



---

# **Lamberhurst**

# **Housing Needs Survey**

# **January 2019**

---

**With the support of:**  
**Lamberhurst Parish Council**  
**Tunbridge Wells Borough Council**

**Tessa O'Sullivan – Rural Housing Enabler**  
[www.ruralkent.org.uk](http://www.ruralkent.org.uk)

<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	18
7. Assessment of Housing Need	21
7.1 Assessment of need for affordable housing	21
7.2 Assessment of the need for housing for older households	30
8. Summary of Findings	38
8.1 Summary of findings for affordable housing	38
8.2 Summary of findings for housing for older households	39
9. Appendix L1 – Question 9 comments	40
10. Appendix L2 – Question 10 comments	45
11. Appendix L3 – Question 24 comments	48
12. Appendix L4 – Letter to residents and housing need survey	50

## **1. EXECUTIVE SUMMARY**

The Rural Housing Enabler (RHE) undertook a parish wide survey to ascertain if there are shortfalls in affordable housing provision within the parish of Lamberhurst and whether there is a need for alternative housing for older households who may need to downsize/move to more suitable housing for their needs. This report provides overall information as well as analysis of housing need.

A survey was posted to every household within the parish in January 2019. 680 surveys were distributed with 191 surveys being returned, representing a 28% response rate.

Analysis of the returned survey forms identified that 82% of respondents are owner occupiers. 63% of respondents have lived in the parish for over 10 years.

High property prices and a predominance of privately owned homes means that some local people are unable to afford a home in Lamberhurst. At the time of writing the report the cheapest property for sale in the parish was a 1 bed town house for £275,000; to afford to buy this home a deposit of approximately £41,250 would be required and an income of £66,786. To afford to rent privately an income of approximately £35,000 would be required to afford the cheapest 2 bed property found for £875 pcm.

Overall, a need for up to 9 affordable homes, for the following local households was identified:

- 3 single people
- 1 couple
- 5 families
- 8 households currently live in Lamberhurst and 1 lives outside

The survey also identified a requirement for 11 homes for older households:

- 6 single people
- 5 couples
- All 11 households currently live in Lamberhurst
- 3 of the older households need affordable housing. These affordable homes are required in addition to the 9 affordable homes identified above.

The survey has identified a total need for 12 affordable homes; 3 of which are for older households. In addition there is a requirement for 8 open market properties suitable for older households who want to downsize/move to more suitable housing for their needs.

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

The Rural Housing Enabler worked with Lamberhurst Parish Council and Tunbridge Wells Borough Council to undertake a housing needs survey within the parish. It is intended that the findings of the survey could be used as part of the Neighbourhood Development Plan process to look for suitable sites for affordable housing.

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. If the project proceeds to a more advanced stage a further Registration of Interest survey may be undertaken to update the levels of housing need. At this stage, further details such as name and address, income, housing need and details of local connection will be taken.

## **3. BACKGROUND INFORMATION**

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

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 with a combination of higher than average house prices and lower than average local wages. This can create challenges for individual families, the local economy and the wider sustainability of the community.

On July 23<sup>rd</sup> 2008 Matthew Taylor presented his Review to the Government. The then Government issued their response to the review in March 2009 where they accepted the majority of Matthew Taylor's recommendations (Department of Communities and Local Government 2009).

The Government believe that the Community Right To Build will shift power from them to allow local people to deliver homes that are needed in their communities so that villages are vibrant places to live and younger people are not forced to move away because of a shortage of affordable homes.<sup>2</sup> The Community Right to Build forms part of the neighbourhood planning provisions contained in the Localism Act 2011.

The housing needs of older people in rural areas has also been a subject of concern given the growing numbers in that age group whose needs are not being met by the market. A nine month enquiry starting in 2017 on Housing and Care for Older People concluded in their report<sup>3</sup> that 'policy makers must recognise the growing housing needs of older people living in the countryside. It recommends that Local Planning Authorities ensure provision of new homes for older people, noting the value of both the building of small

---

<sup>1</sup> A New Rural Settlement: Fixing the affordable housing crisis in rural England [https://www.ippr.org/files/2018-06/1530194000\\_a-new-rural-settlement-june18.pdf](https://www.ippr.org/files/2018-06/1530194000_a-new-rural-settlement-june18.pdf)

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

<sup>3</sup> Rural Housing for an Ageing Population: Preserving Independence. Happi 4- The Rural HAPPI Inquiry. April 2018. Jeremy Porteus

village developments – “perhaps six bungalows on an unused scrap of land” – or larger scale retirement schemes in towns close by.’

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 when appropriate help identify suitable sites in conjunction with the local authority and others, for a local needs housing scheme.

#### **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 Borough Council; a copy of the survey was posted to every household in the parish in January 2019.

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 30<sup>th</sup> January. All surveys received at Action with Communities in Rural Kent by that date are included in this report.

Approximately 680 surveys were distributed with 191 returned by this date representing a return rate of 28%.

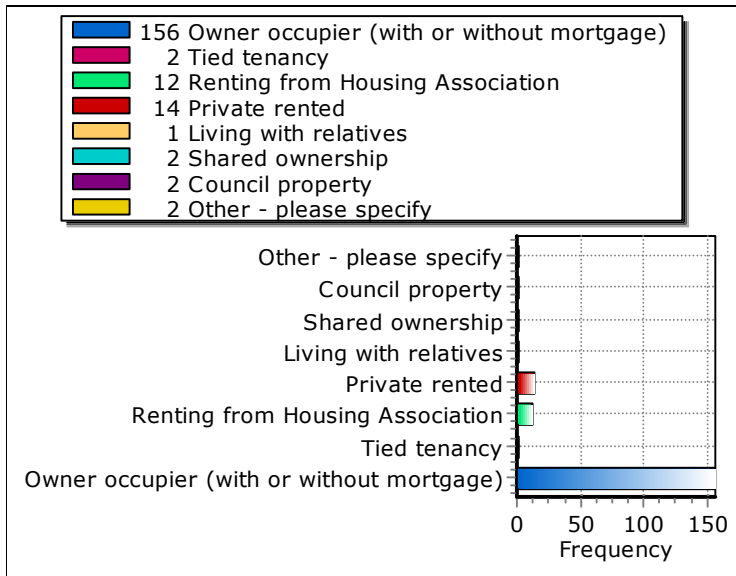
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

## 5. RESULTS

### Section 1

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

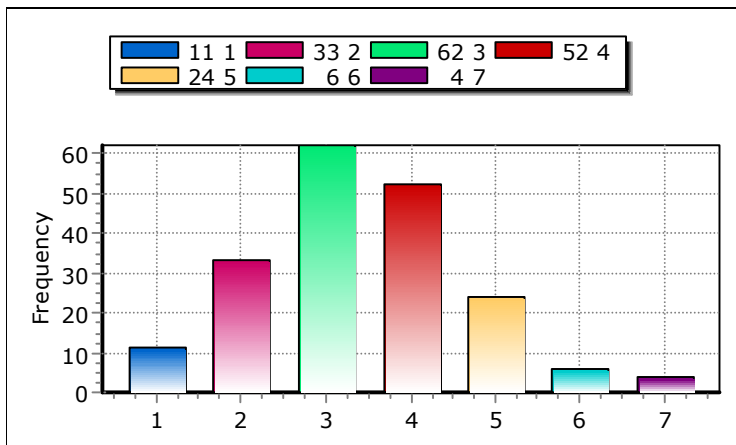
#### Question 1. What type of housing do you live in?



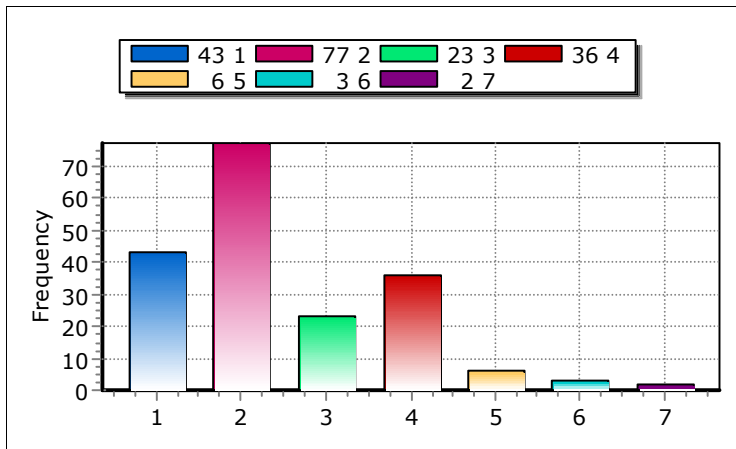
82% of respondents are owner occupiers

#### Question 2.

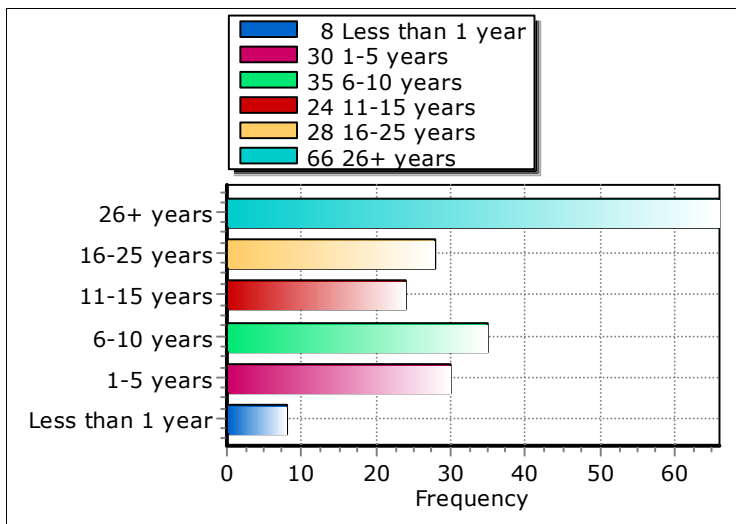
#### Number of bedrooms in your home?



