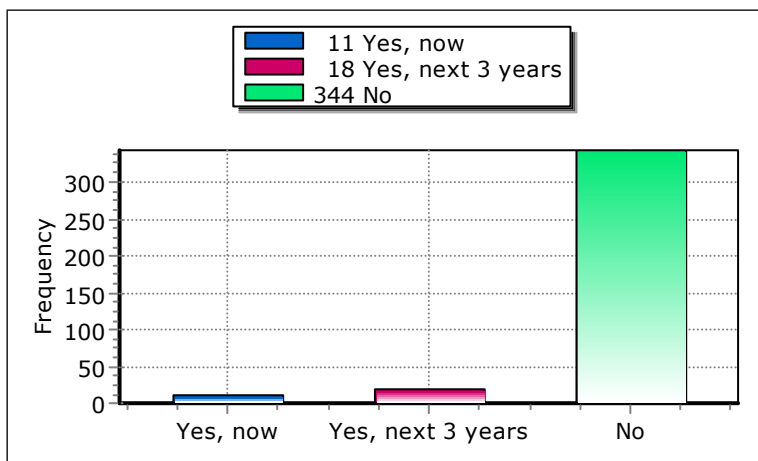


65% of respondents who answered the question (61% of all respondents) would not be in favour of a small development of affordable housing for people from Istead Rise.

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

There were 195 responses to this question; a full list of comments can be found in Appendix IR1.

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

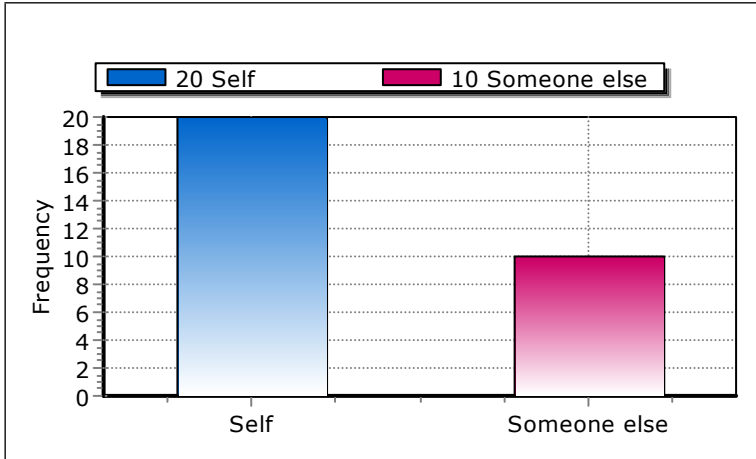


29 respondents (8%) said they have a housing need either now or in the next 3 years.

PART B – Housing Needs

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

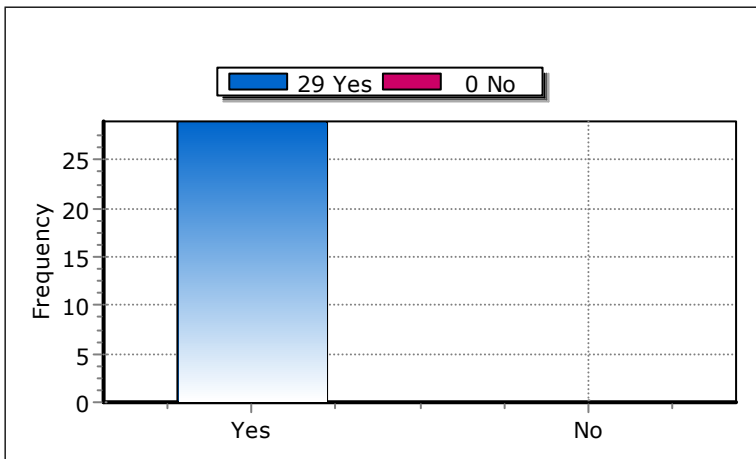
Question 9. Are you completing this form for yourself or someone else?



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.

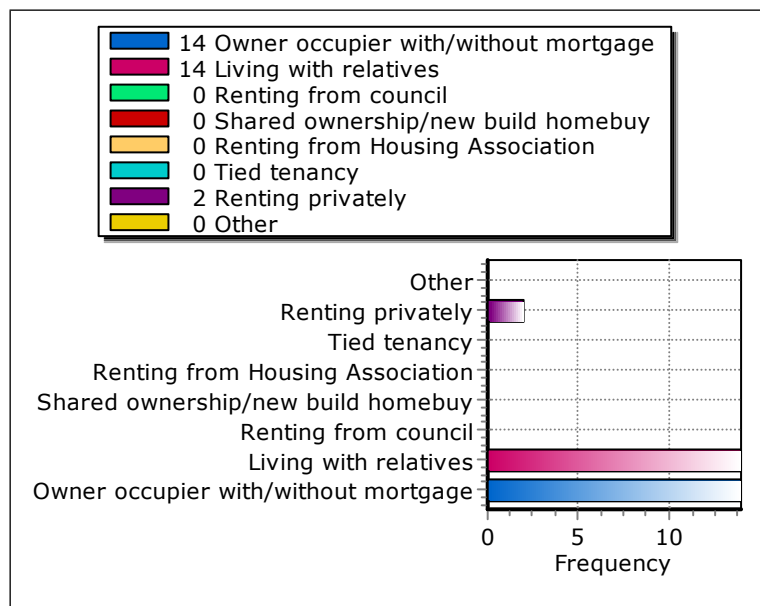
Question 11. Do you currently live in Istead Rise?



