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# **Shorne 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 Shorne 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 Shorne in September 2018. Approximately 1056 surveys were distributed with 338 surveys being returned, representing a 32% response rate.

Analysis of the returned survey forms identified that 89% of all respondents are owner occupiers. 71% of respondents have lived in Shorne for over 10 years.

High property prices and a predominance of privately owned homes means that some local people are unable to afford a home within Shorne. For a first time buyer an income of £110,500 per annum and a deposit of £68,250 are needed to buy the cheapest property available within Shorne, which, at the time of writing the report, was a 3 bed detached house for £455,000. To be able to afford to rent privately an income of approximately £38,000 is required for the cheapest property available which was a 2 bed cottage for £950pcm.

A need for up to 6 affordable homes, for the following local households was identified:

- 2 single people
- 2 couples
- 2 families
- All 6 households currently live in Shorne

Our analysis has also identified a need for alternative housing for 9 older households:

- 5 single people
- 4 couples
- All 9 households currently live in Shorne
- 5 of the older households require alternative open market homes and 4 require rented housing from the Council/Housing Association

Overall, the survey has identified a need for 10 affordable homes, 4 of which are for older households. In addition there is a requirement for 5 open market properties for older households who wish to downsize/move to more suitable housing for their needs.

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

Shorne is a village approximately 5 miles south of Gravesend in the Borough of Gravesham with a population of 2487; 1417 of those people are aged 45 and over (2011 Census). The nearest railway station is in Gravesend (24 minutes from London St Pancras) and Ebbsfleet International railway station is 7 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 Shorne 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 Shorne 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 Shorne 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 Shorne 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 the 30<sup>th</sup> June are included in this report.

Approximately 1056 surveys were distributed with 338 returned by this date representing a return rate of 32%.

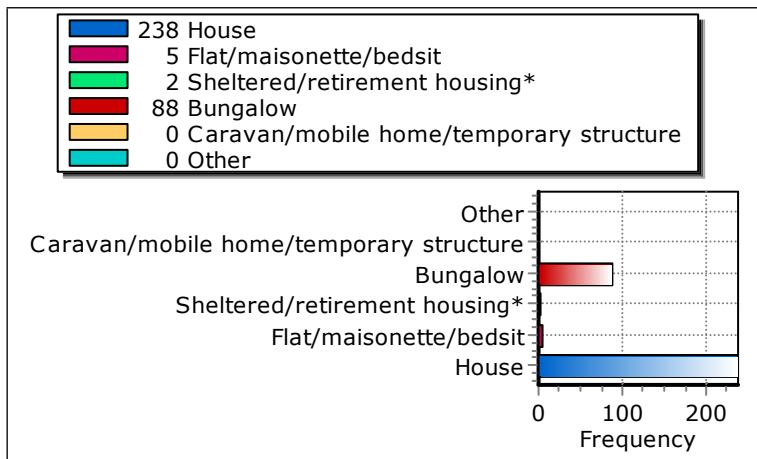
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

