



Wye with Hinxhill Housing Needs Survey

August 2018

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With the support of:

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Ashford Borough Council

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1. EXECUTIVE SUMMARY

The Rural Housing Enabler (RHE) undertook a parish wide survey to ascertain if there are shortfalls in affordable housing provision within the parish of Wye with Hinxhill. The survey also sought to identify the needs of older households of all tenures needing to downsize/move to more suitable accommodation. This report provides overall information as well as analysis of housing need.

A survey was posted to every household within the parish in July 2018. 1200 surveys were distributed with 387 surveys being returned, representing a 32% response rate.

Analysis of the returned survey forms identified that 75% of respondents are owner occupiers. 55% of respondents have lived in the parish for over 10 years.

High property prices and a predominance of privately owned homes means that some local people are unable to afford a home within the parish. At the time of writing the report the cheapest property for sale was a 3 bed bungalow for £275,000; to afford to buy this a deposit of approximately £41,250 would be required and an income of £66,786. To afford to rent privately an income of approximately £28,600 would be required to afford the cheapest property found in the village which was a 2 bed flat for £715 pcm.

Overall, a need for up to 21 affordable homes, for the following local households was identified:

- 7 single people
- 6 couples
- 8 families
- 19 households currently live in Wye and 2 live outside but want to return

The survey also identified a requirement for 19 homes for older households:

- 14 single people
- 4 couples
- 1 family
- 18 households all currently live in Wye and 1 lives outside but wants to return
- 7 of the older households need affordable housing. These affordable homes are required in addition to the 21 affordable homes identified above.

The survey has identified a total need for 28 affordable homes; 7 of which are for older households. In addition there is a requirement for 12 open market properties suitable for older households who want to downsize/move to more suitable housing for their needs.

2. INTRODUCTION TO THE WYE HOUSING NEEDS SURVEY

The Rural Housing Enabler worked with Wye with Hinxhill Parish Council and Ashford Borough Council to undertake a housing needs survey within the parish.

The aim of this survey is to identify in general terms if there is a housing need from local people. It is not to provide a list of names and addresses of individuals requiring a home.

3. BACKGROUND INFORMATION

In a report published in June 2018 by the Institute for Public Policy Research (IPPR) it is stated that: 'The affordability gaps in rural areas are high compared to urban areas. The average rural house price is around £19,000 above the average for England as a whole, at £320,700 compared to £301,900, and is more than £87,000 higher than the urban average excluding London (£233,600)¹

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

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 23rd 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.² The 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 Ashford Borough 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.

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

² <http://www.communities.gov.uk/publications/planningandbuilding/neighbourhoodplansimpact>

The RHE will assist with carrying out a housing needs survey, analyse the results and 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 agreed the format of the survey and covering letter with the Parish Council and a copy of the survey was posted to every household in the parish in July 2018.

Surveys were returned in pre paid envelopes to Action with Communities in Rural Kent. Copies of the survey were available to complete for anyone who had left the parish and wished to return, these were held by the Rural Housing Enabler. It was asked that completed survey forms were returned by 17th August 2018. All surveys received at Action with Communities in Rural Kent by the 20th August are included in this report.

1200 surveys were distributed with 387 returned by this date representing a return rate of 32%.

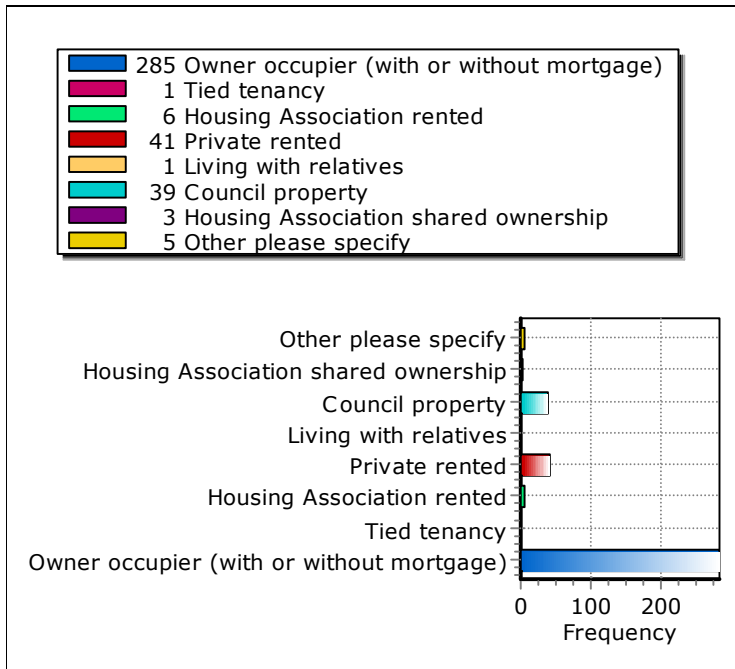
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

5. RESULTS

Section 1

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

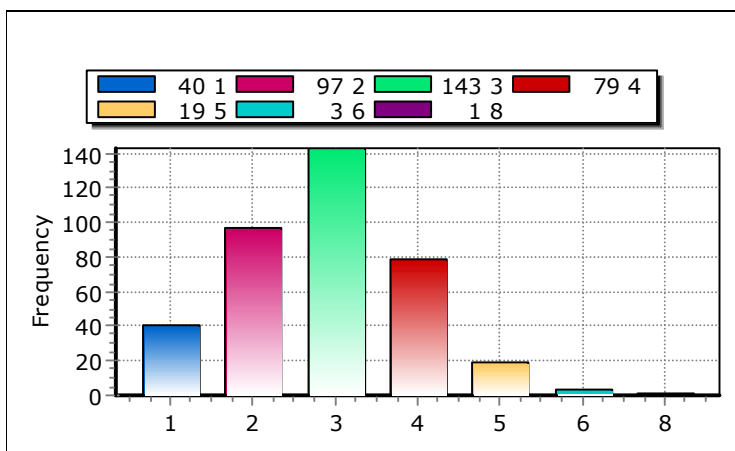
Question 1. What type of housing do you live in?



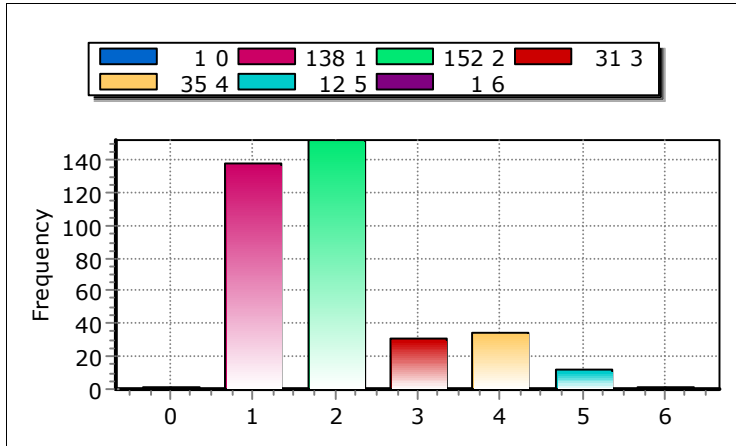
75% of respondents are owner occupiers.

Question 2.

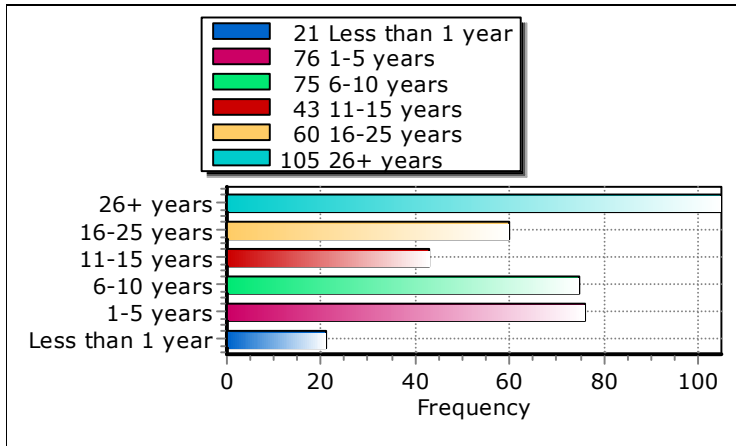
Number of bedrooms in your home



Number of people that currently live in the property

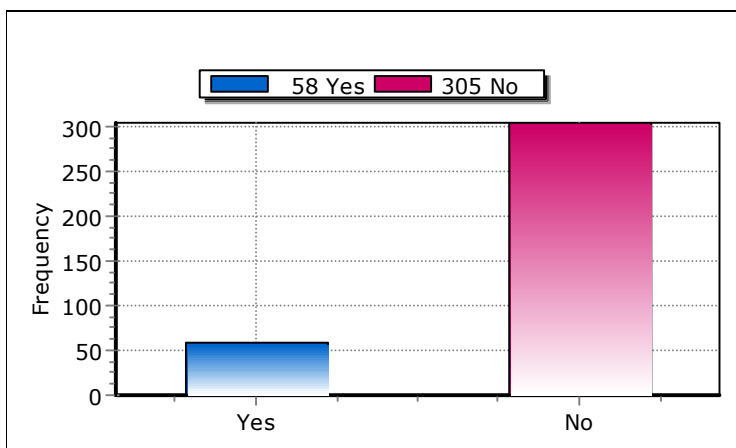


Question 3. How long have you lived in the parish?