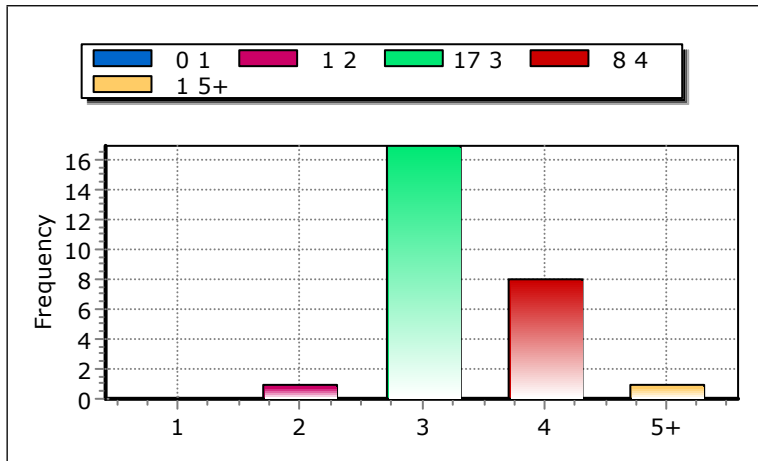
Question 12. What is your connection with the village?

Local Connection	FREQUENCY
Currently live in the village and have done so continuously for the last 10 years	23
Currently live in the village and have done so continuously for the last 5 years	5
Do not currently live in the village but have previously lived in the village for 5 out of the last 10 years	0
Do not currently live in the village but have close family who currently live in the village and have done so continuously for the last 10 years	0
Do not currently live in the village but have previously lived in the village continuously for at least 10 years and, in my opinion, was forced to move away due to a lack of suitable accommodation	0

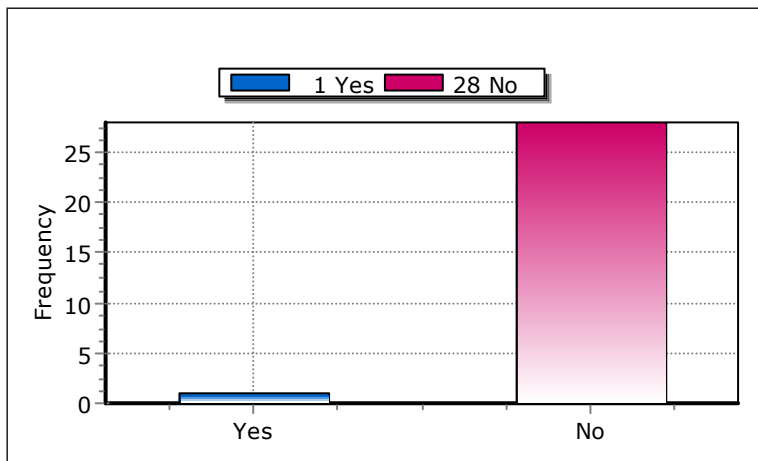
Question 13. What is your current housing situation?



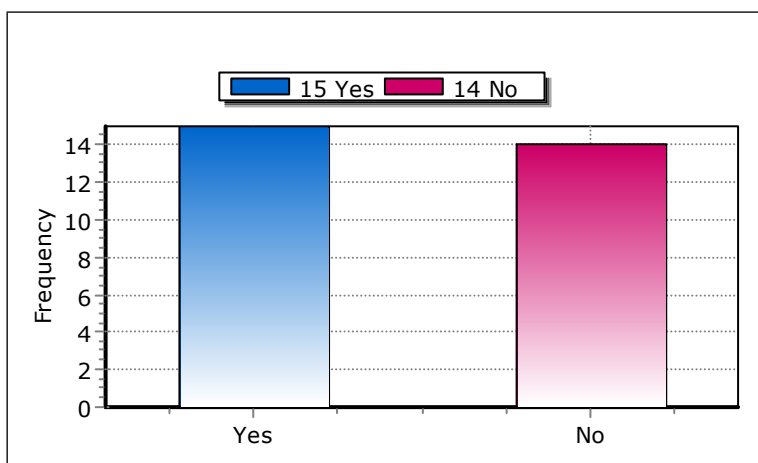
Question 14. How many bedrooms do you have in your current home?



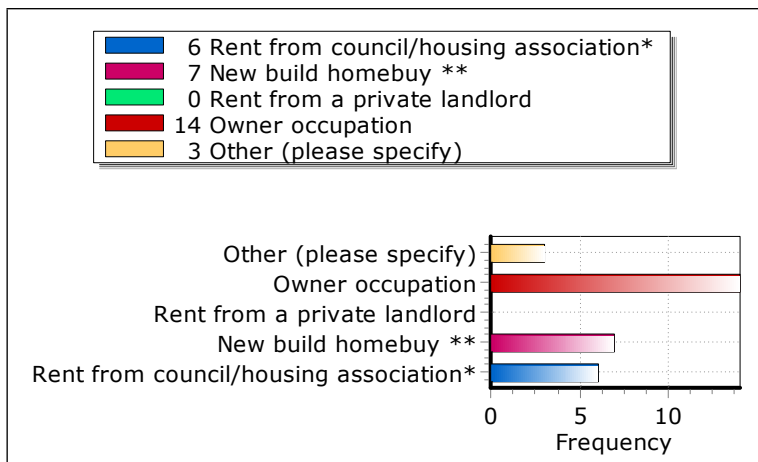
Question 15. Are you registered on the council's Housing Register?



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 options above?

