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# **Goudhurst and Kilndown Housing Needs Survey**

## **October 2011**

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With the support of:

Goudhurst and Kilndown Parish Council

Tunbridge Wells Borough Council

<b>Contents</b>	<b>Page</b>
1. Executive Summary	3
2. Introduction	4
3. Background Information	4
4. Method	5
5. Results	6
6. Local Housing Costs	19
7. Assessment of Housing Need	23
8. Summary of Findings	36
9. Appendix G1 – Question 9 comments	37
10. Appendix G2 – Question 22 comments	46
11. Appendix G3 – Letter to householders and housing needs survey	48

## **1. EXECUTIVE SUMMARY**

The Rural Housing Enabler (RHE) assisted Goudhurst and Kilndown Parish Council to undertake a parish wide survey to ascertain if there are shortfalls in affordable housing provision within the parish. This report provides overall information as well as analysis of housing need.

A survey was posted to every household within the parish of Goudhurst and Kilndown in September 2011. Approximately 1247 surveys were distributed with 448 surveys being returned, representing a 36% response rate.

Analysis of the returned survey forms identified that 74% of all respondents are owner occupiers. 65% of all 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. This problem is exacerbated at present as tighter restrictions are being placed on mortgages by lenders; the result of the current economic climate. In October 2011, for a first time buyer, an income in excess of £46,000 per annum and a deposit of over £28,000 is needed to buy the cheapest 2 bed property available within the parish at £190,000. To be able to afford to rent privately an income of £30,000 is required for a 1 bedroom apartment at £625 per calendar month.

Our analysis has also identified that:

- A total of 14 children and 56 adults have a housing need
- 17 (49%) of those needing affordable housing were couples without children
- 11 of the households in housing need have members aged 60 or over; they are 4 single people, 6 couples and 1 family
- In total 30 respondents with a housing need currently live in Goudhurst/Curtisden Green, 3 live in Kilndown, 1 in Flimwell and 1 outside the parish

Overall, a need for up to 35 affordable homes, for the following local households was identified:

- 9 single people
- 17 couples without children
- 9 families.

## **2. INTRODUCTION TO THE GOUDHURST AND KILNDOWN HOUSING NEEDS ANALYSIS**

The Rural Housing Enabler worked with Goudhurst and Kilndown Parish Council and Tunbridge Wells 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. When the project is at more advanced stage people with a housing need who wish to apply for a property will have the opportunity to join Tunbridge Wells Borough Council's Housing Register. At this stage, further details on income, housing need and details of local connection will be taken.

## **3. BACKGROUND INFORMATION**

In a report published in October 2010, the National Housing Federation's Rural Housing Alliance has stated that 'The average rural house price in England is now more than twelve times the average salary of people living in rural areas. In order to obtain a mortgage, a person living and working in the countryside would need to earn £66,000 per year'.<sup>1</sup> They state that the average rural salary is approximately £20,000.

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

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

On July 23<sup>rd</sup> 2008 Matthew Taylor presented his Review to the Government. Caroline Flint, Housing Minister at the time, indicated that the Government agreed with the core principles of the report and would take further measures to boost rural enterprise and affordable housing.

Caroline Flint said:

*"Matthew Taylor has provided a comprehensive and authoritative report into the issues that our rural communities face, as well as a number of practical recommendations. He has been talking to people right across the country and his report will have a lasting impact on policy that will help their communities prosper. I thank him for that hard work."*

*"It's simply not fair that people in rural communities struggle to afford a place of their own. I am determined that we do everything we can to further help people in rural*

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<sup>1</sup> Affordable Rural Housing: A practical guide for parish councils. October 2010. National Housing Federation

*communities into home ownership, by for example helping landowners to establish community land trusts and by ensuring councils deliver the sustainable homes their communities need."*

Rural Affairs Minister Jonathan Shaw said:

*"Everyone should have the chance of a decent home at a price they can afford in a place they want to live and work in, and that goes for rural people too."*

The 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 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 Tunbridge Wells 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 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 during September 2011.

A consultation event was held on 14<sup>th</sup> September in Goudhurst village hall, it was attended by the Rural Housing Enabler from ACRK, representatives from Tunbridge Wells Borough Council's housing department and members of the Parish Council. Members of the public attended and were able to gather further information, collect and complete surveys and discuss any concerns.

Surveys were returned in pre paid envelopes to Action with Communities in Rural Kent. Copies of the survey were available for anyone who had left the parish and wished to return to complete, these were held by the Rural Housing Enabler. It was asked that completed survey forms were returned by 28<sup>th</sup> September 2011. All surveys received at

Action with Communities in Rural Kent by the 28<sup>th</sup> September are included in this report. 448 surveys were returned representing a high return rate of 36%.

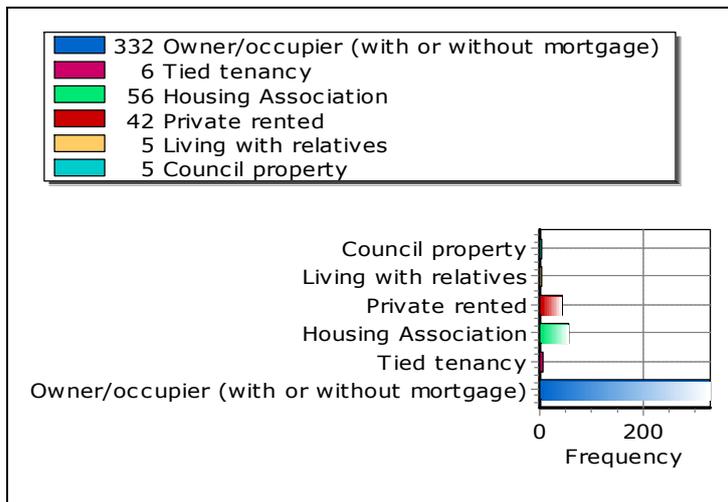
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

## **5. RESULTS**

### **Section 1**

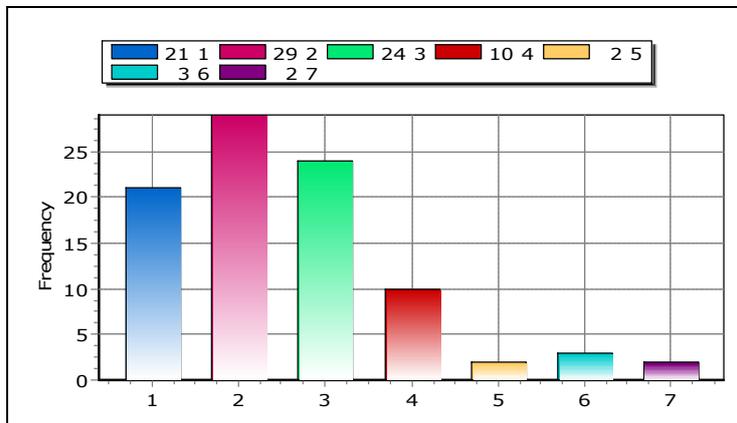
Listed below are the results of each question asked by the housing needs survey. Questions asking personal details such as occupation and place of employment are not included in the report.

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

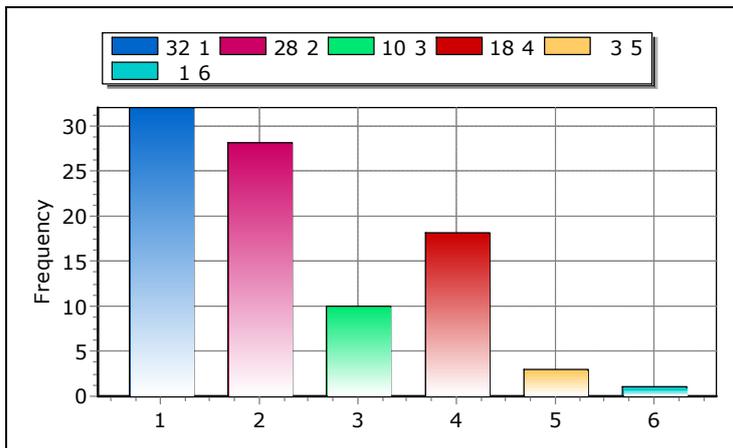


#### **Question 2. If you are a Housing Association/Council tenant, please provide the following information**

##### **Number of bedrooms in your home**

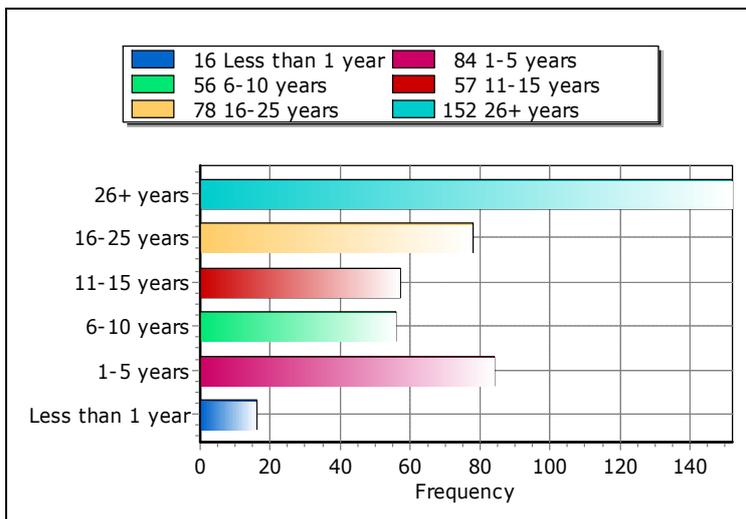


### Number of people that currently live in the property



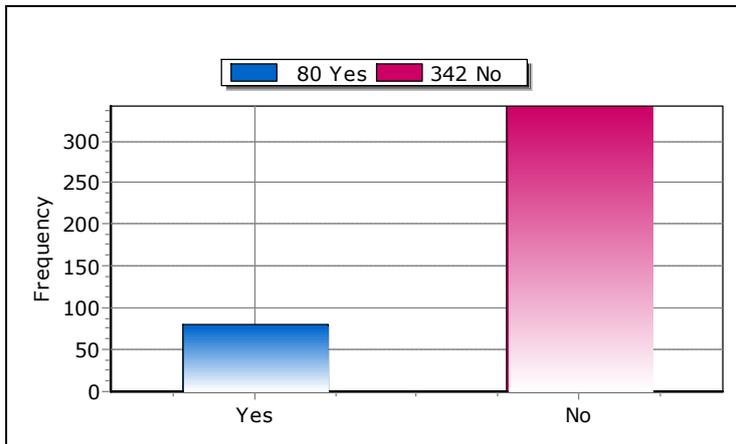
There were some properties that are currently under-occupied.