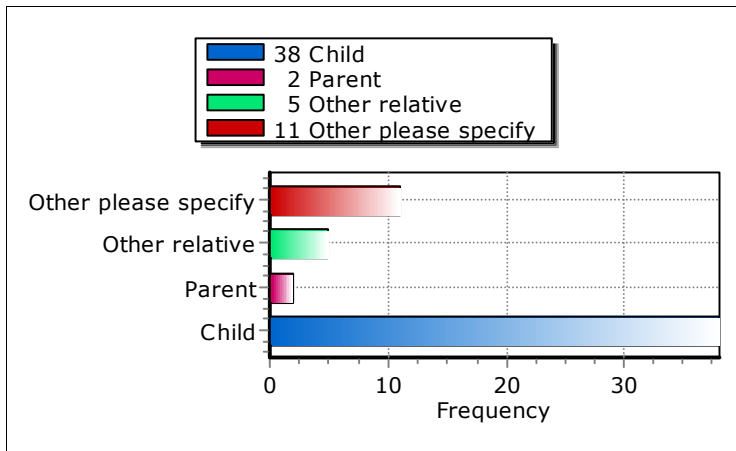


208 respondents (55%) have lived in the parish for over 10 years.

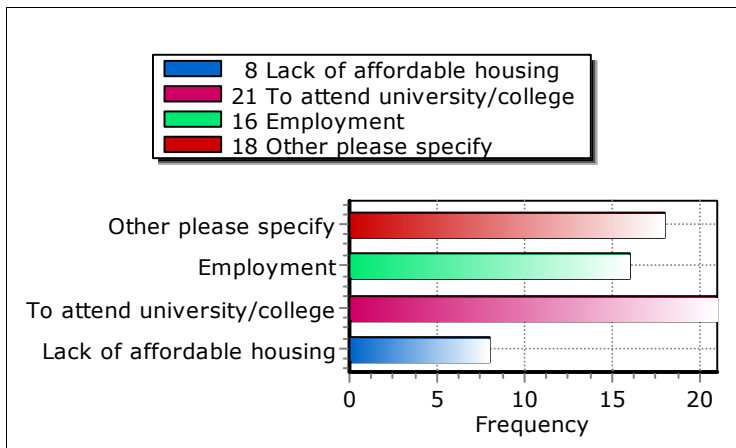
Question 4. Have any members of your household left the parish in the last 5 years?



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

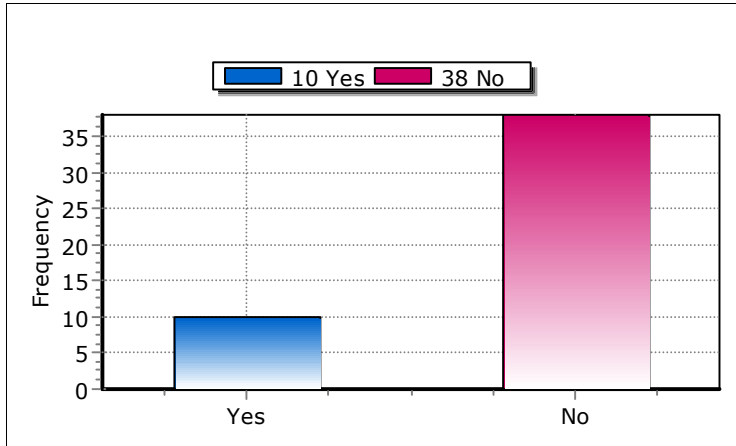


Question 6. Please indicate the reason why they left.

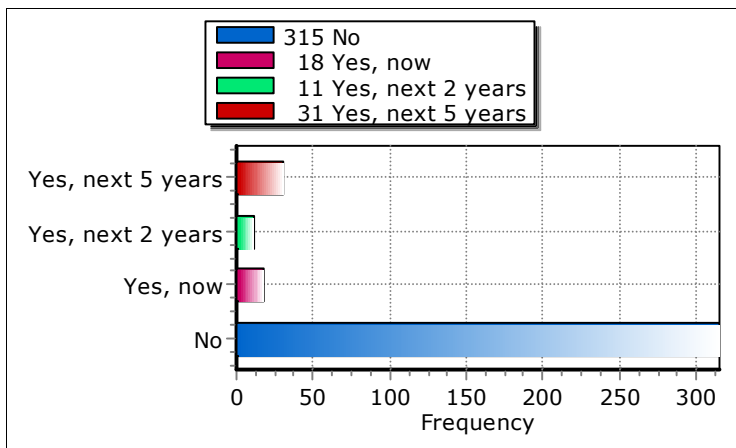


Answers given under 'Other' include, to live with partner, death, marriage.

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



Question 8. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?

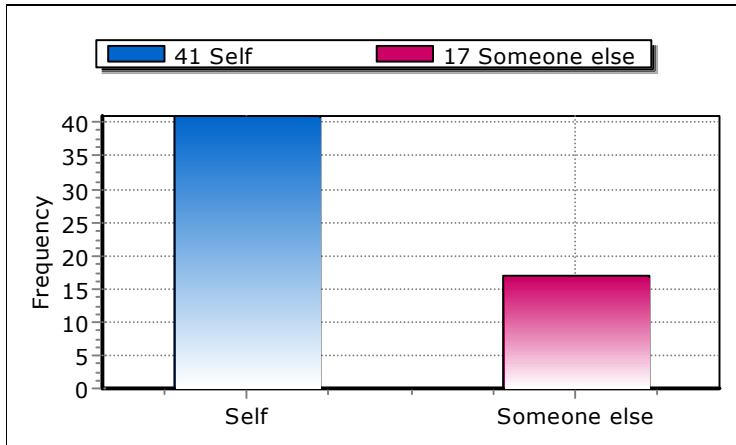


60 (16%) respondents said they had a housing need either now or in the next 2 or 5 years.

Section 2 – Housing Needs

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

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

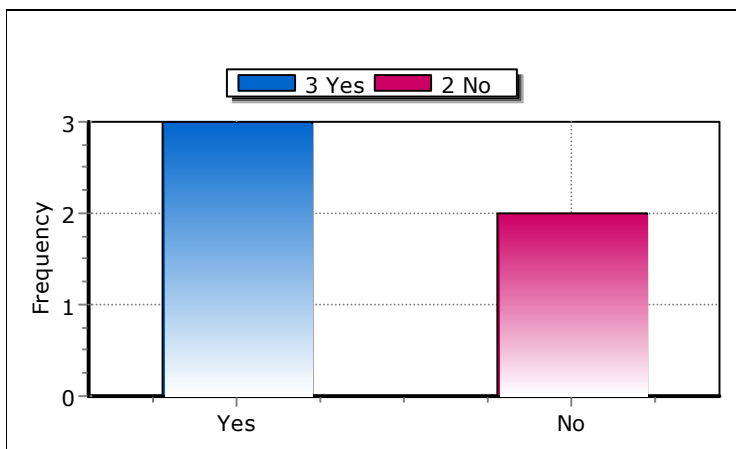


Question 10. If you are completing this for someone else please state their relationship to you and where they currently live e.g. with parents, private renting etc.

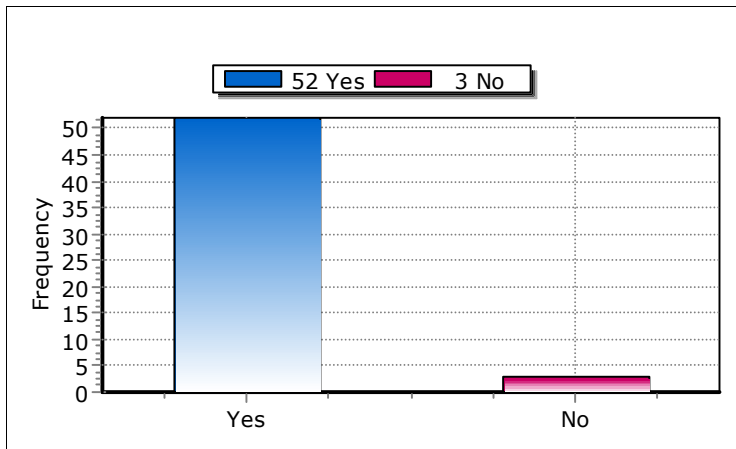
The respondents who completed the form for someone else were doing so mainly for their adult children who were living at home with parents. One respondent completed forms for relatives who have had to leave their home due to affordability issues.

Question 11. Personal details are not included in this report.

Question 12. If you live outside the parish do you wish to return?



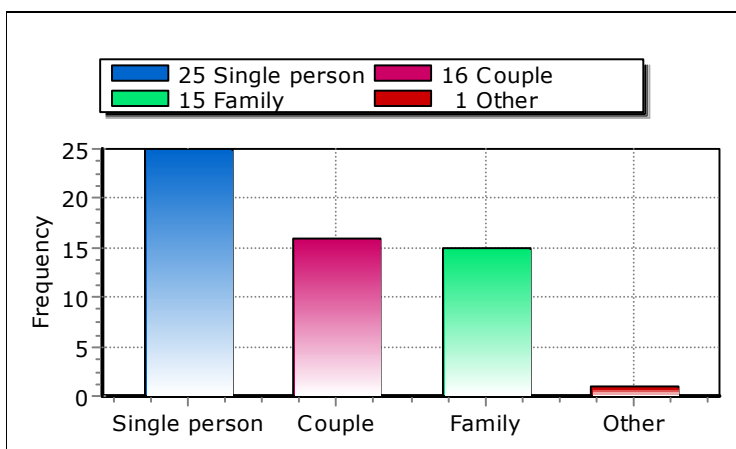
Question 13. If you live in the parish do you wish to stay in the parish?



