



Newenden Housing Needs Survey

September 2017

Tessa O'Sullivan – Rural Housing Enabler

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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 2) in August 2017; surveys were also left with employers at Bournes, 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

2. INTRODUCTION TO THE NEWENDEN HOUSING NEEDS SURVEY

The Rural Housing Enabler worked with Newenden Community Land Trust to undertake a housing needs survey.

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. When the project is at more advanced stage a further Registration of Interest survey may be undertaken to update the levels of housing need.

The survey also sought to identify any need for work units, whether they were standalone units or part of a live/work development.

3. BACKGROUND INFORMATION

In a report published in December 2014, the Rural Housing Alliance has stated that 'For many rural households, finding somewhere affordable in their local community remains a barrier, with homes costing over eight times the average salary in 90% of rural local authority areas. This is an affordability gap which, in many areas, is even more extreme given low paid rural employment.'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.

Community Land Trusts (CLT) that work in partnership with a Housing Association can provide local needs housing; affordable housing to rent and buy usually through shared ownership for local people. The community owns the land on which the homes sit and the housing association develops and manages them. By working in partnership, the community is fully involved in the development process and by owning the land can ensure that the homes remain affordable for people from the community; they also earn a small income through ground rents paid by the housing association. The CLT can also be used to take on other community assets such as community shops, pubs and energy schemes.

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.

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 CLT, 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.

¹ Affordable Rural Housing: A practical guide for parish councils. December 2014. Rural Housing Alliance

4. METHOD

The Rural Housing Enabler from Action with Communities in Rural Kent agreed the format of the survey and covering letter with Newenden Community Land Trust and a copy of the survey was distributed to every household in the designated CLT area which includes the whole parish in August 2017. Surveys were also left with employers at Bournes, the Bodiam Boating Station and the White Hart public house; this was to enable employees who may not live in the village to complete a survey given that the local connection criteria includes those employed full time in the parish. It is often the case that employers struggle to attract and retain employees in rural areas where local house prices are high.

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 1st September 2017. All surveys received at Action with Communities in Rural Kent by the 1st September are included in this report.

Approximately 149 surveys were distributed with 56 returned by this date representing a return rate of 38%.

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

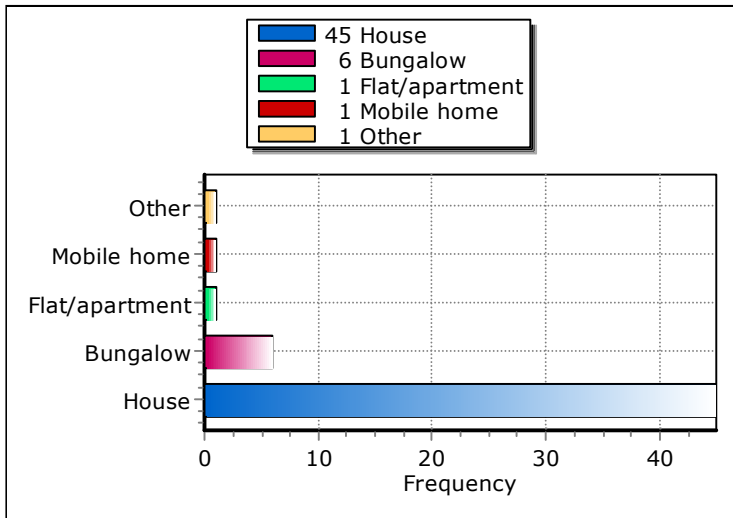
5. RESULTS

Section 1

All households were asked to complete Section 1 of the survey.

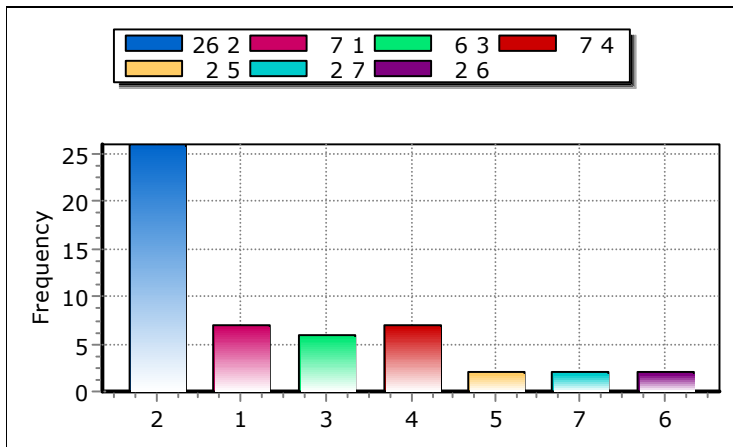
Listed below are the results of each question asked by the housing needs survey.

