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# **Luddesdown Rural Housing Needs Survey**

## **October 2018**

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[www.ruralkent.org.uk](http://www.ruralkent.org.uk)

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## **1. EXECUTIVE SUMMARY**

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

A survey was delivered to every household within Luddesdown in September 2018. Approximately 85 surveys were distributed with 33 surveys being returned, representing a 39% response rate.

Analysis of the returned survey forms identified that 91% of all respondents are owner occupiers. 60% of respondents have lived in Luddesdown for over 10 years.

An investigation of property prices in the area found the following; the only property found for sale in the village cost £3,500,000. The cheapest, nearest property available at the time of writing the report, was found in Cobham, it was a 2 bed house for £315,000; an income of approximately £76,500 and deposit of £47,250 would be required to buy this property. There were no properties found available to rent in Luddesdown; the nearest, cheapest property was found in Meopham, it was a 3 bed house. To be able to afford to rent this property an income of approximately £48,000 would be required.

Our analysis identified a need for alternative housing for 1 older household:

- 1 couple
- The household currently live in Luddesdown
- The household require a rented bungalow from the Council/Housing Association
- The household require a physically-adapted home

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

Luddesdown is a village approximately 7 miles south of Gravesend in the Borough of Gravesham with a population of 220 (2011 Census). The nearest railway station is 2 miles away at Meopham (34 minutes from London Victoria) and Ebbsfleet International railway station is 9 miles away.

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 Rural Housing Enabler 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 Luddesdown to establish the level of need for affordable housing.

The aim of this survey is to identify in general terms if there is, or is not, a housing need from local people. It is not to provide a list of names and addresses of individuals requiring a home. If a need is identified, then a further Registration of Interest survey may be undertaken to update the levels of housing need. At this stage, further details such as name and address, income, housing need and details of local connection will be taken. The identification of potential sites, e.g. infill sites, to meet the identified need would then be undertaken, preferably with the assistance of Luddesdown Parish Council.

## **3. BACKGROUND INFORMATION**

In a report published in June 2018 by the Institute for Public Policy Research (IPPR) it is stated that: 'The affordability gaps in rural areas are high compared to urban areas. The average rural house price is around £19,000 above the average for England as a whole, at £320,700 compared to £301,900, and is more than £87,000 higher than the urban average excluding London (£233,600)\*

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

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

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

The Government believe that the Community Right To Build will shift power from 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.<sup>†</sup> The

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

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

Community Right to Build forms part of the neighbourhood planning provisions contained in the Localism Act 2011.

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

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

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

#### **4. METHOD**

The Rural Housing Enabler from Action with Communities in Rural Kent posted a copy of the survey to every household in Luddesdown in September 2018.

Surveys were returned in pre-paid envelopes to Action with Communities in Rural Kent. Copies of the survey were available for anyone to complete who had left Luddesdown and wished to return, they were held by the Rural Housing Enabler. It was asked that completed survey forms were returned by 3<sup>rd</sup> October 2018. All surveys received at Action with Communities in Rural Kent by that date are included in this report.

Approximately 85 surveys were distributed with 33 returned by this date representing a return rate of 39%.

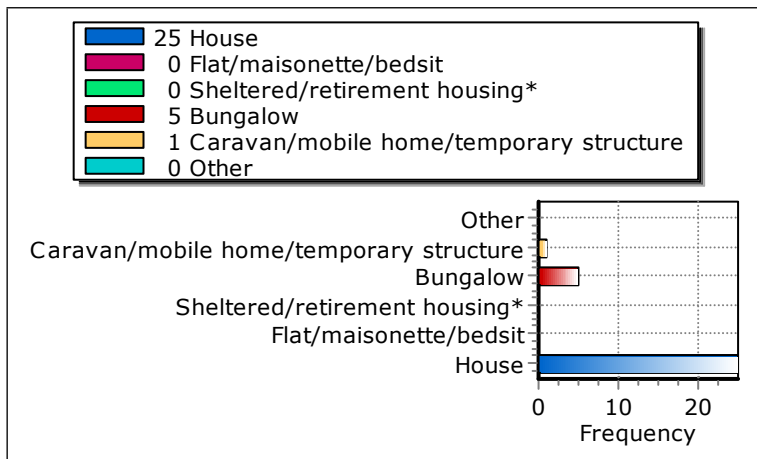
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