Question 14. What is your connection with the parish? Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
I currently live in the parish and have done so continuously for the last 5 years	42
I have previously lived in the parish and have immediate* family who currently live there and have done so continuously for the last 10 years	8
I have lived in the parish for a total of 7 out of the last 10 years	16
I am in full time or part time* employment in the parish	7
I need to move to the parish to take up full time or part time* employment	1
I need to move to the parish to give or receive support to or from an immediate family member	2

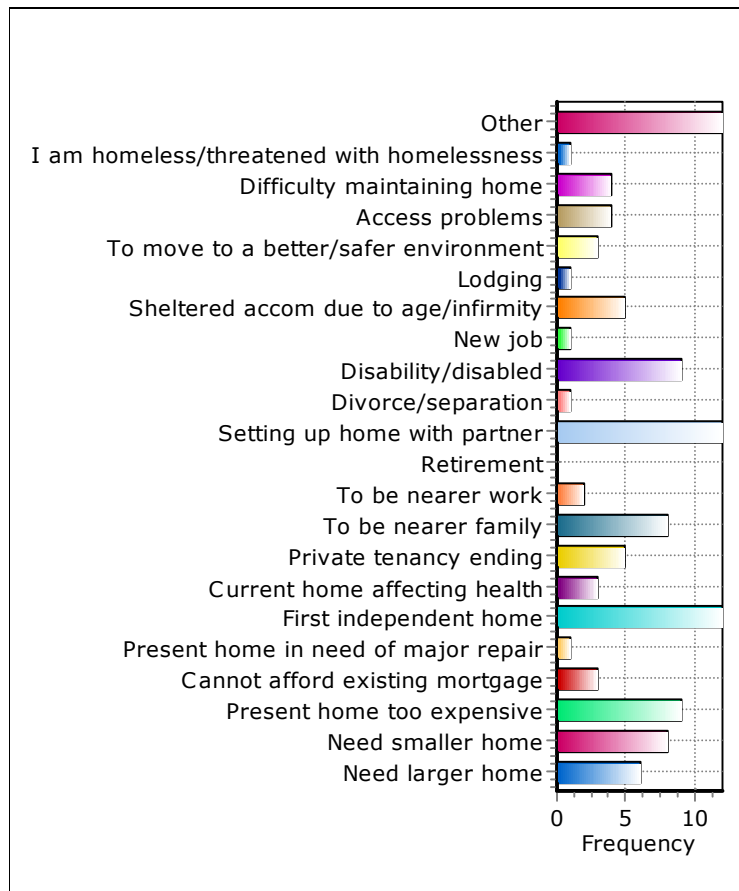
Question 15. What type of household will you be in alternative accommodation?



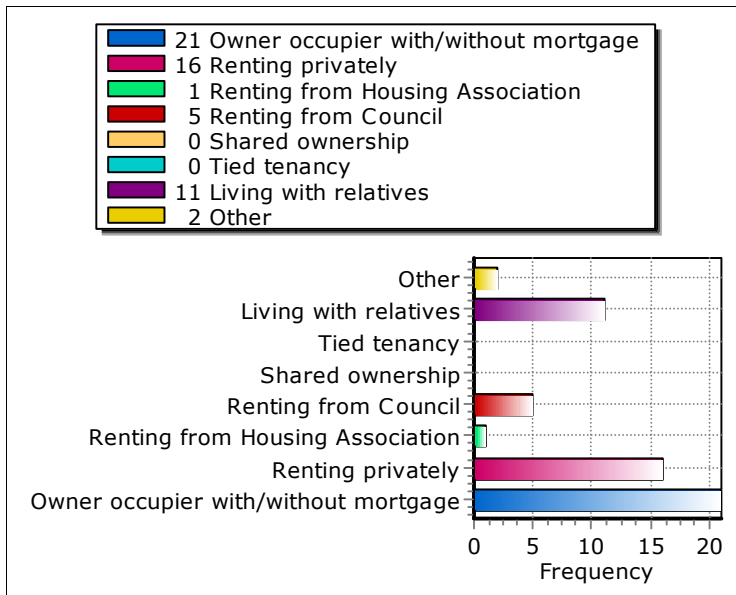
Question 16. How many people in each age group need alternative accommodation?

AGE	0 - 9	10 -15	16 - 19	20 -24	25 - 44	45 - 59	60 - 74	75+
Male	7	1	3	7	10	10	6	3
Female	4	4	2	7	11	5	5	14
Total	11	5	5	14	21	15	11	17

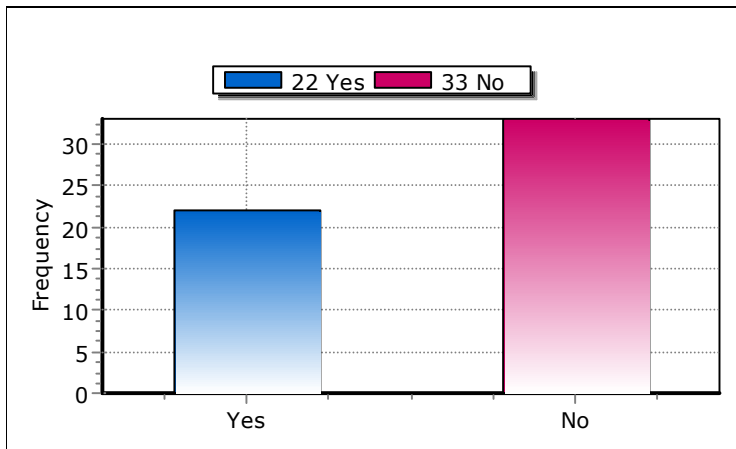
Question 17. Why are you seeking a new home?



Question 18. What is your current housing situation?



Question 19. Are you an older person/household wanting to downsize/move to more suitable housing for your needs.



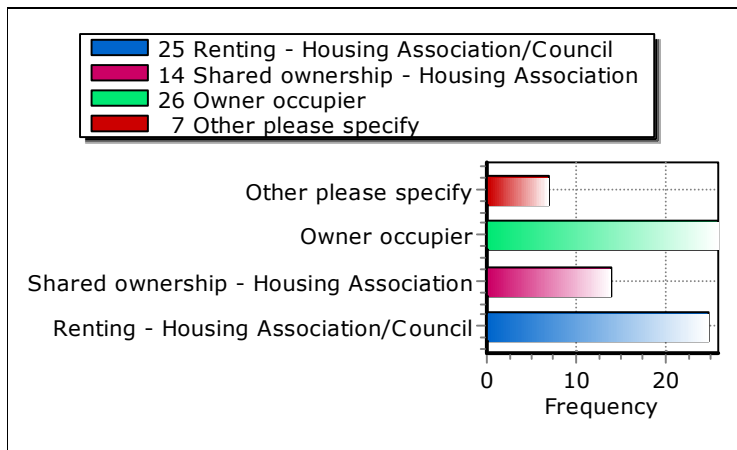
Question 20. Please tell us in your own words why you need to move and what prevents you from doing so.

There were 51 responses to this question; a full list of responses can be found in Appendix W1.

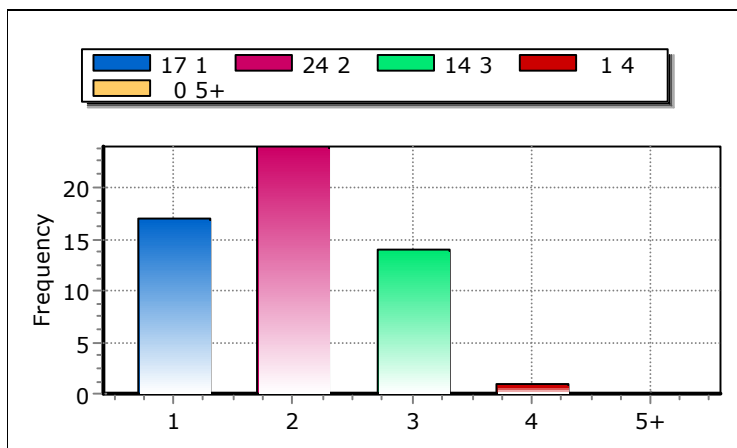
Question 21. What type of housing do you need? Please tick any that apply

Type of Housing	Frequency
Flat	21
House	32
Bungalow	16
Accommodation suitable for older persons without support	10
Extra care housing	7
Other	1

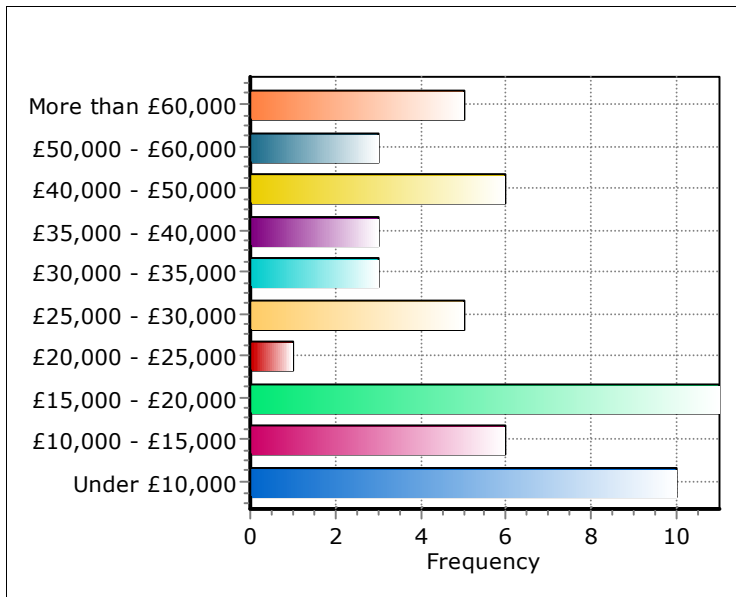
Question 22. Which tenure would best suit your housing need?