**Number of people that currently live in the property?**

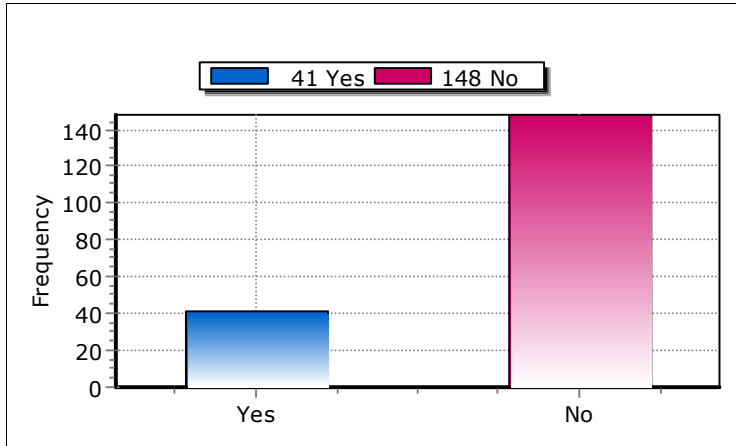


**Question 3. How long have you lived in Lamberhurst?**

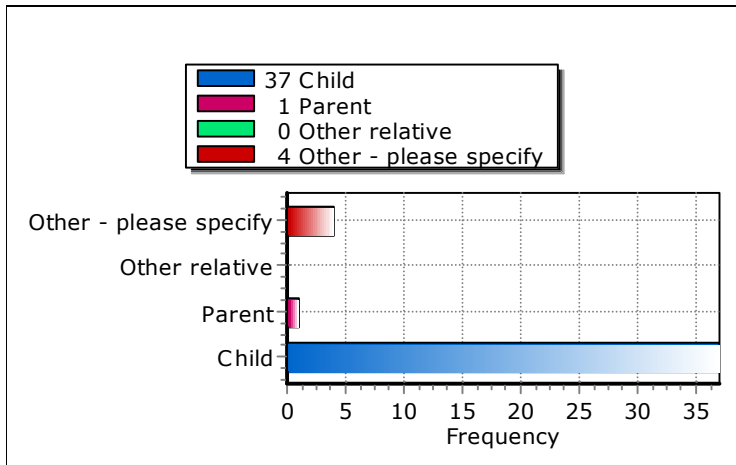


118 respondents (63%) have lived in the parish for over 10 years.

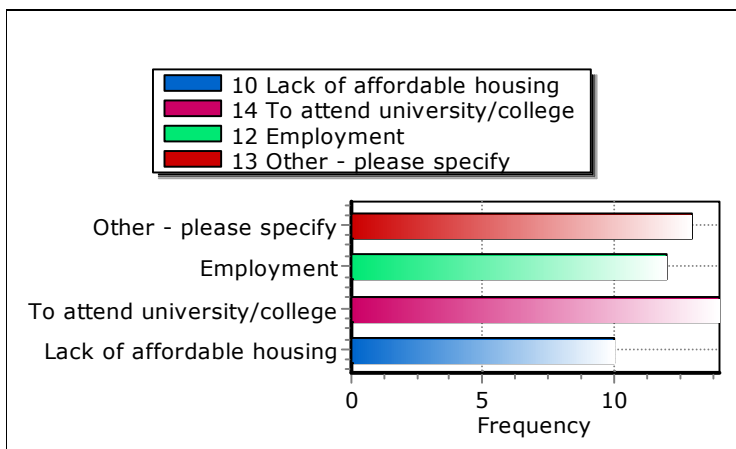
**Question 4. Have any members of your family/household left Lamberhurst in the last 5 years?**



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

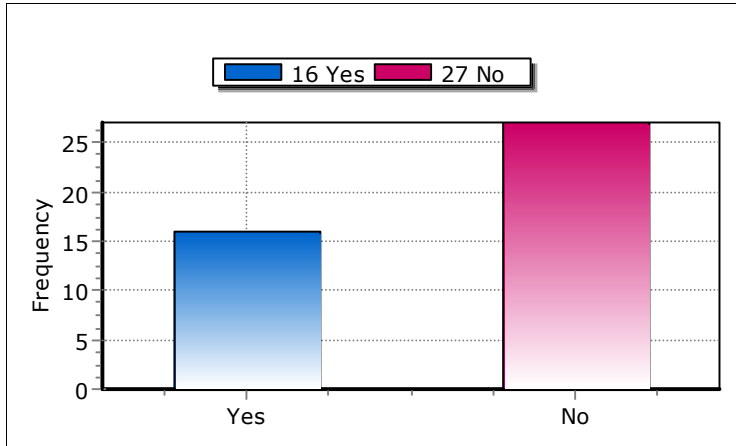


**Question 6. Please indicate the reason why they left.**

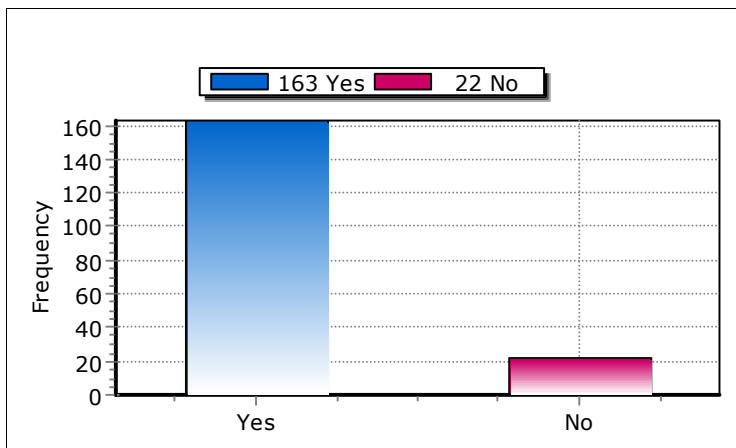




**Question 7. Would they return if more affordable accommodation could be provided?**



**Question 8. Would you support a small development of affordable housing if there was an identified need for people with a genuine local connection to Lamberhurst?**



88% of respondents who answered the question (84% of all respondents) said they would support a development of affordable housing for local people.

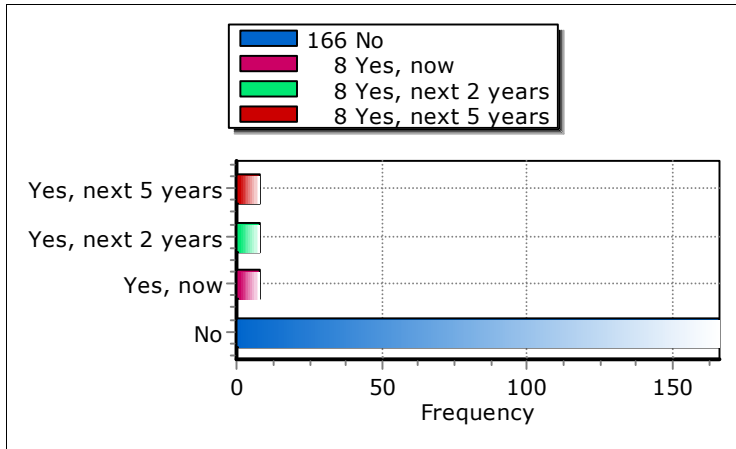
**Question 9. Please use this space if you wish to explain your answer to Q8.**

There were 88 responses to this question; a full list of responses can be found in Appendix L1.

**Question 10. Please state any sites you think might be suitable for a local needs housing development in the area if this survey identifies a need for one**

There were 67 responses to this question; a full list of responses can be found in Appendix L2.

**Question 11. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?**

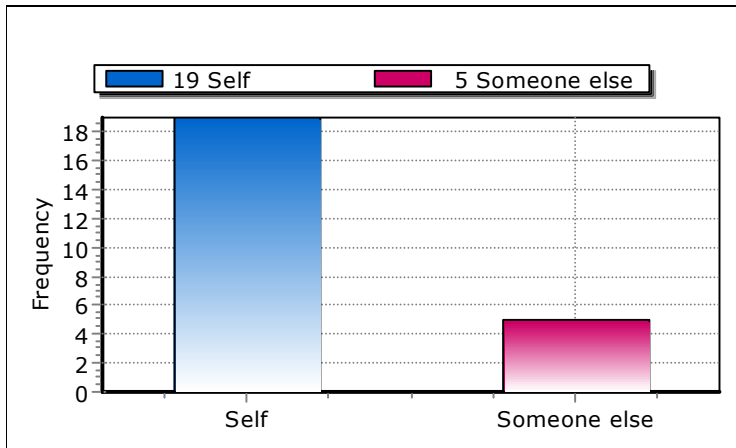


24 respondents said they have a housing need either now or in the next 2 or 5 years. An analysis of these responses can be found from page 21 – 40.

