

# CLIFFE AND CLIFFE WOODS PARISH COUNCIL – NEIGHBOURHOOD PLAN

## Housing Needs Survey

June 2017

Dear Householder

In preparing a draft Neighbourhood Plan for the parish council area, the Parish Council needs to consider whether there is a need for additional housing in Cliffe and Cliffe Woods 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 exist.

We also want to know if there are older people in the parish who may 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 Medway Council or a housing association/society.

We are sending out this Housing Needs Survey to assess the **LOCAL** housing demand and then how the Neighbourhood Plan can meet this. Tessa O'Sullivan, the Rural Housing Enabler from Action with 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 the Parish Council.

The survey results will be reflected in the Local Neighbourhood Plan.

There are a number of possible solutions to housing that can support LOCAL needs. **IF** sites are allocated in the parish council area by the Medway Local Plan (being put together by Medway Council) the Neighbourhood Plan can seek suitable local provision within these developments - without this evidence there may not be any specific local provision. If this does not happen, there can be special, limited, site/s sought - possibly a type of site which is known as a 'Rural Exception Site', within or on the edge of the village built boundary whereby:

- All homes on the site are owned by a Housing Association/Community Land Trust/Housing Cooperative (protecting the affordability for future residents).
- Houses are either rented or part-sold (shared ownership) to tenants
- Only households with a **genuine local connection** are eligible to be tenants/part owners
- The affordable element of the housing can be retained, over the longer term, through a Community Land Trust.

If any sites are found necessary, a village consultation event will be held so that residents of the parish can view and discuss any suggestions and put their views forward.

***This is a very important issue, so please take time to fill in this survey. Even if no one in your household has a current housing need, we want to know your views. Please complete all items that apply to you - it is not necessary to complete all items. Responses are confidential and only summary data shared.***

**Please return this form using the FREEPOST envelope provided with the survey by .....**

If any further information or additional questionnaires are required including for households who have had to move away from the parish, please contact the Rural Housing Enabler on 01303 813790.

Yours sincerely

Chris Fribbins, Clerk (Proper Officer), Chairman Cliffe and Cliffe Woods Neighbourhood Plan Steering Group