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# Housing

The homes we have, the homes we need, and the numbers

**East Peckham's housing stock is older, larger and more under-occupied than the national average, with very little built in the last fifteen years.**

1

**228 + 48**

Reg 19 draft allocation plus the NDP indicative figure

## The housing numbers, as they stand today

TMBC's Regulation 19 draft Local Plan proposes 228 homes on two sites: 156 west of Hale Street (EP1) and 72 south of Church Lane (EP2), down from 586 at Regulation 18. TMBC's indicative figure for the Neighbourhood Plan is 48 homes to 2042, about three a year. The NDP decides where and what they look like.

2

**74%**

of homes have three or more bedrooms

## Mostly big family houses

Only 5.7% of homes have one bedroom and only 6.8% are flats, against about 21% nationally. Three quarters are detached or semi-detached.

3

**81%**

of households under-occupied by at least one bedroom

## Four in five homes have spare bedrooms

Nearly half (48.8%) have two or more spare bedrooms. Only 1.9% are overcrowded. Older residents stay in family homes because there is little suitable housing to move to.

4

**9.4%**

of rated homes built since 2012

## Very little has been built recently

Half the stock (50.2%) dates from before 1967. Since 2022 just 15 new homes have been built: 10 at Brunswick Square, 4 at Rhoden Farm and 1 on Church Lane.

5

**38.5%**

of rated homes at EPC band A to C (England about 49%)

## Older homes cost more to heat

6.5% of households heat with oil only, well above the national average. Fuel poverty rose from 8.6% of households in 2013 to 10.9% in 2023, above the borough rate of 8.6%.

Read the full topic paper on the Parish Council website: **eastpeckham-pc.gov.uk**, Neighbourhood Plan pages. Ask a committee member today.

**Our Village · Our Voice · Our Plan**

Figures are from the topic paper unless stated. Nothing has been decided. Residents have the final say in a referendum.

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6

**42.5%**

**of homes owned outright (32.7% in 2001)**

## Owned outright, and increasingly so

Social rented homes make up 11.7% of the stock and private renting has grown from 5.9% to 9.4% since 2001.

7

**281**

**survey returns (summer 2026, independent survey by RACE)**

## What residents said in the Housing Needs Survey

53% said bungalows for older people were most needed, 43% said housing association rented homes for local people, and 47% said two-bedroom open market homes. 18% said no housing of any type was needed.

8

**33**

**households with an identified housing need**

## A measured local need for 33 homes

The survey identified 11 households needing affordable housing and 22 older owner-occupiers needing a more suitable home. All 33 already live in the parish.

9

**2026**

**new basic condition for neighbourhood plans**

## New planning rules shape what the plan can say

Since March 2026 a neighbourhood plan must not result in less housing than the development plan would otherwise provide. It can allocate land and set type, size and timing, and must have regard to climate change and nature recovery.

10

**4**

**tests: flood risk, Green Belt, heritage, access to services**

## Every site is a balance of constraints

Housing must have regard to the flooding and Green Belt constraints in Topic Paper 2, the heritage setting in Topic Paper 4, and walking distance to shops, school and bus in Topic Papers 5 and 6. Residents have the final say in a referendum.

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