**Section 2 – Housing Needs**

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

**Question 12. Are you completing this form for yourself or someone else?**

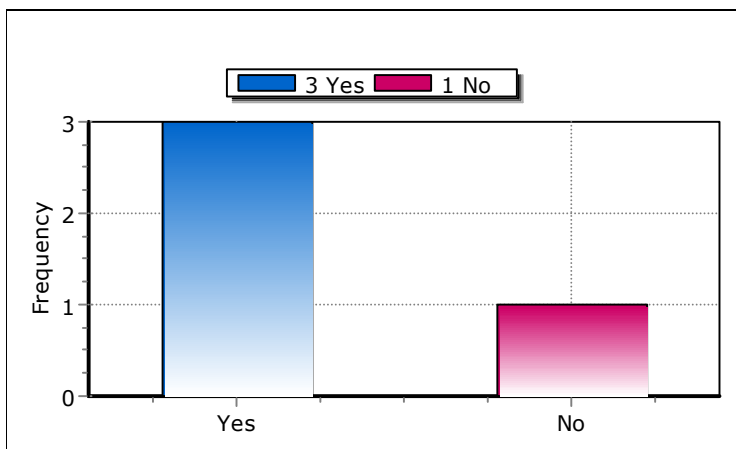


**Question 13. If you are completing this form for someone else please state their relationship to you and where they currently live.**

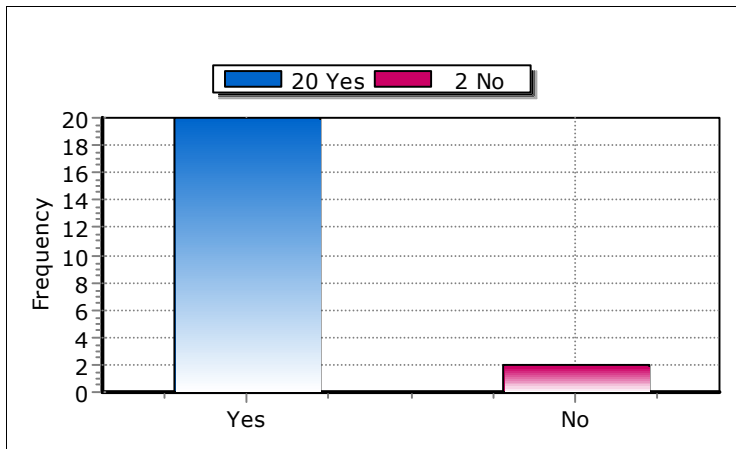
Respondents were mainly completing the form for their adult children living in the parental home or renting elsewhere

**Question 14.** Personal details of respondents are not included in this report.

**Question 15. If you live outside of Lamberhurst do you wish to return?**



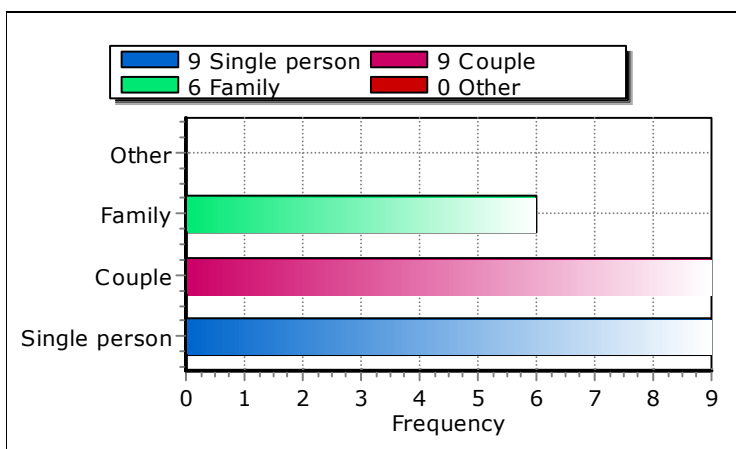
**Question 16. If you live in Lamberhurst do you wish to stay there?**



**Question 17. What is your connection with the parish of Lamberhurst?** Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
I provide an important service in the parish	1
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	10
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 e years or more or for a period of 5 out of the last 10 years	21
I have immediate family which has lived continuously in the parish for 5 out of the last 10 years	4
In the past I have lived in the parish for 5 out of the last 10 years	0
I am in permanent employment in the parish or about to take up permanent employment in the parish	2

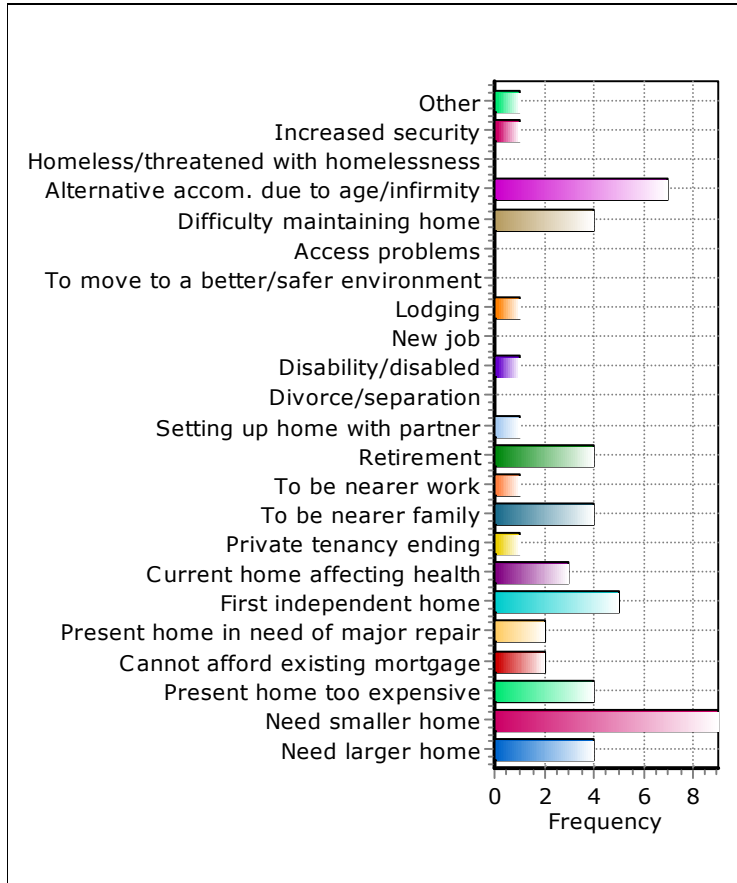
**Question 18. What type of household will you be in alternative accommodation?**



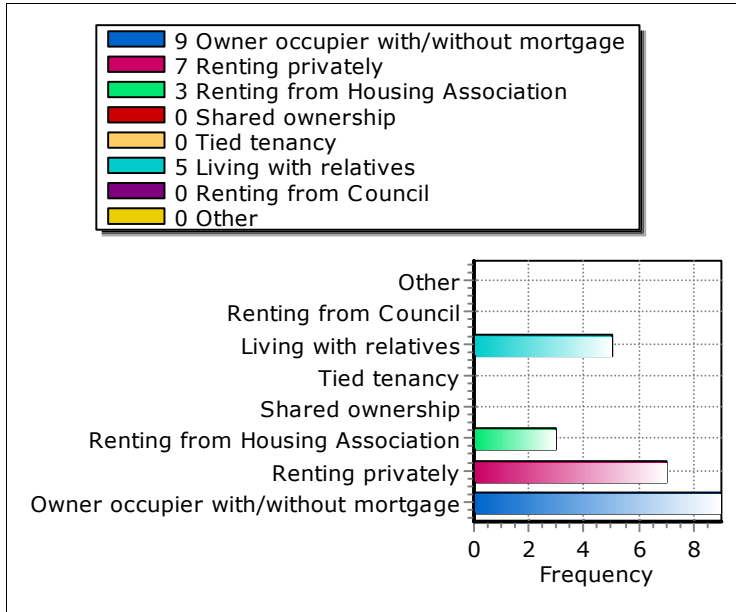
**Question 19. How many people in each age group need alternative accommodation?**