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



Question 2.

How many people live in your home?



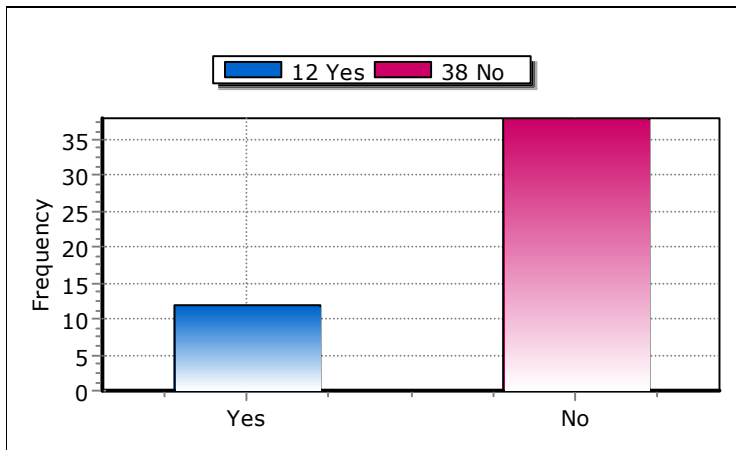
Question 3. Do you consider your accommodation is overcrowded? If so please comment.

- 5 respondents considered their current accommodation insufficient for their family needs

Question 4. Do you consider your accommodation to be too large; might you like to downsize to housing more appropriate for your needs? If so please comment.

- 4 respondents considered their current accommodation too large and 1 thought their garden was too large

Question 5. Do you know anyone who has had to leave the parish through lack of suitable or affordable housing?

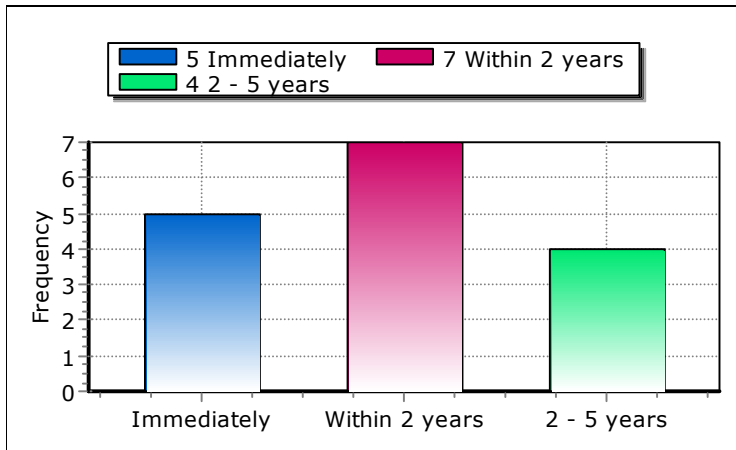


Section 2 – Housing Needs

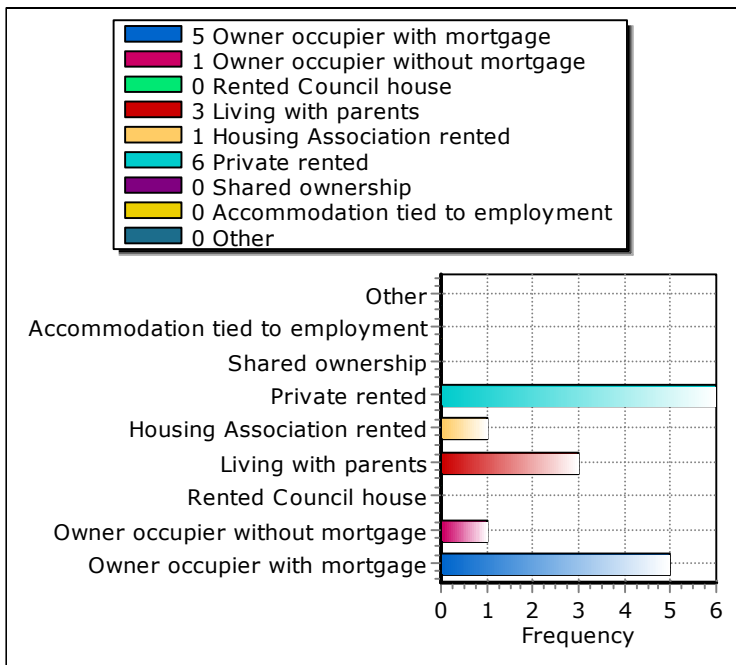
Only those respondents who deemed themselves in housing need were asked to complete Section 2.

