

KNOCKHOLT HOUSING NEEDS SURVEY

JULY 2024



In partnership with Knockholt Parish Council

Contents Page

Introduction	3
Background Information	3
Housing in Knockholt	4
Survey Methodology	4
Summary	4
Analysis and Results	5
Additional Indication of Local Housing Needs	6
Conclusion	6
Appendix 1 – Housing Needs Survey	7 - 10

INTRODUCTION

Kent's Rural and Community Housing Enabling service (RACE) undertook a local Housing Needs Survey in the Parish of Knockholt. The survey was undertaken as part of Sevenoaks District Council's 5 year district wide programme of local Housing Needs Surveys being carried out by RACE.

Housing Needs Surveys investigate the affordable housing needs of people who live in or have close ties to a parish, town or rural area and provide an independent report of that need, using a transparent and robust methodology. In addition, they investigate the needs of older households of any tenure needing to downsize or move to more suitable housing for their needs.

The Knockholt Housing Needs Surveys is valid for 5 years, to June 2029.

BACKGROUND INFORMATION

The 2021 '[Parish Councillors' Guide to Rural Affordable Housing](#)' states that 'Across the country there is a lack of affordable housing to rent or buy in many villages, in some there is none at all. This causes hardship for people across the generations, young people just starting out on an independent life, families trying to provide for their children and older people who have lived in the village for most of their lives but whose growing frailty means they can no longer manage in their current home.' Due to high property prices within the Sevenoaks District, the same challenges arise in more urban settlements and towns.

The Kent Rural Housing Protocol '[A Guide to Developing Affordable Homes in Rural Communities](#)' states that 'Within the County of Kent, most land (85%) is classed as "rural" and over 40% of businesses in Kent are based in rural areas. KHG recognise that provision of affordable housing is vital to ensure that communities continue to thrive and prosper.'

Small developments of local needs housing can provide affordable homes for local people, thereby enabling them to stay in their community, benefit from family and friends' networks and contribute to local life. This can make a real difference to the sustainability of communities and the vitality of local services and amenities.

The housing needs of older people has 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 report¹ 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 village developments "perhaps six bungalows on an unused scrap of land" or larger scale retirement schemes in towns close by.'

RACE is an independent service for Kent, delivered through the [Kent Housing Group](#) and is supported by Local Authorities across Kent and Medway, including Sevenoaks District Council. RACE's Rural Housing Enablers (RHE) will undertake a Housing Needs Survey, analyse the results and where appropriate, help identify potential suitable sites for the development of new local needs housing, ie Rural Exceptions Sites, or to secure a proportion of the affordable housing to be provided on larger sites to meet the needs of local people, ie Local Lettings Plans.

If new local needs housing is to be developed on a Rural Exceptions Site, a partnership will be established between the Parish and or Town Council, the preferred housing provider, eg Housing Association, and the Local Authority. Proposals for new local needs housing will be developed and the

¹ [Rural Housing for an Ageing Population](#): Preserving Independence. Happi 4- The Rural HAPPI Inquiry. April 2018. Jeremy Porteus

community consulted. The independent role of the RHE helps to ensure any eventual local needs housing scheme proceeds smoothly and for the benefit of the community.

HOUSING IN KNOCKHOLT

The Census 2021 tells us 86.8% of households in Knockholt are owner occupiers, 3.7% live in social housing and 9.4% live in private rented housing or are living rent free. The housing stock comprises 3.9% flats, 95.9% houses or bungalows and 0.2% caravans or other mobile or temporary structures.

There are a total of 18 social housing properties Knockholt parish. The majority of social housing properties in the district are owned by West Kent Housing Association. This follows the transfer of the Sevenoaks District Council housing stock in 1989. There are 2 social housing properties provided as local needs housing in the neighbouring parish of Halstead. Knockholt parish shares nomination rights to these properties. Local needs housing is where priority is given to those with a strong local connection to the local parishes. All other social housing is let in accordance with the Sevenoaks District Housing Register Allocations Policy, or direct by the landlord Housing Association, ie a new tenant is unlikely to have a local connection to the parish.

The local needs housing scheme is located in Concorde Close, Halstead. The scheme is managed by English Rural Housing Association. The scheme was built in February 2022 and English Rural Housing Association have confirmed there have been no relet vacancies since the properties were first let.

High property prices mean that some local people are unable to afford a home in the parish of Knockholt. At the time of writing the report the cheapest property for sale was a 2 bedroom terraced house for £395,000; for a first time buyer to afford this property an estimated 10% deposit of £39,500 would be required along with an income of approximately £79,000 based on a mortgage of 4.5 x income. The cheapest available private rented sector property was a 1 bedroom flat for £1,100 per calendar month; an income of approximately £33,000 would be required to afford this property (affordability is based on rent being no more than 30% gross income).