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



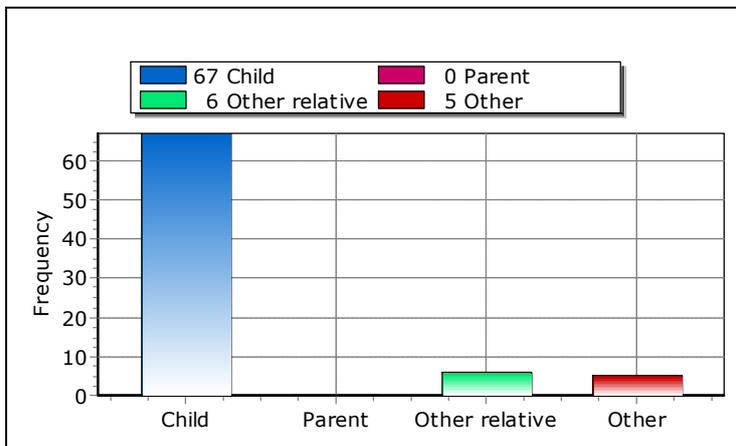
287 (65%) respondents have lived in the parish for 10 years or more.

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



19% of respondents who answered the question said that members of their household had left the parish in the last 5 years.

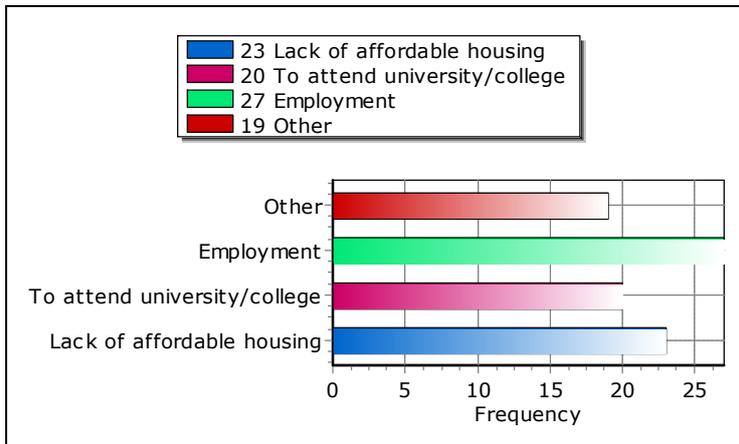
**Question 5. If you answered yes to question 4, please state what relationship they have to you.**



The respondents who answered 'Other' said the people who left had the following relationships to them –

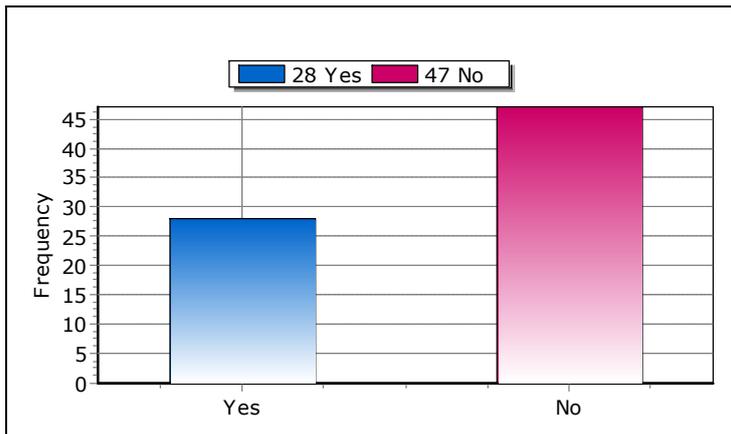
- 1 x foster child
- 1 x wife
- 1 x husband
- 2 x ex husband

**Question 6. Please indicate the reason why they left.** Some respondents indicated more than one option.

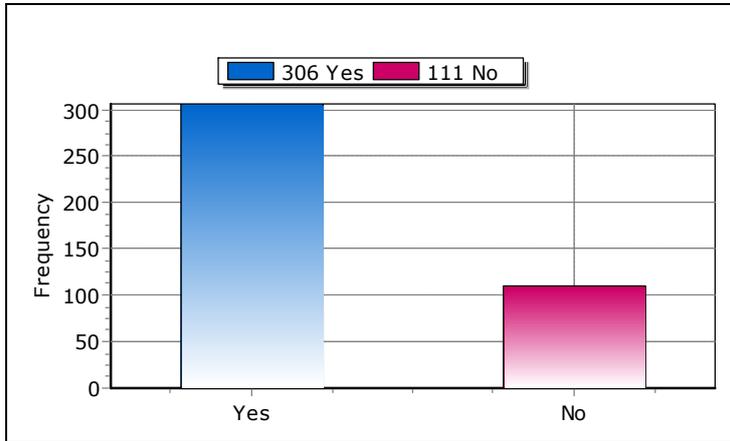


The most frequently given reason for leaving the parish was for employment (30%). Reasons for leaving given under 'other' include marriage, death, separation, divorce, wanted to live in town, moved in with boyfriend and independence.

**Question 7. Would they return if more affordable accommodation could be provided?** Not all respondents answered this question.



**Question 8. Would you support a small development of affordable housing if there was a proven need from households within the parish or with a genuine local connection?**

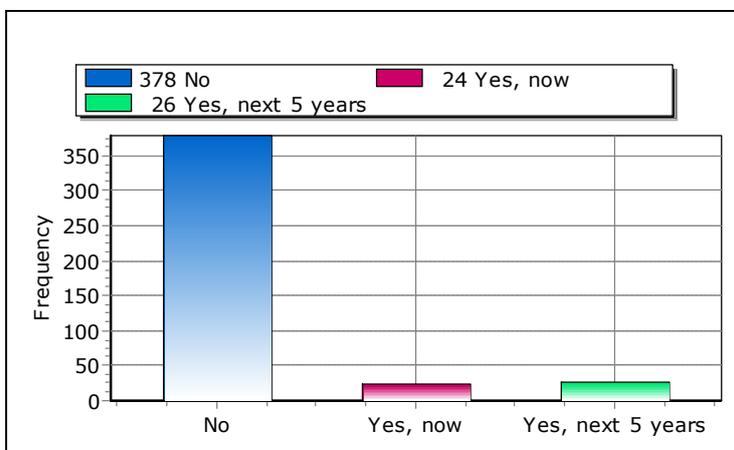


73% of respondents who answered the question (68% of all respondents) said they would support a small development of affordable housing.

**Question 9. Please use this space if you wish to explain your answer to question 8.**

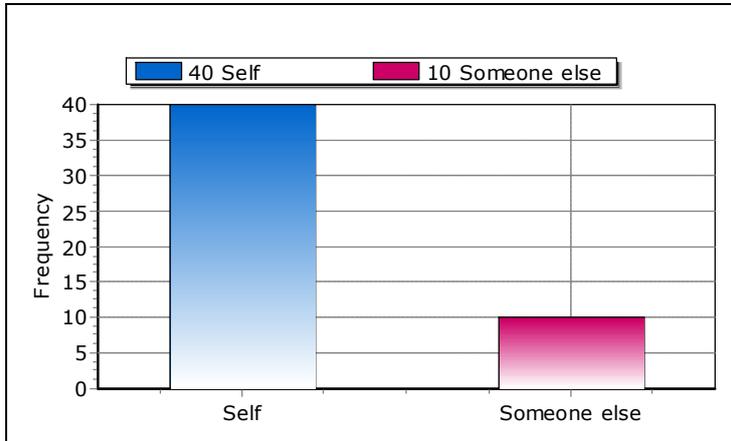
There were 162 responses to this question; a full list of responses can be found in Appendix G1.

**Question 10. Do you or a member of your household need separate or alternative accommodation either now or in the next 5 years?**



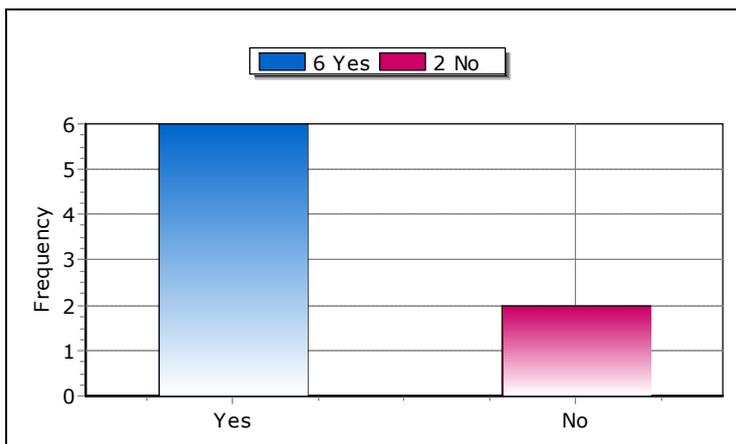
## **Section 2**

**Question 11. Are you completing this form for someone else?**

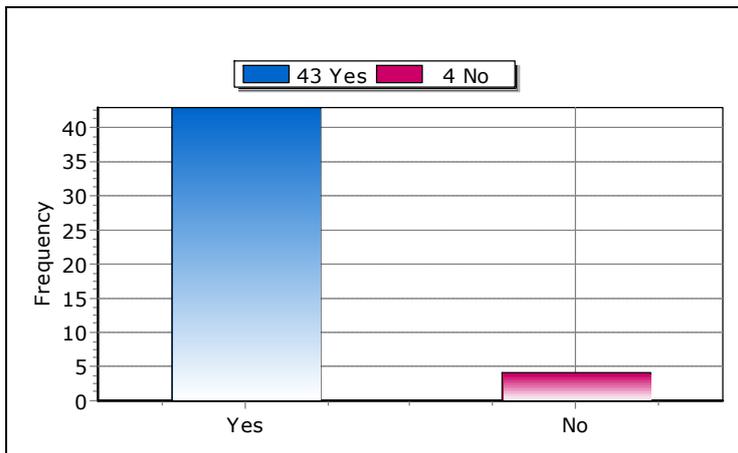


The respondents completing the form for someone else were doing so mainly for their children.

