
Barham Housing Needs Survey

January 2013

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With the support of:
Barham Parish Council.
Canterbury City Council.

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1. EXECUTIVE SUMMARY

The Rural Housing Enabler (RHE) assisted Canterbury City Council and Barham Parish Council to undertake a parish wide survey to ascertain if there are shortfalls in affordable housing provision within the parish. This report provides overall information as well as analysis of housing need.

A survey was delivered to every household within the parish of Barham in January 2013. Approximately 546 surveys were distributed with 191 surveys being returned, representing a 35% response rate.

Analysis of the returned survey forms identified that 92% of all respondents are owner occupiers. 65% of all 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 within the parish. This problem is exacerbated at present as tighter restrictions are being placed on mortgages by lenders; the result of the current economic climate. For a first time buyer an income of approximately £36,185 per annum and a deposit of £22,350 is needed to buy the cheapest property available within the parish, which, at the time of writing the report, was a 2 bed apartment for £149,000. To be able to afford to rent privately an income of approximately £26,400 is required for the cheapest property available which was a 1 bed detached annex for £550. Only one property was found to rent privately in the parish and the advertisement for it stated that it was suitable for single occupancy only.

Our analysis has also identified that:

- A total of 3 children and 10 adults have a housing need
- All respondents with a housing need indicated strong local connections to the parish; 5 currently live in the parish and 1 lives outside

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

- 1 single person
- 4 couples
- 1 family

2. INTRODUCTION TO THE BARHAM HOUSING NEEDS SURVEY

The Rural Housing Enabler worked with Barham Parish Council and Canterbury City Council to undertake a housing needs survey within the parish.

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 progresses to a more advanced stage a further Registration of Interest survey will 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 October 2010, the National Housing Federation's Rural Housing Alliance has stated that 'The average rural house price in England is now more than twelve times the average salary of people living in rural areas. In order to obtain a mortgage, a person living and working in the countryside would need to earn £66,000 per year'.¹ They state that the average rural salary is approximately £20,000.

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 by 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 23rd 2008 Matthew Taylor presented his Review to the Government. Caroline Flint, Housing Minister at the time, indicated that the Government agreed with the core principles of the report and would take further measures to boost rural enterprise and affordable housing.

Caroline Flint said:

"Matthew Taylor has provided a comprehensive and authoritative report into the issues that our rural communities face, as well as a number of practical recommendations. He has been talking to people right across the country and his report will have a lasting impact on policy that will help their communities prosper. I thank him for that hard work."

"It's simply not fair that people in rural communities struggle to afford a place of their own. I am determined that we do everything we can to further help people in rural communities into home ownership, by for example helping landowners to establish community land trusts and by ensuring councils deliver the sustainable homes their communities need."

Rural Affairs Minister Jonathan Shaw said:

"Everyone should have the chance of a decent home at a price they can afford in a place they want to live and work in, and that goes for rural people too."

The 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).

¹ Affordable Rural Housing: A practical guide for parish councils. October 2010. National Housing Federation

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 Canterbury City 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 help identify suitable sites in conjunction with the local authority and others, for a local needs housing scheme. Once a partnership has been established between the Parish Council, the chosen housing association and the local authority to develop a scheme, the independent role of the RHE helps to ensure the project proceeds smoothly and to the benefit of the community.

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 a copy of the survey was posted to every household in the parish in January 2013.

Surveys were returned in pre paid envelopes to Action with Communities in Rural Kent. Copies of the survey were available for anyone who had left the parish and wished to return to complete, these were held by the Rural Housing Enabler. It was asked that completed survey forms were returned by 30th January 2013. All surveys received at Action with Communities in Rural Kent by the 30th January are included in this report.

Approximately 546 surveys were distributed with 191 returned by this date representing a return rate of 35%.

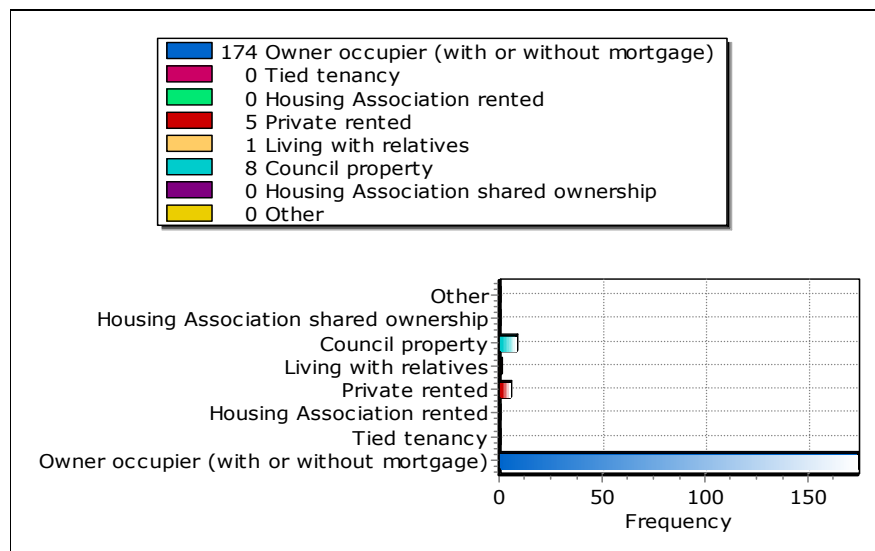
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

5. RESULTS

Section 1

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

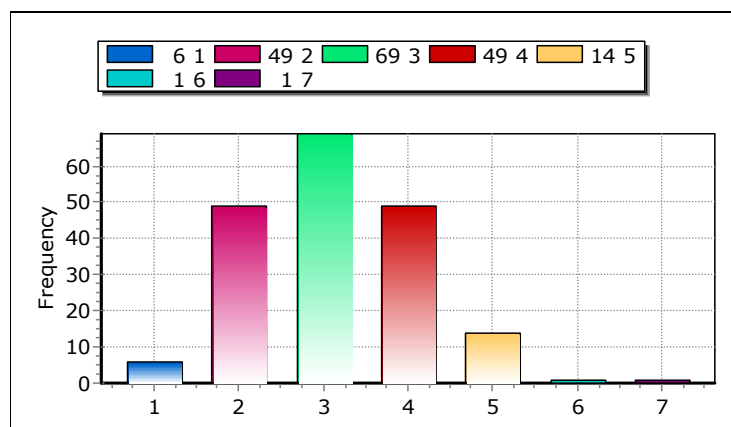
Question 1. What type of housing do you live in?



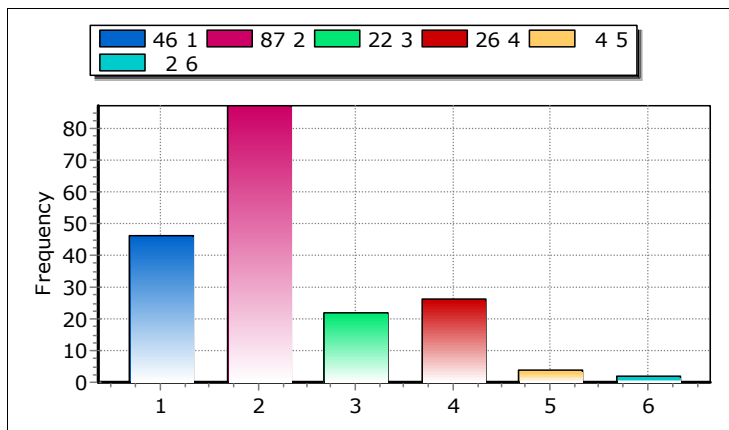
92% of respondents are owner occupiers.