## 5. RESULTS

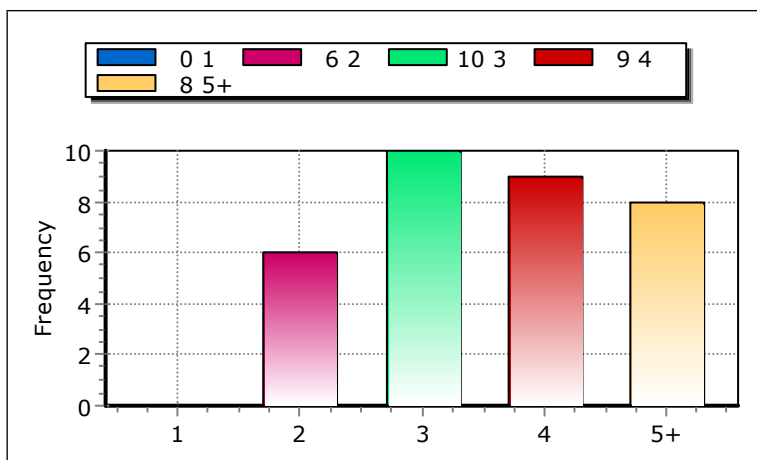
### Section 1

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

#### Question 1. How would you describe your home?\*

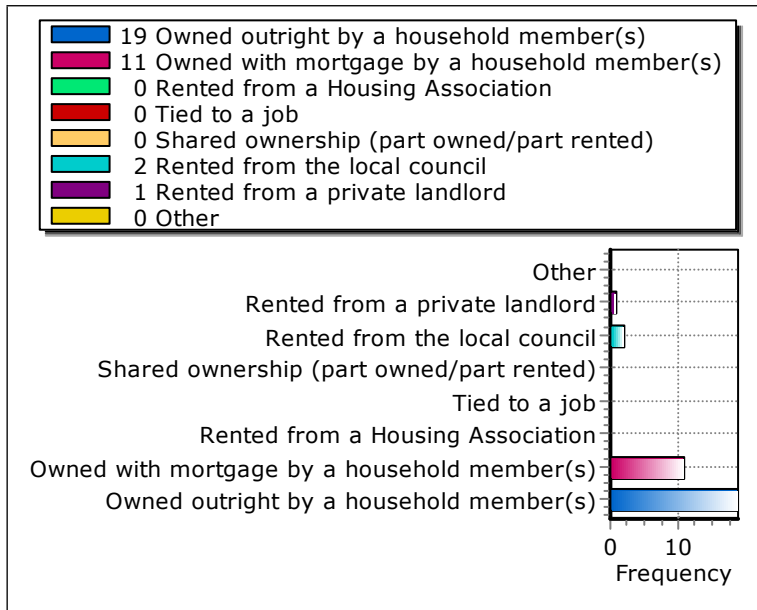


#### Question 2. How many bedrooms does your current home have?\*



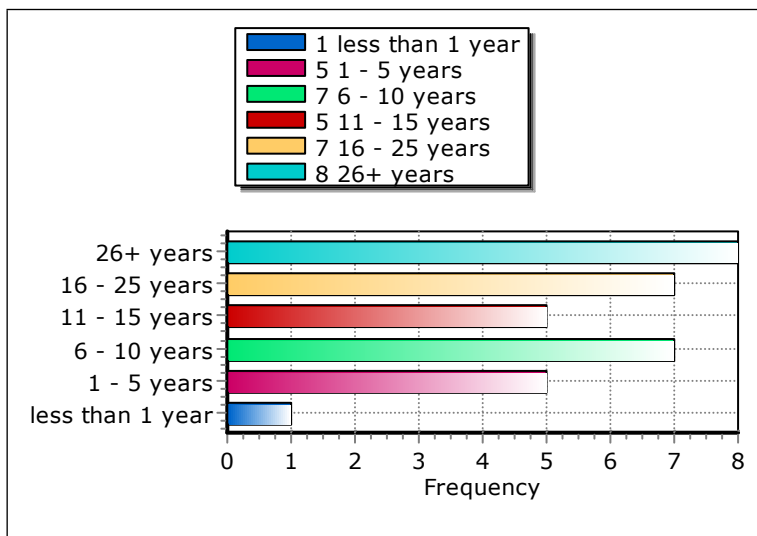
\* Retirement housing includes Extra Care Accommodation which consists of purpose built accommodation in which varying amounts of care and support can be offered, and where some facilities are shared