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

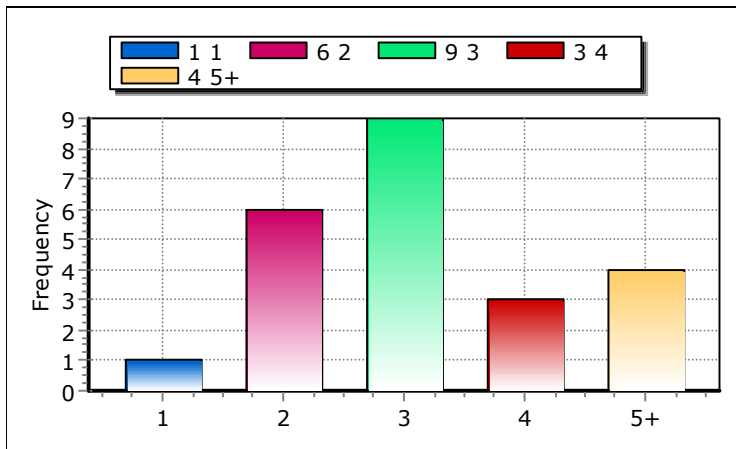
**Question 20. Why are you seeking a new home?**



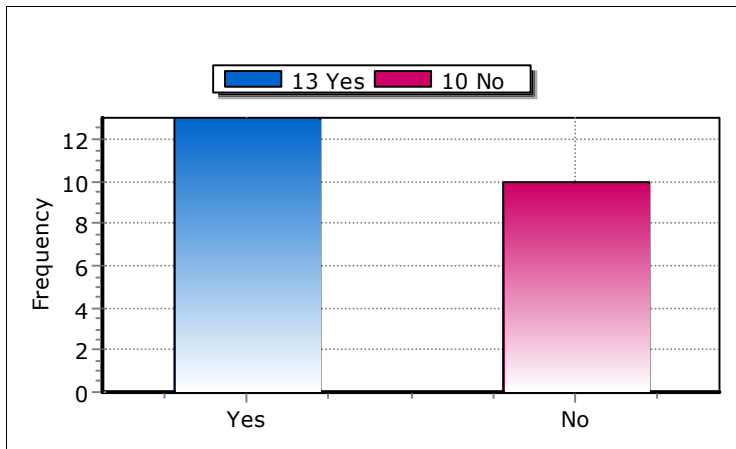
**Question 21. What is your current housing situation?**



**Question 22. How many bedrooms does your current home have?**



**Question 23. Are you an older person wanting to downsize to move suitable housing?**



**Question 24. Please tell us in your own words why you need to move and what prevents you from doing so.**

There were 21 responses to this question. A full list of responses can be found in Appendix L3

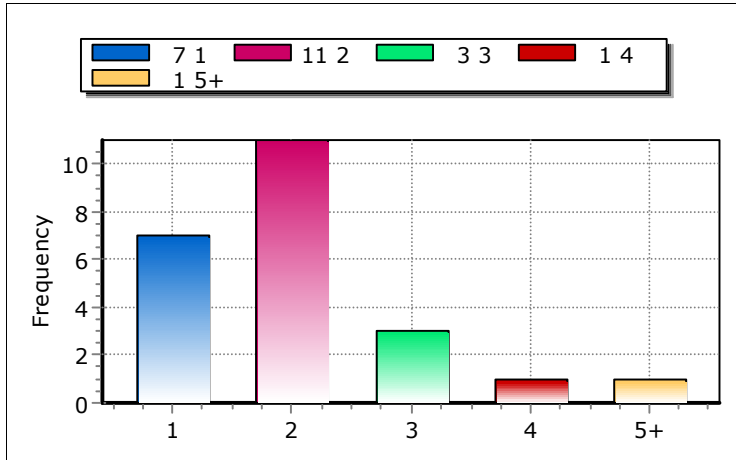
**Question 25. What type of housing do you need?**

Type of Housing	Frequency
Flat	7
House	13
Bungalow	13
Accommodation suitable for older persons without support	9
Extra care housing	0
Other	0

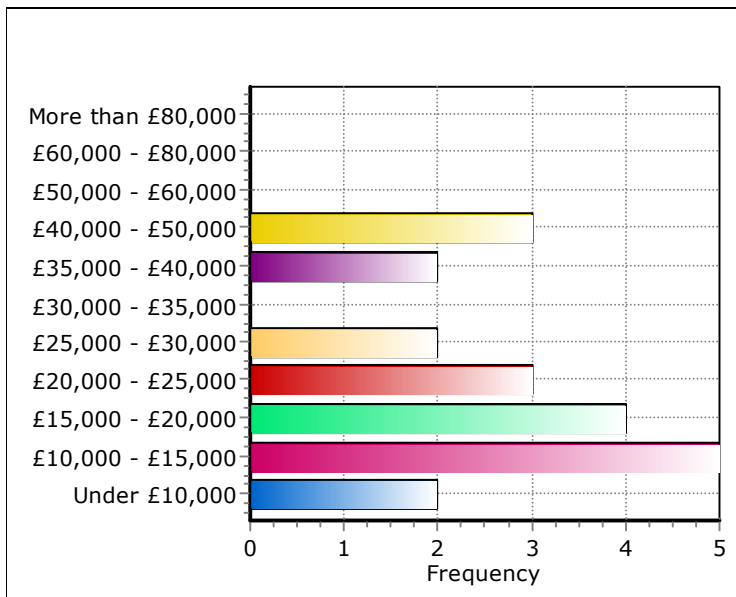
**Question 26. Which tenure would best suit your housing need?**

Tenure	Frequency
Renting – Housing Association	9
Shared ownership	6
Owner occupation	12
Self-build	2
Discounted market home for sale	1
Other	0

**Question 27. How many bedrooms will you need?**



**Question 28. Please indicate the total gross annual income of the household in housing need.**



**Question 29. How much money could you raise towards the purchase of a property?** The following answers were given:

- 1 x £50,000
- 1 x £70,000
- 1 x £100,000
- 1 x £150,000
- 1 x £200,000
- 1 x £215,000
- 1 x £250,000
- 1 x £300,000



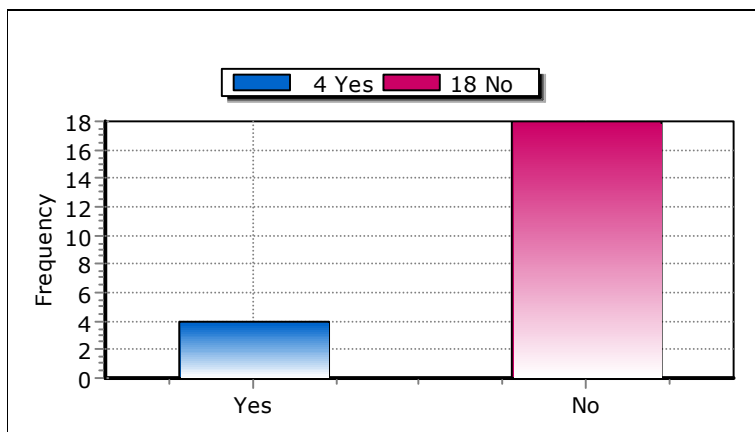
**Question 30. How much money would you be able to raise as a deposit towards buying your own home?** The following answers were given:

- 3 x £5000
- 1 x £20,000
- 1 x £25,000
- 1 x £50,000
- 1 x £100,000
- 1 x £300,000

**Question 31. Do you have any particular or specialised housing requirements?** The following responses were given:

- Bungalow or ground floor flat only
- Ground floor bathroom due to disability
- As I get older, I feel a bungalow would be preferable
- Dwelling with shower/wetroom as unable to get out of bath

**Question 32. 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 February 2019, found the following cheapest properties for sale.

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £</b>
Town house	1	275 000
Town house	2	298 000
Terraced house	3	375 000
Semi-detached house	4	450 000

### **Property to rent**

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

<b>Type of Property</b>	<b>Number of Bedrooms</b>	<b>Price £pcm.</b>
Studio flat	Living room/bedroom	550
Apartment	2	875

### **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 3.8% (February 2019) 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 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.

<b>Type of Property</b>	<b>Price £</b>	<b>Deposit (15%)</b>	<b>Gross Income Level</b>	<b>Monthly Repayment</b>
1 bed town house	275 000	41 250	66 786	956
2 bed town house	298 000	44 700	72 371	1036
3 bed terraced house	375 000	56 250	91 071	1304
4 bed semi-detached house	450 000	67 500	109 286	1564

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).

<b>Type of Property</b>	<b>Price £ pcm</b>	<b>Approx. Gross Annual income £</b>
Studio flat	550	22 000
2 bed apartment	875	35 000

Using HM Land Registry data on house sales ([www.mouseprice.com](http://www.mouseprice.com)) using postcode area TN3 which lies within or includes part of the following towns, counties, localities, electoral wards and stations: Ashurst, Bells Yew Green, Bidborough, Blackham, Broadwater, East Sussex, Eridge Green, Fordcombe, Forest Row, Frant, Frant/Withyham, Goudhurst and Lamberhurst, Groombridge, Hook Green, Kent, Lamberhurst, Langton Green, Park, Penshurst, Fordcombe and Chiddingstone, Rotherfield, Rusthall, Sherwood, Southborough and High Brooms, Southborough North, Speldhurst, Speldhurst and Bidborough, Tunbridge Wells, Wadhurst, the average house prices in the last 3 months are –

1 bed properties £289,600  
 2 bed properties £459,800  
 3 bed properties £561,300  
 4 bed properties £841,700  
 5+ bed properties £1,181,100

To afford the average cost of a 1 bed property using the mortgage calculation shown above, a salary of £70,331 would be required. To afford the average cost of a 2 bed property a salary of £111,665 would be required.