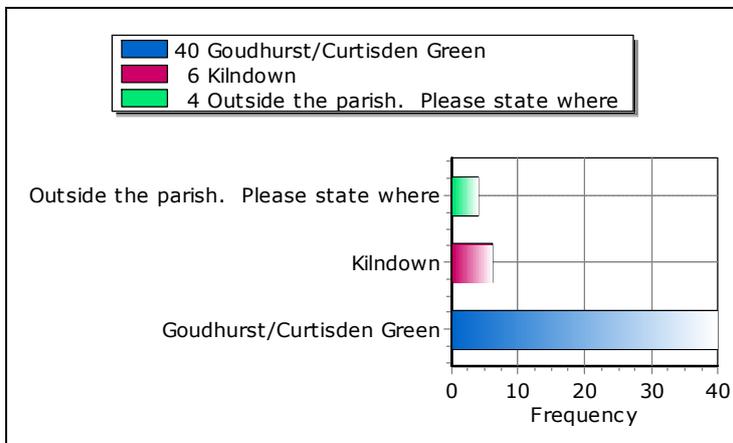
**Question 13. If you live outside the parish do you wish to return?**



**Question 14. If you live in the parish do you wish to stay in the parish?**



**Question 15. Where do you currently live?**

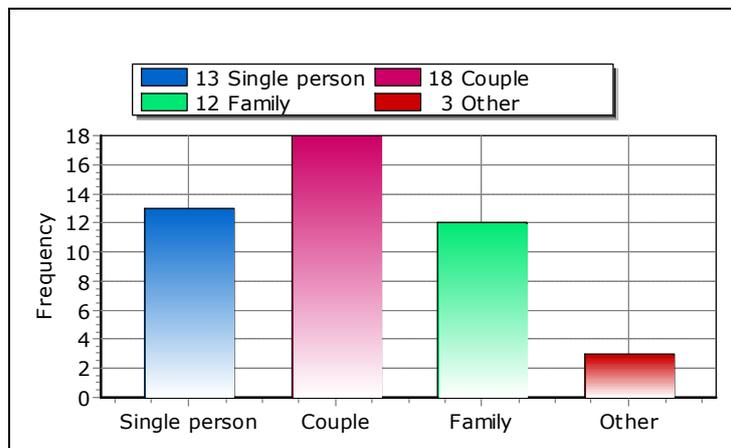


The respondents who live outside the parish gave the following locations; Flimwell, T&J Motel site, Tunbridge Wells (one respondent did not answer the question).

**Question 16. 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 3 years or for a total of at least 5 out of the last 10 years	37
I do not live in the parish but have been a member of a household which still lives there and have done so continuously for the last 3 years or more or for a period of 5 out of the last 10 years	1
In the past I have lived in the parish continuously for 5 out of the last 10 years	9
I have immediate family which has lived continuously in the parish for at least 10 years	12
I am in permanent full time employment or about to take up permanent full time employment in the parish	7
I provide an important service in the parish	1

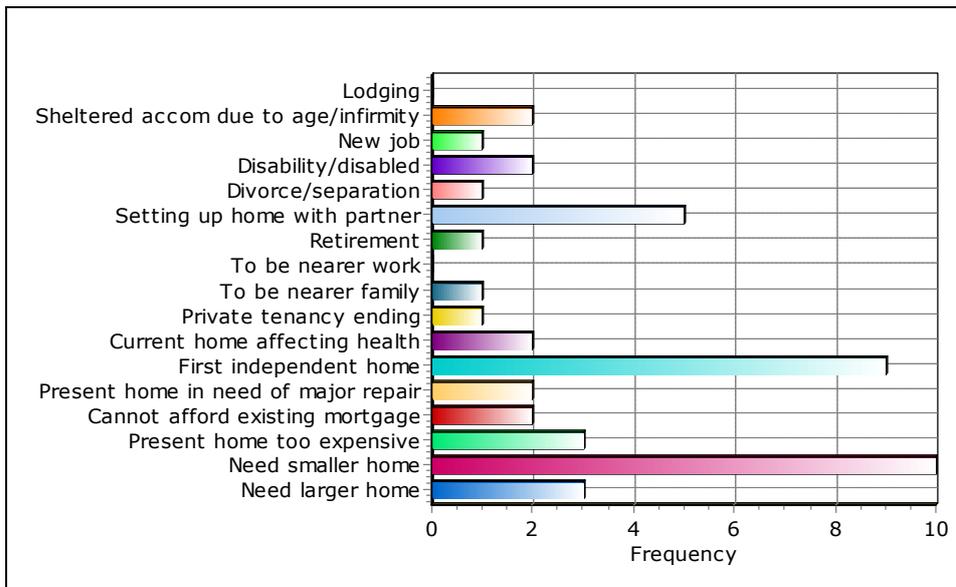
**Question 17. What type of household will you be in alternative accommodation?** Four respondents did not answer this question



**Question 18. How many people in each age group need alternative accommodation?**

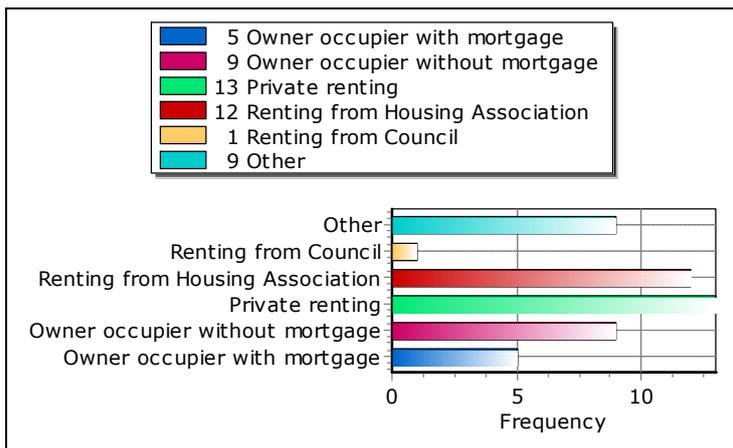
AGE	0 - 9	10 -15	16 - 19	20 -24	25 - 44	45 - 59	60 - 74	75+
<b>Male</b>	2	4	1	7	11	5	6	2
<b>Female</b>	2	3	2	7	9	6	8	6
<b>Total</b>	<b>4</b>	<b>7</b>	<b>3</b>	<b>14</b>	<b>20</b>	<b>11</b>	<b>14</b>	<b>8</b>

**Question 19. Why are you seeking a new home?**



10 (22%) need a smaller home and 9 (20%) need their first independent home.

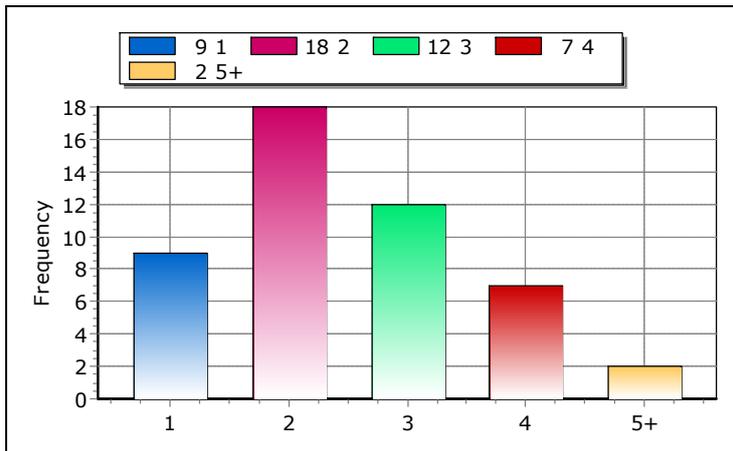
**Question 20. What is your current housing situation?**



The respondents who answered 'other' described the following housing situations

- 4 x living with parents
- 2 x living with family
- 2 x tied accommodation
- 1 x temporary accommodation

**Question 21. How many bedrooms does your current home have?**



**Question 22. Please tell us in your own words why you need to move and what prevents you doing so.**

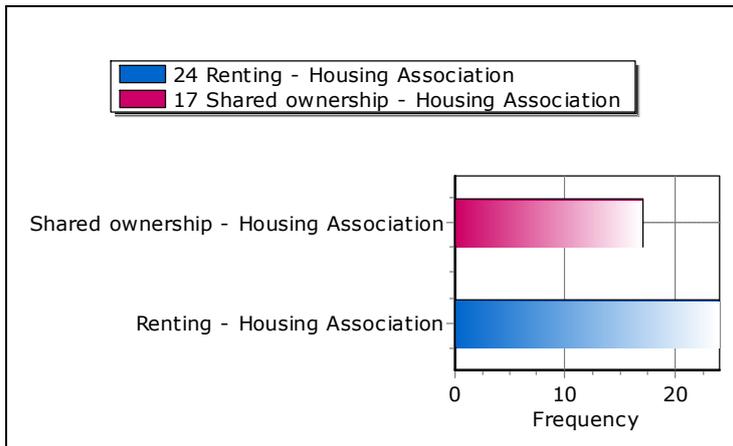
There were 35 responses to this question; a full list of responses can be found in Appendix G2.

**Question 23. What type of housing do you need?**

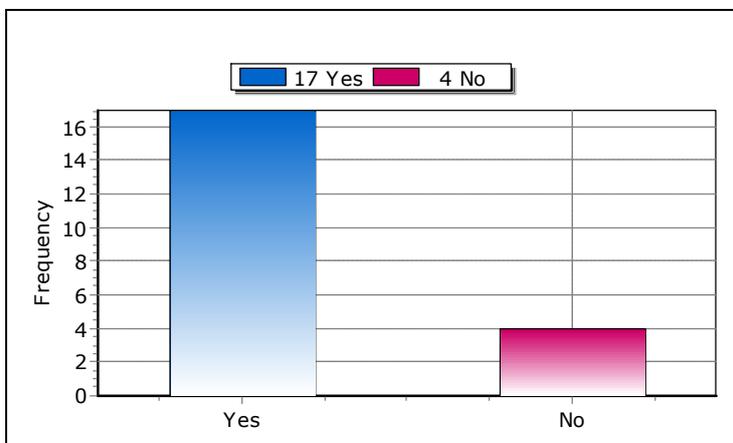
Type of Housing	Frequency	Percentage
Flat	13	17
House	24	32
Bungalow	17	23
Accommodation suitable for older persons without support	13	17
Sheltered housing	7	9
Extra care housing	0	0
Other	1	1

The above respondent who answered 'other' said they need a Residential Care.