Question 23. How many bedrooms will you need?



Question 24. Please indicate the total gross annual income of the household in housing need.



Question 25. How much money could you raise towards the purchase of a property? The following answers were given:

- 1 x £2000
- 2 x £10,000
- 1 x £30,000
- 2 x £50,000
- 2 x £100,000
- 1 x £130,000
- 2 x £280,000
- 2 x £300,000
- 2 x £350,000
- 2 x £500,000
- 1 x £650,000

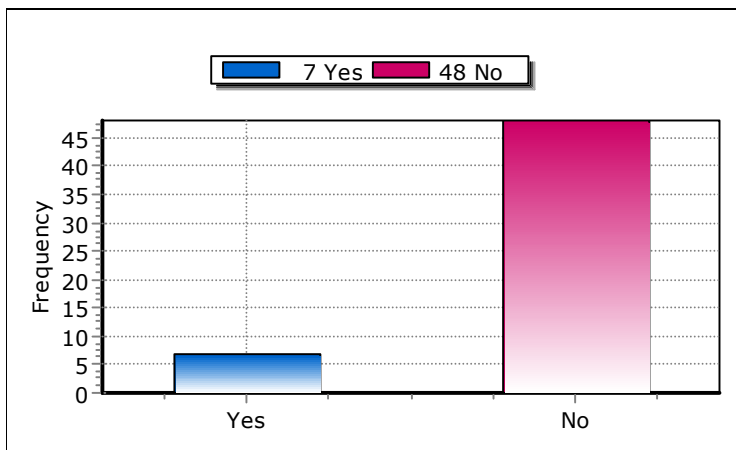
Question 26. How much money would you be able to raise as a deposit towards buying your own home? The following answers were given:

- 1 x £2000
- 1 x £3000
- 2 x £5000
- 6 x £10,000
- 2 x £20,000
- 1 x £25,000
- 1 x £30,000
- 4 x £50,000
- 1 x £80,000
- 1 x £250,000
- 1 x £400,000

Question 27. Do you have any particular or specialised housing requirements? The following responses were given:

- Wife partially disabled
- Bungalow would be ideal. Straight wide staircase for potential stair lift arrangement
- Lack of mobility may be a problem in the future
- Becoming more frail, aged 90, and may need more care e.g. meals, bathing
- Need ground floor property or one with life due to disability
- Both children have ASD, need stability and a quiet, rural location
- Stairs are becoming a problem, with age
- Mobility scooter, walk in shower, ramp to front door plus grab rails in various places
- Potential disability, lower body
- Disabled, cannot climb stairs
- I currently need high levels of support. I am in receipt of higher care level of personal independence allowance
- My chest was badly affected by the black mould in my last rented accommodation

Q28. Are you registered on the council's housing register?



6. LOCAL HOUSING COSTS

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

Property for sale

Searches of www.rightmove.co.uk which markets property for a number of leading local estate agents, in August 2018, showed the following cheapest properties for sale in Wye.

Type of Property	Number of Bedrooms	Price £
Semi-detached house	2	300 000
Detached house	2	450 000
Detached bungalow	3	275 000
Apartment	3	280 000
Terraced house	4	350 000
Semi-detached house	4	475 000

Property to rent

A similar search for rental property found the following currently available:

Type of Property	Number of Bedrooms	Price £pcm.
Flat	2	715
Cottage	2	800
Cottage	2	825
Semi-detached house	3	1300
Detached house	4	1500

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 standard with HSBC at 3.94% (August 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 at least a 15% deposit, making securing a mortgage difficult for some first time buyers, especially those on lower incomes. Although there are higher LTV mortgages available, they tend to attract a higher interest rate.

Type of Property	Price £	Deposit (15%)	Gross Income Level	Monthly Repayment
2 bed semi-detached house	300 000	45 000	72 857	1049
2 bed detached house	450 000	67 500	109 286	1574
3 bed detached bungalow	275 000	41 250	66 786	962
3 bed apartment	280 000	42 000	68 000	979
4 bed terraced house	350 000	52 500	85 000	1224
4 bed semi-detached house	475 000	95 000 20% dep required	108 571	1618

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 flat	715	28 600
2 bed cottage	800	32 000
2 bed cottage	825	33 000
3 bed semi-detached house	1300	52 000
4 bed detached house	1500	60 000

Using HM Land Registry data on house sales (www.mouseprice.com) using postcode area TN25 which lies within or includes part of the following towns, counties, localities, electoral wards and stations: Aldington, Ashford, Bilsington, Bilting, Bockhanger, Bodsham, Bonnington, Boughton Aluph, Boughton Aluph and Eastwell, Boughton Lees, Brabourne Lees, Brook, Challock, Charing, Downs North, Downs West, East Brabourne, Eastwell, Elmstead, Elmsted, Godinton, Hastingleigh, Hinxhill, Hothfield, Kennington, Kent, Lympne and Stanford, Mersham, Monks Horton, North Downs West, Romney Marsh, Saxon Shore, Sellindge, Smeeth, Stanford, Stowting, Stowting Common, Victoria, Weald East, West Brabourne, Westwell, Wye, the average house prices in the last 3 months are –

1 bed properties £217,700
2 bed properties £296,600
3 bed properties £367,800
4 bed properties £532,200
5+ bed properties £681,800

To afford the average cost of a 1 bed property using the mortgage calculation shown above, a salary of £52,870 would be required. To afford the average cost of a 2 bed property a salary of £72,031 would be required.

Information provided by 'mouseprice' states that the average property in the TN25 area costs £405,200 with average earnings being £28,564. This means that the average property costs over 14 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.

Due to a lack of information available on average private rent levels in the area, affordable rent levels are assessed as Local Housing Allowance (housing benefit) levels for the Wye area.

Size of Property	LHA Levels £pcm/Affordable Rent levels £pcm
1 bed	531
2 bed	630
3 bed	749
4 bed	969

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

Property	Price £ pcm	Gross annual Income £
1 bed	531	21 240
2 bed	630	25 200
3 bed	749	29 960
4 bed	969	38 760

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 a 40% share of a property with estimated values of £217,700 for a 1 bed property, £296,600 for a 2 bed property and £367,800 for a 3 bed property. These values have been taken from average values found at www.mouseprice.com. 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
217 700	25%	5425	259	373	95	727	26 190
217 700	40%	7595	414	298	95	807	30 162
296 600	25%	7415	354	510	95	959	34 541
296 600	40%	10 381	566	408	95	1069	41 226
367 800	25%	9195	439	632	95	1166	42 011
367 800	40%	14 712	702	506	95	1303	51 123

7. ASSESSMENT OF HOUSING NEED

This section is divided into two categories; the need for affordable housing and the needs of older people in the parish requiring alternative housing, either affordable or open market. A total of 60 respondents said they had a housing need; 22 of those were older households.

7.1 Assessment of the need for affordable housing – rented and shared ownership

This analysis is divided into categories of those who need housing now, within the next 2 years and within the next 5 years.

At this stage some respondents might be excluded if they do not provide sufficient information for an assessment of their needs to be made, do not want affordable housing or are not eligible for affordable housing.

In total 37 respondents said they had a need for affordable housing in the following timescales:

- Now x 12
- Within the next 2 years x 8
- Within the next 5 years x 17

Assessment of the 12 households seeking affordable housing now

4 respondents were excluded because they only tenure they wanted was owner occupation.

The 8 households in need of affordable housing now are:

- 2 x single people
- 3 x couple
- 3 x family

Single people – there were 2 single people

Age	Frequency
20-24	2

Reason for seeking new home:

Reason	Frequency
First independent home	1
To be nearer family	1
To be nearer work	1
Other (Parent rents house in Wye with partner, I cannot stay there permanently)	1

Current housing:

Current Housing	Frequency
Living with relatives	1
Other (Homeless)	1

Number of bedrooms required:

No of bedrooms	Frequency
1	2

Type of housing needed:

Type of housing	Frequency
Flat	1
Flat/house	1

Tenure best suited:

Tenure	Frequency
Renting HA	1
Renting HA/Owner occupation	1

Income:

Income	Frequency
Under £10,000	2

Amount available towards purchase of a property: There were no responses to this question

Amount available towards a deposit: There were no responses to this question

Particular or specialised housing requirements:

None

Registered on the council's Housing Register:

Housing Register	Frequency
No	2

The respondents indicated at least one of the local connection criteria; they currently live in the parish.

The following table shows the respondents' ability to afford the various forms of tenure.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Starter home	Open market purchase	Private rent
Under £10,000	2	2 with HB	0	0	0	0

It is assumed that respondents who cannot afford the affordable rent will be eligible for housing benefit (HB).