Information provided by 'mouseprice' states that the average property in the TN3 area costs £733,500 with average earnings being £33,818. This means that the average property costs over 21 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 on average private rent levels in Lamberhurst and in order to estimate affordable rent levels, the following table shows housing benefit levels (known as Local Housing Allowance (LHA)) for the High Weald area. Affordability of the rent can be achieved through the input of Housing Benefit where eligible.

<b>Size of Property</b>	<b>LHA Levels £pcm/Affordable Rent levels £pcm</b>
1 bed	587
2 bed	765
3 bed	967
4 bed	1460

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

<b>Property</b>	<b>Price £ pcm</b>	<b>Gross annual Income £</b>
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 40% share of a property with estimated values of £290,000 for a 1 bed property, £385,000 for a 2 bed property and £490,000 for a 3 bed. Calculations are made using the Homes and Communities Agency's market assessment calculator and assume a 10% deposit of mortgage share. These values are taken from information found at [www.rightmove.co.uk](http://www.rightmove.co.uk) and Help to Buy East and South East website [www.helptobuyese.org.uk](http://www.helptobuyese.org.uk)

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service charge	Monthly total £	Gross Income required
290 000	25%	7250	346	498	90	934	33 668
290 000	40%	11 600	553	399	90	1042	40 309
385 000	25%	9625	459	662	90	1211	43 635
385 000	40%	13 475	735	529	90	1354	47 074
490 000	25%	12 250	584	842	90	1516	54 651
490 000	40%	19 600	935	674	90	1699	61 217

### **Discounted market sale**

The table below shows the amount of deposit and income required to afford this tenure. Homes are sold with a discount at least 20% below local market value. Values are taken from those found at Rightmove and Help to buy (see above). Calculations are based on a 10% deposit; eligibility includes being a first time buyer with a household income not exceeding £80,000. 3 bedroom properties have not been included as in order to afford that size of property an income in excess of £80,000 would be required.

<b>Property price £</b>	<b>Discounted price £</b>	<b>Deposit Required £10%</b>	<b>Gross Income required</b>
290 000	232 000	23 200	59 657
385 000	308 000	30 800	79 200

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

This section is divided into two categories; the need for affordable housing and the need for alternative housing for older households. There were a total of 24 surveys returned stating a housing need; 11 were for affordable housing and 13 for older households of any tenure.

### **7.1 Assessment of the need for affordable housing**

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

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

In total 11 respondents said they had a need for affordable housing in the following timescales:

- Now x 7
- In the next 2 years x 3
- In the next 5 years x 1

#### **Assessment of the 7 households seeking affordable housing now**

**The 7 households in need of affordable housing now are:**

- 3 x single people
- 4 x family

**Single people** – there were 3 single people. One respondent did not indicate their age

<b>Age</b>	<b>Frequency</b>
20-24	2

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
First independent home	2
Need larger home	1
Current home affecting health	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Living with relatives	2
Renting from HA	1

**Type of housing needed:** The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

<b>Type of housing</b>	<b>Frequency</b>
Flat	2
House/Bungalow	1

**Tenure best suited:**

Tenure	Frequency
Renting HA	1
Shared ownership/Owner occupation	2

**Number of bedrooms required:** The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
1	3

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

Income	Frequency
£10,000 - £15,000	1
£15,000 - £20,000	1
£20,000 - £25,000	1

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

**Amount available towards a deposit:**

- 2 x £5000

**Particular or specialised housing requirements:** None

**Registered on the Council's Housing Register:**

Housing Register	Frequency
No	2

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

The following table shows the respondents' ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

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

Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent	Discounted market sale
£10,000 - £15,000	1	1 with HB	0	0	0	0
£15,000 - £20,000	1	1 with HB	0	0	0	0
£20,000 - £25,000	1	1	0	0	0	0

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

**Families** - there were 4 families

### Age

	Adult Age	Adult Age	Child Age	Child Age	Child Age	Child Age	Child Age
<b>Family 1</b>	25-44	25-44	0-9 F				
<b>Family 2</b>	45-59	25-44	20-24 M	16-19 M	10-15 M	0-9 M	0-9 M
<b>Family 3</b>	25-44	25-44	10-15 M	0-9 M			
<b>Family 4</b>	45-59		16-19 F	10-15 M	0-9 F		

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

Reason	Frequency
Need larger home	2
Present home too expensive	2
Difficulty maintaining home	1
Current home affecting health	1
To be nearer family	1

### **Current housing:**

Current Housing	Frequency
Renting from HA	2
Renting privately	2

**Type of housing needed:** The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
House	3
Flat/House/Bungalow	1

**Tenure best suited:**

Tenure	Frequency
Renting HA	3
Shared ownership	1

**Number of bedrooms required:** The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
2	1
3	1
4	1
5+	1

**Household's joint gross annual income:** One respondent did not indicate their income. They were included in the assessment because they were a large family, registered on the TWBC housing register and currently live in private rented housing.

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

**Amount available towards purchase of a property:** One respondent answered this question

- TBC

**Amount available towards a deposit:** One respondent answered this question

- TBC

**Particular or specialised housing requirements:** None

**Registered on the Council's Housing Register:**

Housing Register	Frequency
Yes	3
No	1

The respondents indicated at least one of the local connection criteria; 3 currently live in Lamberhurst and 1 lives outside but wants to return to receive support from family members.

The following table shows the respondents' ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

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



Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent	Discounted market sale
Under £10,000	2	2 with HB	0	0	0	0
£40,000 - £50,000	1	1	0	0	0	0

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

### **Assessment of the 3 households seeking affordable housing in the next 2 years**

1 respondent was excluded because the only tenure they required was open market housing

#### **The 2 households in need of affordable housing in the next 2 years are:**

- 1 x couple
- 1 x family

**Couples** – there was 1 couple. The table below shows the ages of both members of the household

Age	Frequency
45-59	1
60-74	1

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

Reason	Frequency
Other (Long term security)	1

#### **Current housing:**

Current Housing	Frequency
Renting privately	1

**Type of housing needed:** The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
House	1

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

Tenure	Frequency
Shared ownership/Owner occupation/Self-build/Discounted market sale	1

**Number of bedrooms required:** The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
2	1

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

Income	Frequency
£40,000 - £50,000	1

**Amount available towards purchase of a property:**

- £150,000

**Amount available towards a deposit:**

- £5000

**Particular or specialised housing requirements:** None

**Registered on the Council's Housing Register:**

Housing Register	Frequency
No	1

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

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

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

Income	Number of respondents	Renting HA	Shared ownership	Open market purchase	Private rent	Discounted market sale
£40,000 - £50,000	1	Not eligible	0	0	1	0

**This household's income is too high to be eligible for rented housing but they have insufficient deposit money for the shared ownership option and their income is too low for the discounted market sale tenure. They were also interested in self-build. They will be excluded from the final summary of need.**

**Families** - there was 1 family

### **Age**

	<b>Adult Age</b>	<b>Adult Age</b>	<b>Child Age</b>	<b>Child Age</b>	<b>Child Age</b>	<b>Child Age</b>
Family 1	25-44	25-44	0-9 M	0-9 F		

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

<b>Reason</b>	<b>Frequency</b>
Need larger home	1
First independent home	1
To be nearer family	1
Setting up home with partner	1

### **Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Living with relatives	1

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

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

**Tenure best suited:** The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

<b>Tenure</b>	<b>Frequency</b>
Discounted market home for sale/Owner occupation	1

**Number of bedrooms required:** The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

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

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

<b>Income</b>	<b>Frequency</b>
£35,000 - £40,000	1

### **Amount available towards purchase of a property:**

- £215,000

### **Amount available towards a deposit:**

- £25,000

**Particular or specialised housing requirements:** None

**Registered on the Council's Housing Register:**

Housing Register	Frequency
No	1

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

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

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

Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent	Discounted market sale
£35,000 - £40,000	1	1	0	0	0	0

### **Assessment of the 1 household seeking affordable housing in the next 5 years**

**The 1 household in need of affordable housing in the next 5 years is:**

- 1 x couple

**Couples** there was 1 couple

Age	Frequency
20-24	1

**Reason for seeking new home:**

Reason	Frequency
To be nearer family	1
First independent home	1

**Current housing:**

Current Housing	Frequency
Living with relatives	1

**Type of housing needed:**

Type of housing	Frequency
Flat/House/Bungalow	1

**Tenure best suited:** The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Tenure	Frequency
Shared ownership/Owner occupation	1

**Number of bedrooms required:** The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
2	1

**Income:**

Income	Frequency
£15,000 - £20,000	1

**Amount available towards purchase of a property:**

- £70,000

**Amount available towards a deposit:**

- £20,000

**Particular or specialised housing requirements:** None

**Registered on the Council's Housing Register:**

Housing Register	Frequency
No	1

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

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

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

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

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

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

13 respondents said they were an older person/household wanting to downsize/move to more suitable housing. They wanted to move in the following timescales:

- 1 x now
- 5 x next 2 years
- 7 x next 5 years

### **Assessment of the 1 household that needs alternative housing now:**

#### **The 1 household that needs alternative housing now is:**

- 1 x single person

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

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

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

<b>Reason</b>	<b>Frequency</b>
Present home in need of major repair	1
Present home too expensive	1
Need smaller home	1
Retirement	1
Difficulty maintaining home	1
Cannot afford existing mortgage	1

#### **Current housing:**

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

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

<b>Type of housing</b>	<b>Frequency</b>
Bungalow/Accommodation suitable for older persons without support	1

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

<b>Tenure</b>	<b>Frequency</b>
Owner occupation /self-build	1

**Number of bedrooms required:**

No of bedrooms	Frequency
2	1

**Income:**

Income	Frequency
£10,000-£15,000	1

**Amount available towards purchase of a property:**

- £300,000

**Amount available towards a deposit:**

- £300,000

**Particular or specialised housing requirements:** None

**Registered on the Council's Housing Register:**

Housing Register	Frequency
Yes	1

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

### **Assessment of the 5 households that need alternative housing within the next 2 years:**

2 respondents were excluded because they did not indicate sufficient information for an assessment of their need to be made

### **The 3 households that need alternative housing within the next 2 years are:**

- 2 x single people
- 1 x couple

**Single people** - there were 2 single people

<b>Age</b>	<b>Frequency</b>
60-74	2

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

<b>Reason</b>	<b>Frequency</b>
Present home too expensive	1
Current home affecting health	1
To move to a better/safer environment	1
Difficulty maintaining home	1
Need smaller home	1

### **Current housing:**

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

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

<b>Type of housing</b>	<b>Frequency</b>
Accommodation suitable for older persons without support	1
Bungalow/Accommodation suitable for older persons without support	1

### **Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Owner occupation	2

### **Number of bedrooms required:**

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



**Income:**

Income	Frequency
£10,000-£15,000	1
£15,000-£20,000	1

**Amount available towards purchase of a property:**

- £200,000
- £250,000

**Amount available towards a deposit:**

- 100%

**Particular or specialised housing requirements:** One respondent answered this question

- As I get older I feel a bungalow would be preferable

**Registered on the Council's Housing Register:**

Housing Register	Frequency
No	2

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

**Couples** - there was 1 couple. The table below shows the ages of both members of the household

Age	Frequency
75+	2

**Reason for seeking new home:**

Reason	Frequency
Need smaller home	1
Alternative accom due to age/infirmity	1

**Current housing:**

Current Housing	Frequency
Owner occupier	1

**Type of housing needed:**

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

**Tenure best suited:**

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

**Number of bedrooms required:**

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

**Income:**

<b>Income</b>	<b>Frequency</b>
£35,000 - £40,000	1

**Amount available towards purchase of a property:**

- 100%

**Amount available towards a deposit:** Not answered

**Particular or specialised housing requirements:** None

**Registered on the Council's Housing Register:**

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

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

**Assessment of the 7 households that need alternative housing within the next 5 years:**

**The 7 household that need alternative housing within the next 5 years are:**

- 3 x single people
- 4 x couple

**Single people** - there were 3 single people

<b>Age</b>	<b>Frequency</b>
60-74	2
75+	1

**Reason for seeking new home:**

<b>Reason</b>	<b>Frequency</b>
Retirement	1
Difficulty maintaining home	1
Need smaller home	3
Alternative accom due to age/infirmity	3
Disability/disabled	1

**Current housing:**

<b>Current Housing</b>	<b>Frequency</b>
Owner occupier	3

**Type of housing needed:**

<b>Type of housing</b>	<b>Frequency</b>
Accommodation suitable for older persons without support	1
Bungalow	1
Flat/bungalow	1

**Tenure best suited:**

<b>Tenure</b>	<b>Frequency</b>
Owner occupation	3

**Number of bedrooms required:**

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

**Income:**

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

**Amount available towards purchase of a property:**

- 100%
- Sale of current home
- Minimal due to income

**Amount available towards a deposit:**

- 100%

**Particular or specialised housing requirements:**

- Bungalow or ground floor flat
- Dwelling with shower/wetroom as unable to get out of bath

**Registered on the Council's Housing Register:**

Housing Register	Frequency
No	3

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

**Couples** – there were 4 couples. The table below shows the ages of all members of the household

Age	Frequency
60-74	5
75+	3

**Reason for seeking new home:**

Reason	Frequency
Increased security	1
Need smaller home	1
Present home too expensive	2
Alternative accom due to age/infirmity	3
Retirement	1

**Current housing:**

Current Housing	Frequency
Renting privately	3
Owner occupier	1

**Type of housing needed:**

Type of housing	Frequency
House/Bungalow/ Accommodation suitable for older persons without support	2
Accommodation suitable for older persons without support	2

**Tenure best suited:**

Tenure	Frequency
Renting HA	3
Owner occupation	1

**Number of bedrooms required:**

No of bedrooms	Frequency
1	1
2	2
3	1

**Income:** One respondent did not answer the question

Income	Frequency
£15,000-£20,000	1
£20,000-£25,000	2

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

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

**Particular or specialised housing requirements:** None

**Registered on the Council's Housing Register:**

Housing Register	Frequency
No	4

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

## **8. SUMMARY OF FINDINGS**

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

### **8.1 Summary of the need for Affordable Housing**

The survey has found a need for up to 9 homes for local people who are in need of affordable housing; they are 3 single people, 1 couple and 5 families. 7 of the households need housing now, 1 in the next 2 years and 1 in the next 5 years.

The 9 respondents in need of affordable housing indicated strong local connections to Lamberhurst; 8 currently live in the parish and 1 lives outside but wants to return.

4 respondents are currently living with relatives, 2 are renting privately and 3 are housing association tenants.

In total there are 14 adults and 13 children who have a need for affordable housing.

The 9 households said they require the following number of bedrooms: 3 x 1 bed, 1 x 2 beds, 3 x 3 beds, 1 x 4 beds and 1 x 5+ beds. Actual size of property that respondents are eligible for in terms of rented housing will depend upon the council's allocation policy. See below.

In total, 4 respondents indicated an interest in shared ownership and 2 in discounted market sale. Using estimated housing costs and the responses to the financial question, none of those respondents indicated the ability to afford those tenures.

Taking into account the council's allocation policy, the mix of accommodation that respondents would be eligible for is:

#### **Rented accommodation:**

- 4 x 1 bed
- 3 x 2 bed
- 1 x 3 bed
- 1 x 5 bed

It should be noted that 1 respondent was excluded from this final summary because their income was too high to be eligible for affordable rented housing, but they did not have sufficient deposit money for shared ownership and their income was too low to afford the discounted market sale option. They were also interested in self-build.

## **8.2 Summary of the need for alternative housing for older households**

The survey has found a need for alternative housing for 11 older households. They are 6 single people and 5 couples.

1 household needs housing now, 3 in the next 2 years and 7 in the next 5 years. All 11 households currently live in Lamberhurst.

8 of the households are currently owner occupiers and 3 rent privately.

The most frequently given reasons for seeking a new home were the need for a smaller home and alternative accommodation due to age/infirmity. Other reasons include present home too expensive, retirement, difficulty maintaining home and disability/disabled.

3 respondents said they need affordable housing; they are all currently renting privately. They said they need the following type and size of accommodation to rent from a housing association:

- 1 x 1 bed House/Bungalow/Accommodation suitable for older persons without support
- 1 x 2 bed House/Bungalow/Accommodation suitable for older persons without support
- 1 x 2 bed Accommodation suitable for older persons without support

The above households who said they need 2 bedrooms may only be eligible for 1 bedroom unless they have a particular need for 2 bedrooms in accordance with Tunbridge Wells Borough Council's housing allocation policy.

The remaining 8 households want to buy the following type and size of accommodation on the open market:

- 1 x 1 bed Bungalow
- 1 x 1 bed Flat/Bungalow
- 1 x 1 bed Accommodation suitable for older persons without support
- 1 x 2 bed Bungalow/Accommodation suitable for older persons without support
- 1 x 2 bed Bungalow/Accommodation suitable for older persons without support (also interested in self-build)
- 1 x 2 bed House/Bungalow/Accommodation suitable for older persons without support
- 1 x 2 bed Accommodation suitable for older persons without support
- 1 x 3 bed Accommodation suitable for older persons without support

## **9. APPENDIX L1**

### **Question 9. Please use this space if you wish to explain your answer to Q8.**

Provided it is in the village envelope

Lamberhurst provides a welcome and desirable alternative to larger settlements and the scale of its development is fundamental to its character. There are insufficient services to cater for the needs of further growth or provide employment for it

Yes if small, suitable, in keeping with rest of the village and NO mature trees are cut down!