## 5. RESULTS

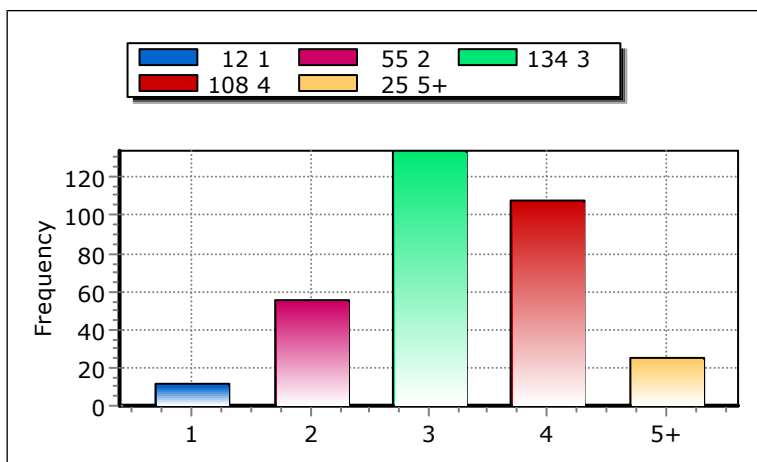
### Section 1

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

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

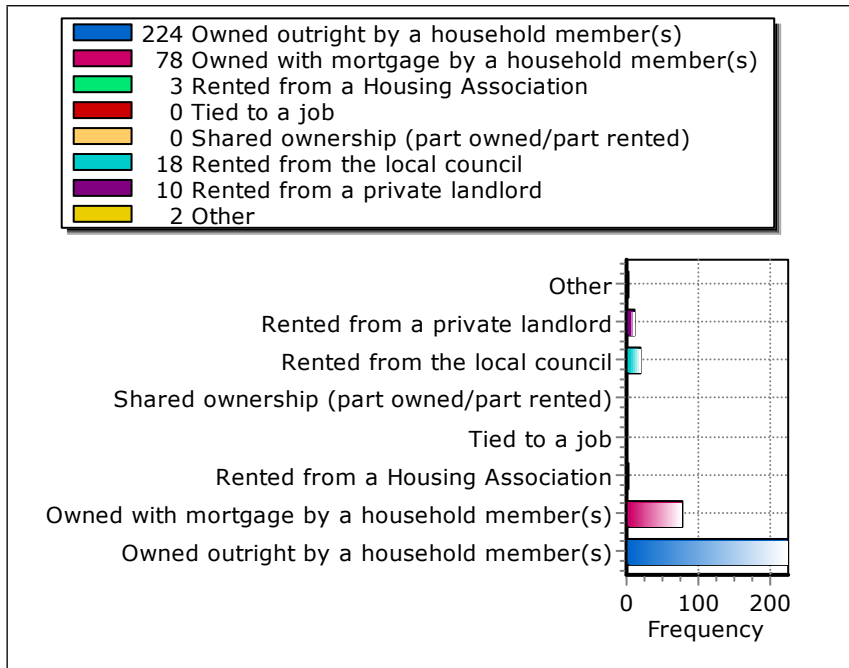


#### Question 2. How many bedrooms does your current home have?



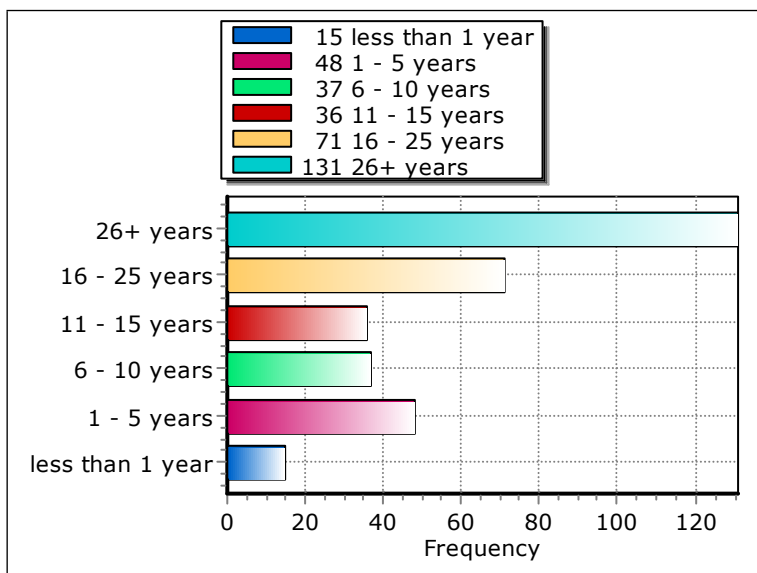
\* Retirement housing includes Extra Care Accommodation which consists of purpose built accommodation in which varying amounts of care and support can be offered, and where some facilities are shared

### Question 3. Who owns your home?



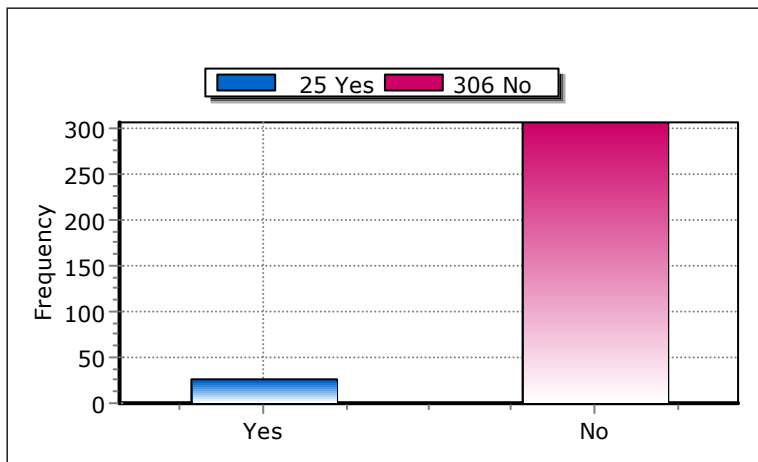
89% of respondents who answered the question are owner occupiers; 66% own their homes outright and 23% have a mortgage.

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

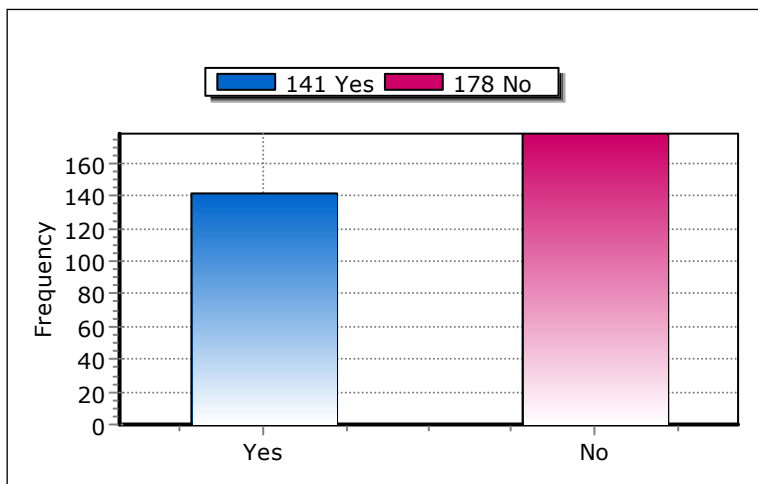


238 respondents (71%) have lived in Shorne for over 10 years.

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



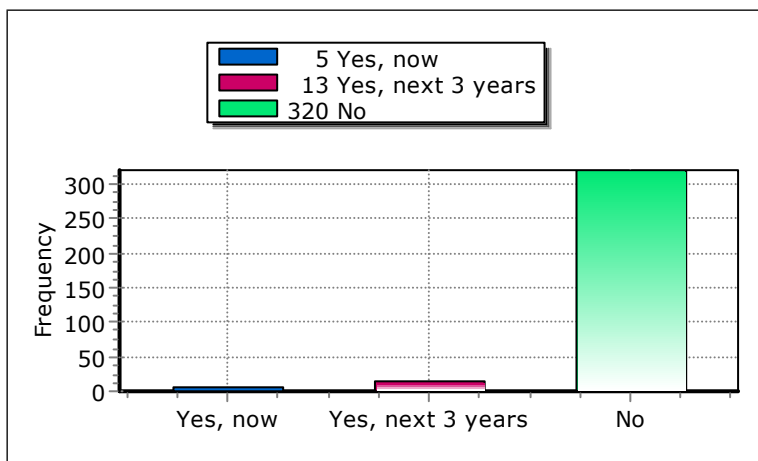
56% of respondents who answered the question (52% of all respondents) would not be in favour of a small development of affordable housing for people from Shorne.

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

There were 118 responses to this question; a full list of comments can be found in Appendix S1.



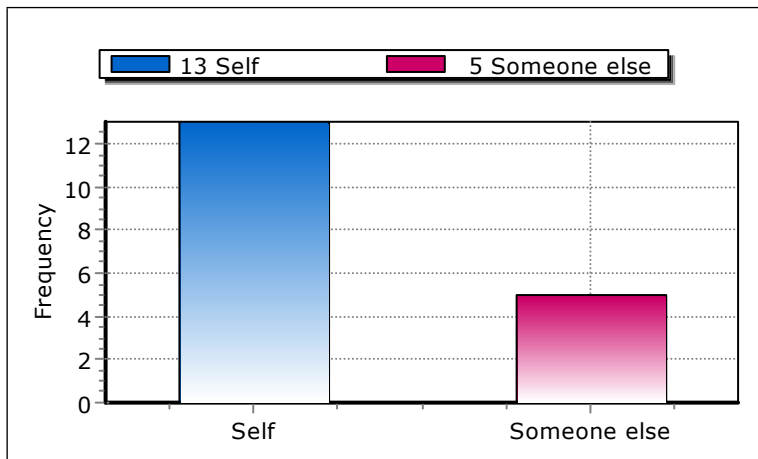
**Question 8. Do you or a member of your household need separate or alternative accommodation either now or in the next 3 years?**



18 respondents (5%) said they have a housing need either now or in the next 3 years.