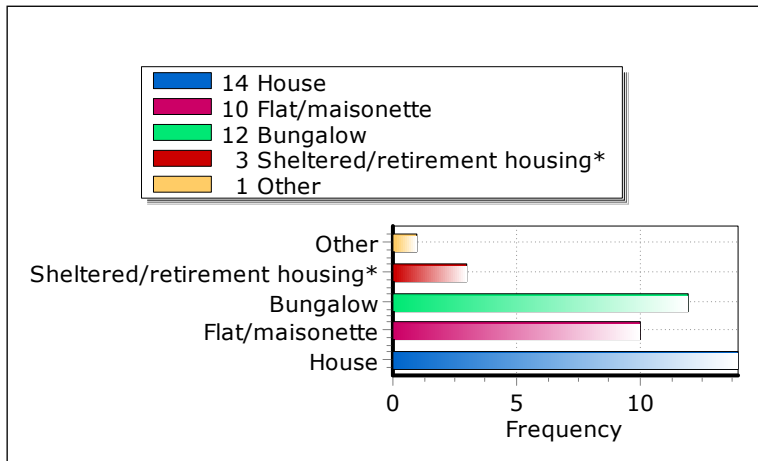
The following comments were made:

- I wish to stay where I am until I can no longer manage;
- Have always lived in owner occupied;
- I'm living with parents at the moment but would be better off living in my own flat/small house but would prefer to live in Gravesend/Northfleet;
- Severe shortage of smaller properties due to present trend of converting and extending those originally built as bungalows etc. into four or more bedroom houses;
- Shared Ownership looks to be the only way I'll be able to move, there's nothing locally at present;
- We would like to build on the land next to the house we currently live in. We could get 2/3 dwellings suitable for retirement needs and of course others.

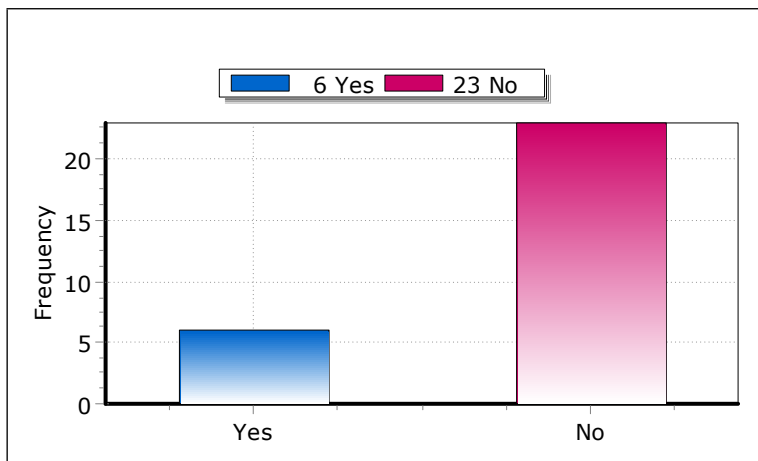
* To be considered for this type of accommodation, you need to be registered on Gravesham Borough Council's Housing Register. Tel: 01474 564422

** 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*



Question 20. Do you have specific‡ requirements?



Question 21. If you answered 'Yes' to Question 20, please give details.

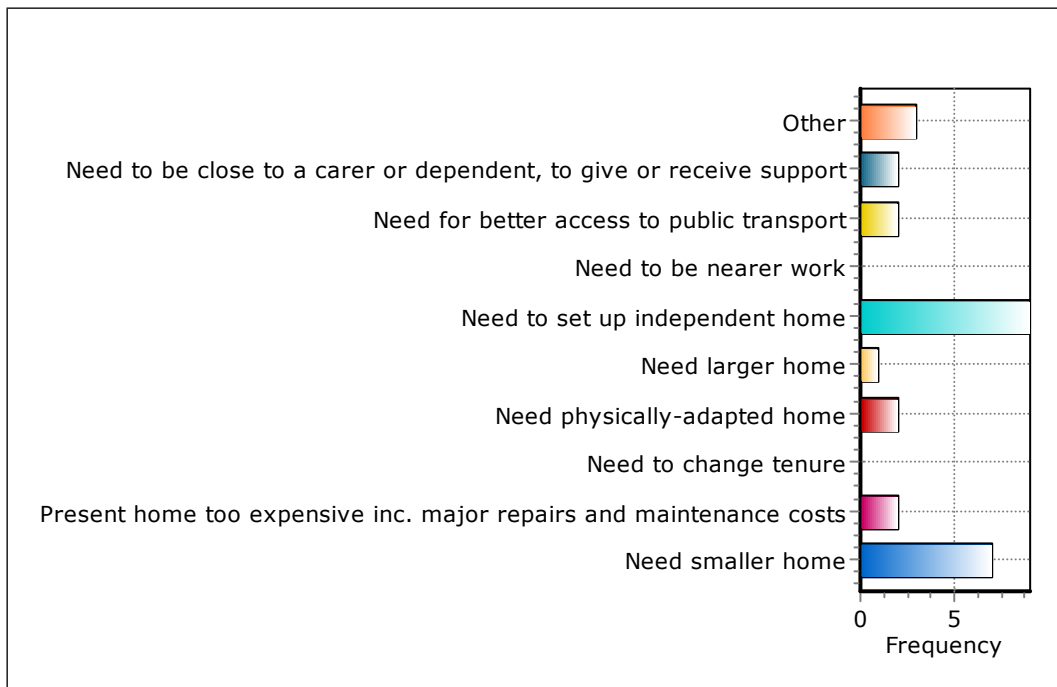
The following answers were given:

- Larger, more spacious property. Not flats, area congested enough;
- Open plan is nice;
- I have a few problems. My wife has dementia and no longer able to walk up the hill so are moving to a flatter area;
- No stairs, doors wide enough for wheelchair, walk-in shower;
- Warden on site;
- Level, easy access – disabled;
- A flat or bungalow in Gravesend would be ideal for me at the moment;
- New build of suitable flats for older people;
- Breathing problems due to COPD lung function condition;
- I have Tourette’s syndrome and ADHD, would be in my interest to live near parents.

* 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?