Would support up to 10 houses, but only in a suitable site and of rural design, weatherboard and for local people of longstanding

3 grandchildren living with parents in Lamberhurst at the age when they will be hoping to own their own house and stay in Lamberhurst

Some land in village is left to nature

The infrastructure is over stressed at current population level

It is generally understood that there is a lack of smaller 1-2 bedroom properties in the parish. More are needed for local people

The village needs young residents to survive

Provided they have a genuine local connection to Lamberhurst

Priority to elderly

It must be in keeping with the village, with appropriate design and does not impose on landscape of important habitats, while allowing ample parking for all occupants and guests

Due consideration to be given to parking, schools etc. if such a development was approved

Only with certain conditions attached

There is available land in Lamberhurst for affordable housing of which we believe there is a shortage. There is also a need for rental property and for elderly/disabled

Urgent need for affordable housing in order to keep the parish vibrant with a mix of ages

As long as it has reasonable access; not in a congested area, and as long as it meets the housing needs of the parish and the style is in keeping with the age and period features supported by our village.

Everything far too expensive

There is no question there is a need for affordable housing



I would only support this if the proposed housing was all affordable! Too many housing developments are being built indiscriminately in small villages on virgin land and are totally unaffordable to the local people. Brown field sites, genuine scrub land should always be considered first

Local connections are important. Young people and elderly people should receive the support they need to keep our community vibrant and thriving

It is important to invest in the local community so that services can continue, e.g. schools, post office, church. People need to be able to afford housing and go to work e.g. in London/TW1 etc.

Affordable housing are the key words here. Local infrastructure must be supported. Villages die without local people

We are older private rented tenants, we are fast approaching the time when we will no longer be able to afford the rent as I am due to retire and my husband is already retired

The village does not have amenities to cope with more people. Front Station cannot cope currently, Broadband and power connections aren't able to cope with added households

The best, and possibly only, way to bring down the cost of houses is to build many more.

Yes to Q8 only if it's for people with a genuine connection to Lamberhurst and as long as there is sufficient parking without having to park in the road

Because at this stage there is no indication of size. If had more information to base decision then much more likely to say yes

A thriving village needs a mixed age population. We need young people for the future of the village so must offer them reasonably priced housing

Only if a large school on a separate site from present and maybe better bus service

Seems to be the right thing to do - working to meet a need

There is nationally a huge deficit in affordable housing, particularly for young people, including families. We should help in our village

I support provision of social rental homes provided there is no right to buy which would lead to further depletion of the rental stock

Our local primary school cannot cater for any more children. If the school was made bigger then my answer would be different

Q8. How many houses constitute a 'small development'? Q9. Yes/no dependent upon number of houses, where located, consideration to impact on schooling, etc. and parking

Dependent on location and size

We have a 29 year old son who would like to get his own home in Lamberhurst

If we don't do something the village will die

We would downsize

I think it's important for people to stay around friends and family and keep among the community

If you want to both retain and rebuild community spirit it is essential that you address the affordability aspect

In an area with good access to village facilities, but taking into account increased traffic and parking

More houses being built alters the character of the village. There is affordable housing in nearby areas, e.g. Paddock Wood. Local connection doesn't mean you have a right to live in a particular village

Good thing to enable

The appeal of living rurally is more green spaces. I don't feel there is space/need to develop in the area

We need more housing for people working locally on lower incomes

When we retire we will probably have to sell and move away from Lamberhurst

We need affordable housing for our children and for all types of people.

Hopefully priority to be given to low income families with a work connection to the area who are in sub-standard or inadequate accommodation.

We need a train station, not housing

No space in Lamberhurst

In keeping with the current village resources i.e. school, GP, traffic through village. Wouldn't want so many houses that the dynamics of the village changes.

I am moving away as cannot afford Lamberhurst

If the criteria 'Local Connection' was adhered to.

Depends on where it is

Lamberhurst is not a country and a good mix of people of all cultures is good for communities

My support would depend on locations used and if the houses were in keeping with the village. Would also like to know impact of more houses on local facilities inc. schools

Lovely village

There is a national and local housing shortage exacerbated by poor planning policy and nimbyism of the baby boomer generation. More housing is required.

It is not just the local connection it is people who may bring something to Lamberhurst that no-one in the village could perform.

The words affordable/suitable accommodation needs defining otherwise this form is useless.

I have 2 children who would benefit from affordable housing

Must be for local people not to accommodate people from other areas of the south east.

I share a house with my daughter, her husband and 2 children; they would like to buy a 3 bed for themselves.

We need to house people who are local to the area and especially younger people otherwise the area becomes a dormitory for older wealthier people.

Must retain character of the village.

Small and genuine are the key words

We agree in principle: however, it would depend on where they were built and how i.e. ensuring there is sufficient parking etc. and built sustainably with the environment suffering minimal disturbance.

A local connection should be one among the other relevant factors to be considered.

Essential for a balanced community

There should be affordable housing available in both cities and rural locations. There is a national housing shortage, it needs action to rectify that shortage and not just in towns and cities.

The high street isn't set up to accommodate residents now, let alone more.

Need cheaper housing

Not enough shops and buses, doctors for any more.

This question has been asked in the past and the houses that were for that purpose have been given to people who have no connection with the village. Trusting what you say is an issue.

The school is full. Poor public transport services. No train station. Traffic is heavy, especially in rush hour. We came here for peace and quiet, the beautiful landscape needs protecting.

The area has become so much busier in the last 10 years, this will enhance the issue.

I would due to having 2 grown up boys that need affordable housing

We would only support a very small development of 1-2 bedroom properties - if needed, for people with a genuine connection with Lamberhurst.

Depends where

As long as small meant small.

We do agree to the above as long as our recreational facilities are left untouched i.e. park etc.

I need to downsize into a smaller property

Very hard for young (and old) people to get on the housing ladder

Public housing tends to be of poor quality and design. The village does not have the services to support increased population and what public services there are, are unlikely to increase. Too much traffic already.

Lamberhurst should not become a village for social housing - I would leave if it was. I understand such an 'experiment' happened previously and was regarded as unsuccessful.

Lack of suitable 'start of life' and 'end of life' accommodation within the parish for local people.

## **10. APPENDIX L2**

### **Question 10. Please state any sites you think might be suitable for a local needs housing development in the area if this survey identifies a need for one**

Spray Hill

Wiseacre in the Slade field above Furnace Avenue not used

Derelict garage site next to Victoria House Stores, Housing Association land e.g. large garden rear of Lydwells High Street, Lamberhurst

Do not know of any

Please consult with Neighbourhood Plan for best advice here. Not on floodplain

This would be a matter for surveyors, etc. to decide what would be suitable

Avoid flood plain areas around Teise. Perhaps land on the old A21 near the school

Up Spray Hill (the old A21)

The Slade Allotments. Only 2 being used, all services are there. Rest of site wasted

There are various perfectly suitable spots outside the main centre

Land to the side of the school that has access out onto Spray Hill

N/K

Either site of Spray Hill (formerly the A21). An area unlikely to flood

Land east of Tanyard Cottages, or additional housing Brewer 81

Not Brewer Street, Not the Vineyard, Not Misty Meadow

Around the church

The land around the old A21 road to the north of School Hill. Although the road was closed off the infrastructure is there to build around

Sites integral to current community and facilities, such as 74, 75, 170 in call for sites

Fields above village school

Moved here 18 months ago - not familiar enough with the area to comment on this

1) Along the old A21, north of the village, along Spray Hill and out of the village to the south. 2) Land at Cophthall Farm and other areas on Furnace Lane with road frontage

The Slade

Land to the north side of Brewer Street. It currently is used as allotments

Land between sports pitch and golf course

Any brown field sites

Off Furnace Lane, back of Slade

Behind Pearse Place

Not sure

As you come of Forstal Farm Roundabout down towards the first chicane on your right

As near to the village centre as possible, potentially south of the school accessed from Spray Hill, B2162

Hook Green opposite common next to Furnace Lane

None - the spaces in Lamberhurst are part of its rural character

The land by the river near the derelict buildings

Alongside the old A21

The field coming up from the Hook Green into Lamberhurst

Would favour sites within the village envelope if possible.

Extend built development area on right hand side of village route to Wadhurst

Is there land available along the route of the old A21 that is essentially a driveway to a farm?

Right of the park

Behind Brewer Street

Brownfield sites

The UWE yard

I do not think the vineyard is suitable. It is used by dog walkers/families and is a cultural part of Lamberhurst.

Garage area around village shop. Lamberhurst Down.

Up by the golf club? Land by the cats holiday home?

Land next to my house - but it is AONB

At the end of the village by Wadhurst, bottom of the Slade

As we are rural to Lamberhurst we don't know the area well enough to comment.

Cousely Wood Road; there is a woodland site for sale. Also land at the top of School Hill (old A21 route)

Knock down/convert the George and Dragon and develop on its land. This would be apartments and ground level parking.

All sites identified as suitable for group housing development should have some provision particularly where there is good access to public transport and facilities.

On A21 towards Grantham Hall. Derelict garages next to Victor House shop

Spray Hill: substantial area, walking distance to shops, pubs and school Access to A21 without going through village. Development easily screened.

Slade

Anywhere that has adequate space for the houses, parking and necessary infrastructure - probably on the outskirts/edges of the village.

Don't know the area well enough yet.

By the church

Land in Brewer Street at the allotments

Either on The Slade or Furnace Lane

Going south up the old A21 on the right.

Land to east of Tanyard Cottages.

Not lived her long enough to give a valid comment, but would think infill of any small spaces first, then rebuild of 'time expired' properties.