### Question 3. Who owns your home?



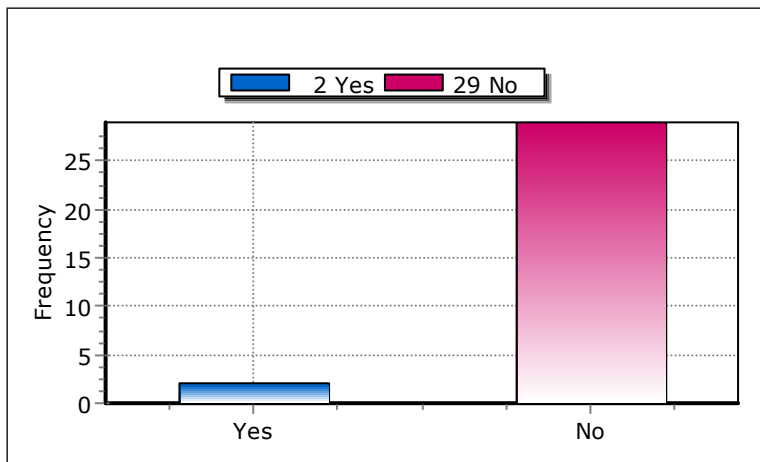
91% of respondents who answered the question are owner occupiers; 58% own their homes outright and 33% have a mortgage.

### Question 4. How many years have you lived in Luddesdown?

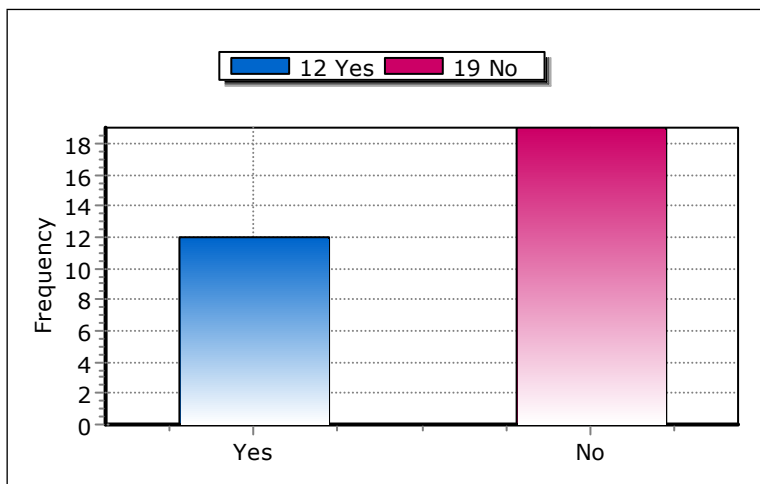


20 respondents (60%) have lived in Luddesdown for over 10 years.

**Question 5. Have any of your children/parents/brothers/sisters moved away from Luddesdown 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?**



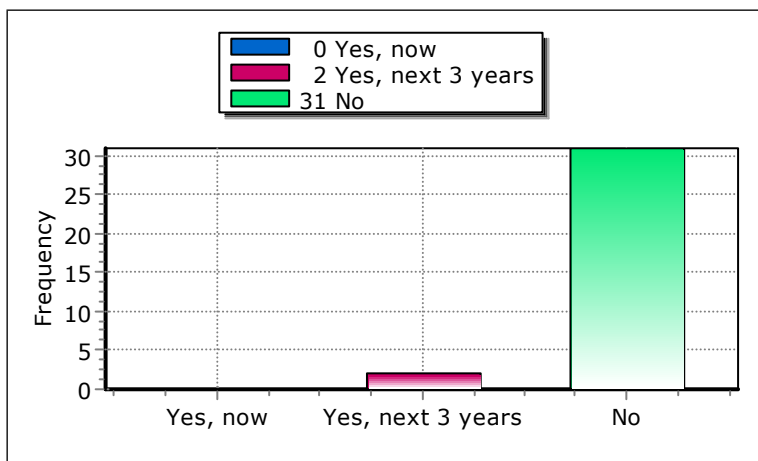
61% of respondents who answered the question (58% of all respondents) would not be in favour of a small development of affordable housing for people from Luddesdown.

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

There were 15 responses to this question; a full list of comments can be found in Appendix L1.



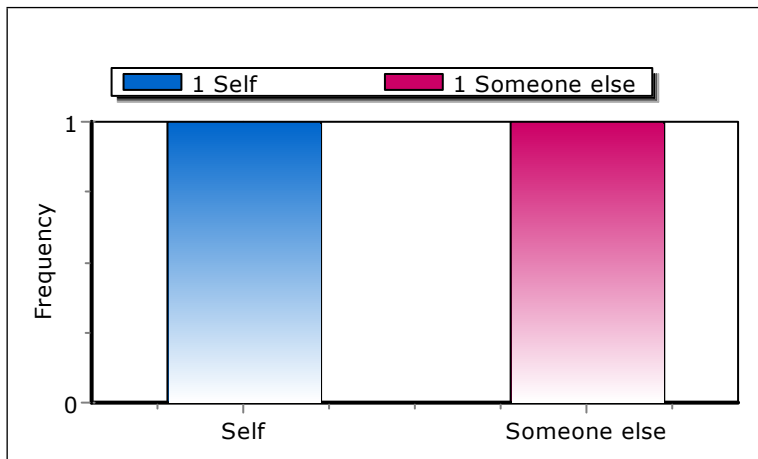
**Question 8. Do you or a member of your household need separate or alternative accommodation either now or in the next 3 years?**



2 respondents (6%) said they have a housing need in the next 3 years.

## Section 2 – Housing Needs

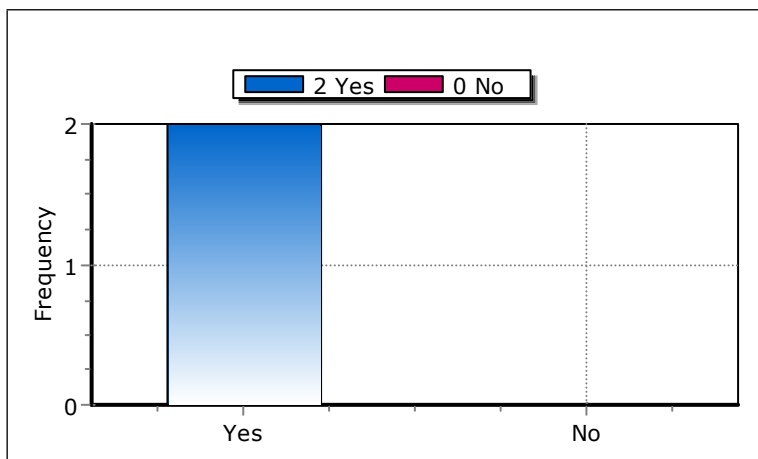
**Question 9. Are you completing this form for someone else?**



**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.**

The respondent completing the form for someone else was doing so for their adult child who was living in the parental home.

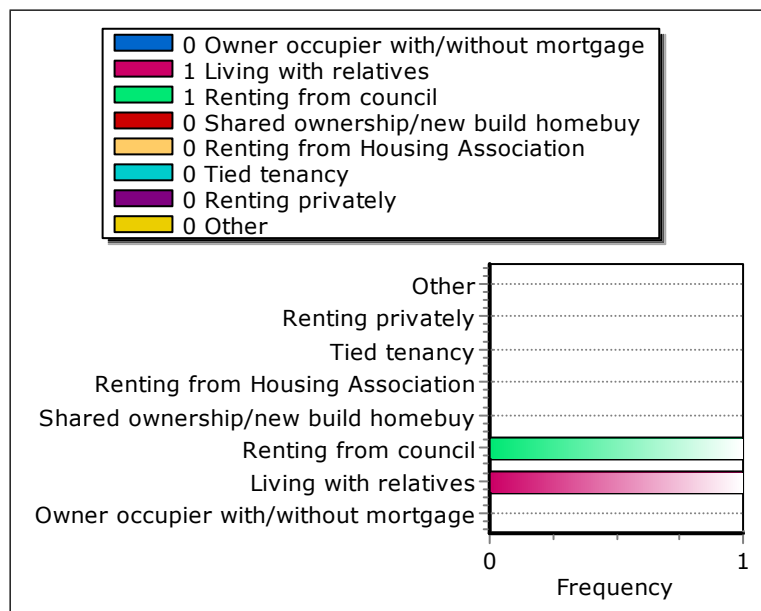
**Question 11. Do you currently live in Luddesdown?**



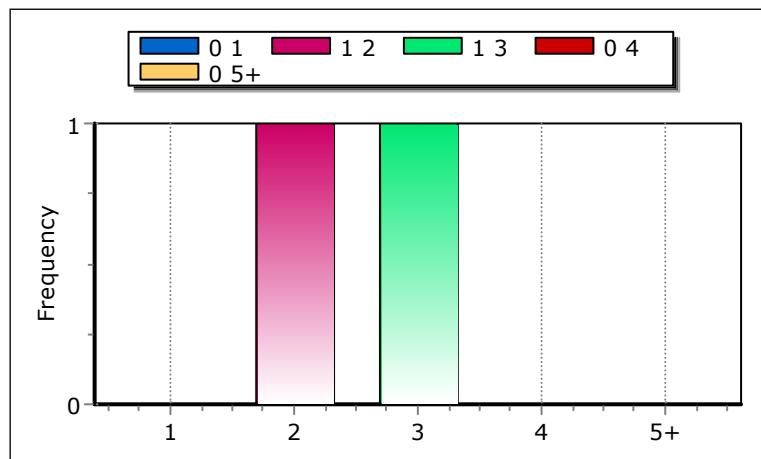
**Question 12. What is your connection with the village?** Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
Currently live in the village and have done so continuously for the last 10 years	2
Currently live in the village and have done so continuously for the last 5 years	0
Do not currently live in the village but have previously lived there for 5 out of the last 10 years	0
Do not currently live in the village but have close family who currently live there and have done so continuously for the last 10 years	0
Do not currently live in the village but have previously lived there continuously for at least 10 years and, in my opinion, was forced to move away due to a lack of suitable accommodation	0