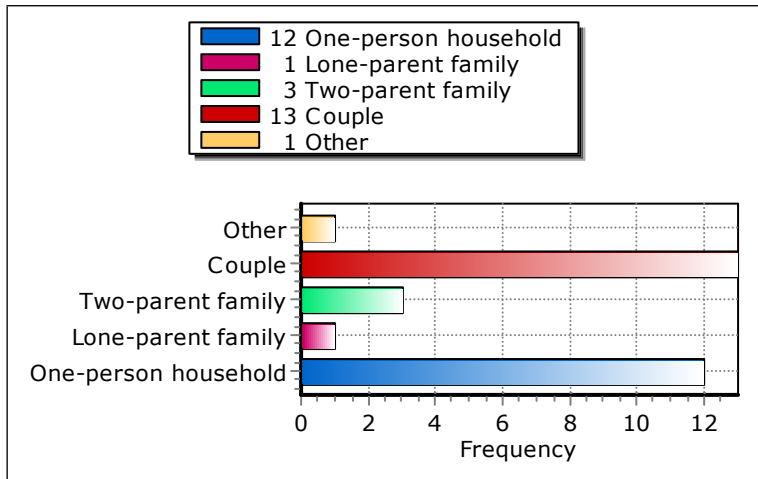
The respondents who answered 'Other' gave the following reasons for needing to move:

- Access without steps;
- Getting married and want my own home;
- Wish to stay where I am until I can no longer manage.

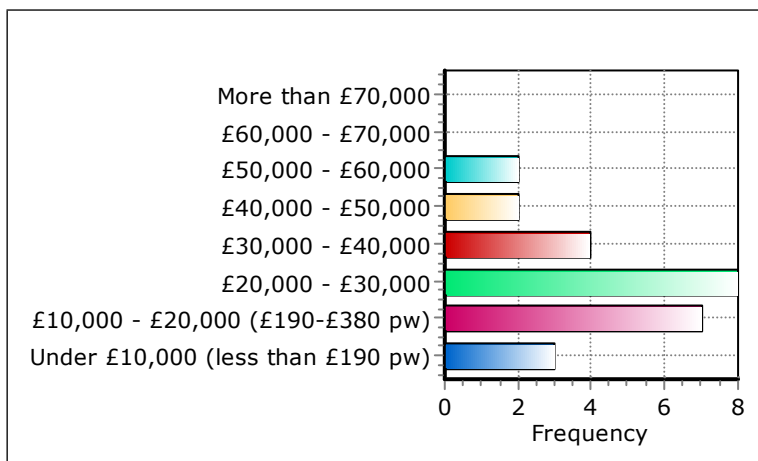
Question 23. Please indicate the number of people in each age group (male or female) needing to move

AGE	0-9	10-15	16-19	20-24	25-44	45-59	60-74	75+
Male	0	0	1	5	9	2	4	4
Female	3	0	0	6	5	4	5	5
Total	3	0	1	11	14	6	9	9

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 July 2017, showed the following cheapest properties for sale in Istead Rise; no 1 bed properties were found:

Type of Property	No. of Bedrooms	Price £
Bungalow	2	370 000
Semi-detached house	3	330 000
Semi-detached house	3	385 000
Semi-detached house	4	425 000

Property to rent

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

Type of Property	No. of Bedrooms	Price £ pcm
Semi-detached house	3	1300

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% (July 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 bungalow	370 000	55 500	89 857	1234
3 bed semi-detached house	330 000	49 500	80 143	1101
3 bed semi-detached house	385 000	57 750	93 500	1285
4 bed semi-detached house	425 000	63 750	103 214	1418

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

Type of Property	Price £ pcm	Approx. Gross Annual Income £
3 bed semi-detached house	1300	52 000

In order to indicate affordability of the wider local area, using HM Land Registry data on house sales (www.mouseprice.com) using 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 is only one property available to rent in Istead Rise 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

5 people said they need affordable housing now and 10 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 5 households seeking housing now

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

The 4 households in need of affordable housing now are:

- 1 single people
- 2 couples
- 1 family

Single people – there was 1 single person.

Age:

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

Type of housing needed:

Type of Housing	Frequency
Flat/maisonette/house/bungalow	1

Specific requirements:

Requirement	Frequency
No	1

Reason for seeking new home:

Reason	Frequency
Need to set up independent home	1
Need to be close to a carer or dependent	1

Household's joint gross annual income:

Income £	Frequency
10 000 - 20 000	1

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

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.

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

Ages:

Age	Frequency
20-24	4

Current housing:

Current Housing	Frequency
Living with relatives	2

Current number of bedrooms:

No. of Bedrooms	Frequency
4	2

Registered on the Council's Housing Register:

Housing Register	Frequency
No	2

Tenure best suited:

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

Type of housing needed:

Type of Housing	Frequency
House	1
House/flat/maisonette/bungalow	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	1
50 000 - 60 000	1

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

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	1	1	0	1 x 1 bed	0
50 000 - 60 000	1	1	0	1 x 2 bed	0

Families – there was 1 family.

Ages:

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

Current housing:

Current Housing	Frequency
Living with relatives	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
Rent from Council/housing association	1

Type of housing needed:

Type of Housing	Frequency
Flat/maisonette	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 respondent indicated at least one of the local connection criteria. They currently live in Istead Rise.

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.

Assessment of the 10 households seeking housing in the next 3 years

Four respondents were excluded from this final assessment for the following reasons:

- 4 x tenure required was owner occupation only

The 6 households in need of affordable housing in the next 3 years are:

- 4 single people
- 2 couples

Single people – there were 4 single people.

Ages:

Age	Frequency
20-24	2
25-44	2

Current housing:

Current Housing	Frequency
Living with relatives	4

Current number of bedrooms:

No. of Bedrooms	Frequency
3	1
4	3

Registered on the Council's Housing Register:

Housing Register	Frequency
No	4

Tenure best suited:

Tenure	Frequency
Rent from Council/housing association	1
New Build Homebuy	3

Type of housing needed:

Type of Housing	Frequency
House	1
Flat/maisonette	1
Flat/maisonette/house	1
Flat/maisonette/bungalow	1

Specific requirements:

Requirement	Frequency
No	4

Reason for seeking new home:

Reason	Frequency
Need to set up independent home	4
Need to be nearer work	1

Household's joint gross annual income:

Income £	Frequency
Under 10 000	2
10 000 - 20 000	1
20 000 - 30 000	1

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

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
Under 10 000	2	2 with HB	0	0	0
10 000 - 20 000	1	1 with HB	0	0	0
20 000 - 30 000	1	1	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 were 2 couples. The age of each household member was requested.

