# Housing Needs Survey

The homes we have today, and how the survey was done

## 1 The homes we have today

### Who owns and rents in the parish (Census 2021)

| 76% own their home | 12% rent | 12% rent |
|---|---|---|
| including shared ownership | housing association or council | privately or rent free |

**92%**
houses or bungalows; only 8% are flats

**165**
social and affordable rented homes, none reserved for local people

**62%**
of households are one or two people

**12 ×**
house prices are 12 times local earnings (£418,000 against £34,735)

**£155k**
cheapest home for sale in summer 2026, a one-bed flat needing a £31k income

## 2 What we did

### A short survey
Part 1 for everyone: what housing, if any, does the village need? Part 2 only for households needing a home.

### To every household
Hand delivered to every home in the parish in July 2026, with a prepaid envelope. Also online.

### Returned to RACE
Replies went straight to RACE. The Parish Council never saw individual answers.

### 281 replies
RACE analysed them and published its report in August 2026. It is valid to August 2031.

**Independent.** The survey was run and analysed by RACE, Kent's Rural and Community Housing Enabling service, part of the Kent Housing Group and supported by councils across Kent. Its method is the same in every Kent parish, so the findings carry weight in planning.

Source: RACE, East Peckham Parish Housing Needs Survey, August 2026; Census 2021. Full report: **eastpeckham-pc.gov.uk**, Neighbourhood Plan pages.
Residents' drop-in, Saturday 7 November 2026, Jubilee Hall. Nothing has been decided. Residents have the final say in a referendum.

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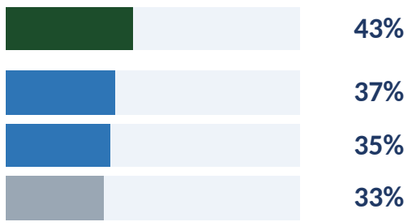
What residents said is needed, and who needs a home now

## 3 What residents said is needed

**Everyone was asked. Share of respondents ticking each option (more than one allowed; 273 to 277 answers per question).**

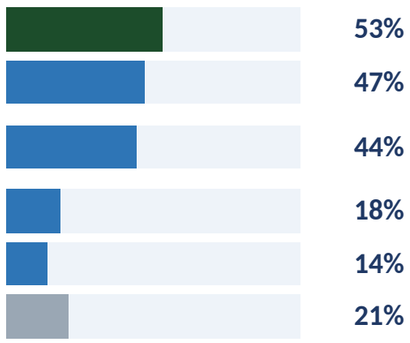
### Affordable housing

for people with a local connection



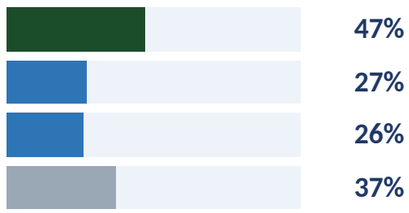

### Housing for older residents

to let people stay in the village




### Open market housing

sold at full market value




**18%**
50 respondents said no housing of any type is needed in East Peckham.

**130**
wrote comments. The most common worries were flooding, roads, water, school places and no GP surgery. Many asked for small groups of homes rather than estates, for local people, with green spaces kept green.

## 4 Who needs a home now

**33 households (12% of those who replied) need a different home and want to stay in East Peckham. All 33 already live in the parish.**

### 11 households need an affordable home

- 4 single people, 4 families and 3 couples; 6 of the 11 are older households.
- 82% need a home to rent at a social or affordable rent; nearly half rent privately now, and tenancies ending or rising costs are the main reasons.
- 55% need the home within three years; 4 children are affected.

### 22 older homeowners need a smaller home

- 11 single people, 9 couples and 2 families, most aged 66 to 79.
- 82% want to buy a bungalow, nearly all with two bedrooms (77%); a third are interested in cohousing.
- Two thirds live in a three-bedroom house today. 55% need to move within five years, and each move frees a family home.

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# Housing Needs Survey

What this means for the Neighbourhood Plan

## 5 What this means for the Neighbourhood Plan

The survey gives the Plan hard evidence to set policy on the **size, type and tenure** of new homes, so that what gets built matches what the village actually needs.

### Smaller homes

One and two bedroom homes, bungalows and level access homes, rather than more large houses.

- **47% said two-bedroom homes**
- **53% said bungalows for older people**
- **22 older owners want to downsize NOW**

### Homes for local people

Affordable rented homes with priority for people with a local connection, so families and older residents can stay in the village.

- **43% said housing association rented homes**
- **11 local households need an affordable home NOW**

### Small and sensitive

Small groups of homes that respect flood risk, green space and the character of the village, with infrastructure in step.

- **130 written comments**
- **Flooding, roads, water, school places and no GP surgery were the common worries**

**Nothing has been decided. Tell a committee member today what you think, and read the full RACE report on the Parish Council website.**

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