Question 2.

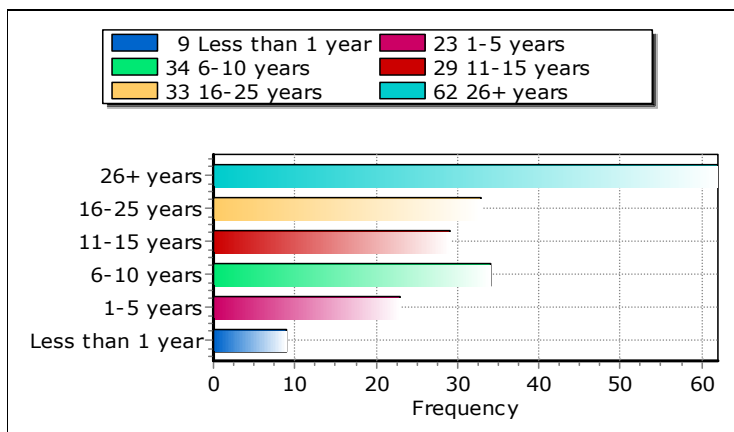
Number of bedrooms in your home



Number of people that currently live in the property

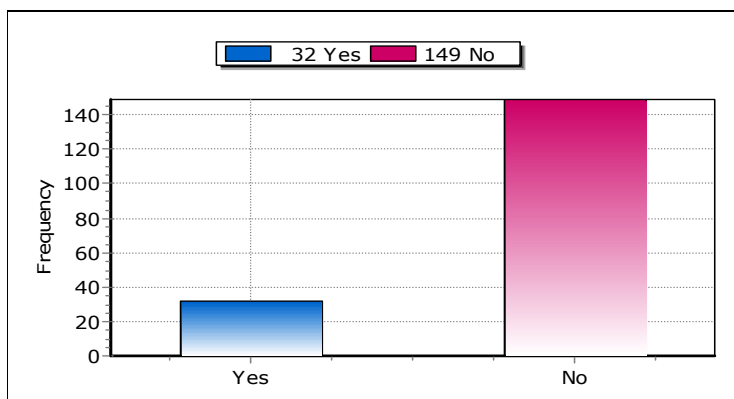


Question 3. How long have you lived in the parish?

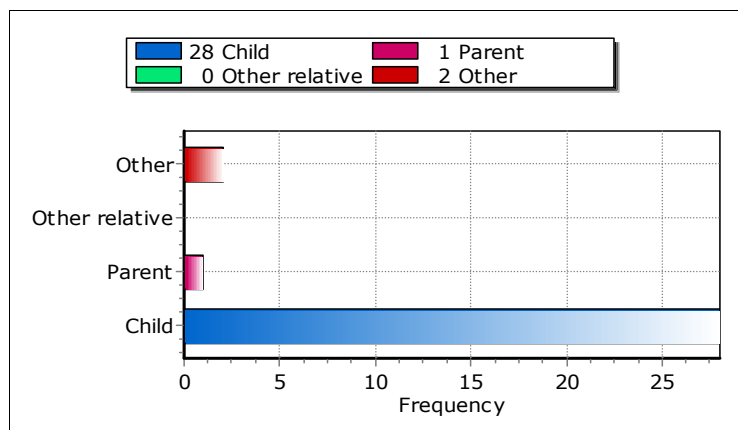


124 respondents (65%) have lived in the parish for over 10 years.

Question 4. Have any members of your household left the parish in the last 5 years?

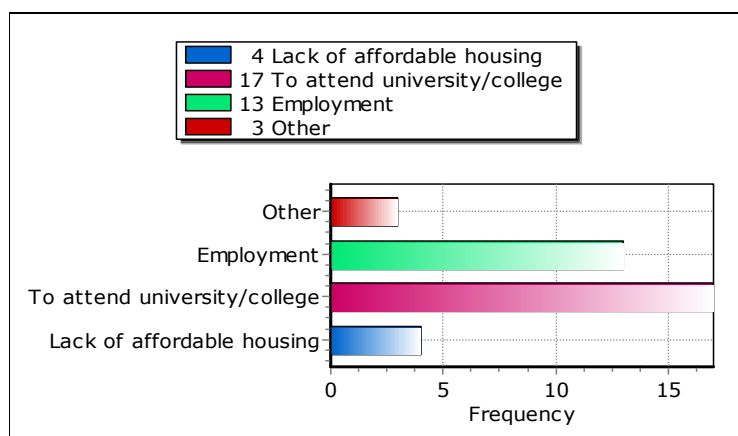


Question 5. If you answered yes to question 4, please state what relationship they have to you.



The respondents who answered 'Other' said the people who left had the following relationships to them; husband, daughter and son in law.

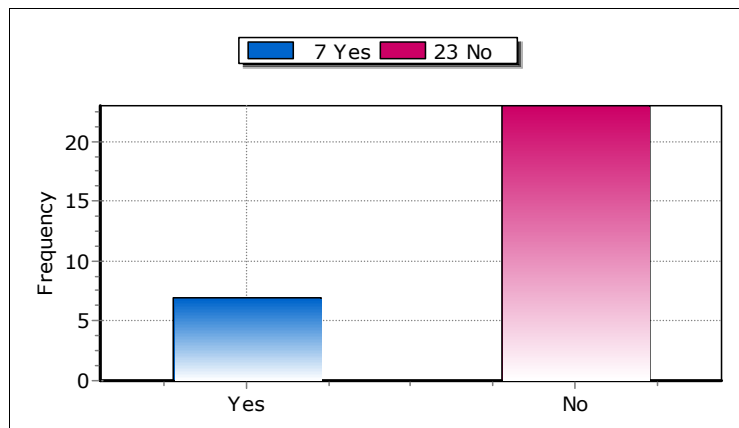
Question 6. Please indicate the reason why they left. Some respondents indicated more than one option.



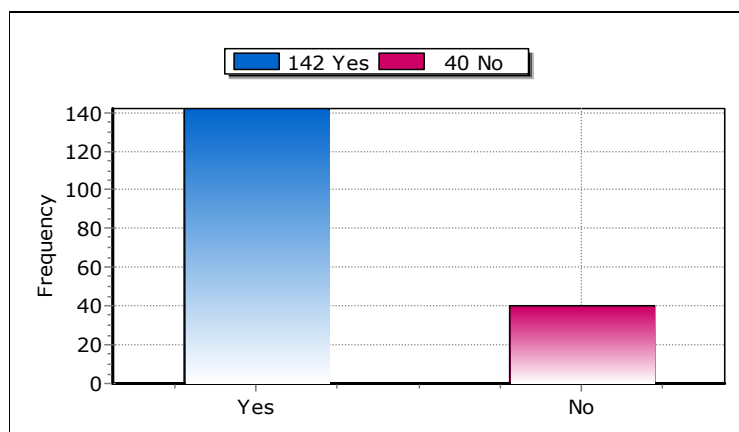
The most frequently given reasons for leaving the parish were to attend university/college and employment.

Reasons for leaving given under 'other' were: Divorce, moved in with partner, marriage and employment.

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 a proven need for people with a genuine connection to the parish?

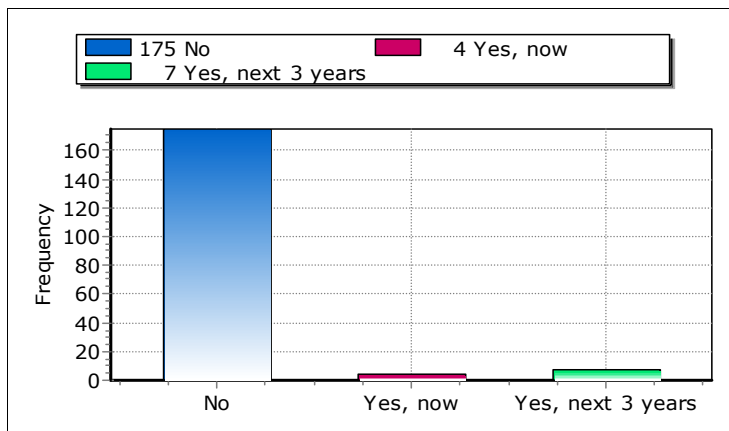


78% of respondents who answered the question (75% of all respondents) said they would support a small development of affordable housing.

Question 9. Please use this space if you wish to explain your answer to question 8.

There were 90 responses to this question; a full list of responses can be found in Appendix B1.

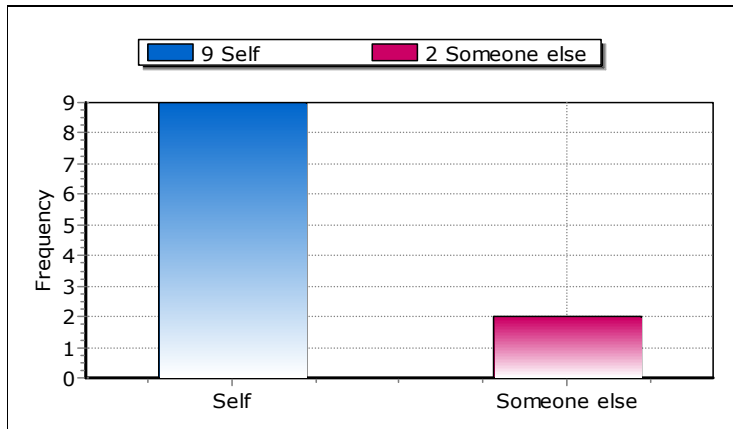
Question 10. Do you or a member of your household need separate or alternative accommodation either now or in the next 3 years?



11 (6%) respondents said they had a housing need either now or in the next 3 years.

Section 2 – Housing Needs

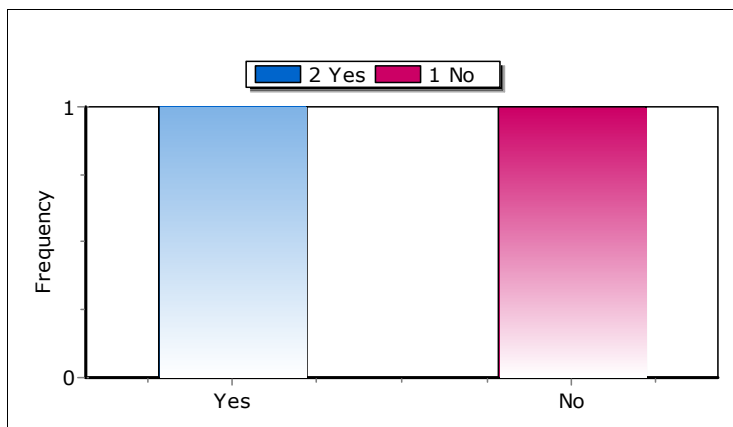
Question 11. Are you completing this form for someone else?



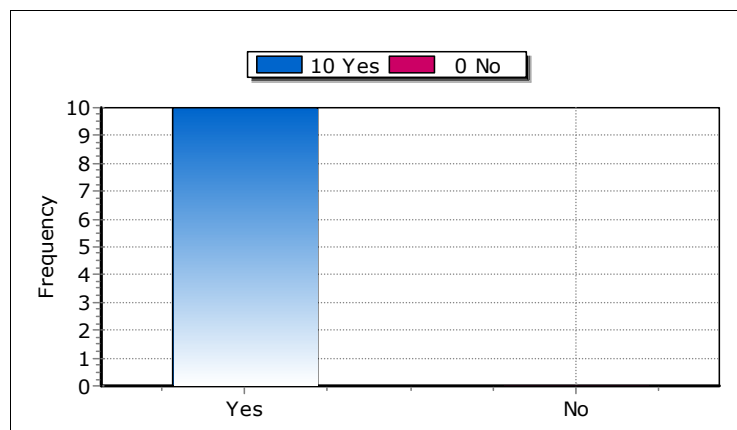
Question 12. If you are completing this for someone else please state their relationship to you and where they currently live e.g. with parents, private renting etc.

The respondents completing the form for someone else were doing so for their children who were living with relatives.

Question 13. If you live outside the parish do you wish to return?



Question 14. If you live in the parish do you wish to stay there?

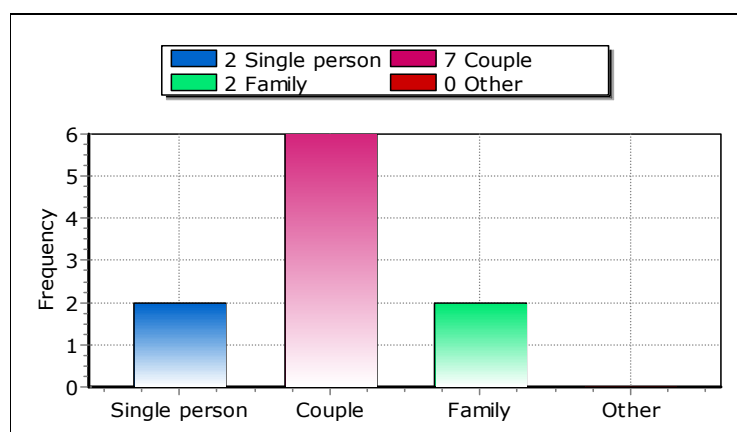


Question 15. What is your connection with the parish? Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
I currently live in the parish	9
I have previously lived in the parish	1
I have immediate family members who currently live in the parish	4
I have lived in the parish for a total of 7 out of the last 10 years	3
I am in full time or part time employment in the parish	2
I need to move to the parish to take up full time or part time employment	1
I need to move to the parish to give or receive support to or from an immediate family member	4

- The respondents who currently live in the parish have done so between 9 and 34 years.
- The respondent who previously lived in the parish did so for 17 years
- The immediate family members of respondents have lived in the parish between 6 and 50 years
- The respondents who are in full or part time employment in the parish have been employed there for 4 and 26 years

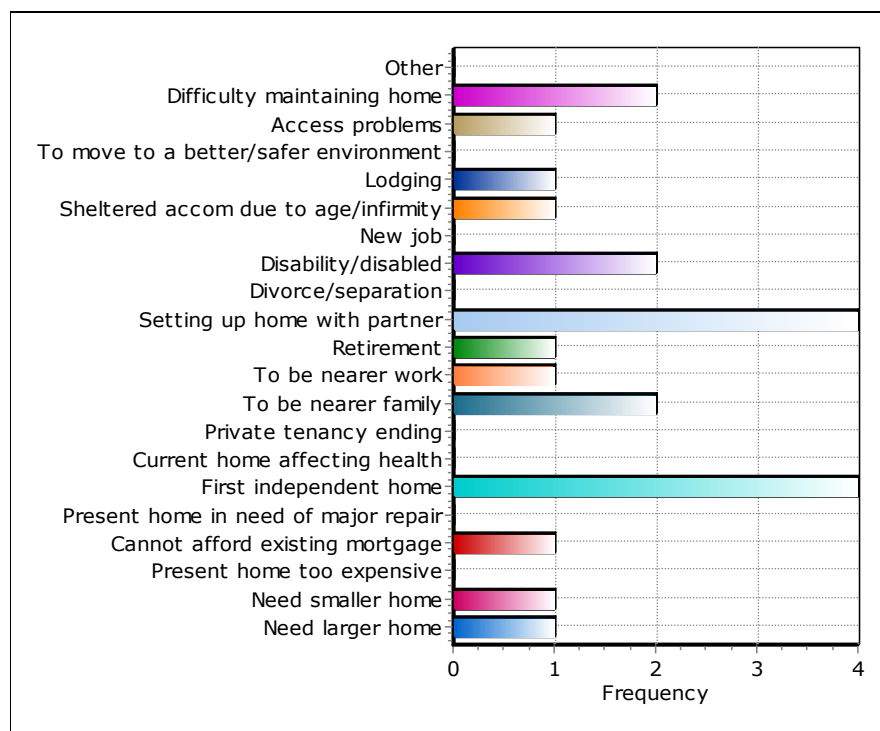
Question 16. What type of household will you be in alternative accommodation?



Question 17. How many people in each age group need alternative accommodation?

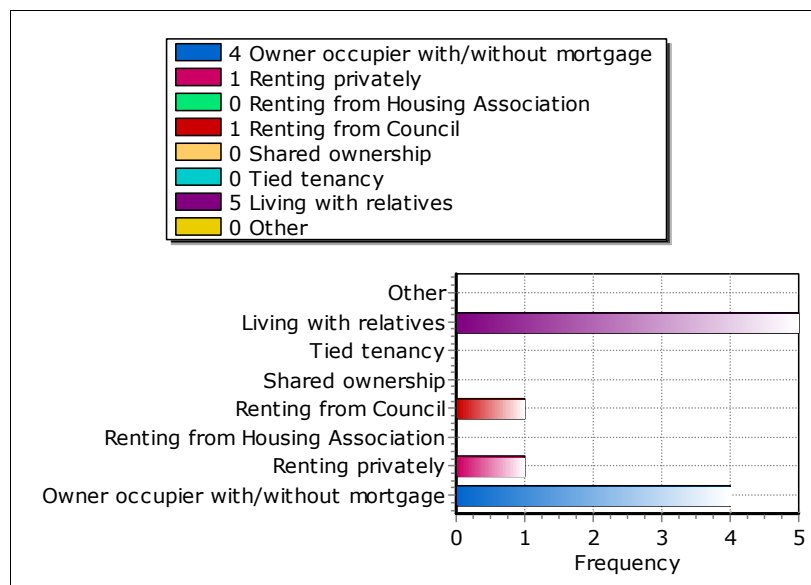
AGE	0 - 9	10 -15	16 - 19	20 -24	25 - 44	45 - 59	60 - 74	75+
Male	2	0	1	2	3	1	0	0
Female	0	0	2	4	3	0	2	0
Total	2	0	3	6	6	1	2	0

Question 18. Why are you seeking a new home?



Respondents were asked to indicate all options that applied to them.

Question 19. What is your current housing situation?



Question 20. Please tell us in your own words why you need to move and what prevents you doing so.

The following responses were given:

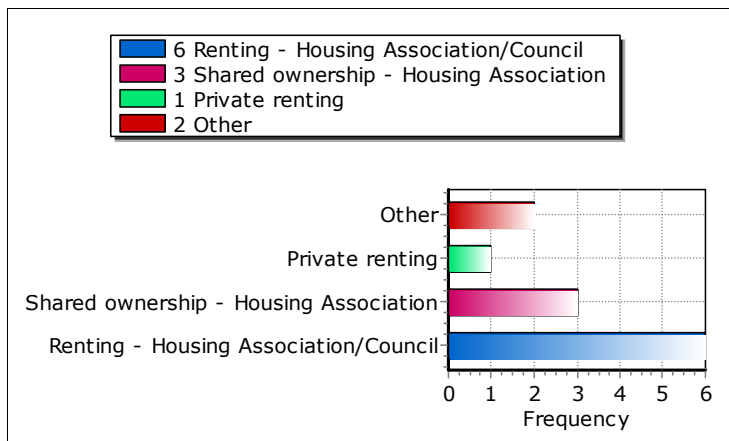
- I have a small 2 bed flat, I have 2 sons and I am now pregnant with my 3rd child; this flat is way too small for us. We cannot move.
- I will need to move to pay off the mortgage – can't afford it on single income – following end of maintenance (divorce).
- Parents unable to support me living at home.
- Present house too big and expensive to run and maintain.

Question 21. What type of housing do you need? Please tick any that apply

Type of Housing	Frequency
Flat	6
House	7
Bungalow	5
Accommodation suitable for older persons without support	0
Sheltered housing	1
Extra care housing	0
Other	2

The respondents who answered 'Other' said 'Any' and '3 or 4 bed house'.

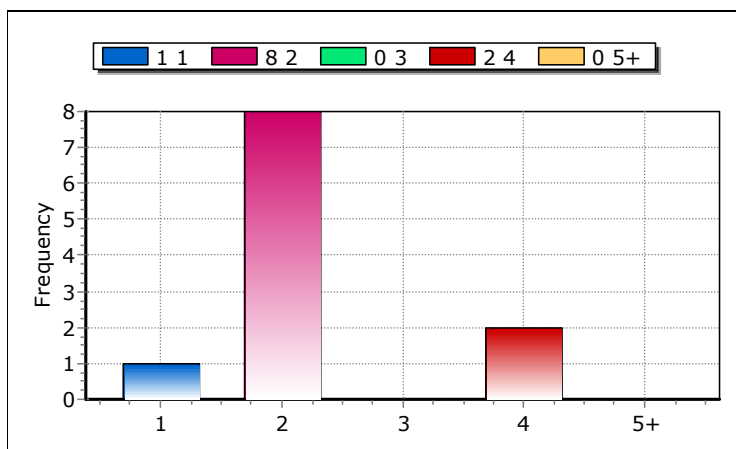
Question 22. Which tenure would best suit your housing need?



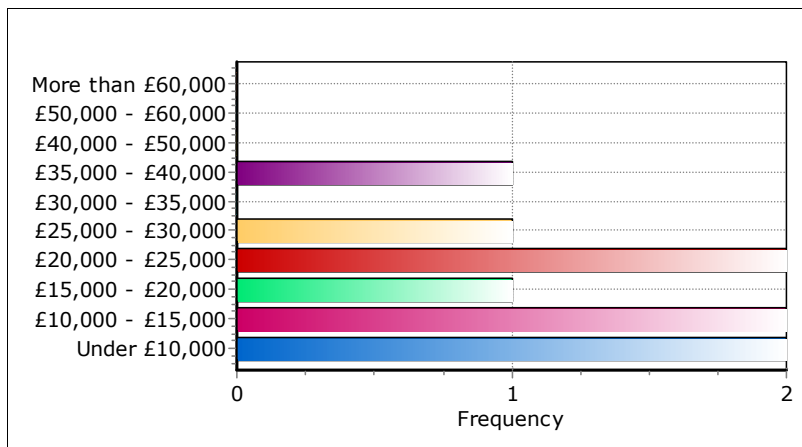
The respondents who indicated 'other' as the tenure that would best suit their housing need gave the following answers:

- Would like to buy here.
- Owner occupier.

Question 23. How many bedrooms will you need?



Question 24. Please indicate the total gross annual income of the household in housing need.



Question 25. How much money could you raise towards the purchase of a property? The following answers were given:

- 1 x £25,000
- 1 x £50,000
- 2 x £85,000
- 1 x £125,000
- 1 x £180,000

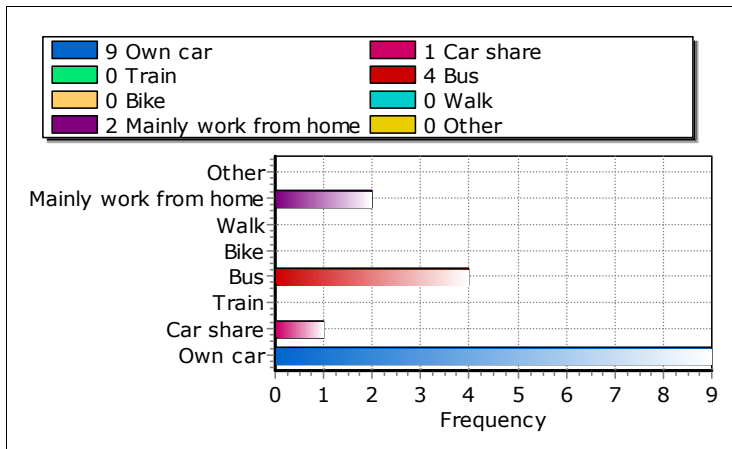
Question 26. How much money would you be able to raise as a deposit towards buying your own home? The following answers were given:

- 2 x £10,000
- 1 x £25,000
- 1 x £50,000

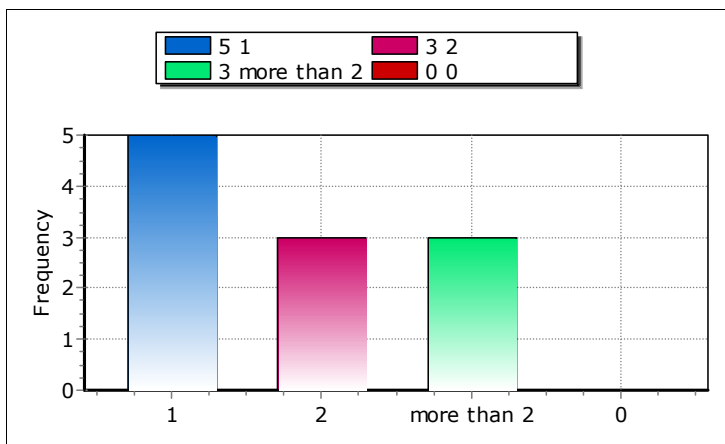
Question 27. Do you have any particular or specialised housing requirements e.g. to assist with a disability or special need? The following answers were given:

- Level access
- To assist with disability

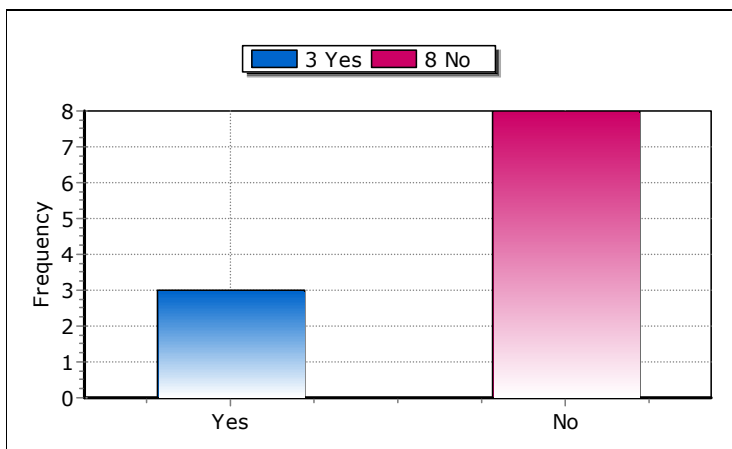
Question 28. Which method of transport is usually used by members of your household to travel to their place of work/study? Please tick all that apply



Question 29. How many vehicles are usually available for use by the household?



Question 30. 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 which markets property for a number of leading local estate agents, in February 2013, showed the following cheapest properties for sale in Barham.

Type of Property	Number of Bedrooms	Price £
Apartment	2	149 000
Terraced house	2	199 000
Semi detached house	2	230 000
Detached bungalow	3	270 000
Detached bungalow	3	389 995
Bungalow	4	439 995
Detached house	4	530 000

Property to rent

A similar search for rental property found only one property to rent in Barham so the search was widened to within 1 mile of the village:

Type of Property	Number of Bedrooms	Price £pcm.
Detached annex house - Barham	1	550
Detached bungalow – Kingston	2	725
Detached bungalow - Kingston	2	850
Detached house - Wootton	4	2200

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 rate with HSBC at 4.19% (February 2013) 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 far stricter by requiring at least a 15% deposit, making securing a mortgage difficult for some first time buyers, especially those on lower incomes.

Type of Property	Price £	Deposit (15%)	Gross Income Level	Monthly Repayment
2 bed apartment	149 000	22 350	36 186	682
2 bed terraced house	199 000	29 850	48 329	911
2 bed semi detached house	230 000	34 500	55 857	1053
3 bed detached bungalow	270 000	40 500	65 571	1236
3 bed detached bungalow	389 995	58 500	94 713	1785
4 bed bungalow	439 995	66 000	106 856	2014
4 bed detached house	530 000	106 00 20% dep required	121 142	2098

To gauge the income level required to afford to rent privately, Government guidance states that a household can be considered able to afford market house renting in cases where rent payable was up to 25% of their gross household income (*CLG Strategic Housing Market Assessment Guide 2007*)

Type of Property	Price £ pcm	Approx. Gross Annual income £
1 bed annex house - Barham	550	26 400
2 bed bungalow – Kingston	725	34 800
2 bed bungalow - Kingston	850	40 800
4 bed house - Wootton	2200	105 600

Using HM Land Registry data on house sales (www.mouseprice.com) using postcode area CT4 which lies within or includes part of the following towns, counties, localities, electoral wards and stations: Anvil Green, Barham, Barham Downs, Barton, Bekesbourne, Bishopsbourne, Bladbean, Bossingham, Bridge, Canterbury, Chartham, Chartham and Stone Street, Chartham Hatch, Chilham, Crundale, Denton, Downs North, Elham, Elham and Stelling Minnis, Eythorne and Shepherdswell, Garlinge Green, Godmersham, Harbledown, Kent, Kingston, Little Stour, Lower Hardres, Molash, Mystole, Nackington, North Downs West, North Nailbourne, Northgate, Old Wives Lees, Ottinge, Patricxbourne, Petham, Pett Bottom, Rhodes Minnis, Shottenden, Stelling Minnis, Street End, Upper Hardres, Waltham, Wincheap, Wingmore, Womenswold, Woolage Green, Woolage Village, Wootton, the average house prices in the last 3 months are -

1 bed properties £152,100
2 bed properties £215,400
3 bed properties £261,800
4 bed properties £398,300
5+ bed properties £491,800

To afford the average cost of a 1 bed property using the mortgage calculation shown above, a salary of £36,939 would be required. To afford the average cost of a 2 bed property a salary of £52,311 would be required.

Information provided by mouseprice states that the average property in the CT4 area costs £300,800 with average earnings being £29,530. This means that the average property costs over 10 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. It is expected that Housing Benefit will support those on a lower income who are unable to pay Affordable Rents although this is not guaranteed.

Due to a lack of information on average levels of market rent in Barham, median rental prices for the district have been used to calculate an approximate affordable rent level in the parish.

Size of Property	Open Market Rent Levels £	Affordable Rent Levels £
1 bed	123	98
2 bed	173	138
3 bed	213	170

The table below shows income needed to afford the affordable rent levels using 25% of gross income as the indicator of what is affordable.

Property	Price £ pw	Gross annual Income £
1 bed	98	20 384
2 bed	138	28 704
3 bed	170	35 360

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 50% share of a property with estimated value of £169,950 for a 1 bed property, £190,000 for a 2 bed property and £230,000 for a 3 bed property. These values take into consideration current shared ownership properties for sale in the Canterbury area, found on Homebuy. Affordability is calculated using Moat's mortgage and rent calculator - <http://homebuyoptions.co.uk/calculator/index.html> and are approximate.

Calculations are made assuming a 15% deposit of mortgage share.

Property price £	Share	Deposit	Monthly mortgage £	Monthly rent £	Monthly Service charge	Monthly total £	Gross Income required
169 950	50%	12 746	400	195	80	675	26 575
190 000	50%	14 250	447	218	80	745	29 316
230 000	50%	17 250	542	264	80	886	34 799

7. ASSESSMENT OF HOUSING NEED

Assessment of the 4 households seeking housing now

2 respondents were excluded for the following reasons:

- 1 respondent is an older person who is an owner occupier and wants to purchase a bungalow on the open market.
- 1 respondent currently lives with relatives in the parish but only wants to buy a property on the open market.

The 2 household in need of affordable housing now are:

- 2 couples

Couples- there were two couples:

Age	Frequency
16-19	2
20-24	2

Reason for seeking new home:

Reason	Frequency
To be nearer family	1
Setting up home with partner	1
First independent home	2

Current housing:

Current Housing	Frequency
Living with relatives	2

Type of housing needed:

Type of housing	Frequency
Flat	2

Tenure best suited:

Tenure	Frequency
Shared ownership	1
Renting HA	1

Number of bedrooms needed:

No of beds	Frequency
1	1
2	1

Household's joint gross annual income:

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

- One respondent said they could raise £125,000 towards the purchase of a home and £25,000 as a deposit.
- One respondent said they currently live in the parish and have done so for 20 years and they have immediate family members who currently live in the parish and have done so for 22 years.
- One respondent said they currently live in the parish and have done so for 9 years and they have immediate family members who currently live in the parish and have done so for 9 years. They are also in employment in the parish and have been so for 4 years.

One respondent is registered on Canterbury City Council's housing register.

The following table shows the respondents' ability to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

Income	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
£10,000-£15,000	1	0	0	0	0
£20,000-£25,000	1	1	0	1 x 50% share 1 bed	0

It is expected that those respondents who cannot afford the affordable rent will be eligible for housing benefit.

Assessment of the 7 households seeking housing in the next 3 years

3 respondents were excluded for the following reasons:

- 1 respondent is an owner occupier who wants to rent privately in the parish.
- 1 respondent did not give enough information to be able to make an assessment of their housing need.
- 1 respondent is an older couple who are owner occupiers; they need a smaller home and would like a bungalow or sheltered housing to rent from a housing association. As they may have equity in their home they might not be eligible for affordable housing.

The 4 households in need of affordable housing in the next 3 years are:

- 1 single person
- 2 couples
- 1 family

Single Person

Age	Frequency
20-24	1

Reason for seeking new home:

Reason	Frequency
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:

Tenure	Frequency
Renting HA/shared ownership	1

Number of bedrooms needed:

No of beds	Frequency
2	1

In terms of rented accommodation, the respondent may only be eligible for 1 bedroom due to the Council's allocation policy.

Household's joint gross annual income:

Income	Frequency
Under £10,000	1

The respondent currently lives in the parish and has done so for 19 years.

The respondent is not registered on Canterbury City Council's Housing Register.

The following table shows the respondent's ability to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

Income	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
Under £10,000	1	0	0	0	0

It is expected that respondents who cannot afford the affordable rent will be eligible for housing benefit.

Couples there were 2 couples

Age	Frequency
20-24	2
25-44	2

Reason for seeking new home:

Reason	Frequency
First independent home	1
Setting up home with partner	1

Current housing:

Current housing	Frequency
Living with relatives	2

Type of housing needed:

Type of housing	Frequency
House	1
Flat/house/bungalow	1

Tenure best suited:

Tenure	Frequency
Renting HA/private renting	1
Renting HA/shared ownership	1

Number of bedrooms needed:

No of beds	Frequency
2	2

In terms of rented accommodation the respondents may only be eligible for 1 bedroom due to the Council's allocation policy.

Household's joint annual income:

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

- One respondent said they could raise £85,000 towards the purchase of a home and £10,000 as a deposit.
- One respondent said they currently live outside the parish but have previously lived there for 17 years.
- One respondent said they currently live in the parish but did not state for how long.
- None of the respondents are registered on Canterbury City Council's housing register.

The following table shows the respondents' ability to afford the various forms of tenure available; private rent, affordable rent, shared ownership and open market.

It should be noted that actual affordability of open market purchase depends on the ability to pay at least a 15% deposit and other finances necessary to buy a home. Actual affordability of shared ownership also depends on having the necessary finances.

Shared ownership has only been assessed where a desire for it has been indicated.

Income	Number of respondents	Affordable rent	Private rent	Shared ownership	Open market
£10,000 - £15,000	1	0	0	0	0
£20,000 - £25,000	1	1	0	Possibility of less than 50% share 1 bed	0

It is expected that respondents who cannot afford the affordable rent will be eligible for housing benefit.

Families there was one family

Ages

	Adult Age	Adult Age	Child Age	Child Age	Child Age
Family 1	25-44		0-9	0-9	Baby due

Reason for seeking new home:

Reason	Frequency
Need larger home	1

Current housing:

Current Housing	Frequency
Renting from Council	1

Type of housing needed:

Type of housing	Frequency
House	1

Tenure best suited:

Tenure	Frequency
Renting HA	1

Number of bedrooms needed:

No of bedrooms	Frequency
3	1

Household's joint gross annual income: Not stated

The respondent currently lives in the parish and has done so for 25 years.

The respondent is registered on Canterbury City Council's housing register.

8. SUMMARY OF FINDINGS

The Housing Needs Survey has found a need for up to 6 homes for local people who are in need of affordable housing; they are 1 single person, 4 couples and 1 family.

2 of the households need housing now and 4 in the next 3 years.

The 6 respondents who are in need of affordable housing indicated strong local connections to Barham parish; 5 currently live in the parish and 1 lives outside but has previously lived there and currently has family living there.

There are a total of 10 adults and 3 children in housing need.

1 respondent currently rents from the Council and 5 are living with relatives.

In total, 3 respondents indicated an interest in shared ownership. 2 respondents may be able to afford a share of a 1 bedroom property. More detailed analysis of their income, amount of deposit they have available and actual cost of the shared ownership property would be required to confirm affordability.

A mix of the following types of housing can be identified from the findings of the survey:

3 x 1 bed – rented

2 x 1 bed – shared ownership

1 x 3 bed – rented.

9. APPENDIX B1

Question 9. Please use this space if you wish to explain your answer to question 8.

If there is a suitable site I support further affordable housing.

Provided for local need and not to bus in people from say North Kent.

Please define 'affordable'. With employment being what it is, I fear your definition will be 'free'. i.e. as a tax/community charge payer, I will pick up the bill!!

Not required here.

Do not believe affordable housing will go to local people it will go to immigrants and London outflow.

My family lived in Hampstead, London Nw3. I do not expect to be housed there if I cannot afford to live there. Without employment in the village more houses = more commuting traffic. "Need" to live in parish - very subjective.

The young need to be able to afford housing in the village or we will lose them all.

Off the main road. Suitable style for a village.

If there is a proven need.

As long as these houses do go to local people and the development is kept small.
Yes - but on condition that it is not a) on greenfield land b) includes suitable family housing.

What is "small"? What is "affordable"?

But only if small meant less than 12 houses equally spread between old age/those younger people and they had a genuine village connection (to do otherwise would alter the balance and character of the village).

There are already 'affordable' houses being built in Barham. Against the wishes of local residents.

They become ghettos occupied by the long term unemployed and result in an increase in crime.

Subject to design and location.

I feel it is socially desirable for young people to be able to continue to live where they grew up, if they wish to do so.

No real comment.

What happened to the proposal?

This is an area of outstanding natural beauty and any new development of houses would be a blight.

Barham needs to retain young families. Good for school, shop and community. Need to be near family and work.

It depends where and at what scale. Any development must not affect detrimentally the character of the village.

There is plenty of council housing in Barham - yet there are few (if any) available jobs in the area.

I would support the building of affordable housing but not as a single development complex or as a separate section of a bigger development as that's a suburban estate idea. An affordable house should be built as an integral part of the village not as a separate entity.

There has been continuous development in Barham and the character of the village changes with every additional development with the risk of losing the rural agricultural environment. There is a selection of rental property available.

Very important that young people are able to buy/rent local housing if lucky enough to have employment in this area. Do not approve of holiday/2nd homes.

The South East is being looked at for development continually - It's important of course to house people but with villages growing at an alarming rate we will lose completely the local village.

Small and dependent on location.

About 20 years ago the then Parish Council took exactly the same action. However the move came to naught as there was then, and probably still remains, no suitable site in the village.

I am slightly wary of affordable housing, having come from a development in Canterbury which held a high proportion of affordable housing which impacted on the whole development. I would need to know more details about it (i.e. how many, which groups of people etc) before deciding whether I would support.

"Genuine local connection to parish" needs to be defined.

What do you mean by my support? If the Council intends to build housing they will either with or without my support.

Subject to the Barham Court Farm development going ahead.

I thought a proposed development in Barham with some affordable housing was already being considered.

I wouldn't want too much development in Barham. Lower end of housing market in Barham has been very slow anyway...?

Why ruin a pleasant village. Roads are too narrow to accommodate more vehicles.

I believe there is a sufficient number already to provide an appropriate balance and availability.

My three daughters left the village after they married. Would have loved to have stayed if affordable housing was available.

Housing will spoil the lovely village we have.

The village infrastructure can barely deal with the amount of people already living here. A new development would ruin the aesthetic of the village.

Barham is already characterised by a significant number of dwellings in relation to its road and service infrastructure. We would not want the character of the village changed. Barham is already facing the prospect of a new development. This is an area of outstanding natural beauty which should not be damaged by more building.

Very small development.

If the housing is not obvious, i.e. built on fields visible from the road then we would be happy - especially if it brought better resources, too. Enhanced facilities, more frequent buses etc.

I think it would be ideal for the community.

While in general I would support a small development of affordable housing I would still consider where and what the impact of that development would be - i.e. not in an already dense area, or one where the outlet/access would be on to The Street/Church Lane.

Our 20 year-old son who works locally and has a local girlfriend needs an affordable house to live in.

I would object to any "high rise" housing. The development should be in keeping with the character of the village and due attention paid to suitable and safe access with ample parking facilities as the village already suffers from excessive street parking.

I have sons that might consider living in Barham should some affordable properties become available. They left Barham 10 years ago.

Plans are already in hand for affordable housing. There are large developments in Aylesham.

Without employment opportunities there is no point people relocating to Barham.

A limited number of houses, say 6-8.

The last part of the question is crucial.

Too many villages are being taken over with bricks and mortar. There are so many other sites could be built on like ex-factory ones.

We are strongly in favour of having a balanced (age-wise) population in Barham.

Define 'small'. >10 houses?

This is a small village with few facilities to support its occupants and an AONB. Any additional housing would further stretch demand on the school and tiny post office/shop. The look and feel of the village would be altered to its detriment.

A small development of less than 20 houses would be supportable in the parish of Barham.

School - shop – doctor.

I believe there is a need for affordable housing irrespective of local connection. There is a need for a balanced social environment.

Owner occupier conditional occupation.

I strongly believe that affordable housing must be sourced to maintain the life of the village, especially for the young with local connections.

I would be happy for affordable housing to be built on appropriate brownfield sites in the village and not to be an excuse to build on protected green field sites.

I have grandchildren living in the parish who would love to remain here if it were affordable.

I think that the population of Barham is well balanced at present. I know of no need for further affordable housing, so I would only support it on clear proof of affordable local need. I do NOT wish it to become a haven for overspill from elsewhere.

Good in theory, bad in practice.

Just a small development, nothing so big to spoil the workings of the village and they would need to show a genuine connection to the parish.

I would need more information about the proposals before I would answer 'yes'.

As a Cllr and Clerk in the past - when a need was identified no suitable land could be found. I am aware that a need for affordable housing still exists and that most villages around have provided for this need already!

Sadly and obviously, rented or affordable housing is not the best cared for. It can be seen as such over and over again. I see no need to downgrade a respectable village under the guise of "affordable housing". Sorry!

If Barham is to remain a nice quiet village as it is now, then no more houses should be built.

Not on its own!! Would only want these houses as an integrated part of a mixed development. I don't think putting a development of local housing works for the community or the residents as it divides the place into "good areas" and "bad areas"... either for those in the local housing area or not.

There is already a development planned for the village that takes into account low cost housing needs. We do not need more houses!

Not possible to give a straight yes or no to such a broad question. Would need to see size, numbers, location, circumstances etc etc.

It would depend on the size of the development and how in keeping it would be with the village and village life plus the bus services would need to run earlier and more often for commuters.

Proof of local connection is key and requires crisp definition!

Subject to location, size of development etc but more importantly location.

Barham is not a suitable location for affordable housing. It is too rural and remote.