Question 6. Contact details of respondents are not included in the report

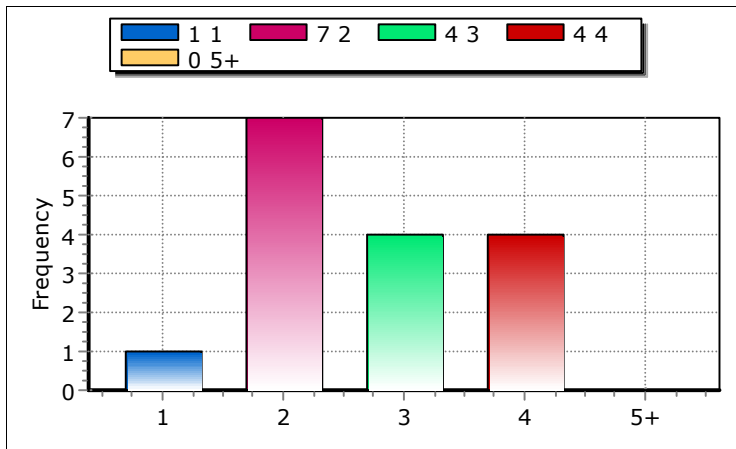
Question 7. When might you require alternative accommodation?



Question 8. What is your current housing situation?



Question 9. How many bedrooms does your current home have?



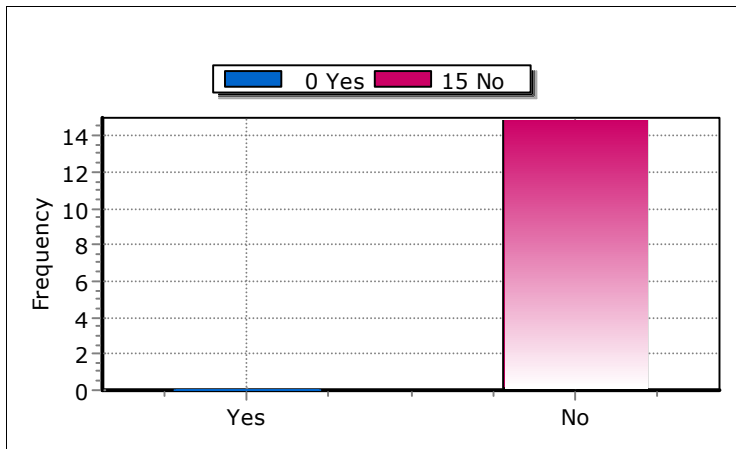
Question 10. What is your connection with the parish of Newenden? Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
I currently live in the parish and have done so continuously for the last 5 years	9
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	5
I have lived in the parish for a total of 7 out of the last 10 years	3
I am in full time or part time* employment in the parish	3
I need to move to the parish to take up full time or part time* employment	0
I need to move to the parish to give or receive support to or from an immediate family member	1

Question 11. If you have any other strong connection to the Parish, please specify.

- 5 respondents quoted other strong connections to the Parish

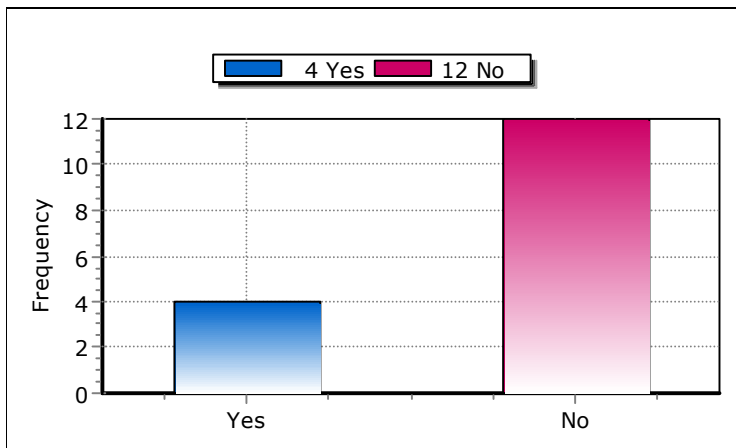
Question 12. Are you listed on any Housing Registers?



