

## **Local Needs Affordable Housing**

Over the years, high property prices and the loss of social housing has meant that many people with connections to Kent's rural parishes are living in unsuitable and expensive accommodation or have been forced to leave in search of an affordable home elsewhere.

The viability of many of Kent's Rural Communities relies on maintaining a balanced community that supports everyone living in it. Children, young people families and older residents alike are at the heart of our communities.

## **About Local Needs Affordable Housing**

Local Needs Housing is held in perpetuity as affordable housing, it is typically rented from a Housing Association at lower than market costs or for shared ownership; part rent/part buy.

Providing this type of housing means that young people, families and keyworkers with a local connection the parish can remain in their community if they wish, rather than having to leave to find housing they can afford elsewhere, which in turn benefits the whole community.

## **We provide the following services to parish councils:-**

### **Housing Need Surveys**

The Rural Housing Enabler undertakes a parish wide survey to identify if there is a housing need in the parish, the survey reports on the level of need and the size and tenure of homes that are required.

We work with the Parish Council if a need is established to identify a site. This is normal exception site on the edge a village. An exception is made in planning terms on this type of land if there is a proven need for affordable housing for local people. The price paid for the land is much lower than for market housing making the project financially viable.

We also investigate the housing need for older households of any tenure wishing to downsize or move to more suitable housing for their needs. Older people often say they need alternative housing but do not want to move away from their community.

### **Partnership working**

We create partnerships between the Parish Council, a Housing Association and the Local Authority to develop the homes. We ensure that all parties are kept fully informed and consulted throughout the development process by working independently to enable successful completion of the project. Watch our video about Local Needs Housing in Kent.

### **Further information**

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