Couples – there were 3 couples. Two respondents did not indicate their partners' age

Age and Gender	Frequency
20-24	1
25-44	3

Reason for seeking new home:

Reason	Frequency
Setting up home with partner	3
To be nearer work	1
New job	1
To be nearer family	1
Other (Wish to have own home)	1
Other (To return to the village I was born in)	1

Current housing:

Current Housing	Frequency
Living with relatives	2
Renting from Council	1

Type of housing needed:

Type of housing	Frequency
Flat/House	2
Flat/House/Bungalow	1

Tenure best suited:

Tenure	Frequency
Renting HA/Shared ownership	1
Shared ownership	1
Shared ownership/owner occupier	1

Number of bedrooms required:

No of bedrooms	Frequency
1	1
2	2

Household's joint gross annual income:

Income	Frequency
£25,000 - £30,000	1
£35,000 - £40,000	1
More than £60,000	1

Amount available towards purchase of a property:

- Don't know
- Mortgage lending not known

Amount available towards a deposit:

- Don't know

Particular or specialised housing requirements:

None

Registered on the council's Housing Register:

Housing Register	Frequency
No	3

The respondents indicated at least one of the local connection criteria; two currently live in the parish and one lives outside but wants to return.

The following table shows the respondents' ability to afford the various forms of tenure.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent
£25,000 - £30,000	1	1	0	0	0
£35,000 - £40,000	1	1	1 x 2 bed	0	1
More than £60,000	1	1	1 x 2 bed	0	1

Families- there were 3 families

	Adult Age	Adult Age	Child Age	Child Age	Child Age
Family 1	45-59		10-15 F	16-19 M	
Family 2	20-24	25-44	0-9 M	0-9 M	0-9 F
Family 3	45-59	25-44	0-9F		

Reason for seeking new home:

Reason	Frequency
Need larger home	1
Private tenancy ending	1
Need larger home	2
Present home too expensive	1
To move to a better/safer environment	1
Disability/disabled	1
Other (Social/medical need)	1

Current housing:

Current Housing	Frequency
Renting privately	2
Renting from council	1

Type of housing needed:

Type of housing	Frequency
House	2
House/bungalow	1

Tenure best suited:

Tenure	Frequency
Renting HA	2
Renting HA/Shared ownership	1

Number of bedrooms required:

No of bedrooms	Frequency
3	3

Household's joint gross annual income:

Income	Frequency
£25,000 - £30,000	1
£35,000 - £40,000	1
£50,000 - £60,000	1

Amount available towards purchase of a property:

- Not sure
- 0
- £10,000

Amount available towards a deposit:

- 0
- £5000
- £10,000

Particular or specialised housing requirements:

- Both children have ASD. Need stability and a quiet, rural location

Registered on the council's Housing Register:

Housing Register	Frequency
Yes	2
No	1

The respondents indicated at least one of the local connection criteria; they currently live in the parish.

The following table shows the respondents' ability to afford the various forms of tenure.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent
£25,000 - £30,000	1	1 with HB	0	0	0
£35,000 - £40,000	1	1	0	0	0
£50,000 - £60,000	1	1	1 x 3 bed	0	1

Assessment of the 8 households seeking affordable housing within the next 2 years

2 respondents were excluded because the only tenure they wanted was owner occupation.

The 6 households in need of affordable housing within the next 2 years are:

- 2 x single people
- 2 x couple
- 2 x family

Single people – there were 2 single people. One respondent did not indicate their age

Age	Frequency
20-24	1

Reason for seeking new home:

Reason	Frequency
First independent home	1
Private tenancy ending	1

Current housing:

Current Housing	Frequency
Living with relatives	1
Renting privately	1

Number of bedrooms required:

No of bedrooms	Frequency
1	2

Type of housing needed:

Type of housing	Frequency
Flat	1
Flat/bungalow	1

Tenure best suited:

Tenure	Frequency
Renting HA	2

Income:

Income	Frequency
Under £10,000	1
£20,000 - £25,000	1

Amount available towards purchase of a property:

- £0
- £100,000

Amount available towards a deposit:

- £0
- £10,000

Particular or specialised housing requirements:

None

Registered on the council's Housing Register:

Housing Register	Frequency
No	2

The respondents indicated at least one of the local connection criteria; they currently live in the parish.

The following table shows the respondents' ability to afford the various forms of tenure.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Starter home	Open market purchase	Private rent
Under £10,000	1	1 with HB	0	0	0	0
£20,000 - £25,000	1	1	0	0	0	0

It is assumed that respondents who cannot afford the affordable rent will be eligible for housing benefit (HB).

Couples – there were 2 couples. One respondent did not indicate their partner’s age

Age and Gender	Frequency
20-24	3

Reason for seeking new home:

Reason	Frequency
Setting up home with partner	2
First independent home	1

Current housing:

Current Housing	Frequency
Living with relatives	2

Type of housing needed:

Type of housing	Frequency
House	2

Tenure best suited:

Tenure	Frequency
Renting HA	1
Shared ownership/owner occupier	1

Number of bedrooms required:

No of bedrooms	Frequency
2	1
3	1

Household’s joint gross annual income:

Income	Frequency
£15,000 - £20,000	1
£25,000 - £30,000	1

Amount available towards purchase of a property:

- Don’t know

Amount available towards a deposit:

- £20,000

Particular or specialised housing requirements:

None

Registered on the council's Housing Register:

Housing Register	Frequency
No	2

The respondents indicated at least one of the local connection criteria; they currently live in the parish.

The following table shows the respondents' ability to afford the various forms of tenure.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent
£15,000 - £20,000	1	1 with HB	0	0	0
£25,000 - £30,000	1	1	0	0	1

Families- there were 2 families

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

Reason for seeking new home:

Reason	Frequency
Private tenancy ending	2
Other (Not sure when, but we know Wye College/Imperial want to sell our property)	1

Current housing:

Current Housing	Frequency
Renting privately	2

Type of housing needed:

Type of housing	Frequency
House	1
Flat/house	1

Tenure best suited:

Tenure	Frequency
Renting HA/Shared ownership	1
Shared ownership/owner occupation	1

Number of bedrooms required:

No of bedrooms	Frequency
2	1
3	1

Household's joint gross annual income: One respondent did not indicate their income

Income	Frequency
£15,000 - £20,000	1

Amount available towards purchase of a property: There were no responses to this question

Amount available towards a deposit: There were no responses to this question

Particular or specialised housing requirements: None

Registered on the council's Housing Register:

Housing Register	Frequency
No	2

The respondent indicated at least one of the local connection criteria; they currently live in the parish.

The following table shows the respondent's ability to afford the various forms of tenure.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent
£15,000-£20,000	1	1 with HB	0	0	0

Assessment of the 17 households seeking affordable housing within the next 5 years

10 respondents were excluded for the following reasons;

- 5 respondents wanted to buy on the open market only
- 5 respondents did not indicate sufficient information for an assessment of their need to be made

The 7 households in need of affordable housing within the next 5 years are:

- 3 x single people
- 1 x couple
- 3 x family

Single people – there were 3 single people

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

Reason for seeking new home:

Reason	Frequency
First independent home	2
Disability/disabled	1

Current housing:

Current Housing	Frequency
Living with relatives	2
Renting from council	1

Number of bedrooms required:

No of bedrooms	Frequency
1	3

Type of housing needed:

Type of housing	Frequency
Flat/house	1
Flat/house/bungalow	1
Bungalow	1

Tenure best suited:

Tenure	Frequency
Renting HA	2
Renting HA/Shared ownership	1

Income:

Income	Frequency
Under £10,000	3

Amount available towards purchase of a property:

- Nil
- None
- £10,000

Amount available towards a deposit:

- None
- £2000
- £10,000

Particular or specialised housing requirements:

- I currently need high levels of support. I am in receipt of higher care level of personal independence allowance (DLA)

Registered on the council's Housing Register:

Housing Register	Frequency
No	2
Yes	1

The respondents indicated at least one of the local connection criteria; they currently live in the parish.

The following table shows the respondents' ability to afford the various forms of tenure.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Starter home	Open market purchase	Private rent
Under £10,000	3	3 with HB	0	0	0	0

It is assumed that respondents who cannot afford the affordable rent will be eligible for housing benefit (HB).

Couples – there was 1 couple. The respondent did not indicate their partner’s age

Age and Gender	Frequency
16-19	1

Reason for seeking new home:

Reason	Frequency
First independent home	1

Current housing:

Current Housing	Frequency
Living with relatives	1

Type of housing needed:

Type of housing	Frequency
Flat/House	1

Tenure best suited:

Tenure	Frequency
Renting HA	1

Number of bedrooms required:

No of bedrooms	Frequency
2	1

Household’s joint gross annual income:

Income	Frequency
£25,000 - £30,000	1

Amount available towards purchase of a property: Not answered

Amount available towards a deposit: Not answered

Particular or specialised housing requirements:

None

Registered on the council’s Housing Register:

Housing Register	Frequency
No	1

The respondent indicated at least one of the local connection criteria; they currently live in the parish

The following table shows the respondent's ability to afford the various forms of tenure.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent
£25,000 - £30,000	1	1	0	0	0

Families- there were 3 families

	Adult Age	Adult Age	Child Age	Child Age	Child Age
Family 1	45-59	25-44	0-9M	10-15M	
Family 2	25-44	25-44	0-9F		
Family 3	25-44		0-9M		

Reason for seeking new home:

Reason	Frequency
Need larger home	1
To be nearer family	1
First independent home	1
Other (Would like my own home)	1

Current housing:

Current Housing	Frequency
Renting privately	2
Renting from council	1

Type of housing needed:

Type of housing	Frequency
House	3

Tenure best suited:

Tenure	Frequency
Renting HA	1
Shared ownership	1
Renting HA/Shared ownership	1

Number of bedrooms required:

No of bedrooms	Frequency
2	2
3	1

Household's joint gross annual income:

Income	Frequency
£10,000 - £15,000	2
£40,000 - £50,000	1

Amount available towards purchase of a property:

- Don't know
- Nil
- Have not looked into this

Amount available towards a deposit:

- Not sure – parents may help
- Nil
- Have not looked into this.