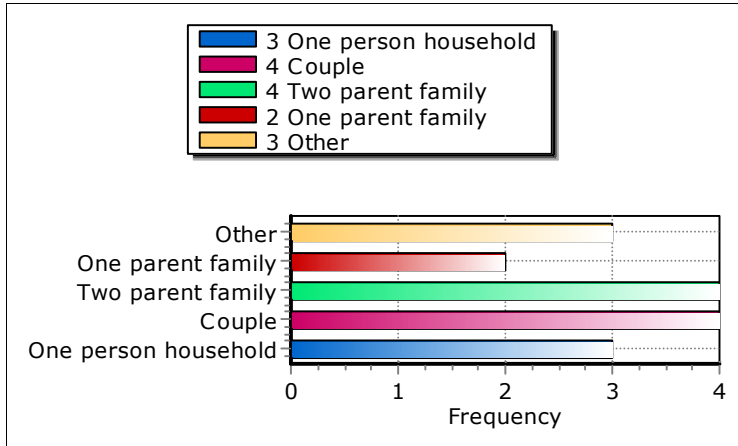
Question 13. If you answered Yes to Q12, please indicate what type of register it is.

There were no responses to this question.

Question 14. Are you an older person/household wanting to downsize/move to more suitable housing for your needs?



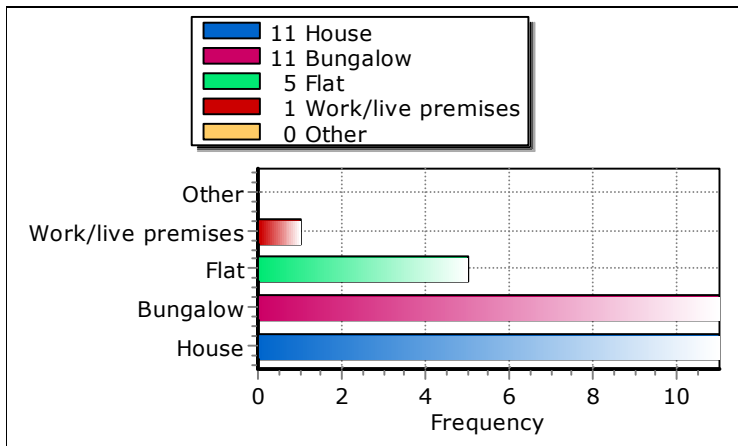
Question 15. Which type of household will you be if you do move into new accommodation?



Question 16. Please indicate your gender and age first, followed by all other people who will be living with you.

- The information on gender and age has been recorded confidentially

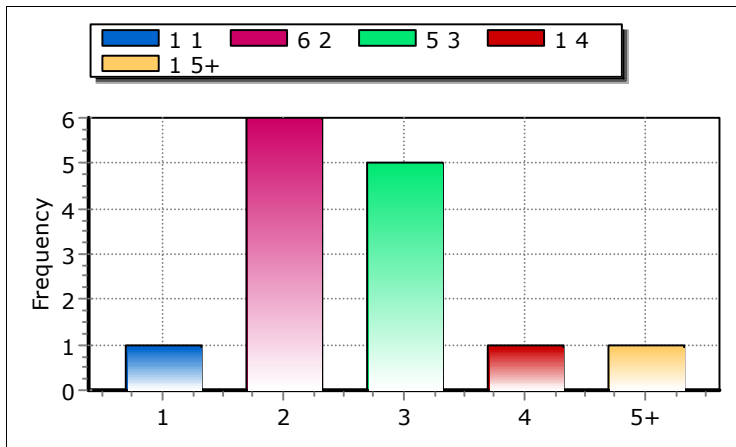
Question 17. What type of housing do you require?



