



Rolvenden Parish Council

NEIGHBOURHOOD DEVELOPMENT PLAN 2018

ROLVENDEN LOCAL HOUSING NEEDS SURVEY, 2019

COMPILED BY:

**NEIGHBOURHOOD DEVELOPMENT PLAN STEERING COMMITTEE
AND ROLVENDEN PARISH COUNCIL**

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1 Introduction

The adopted Ashford Borough Local Plan, 2030 states that where Neighbourhood Plan Areas had been established early on in the preparation of the Local Plan, proposals to allocate sites within these areas fall to the neighbourhood plan, where they are non-strategic in nature. Paragraph 1.9 states: *'Rolvenden Parish Council is committed to allocating land for 24 dwellings in its emerging Neighbourhood Plan'*. One of the consequences of this strategic role is that Rolvenden Parish is not expected to provide significant levels of new housing development. Coupled with this, the parish sits entirely within the High Weald Area of Outstanding Natural Beauty where major development would be contrary to the National Planning Policy Framework (NPPF).

In such circumstances, the Parish Council felt it important to ensure that development was not so restricted as to prevent the meeting of locally derived housing need. Thus, the Rolvenden Housing Needs Survey was conducted to gain a snapshot of the quantity and type of existing and emerging housing needs and help provide evidence to inform future decisions for development in Rolvenden.

Policy HOU18 of the adopted Ashford Local Plan 2030 states:

'Development proposals of 10 or more dwellings will be required to deliver a range and mix of dwelling types and sizes to meet local needs. The specific range and mix of dwellings to be provided should be informed by proportionate evidence that is robust, up to date and provides an assessment of need.'

Development proposals for standalone older persons housing are exempt from this requirement and will be supported in principle where the need has been identified by extensive and robust evidence, and where they can be located in a suitable and sustainable way.'

This report therefore provides a basis for understanding the scale and nature of both affordable and market housing required by the people of Rolvenden.

2 Methodology

A yellow self-completion questionnaire was compiled by the Steering Group (*Appendix 1*) and hand delivered to every household in the parish of Rolvenden over the 2014 Christmas period. Everyone was asked to respond whether they had anticipated future housing needs or not in order to establish a profile picture of the parish at this current time. In addition, family members who lived in the parish could request/fill in forms for relatives (mostly adult children) who had had to move away to afford a home of their own but who would like to come back to the village if an opportunity arose. Residents were given 4 weeks to respond.

Publicity for the survey was via the 'Rolvenden Update' email system (*Appendix 2*); notices were also posted in the Parish magazine and the Kentish Express, and announcements made at every public gathering, including church services. A box was placed in the Post Office for returns. Spare copies of the survey were available in the Post Office and at the Village Markets in the Village Hall and St Mary's Church. Respondents were also able to receive and send in completed forms via email.

Parish Councillors and the NDP Steering Committee were available to assist anyone who had difficulty completing the survey form.

Respondents had the option of remaining anonymous, but those who wished to be included on a *Local Affordable Housing List* which is held by the Parish Council were asked to complete contact details. There are currently 23 names on the list. (NB. Residents in need may add their names at any time).

A total of 186 questionnaires were returned within the cut-off period. The results are therefore based on approximately 25% of local households. This is understood to be an acceptable return in rural locations. Six 'second home' owners were included in the survey results. Although none were likely to have affordable housing needs, they may still have wished to sell / downsize / upgrade their property at some stage, perhaps releasing a home into the open market.

The questionnaire asked households about their housing need now/soon; within 5 years; in 5 – 10 years and in 10 – 15 years. Whilst an indication of housing need in the short term is likely to be accurate, need beyond this period is likely to be more indicative.

It should be noted that not all respondents provided answers to all of the questions; therefore the numbers of responses to each question will not necessarily match the total number of respondents to the survey. Responses provided to questions in Section A of the survey may not have been answered along similar lines to those in Section B of the survey. This accounts for differing breakdowns of responses to individual questions and the slightly different numerical results in both sections. Overall, however, the broad indication of need is consistent.

Where two different options were selected by a respondent, the response was recorded as a 50/50 split between those two options, where 3 options were selected then each was afforded a one third split.

Household numbers are used throughout the analysis, where decimals were recorded they have been rounded.

3 Rolvenden Parish Today

The 2011 Census indicates that the majority of houses in Rolvenden and Tenterden West (just under 50%) are detached - a much higher proportion than in Ashford Borough or in Kent as a whole. Just under 30% of properties are semi-detached or bungalows.