Ages:

Age	Frequency
20-24	2
45-59	2

Current housing:

Current Housing	Frequency
Living with relatives	2

Current number of bedrooms:

No. of Bedrooms	Frequency
3	2

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
Bungalow	1
House/bungalow	1

Specific requirements:

Requirement	Frequency
No	2

Reason for seeking new home:

Reason	Frequency
Need to set up independent home	1
Need smaller home	1

Household's joint gross annual income:

Income £	Frequency
20 000 - 30 000	1
30 000 - 40 000	1

The respondents indicated one of the local connection criteria. They currently live in Istead Rise.

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	1	1	0	0	0
30 000 - 40 000	1	1	1	1 x 2 bed	0

7.2 Assessment of the need for housing for older households

6 older households said they need alternative housing now and 8 in the next 3 years.

Assessment of the 6 households seeking housing now

One respondent was excluded; an assessment of their need could not be made due to insufficient information.

The 5 households in need of housing now are:

- 2 single people
- 3 couples

Single people – there were 2 single people.

Ages:

Age	Frequency
75+	2

Current housing:

Current Housing	Frequency
Owner occupier	2

Current number of bedrooms:

No. of Bedrooms	Frequency
3	2

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
Flat/maisonette	1
Bungalow	1

Specific requirements:

Requirement	Frequency
Yes	1

Details of specific requirements:

- Level easy access, registered disabled.

Reason for seeking new home:

Reason	Frequency
Need smaller home	2

Household's joint gross annual income:

Income £	Frequency
Under 10 000	1
10 000 - 20 000	2

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

Couples – there were 3 couples. The age of each household member was requested.

Ages:

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

Current housing:

Current Housing	Frequency
Owner occupier	1
Renting privately	2

Current number of bedrooms:

No. of Bedrooms	Frequency
3	3

Registered on the Council's Housing Register:

Housing Register	Frequency
No	3

Tenure best suited:

Tenure	Frequency
Owner occupation	1
Rent from Council/housing association	2

Type of housing needed:

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

Specific requirements:

Requirement	Frequency
Yes	1

Details of specific requirements:

- Breathing problems due to COPD lung function condition.

Reason for seeking new home:

Reason	Frequency
Need smaller home	1
Need for better access to public transport	1
Present home too expensive	2

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

Income £	Frequency
20 000 - 30 000	1
40 000 - 50 000	1

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

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

One respondent was excluded; an assessment of their need could not be made due to insufficient information.

The 7 households in need of housing in the next 3 years are:

- 5 single people
- 2 couples

Single People – there were 5 single people.

Ages:

Age	Frequency
45-59	1
60-74	3
75+	1

Current housing:

Current Housing	Frequency
Owner occupier	5

Current number of bedrooms:

No. of Bedrooms	Frequency
3	3
4	1
5+	1

Registered on the Council's Housing Register:

Housing Register	Frequency
No	5

Tenure best suited:

Tenure	Frequency
Owner occupation	4
Other (residential care)	1

Type of housing needed:

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

Specific requirements:

Requirement	Frequency
Yes	1

Details of specific requirements:

- No stairs.

Reason for seeking new home:

Reason	Frequency
Need smaller home	2
Need to set up independent home	1
Need to be close to a carer or dependent	1
Other – wish to stay where I am until I can no longer manage	1

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

Income £	Frequency
Under 10 000	1
10 000 - 20 000	1
30 000 - 40 000	2

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

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

Ages:

Age	Frequency
60-74	3
75+	1

Current housing:

Current Housing	Frequency
Owner occupier	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
Owner occupation	2

Type of housing needed:

Type of Housing	Frequency
Bungalow/house	1
Bungalow/flat/maisonette/sheltered/retirement housing	1

Specific requirements:

Requirement	Frequency
Yes	1
No	1

Details of specific requirements:

- No stairs. Doors wide enough for wheelchair. Walk-in shower.

Reason for seeking new home:

Reason	Frequency
Need smaller home	1
Present home too expensive	1
Need for better access to public transport	1

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

Income £	Frequency
10 000 - 20 000	1

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

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 Istead Rise 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 5 single people, 4 couples and 1 family.

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

The 10 respondents who are in need of affordable housing indicated strong local connections to Istead Rise; they all currently live in Istead Rise.

There are a total of 14 adults and 1 child in housing need.

The 10 households are all currently living with relatives.

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

9 respondents said they need to move from their current home because they need to set up an independent home, 1 needs to be closer to a carer, 1 needs to be nearer work and 1 needs a smaller home (respondents were able to indicate more than one reason).

In total, 7 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

- 5 x 1 bed
- 1 x 2 bed

New Build Homebuy

- 2 x 1 bed
- 2 x 2 bed

8.2 Summary of the need for housing for older households

The survey has found a need for more suitable housing for 12 older households; they are 7 single people and 5 couples. They all currently live in Istead Rise.

5 households need housing now and 7 within the next 3 years.

10 households are owner occupiers and 2 households are private rented tenants.

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, the need to be close to a carer and the need to set up an independent home.

9 households want to buy alternative housing on the open market, 1 wants to live in a residential care home and 2 want to rent from the Council/housing association.

The 12 older households said they need the following type of housing:

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

9. APPENDIX IR1 – QUESTION 7 COMMENTS

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

It would appear that you want opinions and information from people who want further housing in Istead Rise.

I have lived in my present home for 63 years (having built it with my husband and other help). Many changes have occurred and I would not like to see it overrun with crammed housing but realise young people need affordable housing.