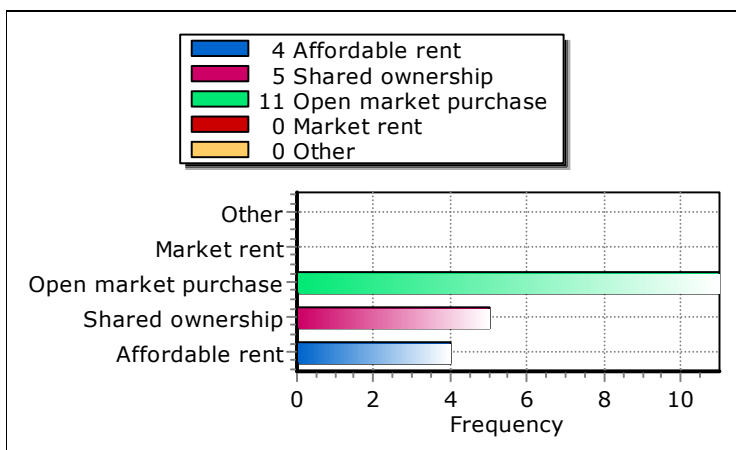
Question 18. If you might want work/live premises, please state for what purpose/business you would require it and what type of premises would suit you (for example, accommodation upstairs/workshop or studio downstairs).

- 2 respondents indicated a requirement for combined accommodation and workspace

Question 19. How many bedrooms will you need?



Question 20. Which tenure would best suit your housing need?



Question 21. If you might wish to rent or purchase alternative accommodation at market rent or market price, please indicate which tenure and what your reason for doing so would be (for example, downsizing).

- 6 respondents answered this question. 3 showed a preference for ownership, 3 wanted to downsize, 1 was looking for a larger property and 2 indicated a wish to return to Newenden

Question 22. If you have a particular or specialised housing requirement e.g. to assist with a disability or special need please provide details.

- 3 respondents indicated a special requirement

Question 23. The affordable housing will only be available for applicants whose need is at least partly determined by their income level. For this reason, if you need affordable housing (rented or shared ownership) it would be helpful if you could 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.

- Information on incomes have not been included for reasons of confidentiality

Workshops and Work Units Only

This question was aimed at respondents who only require a workshop/work unit without housing

Question 24. Please explain what type of workshop or work unit you would require. For what purpose would it be used and what size of unit would be needed. Please give as much detail as possible about your requirements and provide your name and a way of contacting you again if necessary.

- 3 respondents indicated their requirements

Question 25. Your comment:

This question was to enable all householders who received the survey to comment on the proposed CLT. There were a total of 24 comments which can be found in Appendix N1.

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 September 2017, showed the following cheapest properties for sale in Newenden. As only 2 properties were available, the search included properties sold subject to contract.

Type of Property	Number of Bedrooms	Price £
Semi-detached house	3	325 000
Detached house (Sold STC)	4	525 000
Detached house	5	700 000

Property to rent

A similar search for rental property found none available in Newenden. The cheapest and nearest properties available to rent up to 5 miles from the village and are listed below:

Type of Property	Number of Bedrooms	Price £pcm.
Apartment (Rolvenden)	1	950
Semi-detached house	1	1517
Cottage	2	1695

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 3.69% (September 2017) 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 now higher LTV mortgages available, they tend to attract a higher interest rate.

Type of Property	Price £	Deposit (15%)	Gross Income Level	Monthly Repayment
3 bed semi-detached house	325 000	48 750	78 929	1084
4 bed detached house	525 000	105 000 (20% dep required)	120 000	1629
5 bed detached house	700 000	140 000 (20% dep required)	160 000	2172

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 £
1 bed apartment (Rolvenden)	950	38 000
1 bed semi-detached house (Sandhurst)	1517	60 680
2 bed cottage (Northiam)	1695	67 800

Using HM Land Registry data on house sales (www.mouseprice.com) using postcode area TN18 which lies within or includes part of the following towns, counties, localities, electoral wards and stations: Benenden and Cranbrook, Cranbrook, East Sussex, Gills Green, Hawkhurst, Hawkhurst and Sandhurst, Kent, Newenden, Rolvenden and Tenterden West, Rother Levels, Salehurst, Sandhurst, the average house prices in the last 3 months are –

1 bed properties £192,800
2 bed properties £277,200
3 bed properties £386,000
4 bed properties £639,800
5+ bed properties £964,700

To afford the average cost of a 1 bed property using the mortgage calculation shown above, a salary of £46,823 would be required. To afford the average cost of a 2 bed property a salary of £67,320 would be required.

Information provided by 'mouseprice' states that the average property in the TN18 area costs £443,100 with average earnings being £26,466. This means that the average property costs over 16 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 levels (housing benefit) for the Newenden area.

