

CHALLOCK HOUSING NEEDS SURVEY – FEBRUARY 2024



In partnership with Challock Parish Council



The Rural and Community
Housing Enabling Service

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INTRODUCTION

Kent's Rural and Community Housing Enabling service (RACE) undertook a parish wide Housing Needs Survey in Challock Parish. The survey was undertaken as part of Ashford Borough Council's service level agreement with RACE to undertake 2 surveys per year.

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

The Challock Housing Needs Survey is valid for 5 years, to January 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.'

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 rural 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 village life. This can make a real difference to the sustainability of rural communities and the vitality of village services and amenities.

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 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 Ashford Borough 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. In such cases, a partnership will be established between the Parish Council, the preferred housing provider, e.g. housing association, and the local authority. Proposals for new local needs housing will be developed and the 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.

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

EXISTING HOUSING IN THE PARISH

The Census 2021 tells us 90% of households in the parish are owner occupiers, 3% live in social housing and 7% live in private rented housing or are living rent free. The housing stock comprises 1.5% flats, 97.8% houses or bungalows and 0.7% mobile homes or other temporary structures.

There are a total of 19 social rented homes in the parish, of which 2 are provided as local needs housing. Local needs housing is where priority is given to those with a strong local connection to the parish. All other social housing is let in accordance with the Ashford Borough Council Housing Register, or direct by the landlord housing association, i.e. a new tenant is unlikely to have a local connection to the parish.

There is one local needs housing scheme in Challock at Orchard Lane, it is managed by Southern Housing. In total it provides 2 social homes and 6 shared ownership homes.

High property prices means that some local people are unable to afford a home in the parish of Challock. At the time of writing the report, searches undertaken on www.rightmove.co.uk show that the cheapest property for sale was a 3-bed house for £495,000; for a first-time buyer to afford this property an estimated 10% deposit of £49,500 would be required along with an income of approximately £99,000 based on mortgage of 4.5 x income. There were no properties available for private rent in Challock at the time of writing this report.

SURVEY METHODOLOGY

An A5 postcard providing information and online links for completion of the survey was posted to every household in the parish of Challock in January 2024. Only residents with a housing need were asked to respond; options were provided for those unable to use the online method. 456 postcards were distributed with 15 completed surveys returned.

SUMMARY

Of the 15 returns, a need for up to 10 affordable homes, for the following local households was identified:

- 4 x single people
- 1 x couple without children
- 5 x families with children
- 2 of the 10 households requiring affordable housing include older people
- 6 of the households live in Challock Parish and 4 live outside but indicated local connections.

In addition to the above, there was a requirement for 4 properties for the following older homeowners:

- 1 x single person
- 2 x couples
- 1 x family
- All 4 households currently live in Challock.

ANALYSIS AND RESULTS

15 surveys were completed. 1 survey was disallowed for the following reason:
1 x younger homeowners wanting open market housing or self-build only (self-build option is included below)

Identified need for Affordable Housing

Total Number of Affordable Homes Required	10
Respondent Current Location	6 x live in Parish 4 x live outside Parish
Respondent Current Housing	1 x private rented 2 x renting from local authority 3 x renting from housing association 4 x living with relatives
Household Composition	4 x single people 1 x couple 5 x families
Tenure Preference (more than one choice allowed)	8 x Affordable Rented* 3 x Shared Ownership } Low-cost home 3 x First Homes } ownership *Social housing
Level Access Housing Required	2
Number of older people requiring affordable housing	2
Interest in cohousing for older people	1
Specialised housing requirement	1 x ground floor, shower, garden, parking. 1 x reduced mobility, require accessible parking, handrails, stair lift, flush floor shower.
<p>Analysis shows that only three respondents indicated having a deposit towards a low-cost home ownership option. This indicates that the majority need is for social housing.</p>	

Number of Self-Builds Required	1
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Identified need for alternative housing for older homeowners.

Total Number of Homes Required	4
Respondent Current Location	4 x live in Parish
Respondent Current Housing	4 x owner occupier
Household Composition	1 x single person 2 x couples 1 x family
Tenure Preference (more than one choice allowed)	4 x open market
Type of housing required (more than one choice allowed)	1 x flat 1 x house 3 x bungalow 1 x level access required 1 x cohousing for older people

ADDITIONAL INDICATION OF LOCAL HOUSING NEEDS

Information obtained from Ashford Borough Council's Housing Register indicates there are currently 9 households registered who have indicated a local connection to Challock Parish, requiring the following social housing: 3 x 1 bedroom, 1 x 2 bedrooms, 3 x 3 bedrooms, 1 x 4 bedrooms and 1 x 5 bedrooms.

CONCLUSION

The Challock Housing Needs Survey January 2024 demonstrates that at least **10 new affordable homes** are required to meet the needs of local people. It also demonstrates that at least **4 open market properties** for older homeowners wanting to downsize or move to more suitable housing, are required.

The Parish-wide 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 Ashford Borough Council Housing Register, 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.

Appendix 1. Paper Version of Housing Needs Survey



CHALLOCK HOUSING NEEDS SURVEY

The Rural and Community Housing Enabling service (RACE) is working with Challock Parish Council and Ashford Borough Council to establish whether there is a need for affordable housing and/or housing for older residents including current homeowners, in the parish of Challock.

It is widely recognised that people living on low or even average incomes can face real difficulties trying to find a secure and affordable home in the village where they live and/or work. That's why RACE are working with Challock Parish Council to understand what the local housing need is and how local people can be supported to stay close to their support networks, work or education. We also know that some older people in rural areas, including homeowners, can struggle to find alternative housing that better suits their needs whilst enabling them to remain in their community.

This survey is designed to see if such housing is needed in Challock for people with strong local connections (the local connection criteria can be seen at Q6).

Details on how to return the survey are at the end of this form.

If you or anyone in your household has a housing need, even if they've had to move away to find housing elsewhere, please complete this survey by 14th February 2024. Households might be single people, couples or families. It is only necessary to complete this survey if you feel you are in housing need. Please complete one survey per household in housing need. The survey should take no more than 15 mins to complete.

The findings of this survey will be produced in a report and published on the Challock Parish Council website in March/April 2024 at www.challockparishcouncil.gov.uk To find out more about RACE go to www.kenthousinggroup.org.uk/race If you are unable to access these websites but would like to know more, please use the contact details at the end of this form.

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

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 need new housing?

- Now
- Within the next 3 years

4. If you currently live in Challock, do you wish to stay there?

- Yes
- No
- N/A

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

- Yes
- No
- N/A

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

*immediate family = mother/father, children, brother/sister.

**Part-time = a minimum of 10 hours per week

- I currently live in the parish and have done so continuously for the last 5 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 7 out of the last 10 years
- I am in full time or part-time** employment in the parish
- I need to move to the parish to take up full time or part-time**employment
- I need to move to the parish to give or receive support to or from an immediate* family member

7. What is your current housing situation?

- Private rented
- Renting from Local Authority
- Renting from housing association
- Shared ownership
- Owner occupier
- Living with relatives
- 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

Please specify

10. What size will your household be in the new accommodation (total number of people)?

- | | |
|-----------------------------------|-----------------------------------|
| <input type="checkbox"/> 1 person | <input type="checkbox"/> 5 people |
| <input type="checkbox"/> 2 people | <input type="checkbox"/> 6 people |
| <input type="checkbox"/> 3 people | <input type="checkbox"/> 7 people |
| <input type="checkbox"/> 4 people | <input type="checkbox"/> 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	<input type="text"/>
Person 2	<input type="text"/>
Person 3	<input type="text"/>
Person 4	<input type="text"/>
Person 5	<input type="text"/>
Person 6	<input type="text"/>
Person 7	<input type="text"/>
Person 8	<input type="text"/>

12.

Gender

Person 1	<input type="text"/>
Person 2	<input type="text"/>
Person 3	<input type="text"/>
Person 4	<input type="text"/>
Person 5	<input type="text"/>
Person 6	<input type="text"/>
Person 7	<input type="text"/>
Person 8	<input type="text"/>

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.

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

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.

- Under £10,000
- £10,000 - £15,000
- £15,000 - £20,000
- £20,000 - £25,000
- £25,000 - £30,000
- £30,000 - £35,000
- £35,000 - £40,000
- £40,000 - £50,000
- £50,000 - £60,000
- £60,000 - £80,000
- £80,000 +

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 |

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.

You can return this form in the following ways: return to the Barn Shop, Canterbury Road, Challock, TN25 4BJ. Alternatively you can call RACE on 07880 151872 for assistance or to complete the survey by phone.

You may also return this form directly to RACE at: RACE, Kent Housing Group, Civic Centre, Tannery Lane, Ashford, TN23 1PL

To apply for affordable rented housing you must register on Ashford Borough Council's Housing Register. If you would like to register go to www.kenthomechoice.org.uk or contact the Lettings Team via email cbl@ashford.gov.uk or by calling 01233 331111