Particular or specialised housing requirements:

None

Registered on the council's Housing Register:

Housing Register	Frequency
No	3

The respondents indicated at least one of the local connection criteria; two currently live in the parish and one lives outside but wants to return.

The following table shows the respondent's ability to afford the various forms of tenure.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent
£10,000 - £15,000	2	2 with HB	0	0	0
£40,000 - £50,000	1	Not eligible	Possibly 1 x 3 bed	0	0

7.2 Assessment of the requirement for housing for older households

Householders were asked to respond to the survey if they were older people who needed to downsize and/or move to more suitable housing for their needs; this included owner occupiers.

The analysis is divided into categories of those who require alternative housing now, within the next 2 years and within the next 5 years. Respondents may be excluded if they did not indicate sufficient information for an assessment of their need to be made.

In total, 22 respondents said they were older households wanting to downsize/move to more suitable housing for their needs. They wanted to move in the following timescales:

- Now x 5
- Within the next 2 years x 3
- Within the next 5 years x 14

Assessment of the 5 households who require alternative housing now.

The 5 households seeking alternative housing within the now are:

- 4 x single people
- 1 x couple

Single people – there were 4 single people

Age and Gender	Frequency
60-74	2
75+	2

Reason for seeking new home:

Reason	Frequency
Need smaller home	2
Present home too expensive	1
Disability/disabled	1
Need larger home	1
To be nearer family	2
Homeless/threatened with homelessness	1

Current housing:

Current Housing	Frequency
Owner occupier	2
Renting from council	1
Other (Homeless)	1

Number of bedrooms required:

No of bedrooms	Frequency
1	1
2	3

Type of housing needed:

Type of housing	Frequency
Bungalow	1
Bungalow/Extra care	1
Accommodation suitable for older persons without support	1
Accommodation suitable for older persons without support/Flat/House	1

Tenure best suited:

Tenure	Frequency
Owner occupation	2
Renting HA	1
Renting HA/Other (Alms House)	1

Particular or specialised housing requirements:

- I need a bungalow with garden access as I have a dog. A walk-in shower room. Large doors. Accessible
- My chest was badly affected by the black mould in my last rented accommodation

Income:

Income	Frequency
£10,000-£15,000	2
£15,000-£20,000	2

Amount available towards purchase of a property: 2 respondents gave the following answers:

- The full cost of a smaller home
- Subject to selling present property
- I do not know. Maybe about £5000 by the time the accommodation is built

Amount available towards a deposit: One respondent answered this question

- Not required

The respondents indicated at least one of the local connection criteria; three currently live in the parish and one lives outside by wants to return.

Registered on the council's Housing Register:

Housing Register	Frequency
No	3
Yes	1

Couples – there was 1 couple.

Age and Gender	Frequency
60-74	2

Reason for seeking new home:

Reason	Frequency
To be nearer family	1
Present home too expensive	1

Current housing:

Current Housing	Frequency
Renting privately	1

Type of housing needed:

Type of housing	Frequency
House	1

Tenure best suited:

Tenure	Frequency
Renting HA/Shared ownership	1

Number of bedrooms required:

No of bedrooms	Frequency
3	1

Income:

Income	Frequency
£10,000 - £15,000	1

Amount available towards purchase of a property:

- Not sure, £50k could be borrowed

Amount available as a deposit:

- £50,000

Particular or specialised housing requirements: None

Registered on Council's Housing Register:

Housing Register	Frequency
No	1

The respondent indicated at least one of the local connection criteria; they currently live in the parish.

Assessment of the 3 households who require alternative housing within the next 2 years

The 3 households who require alternative housing within the next 2 years are:

- 2 x single person
- 1 x couple

Single people – there were 2 single people

Age and Gender	Frequency
45-59	1
60-74	1

Reason for seeking new home:

Reason	Frequency
Present home in need of major repair	1
Present home too expensive	2
Current home affecting health	1
Sheltered accom. due to age/infirmity	1
To move to a better/safer environment	1
Disability/disabled	1
Access problems	1
First independent home	1
Difficulty maintaining home	1
Access problems	1
Divorce/separation	1

Current housing:

Current Housing	Frequency
Renting privately	2

Type of housing needed:

Type of housing	Frequency
Flat/Bungalow/Extra Care	1
Flat/Bungalow/Accom suitable for older persons without support	1

Tenure best suited:

Tenure	Frequency
Renting HA/Shared ownership	1
Renting HA	1

Number of bedrooms required:

No of bedrooms	Frequency
1	2

Income: One respondent did not indicate an amount but said they are self-employed and live off savings

Income	Frequency
Under £10,000	1

Amount available towards purchase of a property:

- £100,000

Amount available as a deposit:

- £50,000

Particular or specialised housing requirements:

- Need ground floor property or one with lift due to disabilities

Registered on the council's Housing Register:

Housing Register	Frequency
No	1
Yes	1

The respondents indicated at least one of the local connection criteria; they currently live in the parish.

Couples – there was 1 couple.

Age and Gender	Frequency
75+	2

Reason for seeking new home:

Reason	Frequency
Need smaller home	1
Disability/disabled	1
Access problems	1

Current housing:

Current Housing	Frequency
Owner occupier	1

Type of housing needed:

Type of housing	Frequency
Bungalow/Accommodation for older persons without support	1

Tenure best suited:

Tenure	Frequency
Owner occupation	1

Number of bedrooms required:

No of bedrooms	Frequency
2	1

Income:

Income	Frequency
More than £60,000	1

Amount available towards purchase of a property:

- Total sum required

Amount available towards a deposit:

- Total sum required

Particular or specialised housing requirements:

- Wife partially disabled

The respondent indicated at least one of the local connection criteria; they currently live in the parish.

Registered on the council's Housing Register:

Housing Register	Frequency
No	1

Assessment of the 14 households who require alternative housing within the next 5 years

Three respondents were excluded for the following reasons:

- 1 respondent did not want to stay in the parish
- 2 respondents did not indicate sufficient information for an assessment of their need to be made

The 11 households who require alternative housing within the next 2 years are:

- 8 x single person
- 2 x couple
- 1 x family

Single people – there were 8 single people

Age and Gender	Frequency
60-74	1
75+	7

Reason for seeking new home:

Reason	Frequency
Present home too expensive	1
Need smaller home	2
Current home affecting health	
Sheltered accom. due to age/infirmity	4
Disability/disabled	1
Access problems	1
First independent home	
Difficulty maintaining home	3
Access problems	1
Other (Need smaller garden)	1

Current housing:

Current Housing	Frequency
Renting privately	1
Owner occupier	6
Renting from HA	1

Type of housing needed:

Type of housing	Frequency
Flat/Bungalow/Accom suitable for older persons without support	1
House/Bungalow	1
Extra care/Accom suitable for older persons without support	2
Extra care	2
Flat/House	1
Flat/Extra care	1

Tenure best suited:

Tenure	Frequency
Renting HA/Shared ownership	1
Renting HA	1
Owner occupier	4
Owner occupier/private care	2

Number of bedrooms required:

No of bedrooms	Frequency
1	5
2	2
3	1

Income: Two respondents did not answer this question

Income	Frequency
Under £10,000	2
£15,000-£20,000	4

Amount available towards purchase of a property:

- Enough
- All of it
- £350,000
- Sale of present house
- I could not raise any money
- Sell home and some other assets

Amount available as a deposit:

- Enough
- No mortgage needed
- I could not raise any money
- Full payment

Particular or specialised housing requirements:

- Stairs are becoming a problem with age
- Becoming more frail, aged 90 and may need more care e.g. meals, bathing
- Lack of mobility may be a problem in the future

Registered on the council's Housing Register:

Housing Register	Frequency
No	7
Yes	1

The respondents indicated at least one of the local connection criteria; they currently live in the parish.

Couples – there were 2 couples

Age and Gender	Frequency
60-74	2
75+	2

Reason for seeking new home:

Reason	Frequency
Need smaller home	1
Disability/disabled	1
Access problems	1
Sheltered accom due to age/infirmity	1

Current housing:

Current Housing	Frequency
Owner occupier	2

Type of housing needed:

Type of housing	Frequency
Extra care	1
Accom suitable for older persons without support	1

Tenure best suited:

Tenure	Frequency
Owner occupation	1
Shared ownership	1

Number of bedrooms required:

No of bedrooms	Frequency
2	2

Income:

Income	Frequency
£35,000-£40,000	1
£40,000-£50,000	1

Amount available towards purchase of a property:

- £300,000
- £500,000

Amount available towards a deposit:

- £50,000
- £10,000

Particular or specialised housing requirements: None

The respondents indicated at least one of the local connection criteria; they currently live in the parish.