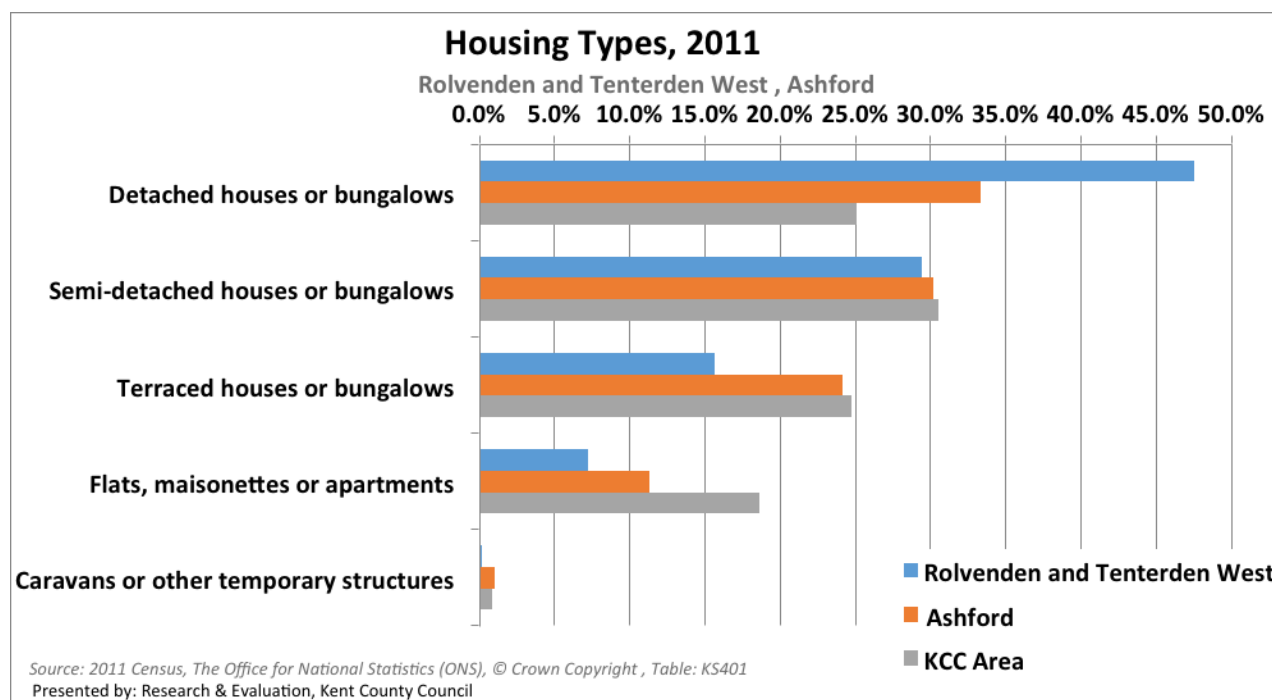


Table 1: Housing type in Rolvenden & Tenterden West District

In common with Ashford Borough and Kent, the majority of houses are owner occupied with a much smaller proportion available for rent.

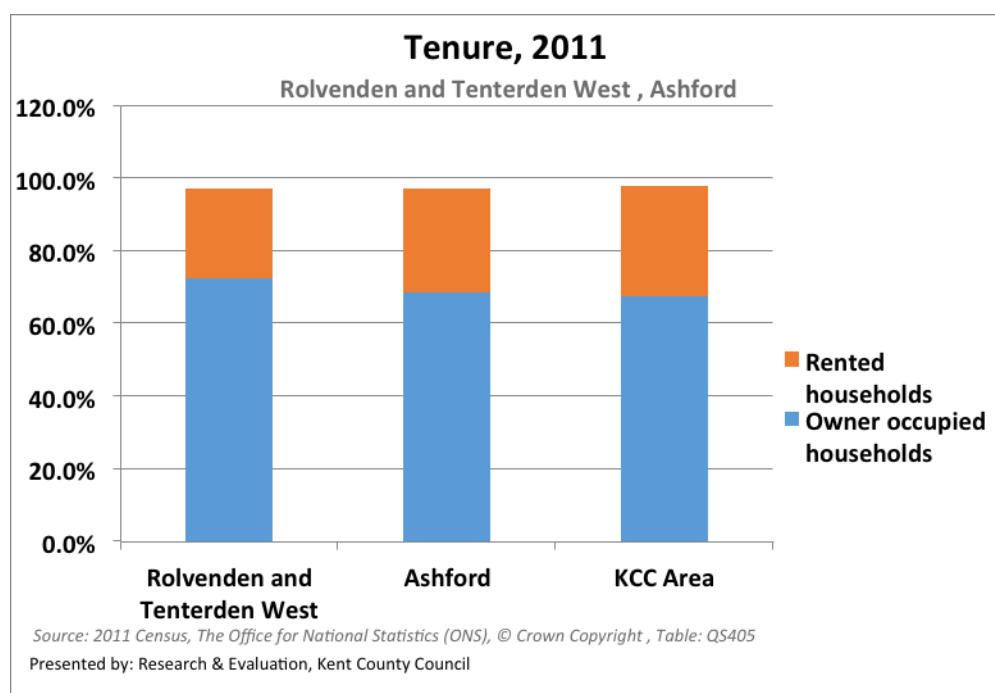


Table 2: Housing Tenure in Rolvenden & Tenterden West District

This tenure split was typically reflected by the Rolvenden Housing Needs Survey respondents, 2015.

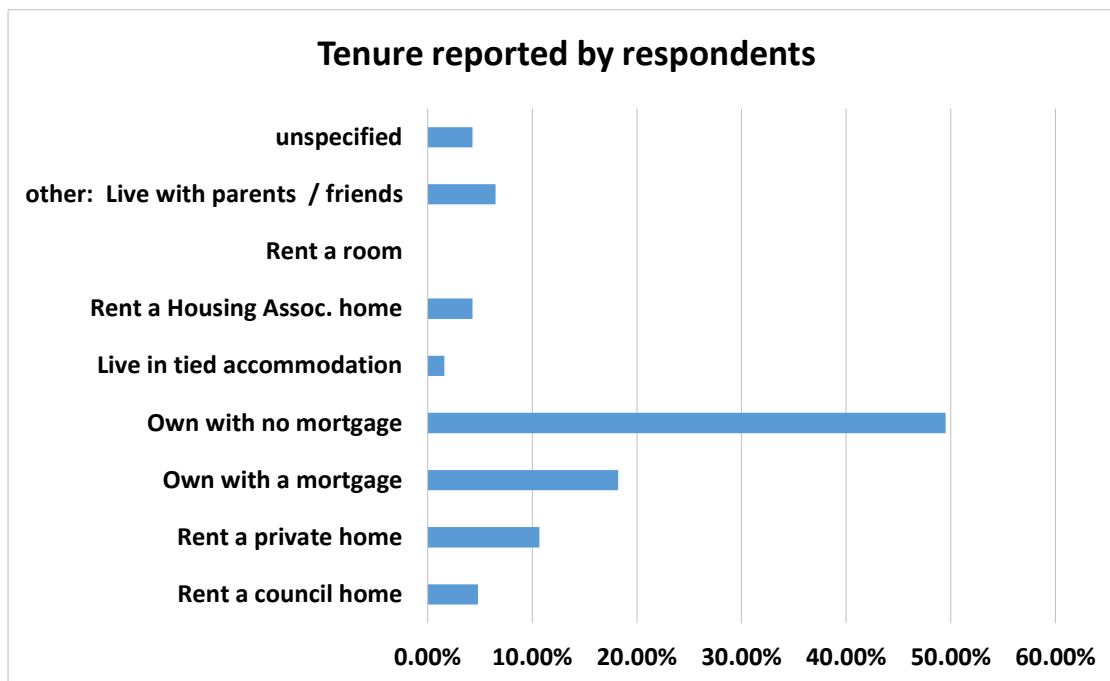


Table 3: Housing Tenure reported by respondents

Table derived from Section A: Q.3 Your Home

The Rolvenden Housing Needs Survey indicates that the majority of respondents (almost 45%) were living in 3 bedroom homes with just over 30% in houses of 4+ bedrooms and just over 25% in 1 or 2 bedroom homes (Table 4).

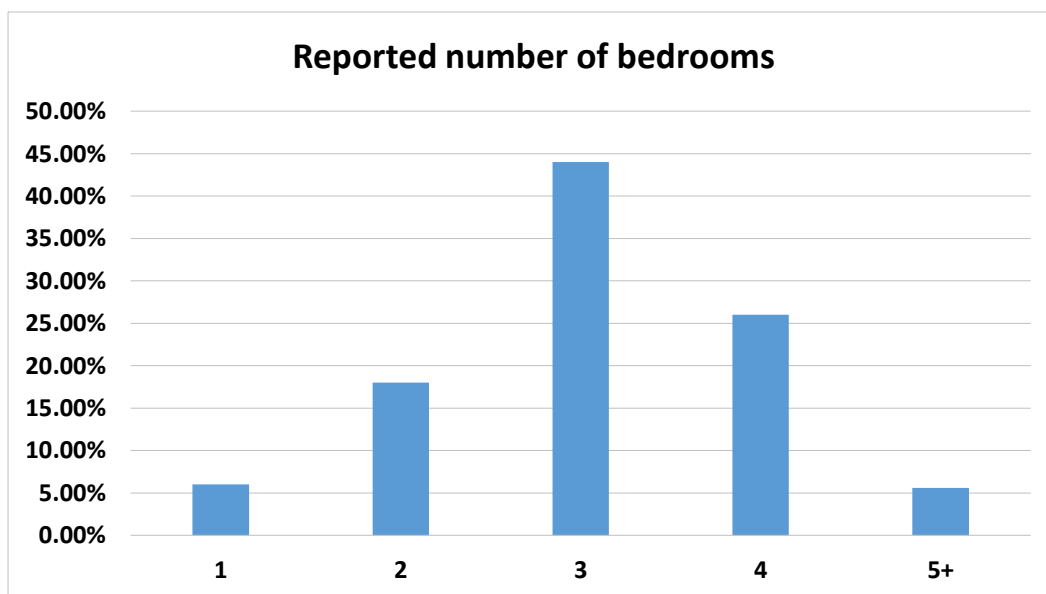


Table 4: Current Number of bedrooms reported by respondents

Table derived from Section A: Q.3 "Number of bedrooms?"

4 Analysis of Survey results

The results are set out as follows:

- 4.1 Your Household
- 4.2 You and Your Parish
- 4.3 Your Housing Status
- 4.4 Residency

4.1 Your Household

- Average number of occupants per household responding = 2.1
- Average age of household occupants = 51 + years
- 65.5% of respondents were over 45 years.
- 36.5% are over the age of 65.
- People aged under 25 make up only 20% of the population. Of these, about half are school age and under.

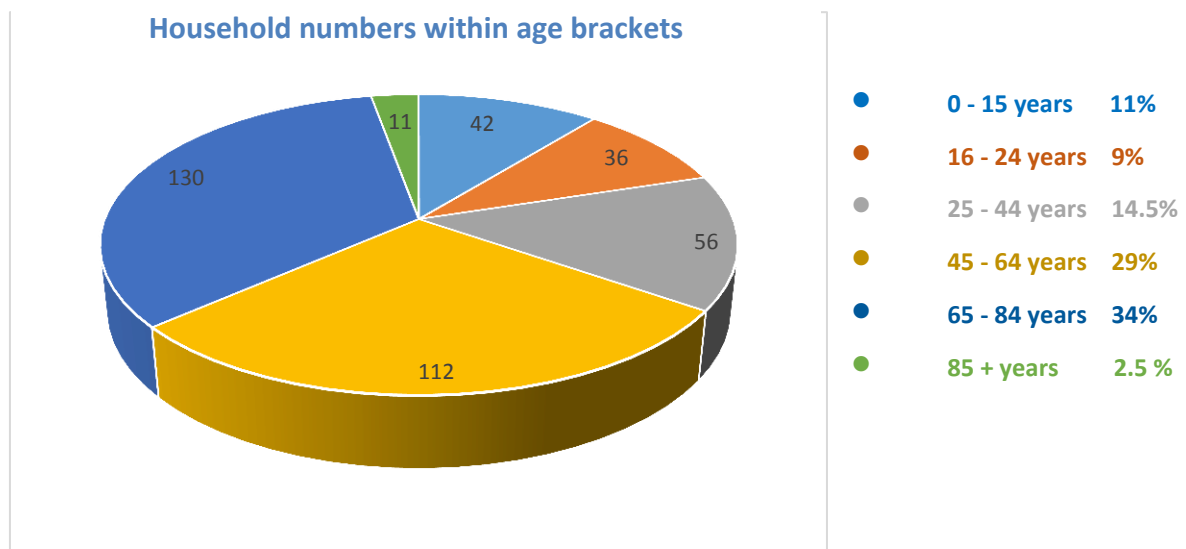


Table 5: Household Age demographics

Table derived from Section A: Q.2

"How many people in each age group live in your home?"

These results reflect the demographics of Rolvenden as revealed by the 2011 Census, which shows an average age of between 46.8 and 54.5 years, well above the national level of 39.5 years. At that time over 60% of Rolvenden’s residents were aged 45 years and above, and almost half of these were over 65 years. Experts are projecting that the 85-and-over population will increase by 351% between 2010 and 2050; the 65 or older age range will see a 188% increase but only a 22 percent increase in for the population under age 65.

4.2 You and Your Parish

- Approximately 77% of householders responding have moved into the Parish: only 20% reported living here all their lives.
- Nearly 30% of respondents were retired. These were split 50/50 between those who had worked here then retired, and those moving here to retire.
- Having 'downsized', retiring, and proximity to family/friends were mentioned more than once as “other” reasons for living in the Parish.

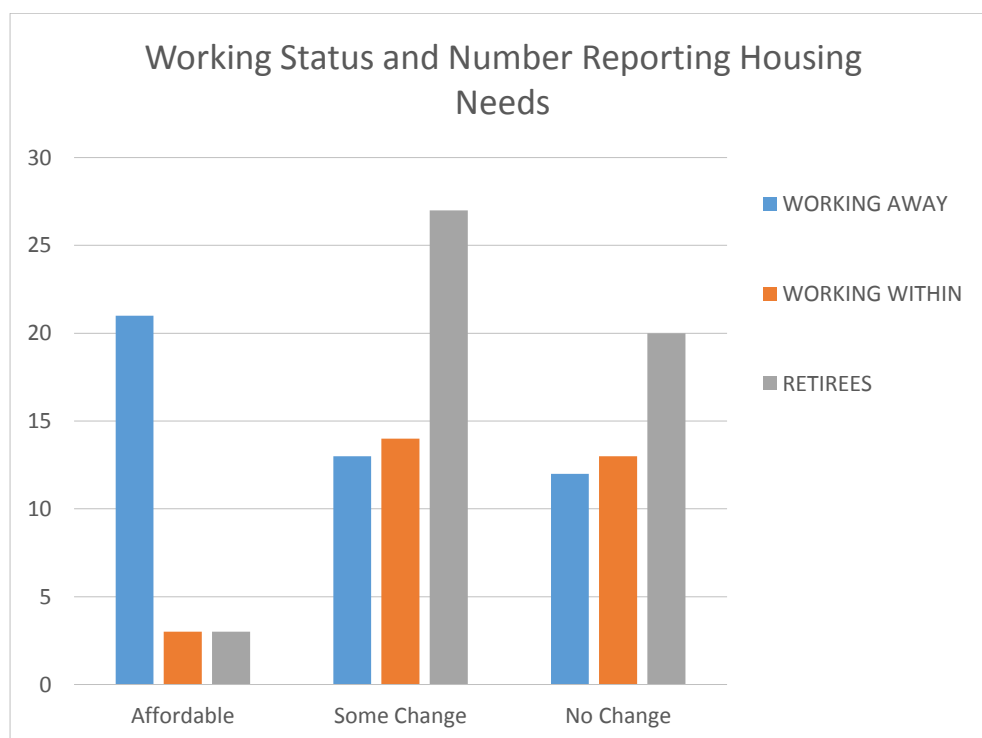


Table 6: Working Status and Reported Housing Need

Derived from Section A: Q. 4 & 5

4.3 Your Housing Status

- 6% of respondents lived outside of the parish. Four of these indicated future affordable needs.

- 3% of respondents indicated they had more than one residence.
- Surveys were completed by a mix of households, the largest sector being “*myself and my spouse*” (99 households) followed by ‘*myself*’ (72 households). ‘*On behalf of someone who wants to move back / into the parish*’ (9 households).

4.4 Residency

The main reasons for households wishing to stay in Rolvenden were recorded as:

- Parents/Family/friends/neighbours - 36 households
- Social aspects/ friendly community - 31 households
- lived here all life/very long time - 29 households
- like/love it - 19 households
- convenient location/ quiet, beautiful, rural location - 13 households
- work - 11 households
- are settled/don't want to move - 10 households
- school - 5 households
- local amenities - 4 households

The main reasons people might want to move away from Rolvenden were:

- to be nearer friends/ family - 5 households, and
- for better facilities elsewhere - 4 households

5 Identified Housing Need

5.1 Quantitative Need

Residents were asked whether someone in their household would need to move to meet housing needs in the next 10-15 years.

Table 7 (below) indicates that 38 households foresaw a definite need to move home to meet their housing need in the next 10 – 15 years. Of these, 24 (63%) would need to move to affordable housing and the remaining 14 (37%) to market housing.

The table also illustrates that a further 60 households considered that they *may* need to move to meet their housing need over the next 10 – 15 years. This is a much less certain demand given the nature of the question and the long timescales involved and is thus unlikely to materialise in full. Nevertheless, it is anticipated that some additional demand beyond those identifying a definite housing need should be anticipated.

	Affordable Housing	Market Housing	Total Requirement
YES	24	14	38
MAYBE	8	52	60
TOTALS	32	66	98

Table 7: Households needing to move to meet housing needs in the next 10-15 yrs

Derived from Section A: Q.5

5.2 Current tenure of households anticipating a need to move

Table 8 (below) shows the existing Housing Tenure of those who have stated YES they will need to move in the next 10 – 15 years.

Current housing status	Affordable Need	Market Housing Need
Rent a council home	3	-
Rent a private home	8	2
Own with a mortgage	2	3
Own with no mortgage	1	5
Live in tied accommodation	-	1
Rent a Housing Assoc. home	-	-
Rent a room	2	-
Live with parents / friends	7	2
Unspecified	1	1
Total	24	14

Table 8: Current housing status of those who will need housing in 10 – 15 years

Derived from Section A: Q.3

Table 9 (below) shows the existing housing tenure of those stating MAYBE they will need to move in the next 10 – 15 years.

Current housing status	Affordable Need	Market Housing Need
Rent a council home	3	-
Rent a private home	2	3
Own with a mortgage	1	14
Own with no mortgage	-	33
Live in tied accommodation	-	2
Rent a Housing Assoc. home	2	-
Rent a room	-	-
Live with parents / friends	-	-
Unspecified	-	-
Total	8	52

Table 9: Current housing status of those who may need Housing

Derived from Section A: Q.3

Of all the 32 households (both YES and MAYBE) seeking affordable homes, the majority (37.5%) are currently renting in the private sector. A further 25% currently rent a property from the Council or a housing association, some of whom may be expected to fulfil their needs within this sector through turnover of the existing stock. A smaller percentage (21.0%) are living with parents/friends and seeking an independent home.

Of those seeking market housing, almost all of the demand (83.3%) was coming from existing home owners. Once again, some may be expected to fulfil their needs for market housing through the normal turnover of properties on the market.

5.3 Main reasons for needing housing

A variety of answers were given, both by those seeking affordable and private housing, to the question "What are the main reasons for needing to move?" However, in the case of those saying MAYBE they would need to move in the future, numerous (and often somewhat inconsistent) reasons were given. Thus the MAYBE answers were not felt to be capable of robust analysis. Tables 10 and 11 (below) are therefore extracted only from those replies that stated 'Yes' they would need to move.

Of those seeking affordable housing, the major reasons were for independent living (37%) or as a result of an existing dwelling being too small (29%).

Of those seeking market housing, the major reasons for wanting to move were either due to an existing house being either too large/too expensive (36%) or a need for independence (29%). It appears that local demand for market housing is being driven to some extent by an aging population. Although adaptations to existing homes, including extensions; disabled living facilities, and carer accommodation were mentioned, 87% stated they would not consider adapting or extending their home to meet future needs.

Reason	Number of Households	%
Homeless	1 (living outside Borough)	4.2
Need to live independently	9	37.5
Too small / family members moving in	7	29.1
Rent too expensive	3	12.5
Being evicted / landlord wants to sell / parents want to move	3	12.5
To be closer to family	1	4.2
Mobility problems: indicated by one respondent <i>in addition</i> to one of the reasons above		-
TOTAL	24	

Table 10: Main Reasons for needing Affordable Housing

Reason	Number of Households	%
Need to live independently	4	28.6
Too big / too expensive	5	35.7
Being evicted / landlord wants to sell / tied tenancy	2	14.3

To be closer to family	1	7.1
Retirement	1	7.1
Mobility problems	1 (4 respondents also recorded this as an additional reason)	7.1
TOTAL	14	

Table 11: Main Reasons for needing Market Housing

Tables 10 and 11 are derived from Section A: Q.5. "What are the main reasons for your need to move from your present home?"

5.4 Household Composition

Of all those with a housing need (both YES and MAYBE) the two largest categories were 29 for *Single Adults* and 29 for *Couples Sharing* (27% each of total responses). The next largest, at 21, was *Elderly Couples* (20%), then 12 *Families with Children* (11%) and 11 *Single Elderly* (10%).

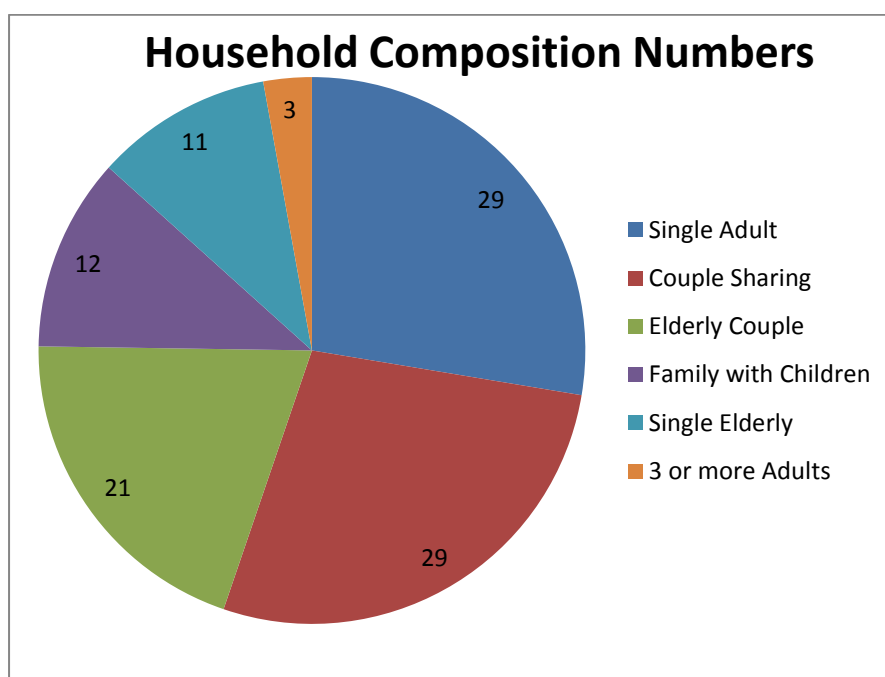


Table 12: Household Make-up

Derived from Section A: Q.5 "What type of household size are they likely to have at the time of moving?"

5.5 Special Needs / In-house Support (Q.6 of Survey)

Of the 93 responses to this section, 59% stated they wanted proximity to Local Services and/or Public Transport. This clear preference was also part of the selection process used by the Steering Group when identifying suitable sustainable sites for potential housing development.

Within this total number of 93 households responding, 16 (17%) also recorded Mobility Difficulties, whilst 6 (6%) had Disability Requirements, and 7 (7%) were looking for Care within

the Home. All of these (given adaptation and/or provision of social services) are most likely capable of being met within existing homes.

Of these same households 1 'YES' and 9 of the 'MAYBE's identified a need for Warden Assisted housing (a total of a little over 10%), while 1 'YES' and 2 'MAYBE' respondents wanted Residential Care accommodation (approx. 3%). These specialist requirements are likely to be met by specialist multiple-unit development provided at a scale which would require greater demand than is available in Rolvenden.

5.6 Age Considerations

There is concern within the Parish how best to meet the needs of an increasingly ageing population (see 4.1 Table 5 above) in terms of housing type likely to be needed.

Of those indicating YES they will need to move and MAYBE they would need to move, Table 13 (below) shows the identified house type preference of those responding to this question.

Sector		House	Bungalow	Flat
YES	Market	5	5	3
	Affordable	12	3	4
TOTAL		17	8	7
MAYBE	Market	18	14	1
	Affordable	2	1	1
TOTAL		20	15	2

Table 13: Suitable Property Type

Table derived from Section B: Q.2 "Type of property MOST suitable for anticipated housing needs"

Out of 32 respondents indicating YES they would need to move, 17 (53%) expressed a preference for a house; 8 (25%) a bungalow and 7 (22%) a flat. Of those indicating that they may need to move in the next 10 – 15 years, the majority wanted a house with most of the remainder considering a bungalow would most suit their potential need.

The Neighbourhood Plan should seek to achieve smaller (1 – 2 bedroom) dwelling types to help accommodate those wishing to downsize locally. Whilst smaller houses and flats are likely to be brought forward by developers and social housing providers, it is acknowledged that bungalows are not generally provided, being both expensive to construct and land-hungry. Specialist retirement living is more generally provided by larger scale flatted developments located close to a wide range of amenities; medical services and public transport, such as that currently under construction by McCarthy & Stone in Tenterden.

There are currently 41 bungalows and 48 flats within the built confines of Rolvenden and Rolvenden Layne. The flats are primarily within the social housing stock. It is likely that, with the normal turnover of these properties, many households could find the particular types of

accommodation they anticipate needing, although there may be a need for a limited number of privately owned flats.

5.7 Housing Size

Table 13 (below) assesses the house size preference of those who stated YES they will need to move in the next 10 – 15 years.

No of Beds	Affordable (%*)	Market (%*)	Total (%*)
1	7 (29%)	3 (21%)	10 (26%)
2	9 (38%)	8 (58%)	17 (45%)
3	5 (21%)	3 (21%)	8 (21%)
No preference	3 (12%)	-	3 (8%)
Total No. units	24	14	38

* as a percentage of total number of units needed in each tenure.

Table 13: Size of New Homes needed

Table 13 is derived from Section A: Q6 Housing Requirements:
"How many bedrooms would your new home need?"

In compiling Table 13, those selecting 1 or 2 bedrooms have been evenly distributed between the 1 and 2 bedroom properties; those selecting 2 or 3 bedrooms have been evenly distributed between the 2 and 3 bedroom properties.

In terms of total unit numbers and bedroom numbers needed, this affordable housing need correlates well with the figures in Table 14 (below) obtained from Ashford Borough Council's Housing Waiting List.

	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom	6 Bedroom	Total
Rolvenden	12	4	6	0	0	0	22

Table 14: Bedroom Requirements

Source: Ashford Borough Council Housing Waiting List, April 2017

There is remarkable symmetry between the needs of those needing affordable housing and those seeking market housing. The vast majority of need is for 1 and 2 bedroom homes in both sectors. This is likely to particularly reflect the needs to set up independently within the affordable housing sector and the downsizing requirements of the aging population within the market sector. Around 25% of households recorded a need for 3 bedroom properties in both sectors. There is virtually no local need for new properties with 4 or more bedrooms.

Those indicating that they may need new housing had similar size of dwellings preferences.

5.8 Housing Tenure

Table 15 (below) shows that of the 32 households seeking affordable housing, the majority wanted rented accommodation (42%). Of the 66 households seeking market housing, the largest proportion wanted private ownership (43%).

YES	Affordable	Market	Totals
Private Ownership	3	4	7
Rented	¹ 12.5	1.5	14
Shared Ownership	3.5	0.5	4
No Preference	5	8	13
Totals	24	14	38
MAYBE			
Private Ownership	1.5	24.5	26
Rented	1	1.5	2.5
Shared Ownership	0.5	1	1.5
No Preference	5	25	30
Totals	8	52	60
Overall Total	32	66	98

¹ where respondents opted for two preferences the number was halved

Table 15: Tenure Preferences

Table 15 derived from Section A: Q.6

'Please indicate what kind of Tenure you would require?'

5.9 When accommodation is required

Table 16 (below) illustrates the timing of affordable housing need from both those who expressed a housing need and those who anticipate that they *may* have a housing need.

Timing AFFORDABLE	YES need to move Households (%*)	MAY need to move Households (%*)	Total Households (%)
Now/soon	13 (93%)	1 (7%)	14
Within 5 yrs	6 (67%)	3 (33%)	9
5-10 yrs	2 (50%)	2 (50%)	4
10-15 yrs	-	-	-
Don't know	3	2	5
Total	24	8	32

* as a percentage of total number of units needed in each time frame.

Table 16: Time frame for those moving for Affordable Housing

Table 17 (below) illustrates the timing of market housing need from both those who expressed a housing need and those who anticipate that they *may* have a housing need.

Timing MARKET	YES need to move Households (%*)	MAY need to move Households (%*)	Total Households (%*)
Now/soon	3 (75%)	1 (25%)	4
Within 5 yrs	7 (70%)	3 (30%)	10
5-10 yrs	3 (12.5%)	21 (87.5%)	24
10-15 yrs	1 (5%)	20 (95%)	21
Don't know	-	7	7
Total	14	52	66

* as a percentage of total number of units needed in each tenure.

Table 17: Time-frame for Households moving for Market Housing

Tables 16 and 17 derived from Section A: Q.5 "When is this housing going to be needed?"

The above results indicate an immediate need for 18 dwellings (with the majority arising from a need for affordable housing), and a potential need for a further 19 dwellings within the next 5 years (with a greater balance between affordable and market housing at this stage). The uncertainty over future market housing need is reflected in the responses which put this potential need into the longer term.

5.10 Need to Return to Rolvenden

Six households responded to say they had to move away to afford a house (4 of these were seeking affordable housing and 2 market housing).

In addition, respondents were asked whether they knew of anyone who has had to leave the village in the last 10 years that might want to return. Only one positive response was received to this question, but the respondent had no plans to move back to Rolvenden in the foreseeable future. The responses indicate that this is not a significant component of expressed need.

6. Conclusion

The Housing Needs Survey should be taken as a guide to future housing needs in Rolvenden Parish.

The Housing Needs Survey revealed a more certain need for 38 dwellings over the next 10 – 15 years.

A further 60 households anticipated that they *may* have a need for housing over the same period and, whilst some of this need is likely to arise, it is unlikely that all will materialise over the next 10 – 15 years.

In addition, whilst the initial period of housing need such as the next 10 years is likely to be more accurately expressed, need beyond this period is less likely to be as accurate. There were 80 households expressing a certain or potential need within the next 10 years.

The immediate need expressed is primarily for affordable housing. In the medium and longer term, the need is primarily for market housing.

The vast majority of need is for 1 and 2 bedroom homes in both affordable and market housing sectors. This is likely to particularly reflect the needs to set up independently within the affordable housing sector and the downsizing requirements of the ageing population within the market sector. Around 25% of households recorded a need for 3 bedroom properties in both sectors but there is virtually no local need for new properties with 4 or more bedrooms.

The preferred tenure amongst people seeking market housing in the future is for home ownership, while the majority of affordable housing need is for rented property, with some anticipating shared ownership.

The Local Housing Needs Survey 2015 Questionnaire

Housing Needs Survey Rolvenden 2015

The Parish Council is collecting this information to understand Rolvenden's future housing needs for both open market and affordable housing and to establish an up to date and relevant *Local Housing Needs List*. It will be separate to the one kept by Ashford Borough Council and anyone with an IMMEDIATE housing need should ring 01233 330688 or email housing@ashford.gov.uk Housing Officers are available from 9am to 4pm Mon-Fri.

The results of the survey will become part of Rolvenden's Neighbourhood Development Plan and could influence the number, type, and size of homes that need to be built in the parish. At the same time, this survey will help ensure the affordable units due to be constructed on Halden Field are allocated to LOCAL people in the first instance.

We need **EVERY HOUSEHOLD** to complete this questionnaire to enable us to establish the complete picture, *even if you have no anticipated housing need*, but, it is especially relevant to YOU

- if you have had to move temporarily back "home" with your parents or other family members
- if you or your children have had to, or may have to, move away to afford independence or a new home
- if you are likely to consider downsizing in the next ten to fifteen years
- if mobility may be an existing or future concern
- if you have elderly relatives you wish to look after
- if you have a strong connection to the village and require housing
- you are looking to stay put or
- If you know someone who has moved away or has a strong connection and would like to live here
-we need to hear from them too.

Further forms may be collected from the Post Office or may be sent via email. Please contact lynncw277@gmail.com for an email version or if you would prefer to complete the form electronically. You may complete a form on someone's behalf but please indicate this where applicable. You have the option to remain anonymous but if you would like to be included on the Parish Council's List, please remember to fill in your details at the end. Any details you do give us will not be sold or used for any other purpose. If you have any other queries on this matter, please do not hesitate to contact a member of the Parish Council who will be happy to explain it to you.

**Please answer all questions carefully and return the completed form
to the box in the Post Office by January 5th**

Section A - Please tell us about...

1) Your Status

Please tell us about the person completing the questionnaire. (Delete as appropriate)

- I LIVE IN THE PARISH OF ROLVENDEN / I DO NOT LIVE IN THE PARISH OF ROLVENDEN
- THIS IS MY... MAIN HOME / SECOND HOME

- I AM COMPLETING THIS ON BEHALF OF MYSELF / MYSELF AND MY SPOUSE / A MEMBER OF MY HOUSEHOLD
- I AM COMPLETING THIS ON BEHALF OF SOMEONE WHO WANTS TO MOVE BACK / INTO THE PARISH

Your name:
Their name:

Tel. no:
Tel no:

2) Your Household

How many people in each of these age groups live in your home?

0-15 years		16-24 years		25 - 44 years		45 – 64 years		65 -84 years		85 years +	
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3) Your Home

Do you currently..... (Please tick)	Rent a council home		Rent a Housing Assoc. Home		
	Rent a private home		Rent a room		
	Own with a mortgage		Other (please specify)		
	Own with no mortgage				
	Live in tied accommodation				
Do you live in a?	House	Bungalow	Flat	Other	
Number of bedrooms?	1	2	3	4	5+
Are you on Ashford Borough Council's housing needs list already?	YES / NO If yes, how long have you been on the list? Type of housing requested?				

4) You & Your Parish (please tick and answer all that apply)

IMPORTANT: This section to be completed either by the HEAD OF THE HOUSEHOLD or THE PERSON WITH THE HOUSING NEED If more than one person in your household has an anticipated housing need, please PUT A TICK FOR EACH PERSON WITH A HOUSING NEED	I currently live in the parish	
	I have lived here all my life	
	I don't live here but have relatives in the parish	
	I work in the parish (Type of employment?)	
	I work elsewhere (Which town or village?)	
	I travel to work by... Approx time taken to travel to work?	
	I moved away for work	
	I moved away to afford a home and would like to move back	
	I worked here but am now retired	
	I moved here to retire	
	I live here and my children are at school here/locally	
	Other:	
	Do you know of anyone who has had to leave the village in the last 10 years who might want to return? YES / NO	
	If YES, please give their contact details here, or email lynncw277@gmail.com Alternatively, please ask them to pick up another questionnaire from the Post Office, especially if they wish to be included on the Parish Council's <i>Housing Needs List</i> . You may complete a form on their behalf but please say so on the front page.	

5) YOUR HOUSING NEEDS OVER THE NEXT TEN TO FIFTEEN YEARS

Will someone in your household need to move to meet housing needs in the next 10-15 years? YES/NO/ MAYBE			
How many people in your household, in each age current group, will need to move to more appropriate housing in the next 10 – 15 years?	0-15 years		45-64 years
	16-24 years		65-84 years
	25-44 years		85+ years
How many people in your household, in each age current group, would PREFER TO STAY IN THE PARISH when the time comes to move?	0-15 years		45-64 years
	16-24 years		65-84 years
	25-44 years		85+ years

What type of household size are they likely to have at the time of moving?	A single adult		3 or more adults	
	A couple / sharing		A family with children	
	Single elderly person		An elderly couple	
	Care / assisted etc		Close to or with family	
When is this housing going to be needed?	Soon / Now		In 5 to 10 years	
	In 1 to 5 years		In more than 10 years	
What are the main reasons for your need to move from your present home? (Please tick all that apply for your household)	It is too small		Need to be closer to family	
	It is too big		Family members are moving in	
	It is too expensive to maintain		Health/mobility problems	
	The rent is too expensive		To release equity for other plans	
	A need to live independently		Wish to buy rather than rent	
	The garden's too big now		Stairs are difficult to manage	
	Other reasons (please specify)			
Are you considering extending or adapting your current home to meet future needs? If so, in what way...?			YES / NO	

6) HOUSING REQUIREMENTS (Skip this section if you have no anticipated housing needs within 10 – 15 yrs)

IMPORTANT: To help assess value levels for buying, renting or shared ownership schemes it will be necessary to approximate realistic levels of affordability. We appreciate that confidentiality is paramount but if you require help with this question or any others, please feel free to ask or call Lynn on 01580 241232

Please indicate what kind of tenure you would require?		Private Ownership / Shared Ownership / Rented			
1) For PRIVATE and SHARED OWNERSHIP, estimate your joint household annual income then assume no more than three times this figure as a rough mortgage guide. Add any savings or equity which could contribute to a mortgage and indicate below the <i>maximum</i> value of a house you would <i>realistically</i> require. (NB – professional advice should always be sought when the time comes – this is to give an indication of house values required only)					
£0 – 50,000		£151 - 175,000		£301 - £350,000	
£51 -100,000		£176 – 200,000		£401 - £450,000	
£101 - 125,000		£201 – 250,000		£451 - £500,000	
£126 – 150,000		£251 - £300,000		£501 - £749,000	
2) For RENTED homes, how much could you comfortably afford to pay each WEEK in rent?					
Up to £50		£150		£250	
£75		£175		£275	
£100		£200		£300	
£125		£225		£325	
How many bedrooms would your new home need? 1 2 3 4 5+					
Do you currently have or anticipate any of the following special needs or require in-house support?	Warden Assisted		Mobility difficulties		
	Residential Care		Disability requirements		
	Care within the home		Close proximity to public transport		
	Disabled parking		Close proximity to local facilities		

Section B - To summarise, please complete the following statements and delete where necessary:

- I anticipate SOME CHANGE / NO CHANGE in my household's situation over the next 10 – 15 years.
- The type of property/properties MOST suitable for my/our anticipated housing needs would be

Affordable	Starter Home	Help to buy
House	Bungalow	Flat
Retirement	Mobility Friendly	Sheltered (warden assisted)
Other...		

- I would prefer to remain living in Rolvenden because.....

- I would like to move away from Rolvenden because.....
- I have had to move away from Rolvenden because.....
- I wish to return to Rolvenden because.....

If you have an anticipated *AFFORDABLE* housing need and wish to be included on the Parish Council's Housing Needs List, please complete the following information. No individual details will be published in the final report resulting from this survey.

Name: Mr/Mrs/Ms

Address:

Telephone :

Email :

Occupation(s) if applicable:

THIS INFORMATION WILL BE TREATED IN THE STRICTEST CONFIDENCE

Please feel free to make additional comments here regarding this survey. Any other information on housing needs or how we may improve Rolvenden in general is welcomed...

**Thank you for taking the time to complete this form.
Please return it to the collection box in the Post Office by
January 5th 2015**

Rolvenden Update – email notification – first sent 10.12.14

IMPORTANT NOTICE

Please look out for the yellow HOUSING NEEDS SURVEY form appearing through your door in the next few days.

This information is being collected by Rolvenden Parish Council and we need **EVERY HOUSEHOLD** in the parish to complete one.

The results will help us understand Rolvenden's future housing needs for both open market and affordable housing as part of Rolvenden's Neighbourhood Development Plan and could influence the number, type, and size of homes that need to be built in the parish. We will also be able to establish an up to date and relevant **Local Housing Needs List** to help ensure the affordable units due to be constructed on Halden Field are allocated to LOCAL people in the first instance.

Anyone with an IMMEDIATE housing need however, should ring Ashford Borough Council on 01233 330688 or email housing@ashford.gov.uk

Housing Officers are available from 9am to 4pm Mon-Fri.

We do need **EVERY HOUSEHOLD** to complete this questionnaire, **even if you have no anticipated housing need.**

If you have not received a yellow survey form by the middle of next week, further forms may be collected from the Post Office or may be sent via email.

Please contact lynncw277@gmail.com for an email version or contact any member of the Parish Council if you have any questions or queries.

You may complete a form on someone's behalf and you have the option to remain anonymous but if you, or they, would like to be included on the Parish Council's List, please remember to fill in your details at the end of the survey.

Any details you do give us will not be sold or used for any other purpose.

Please return the completed surveys to the box in the Post Office by January 5th

THANK YOU