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

Property	LHA £ pcm	Gross annual Income £
1 bed	587	23 480
2 bed	765	30 600
3 bed	967	38 680
4 bed	1460	58 400

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 £192,800 for a 1 bed property, £277,200 for a 2 bed property and £386,000 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
192 800	25%	4820	296	331	80	707	25 504
192 800	40%	7712	474	265	80	819	29 524
277 200	25%	6930	426	476	80	982	35 407
277 200	40%	11 088	682	381	80	1143	41 186
386 000	25%	9650	593	663	80	1336	48 172
386 000	40%	15 440	949	531	80	1560	56 220

7. ASSESSMENT OF HOUSING NEED

Sixteen respondents completed Section 2 of the survey as they felt they have a housing need either immediately, within 2 years or in the next 2 - 5 years.

This section is divided into those respondents who need affordable housing and those older households who need alternative housing on the open market.

Assessment of the need for affordable housing

Eight respondents said they need affordable housing (rented or shared ownership). 2 respondents need affordable housing immediately and 6 within 2 years.

At this stage some respondents might be excluded because they do not want or qualify for affordable housing.

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.

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

A detailed assessment of each respondent's requirements and preferences, matched with their declared income levels was carried out in order to reach the conclusions of this report, but specific details are not included in the report for reasons of confidentiality.

Assessment of the housing requirements of older households

The survey sought to identify the needs of older households wanting to downsize/move to more suitable housing for their needs; 4 respondents said they had this type of need. 1 needs to move within 2 years and 3 need to move in 2-5 years.

A detailed assessment of each respondent's requirements and preferences, matched with their declared income levels was carried out in order to reach the conclusions of this report, but specific details are not included in the report for reasons of confidentiality.

Additional need for housing

Four respondents who are not older households also said they need open market housing. Two respondents are currently owner occupiers who want larger accommodation; one wants a 3 bed house and one wants a 5+ bed bungalow.

The remaining 2 respondents are a single person and a one parent family. The single person wants a 1 bed house, flat or bungalow. The family currently rent privately and want a 2 bed house on the open market.

8. SUMMARY OF FINDINGS

The Housing Needs Survey has found a need for 8 homes for local people who are in need of affordable housing. The survey has also found a need for 4 homes for older people/households who are owner occupiers and want to downsize/move to more suitable housing for their needs

Affordable Housing Need

The 8 households in need of affordable housing are 2 single people, 2 people sharing, 1 couple and 4 families.

The respondents all indicated strong local connections; 3 currently live in the parish and 5 live outside but have the following connections: 2 x employment, 2 x previously lived there and currently have family living there, 1 x previously lived there.

Respondents currently live in the following type of housing:

- 5 x renting privately
- 2 x sharing with family/friends
- 1 x renting from a housing association

In terms of bedroom size; the number of bedrooms respondents are eligible for is dependent upon Ashford Borough Council's allocation policy and Help to Buy criteria. According to information that respondents gave, currently the size of property they are eligible for are:

- 3 x 1 bed rented (2 x potentially with workspace)
- 2 x 2 bed rented

- 1 x 2 bed shared ownership
- 2 x 3 bed shared ownership (1 x potentially with separate workspace)

In terms of shared ownership, 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.

Housing for older households

In addition to the need for affordable housing, the survey also identified a need from older owner occupiers who want to downsize/move to more suitable housing for their needs; they are:

- 1 x single person
- 2 x couples
- 1 x family

The older owner occupiers said they want to buy the following type and size of housing:

- 2 x 2 bed bungalow
- 1 x 3 bed bungalow
- 1 x 4 bed bungalow

2 of the households currently live in the parish and 2 live outside; 1 of them used to live in the parish and are employed there and 1 has family members living and wants to move there to receive support.

Live/work units and workshop spaces

Two of the respondents who were assessed as being eligible for 1 bed properties would consider workspace combined into live/work units.

One of the respondents was assessed as being eligible for a 3 bed shared ownership property would consider a separate workspace unit.

One respondent who does not need housing would consider a workspace unit.

Additional housing needs

Four respondents who were not older households said they want open market housing in Newenden. Two respondents are currently owner occupiers who want larger accommodation; one wants a 3 bed house and one wants a 5+ bed bungalow. The remaining 2 respondents are a single person and a one parent family who do not currently own a property; they want a 1 and 2 bed house respectively.

9. APPENDIX N1
Question 25. Your comments

This question was to enable all householders to comment on the proposed CLT

Of the comments received, 9 were supportive of the CLT and its aims, 7 were against, 6 expressed doubts but were not against it in principle and 2 were supportive of affordable housing but against workspaces.

The comments have not been included for reasons of confidentiality.