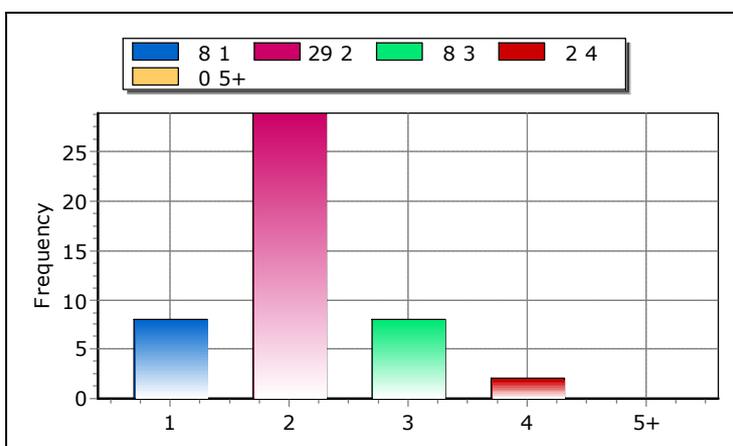
**Question 24. Which tenure would best suit your housing need?**



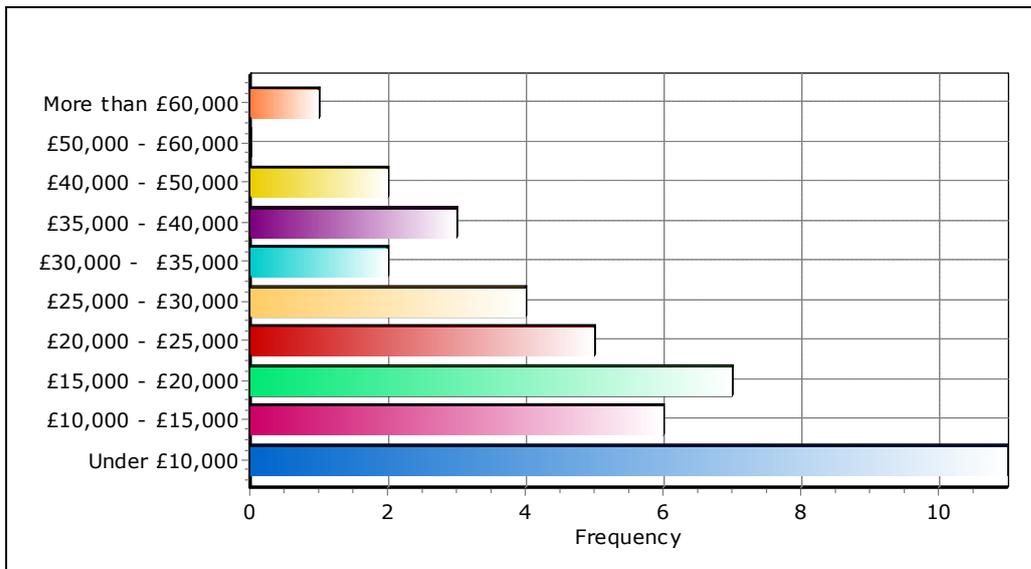
**Question 25. If you have only ticked shared ownership above and only rented properties are built, would this be of interest to you?**



**Question 26. How many bedrooms will you need?**



**Question 27. What is your household's annual gross income?**



**Question 28. How much money would you be able to raise as a deposit in alternative accommodation?**

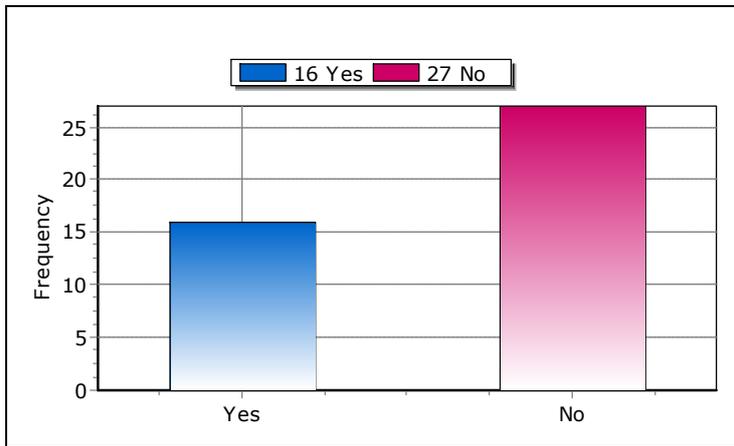
There were the following 7 responses to this question –

- £1000
- £2000
- £5000
- £10,000
- £20,000
- £50,000
- £250,000

**Question 29. Do you have any particular or specialised housing requirements?** There were 8 responses to this question –

- Heart problems
- Dementia (husband), cancer (myself)
- We do not know how long it will be until our daughter is walking so a bungalow would suit better or a house with no steps to it. Within walking distance of shops as we would like our daughter to have some independence growing up.
- I have respiratory and heart problems and osteoarthritis in my knees so stairs are becoming more of a problem
- Autistic – can live independently but would prefer assisted/sheltered if available
- Age 93
- I would just like another toilet downstairs as well as up
- Need ground floor accommodation easily accessible for local transport or near shops and doctors etc.

**Question 30. 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](http://www.rightmove.co.uk) which markets property for a number of leading local estate agents, in October 2011, showed the following cheapest properties for sale in Goudhurst and Kildown (properties recently sold subject to contract are included) no one bed properties were found -

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £</b>
End of terrace house – Goudhurst	2	190 000
Semi detached house – Goudhurst	2	229 950
Semi detached house - Goudhurst	2	265 000
Terraced house - Goudhurst	3	295 000
Detached house - Kildown	3	299 950
Semi detached house - Goudhurst	3	310 000
Detached house - Goudhurst	4	400 000
Detached house - Kildown	4	400 000
Semi detached house - Goudhurst	4	495 000

### **Property to rent**

A similar search for rental property found the following properties available in Goudhurst; no properties were available to rent in Kildown:

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £pcm.</b>
Studio flat	studio	595
Apartment	1	625
Semi detached house	3	795
Detached house	2	995

### **Household income required to afford current market prices**

Using local information, the table below shows gross income level needed to purchase a property in the area. The figures are calculated assuming a 15% deposit and using 3.5 x gross income. Monthly repayment is based on a 2 year fixed rate special with HSBC at 4.29% (October 2011) 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.

<b>Type of Property</b>	<b>Price £</b>	<b>Deposit (15%)</b>	<b>Gross Income Level</b>	<b>Monthly Repayment</b>
2 bed house	190 000	28 500	46 143	879
2 bed house	229 950	34 492	55 845	1063
2 bed house	265 000	39 750	64 356	1225
3 bed house	295 000	44 250	71 643	1364
3 bed house	299 950	44 993	72 845	1387
3 bed house	310 000	46 500	75 286	1433
4 bed house	400 000	60 000	97 143	1850

To gauge the income level required to afford to rent privately, Government guidance states that a household can be considered able to afford market house renting in cases where rent payable was up to 25% of their gross household income (*CLG Strategic Housing Market Assessment Guide 2007*)

<b>Type of Property</b>	<b>Price £ pcm</b>	<b>Approx. Gross Annual income £</b>
Studio flat	595	28 560
1 bed apartment	625	30 000
3 bed semi detached house	795	38 160
2 bed detached house	995	47 760

Using HM Land Registry data on house sales in the parish ([www.mouseprice.com](http://www.mouseprice.com)) using postcode area TN17 which lies within or includes parts of Benenden, Benenden and Cranbrook, Biddenden, Brenchley and Horsmonden, Colliers Green, Cranbrook, Frittenden, Frittenden and Sissinghurst, Golford, Goudhurst, Goudhurst and Lamberhurst, Hawkhurst and Sandhurst, Horden, Iden Green, Kent, Kildown, Rolvenden, Rolvenden and Tenterden West, Rolvenden Layne, Round Green, Sissinghurst, Staplehurst, the average house prices in the last 3 months are –

1 bed properties £169,600  
 2 bed properties £234,900  
 3 bed properties £297,600  
 4 bed properties £449,500  
 5+ bed properties £704,900

To afford the average cost of a 1 bed property using the mortgage calculation shown on page 5, a salary of £41,189 would be required. To afford the average cost of a 2 bed property a salary of £57,047 would be required.

Information provided by mouseprice states that the average property in the TN17 area costs £389,900 with average earnings being £28,239. This means that the average property costs nearly 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 made changes relating to rents charged to new tenants of social housing from April 2011. Affordable Rent properties will offer tenancies at a rent higher than social rent, with landlords able to set rents anywhere between current social rent levels and up to 80% of local market rents. It is expected that Housing Benefit will support those on a lower income who are unable to pay Affordable Rents.

Until government policy becomes clearer in this area, our analysis has used 90% of local housing allowance levels in the area.

<b>Size of Property</b>	<b>Local Housing Allowance Levels £</b>	<b>Affordable Rent Levels £</b>
1 bed	133	120
2 bed	173	156
3 bed	202	182
4 bed	323	291

To gauge the income level required to afford the above affordable rent levels, the same calculation used to gauge income level to rent privately has been used; Government guidance states that a household can be considered able to afford market house renting in cases where rent payable was up to 25% of their gross household income (*CLG Strategic Housing Market Assessment Guide 2007*)

<b>Property</b>	<b>Price £ pcm</b>	<b>Gross annual Income £</b>
1 bed	120	24 960
2 bed	156	32 448
3 bed	182	37 856
4 bed	291	60 528

### **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 40% share of a property with estimated value of £169,600 for a 1 bed property (average price found by mouseprice), £190,000 for a 2 bed property, £295,000 for a 3 bed property and £400,000 for a 4 bed property. The values for the 2, 3 and 4 beds are taken from the cheapest properties found for sale in the area. Affordability is calculated using Moat's mortgage and rent calculator - <http://homebuyoptions.co.uk/calculator/index.html>

Calculations are made assuming a 15% deposit of mortgage share.