Registered on the council's Housing Register:

Housing Register	Frequency
No	2

Family- there was 1 family

	Adult Age	Adult Age	Child Age	Child Age	Child Age
Family 1	45-59	45-59	0-9	10-15	

Reason for seeking new home:

Reason	Frequency
Disability/disabled	1

Current housing:

Current Housing	Frequency
Owner occupier	1

Type of housing needed:

Type of housing	Frequency
House/Bungalow	1

Tenure best suited:

Tenure	Frequency
Owner occupation	1

Number of bedrooms required:

No of bedrooms	Frequency
4	1

Income:

Income	Frequency
More than £60,000	1

Amount available towards purchase of a property:

- £650,000

Amount available towards a deposit:

- £250,000

Particular or specialised housing requirements:

- Bungalow would be ideal. Straight wide staircase for potential stair-lift arrangements

The respondent indicated at least one of the local connection criteria; they currently live in the parish.

Registered on the council's Housing Register:

Housing Register	Frequency
No	1

8. SUMMARY OF FINDINGS

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

8.1 Summary of the need for Affordable Housing

The survey has identified a need for up to 21 homes for local people who are in need of affordable housing; they are 7 single people, 6 couples and 8 families. 8 of the households need housing now, 6 within the next 2 years and 7 within the next 5 years.

The 21 respondents in need of affordable housing indicated strong local connections to the parish of Wye with Hinxhill; 19 currently live in the parish and 2 live outside but want to return.

9 respondents are currently living with relatives, 7 are renting privately, 4 are council tenants and 1 is homeless (sofa-surfing).

Respondents said they needed the following amount of bedrooms:

- 8 x 1 bed
- 7 x 2 bed
- 6 x 3 bed

Actual number of bedrooms respondents would be eligible for in a housing association rented property will depend upon the council's allocation policy, see below.

10 respondents indicated an interest in shared ownership. Analysis of income and finance available indicated that 4 households may be able to afford this tenure (see below).

Taking into account the council's allocation policy and affordability of shared ownership the mix of accommodation that respondents require is:

Rented accommodation (HA):

- 11 x 1 bed
- 4 x 2 bed
- 2 x 3 bed

Shared ownership:

- 2 x 2 bed
- 2 x 3 bed

Actual cost of the shared ownership property and amount household has towards costs and through a mortgage would need to be verified to confirm affordability.

8.2 Summary of the requirement for older people wishing to downsize/move to more suitable housing for their needs

The survey has found a requirement for more suitable housing for 19 older households; they are 14 single people, 4 couples and 1 family.

5 households require alternative housing now, 3 within the next 2 years and 11 within the next 5 years.

12 households are currently owner occupiers, 4 are private rented tenants, 1 is a council tenant, 1 is a housing association and 1 is homeless.

18 of the households currently live in the parish and 1 lives outside but wants to return.

The most frequently given reasons for needing an alternative home was the need for a smaller home, current home too expensive and sheltered accommodation due to age/infirmity; other reasons include disability/disabled, access problems and difficulty maintaining home.

7 of the households need affordable housing, rented from a housing association; 4 are currently private tenants, 1 is a council tenant, 1 is a housing association tenant and 1 is homeless. They want the following type of housing:

- 1 x 1 bed bungalow
- 1 x 2 bed bungalow/extra care (2nd bedroom for carer)
- 1 x 2 bed house
- 2 x 1 bed flat/bungalow/accommodation suitable for older persons without support
- 1 x 1 bed flat/bungalow/extra care
- 1 x 2 bed house/bungalow

It should be noted that in terms of the size of property an older person/couple needing affordable rented housing may only be eligible for one bedroom.

The 12 older households who were owner occupiers said they require the following type and size of housing; they all want to buy on the open market:

- 1 x 2 bed flat/house/accommodation suitable for older persons without support
- 3 x 2 bed accommodation suitable for older persons without support
- 2 x 2 bed accommodation suitable for older persons without support/extra care
- 1 x 1 bed extra care/private care
- 2 x 1 bed extra care
- 1 x 3 bed flat/house
- 1 x 2 bed extra care
- 1 x 4 bed house/bungalow

9. Appendix W1

Question 20. Please tell us in your own words why you need to move and what prevent you doing so.

College selling current house - difficult to find suitable property in village that accepts dogs

Recently any new housing has been too large for my needs. I would prefer to be in walkable distance to the village centre and the railway station, as I am now

Need to move to larger property due to lack of one bedroom. Unable to afford private rental due to unpredictable income. Need to stay in parish due to children's school

Difficult to answer this survey accurately for this house, as I have just moved in with my father in Wye, as keeping two gardens and houses maintained is too onerous as we get older. May have to downsize into a small bungalow some time in future

Need to move from first floor flat to ground floor flat because of age and mobility problems. Also need to move to council property as private rent is too high

Two children need to move to start their adult life, get their home paid for before they retire. New houses are built badly and too squashed together plus too expensive. Share ownership only keeps prices up

Closer access to village amenities, shops, library, buses, train

We sold a house in Wye to generate cash to purchase a family home. Our family has lived in the parish for generations and we need to be a cash buyer rather than in a chain

Need to downsize to smaller home more suitable for my wife who is disabled

Need to find affordable accommodation

8 soon to be 9 year old son and 13 year old son share a bedroom. Older son really needs a private bedroom

Age 80+ and coping less well

Seeking a property with better access for wife who suffers with condition (MS). Currently in unsuitable older property.

In years to come I may need to move to a care home and I wish to stay in Wye if possible

May not be able to cope where I now live in the future

Would like own property but prices are too expensive and not enough properties for first time buyer

Price of housing in Wye; costs of renting

Present house too big for my needs, expensive to run. I am unwilling to move from my comfortable home unless suitable accommodation turned up to buy

I have increasingly poor mobility needs due to arthritis and knee problems, and would like a ground floor home. I cannot go to see properties and have no living family or relatives. I need help with moving and want to live in Wye

To have their own home, not living with parents. Costs of private renting or buying are too expensive on a teacher's salary

There is a need during the next 5 years to a smaller house/apartment with less maintenance

On the housing list waiting for a 3 bed house - B and C

I am currently living and working abroad. I have a daughter to look after as well. I would much prefer to bring my wife and child to UK where it would be good to settle with my father who lived in Wye

I do not currently need to move but foresee that with increasing age I will in the next 3 or 4 years, if I cannot live independently

We do not wish to contemplate moving at present

Cannot afford to buy on open market and do not want to be renting forever

Don't want to rent private, due to expense and only being on annual renew

My partner needs to move down and the current house is too small. There are limited houses to rent close to my new work (fire station) for a reasonable price

Moving into the Brambles Care Home

I am happy where I am but in the future I will probably need accommodation without a lot of steps leading to the street

Leaving current home after university and setting up home with partner. Homes too expensive in Wye. Will need a one/two bedroom flat/house

I am disabled, use sticks and have use of a mobility scooter. Require ramp to rear door/garden to existing property or a move to a property with ramp plus good scooter/wheelchair access

I have a cancer diagnosis and will have to consider declining mobility. My current home has many stairs. I may have to reduce my working hours

I will in the near future need more help to stay in my home of 52 years but probably will have to move away nearer family

I am currently in private rented house but would like the opportunity to have more secure accommodation for myself and my son. Privately renting always brings an element of uncertainty and can be quite stressful if the landlord suddenly decides to sell

3 adult children need affordable local housing

Not ready to move yet as totally independent and in good health

3+ bedroom houses in Wye are too expensive for us.

We were told landlords (Imperial) will sell at some point but no info on when. No affordable private rental in Wye - prices are overly inflated here.

Renting's too expensive, but we can't afford to buy either

I would like a bigger space on the ground floor with a garden and enough space so that my son who is my carer can stay.

In the next five years need to buy house in a pensioner's village or move to live in a care home.

Tenancy agreement will run out October 2019. Possibly will not be renewed as owner may sell property

To live independently

Would like to live independently in the future. Have ASD and mental health difficulties so need to be near to parent for support.

We need to be able to buy a 3 bed family home. We need two home offices. We cannot even afford a 2 bed in Wye even though we can afford £250,000. Cramped work/living conditions now causing depression. Our only chance if prices do not drop is to move to a cheaper northern county where we will know no one.

I need a flat/house of my own in the village near my family. Nothing I can afford and mum rents her home privately and both other adults work from home. No space whatsoever so can only be temporary. Mum needs to buy her own house cannot afford prices in village.

My dad couldn't pay the rent so we were kicked out and are both homeless. I am on my own now, sleeping on friends' sofas.

Low income = struggle to pay rent. Mortgage out of the question.

Born and grew up in Wye but live in Folkestone as can't afford rent in Wye or a mortgage

I need to buy but I can't afford to buy in Wye and don't know where else to live. I like Wye.

To all households in the
civil parish of Wye with Hinxhill

Wye
with **Hinxhill**
Parish Council



2B Briar Close, Bramble Lane
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16th July 2018

Dear householder

Housing in Wye - your needs and aspirations

This is an invitation to take part in our housing needs survey (HNS). Please respond, whether or not your household has a housing need. The results from this initiative will help to inform and strengthen your community, and benefit present residents and future generations.

The aim of the survey is to find out the local need for affordable housing (rented and shared ownership) for all ages and for older households who wish to downsize/move to more suitable housing for their needs, this includes older households who are currently owner occupiers. All households should complete Section 1 (and if appropriate Section 2) of the survey and return the questionnaire in confidence by **Friday 17th August**, using the enclosed FREEPOST envelope.

Section 1 is anonymous and for every household in the parish to complete please.

Section 2 is for households with a housing need, as described above, either now, or in the next 2 to 5 years.