NEWENDEN HOUSING NEEDS SURVEY - 2017

Approximately three years ago, a Housing Needs Survey (HNS) was carried out in Newenden on behalf of a property developer who had bought Battery Bank and intended to build houses there. Such developments in Newenden can currently only be built on 'exception' sites where permission is given to build affordable homes on sites where planning permission would not normally be granted. The HNS identified a need for three dwellings.

Subsequently, Ashford Borough Council (ABC) deemed that Battery Bank was not suitable for development and the developer is in the process of selling the land. However, there is still a risk of development by outside property developers if they can obtain a suitable plot. Three other sites were identified by the Parish Council as being the only ones that could possibly be suitable for development of more than one dwelling and ABC planners were asked for their views. The only one that was found, with some reservations, to be suitable was Rother Valley Farm (the derelict farm buildings on the hill section of Lossenham Lane) including the field to the north of the buildings.

In order for the community to take control of any such development in Newenden, the Parish Council proposed that a Community Land Trust should be formed in Newenden. The proposal was put to the Parish Council AGM in March this year and was overwhelmingly supported by villagers. A Steering Group has been working since then to form the CLT. Membership of the CLT will be open to any people living or working in the CLT area and the managing board of the CLT will be elected by members. This would mean that villagers will be able to direct decisions on who can live in any dwellings, the design and location of dwellings and other issues. The owners of Rother Valley Farm have indicated that they are interested in supporting the CLT by making their land available.

Under current planning law, if the CLT is meeting local housing needs it would not be possible for an outside developer to gain permission for a development on an 'exception' site (this would not include like-for-like replacements of existing properties or possibly individual properties on infill sites). CLTs can also be used to purchase and protect amenity land from development and to run village shops, pubs and other enterprises if necessary.

The aim of the enclosed survey is to identify the level of need amongst those residents, local workers and people with strong links to Newenden who cannot afford to buy or rent here and therefore need affordable homes. Additionally, the HNS has been designed to identify if any people need properties so they can downsize and if there would be any demand for work/live or standalone workshop premises for local crafts people, artisans and artists. It is possible that dwellings,

work/live units or workshops may also be built for sale at a market price to cross subsidise the affordable homes - and meet any demand for downsizing.

If the survey results show that there would be a need for some affordable housing, then proposals would be taken forward and managed by the CLT.

The survey is being undertaken by an independent local charity - Action with Communities in Rural Kent - and funded by Ashford Borough Council. This will assess the current level of housing need and identify any changes since the previous survey. The new survey would be required before ABC could entertain any planning applications.

Individual responses to the survey will be confidential and only aggregated and anonymised results will be made available to the Parish Council and the CLT Steering Group.

Please note that the proposed area covered by Newenden CLT comprises the geographical area within Newenden Parish boundaries, plus the properties operated by Bournes and Bodiam Boating Station (including the Lime Wharf Cafe) on the far side of the River Rother, and all dwellings on both sides of the A268 towards Sandhurst, up to and including Lamberden Farm.

There is a web page on www.newenden.org explaining community land trusts and listing the current members of the steering group. This page will be updated regularly to keep residents fully informed on progress, including the conclusions of the survey which should be published by late summer/early autumn.

It would be greatly appreciated if every household in the Parish, and anyone who is employed in the Parish but doesn't currently live here, could complete the Survey as best they can, whether or not they personally would avail themselves of any of the potential developments, as this will provide a more complete picture of the current housing situation in Newenden, and be of tremendous benefit to the future CLT.

For any questions or comments on this survey, or for additional survey forms, please contact any member of the CLT steering group through the newenden.org website.

If you have questions of a confidential nature, please contact Action with Communities in Rural Kent by email to tessa.osullivan@ruralkent.org.uk or phone them on 01303 813790.

Please return the survey by Friday September 1st 2017 In the supplied Freepost envelope



NEWENDEN HOUSING NEEDS SURVEY 2017

1. What type of home do you live in?

House
 Bungalow
 Flat/apartment
 Mobile home
 Other _____

2. How many people live in your home?

3. Do you consider that your accommodation is overcrowded? If so please comment:

4. Do you consider your accommodation to be too large; might you like to downsize to housing more appropriate for your needs? If so please comment:

5. Do you know anyone who has had to leave the Parish through lack of suitable or affordable housing?

Yes No

If the person or persons referred to above would like to complete a Housing Needs Survey please ask them to contact Action with Communities in Rural Kent by email to tessa.osullivan@ruralkent.org.uk or by phoning 01303 813790

If you, or people living in your household, have (or at some future date might have) a need for affordable housing, work/live premises or open market housing more suitable for your needs, please continue with the following questions overleaf. If you would like workshop space only (without accommodation) please go directly to Q24.