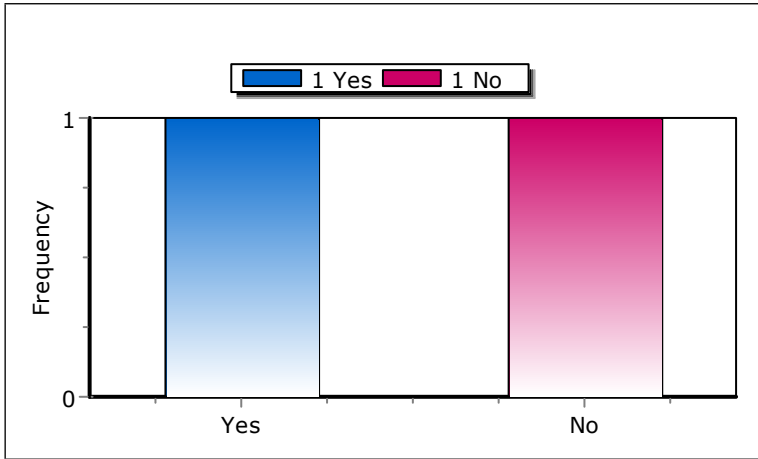
**Question 13. What is your current housing situation?**



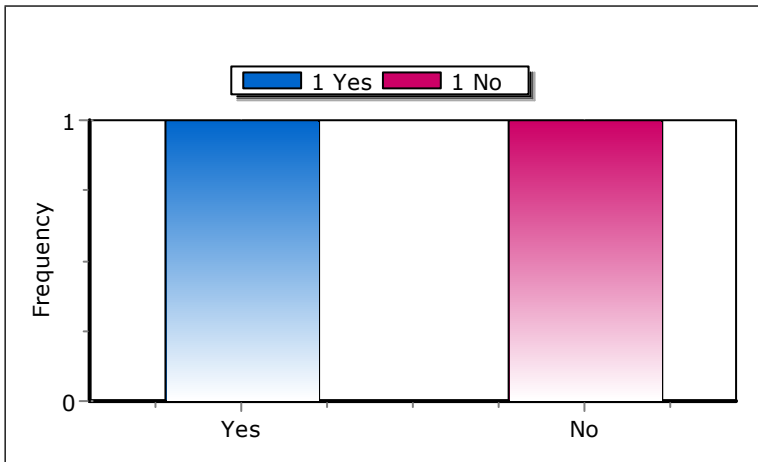
**Question 14. How many bedrooms do you have in your current home?**



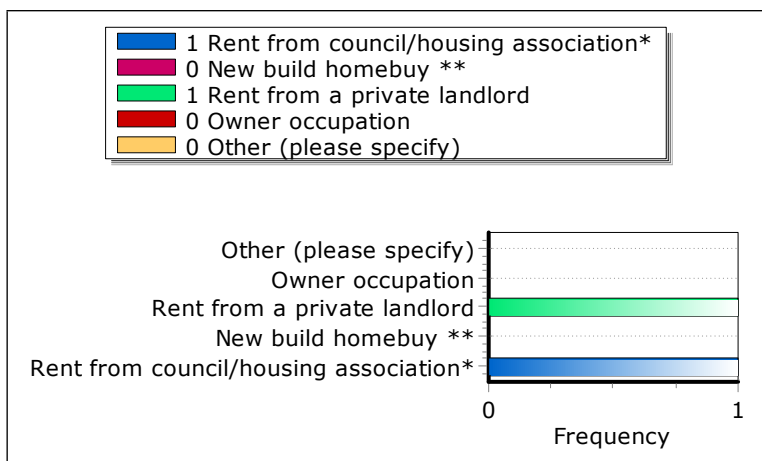
**Question 15. Are you registered on the Council's Housing Register?**