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service charge	Monthly total £	Gross Income required £
169,600	40%	10 176	314	234	80	628	22 735
190,000	40%	11 400	352	361	80	693	25 018
295,000	40%	17 700	547	406	80	1033	37 040
400,000	40%	24 000	734	550	80	1364	46 548

## **7. ASSESSMENT OF HOUSING NEED**

### **Assessment of the 24 households seeking housing now.**

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

- 1 x survey incomplete; it was therefore not possible to make an assessment of need.
- 1 x no apparent housing need – high income couple living in 3 bed private rented house, wanted a 4 bed house.
- 2 x owner occupier without mortgage needing more suitable housing due to age but do not qualify for affordable housing and did not answer Q24.
- 1 x no local connection

### **The 19 households in need of affordable housing now are –**

- 3 single people
- 7 couples
- 9 families

**Single people** – There were 3 single people

<b>Age Group</b>	<b>Frequency</b>
20-24	1
25-44	1
60-74	1

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

<b>Reason</b>	<b>Frequency</b>
Disability/disabled	2
Need smaller home	1
First independent home	1
Current home affecting health	1
Sheltered accommodation due to age/infirmity	1

### **Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
With parents	1
Renting from HA	1
Private renting	1

**Number of bedrooms in current home:**

<b>Current no of bedrooms</b>	<b>Frequency</b>
1	1
3	1
4	1

The respondents living in the 3 and 4 bed properties are currently living with parents.

**Number of bedrooms needed:**

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

**Type of housing needed:**

<b>Type of housing</b>	<b>Frequency</b>
Flat/house	1
Bungalow	1
Flat/house/bungalow/ sheltered housing	1

**Tenure needed:**

<b>Tenure</b>	<b>Frequency</b>
Renting	2
Renting/shared ownership	1

**Household's joint gross income:**

<b>Income</b>	<b>Frequency</b>
Under £10,000	2
£10,000 - £15,000	1

All three respondents currently live in Goudhurst/Curtisden Green.

2 of the respondents are currently registered on Tunbridge Wells Borough Council's Housing Register.

2 of the respondents need particular housing for the following reasons –

- Heart problems – needs a bungalow and a carer to live-in.
- Autistic. Can live independently but would prefer assisted/sheltered if available.

The following table shows the number of respondents who may be able to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

In respect of 'Affordable rent' it is anticipated that housing benefit will be available to some households on a low income which will enable them to afford this tenure.

<b>Income</b>	<b>Number of respondents</b>	<b>Affordable rent</b>	<b>Private rent</b>	<b>Shared ownership</b>	<b>Open market</b>
Under £10,000	2	0	0	0	0
£10,000 - £15,000	1	0	0	0	0

**Couples** – There were 7 couples. One of the respondents did not give their partner's age.

**Ages:**

<b>Age Group</b>	<b>Frequency</b>
20-24	4
25-44	4
45-59	2
60-74	3

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
First independent home	1
Setting up home with partner	3
Private tenancy ending	1
Present home too expensive	2
Current home affecting health	2
Need smaller home	1
Cannot afford existing mortgage	1
Retirement	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
With parents	2
Private renting	3
Renting from HA	1
Owner occupier with mortgage	1

**Number of bedrooms in current home:** One respondent did not answer the question

<b>Current no of bedrooms</b>	<b>Frequency</b>
1	2
2	2
3	2

One of the respondents who lives in a 3 bed house is privately renting but the house is to be sold; they would like a 2 bed rented or shared ownership property.

The owner occupiers who live in a 3 bed house are finding it too expensive to run and cannot afford their existing mortgage; they have no finances that will enable them to move. They are in the age group 60-74 and would like a 2 bed rented or shared ownership property.

One respondent who lives in a 2 bed property are currently renting privately; they both have health issues and poor mobility and need a 2 bed bungalow, rented from a housing association.

One couple who live in a 2 bed property are currently living with parents.

One respondent who lives in a 1 bed property are housing association tenants and say their current home is affecting their health; they would like a 2 bed bungalow or accommodation suitable for older people without support.

One couple are currently privately renting a one bed property but would like a 2 bed shared ownership flat.

**Number of bedrooms needed**

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

**Type of housing needed:**

<b>Type of housing</b>	<b>Frequency</b>
Flat	1
House	1
Bungalow	1
Flat/house	1
Flat/house/bungalow	1
Bungalow/accommodation suitable for older people without support	1
House/accommodation suitable for older people without support	1

**Tenure needed:**

Tenure	Frequency
Renting HA	3
Renting/shared ownership	3
Shared ownership	1

The respondent who indicated shared ownership only would be interested in rented accommodation if only rented properties are built.

**Household's joint net income:** One respondent did not answer the question; they are in the age group 60-74 and currently rent from a housing association

Income	Frequency
Under £10,000	2
£15,000-£20,000	2
£25,000-£30,000	1
£30,000-£35,000	1

6 of the above respondents currently live in Goudhurst/Curtisden Green. 1 lives in Flimwell and their address falls within the parish boundary.

4 of the above respondents are currently registered on Tunbridge Wells Borough Council's Housing Register.

The following table shows the number of respondents who may be able to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market (shared ownership has only been assessed where a desire for it has been indicated).

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.

In respect of 'Affordable rent' it is anticipated that housing benefit will be available to some households on a low income which will enable them to afford this tenure.

Income	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
Under £10,000	2	0	0	0	0
£15,000-£20,000	2	0	0	0	0
£25,000-£30,000	1	1	0	1	0
£30,000-£35,000	1	1	1	1	0

**Families** – there were 9 families.

	<b>Adult Age</b>	<b>Adult Age</b>	<b>Child Age</b>	<b>Child Age</b>	<b>Child Age</b>	<b>Child Age</b>
<b>Family 1</b>	45-59	45-59	16-19	20-24		
<b>Family 2</b>	45-59		10-15			
<b>Family 3</b>	25-44	25-44	0-9	10-15		
<b>Family 4</b>	45-59		16-19			
<b>Family 5</b>	25-44	25-44	0-9			
<b>Family 6</b>	25-44		0-9			
<b>Family 7</b>	25-44		10-15			
<b>Family 8</b>	25-44		0-9	10-15	10-15	
<b>Family 9</b>	60-74	60-74	10-15	10-15		

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
First independent home	1
Present home too expensive	1
Disability/disabled	1
Need larger home	3
Cannot afford existing mortgage	2
Divorce/separation	1
Present home in need of major repair	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Private renting	3
Other	3
Renting HA	3

**Number of bedrooms in current home:**

<b>Current no of bedrooms</b>	<b>Frequency</b>
1	2
2	4
3	3

**Number of bedrooms needed**

<b>No of bedrooms</b>	<b>Frequency</b>
2	4
3	4
4	1

**Type of housing needed:**

<b>Type of housing</b>	<b>Frequency</b>
House	4
Flat/house	1
House/bungalow	3
Flat	1

**Tenure needed:**

<b>Tenure</b>	<b>Frequency</b>
Renting	6
Shared ownership	2
Renting/shared ownership	1

The respondents who indicated shared ownership only, would be interested in renting if only rented properties are built.

**Household's joint net income:**

<b>Income</b>	<b>Frequency</b>
Under £10,000	3
£10,000-£15,000	3
£15,000-£20,000	1
£20,000-£25,000	1
£25,000-£30,000	1

8 of the respondents currently live in Goudhurst/Curtisden Green and 1 lives in Kilndown.

7 of the above respondents are currently registered on Tunbridge Wells Borough Council's Housing Register.

The following table shows the number of respondents who may be able to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market (shared ownership has only been assessed where a desire for it has been indicated).

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. In respect of 'Affordable rent' it is anticipated that housing benefit will be available to some households on a low income which will enable them to afford this tenure.

<b>Income</b>	<b>Number of respondents</b>	<b>Affordable rent</b>	<b>Private rent</b>	<b>Shared ownership</b>	<b>Open market</b>
Under £10,000	3	0	0	0	0
£10,000-£15,000	3	0	0	0	0
£15,000-£20,000	1	0	0	0	0
£20,000-£25,000	1	0	0	0	0
£25,000-£30,000	1	0	0	1 (need a 2 bed property)	0

**Assessment of the 26 households seeking housing in the next 5 years.**

10 respondents were excluded from the final assessment for the following reasons:

- 1 x owner occupier with mortgage; currently live in a 3 bed property outside the parish. They have family living in the parish and they used to live there but they cannot find a house they can afford within the parish. They did not answer Q24.
- 6 x owner occupier without mortgage; they are all older people who want either a bungalow, accommodation suitable for older persons without support or sheltered house. As they have equity in their homes, they are not eligible for affordable housing.
- 3 x surveys incomplete; it was therefore not possible to make an assessment of need

**The remaining 16 households in need of affordable housing in the next 5 years are –**

- 6 single people
- 10 couples

**Single people** – There were 6 single people

**Ages:**

<b>Age Group</b>	<b>Frequency</b>
20-24	1
25-44	1
45-59	1
60-74	2
75+	1

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
First independent home	2
Present home too expensive	1
Need smaller home	1
Divorce/separation	1
Sheltered accom due to age/infirmity	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
With parents	2
Private renting	2
Renting from HA	2

**Number of bedrooms in current home:**

<b>Current no of bedrooms</b>	<b>Frequency</b>
2	4
3	1
4	1

The respondent currently living in a 4 bedroom property is an older person and is a housing association tenant. They would like a 1 bedroom flat or sheltered housing.

The respondent currently living in the 3 bedroom property is living with parents and need their first independent home.

One of the respondents living in a 2 bedroom property is a housing association tenant who needs sheltered accommodation due to age/infirmity. They need a 1 bed bungalow or accommodation suitable for older persons without support due to deteriorating health and mobility.

One of the respondents living in a 2 bedroom property is an older person who is a private tenant and would like a flat or bungalow; their present home is too expensive.

One of the respondents living in a 2 bed house is living with parents and one is privately renting in Tunbridge Wells.