Regarding the above question there is no guarantee that only village residents would benefit. People from outside would eventually move in spoiling the community.

Insufficient infrastructure to sustain additional housing.

Our bungalow is perfect for us.

No. People from village wouldn't be given the chance to get them. They would be given to immigrants, travellers or people that just want free housing.

We do not have space on Istead Rise for more housing accommodation. The area is already full enough. More would mean drain on medical centre, roads and school.

We do not need any more homes in Istead Rise. It is a small village and that's why people chose to live here. People here will fight any development, without any doubt at all. Please don't ruin it!!

Previous experience indicates that any 'affordable housing' will be used to house people from outside the village, including migrants. Istead Rise is a settled community, the parking is already a problem with houses having 2-3 cars, most of which park on busy roads. I do not believe it is in the interest of residents to build more housing. What evidence is there that any new housing will be taken up by current 'villagers'.

No building on Green Belt land.

I purposely moved to a smaller house, commanding a higher price to get away from social housing and a more deprived lower output area in favour of a quieter rural life.

No more houses, would rather see cows in the field.

I would not support any further building in Istead Rise, affordable or otherwise. Current infrastructure would not cope with extra people in the village.

Things would suffer if more houses are built at Istead Rise, busier roads, schools, doctors' surgery, etc.

I, like many widowed occupy a 3 bedroom family home. I do not require an affordable house. What is needed, not only in Istead Rise but nationally is bungalow type dwellings, 2 bedrooms with a patio garden, garage parking constructed within the confines of the existing boundaries.

There is enough building of various housing round us in Ebbsfleet, Swanscombe and Northfleet. So let's leave rural areas such as Istead Rise, New Barn, etc alone and keep the fields.

Providing it is only a small development.

We would strongly oppose/against to any development site in Istead Rise. We moved here for the surrounding fields, we feel the A227, doctors, school and The Drove Way would not cope with development.

More houses no!! We already have a terrible bus service (one an hour, no buses Sundays and Bank Holidays). Doctors' surgery is full - and only one school. Keep Istead Rise as it is!!

Not on land between the current settlement and the A2 Tollgate interchange with A227.

There is no capacity in Istead Rise for any additional residents/traffic. Trying to get on Wrotham Road is at times horrendous enough as it is, especially when trying to turn right towards Meopham.

The reason for my answer to Q6 is that this should be an opening for a larger development to take place. Istead Rise's facilities are at full stretch i.e. surgery and shops, the bus service is only hourly and any new building would be on the edge of the village. Should there be any new development in the future there should be a strict maximum, say 25.

Good village NO affordable housing.

Adequate affordable housing located close by - Northfleet/Gravesend.

Now widowed, I live alone, age 79 (male).

Small and affordable would not be adequate and comfortable. They would be cramped and cheaply built.

Affordable housing may affect existing property values.

The infrastructure would not support further development i.e. transport, schools, doctors, etc.

Area is congested enough.

All the brownfield sites, within and around Gravesend, should be reclaimed and used for affordable housing development, before expanding into the Green Belt.

We are a small community and wish to stay so. Many years ago we built a community centre - a pub had been suggested and the residents dismissed this idea. The residents wish Istead Rise to remain as it is.

There are already too many new homes being built in the surrounding area. This area is already under pressure with transport and other infrastructure issues. People have moved here over the years to enjoy being in a semi-rural environment. This seems to be gradually eroding thereby changing the desirable nature of where we live. We would oppose any new development of the area and immediate surrounds.

My village does not have any social housing - I would not be in favour of this. Also in fields to be built on.

We need it in the village. Too many houses or bungalows are being extended making them even more expensive to buy in the future.

Istead Rise appears to be surrounded by agricultural land and this should not be used for building development.

Regarding Q6 - I trust great thought will be given to design and location for this 'small development'. In my opinion it should be a single storey development on a reasonably flat location close to the shops and doctors' surgery.

Houses built to blend in with the village, not blocks of flats.

Istead Rise is not a village but a housing estate on the edge of Gravesham. There is no Parish Council. This is not a rural community and there is social housing in reasonably close proximity.

No need, leave our village alone!

The location of the development would be very important.

This would not be guaranteed for 'people from the village', however you wish to dress this up. I'm sure a 'site' has already been identified and plans already drafted.

Local GPs' surgery already overstretched. Would need to increase services to match any increase in demand.

Once you start building where will it stop!! And who for!! It will become a concrete jungle and we will be the ones to suffer.

In theory yes, but how do you manage the allocation of housing - how local is local? Also part rent/part buy - what happens to the property when sold, i.e. how do you control who it is sold to? Also transport is so poor families on limited income need a car in order to get to work. Does this mean only non-working families will find property suitable?

Retain our Green Belt land.

Istead Rise is big enough as it is.

Local services (GP, school) already full now - no facilities for more people.

Sheltered/retirement apartments would be a good option for older residents.

We already suffer from vandals who come from outside the village. Rubbish, cars vandalised, etc. What is it for that councils want to destroy idyllic rural communities and villages? Profiteering land developers! There are hundreds of houses already being built at Springhead, Ebbsfleet, etc. Please do not destroy Gravesham!

Moved to be part of countryside. Thought it was Green Belt land? Probably already a done deal.

I am 82 and wish to move to a smaller property but my son and wife lost everything in the recession and I have been supporting them with regard to a home.

The village is more than large enough with tons of lorries, car carriers and cars thundering through it. The roads are too busy now. We have few green spaces left and do not want any more to be lost. Doctors and school full up.

Any affordable housing would devalue existing properties. Also facilities e.g. schools, medical practice already stretched to limit.

The answer to Q6 would be very dependent on the size of the development.

If the housing is truly affordable i.e. less than £150,000 so that young people would have a chance to get onto the housing ladder then I would be in favour.