Infill or brown field.

You need to keep communities "live" and relevant; almost a "succession plan" to keep self sufficiency in the local economy.

The centre of the village should be developed.

We believe there is already enough choice of housing, either in Barham or within easy travelling distance, e.g. Canterbury, Folkestone, Dover. It is ridiculous to assume that people would remain all their lives in one village. They will probably work in nearby towns anyway. 'Local' nowadays surely goes wider.

Provided the extra housing did not cause disruption in the way of traffic and congestion. Facilities should be provided for such housing.

Yes is on the condition that if affordable housing is for purchase, it is only for locals and that there are strict rules on profiteering.

In favour providing the site chosen is suitable in every way and that such a development would integrate with its surroundings from all view points including design.

It would not be affordable. It is just a phrase to enable builders to spoil a good village.

We are in favour of a small development of affordable housing in order to allow local people with average or lower incomes to live in Barham and, thus, have a mix of local inhabitants.

When our children grow up there needs to be housing choices for those who choose a career, rather than have babies and be given the only accommodation that comes available. Because these children also would like to live near to their families and have the choice of that family support.

My only concerns are traffic - most people already disobey the 30mph limit on Valley Road, an increase of housing will only add to this. I would like to see limits enforced!

Only if the development is absolutely necessary and fits with the village not causing a disturbance or eye sore.

25 houses maximum.

Everyone irrespective of wealth, race, religion, profession if they play a part in enriching this parish, we support this.

BARHAM PARISH COUNCIL

Housing Needs Survey

January 2013

Dear Householder

We are sending out this Housing Needs Survey to assess the demand for local needs housing in our community. We are doing so with the approval of Canterbury City Council, whose housing officers have approved this questionnaire. 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.

Local needs housing is affordable housing for people who have a connection to the parish; 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.

Depending on the outcome of this survey, we may try to find a suitable site within the parish of Barham and will try to make sure that any proposed development, where affordable housing is to be provided, reflects the local housing need we have identified.

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 30th January 2013.

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

Yours sincerely

David Wood
Chairman

HOUSING NEEDS IN THE PARISH OF BARHAM

Please complete this survey on behalf of your household.

SECTION 1

Q1. What type of housing do you live in? ☐ Council property ☐ Private rented ☐ Tied tenancy
☐ Housing Association rented ☐ 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 the parish?
☐ 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 the parish in the last 5 years? If you answered No please go to Q8 ☐ Yes ☐ No

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 accommodation could be provided?
☐ Yes ☐ No

Q8. Would you support a small development of affordable housing if there was a proven need for people with a genuine local connection to the parish?
☐ Yes ☐ No

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

Q10. Do you or a member of your household need separate or alternative accommodation either now or in the next 3 years?
☐ No ☐ Yes, now ☐ Yes, next 3 years

IF YOU HAVE ANSWERED YES PLEASE CONTINUE WITH SECTION 2.

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. If you need another form please contact the Rural Housing Enabler on 01303 813790

Q11. Are you completing this form for yourself or someone else?

☐ Self

☐ Someone else

Q12. 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.

Q13. If you live outside the parish do you wish to return?

☐ Yes

☐ No

Q14. If you live in the parish do you wish to stay in the parish?

☐ Yes

☐ No

Q15. What is your connection with the parish? Please tick all that apply

☐ I currently live in the parish. I have lived there for the following number of years _____

☐ I have previously lived in the parish. I previously lived there for the following number of years _____

☐ I have immediate family members who currently live in the parish

They have lived there for the following number of years _____

☐ I have lived in the parish for a total of 7 out of the last 10 years

☐ I am in full time or part time* employment in the parish. I have been employed there for the following number of years _____

☐ 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

*Immediate = mother, father, children or brother/sister

*Part time = a minimum of 10 hours per week

Q16. What type of household will you be in alternative accommodation?

☐ Single person

☐ Couple

☐ Family

☐ Other _____

Q17. 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+ ☐

Q18. 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 | ☐ Retirement |
| ☐ Present home too expensive | ☐ Need smaller home | ☐ Divorce/separation | ☐ New job |
| ☐ Current home affecting health | ☐ Private tenancy ending | ☐ First independent home | ☐ Lodging |
| ☐ Setting up home with partner | ☐ Need larger home | ☐ Difficulty maintaining home | |
| ☐ Sheltered accom due to age/infirmity | ☐ Disability/disabled | ☐ Cannot afford existing mortgage | |
| ☐ To move to a better/safer environment | ☐ Access problems | ☐ Other _____ | |

Q19. What is your current housing situation?

- | | | | |
|---|--|---|---|
| ☐ Owner occupier with/without mortgage | ☐ Living with relatives | ☐ Renting from Council | ☐ Shared ownership |
| ☐ Renting from Housing Association | ☐ Tied tenancy | ☐ Renting privately | ☐ Other _____ |

Q20. Please tell us in your own words why you need to move and what prevents you from doing so.

Q21. What type of housing do you need? Please tick any that apply.

- | | | | |
|---|---|-----------------------------------|--|
| ☐ Flat | ☐ House | ☐ Bungalow | ☐ Sheltered housing (suitable for older persons with limited support via a warden or lifeline system) |
| ☐ Accommodation suitable for older persons without support | ☐ Extra Care housing (suitable for elderly people with range of support options) | | |
| ☐ Other please specify _____ | | | |

Q22. Which tenure would best suit your housing need?

- | | | |
|--|---|--|
| ☐ Renting - Housing Association/Council | ☐ Shared ownership - Housing Association | ☐ Private renting |
| ☐ Other please specify _____ | | |

Q23. How many bedrooms will you need?

- | | | | | |
|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|
| ☐ 1 | ☐ 2 | ☐ 3 | ☐ 4 | ☐ 5+ |
|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|

Q24. 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.

- | | |
|--|--|
| ☐ Under £10,000 | ☐ £30,000 - £35,000 |
| ☐ £10,000 - £15,000 | ☐ £35,000 - £40,000 |
| ☐ £15,000 - £20,000 | ☐ £40,000 - £50,000 |
| ☐ £20,000 - £25,000 | ☐ £50,000 - £60,000 |
| ☐ £25,000 - £30,000 | ☐ More than £60,000 |

Q25. 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? _____

Q26. How much money would you be able to raise as a deposit towards buying your own home?

Q27. Do you have any particular or specialised housing requirements e.g. to assist with a disability or special need? (Please provide details).

Q28. Which method of transport is usually used by members of your household to travel to their place of work/study? Please tick all that apply

- ☐ Own car ☐ Car share ☐ Train ☐ Bus ☐ Bike ☐ Walk
☐ Mainly work from home ☐ Other please specify _____

Q29. How many vehicles are usually available for use by the household?

- ☐ 0 ☐ 1 ☐ 2 ☐ more than 2

Q30. Are you registered on the council's housing register?

- ☐ Yes ☐ No

To be considered for affordable housing you must also register on Canterbury City Council's Housing Register. If you would like to register contact the Housing Options Team on 01227 862142

If you are interested in Local Needs Housing and it is found there is sufficient demand, further survey work may be needed to establish the exact extent of the need.

If it is necessary to update this survey in the future and you are willing to be contacted again, please provide your name, address, telephone number and email address in the space below. All information will be treated as confidential.

PLEASE RETURN THIS FORM IN THE FREEPOST ENVELOPE PROVIDED