**Number of bedrooms needed**

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

**Type of housing needed:**

Type of housing	Frequency
Flat/sheltered housing	1
Flat/house	2
Bungalow/accommodation suitable for older persons without support	1

**Tenure needed:**

Tenure	Frequency
Renting	3
Shared ownership	2
Renting/shared ownership	1

One respondent who indicated shared ownership only, would not be interested in rented accommodation if only rented properties are built and one and one respondent would be interested.

**Household's joint net income:** Three respondents did not answer the question; they were all older people

Income	Frequency
£20,000-£25,000	2
£30,000-£35,000	1

All 6 respondents currently live in Goudhurst/Curtisden Green

2 respondents are currently registered on Tunbridge Wells Borough Council's Housing Register.

One of the respondents needs particular housing for the following reason –

- I have respiratory and heart problems and osteoarthritis in my knees so stairs are becoming more of a problem.

The following table shows the number of respondents who may be able to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market. Shared ownership has only been assessed where a desire for it has been indicated.

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.

In respect of 'Affordable rent' it is anticipated that housing benefit will be available to some households on a low income which will enable them to afford this tenure.

<b>Income</b>	<b>Number of respondents</b>	<b>Affordable rent</b>	<b>Private rent</b>	<b>Shared ownership</b>	<b>Open market</b>
£20,000-£25,000	2	2	0	2	0
£30,000-£35,000	1	1	1	1	0

**Couples** – There were 10 couples. 2 respondents did not give their partner’s age

**Ages:**

<b>Age Group</b>	<b>Frequency</b>
16-19	1
20-24	4
25-44	3
45-59	2
60-74	5
75+	3

**Reason for seeking new home:** Three respondents did not answer the question

<b>Reason</b>	<b>Frequency</b>
Setting up home with partner	2
Need smaller home	1
Retirement	1
New job	1
First independent home	3

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
With parents	2
Renting from HA	3
Private renting	3
Tied accommodation	2

**Number of bedrooms in current home:**

<b>Current no of bedrooms</b>	<b>Frequency</b>
1	2
2	4
3	1
4	2
5+	1

The respondents living in the 5+ bed property and one of the respondents living in a 4 bed property are both living with parents. The other respondent living in a 4 bed property is in tied accommodation but needs to move due to having a new job.

The respondents living in a 3 bed property are aged 75+; they are private tenants and need sheltered housing.

### Number of bedrooms needed

No of bedrooms	Frequency
1	2
2	8

**Type of housing needed:** One respondent did not answer the question

Type of housing	Frequency
House	4
Flat	2
Flat/house	1
Sheltered housing	1
Accommodation suitable for older persons	1

### Tenure needed:

Tenure	Frequency
Renting	5
Shared ownership	4
Renting/shared ownership	1

3 respondents who indicated shared ownership only, would be interested in rented accommodation if only rented properties are built; 1 respondent would not be interested.

**Household's joint net income:** Two respondents did not answer the question although one said they are recently retired and getting a pension.

Income	Frequency
Under £10,000	1
£10,000-£15,000	1
£15,000-£20,000	2
£20,000-£25,000	1
£25,000-£30,000	1
£30,000-£35,000	0
£35,000-£40,000	2

7 respondents currently live in Goudhurst/Curtisden Green, 2 live in Kilndown and 1 lives outside the parish but in the past they have lived in the parish continuously for 5 out of the last 10 years.

1 of the respondents is currently registered on Tunbridge Wells Borough Council's Housing Register.

One of the respondents indicated the following need for particular or specialised housing:

- Dementia (husband), cancer (myself)

The following table shows the number of respondents who may be able to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market (shared ownership has only been assessed where a desire for it has been indicated).

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.

In respect of 'Affordable rent' it is anticipated that housing benefit will be available to some households on a low income which will enable them to afford this tenure.

<b>Income</b>	<b>Number of respondents</b>	<b>Affordable Rent</b>	<b>Private rent</b>	<b>Shared ownership</b>	<b>Open market</b>
Under £10,000	1	0	0	0	0
£10,000-£15,000	1	0	0	0	0
£15,000-£20,000	2	0	0	0	0
£20,000-£25,000	1	1	0	1	0
£25,000-£30,000	1	1	0	1	0
£35,000-£40,000	2	2	2	1	0

## **8. SUMMARY OF FINDINGS**

The Housing Needs Survey has found a need for up to 35 homes for local people who are in need of affordable housing. They are 9 single people, 17 couples and 9 families. 19 households need housing now and 16 in the next 5 years.

11 of the households are aged over 60; they are 4 single people, 6 couples and 1 family.

5 respondents aged over 60 (4 couples, 1 single person) said they need accommodation suitable for older persons without support. 2 respondents aged over 60 (1 couple, 1 single person) said they need sheltered housing.

One couple aged 45-59 said they need a bungalow due to both having health issues and poor mobility.

A need for a mix of 1, 2, 3 and a 4 bedroom property can be identified from the findings.

The 35 respondents who are in need of affordable housing indicated strong local connections to Goudhurst and Kilndown parish; 30 respondents currently live in Goudhurst/Curtisden Green, 3 live in Kilndown, 1 lives in Flimwell and 1 currently lives outside the parish and wishes to return.

When asked how many bedrooms respondents need, the following answers were given: 8 x 1 beds, 22 x 2 beds, 4 x 3 beds, 1 x 4 beds. 18 single people or couples said they needed 2 bedrooms; in terms of rented accommodation this may not be possible due to the council's allocation policy which may not allow people to under-occupy.

Section 1 of the survey found that some respondents who currently live in housing association properties are under-occupying. Although not all those respondents indicated that they wanted to move this issue could be examined more closely if a new development was to go ahead. There were also some respondents who were living in housing association properties and were overcrowded.

In total, 16 respondents indicated an interest in shared ownership. 9 of these households indicated the ability to afford a 40% share of the size of property they require. 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.

The survey also identified 8 owner occupiers who were older people needing more suitable accommodation for their age i.e. bungalows, accommodation suitable for older persons without support or sheltered housing. Due to having equity in their homes they do not qualify for affordable housing but they said that this type of accommodation is needed in the parish.

## **9. APPENDIX G1**

### **Question 9. Please use this space if you wish to explain your answer to question 8.**

The exercise is to help 1st time buyers so houses should be built in areas closer to where there jobs are e.g. Tun Wells, Maidstone etc.

Moved here for lovely green spaces and have not noticed lack of housing for people.

My answer to Q8 is neither yes or no. It would really depend on the impact to the local community and environment at large.

Area of outstanding beauty.

My granddaughter and her partner are both Goudhurst people, but they are now having to live in a 2 bedroom 1st floor flat in Cranbrook with 2 small children. They would like to return to Goudhurst and have a house with a garden for the children to play in.

The village is very small and already has a good proportion (1/3) of social housing. We need our green space protected not developed. Existing social housing should be adequately focused and allocated to meet need.

Because knowing local government, it wouldn't end up being small. The services are at maximum now.

We must try to retain the younger generation in the area.

I support the right of family members to access family homes.

Some elderly people may wish to take smaller houses especially without stairs. We used to have this facility in Beresford close.

Houses are far too expensive for young people and they need all the help they can get!

Local people need affordable housing.

I would only support such a development if it were within the village, for example on the site next to the millennium green, not outside the existing development.

I think it vital for the health of the community that young people should be able to live near their relations if they wish or need to do so.

If you build on the green the children will not have anywhere to play. The village does not need any more people in it as the school is too small and there are far too many cars in the village now.

I would only support development if it met my requirements.

Goudhurst has already played its part in provision of social housing. Too much of social housing in recent years has been given to outsiders - many from Hastings - causing trouble in the village.

Let locals in need be given accommodation already available.

Only if it was not built on the AONB that surrounds Goudhurst.

Without affordable housing the village dies.

I believe that Goudhurst and Kilndown are areas of outstanding beauty and I would not support any development and I would not support any development, whether it be housing association houses or luxury homes. We need to protect the countryside and attractiveness of England for future generations. If housing needs are to be met, they should be in rundown areas of Tunbridge Wells.

There is already substantial estate in Kilndown and Goudhurst. Further would destroy the villages and not be in overall interests. Those in affordable housing already agree.

Infrastructure not conducive to children and you family with local transport. No regular bus service and school filled to capacity.

I would love to buy a house in the parish but there is a lack of available properties and those that are available are overpriced - £239k for a 2 bed in Beresford Road and it needs renovating. I have a £50k deposit and earn £39k in Tunbridge Wells but still can't afford it.

I feel that it is important for young families to be able to remain in their own Parish & therefore affordable housing is necessary.

Rural village - already been over built on.

I have concerns regarding rented accommodation, as lack of ownership can lead to a lack of care and attention. It's a small parish within an AONB and I would be concerned over the position of any new development.

Subject to rural exception restrictions, especially no right to buy.

But only on the condition that it would not damage the centre of the village which is already spoiled by the uncontrolled traffic aside the A262.

Local services (sewage, roads, electric) already at breaking point. No amenities/public transport. Must have guarantee that housing would be for locals.

Local affordable housing is needed for carers, nurses, shop assistants, teachers and lower paid jobs.

If privately owned as opposed to social housing.

Provided that the location was compatible with the AONB that the number of houses did not exceed 5 and the design was environmentally friendly.

I like the village as it is. It is small and I do not wish it to become over crowded. We came here for peace and quiet.

There is no affordable housing for young couples.

Land is already available adjoining the old vicarage and where the doctors surgery was built. No housing for elderly residents should be built down Clay Hill. They should be able to walk to the

doctors or shops. Goudhurst has horrendous traffic problems and more housing would increase the problem. It is unsafe to walk the high street and pedestrians are forced into the road.

I would only support this if a suitable site could be found and design etc was in keeping with the village.

If village people want to stay in their villages they should have that choice.

No village facilities. No parking. School is full. Can't accommodate any further households.

After what happened with the old bank being granted for an extension when many of the villagers were against it we don't believe it would be a small development!

I see no need for more houses in Goudhurst. Many council homes here are occupied by only one person in a 2/3 bed property. The road structure, amenities, policing and schools could not cope or cater for more people and vehicles.

If affordable housing is available young people could live in the area and stimulate growth. We need first time buyers.

There is a need for new people to replace people who leave.