Do not build any more local houses. It is Green Belt. Hospitals, doctors, schools cannot cope. We do not want to breathe more pollution from traffic.

Whilst I appreciate that not all those who live in affordable housing are troublesome, it does come with the territory and I moved into the area to avoid such issues.

I feel sheltered housing for the elderly and/or shared ownership and one or two bedroomed would be a good idea, 10-12 homes max.

Would have concerns if any potential development was on Green Belt and small scale development only.

I am 71, my wife is 64 - we are unable to manage our garden.

I'd prefer if these properties are not rental - part buy would be more suitable for this area.

I didn't move here to live in a concrete jungle which this is becoming. There are enough houses going up at Ebbsfleet to already spoil this area. It is gridlocked most of the time so goodness knows once occupied it will be a further nightmare and area being completely spoilt.

Yes, a small development providing it is within the boundary of the village and not on Green Belt land.

It does depend on location.

Re: Q6, if any new development it would be to the north of the village as would be less impact on villagers 'views' to countryside in other areas.

If councils stopped granting permission to turn bungalows into 5 bedroom houses there would be enough smaller accommodation for older people to downsize.

Housing to buy for our children on Istead Rise.

Use all brownfield sites before losing more land.

We are absolutely against any development especially affordable housing.

I would say 'yes' if it was just for the likes of my son and his family, BUT IT WON'T, it will be for the immigrants/foreigners that need the housing association to put them in. I have lived with that scheme before and it was nothing but trouble/noise/mess/police being called/housing associations putting the wrong people into a nice 'quiet' village, more traffic/no schooling facilities. NO do not want these people renting out these properties to whoever, who do not care for the village. A DEFINITE NO TO THIS SCHEME.

I am a single parent paying double in rent for a house than a mortgage would be for the same size house.

Born in Gravesend, have loved the area but feel it is losing its countryside. Most of the 'locals' are folk that have moved here from London etc and use convenience to work in London. I am disappointed that permission is given for alterations to enlarge property, causing loss of privacy and street parking.

You didn't say what price you call affordable, so far I haven't seen any houses that the young can afford.

In a village with a high proportion of elderly residents, smaller suitable housing would be helpful for those wishing to downsize but not leave the village.

As long as infrastructure of roads, schools and doctors, etc are also improved/increased.

Retired people still living in large family home but can't afford to downsize within the village.

Only if there was a larger school, GP surgery to support this. The school could possibly support this if it did not take so many children from out of the area. Affordable housing would still be well above £300,000 which the younger generation cannot afford. Our children who have grown up here are being forced to move out of the area as are the older generation because all the bungalows are being turned into large houses. There are enough rundown places in Gravesend/Northfleet which could be used without taking more of our countryside.

I don't consider the infrastructure and existing facilities are adequate to support additional developments.

Already only a small amount of green space for community activities and sewers, pipework etc already don't manage current housing needs.

We downsized in 2012, we are here for the duration of time.

As a large amount of bungalows have now been converted to big houses there is a need for a development of smaller properties for those wishing to downsize but stay in Istead Rise.

Istead Rise is already a busy village and with more housing I think it would lose its village feel and would devalue all houses.

Due to the number of elderly people on the rise, I feel a warden operated complex would be able to relieve any housing problem by releasing properties for others.

This could only be achieved by building on Green Belt land which I would be strongly opposed to.

Because the affordable housing built will not remain solely for people that are from the village itself and is bound to be offered to outsiders. Affordable houses bring in less fortunate people and often trouble too! Istead Rise is relatively trouble free and it would go downhill and end up another 'rough' estate.

Istead Rise has been a nice, pleasant village to live in for over 50 years. Building more houses would enlarge the area when not required. Most young Istead Rise residents want to move away from the area for different experiences and lifestyles.

Depends, not a straightforward answer. My house has a wonderful view over fields, would not want houses there! If away from me and doesn't devalue my property or destroy my view then OK.

Mobility is a good thing. People need to be willing to move to other parts of the Borough, county, country.

Max. speed limit too high.

Istead Rise has always been private housing only. It is a decent/safe area and I don't want the tone lowered by affordable housing. The roads are already busy as is the doctors. We cannot take any more people.

What we really need is provision for the elderly who have to move away when their properties become unmanageable.

20 units or under, mix of affordable and social.

People from Istead Rise should have priority over non-residents for any affordable housing.

Love the community as is.

The reason to move to a small village was for it to be a small village; we do not need any more houses/traffic. Also is Ebbsfleet not going to provide enough homes?

Not enough spaces at the doctors for the amount of residents. We chose Istead Rise because there are no affordable Council homes.

If you are considering more housing in Istead Rise - these may be for young families - therefore the playing fields etc must be kept available - they should not be built on.

There is no suitable site within Istead Rise that will not encroach on dwindling countryside.

Infrastructure in area wouldn't support any new development.

It is important to keep the character of the village and 'affordable housing' can bring other issues. When we were first married and for some 16 years we had to live in the town before being able to move to a rural location. Retirement housing for those in Istead Rise would be acceptable.

Affordable housing just 2 minutes by car from this area.

The services such as electricity and drainage are not adequate enough now. The power often dips.

Would it be possible to put roads and services in by Gravesham Borough Council and plots sold to private individuals as was done in the past at Painters Ash, avoiding the busy shops junction.

Location is the most important factor.

Green Belt land should not be used for any development.

Istead Rise is not a suitable place for this kind of development. It would spoil the area and devalue the properties.

The infrastructure is inadequate at present. This needs to be improved before any further development is considered. Against any further development being carried out to our village.

The infrastructure would not be sustainable i.e. doctor, school.

Do not want a new development with housing association tenants being housed to then bring the village down, we have all paid lots of money for the houses around here.

If the location is appropriate.

Population has already outgrown infrastructure and facilities.