## Section 2 – Housing Needs

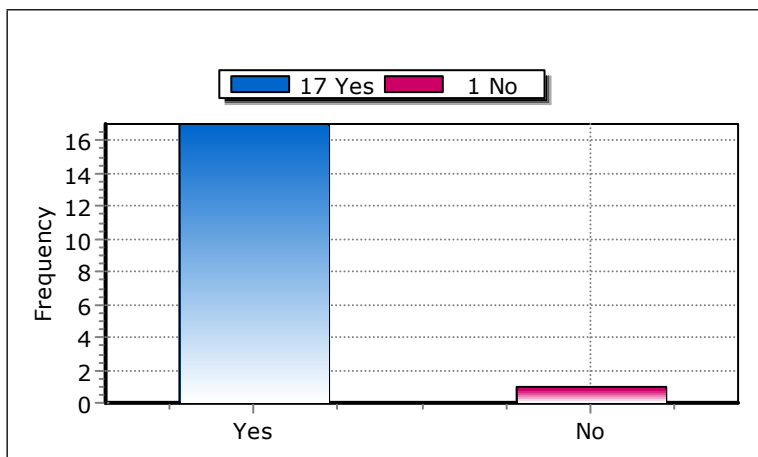
### Question 9. Are you completing this form for someone else?



### 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.

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

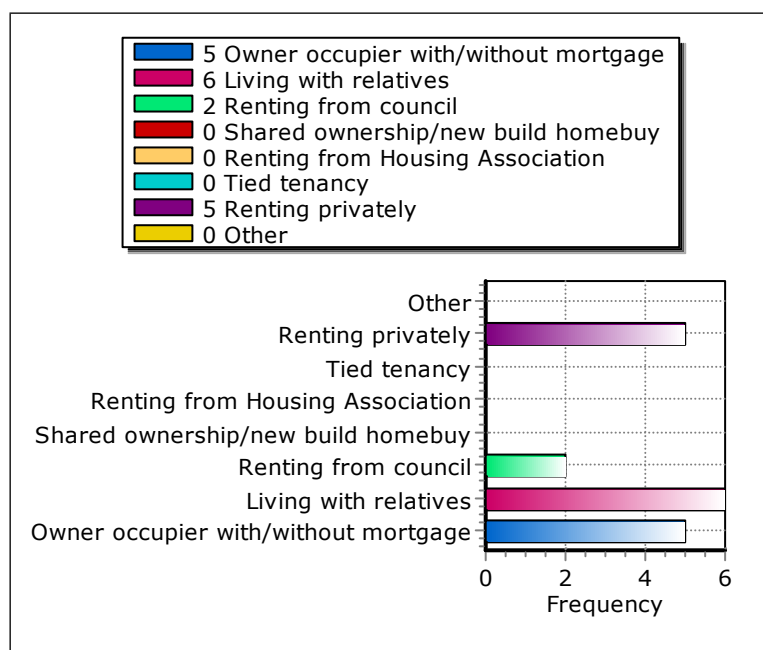
### Question 11. Do you currently live in Shorne?



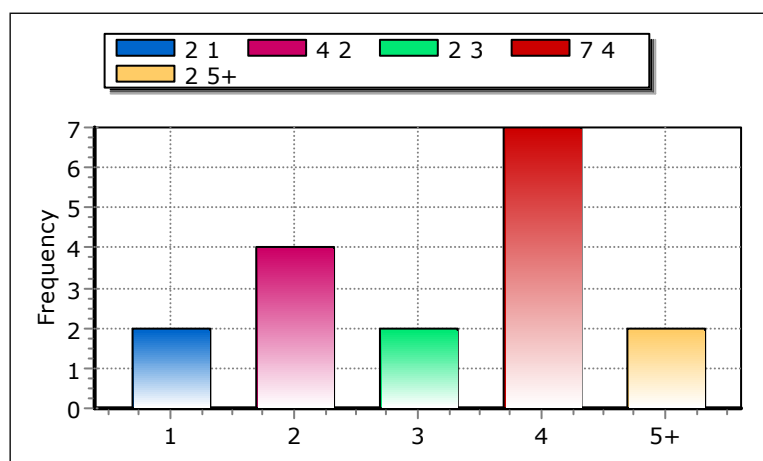
**Question 12. What is your connection with the village?** Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
Currently live in the village and have done so continuously for the last 10 years	11
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 there for 5 out of the last 10 years	1
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	1
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	1

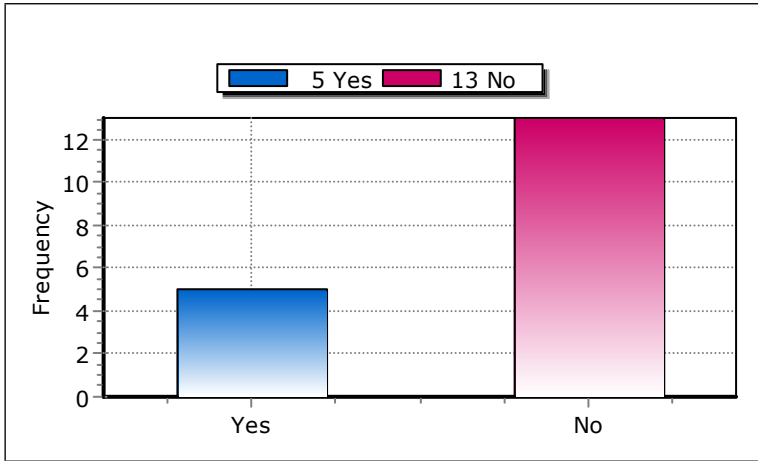
**Question 13. What is your current housing situation?**



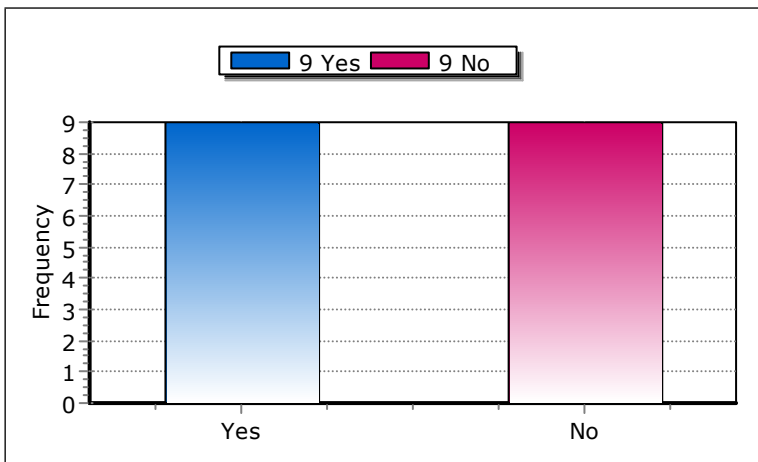
**Question 14. How many bedrooms do you have in your current home?**