The development should be within the envelope of the village, with access to facilities and amenities.

I don't think the schools/doctors/car park facilities extra can bear the extra load.

Not useful to those who have already left and sought employment elsewhere, but for those who are still living with their parents when housing becomes available.

Balance of appropriate accommodation to be achieved. Suitable properties for young & old alike.

The village is a quiet location in an area of outstanding natural beauty - more housing would have a negative impact. There are no shops etc. to support more residents.

I moved to the countryside because I love green space. There are plenty of sites, building opportunities and empty houses in towns - we must protect our countryside.

We understand that local does not mean within the village.

If the accommodation was built to blend with other architectural styles.

We need to maintain the rurality of the parish and only build on brown sites.

Such a policy should be linked to a policy that restricted planning permission for holiday letting of property suitable for housing those in affordable homes.

Yes but only for very local families. Must not be used as social housing as that would create problem areas in the village. Also additional schools, doctor etc to be provided.

It rather depends on what is meant by small and where it would be sited.

Greater need would be for retired/sheltered housing for older residents which would free existing housing stock in area.

I know of someone in the Parish who is currently trying to move from shared ownership property and they cannot find anyone who is interested so I therefore do not think there is any demand.

This is a very small village and the percentage of social housing is adequate. Any increase would disturb the balance that exists. This village is a distinctive community and differs from Goudhurst.

Last time affordable housing was built in Goudhurst only one local couple applied and they were removed through not paying rent. As a consequence they were filled with tenants from other places i.e. Tunbridge Wells.

There seems shortage of single occupancy homes to keep the young in the village and the old to down size - some additional property needed if it goes to local people.

There are young people who live in the village who cannot afford to buy into it at the present time.

I believe there are greater areas of brown belt land that should be used first as opposed to further develop an already over crowded area of the south east.

There are plenty of council owned properties in this village - the local council should review the policies relating to renting these to LOCAL people rather than move people into housing within the village who have no local links/family members. The Council should also resist selling their housing stock - if tenants can afford to buy let them buy a privately owned home!).

This programme must support local people and not people who would regard it as a temporary home and have no regard for the village or the villagers.

Subject to these homes being in a suitable location and of appropriate size - not 5 bed 'executive' style properties. Guaranteed not to be sold off and only available to local people working locally.

Council tax is too high in this area.

Dependant on the location of the building.

I feel it is very important that local people should have the opportunity to stay locally when they leave home.

Yes, but as long as our local services i.e. doctors etc are able to cope with the additional patients. As long as the development doesn't destroy the countryside.

No local work, very poor public transport, why accommodate in areas of no work?

Unemployed need infrastructure.

Support should also be given or encouragement to prevent the enlargement/overdevelopment of existing properties which also puts those properties beyond the reach of many.

As long as the housing was used for existing residents who needed better housing.

The community has become unbalanced; too many wealthy commuters and retired people.

No because there are empty houses/shops/churches which could be converted into accommodation before taking up more land for building.

There is never enough affordable housing for families; we would be interested in buying.

To keep the character/social mix of Goudhurst.

Our 3 grown up children all had to move out of Goudhurst.

Subject to public services.

Keep our village a village - not too big.

The village of Kilndown is in an area of outstanding beauty, the green field sites have narrow lane access. Church Rd has a green area from A21 to village creating a village atmosphere.

New affordable housing is vital. To maintain the heart and soul of the community, and to keep local businesses viable.

Goudhurst is a village of exceptional historic beauty. New housing developments in or on the outskirts of the village run the risk of changing the nature of the village.

A small development only as there are not enough facilities to support many more residents.

Because there are quite a few people locally who need a 2 or more bedroom property in our area that are at present living in a one bedroom property.

Generally speaking those in affordable housing are unfriendly and is where those committing crimes in the area live.

There is no need to over develop rural villages. The use of green field sites is bad. Brownfield sites should be found.

To maintain the village community.

It depends on where it is built. The last time developers were around here, they ran a sewage pipe down to a pond across the field and the moor hens all died. And there was a group of baby rabbits huddled underneath a car who had lost their parents.

Traffic congestion! This already causes damage.

Affordable housing unfortunately attracts undesirable people. These developments are also poorly managed by the RSL and soon become ruined.

There should be affordable housing for local people.

Not too many properties crammed into a small area.

Bring more life to the village.

The cost of houses in Goudhurst prevents youngsters getting local houses.

There should be better use made of the existing social housing in Goudhurst by matching the number of persons occupying a house to the number of rooms.

Provided that it falls within the current village pocket or an extension to an existing development, subject always that the local infrastructure and services are able to cope.

Goudhurst has a special character and is in an area of outstanding natural beauty. More housing will be detrimental to this as proved by the ugly council house estate below the village.

I would only support a small development if it was for Goudhurst people only.

But with reservations - this is an area of AONB and should more green belt be used, soon our descendants will not know what country living is we would hate to see it disappear under concrete.

Enables families by living nearby to support each other at each end of age spectrum.

We feel that the parish of Kilndown would not/could not support additional housing due to it's limited services, road access etc. Having attended a previous meeting it was clear that this housing could be made available to people outside the parishes of Kilndown and Goudhurst.

I am not aware that this occurs in other areas. There is evidence of new builds "affordable" housing not being filled locally and left vacant already. Is the housing not affordable or are people not working therefore not earning? Employment is the issue not housing.

I would like to see a small development of warden assisted housing for the elderly, so people do not need to leave the village at the end of their lives, as well as housing for young people.

As long as in appropriate location and sensitive to views of current residents.

Already an overcrowded area, road system horrendous.

Need more housing for generations to live together - i.e. houses built with annexes.

Approval would very much depend on the site, scale and character of any proposed development.

Yes I would support it, as long as it didn't obscure the beautiful view of the countryside as this was the main reason for me moving into the Goudhurst.

Possibly the top developers in the UK are sitting on land banks with planning permission for 280,000 homes. The village is very unique and needs to be protected. Any development would need careful consideration.

It very much depends on where the properties would be located and whether there is a real need for them. I am much more in favour of redevelopment of brown field sites in urban locations because rural areas lack the infrastructure and public transport and jobs.

I would support a small development so long as the support road and facilities were adequate to service this.

Not on agricultural land.

Affordable housing is vital to maintain small community such as ours. It is particularly important because we are in the "London commuter belt" with easy access from Marden station - this pushes prices up.

Depends on where and what type of development.

My son would move back to the area if there was a more affordable property.

Because the village needs housing for younger people.

These days the small cottages in the area are brought for development and are very expensive for young buyers so young families need housing association homes - downsizing for the elderly is also impossible.

If our village cannot house our young people, Goudhurst will become a dormant village full of older people.

Already growing population in village with no room for more at village primary school and no infrastructure for more housing i.e. drs surgery and public transport, schools.

It is never used for local people anyway.

Not without bypass village of Goudhurst - too congested.

We have no shops, no bus service to speak of, people who live in the country need own transport as the bus service is getting worse. We are too remote for more people on a lower income.

It's a great shame if people have to move away because of money.

Only if it was guaranteed to be for local people and stayed that way.

Very poor transport and facilities in Kilndown housing needs to be near doctors, schools, shops - so should be in Goudhurst village area.

Only for households with genuine local connection.

Provided it was necessary and in keeping with the area.

The village is very busy and cluttered now.

Housing is only part of the issue. Would work be available locally? Would the local infrastructure support the development? There is no point bringing people into the area if there is no work for them and limited access to services.

Housing is very expensive for people on lower incomes, young families.

I don't trust that the council will provide the housing for the local people only!

There are many growing families that need extra bedrooms that want to stay near family and support.

Would be pleased to rent or buy a bungalow in Goudhurst.

It very much depends on the type of families coming into the area, one wouldn't want undesirable sorts.

I would support it, but I would need to know what 'small' meant and where exactly it was going to be. We already have a large housing estate.

The only development seem to be large houses only.

Only for locals.

Within the village envelope, using brownfield sites, improvement in transport systems also need to be considered.

I feel there is a need for affordable housing for the young, but I also feel there is a need for elderly housing i.e. people downsizing but needing good size homes.

Prices of current properties are out of most peoples reach.

I would desperately love an affordable housing association property, firstly for peace of mind as I never know if my rent will increase too much or landlady want property back and secondly be cheaper to run. I can barely afford to run the current house and it worries me how I will play heating etc this winter.

I think the village needs younger people in it.

Younger generation want to live and need to be able to afford homes in Goudhurst.

We are in a 1 bedroom upside down property with a 17 month old baby who has Down Syndrome, we have just been given the correct band to bid on 2 bedrooms but there is nothing in Goudhurst. We want our daughter to grow up around friends and family and attend Goudhurst School, like both of her parents did. But we may be forced to move to a different area as we are desperate for space.

I would as I have a 20 year old son, who has just become engaged, but can't set a date for a wedding as no affordable housing in our area.

Only very small - i.e. no more than 6

We have been on housing list since 2009 awaiting affordable housing

We think it will be good for the community if a genuine need is proved

Negative equity - forced to rent at unaffordable cost

Continual failure by twbc to make enough effort to permit builds. always a poor reason to object.

I have answered yes but depends on the site and number of houses

Our villages have always grown bit by bit. They should continue to do so, otherwise young families and the less well-off will be forced out leading to economic and social decline. I strongly support some growth in housing.

Seems to be a lack of affordable housing in this area compared to Maidstone/Tonbridge

I have teenage children who are off to university who may wish to live and work in the parish on their return

I certainly would support it as I have lived in Goudhurst for 22 years and believe local people should be given 1st choice

I have 3 adult children

Although I have two children who have already left the village I have two more who may need affordable housing in the village in the future

Keeping people in the parish will, with luck, keep village services open.

It is important to provide young people affordable housing to maintain a living/healthy community.

Only if it fits in with rest of the village.

The village has insufficient infrastructure and amenities to support even small development.

This is an area of outstanding beauty where many households struggle to pay the mortgages they have. To put a small development in the area would jeopardise the value of existing property and spoil the rural, often historic area.

So long as high standards maintained, architecture is sympathetic with existing villages and genuinely for local people.

## **10. Appendix G2**

### **Question 22. Please tell us in your own words why you need to move and what prevent you doing so.**

I have a two bedroom house with three children, I don't mind the baby in with me but my teenage son and daughter are really struggling sharing, it's affecting homework and personal privacy.