Any further development would encroach on Green Belt land. Would result in further strain on school placements and doctors' surgery and traffic flow. Your question mentions 'small development'. That, in politician's parlance means a thin edge of the wedge.

The village does not have the infrastructure to accommodate any more houses and people. Who would live in this 'affordable housing'? Do you think we are naive!

Having spent my childhood growing up in Istead Rise before moving away and coming back, the surrounding area was a fantastic place to grow up in and the reason why I moved back here was to bring my children up in the same rural environment.

No development should take place beyond the village envelope as currently defined by the boundary of the Green Belt.

Small, two bedroomed terrace houses would be ideal for elderly people - more suitable than apartments.

I wouldn't support because there are very few facilities in Istead Rise. It would be more appropriate to site affordable housing in Northfleet/Gravesend.

There is no need for affordable housing in Istead Rise.

There are enough brownfield sites to use first.

Stop anyone buying a bungalow in Istead Rise and making it into a house, older people need bungalows.

Enough development at Ebbsfleet, infrastructure over used.

We have had all this before in Istead Rise. We want to keep our Green Belt and have no wish for any development. The school could not cope nor could the doctors and the A227 definitely couldn't cope with any more traffic. Use the brownfield sites in Gravesend and leave Istead Rise alone.

In favour of affordable housing for people from the village only, not for others from orough or anywhere else. Not to be used to house people who other councils etc cannot rehouse. Infrastructure needs must be given due consideration as roads in and out are already congested. Parking could also be a problem.

Clearly I can only answer when location is made known. I would not like to see any recreational or Green Belt land allocated to housing.

The infrastructure does not lend itself to any further development. Stop rehousing people from outside the Borough in Gravesham.

Planning applications for buildings - such as house bungalows etc should be resisted due to parking issues and loss of amenity.

There are lots of developments in a short distance of Istead Rise. The traffic in Istead Rise has increased because of people dropping off children at school, either from outside the area or just being lazy.

Ebbsfleet Garden City should be providing all the affordable housing in the area that is needed. To build affordable housing in or around Istead Rise would destroy the balance of life that we currently enjoy as a thriving village.

The above question is nonsense as you cannot discriminate against people outside the village. If it was possible our answer may be different.

There are no suitable sites for any development. In my time here I have never heard anyone looking for affordable housing in Istead Rise.

Can't see where it would go without destroying the village.

To achieve this you would need to build on Green Belt land which we are not in favour of.

Istead Rise was originally conceived as a residential area. It seems it has now become an industrial estate. At least six properties in Lewis Road have trade vehicles permanently parked outside plus their privately owned cars. The road is not built for this number of vehicles. Do these people have licenses to trade from home?

The only development the village needs is McCarthy & Stone type of accommodation for elderly people.

One of the reasons we purchased here was because there is no social/affordable housing and the area is well kept by homeowners.

Put a stop to planning permission being granted to developers/owners extending/enlarging properties, which have a proven track record of being suitable to elderly single people. There are a great number of elderly living in family sized properties who wish to downsize without moving out of the area. Any developments should be for retirement purposes only.

Affordable housing in the village must only be made available to people from the village by proof of address and eligibility.

Doctors/schools do not have room for more people. They are full now.

Provided it was for people from the village and not sold on for profit to non-villagers.

Istead Rise is a country village and I would like to see it remain that way. There are houses galore being built in Ebbsfleet and Greenhithe. Our infrastructure can't cope. Hospitals, doctors, schools can't manage as it is, let alone with more houses.

I am opposed to any development in Istead Rise. The road network is not suitable for additional traffic and the village feel would be lost.

I support poor people who work hard, not lazy people so the answer above is not clear cut! So yes, to poor people who are prepared to work and no to people who are not prepared to contribute to our community.

We give up too much of our land to so called 'affordable housing'. There are plenty of disused buildings in and around the Gravesham Borough that can be converted into flats/houses with all the amenities in place.

Not enough information.

If they had a place for older people with wardens or just bungalows.

10. APPENDIX IR2 – LETTER TO HOUSEHOLDERS AND ISTEAD RISE RURAL HOUSING NEEDS SURVEY



Housing Strategy and Development Services

Ask for: Sharon Donald

Telephone: 01474 337652

Email: sharon.donald@gravesham.gov.uk

My ref: IR/RHNS/SD

Date: June 2017

Dear Householder

Following a Rural Housing Needs Survey undertaken in Istead Rise 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 in Istead Rise 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 Istead Rise Community Association 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 Istead Rise. If a site is found a village consultation event will be held so that residents of Istead Rise 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 30 June 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

RURAL HOUSING NEEDS SURVEY FOR ISTEAD RISE

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 village?

- 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 village 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 village, 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 village 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 village, 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 Istead Rise Community Association 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? Self 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 Istead Rise? Yes No

Q12. What is your connection with the village? Please tick all that apply

Currently live in the village and have done so continuously for the last 10 years

Currently live in the village and have done so continuously for the last 5 years

Do not currently live in the village but have previously lived in the village for 5 out of the last 10 years

Do not currently live in the village but have close family (meaning parents, children over the age of 18 years, brothers or sisters) who currently live in the village and have done so continuously for the last 10 years

Do not currently live in the village but have previously lived in the village continuously for at least 10 years and, in my opinion, was forced to move away due to a lack of suitable accommodation

Q13. What is your current housing situation?

Owner occupier with/without mortgage Shared ownership/new build homebuy

Living with relatives Renting from Housing Association

Renting from council Tied tenancy

Other _____ Renting privately

Q14. How many bedrooms do you have in your current home?

1 2 3 4 5+

Q15. Are you registered on the council's housing register? Yes No

Q16. Are you an older person/household wanting to downsize/move to more suitable accommodation? Yes 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?

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

- Yes No

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 village to decide on its future plans

If this survey does identify that there is a need for affordable housing for local people in your village, 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
 tessa.osullivan@ruralkent.org.uk
 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