Why is this survey both important and urgent? As you probably know Telereal Trillium (TT) owns the 44 acre WYE3 site. To give you an idea of the scale of this area, WYE3 is 15 times the size of Churchfield Green. Earlier this year TT prepared its draft WYE3 Masterplan. Unsurprisingly, being a developer-led Masterplan, it proposes the most profitable types of housing, and takes little account of local housing needs and aspirations, or affordability.

Ashford Borough Council is now considering the large number of public responses to the draft WYE3 Masterplan. Thank you for these. While we are waiting for the outcome, the Parish Council is taking this opportunity to update the evidence of residents' current and future housing needs. Your response to the HNS will add weight and leverage, and help to shape the future. Housing is a vitally important issue which also affects the way Wye functions as a community. We have only this one chance to shape the types of housing built on WYE3.

Please take this chance to help yourself and others, by returning your HNS questionnaire/s in the enclosed FREEPOST envelope by Friday 17th August.

Yours sincerely
Noel Ovenden

Cllr Noel Ovenden (Chairman of Wye with Hinxhill Parish Council)

Housing Needs Q&A

Q. What is this survey about, and who will benefit?

A. All households change over time, but what is the total housing need across the parish? Section 1 will provide a valuable profile of housing, and answer some key questions. For example, it will count the number of growing families who are living in overcrowded homes, and households with young adults living at home. There are some two million of these so-called 'boomerang kids' in the UK: how many live in Wye and how many really want to stay? This survey should provide the answers to these and other housing questions.

Q. Why should I or anybody else who is not in housing need take part in this survey?

A. Unlike so many villages, Wye still benefits from having a strong sense of community. To reinforce our position, the HNS aims to establish the case for 'local needs' housing. A sense of belonging encourages people to contribute their time and skills to support village life, and to maintain Wye's shops and services.

- For example, Wye Fire Station needs all its on-call retained firefighters to live within a maximum of five minutes from the Fire Station. Where will new fire crews live if housing in Wye is unaffordable?

Q. This survey will help struggling young families, but what about Wye's older people?

A. The survey questions address the needs of older age groups too. The results will show how many older Wye residents want to stay in Wye and be near to their friends, but would either like to, or need to down-size. It will also show how many need to move to more suitable housing, perhaps a smaller house or bungalow, sheltered housing or a care home? TT proposes to build a large private care home on Olantigh Road. How many older Wye residents are interested in buying one of the 50 or so flats in this complex?

Q. What, in a nutshell is 'local needs' housing, and how does it work?

- Only people with a genuine local connection to Wye are eligible for 'local needs' housing in Wye;
- Local needs is a special rural category of affordable housing that can help local people of all ages with strong connections to Wye, and who would like to stay, or return to their home parish;
- Local needs housing will either be for rent, or part-sold (shared ownership) to tenants;
- Crucially, local needs housing is NOT subject to the Right-to-Buy legislation;
- Local needs houses will remain available for future generations of eligible people;

Q. Why is the Parish Council not doing this survey 'in house' with volunteers to save money?

A. Primarily for reasons of confidentiality, and also to access specialist skills the Parish Council has asked the charity Action with Communities in Rural Kent (ACRK) to carry out this survey independently. The housing specialist leading the HNS project is Tessa O'Sullivan. ACRK will hold any personally identifiable information given in Section 2 in the strictest confidence, and will only publish the final HNS report with anonymised total figures. The Parish Council will NOT see any of the personal information in the questionnaire forms.

Q. Who is paying for this housing needs survey?

A. Ashford Borough Council Housing Department has agreed to the Parish Council's request for support and ABC will fund the entire cost of this survey. This includes the postage and production costs of the final HNS report. Wye with Hinxhill is the only parish in the borough to benefit from an ABC funded survey this year.

Q. Who do I ask for further information about the HNS, or for additional HNS questionnaires?

A. Please contact Tessa O'Sullivan directly by email: tessa.osullivan@ruralkent.org.uk or tel: 01303 813790.

Q. How do I keep informed about housing, local news and other matters that affect Wye?

A. See the noticeboards, Parish Magazine and www.wyeparish.info, and read e-newsletters at Wye Library.

If you have an email address then please contact the Parish Clerk clerk@wyeparish.info to register to receive free parish newsletters by email.

If you do NOT have access to email, then drop a note addressed to the Parish Clerk with your name and address and postcode into the Parish Council's free postbox in Wye News.



HOUSING NEEDS IN THE PARISH OF WYE WITH HINXHILL

Please complete this survey on behalf of your household.

SECTION 1

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

Q2. Please enter the following information -
Number of bedrooms in your home Number of people that currently live in the property

Q3. How long have you lived in the parish?
 Less than 1 year 1-5 years 6-10 years 11-15 years 16-25 years 26+ years

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

Q5. If you answered yes to Q4, please state what relationship they have to you.
 Child Parent Other relative Other please specify _____

Q6. Please indicate the reason why they left
 Lack of affordable housing To attend university/college Employment
 Other please specify _____

Q7. Would they return if more affordable accommodation could be provided?
 Yes No

If they would like to return they can complete Section 2 of this form or request a new form by contacting the Rural Housing Enabler on 01303 813790 or email tessa.osullivan@ruralkent.org.uk

Q8. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?
 No Yes, now Yes, next 2 years Yes, next 5 years

IF YOU HAVE ANSWERED YES PLEASE CONTINUE WITH SECTION 2, IF YOU ANSWERED NO PLEASE NOW RETURN THIS FORM IN THE ENVELOPE PROVIDED

SECTION 2**HOUSING NEEDS**

If you or anyone else living in your house is in need of alternative housing, please continue with the questionnaire. Please complete one form per household in housing need e.g. if you have two adult children who want to move to a new home separately from each other they must complete one form per person. If you need another form please contact the Rural Housing Enabler on 01303 813790 or email tessa.osullivan@ruralkent.org.uk

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 eg. with parents, private renting etc.

Please continue to complete this form by answering the questions in respect of the person/household in need of alternative accommodation.

Q11. It would be useful if you could provide your contact detail, as we may wish to contact you again to update the findings of this survey. However, you are not obliged to do so. Any information you do give will remain confidential to Action with Communities in Rural Kent. Please also see statement below.

Name: _____

Address: _____

Postcode: _____

Email Address: _____

I consent for my personal data to be held and processed by Action with Communities in Rural Kent solely for the purpose of enabling development of housing to meet local needs. This personal data will not be shared with any person or organisation external to Action with Communities in Rural Kent. Please tick box

Q12. If you live outside the parish do you wish to return? Yes No

Q13. If you live in the parish do you wish to stay in the parish? Yes No

Q14. What is your connection with the parish? Please tick all that apply

- I currently live in the parish and have done so continuously for the last 5 years
- I have previously lived in the parish and have immediate* family who currently live there and have done so continuously for the last 10 years
- I have lived in the parish for a total of 7 out of the last 10 years
- I am in full time or part time* employment in the parish
- I need to move to the parish to take up full time or part time* employment
- I need to move to the parish to give or receive support to or from an immediate family member

*Immediate = mother, father, children or brother/sister

*Part time = a minimum of 10 hours per week

Q15. What type of household will you be in alternative accommodation?

Single person Couple Family Other _____

Q16. How many people in each age group need alternative accommodation?

MALE

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

FEMALE

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

Q17. Why are you seeking a new home (please tick all that apply)

Present home in need of major repair To be nearer family To be nearer work Retirement

Present home too expensive Need smaller home Divorce/separation

Current home affecting health Private tenancy ending First independent home

Setting up home with partner Need larger home Difficulty maintaining home

Sheltered accom due to age/infirmity Disability/disabled Cannot afford existing mortgage

To move to a better/safer environment Access problems I am homeless/threatened with homelessness

Lodging New job Other _____

Q18. What is your current housing situation?

Owner occupier with/without mortgage Living with relatives Renting from Council Shared ownership

Renting from Housing Association Tied tenancy Renting privately Other _____

Q19. Are you an older person/household wanting to downsize/move to more suitable housing for your needs?

Yes No

Q20. Please tell us in your own words why you need to move and what prevents you from doing so.

Q21. What type of housing do you need? Please tick any that apply.

Flat House Bungalow Extra Care housing (suitable for elderly people with range of support options)

Accommodation suitable for older persons without support

Other please specify _____

Q22. Which tenure would best suit your housing need?

Renting - Housing Association/Council Shared ownership - Housing Association Owner occupier

Other please specify _____

Q23. How many bedrooms will you need?

 1 2 3 4 5+

Q24. Please indicate the total gross annual income (before tax) of the household in housing need (joint if a couple). Do not include housing benefit or council tax benefit.

 Under £10,000 £30,000 - £35,000 £10,000 - £15,000 £35,000 - £40,000 £15,000 - £20,000 £40,000 - £50,000 £20,000 - £25,000 £50,000 - £60,000 £25,000 - £30,000 More than £60,000

Q25. How much money could you raise towards the purchase of a property; taking into account any access you have to capital (e.g. equity in your home or savings) as well as the amount you could borrow on a mortgage?

Q26. How much money would you be able to raise as a deposit towards buying your own home?

Q27. Do you have any particular or specialised housing requirements e.g. to assist with a disability or special need? (Please provide details).

Q28. Are you registered on the council's housing register?

 Yes No

To be considered for affordable housing you must also register on Ashford Borough Council's Housing Register. If you would like to register contact the Housing Services Team on 01233 330688 or go to www.kenthomechoice.org.uk

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

**PLEASE RETURN THIS FORM IN THE FREEPOST ENVELOPE PROVIDED BY
17th AUGUST 2018**