SURVEY METHODOLOGY

An A5 postcard providing information and online links for completion of the survey was posted to every household in Knockholt in June 2024. Only residents with a housing need were asked to respond; options were provided for those unable to use the online method. 504 surveys were distributed with 11 completed surveys returned.

SUMMARY

Of the 11 returns, a need for up to 6 affordable homes for the following local households was identified:

- 1 x couple without children
- 5 x families with children
- 4 of the households live in Knockholt and 2 live outside and have indicated they have a local connection to Knockholt.

In addition to the above, there was a requirement for 3 properties for older homeowners

ANALYSIS AND RESULTS

11 surveys were completed. 2 surveys were disallowed for the following reasons:

- 1 x did not wish to remain in the parish
- 1 x no housing need indicated

Identified need for Affordable Housing

Total Number of Affordable Homes Required	6
Respondent Current Location	4 x live in Parish 2 x live outside Parish
Respondent Current Housing	1 x renting from Housing Association 3 x living with relatives 1 x private rented 1 x shared ownership
Household Composition	5 x families 1 x couple
Tenure Preference (more than one choice allowed)	4 x Affordable Rented (Social housing) 2 x Shared Ownership } Low-cost home ownership 2 x First Homes }
Level Access Housing Required	None
Interest in cohousing for older people indicated	None
Number of older households requiring affordable housing	1
Analysis shows that only 1 respondent indicated having a deposit towards a low cost home ownership option. This indicates that the majority need is for social housing.	

Identified need for Self-Build housing

Total Number of Homes Required	0
Number of Self-Builds Required	None

Identified need for alternative housing for older homeowners

Total Number of Homes Required	3
Respondent Current Location	3 x live in Parish
Respondent Current Housing	3 x owner occupier
Household Composition	2 x couples 1 x family
Tenure Preference (more than one choice allowed)	3 x open market 1 x shared ownership 1 x self-build
Level Access Housing Required	1 x level access without support
Type of housing required (more than one choice allowed)	2 x bungalows 1 x house 1 x level access without support

ADDITIONAL INDICATION OF LOCAL HOUSING NEEDS

Information obtained from Sevenoaks District Council's Housing Register indicates there are currently 21 households registered who have indicated a local connection to Knockholt Parish requiring the following social housing:

- 4 x 1 bedroom
- 7 x 2 bedroom
- 8 x 3 bedroom
- 2 x 4 bedrooms

CONCLUSION

The Knockholt Housing Needs Survey demonstrates that at least **6 new affordable homes** are required to meet the needs of local people. From the responses received it demonstrates at least **3 open market properties for older homeowners** wanting to downsize or move to more suitable housing, are required.

The Housing Needs Survey is an important source of evidence in measuring the housing needs of local people. Complementary indicators of housing need, including data from the Sevenoaks District Housing Register, verified local registrations of interest held by partner Housing Associations and data captured through ongoing engagement within the local community, can also provide suitable robust evidence.

The Housing Needs Survey together with complementary indicators, ensure local housing needs data remains valid over a five year period. All such evidence may be used to support the delivery of new affordable homes to meet the needs of local people.



KNOCKHOLT HOUSING NEEDS SURVEY

1. **Are you in need of affordable housing?** (Housing Association rented housing at 50%-80% of open market costs. Shared ownership (part rent/part buy). First Homes - purchase with a minimum 30% discount)

Yes

No

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

Yes

No

3. **When do you think that you will need new housing?**

Now

Within the next 3 years

Within the next 5 years

4. **If you currently live in Knockholt do you wish to stay there?**

Yes

No

N/A

5. **If you live outside of Knockholt, do you wish to return?**

Yes

No

N/A

6. **What is your connection with Knockholt? Please tick any that apply**

*immediate family = mother/father, children, brother/sister. Extended family will only be considered if they have played an important role in the applicant's upbringing.

**The applicant's place of work must be located in the parish

I currently live in the parish and have done so continuously for the last 3 years

I have previously lived in the parish and have immediate* family who currently live there and have done so continuously for the last 10 years

I have lived in the parish for a total of at least 5 out of the last 10 years

I am in permanent full time** employment in the parish

I need to move to the parish to take up permanent full time** employment

I am full time self-employed and the majority of my work is in the parish

I provide an important service in the parish that requires me to live locally e.g. unpaid carer, school crossing patrol etc.

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

Private rented

Renting from housing association

Owner occupier

Renting from Local Authority

Shared ownership

Living with relatives

Other

If other, please specify

8. How many bedrooms does your current home have?
 1 2 3 4 5+

9. What type of household will be living in the new accommodation?
 Single person Couple Family Other
 If other, please specify

10. What size will your household be in the new accommodation (total number of people)?
 1 person 2 people 3 people 4 people
 5 people 6 people 7 people 8 people

Please use the boxes below to state the age and gender of each person who will be living in the new accommodation (include yourself).