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



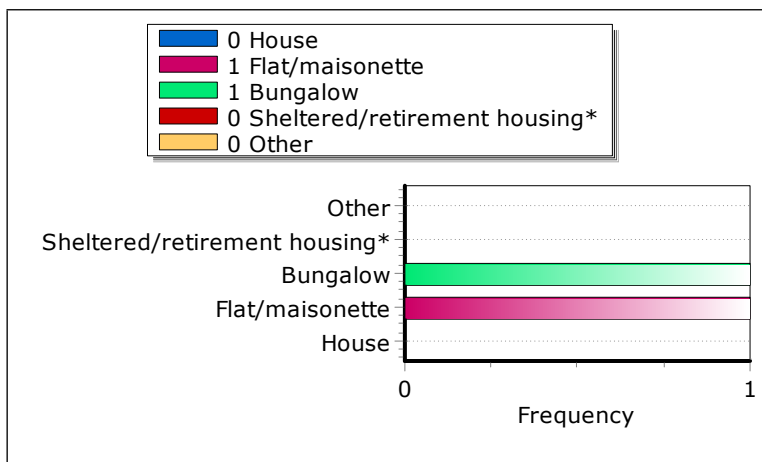
**Question 17. Which of the following options would be most suitable for you in alternative accommodation?\***



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

There were no comments

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

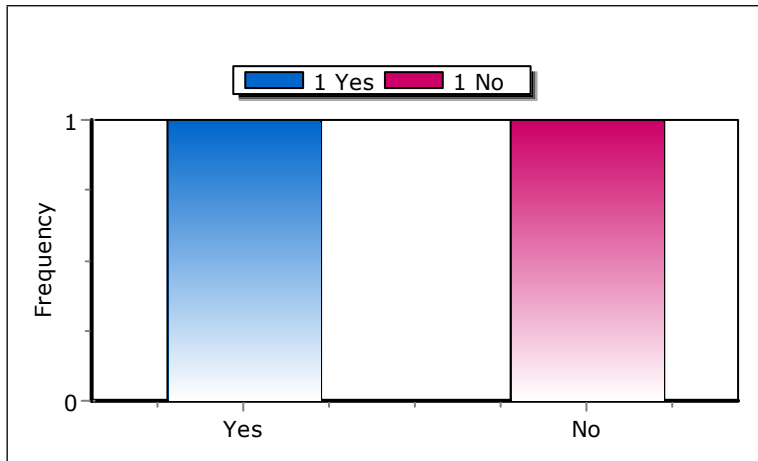


\* To be considered for this type of accommodation, you need to be registered on Gravesham Borough Council's Housing Register. Tel: 01474 564422

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

\* 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.

**Question 20. Do you have any specific requirements?**

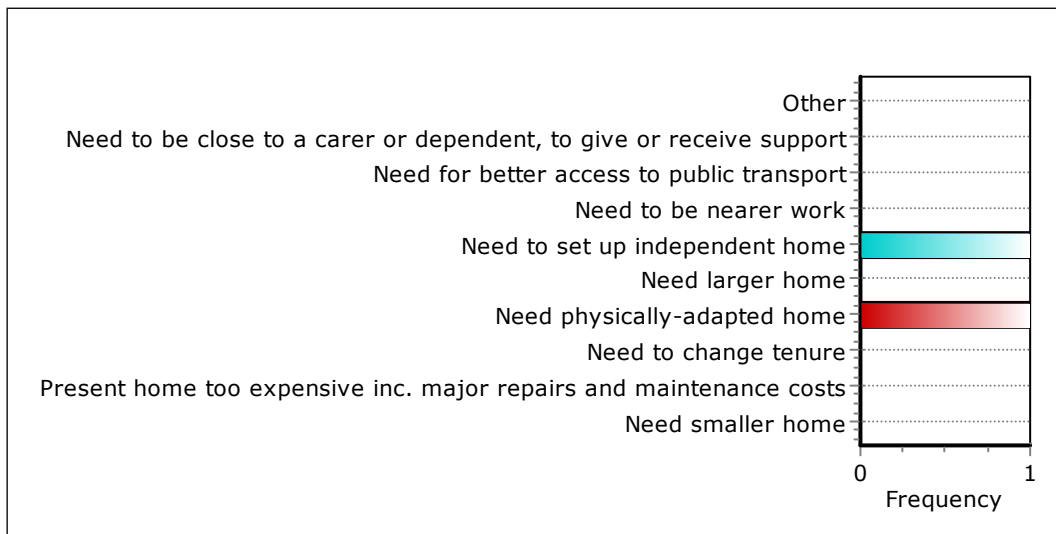


**Question 21. If you answered 'Yes' to Question 20, please give details**

The following answer was given:

- Ground floor bathroom. No stairs. Grab rails inside and outside of home.