Stairs becoming a problem - require a bungalow at present none available.

We do not need to move at the moment, but me and my husband do have medical problems and we can foresee a time when we would need to move nearer the village itself.

Very few small houses available.

Both renting in T.Wells because no affordable housing in parish.

Trouble with stairs, and getting in and out of the bath.

We need ground floor accommodation with perhaps 2 bedrooms but the living space needs to be generous.

My tenancy is secure as far as I am aware but the cost of running current house is so much. Am single mum and I really struggle. I only want Goudhurst/Kilndown properties and they seldom come up.

Can't afford to rent or buy.

Cannot find a house I can afford.

We have a 17 month old in the same bedroom as us. She has Down Syndrome so we have other equipment etc to fit in too. The house is upside down and too small for 3 people. My parents are unable to visit as my father is in a wheelchair and cannot get up the stairs, so child minding help is a no go with them.

Getting older, nearer to shops and bus transport.

Would like to set up home with his partner as they have become engaged, but private rent is too dear and can't afford a mortgage.

Houses in Kilndown too expensive and large.

May need bungalow due to age/infirmity.

Rent too expensive, both of us have health and mobility issues.

Due to deteriorating health and mobility. Lack of bungalows in the village.

No properties for rent in village so have to move outside area.

There is a shortage of smaller houses in the village and these rarely come to the market.

Too expensive to run existing home, no money available to move.

In the next 5 years I will need to buy my own house after further education.

Would like to live independently of parents but cannot afford mortgage or private rent on current salary. I am single so have not registered with housing association as I do not think I would be a priority.

My son needs to move; he is autistic and needs his own space in the parish. He can live independently but would prefer assisted/sheltered accommodation.

Health reasons, would like 2 bedroom or bigger, 1 bedroom property on the housing.

Would consider a care home due to Anno Domini etc. So would others I know.

Want own home.

I have no upstairs heating, no fire in sitting room, all rooms are mouldy, I have had hip replacement 2.5 yrs ago, my landlord is not helpful, the TWBC have been helping me but landlord yet to resolve issues ongoing for 3 years now.

Need to sell current property due to a divorce and can't afford current mortgage. Will not have enough funds to purchase another shared ownership, also none available.

Finances living with parents and supporting my child.

House of my own; cost of housing.

My home at present needs major repair and is affecting my health. I am on the council list but the waiting is long and can not afford to buy. I am engaged to be married and would love to stay in this area but there is nothing available so my fiancé and I have to live apart.

My daughter wants to live independently and set up home with her partner.

Am in temporary room with shared kitchen on T&J Motel site where rent is not covered by housing benefit.

Our house is owned by the Highways Agency and now the A21 is not going to be upgraded, they have told us they will be selling the housing we live in. We have looked at other property in the area but the rents are above our means.

I need to move because I now have 2 of my grandchildren living with me who are attending Angley School in Cranbrook.



## **Housing Needs Survey Goudhurst and Kilndown Parish 2011**

Dear Householder

Tunbridge Wells Borough Council is committed to monitoring the need for housing in the rural villages to ensure that their communities remain vibrant. The high cost of housing in these areas can force family members to move away often to the detriment of village services and the diversity of the population.

Goudhurst and Kilndown Parish were last surveyed in 2005 and the information now requires updating.

Should the survey reveal a need for additional housing any homes that are built will be made available for local people only. Housing would be for affordable rent and/or shared ownership according to the need established. The homes would be provided by a Housing Association and be built and maintained to exceptionally high standards.

The survey is being carried out by an independent organisation, Action with Communities in Rural Kent. **The information will be analysed by ACRK, and will be kept confidential.** The survey is supported by the Parish Council and the results will be shared with them later in the year.

Should a demand be established for additional homes, TWBC will seek a suitable site within the Parish.

Such a site would be known as a 'Rural Exception Site', within or on the edge of the village whereby:

- All homes on the site are owned by a Housing Association (no homes can be sold privately)
- Houses are either rented or part-sold (shared ownership) to tenants
- Only households with a genuine local connection are eligible to be tenants
- There is no Right-to-Buy on these homes so they will always remain affordable for local people.

The lack of affordable homes in the rural areas is an important issue, so please take time to fill in this survey. Even if no one in your household has a housing need, we want to know your views.

**We are asking that every household fills out Section 1 regardless of whether your household has an unmet housing need. Those households who do have a housing need should also complete Section 2.**

**Please return this form using the FREEPOST envelope provided by 28<sup>th</sup> SEPTEMBER 2011**

If any further information or additional questionnaires are required please contact Tessa O'Sullivan from Action with Communities in Rural Kent on 01303 813790.

There will be a consultation event at Goudhurst Village Hall on 14<sup>th</sup> September which you are invited to attend anytime between 7pm – 9pm. The event will be attended by ACRK, representatives from TWBC Housing Department and the Parish Council. We will be able to answer any queries you may have and assist in filling out the questionnaire if required.

We look forward to seeing you at the consultation event and receiving your completed questionnaires.

Yours sincerely,

Sarah Lewis Affordable Housing Officer  
Tunbridge Wells Borough Council  
e-mail [sarah.lewis@tunbridgewells.gov.uk](mailto:sarah.lewis@tunbridgewells.gov.uk)

## HOUSING NEEDS IN GOUDHURST AND KILNDOWN

**Please complete this survey on behalf of your household.**

### SECTION 1 - to be completed by all households

**Q1. What type of housing do you live in?**       *Council property*       *Housing Association*

*Owner/occupier (with or without mortgage)*       *Private rented*       *Living with relatives*       *Tied tenancy*

**Q2. If you are a Housing Association/Council tenant please provide 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 household left the parish in the last 5 years?**       *Yes*       *No*

**Q5. If you answered yes to Q4, please state what relationship they have to you.**

*Child*       *Parent*       *Other relative*       *Other* \_\_\_\_\_

**Q6. Please indicate the reason why they left**

*Lack of affordable housing*       *To attend university/college*       *Employment*

*Other* \_\_\_\_\_

**Q7. Would they return if more affordable accommodation could be provided?**

*Yes*       *No*

**Q8. Would you support a small development of affordable housing if there was a proven need from households within the parish or with a genuine local connection?**

*Yes*       *No*

**Q9. Please use this space if you wish to explain your answer to Question 8.**

**Q.10 Do you or a member of your household need separate or alternative accommodation either now or in the next 3 years?**

*No*       *Yes, now*       *Yes, next 5 years*

**IF YOU HAVE ANSWERED YES TO Q10 PLEASE CONTINUE WITH SECTION 2.**

**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. If you need another form please contact the Rural Housing Enabler on 01303 813790

Q11. Are you completing this form for yourself or someone else?  Self  Someone else

Q12. 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.**

Q13. If you live outside the parish do you wish to return?  Yes  No

Q14. If you live in the parish do you wish to stay in the parish?  Yes  No

Q15. Where do you currently live?

Goudhurst/Curtisden Green  Kildown  Outside the parish. Please state where \_\_\_\_\_

Q16. 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 3 years or for a total of at least 5 out of the last 10 years

I do not live in the parish but have been a member of a household which still lives in the parish and have done so continuously for the last 3 years or more or for a period of 5 out of the last 10 years

In the past I have lived in the parish continuously for 5 out of the last 10 years

I have immediate \* family which has lived continuously in the parish for at least 10 years

I provide an important service in the parish. Please specify \_\_\_\_\_

I am in permanent full time employment or about to take up permanent full time employment in the parish (see Q16b)

\*immediate = mother, father, children over 18, brother or sister over 18.

Q16b. If you are in permanent employment in the parish, please state name and address of employer

\_\_\_\_\_

Q17. What type of household will you be in alternative accommodation?

Single person  Couple  Family  Other \_\_\_\_\_

Q18. 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+

**Q19. Why are you seeking a new home (please tick one box only)**

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   
 New job

Current home affecting health   
 Private tenancy ending   
 Disability/disabled   
 Lodging

Setting up home with partner   
 First independent home   
 Need larger home

Sheltered accom due to age/infirmity   
 Cannot afford existing mortgage

**Q20. What is your current housing situation?**

Owner occupier with mortgage   
 Owner occupier without mortgage   
 Private renting

Renting from Housing Association   
 Renting from Council   
 Other \_\_\_\_\_

**Q21. How many bedrooms does your current home have?**

1   
 2   
 3   
 4   
 5+

**Q22. Please tell us in your own words why you need to move and what prevents you from doing so.**

\_\_\_\_\_

**Q23. What type of housing do you need?**   
 Flat   
 House   
 Bungalow

Accommodation suitable for older persons without support   
 Sheltered housing (suitable for older persons with limited support via a warden or lifeline system)

Extra Care housing (suitable for elderly people with range of support options)   
 Other \_\_\_\_\_

**Q24. Which tenure would best suit your housing need?**

Renting - Housing Association   
 Shared ownership - Housing Association

**Q25. If you have only ticked shared ownership above, and only rented properties are built, would this be of interest to you?**

Yes   
 No

**Q26. How many bedrooms will you need?**

1   
 2   
 3   
 4   
 5+

**Q27. What would your household's annual gross (before tax) income be in alternative accommodation (including benefits but not housing benefit or council tax benefit). Please tick one box**

- |  |  |
|--|--|
| <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 |

**Q28. How much money would you be able to raise as a deposit in alternative accommodation?**

\_\_\_\_\_

**Q29. Do you have any particular or specialised housing requirements through either belonging to a particular ethnic or faith group or by having a disability or special need? (Please provide details).**

**Q30. Are you registered on the council's housing register?**  Yes  No

**To be considered for affordable housing you must also register on Tunbridge Wells Borough Council's Housing Register. If you would like to register contact Tunbridge Wells Borough Council on 01892 526121**

**If you are interested in Shared Ownership and it is found there is a sufficient demand for this type of property, further survey work may be needed to establish the exact extent of the need.**

**If it is necessary to update this survey in the future and you are willing to be contacted again, please provide your name, address, telephone number and email address in the space below. All information will be treated as confidential.**

**PLEASE RETURN THIS FORM IN THE FREEPOST ENVELOPE PROVIDED**