

## **1. EXECUTIVE SUMMARY**

The Rural Housing Enabler (RHE) from Action with Communities in Rural Kent undertook a parish wide survey to ascertain if there are shortfalls in affordable housing provision within the parish of Newenden and areas designated by the CLT. The survey also sought to identify the needs of older households needing to downsize/move to more suitable accommodation. Alongside the need for housing, the survey gave people the opportunity to register an interest in work units, whether they were standalone units or part of a live/work development. This report provides overall information as well as analysis of housing need.

A survey was hand delivered to every household within the designated area of the CLT (see letter in appendix N2) in August 2017; surveys were also left with employers at Bourne Amenity, the Bodiam Boating Station including Lime Wharf Cafe and the White Hart public house. Approximately 149 surveys were distributed with 56 surveys being returned, representing a 38% response rate.

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 in the parish was a 3 bed house for £325,000; to afford to buy this a deposit of approximately £48,750 would be required and an income of £78,929. To afford to rent privately an income of approximately £38,000 would be required to afford the cheapest property found in nearby Rolvenden, which was a 1 bed flat for £950 pcm; no available rental properties were found within the parish of Newenden at the time of writing the report.

Overall, a need for up to 8 affordable homes, for the following local households was identified:

- 1 x 2 people sharing
- 2 x single people
- 1 x couple
- 4 x families

Our analysis has also identified that:

- The 8 households indicated strong connections to the parish; 3 currently live there and 5 live outside but have previously lived there or are employed there and would like to return.

The survey also identified the following type of housing need:

- 4 older owner occupiers need to downsize/move to more suitable housing for their needs
- They are 1 single person, 2 couples and 1 family
- 2 of the households currently live in the parish and 2 live outside; 1 of these households needs to move to Newenden to receive support from immediate family members and the other used to live there.

Some respondents said they would be interested in the following live/work units or separate workshop spaces:

- 1 respondent would consider a live/work unit, using the ground floor as a workshop
- 1 respondent would like a live/work unit including a studio space or a separate studio space
- 1 respondent needs housing but would also like a separate workshop/work unit
- 1 respondent does not need housing but would like a workshop space