Land behind Pearse Place? Brewer Street?

Not in the playing fields area as it is well used by the local community for recreation and is subject to occasional flooding.

Misty Meadow, Vineyard, old A21

Chequers Field, ideally Tunbridge Wells where there is public transport.

Angle Field, The Down

### **11. APPENDIX L3**

#### **Question 24 . Please tell us in your own words why you need to move and what prevents you doing so.**

I currently have my 18 year old and my 3 year old sharing a room. I really need a 4 bedroom house so that my children have enough room to have their own space

Unable to maintain a large house and no work, having problems with upkeep and mortgage etc.

We are a married couple with two children and currently attempting to save for a deposit on our first home. Housing and properties in this area are extremely expensive but we want to stay close to family and friends for support. Our eldest is also currently in Nursery in Lamberhurst

The cost of the private rental market is so high, we worry for the future. My husband is retired and I will be due to retire soon, thus living off our state pensions

Nothing at the moment but in our 5 year plan

My daughter needs to move back due to being in need of support. My father wants to be near family.

My daughter needs to move out to be independent

Our children currently 18 and 22 will want their own space. We currently 50/56 will want a smaller less expensive more manageable property

We need to be nearer work as we have to drive to and from the city of London every day. We cannot afford to move but we need to.

Not immediately, possibly next 4/5 years currently will extended family, will eventually need to be a couple

Cannot get mortgage as mother and work part-time. Lamberhurst too expensive

Fear of not finding somewhere as nice with garden

Overcrowded. Prevented due to house prices

Wish to move out of parents' property eventually to become independent

I share a 4 bed with daughter, her husband and 2 children. They would like their own home (3 bed) and I would like a 2 bed for myself.

We will not be able to afford rent after retired

I suffer with anxiety issues and cannot go out

Need my own independence, affordability

Paying too much for maintenance on leasehold flat. Cannot afford to move as property too expensive.



Older person, lack of smaller accommodation.

Arthritis doctor says will get worse as I get older will need ground floor dwelling without stairs.

Lack of suitable and affordable accommodation for pensioners wanting to downsize to more manageable and cheaper to run housing.

## Lamberhurst Parish Council Housing Needs Survey

January 2019

Dear Householder

Owing to the high cost of housing in this area, Lamberhurst Parish Council is considering whether there might be a need for additional affordable housing in our Parish so that residents who cannot afford to buy or rent locally will not be forced to move away. This type of affordable housing is also known as local needs housing; they are homes that can be rented or part bought (shared ownership) from a Housing Association. The reason for providing local needs housing is to help local people of all ages who would like to stay or return to their parish and contribute to the village services that still exist.

We also want to know if there are older people in the Parish who would like to downsize/ move to more suitable housing for their needs but stay in the village. This includes people who own their current property or rent privately or through Tunbridge Wells Borough Council or a housing association.

We are sending out this Housing Needs Survey to assess the demand and gauge the level of support a small scheme might have in our community. We are doing so with the approval of Tunbridge Wells Borough Council, who housing officers has approved this questionnaire. Tessa O'Sullivan, the Rural Housing Enabler from Action with the Communities in Rural Kent is assisting us to carry out this survey. **The survey will be analysed by the Rural Housing Enabler, with all information given being kept confidential.** She will then give a summary report to Lamberhurst Parish Council.

As part of the Neighbourhood Development Plan process there may be opportunities to look at suitable sites for affordable housing with a wide range of ownership opportunities for households with a genuine local connection.

This is a very important issue so please take time to fill in this survey. Even if no one in your household has a housing need, we want to know your views.

**Please return this form using the FREEPOST envelope provided by 30<sup>th</sup> January 2019.**

If you further information or additional questionnaires are required please contact the Rural Housing Enabler on 01303 813790.

Yours sincerely

Denis Cruise

Chairman, Lamberhurst Parish Council

# HOUSING NEEDS IN THE PARISH OF LAMBERHURST



Please complete this survey on behalf of your household.

## SECTION 1

**Q1. What type of housing do you live in?**  Private rented  Tied tenancy  Council property  
 Renting from Housing Association  Shared ownership  Owner occupier (with or without mortgage)  
 Other - please specify \_\_\_\_\_  Living with relatives

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

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

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

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

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

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

If they would like to return they can complete Section 2 of this survey or request a new form by emailing [tessa.osullivan@ruralkent.org.uk](mailto:tessa.osullivan@ruralkent.org.uk) or phoning 01303 813790

**Q8. Would you support a small development of affordable housing if there was an identified need for people with a genuine local connection to Lamberhurst?**  
 Yes  No

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

**Q10. Please state any sites you think might be suitable for a local needs housing development in the area if this survey identifies the need for one:**

**Q11. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?**  
 No  Yes, now  Yes, next 2 years  Yes, next 5 years  
**IF YOU HAVE ANSWERED YES PLEASE CONTINUE WITH SECTION 2. IF YOUR ANSWER WAS NO PLEASE NOW RETURN THE FORM IN THE ENVELOPE PROVIDED**

**SECTION 2****HOUSING NEEDS**

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

Q12. Are you completing this form for yourself or someone else?  Self  Someone else

Q13. 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.**

Q14. It would be useful if you could provide your contact details, as we may wish to contact you again to update the findings of this survey. **However, you are not obliged to do so.** Any information you do give will remain confidential to Action with Communities in Rural Kent. Please also see statement below

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Postcode: \_\_\_\_\_

Email Address: \_\_\_\_\_

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

Q15. If you live outside of Lamberhurst do you wish to return?  Yes  No

Q16. If you live in Lamberhurst do you wish to stay there?  Yes  No

Q17. What is your connection with the parish of Lamberhurst? Please tick all that apply

- I provide an important service in the parish - please specify
- 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
- I have immediate\* family which has lived continuously in the parish for at least 10 years
- In the past I have lived in the parish for 5 out of the last 10 years
- I am in permanent employment in the parish or about to take up permanent employment in the parish

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

**Q18. What type of household will you be in alternative accommodation?**

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

**Q19. 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+

**Q20. Why are you seeking a new home (please tick all that apply)**

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

Present home too expensive     Need smaller home     Divorce/separation     Lodging

Current home affecting health     Private tenancy ending     First independent home

Setting up home with partner     Need larger home     Difficulty maintaining home

To move to a better/safer environment     Disability/disabled     Cannot afford existing mortgage

Alternative accom. due to age/infirmity     Access problems     Increased security

Homeless/threatened with homelessness     Retirement     Other \_\_\_\_\_

**Q21. What is your current housing situation?**

Owner occupier with/without mortgage     Living with relatives     Renting privately     Shared ownership

Renting from Housing Association     Tied tenancy     Renting from Council

Other \_\_\_\_\_

**Q22. How many bedrooms does your current home have?**

1     2     3     4     5+

**Q23. Are you an older person wanting to downsize/move to more suitable housing?**

Yes     No

**Q24. Please tell us in your own words why you need to move and what prevents you from doing so.**

\_\_\_\_\_

**Q25. What type of housing do you need? Please tick any that apply.**

Flat     House     Bungalow     Accommodation suitable for older persons without support

Extra care housing     Other - please specify \_\_\_\_\_

**Q26. Which tenure would best suit your housing need?**

- Renting - Housing Association*     *Shared ownership - part rent/part buy - Housing Association*     *Owner occupation*
- Self-build*     *Discounted market home for sale (minimum discount of 20%)*     *Other - please specify* \_\_\_\_\_

**Q27. How many bedrooms will you need?**

- 1     2     3     4     5+

**Q28. 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"/> <i>Under £10,000</i>     | <input type="checkbox"/> <i>£30,000 - £35,000</i> |
| <input type="checkbox"/> <i>£10,000 - £15,000</i> | <input type="checkbox"/> <i>£35,000 - £40,000</i> |
| <input type="checkbox"/> <i>£15,000 - £20,000</i> | <input type="checkbox"/> <i>£40,000 - £50,000</i> |
| <input type="checkbox"/> <i>£20,000 - £25,000</i> | <input type="checkbox"/> <i>£50,000 - £60,000</i> |
| <input type="checkbox"/> <i>£25,000 - £30,000</i> | <input type="checkbox"/> <i>£60,000 - £80,000</i> |
|   | <input type="checkbox"/> <i>More than £80,000</i> |

**Q29. How much money could you raise towards the purchase of a property; taking into account any access you have to capital (e.g. equity in your home or savings) as well as the amount you could borrow on a mortgage?**

\_\_\_\_\_

**Q30. How much money would you be able to raise as a deposit towards buying your own home?**

\_\_\_\_\_

**Q31. Do you have any particular or specialised housing requirements e.g. to assist with a disability or special need? (Please provide details).**

**Q32. 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 apply via Kent Homechoice [www.kenthomechoice.org.uk](http://www.kenthomechoice.org.uk) or contact Tunbridge Wells Borough Council and ask for the Housing Needs Team on 01892 526121**

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

**THANK YOU FOR TAKING THE TIME TO COMPLETE THIS SURVEY. PLEASE NOW RETURN IT IN THE FREEPOST ENVELOPE PROVIDED BY  
30th JANUARY 2019**