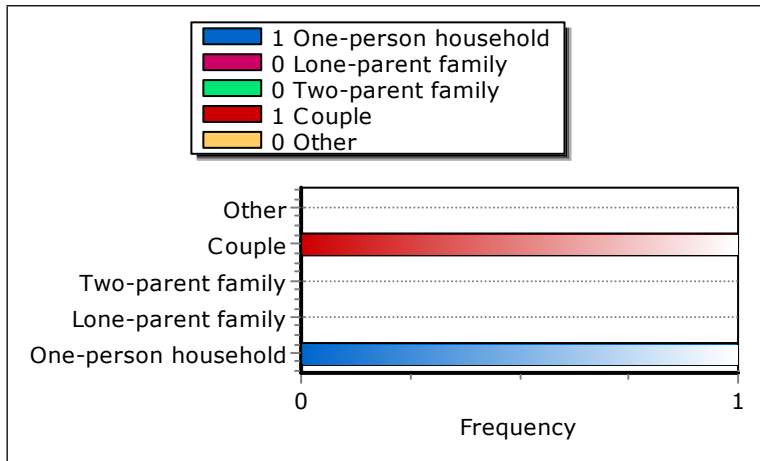
**Question 22. Why do you need to move from your current home and what do you need in a new home?**



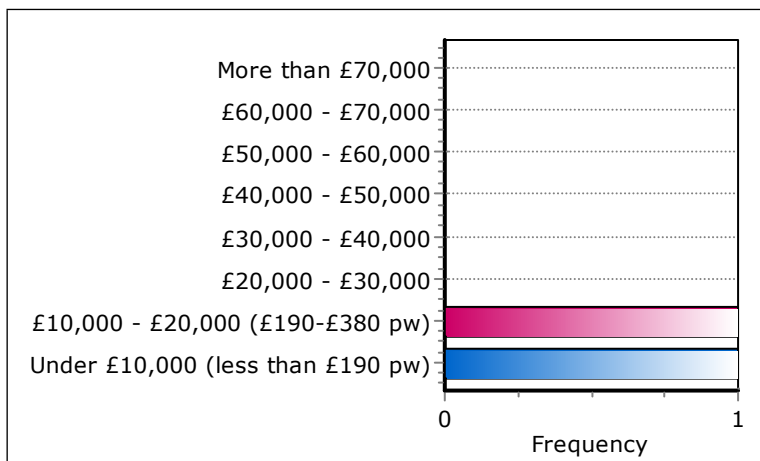
**Question 23. Please indicate the number of people in each age group (male or female) needing to move**

AGE	0 - 9	10 -15	16 - 19	20 -24	25 - 44	45 - 59	60 - 74	75+
<b>Male</b>	0	0	0	0	0	0	0	1
<b>Female</b>	0	0	0	1	0	0	0	1
<b>Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>

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



**Question 25. Please indicate the total gross annual income of the household in housing need**



## **6. LOCAL HOUSING COSTS**

To fully assess local housing need it is important to look at open market prices in the private sector of houses both to rent and buy.

### **Property for sale**

Searches of [www.rightmove.co.uk](http://www.rightmove.co.uk) which markets property for a number of leading local estate agents, in October 2018 found only one property for sale in Luddesdown at a cost of £3,500,000. The cheapest property to be found was half a mile away:

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £</b>
Terraced house (Cobham)	2	315 000

### **Property to rent**

A similar search for rental property found nothing available. The nearest and cheapest property found was in Meopham:

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £pcm.</b>
Terraced house (Meopham)	3	1200

### **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 4.19% (October 2018) 25 year mortgage term and is calculated using HSBC's mortgage calculator.

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

<b>Type of Property</b>	<b>Price £</b>	<b>Deposit (15%)</b>	<b>Gross Income Level</b>	<b>Monthly Repayment</b>
2 bed house	315 000	47 250	76 500	1102



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 house	1200	48 000

Using HM Land Registry data on house sales ([www.mouseprice.com](http://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 £308,900  
 2 bed properties £386,900  
 3 bed properties £433,100  
 4 bed properties £614,500  
 5+ bed properties £778,900

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 £93,961 would be required.

Information provided by 'mouseprice' states that the average property in the DA13 area costs £488,900 with average earnings being £27,037. This means that the average property costs over 18 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 were no properties available to rent in Luddesdown 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 BRMA. These figures have been used to estimate affordable rent levels.

Size of Property	Affordable Rent Levels £pcm
1 bed	540
2 bed	683
3 bed	756
4 bed	1114

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

<b>Property</b>	<b>Price £ pcm</b>	<b>Gross annual Income £</b>
1 bed	540	21 600
2 bed	683	27 320
3 bed	756	30 240
4 bed	1114	44 560

### **Shared ownership**

To give an indication of respondents' ability to afford shared ownership, levels of income and rent/mortgage have been taken into consideration on purchasing a 25% and 40% share of a property with estimated values of £250,000 for a 1 bed property, £300,000 for a 2 bed property and £360,000 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](http://www.helptobuyese.org.uk) and on [www.rightmove.co.uk](http://www.rightmove.co.uk) Affordability is calculated using the Homes and Communities Agency's target incomes calculator.