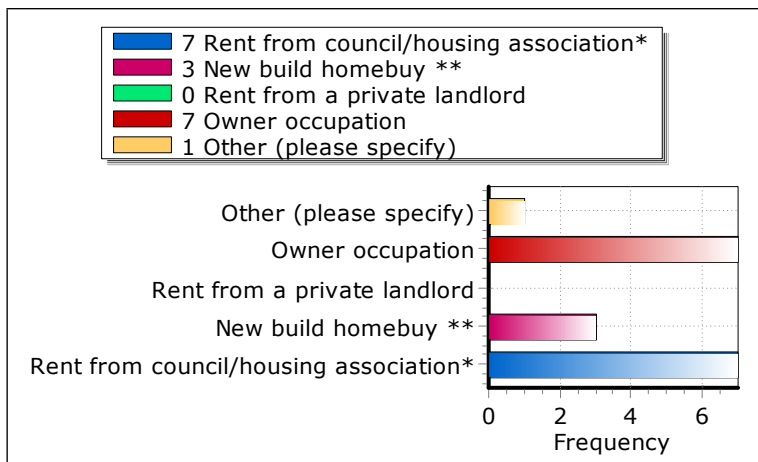
**Question 15. Are you registered on the Council's Housing Register?**



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



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



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

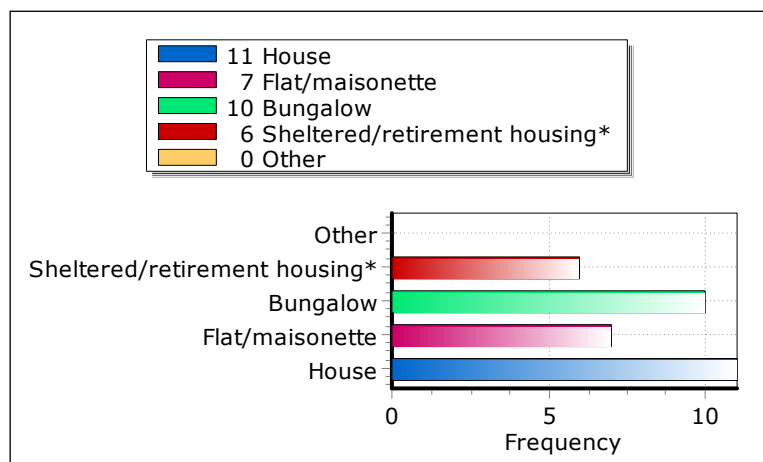
The following comments were made:

- Please note my daughter does not have to move but would like to stay in the village and would like to leave home as part of her progression in life
- It would be beneficial to have more houses built in the village to accommodate the demand
- I retire in 3 years and won't be able to afford the high rent I currently pay so would need something not too expensive but still stay in the village
- I may need this change in 3 years or not if I am healthy and able to work
- 80 next year
- Not clear on my options when my father passes on and the property needs to be sold to pay the equity company
- I would like to part buy but not sure I can at age 54? I work full time though

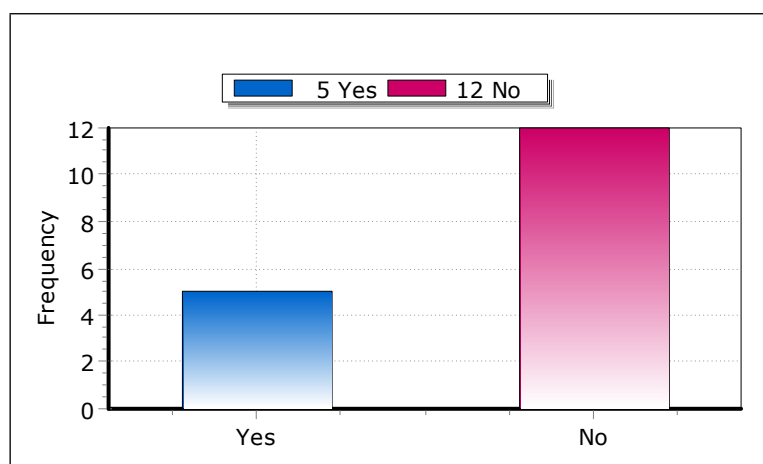
\* To be considered for this type of accommodation, you need to be registered on Gravesham Borough Council's Housing Register. Tel: 01474 564422

\*\* 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 any specific requirements?**



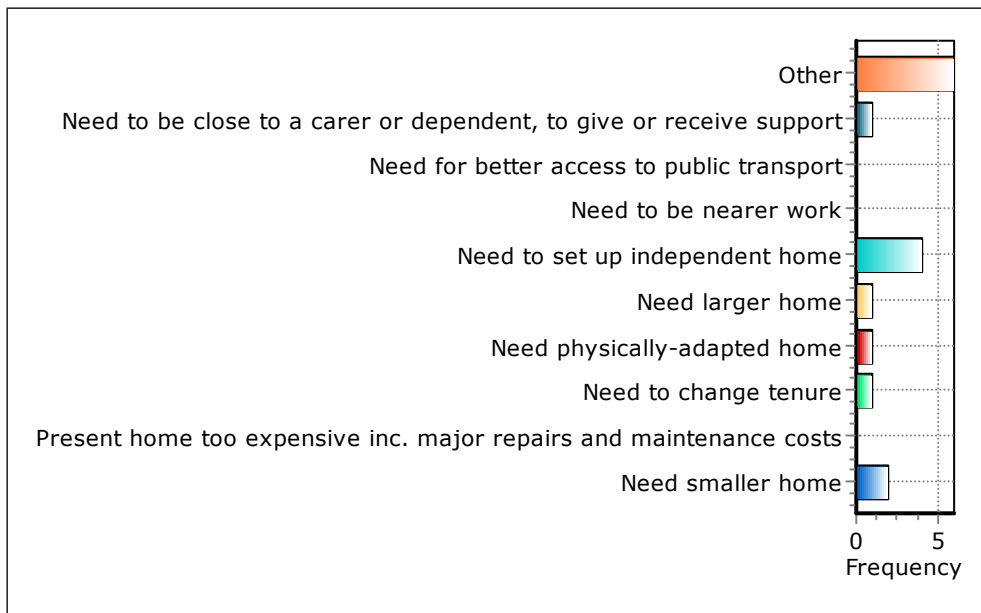
**Question 21. If you answered 'Yes' to Question 20, please give details**

The following answers were given:

- Can't get in my bath. Painful joints, am currently on housing list B medical need
- There does not seem to be suitable housing for someone wishing to downsize in Shorne
- Ground floor
- Due to age related health problems need to be on one level
- I have medical needs that make moving around hard and I'm epileptic
- Parking available. Small garden

\* 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.