IF YOU DO NOT NEED ANY FORM OF ALTERNATIVE HOUSING OR WORKSHOP SPACE PLEASE NOW RETURN THIS SURVEY IN THE FREEPOST ENVELOPE PROVIDED; BEFORE YOU DO SO, YOU MAY WISH TO MAKE A COMMENT ABOUT THIS PROJECT. PLEASE DO SO BY COMPLETING Q25.

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

6. Please provide the name, address and any email address of the head of the household in housing need. Your details will remain confidential to Action with Communities in Rural Kent, who are undertaking this survey on behalf of Newenden CLT. It may be necessary to contact you again if they wish to inform you of any progress or update the findings of the survey

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7. When might you require alternative accommodation?

Immediately Within 2 years 2 - 5 years

8. What is your current housing situation?

Owner occupier with mortgage Rented Council house Living with parents
 Owner occupier without mortgage Housing Association rented Shared ownership
 Accommodation tied to employment Private rented
 Other _____

9. How many bedrooms does your current home have?

1 2 3 4 5+

10. What is your connection with the parish of Newenden? 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

11. If you have any other strong connection to the Parish, please specify in the space below:

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12. Are you listed on any Housing Registers? Yes No

13. If you answered Yes to Q12, please indicate what type of register it is

Local Authority Housing Register Housing Association Register Other _____

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

Yes No

15. Which type of household will you be if you do move into new accommodation?

One person household
 Couple
 Two parent family
 One parent family
 Other _____

16. Please indicate your gender and age first, followed by that of all other people who will be living with you:

Gender	Age	Relationship to you
		Self

17. What type of housing do you require?

House
 Bungalow
 Flat
 Work/live premises
 Other _____

18. If you might want work/live premises, please state for what purpose/business you would require it and what type of premises would suit you (for example, accommodation upstairs/workshop or studio downstairs)

19. How many bedrooms will you need?

1
 2
 3
 4
 5+

20. Which tenure would best suit your housing need?

Affordable rent
 Shared ownership
 Open market purchase
 Market rent
 Other _____

21. If you might wish to rent or purchase alternative accommodation at market rent or market price, please indicate which tenure you require and what your reason for doing so would be (for example, downsizing)

22. If you have any particular or specialised housing requirements e.g. to assist with a disability or special need please provide details below:

23. The affordable housing will only be available for applicants whose need is at least partly determined by their income level. For this reason, if you need affordable housing (rented or shared ownership) it would be helpful if you could 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.

- | | |
|--|--|
| <input type="checkbox"/> Under £10,000 | <input type="checkbox"/> £30,000 - £35,000 |
| <input type="checkbox"/> £10,000 - £15,000 | <input type="checkbox"/> £35,000 - £40,000 |
| <input type="checkbox"/> £15,000 - £20,000 | <input type="checkbox"/> £40,000 - £50,000 |
| <input type="checkbox"/> £20,000 - £25,000 | <input type="checkbox"/> £50,000 - £60,000 |
| <input type="checkbox"/> £25,000 - £30,000 | <input type="checkbox"/> More than £60,000 |

WORKSHOPS AND WORK UNITS ONLY

IF YOU REQUIRE A WORKSHOP OR WORK UNIT, WITHOUT ACCOMMODATION PLEASE COMPLETE THE FOLLOWING QUESTION

24. Please explain what type of workshop or work unit you would require. For what purpose would it be used and what size of unit would be needed. Please give as much detail as possible about your requirements and provide your name and a way of contacting you again if necessary.

Thank you for completing the survey. Please now return it in the Freepost envelope provided by 1st September 2017. Information you provide will remain confidential to Action with Communities in Rural Kent. Newenden CLT will be provided with a summary report of the findings of the survey.

If you have any comments that you might wish to make in regard to the Survey or about the aims of the Newenden Community Land Trust, please feel free to add them in the space below. If you have any questions of a confidential nature, please email Tessa O'Sullivan at Action with Communities in Rural Kent - tessa.osullivan@ruralkent.org.uk or phone 01303 813790.

As mentioned in the preamble, the results of the Survey will eventually be published on www.newenden.org where you can also keep in touch with all information relating to NCLT

25. Your comments: