

LANGDON HOUSING NEEDS SURVEY – APRIL 2024



LANGDON
PARISH COUNCIL

In partnership with Langdon Parish Council
Neighbourhood Plan Group



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 Langdon Parish. The survey was commissioned by the Langdon Parish Council Neighbourhood Plan Group.

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 Langdon Housing Needs Survey is valid for 5 years, to April 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 Dover District Council. RACE's Rural Housing Enablers (RHE) will undertake a housing needs survey, analyse the results, and where appropriate, help identify potential suitable sites for the development of new local needs housing, i.e. Rural Exceptions Sites, or to secure a proportion of the affordable housing to be provided on larger sites to meet the needs of local people, i.e. Local Lettings Plans.

If new local needs housing is to be developed on a Rural Exceptions Site, a partnership will be established between the Parish and or Town Council, the preferred housing provider, 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 83.1% of households in the parish are owner occupiers, 5% live in social housing and 11.9% live in private rented housing or are living rent free. The housing stock comprises 1.9% flats and 98.1% houses or bungalows.

There are a total of 13 social rented homes in the parish, none of which 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 social housing is let in accordance with the Dover District 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.

High property prices means that some local people are unable to afford a home in the parish of Langdon. 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 terraced house for £270,000; for a first-time buyer to afford this property an estimated 10% deposit of £27,000 would be required along with an income of approximately £54,000 based on mortgage of 4.5 x income. There were no properties available for private rent in Langdon at the time of writing this report.

SURVEY METHODOLOGY

The survey was hand-delivered to every household in the parish of Langdon in February 2024. Only residents with a housing need were asked to respond. Circa 280 surveys were distributed with 11 completed surveys returned.

SUMMARY

Of the 11 returns, a need for up to 5 affordable homes, for the following local households was identified:

- 1 x single person
- 1 x other household (two people sharing)
- 2 x couples without children
- 1 x family with children
- Two of the 5 households requiring affordable housing include older people
- 4 of the households live in Langdon Parish and 1 lives outside the Parish but indicated local connections

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

- 1 x single person
- 2 x couples
- 1 x family
- Three households currently live in Langdon and one lives outside the Parish but indicated a local connection

ANALYSIS AND RESULTS

10 surveys were completed. 2 surveys were disallowed for the following reason:

- No housing need indicated or identified.

Identified need for Affordable Housing

Total Number of Affordable Homes Required	5
Respondent Current Location	4 x live in Parish 1 x lives outside Parish
Respondent Current Housing	3 x private rented 1 x 'Other' (static caravan) 1 x living with relatives
Household Composition	1 x single person 1 x other household (2 people sharing) 2 x couples 1 x family
Tenure Preference (more than one choice allowed)	4 x Affordable Rented* 3 x Shared Ownership 2 x First Homes *Social housing Low-cost home ownership
Level Access Housing Required	2 – see 'specialised housing requirement' below
Older Households	2
Specialised housing requirement	2 x ground floor with shower (unable to use stairs or bath)
Analysis shows that 2 respondents indicated having a deposit towards a low-cost home ownership option. This indicates that the majority need is for social housing.	

Identified need for alternative housing for older homeowners.

Total Number of Homes Required	4
Respondent Current Location	3 x live in the Parish 1 x lives outside the Parish but has indicated a local connection
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 house 3 x bungalow 1 x level access with disabilities without support 1 x level access with disabilities with support

ADDITIONAL INDICATION OF LOCAL HOUSING NEEDS

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

CONCLUSION

The Langdon Housing Needs Survey April 2024 demonstrates that at least **5 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 Dover District 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



LANGDON HOUSING NEEDS SURVEY

February 2024

Dear Langdon Resident

The Rural and Community Housing Enabling service (RACE) is working with **Langdon Neighbourhood Plan Group and Langdon Parish Council** to establish whether there is a need for **affordable housing for people of all ages** in the parish. We also want to know if **older homeowners** need to downsize or require more suitable housing for their needs.

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 area where they live and/or work. The survey seeks to understand what the local housing need is and how local people with strong connections to the parish can be supported to stay close to their community, support networks, work or education.

We also know that some older people, including homeowners, can struggle to find alternative housing that better suits their needs whilst enabling them to remain in their community.

The local connection criteria can be seen at Q6 of the 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 **27th March 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 Parish Council website www.langdonpc.org.uk

Please return the survey in the pre-paid envelope provided or call RACE on 07825 967 570

Alternatively, you can respond to this survey online by using this link: <https://online1.snapsurveys.com/lang> or the QR code.



Thank you. Your input is important to establish the type of housing that is needed locally.

RACE (Rural and Community Housing Enabling)

www.kenthousinggroup.org.uk/race



The Rural and Community
Housing Enabling Service

LANGDON HOUSING NEEDS SURVEY

1. **Are you in need of affordable housing?** (Housing Association rented housing at 50%-80% of open market costs. Shared ownership (part rent/part buy). First Homes - purchase with a minimum 30% discount)
☐ Yes ☐ No
2. **Are you an older person/household wanting to downsize/move to more suitable housing for your needs?**
☐ Yes ☐ No
3. **When do you need new housing?**
☐ Now ☐ Within the next 3 years
4. **If you currently live in Langdon, do you wish to stay there?**
☐ Yes ☐ No ☐ N/A
5. **If you live outside of Langdon, do you wish to return?**
☐ Yes ☐ No ☐ N/A
6. **What is your connection with Langdon? Please tick any that apply**

*immediate family = mother/father, children over 18, brother/sister over 18

- ☐ I currently live in the parish and have done so continuously for the last 3 years
- ☐ I currently live in the parish and have done so for at least 5 out of the last 10 years
- ☐ I do not live in the parish but have been a member of a household which still lives there and have done so continuously for the past 5 years
- ☐ I have immediate* family which has lived continuously in the parish for at least 5 years
- ☐ In the past I have lived in the parish continuously for 5 years or more
- ☐ I am in permanent full time employment, or about to take up permanent full time employment in the parish

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

- | | | |
|---|---|--|
| <input type="checkbox"/> Private rented | <input type="checkbox"/> Renting from housing association | <input type="checkbox"/> Owner occupier |
| <input type="checkbox"/> Renting from Local Authority | <input type="checkbox"/> Shared ownership | <input type="checkbox"/> Living with relatives |
| | | <input type="checkbox"/> Other |

If other, please specify

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

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

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

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

11.	Age	12.	Gender
Person 1	<input type="text"/>	Person 1	<input type="text"/>
Person 2	<input type="text"/>	Person 2	<input type="text"/>
Person 3	<input type="text"/>	Person 3	<input type="text"/>
Person 4	<input type="text"/>	Person 4	<input type="text"/>
Person 5	<input type="text"/>	Person 5	<input type="text"/>
Person 6	<input type="text"/>	Person 6	<input type="text"/>
Person 7	<input type="text"/>	Person 7	<input type="text"/>
Person 8	<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.**

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

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

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

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

If other, please specify

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

- ☐ Yes ☐ No

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

Name:

Email, home address or phone number:

Thank you for completing this survey.

Please return this survey in the pre-paid envelope provided. Alternatively you can call RACE on 07880 151872 for assistance.

To apply for affordable rented housing you must register on Dover Council's Housing Register. If you would like to register go www.kenthousinggroup.org.uk/race or call Dover District Council on 01304 872265.

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