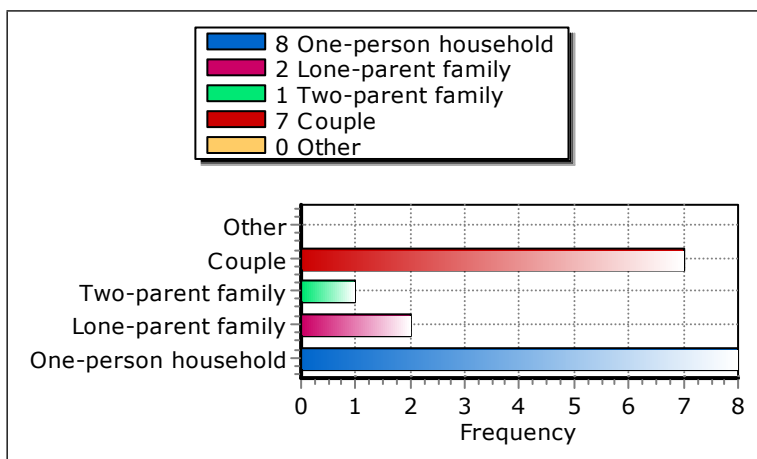
**Question 22. Why do you need to move from your current home and what do you need in a new home?**



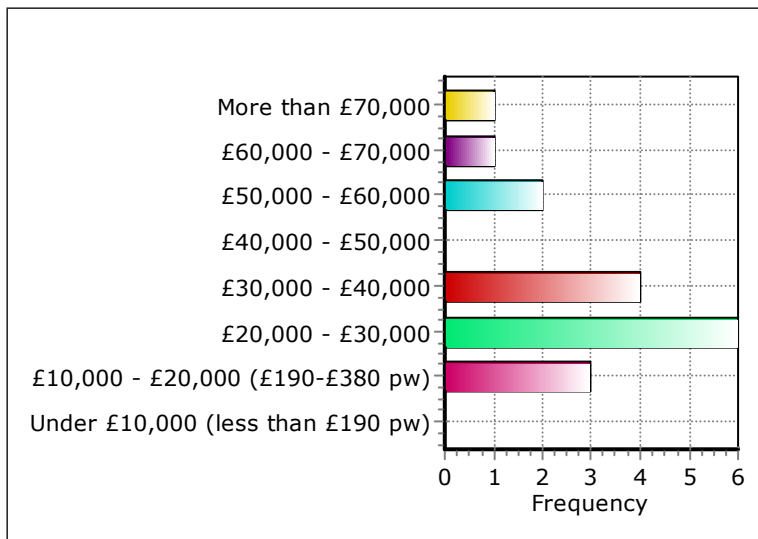
**Question 23. Please indicate the number of people in each age group (male or female) needing to move**

AGE	0 - 9	10 -15	16 - 19	20 -24	25 - 44	45 - 59	60 - 74	75+
<b>Male</b>	0	2	0	2	3	2	4	1
<b>Female</b>	2	0	0	2	3	2	6	0
<b>Total</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>4</b>	<b>6</b>	<b>4</b>	<b>10</b>	<b>1</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 10 properties for sale in Shorne; only one of those properties was valued under £500,000, see table below:

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £</b>
Detached house	3	455 000

### **Property to rent**

A similar search for rental property found the following 3 properties available to rent:

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £pcm.</b>
Cottage	2	950
Detached house	4	1775
Semi-detached house	4	2300

### **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%**, 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>
3 bed house	455 000	68 250	110 500	1591

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

Type of Property	Price £ pcm	Approx. Gross Annual income £
2 bed cottage	950	38 000
4 bed house	1775	71 000
4 bed house	2300	104 000

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 only 3 properties available to rent in Shorne 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**

Nine respondents said they need affordable housing; 2 respondents need it now and 7 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 2 households seeking housing now**

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

#### **The 1 household in need of affordable housing now is –**

- 1 family

**Families** there was 1 family

#### **Ages**

	<b>Adult Age</b>	<b>Adult Age</b>	<b>Child Age</b>	<b>Child Age</b>	<b>Child Age</b>	<b>Child Age</b>
<b>Family 1</b>	25-44		10-15 M			

#### **Current housing:**

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

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

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

**Specific requirements:**

Requirement	Frequency
Yes	1

**Details of requirements:**

- I have medical needs that make moving around hard and I'm epileptic

**Reason for seeking new home:**

Reason	Frequency
Other (relationship breakdown)	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 Shorne.

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	Number 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 7 households seeking housing in the next 3 years**

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

- 2 x tenure required was owner occupation only

### **The 5 households in need of affordable housing in the next 3 years are –**

- 2 single people
- 2 couples
- 1 family

**Single people** – there were 2 single people

<b>Age</b>	<b>Frequency</b>
20-24	1
45-59	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Living with relatives	2

**Current number of bedrooms:**

<b>No of bedrooms</b>	<b>Frequency</b>
3	1
4	1

**Registered on the Council's housing register:**

<b>Housing Register</b>	<b>Frequency</b>
No	2

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Rent from Council/housing association	1
New build homebuy	1

**Type of housing needed:**

<b>Type of housing</b>	<b>Frequency</b>
House	1
Flat/maisonette/Bungalow/ House	1

**Specific requirements:**

<b>Requirement</b>	<b>Frequency</b>
No	2

**Reason for seeking new home:** There were no responses to this question

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

Income	Frequency
£20,000 - £30,000	2

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

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	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
£20,000 - £30,000	2	2	0	1 x 1 bed	0

**Couples** – there were 2 couples. The age of each household member was requested – one respondent did not indicate their partner's age

Age	Frequency
20-24	1
25-44	2

**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
New build homebuy	2

**Type of housing needed:**

Type of housing	Frequency
House/Flat/Maisonette	2

**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
£40,000-£60,000	1

The respondents indicated one of the local connection criteria; they currently live in Shorne.

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	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
£20,000-£30,000	1	1	0	1 x 1 bed	0
£40,000-£60,000	1	1	1	1 x 2 bed	0



**Families** there was 1 family

**Ages**

	<b>Adult Age</b>	<b>Adult Age</b>	<b>Child Age</b>	<b>Child Age</b>	<b>Child Age</b>	<b>Child Age</b>
<b>Family 1</b>	45-59		10-15 M			

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Renting privately	1

**Current number of bedrooms:**

<b>No of bedrooms</b>	<b>Frequency</b>
3	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 from Council/Housing Association	1

**Type of housing needed:**

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

**Specific requirements:**

<b>Requirement</b>	<b>Frequency</b>
No	1

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Other (Not sure how long house will be available to rent)	1

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

<b>Income</b>	<b>Frequency</b>
£20,000 - £30,000	1

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

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.

<b>Income</b>	<b>Number of respondents</b>	<b>Affordable rent</b>	<b>Private rent</b>	<b>Shared ownership</b>	<b>Open market</b>
£20,000 - £30,000	1	1	0	0	0

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

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

### **Assessment of the 3 households seeking housing now**

#### **The 3 households in need of housing now are –**

- 1 single person
- 2 couples

**Single people** – there was 1 single person

<b>Age</b>	<b>Frequency</b>
60-74	1

#### **Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Owner occupier	1

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

<b>No of bedrooms</b>	<b>Frequency</b>
4	1

#### **Registered on the Council's housing register:**

<b>Housing Register</b>	<b>Frequency</b>
No	1

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

<b>Tenure</b>	<b>Frequency</b>
Owner occupation	1

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

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

#### **Specific requirements:**

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

#### **Details of specific requirements:**

- Parking available. Small garden

#### **Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Need smaller 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 Shorne.

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

Age	Frequency
45-59	2
60-74	2

**Current housing:**

Current Housing	Frequency
Owner occupier	1
Renting privately	1

**Current number of bedrooms:**

No of bedrooms	Frequency
2	1
Studio flat	1

**Registered on the Council's housing register:**

Housing Register	Frequency
No	1
Yes	1

**Tenure best suited:**

Tenure	Frequency
Owner occupation	1
Rent from Council/Housing Association	1

**Type of housing needed:**

Type of housing	Frequency
Sheltered/retirement housing/Bungalow	1
Flat/maisonette/Bungalow	1

**Specific requirements:**

Requirement	Frequency
Yes	2

**Details of specific requirements:**

- Due to age related health problems need to be on one level
- Can't get in bath. Painful joints am currently on housing list B, medical need

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Need physical adapted home	1
Need accommodation on one level	1

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

<b>Income</b>	<b>Frequency</b>
£20,000 - £30,000	1
£30,000 - £40,000	1

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

## **Assessment of the 6 households seeking housing in the next 3 years**

### **The 6 households in need of housing in the next 3 years are –**

- 4 x single people
- 2 x couples

### **Single People** – there were 4 single people

<b>Age</b>	<b>Frequency</b>
60-74	4

### **Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Owner occupier	2
Renting privately	2

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

<b>No of bedrooms</b>	<b>Frequency</b>
1	1
2	1
4	1
5+	1

### **Registered on the Council's housing register:**

<b>Housing Register</b>	<b>Frequency</b>
No	4

### **Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Owner occupation	2
Rent from Council/Housing Association	2

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

<b>Type of housing</b>	<b>Frequency</b>
House/Flat/maisonette/ Bungalow/Sheltered/retirement housing	2
Sheltered/retirement housing/ Bungalow	2

### **Specific requirements:**

<b>Requirement</b>	<b>Frequency</b>
No	4

**Reason for seeking new home:**

Reason	Frequency
Need smaller home	2
Other – Cost of private rent	1
Other – Pending retirement	1

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

Income	Frequency
£30,000 - £40,000	3
£60,000 - £70,000	1

The respondents indicated one of the local connection criteria; they all currently live in Shorne.

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

Age	Frequency
60-74	3
75+	1

**Current housing:**

Current Housing	Frequency
Renting from Council	1
Owner occupier	1

**Current number of bedrooms:**

No of bedrooms	Frequency
1	1
4	1

**Registered on the Council's housing register:**

Housing Register	Frequency
Yes	2

**Tenure best suited:**

Tenure	Frequency
Rent form Council/Housing Association	1
Owner occupation/Other – OAP home	1

**Type of housing needed:**

Type of housing	Frequency
Bungalow	1
Sheltered/retirement housing	1

**Specific requirements:**

Requirement	Frequency
Yes	1
No	1

**Details of specific requirements:**

- Ground floor

**Reason for seeking new home:**

Reason	Frequency
Need to be close to a carer or dependent, to give or receive support	1
Other – Ground floor as stairs are becoming difficult	1

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

Income	Frequency
£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 Shorne.



## **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 Housing Needs Survey has found a need for up to 6 homes for local people who are in need of affordable housing; they are 2 single people, 2 couples and 2 families.

1 of the households needs housing now and 5 in the next 3 years.

The 6 respondents who are in need of affordable housing indicated strong local connections to Shorne; they all currently live there.

There are a total of 8 adults and 2 children in housing need.

4 households are currently living with relatives, 1 household is a Council tenant and 1 is a private tenant.

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

In total, 3 respondents indicated an interest in new build homebuy; 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 has been identified –

#### Rented HA/Council

- 1 x 1 bed
- 2 x 2 bed

#### Newbuild Homebuy

- 2 x 1 bed
- 1 x 2 bed

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

The survey has found a requirement for more suitable housing for 9 older households; they are 5 single people and 4 couples. They all currently live in Shorne.

3 households require housing now and 6 within the next 3 years.

5 households are owner occupiers, 3 households are private rented tenants and 1 is a Council tenant.

The most frequently given reason for needing an alternative home was the need for a smaller home; other reasons include need to be close to a carer and need a physically-adapted home.

5 households want to buy alternative housing on the open market and 4 want to rent from the Council/Housing Association.

The 9 older households said they require the following type of housing:

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

## **9. APPENDIX S1**

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

There is plenty of affordable housing within a 5 mile radius

Not on Riverview Park

The sole reason to 'No' in Q7 is due to how government, County Councils and Borough Councils grant an initial planning application and then extend a site or an alternative site in reasonably close proximity to the first one.

There is no such thing as a 'small development' it is always the thin end of the wedge.

The village is already crowded - with constant traffic problems and local facilities over-stretched.

Providing parking is considered properly.

I live in Marling Way, Shorne West and I find it almost impossible to get my car out of my driveway. I could agree to any more housing until you try to alleviate the traffic problems.

But not on farmland or greenbelt. Kent is already becoming a concrete jungle and the reason we chose to live where we are, because it's rural.

We live on Riverview Park just off Thong Lane so we don't class that as living in Shorne village.

We know many people in the village and the balance is great.

We have to live somewhere.

Resources such as shop, doctor, school are not there, especially the school which causes chaos in the village. Access roads from A2 and Rochester Road are inadequate.

If an increase in housing was to occur then a proportionate increase in infrastructure would be desirable.

Shorne is a tiny village and don't think it could deal with any new development. Volume of traffic is bad enough.

Local services such as doctors and dentist are already stretched - this will add to problem unless further surgeries are invested in. Building should not cream the profit.

Do not wish to see beauty of village ruined by new houses anywhere.

No more houses - too busy.

Shorne is an area mostly in natural beauty with wonderful greenbelt with a community ethic. We would not want this to be built on and spoilt.

I feel things are fine as they are.

Appreciate the need for more houses but would like to retain the village/community feel that is in existence.

We chose to live in a rural community. Any development would take that feeling away - affordable housing does not mean it would go to local people. Guarantee it would - I doubt it. Incoming residents would not appreciate the way of life.

Providing it is for people from the village and local area and not built on greenbelt land.

As we are having this LTC built in our back gardens with all the associated pollution and inconvenience the houses should go elsewhere.

Totally against any change to the format of this village. We are already being bombarded with Lower Thames Crossing, building no greenbelt, no this. Gravesend Council need to stand up to the government and tell it like it is that the borough cannot take any more housing and people. We are over-populated for the amount of jobs, land and infrastructure available. Enough is enough.

We live in a rural area surrounded by woods that are for all to enjoy not to have trees removed for more housing.

As I live in Shorne West this does not affect me. We have our own problems with future development on greenbelt land being proposed.

Definitely only for people from the village not overspill. Suggestion all housing fitted with solar panels - an advantage to residents.

Shorne village is and should remain protected. Introducing affordable homes would devalue the area and homes and is not the right demographic for Shorne.

As long as young people or people in need from the village are given first choice. Also the village needs more elderly accommodation for residents to be able to move down.

Shorne is a traditional village not a part of Gravesend itself. This corridor of green land between Gravesend and Higham need protecting.

Small development not on greenbelt.

Re Q8. I am 90 years old and for my age in good health. However, in September I have to have an operation to rectify a previous treatment so I cannot really give an answer to Q8 until have some experience of my 'repair'.

Not on greenbelt land

Affordable housing is always a 'relative' statement. I am for it, as long as it is sensible and not just for 'friends of friends'. Who decides who gets a house?

With the huge housing developments on Gravesham's borders at Ebbsfleet there is no need for any more housing in an already densely populated area. The roads and local services are unable to cope with any more people.

Thousands of homes already in this area - what's going to happen to our greenbelt?

It will not be for people from the village but outsiders.

Too much congestion already.

Shorne is a small village and should remain that way.

Difficult to think where a new development could go without spoiling the village.

Villages must keep boundaries no urban sprawl.

Local area has reached development saturation point. There is insufficient public services and transport infrastructure for any further development. 100% oppose.

Existing local authority houses in Shorne should be allocated to Shore families.

There is already a considerable amount of social housing in Shorne many of which house people who choose not to work. More would only encourage even more to live curtesy of the state and the tax payers. Those that can should get jobs.

Only if it also contained space for people buying in full with a mortgage as well.

Preserving the greenbelt land separating Gravesend and Medway Towns is of paramount importance to me.

I feel enough of our beautiful countryside and wildlife is being lost. Anymore housing in such a lovely part of Kent, would be a terrible shame.

No space.

I walked through Gravesend this morning and it is a disgrace; homeless people everywhere. The borough doesn't need affordable housing it needs investment in social care to help those with mental health conditions, addiction first. Fix that then let's talk about affordable housing.

Only in favour of a small development for people from Shorne.

Another Racsfield Close

The parish needs to remain in the character it has had for many years, as the villagers have known and respected for a very long time. Affordable housing will drastically change the dynamics of this beautiful village.

I have 4 grandchildren, 3 of which are looking for affordable housing.

No brownfield sites in the village (that we're aware of) so would require building on greenbelt/agricultural land - not acceptable. Would potentially change the character of the village - adversely. Our children recognise that to return to Shorne they need to gradually progress in property market (as we did 25 years ago).

Services are not able to cope - SP etc.

There would be no infrastructure to cater for more homes.

There are people from outside the village living in social housing - it there was need for housing from the village people that is where they should be.

Are we talking affordable or social?

Say no to the Lower Thames Crossing. No greenbelt land should be built on. No person's right to light not their present rural outlook should be affect in any way. How much valuable tax payer's money has been wasted on this survey?

With the proposed building of option c, we feel currently the area is overdeveloped.

Perhaps a continuation of the row of houses along the A226 between Chalk and Shorne. I would not like the actual village to be changed.

Only following consultation as to the location and infrastructure provision to support the development.

Estates being built all around Shorne destroying the rural life that we came from London to achieve. A2 so congested already and gridlocked most days - would only get worse.

Very dependent on location. Shorne is surrounded by beautiful woods and farmland and this should be preserved from any development - housing or otherwise. You'll never get it back.

Strongly oppose a housing development.

Why is the Council intent on ruining our local villages, such as Shorne. Firstly we had the threat of an airport in the estuary, then we had the new crematorium/cemetery at Chalk, which is already making traffic on A226 much heavier than before, now we have the river crossing to content with, are you now really considering extra housing in the area, Shorne does not have the infrastructure for it. The school is already full and some local people are having a problem getting their children into it; the doctor's surgery is always full, and the traffic through the village is really heavy, especially at school times. There is affordable housing in the Shorne area already with several small cottages often coming on the market, and, of course there is already plenty of housing being built around this area, Ebbsfleet, Cuxton, Snodland, Wainscott, as well as further into Kent. I think Kent is doing its bit as far as new housing is concerned and it is essential that we keep our rural villages such as Shorne to have a balance.

At the moment there is a field to the back of the property and would like it to stay that way.

The roads through Shorne are getting busier and there are no amenities such as school, doctors as they are stretched to bursting already.

The village, particularly the Ridgeway, is already heavily trafficked and at times noisy and dangerous. Additional housing will add to this problem. More recently the village was threatened by the Lower Thames Crossing (KCC supported) and is vulnerable.

Affordable housing for previous family members who've moved away would be acceptable providing utilities are available and limited number of houses.

I would not be in favour of any large scale development as it would spoil the village.

We do not have the infrastructure for more housing i.e. doctors, schools, poor bus service also Higham station does not have good links to London now during the day. It's too rural for most people they want to be in Gravesend with better access to amenities. Shorne and Higham are not desirable areas to live for young or old people as if you don't have a car it would be hard to get anywhere.

Why do we have to keep developing the South East? The country is full.

As long as infrastructure was in place - more shops or a small supermarket would be good.

There is hardly any green spaces left in the village and the village would be getting too large for its amenities.

Affordable housing is not suited to villages. Public transport is not good enough.

Good idea to have affordable housing, not everyone can afford to live in the village so this gives other people a chance to live here.

We had one on St Mary's Island. The resident in affordable house did not look after their property or gardens and it made certain areas scruffy. Such a shame as the houses were lovely.

Don't think we should build on green belt as am concerned about the disappearing countryside.

Shorne is already going to be blighted by the lower Thames river crossing and now you want to further blight the village by building where it's not wanted or welcome. Leave Shorne alone. Small is good big is bad. You planners won't be happy until there is no green and pleasant land left in England.

Village is small and already very busy with traffic and in order to keep the integrity and quaintness of the village and its surrounding areas - no more houses should be built.

Leave the greenbelt alone, build and you're out.

Will possibly destroy greenbelt, when already Option C will be doing that.

Yes, if it is in Shorne West, where there is room, presumably using infill around the new Thames Crossing link road, adjoining Riverview Park. I cannot see Shorne village itself has any suitable places.

Cannot answer Q6 as I don't know of location of sites you have in mind.

No as overcrowded now, hard to get doctors, dentist, school places at present. Moved to this area because of rural setting which is already blighted due to the new lower Thames crossing road.

I like having undeveloped greenbelt land surrounding the village, and feel affordable housing (which I agree is essential) should be on brownfield land, I don't believe there is any in the village.

There is no land available for additional housing of any sort.

All my children still live in Kent, but none of them wanted to live in Shorne.

The area here is already overcrowded enough.

I grew up on a social housing estate when people had more care and consideration for others and their surroundings. This is my only concern. I've worked very hard for what I have achieved and I do not want this compromised.

My daughter does not live with us although she sometimes stays for a couple of weeks with her son. My daughter and son have been on Gravesham housing list for well over 5 years - she keeps bidding but no luck and was told by a member of the housing team we would be better to give up her job and go on benefits. My daughter works full time and would be able to pay full rent and Council Tax but because of this she has been told she has no chance of being housed!

Re Q6 providing present infrastructure could cope with increased affordable housing for present villagers.

Need the two bedrooms

No more building as soon it will not be a village it will become a town.

There are enough empty dwellings and brown sites to house and build in Gravesend town without ruining other areas.

Q4 not extensive enough as this family have been in this property for 62+ years and being in Lower Shorne feel that the Shorne community stops at the x roads.

Sort out the traffic issues first. Then housing!

Providing housing for people who have been brought up in the village, not outsiders.

Not to build on green land

Housing should go to local people first. If rented housing is also available, tenants should/must be made to keep property tidy and clean. Enough parking must also be available so as not to clog up the roads and pavements.

Do not build any new houses. Shorne is in no need for new houses.

Do we not have enough housing in the area already?

I do not think we need more housing in the surrounding areas of Shorne and West Shorne. There is enough brown land sites to use up and there are other areas of Kent where there is plenty of land to build i.e. Sevenoaks, Wrotham district - why Gravesend Shorne. We have a busy A2 and a proposed new river crossing. More housing means more cars - it's congested enough. Keep our green belt please!

There is lots of affordable housing within Gravesend/15 min radius. Why do you need to put 'new builds' in village location? Spoiling the look of village and why people live/buy here.

Our first home was not in Shorne, we bought in another location to suit our needs and pocket. Shorne should remain a village location to aspire to.

Small and affordable independent units with garden and garage.

No more housing this is a pretty, semi-rural village that once more housing is built it will then keep on expanding and become another town.

I'm completely against any more building in the Shorne Parish especially the village. This area is already being ruined by Option C so leave us alone and stop spoiling a lovely part of Kent

More houses mean extra cars and vehicles. There is no public transport so the narrow road in the village will be impassable should more vehicles be parked.

All developments would result in individuals making huge sum of money. If land could be compulsory purchased at pre planning permission prices then sold to local youngsters at a genuine full ownership reduced price then I would agree to it (time restriction of resale to 10 years).

In order to answer Q6 I would need several definitions. What are the possible locations? What is 'small'? How will the need be 'proven'? And what is affordable?

This is a loaded question. Definitions needed

Being in rented accommodation, I would like the opportunity to rent/part buy a more affordable property.

We should not build on greenbelt land. We should enjoy the openness of the green belt that is Gravesham policy.



More houses means more cars. The village cannot cope with increased traffic.

With the new Thames Crossing that is going through my local area I would not want any more disruption to my rural location.

AONB. Doesn't lend itself to genuine affordable housing.

## **APPENDIX SR2 – Letter to householder and housing needs survey**



**Housing Strategy and Development Services**  
**Ask for:** Sharon Donald  
**Telephone:** 01474 337652  
**Email:** sharon.donald@gravesham.gov.uk  
**My ref:** SP/RHNS/SD  
**Date:** Sep 2018

Dear Householder

Following a Rural Housing Needs Survey undertaken in Shorne 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 Shorne 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 Shorne 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 Shorne Parish. If a site is found a village consultation event will be held so that residents of Shorne 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

A handwritten signature in black ink, appearing to read 'S Donald'.

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



**RURAL HOUSING NEEDS SURVEY FOR SHORNE 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 Shorne?**  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 584422

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

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

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

- House       Flat/maisonette       Bungalow       Sheltered/retirement housing\*  
 Other \_\_\_\_\_

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

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

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

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

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

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

**MALE**

0-9     10-15     16-19     20-24     25-44     45-59     60-74     75+

**FEMALE**

0-9     10-15     16-19     20-24     25-44     45-59     60-74     75+

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

- One-person household       Two-parent family  
 Lone-parent family       Couple       Other \_\_\_\_\_

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

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

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

**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:**

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 East Brabourne  
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 tessa.osullivan@ruralkent.org.uk  
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**\*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