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

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service charge	Monthly total £	Gross Income required
250 000	25%	6250	298	430	80	808	29 111
250 000	40%	8750	477	344	80	901	31 345
300 000	25%	7500	358	516	80	954	34 357
300 000	40%	12 000	572	413	80	1065	41 699
360 000	25%	9000	429	619	80	1128	40 652
360 000	40%	18 000	687	413	80	1180	62 548

## **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**

One respondent said they need affordable housing in the next 3 years.

The respondent was excluded because the only tenure they wanted was to rent from a private landlord

### **7.2 Assessment of the need for housing for older households**

One older household said they require alternative housing in the next 3 years.

#### **Assessment of the 1 household seeking housing in the next 3 years**

##### **The 1 household in need of housing in the next 3 years is –**

- 1 x couple

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

<b>Age</b>	<b>Frequency</b>
75+	2

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

<b>Current Housing</b>	<b>Frequency</b>
Renting from Council	1

##### **Current number of bedrooms:**

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

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

<b>Housing Register</b>	<b>Frequency</b>
Yes	1

##### **Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Rent form Council/Housing Association	1

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

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

**Specific requirements:**

<b>Requirement</b>	<b>Frequency</b>
Yes	1

**Details of specific requirements:**

- Ground floor bathroom. No stairs. Grab rails inside and outside of home

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Need physically adapted home	1

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

<b>Income</b>	<b>Frequency</b>
Under £10,000	1

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

## **8. SUMMARY OF FINDINGS**

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

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

The survey did not identify a need for general needs affordable housing

### **8.2 Summary of the requirement for housing for older households**

The survey has found a requirement for more suitable housing for 1 older household; they are 1 couple who currently live in Luddesdown.

The household requires housing within the next 3 years. They currently rent from the Council and need to move as they require a physically-adapted home. They require the following:

1 x bungalow to rent from the Council/Housing Association.

## **9. APPENDIX L1**

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

Luddesdown is no different to other villages; some people cannot afford to live there

An affordable housing site would not be in keeping with this area of green belt AONB land

Luddesdown does not have the road capacity to accept more housing. The roads are narrow and badly maintained. Each new house usually means 2 cars to add to roads. No shops, buses etc. It is a rural area, keep it so.

We live in an area of outstanding natural beauty (AONB) and these need to be protected otherwise we won't have any.

Regarding Q8 neither myself nor my wife wish to alter the current arrangements. However, my wife has Alzheimer's. Who knows what the future will bring.

Provided it was just for people from the village and remained so, otherwise it would be just another housing development.

Too many houses as it is.

Infrastructure is already stretched - medical and social.

I have no option but to support local housing development as I have 4 children who may want to live locally. However, affordable housing soon becomes inflated at the point of resale and the problem is perpetuated.

There isn't the space for a small development and the infrastructure of roads/internet is not suitable.

Under no circumstances should any new houses be built, even if it was just one house. This will set a precedent and soon Luddesdown will be lost. It will become a built up area with option C river crossing it will be overwhelmed with buildings and traffic. Keep Luddesdown rural, no, no, no to new houses.

There is no need for anymore development in this rural unspoilt greenbelt area.

We are a hamlet, barely a village. There is no infrastructure. People move here once they are established as a family unit. We have all had to wait to be able to achieve this. Youngsters should be more central with facilities for young families e.g. buses, trains, shops, school, youth centres. When the time is right the older people move out and downsize - it is misguided to provide homes everywhere.

The concept of affordable housing does not work. There is nothing to stop local people selling to the highest bidders, therefore, the first wave of local buyers will sell on and move, this pushes prices up.

No shops, no transport, no local school.

Dear Householder

Following a Rural Housing Needs Survey undertaken in Luddesdown Parish in 2013 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 Luddesdown 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 Luddesdown 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 Luddesdown Parish. If a site is found a village consultation event will be held so that residents of Luddesdown 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 3 October 2018.**

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](http://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](http://www.ruralkent.org.uk/housing)

Yours faithfully



**Sharon Donald**  
**Housing Strategy and Development Manager**

**RURAL HOUSING NEEDS SURVEY FOR LUDESLOW 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 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 HAVE ANSWERED YES PLEASE CONTINUE WITH SECTION 2, IF YOUR ANSWER WAS NO PLEASE NOW RETURN THIS FORM IN THE FREEPOST ENVELOPE PROVIDED**



**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 Luddesdown?**  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 |

**Q26. What is your FULL postcode?**

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**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**

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

**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