11. Age

Person 1	
Person 2	
Person 3	
Person 4	
Person 5	
Person 6	
Person 7	
Person 8	

12. Gender

Person 1	
Person 2	
Person 3	
Person 4	
Person 5	
Person 6	
Person 7	
Person 8	

13. Which tenure would best suit your housing need?
 Indicate any options that apply

- Affordable Rent - rent levels are between 50%-80% of open market rent
- Shared ownership - part rent/part buy
- First Homes - purchase with a minimum 30% discount. Maximum price after discount is £250,000
- Open Market
- Self-Build - see your local authority self and custom build register. Call Sevenoaks District Council on 01732 227000

14. **What type of housing would you prefer?**

Indicate any options that apply

- Flat
- House
- Bungalow
- Level access accommodation suitable for older persons/persons with disabilities without support
- Level access accommodation suitable for older persons/persons with disabilities with support e.g. extra care
- Cohousing for older people - a small development of self-contained homes for older people that includes shared spaces e.g. communal vegetable garden. The group will influence the design of the development and control its on-going management
- Other

If other, please specify

15. **How many bedrooms would you need in new accommodation?**

Please note - If you need affordable rented housing, your local authority housing register allocation policy will determine how many bedrooms you would be eligible for.

- 1 2 3 4

16. **Do you or a member of your household have any particular or specialised housing requirements e.g. due to a disability or special need?**

- No Yes

If you answered Yes, please state what they are

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

- | | | |
|--|--|--|
| <input type="checkbox"/> Under £10,000 | <input type="checkbox"/> £25,000 - £30,000 | <input type="checkbox"/> £50,000 - £60,000 |
| <input type="checkbox"/> £10,000 - £15,000 | <input type="checkbox"/> £30,000 - £35,000 | <input type="checkbox"/> £60,000 - £80,000 |
| <input type="checkbox"/> £15,000 - £20,000 | <input type="checkbox"/> £35,000 - £40,000 | <input type="checkbox"/> £80,000 + |
| <input type="checkbox"/> £20,000 - £25,000 | <input type="checkbox"/> £40,000 - £50,000 | |

18. **If you are interested in Shared Ownership or First Homes, please tell us how much money you can raise towards a deposit on a new home**

19. **Why are you seeking a new home? Tick any that apply**

- | | |
|---|--|
| <input type="checkbox"/> Current home in need of major repair | <input type="checkbox"/> Current home too expensive |
| <input type="checkbox"/> Current home affecting health | <input type="checkbox"/> Setting up home with partner |
| <input type="checkbox"/> Alternative accommodation due to age/infirmity | <input type="checkbox"/> To move to a better/safer environment |
| <input type="checkbox"/> Homeless/threatened with homelessness | <input type="checkbox"/> To be nearer family |
| <input type="checkbox"/> Need smaller home | <input type="checkbox"/> Other |
| <input type="checkbox"/> Disability/disabled | <input type="checkbox"/> Access problems |
| <input type="checkbox"/> Employment | <input type="checkbox"/> Private tenancy ending |
| <input type="checkbox"/> Retirement | <input type="checkbox"/> Increased security |
| <input type="checkbox"/> Divorce/separation | <input type="checkbox"/> First independent home |
| <input type="checkbox"/> Difficulty maintaining current home | <input type="checkbox"/> Need larger home |

If other, please specify

20. **Are you registered on your local authority housing register?**

- Yes No

21. **We may wish to contact you again to update you on any local housing opportunities. If you are happy to do so, please provide your name and email or phone number. These will not be passed to any third parties.**

Name:

Email, home address or phone number:

Thank you for completing this survey.

Please return this survey in the pre-paid envelope provided by 17th July 2024. Alternatively you can call RACE on 07880 151872

To apply for affordable rented housing you must register on Sevenoaks District Council's Housing Register. If you would like to register go to www.kenthomechoice.org.uk or contact Sevenoaks District Council on 01732 227000

If you are interested in Shared Ownership and/or First Homes, please call Sevenoaks District Council on 01732 227000 for more information.

Rural and Community Enabling (RACE) is the data controller for any personal information collected in this survey. Your information will be used to understand the housing need in the surveyed area. Collection and processing is being conducted under the public task lawful basis. We will always anonymise your data before using it in any publically available reports. We won't share your personal information with any third parties unless we are required or permitted to do so by law. For more information about your data protection rights please see our data protection pages Privacy Policy Kent Housing Group or contact the Data Protection lead at RACE@ashford.gov.uk