

Local Needs Housing - Plaxtol, Kent

The issue

Plaxtol Parish Council was concerned about the lack of affordable housing and the long term effects this would have on the community.

Moat Housing Group had identified a possible site which would be suitable for a small housing scheme to meet local needs.

Action

Following a meeting in September 1998 the Rural Housing Enabler was asked to carry out a housing needs survey in the parish to identify the housing needs of local people.

The survey was undertaken in January 1999 and showed a need from 28 households and that a local needs housing scheme of 6 - 8 properties would be appropriate.

Construction began in October 2001 and the development comprising of four one bedroom apartments, and two x two bed and two x three bedroom houses, all for rent to local people was completed in May 2002.



The benefits

This local needs housing scheme has allowed local people to live in and contribute to village life. Two families have been able to move back to where they grew up and have family and friends whilst others are enjoying their first independent home as, before the scheme, renting or purchasing on the open market were unaffordable. The houses are sensitively designed to be in keeping with other houses in the village

Costings

The scheme is a joint initiative involving Moat Housing Group, Tonbridge & Malling Borough Council, Plaxtol Parish Council, Action with Communities in Rural Kent and The Housing Corporation. Funding for the scheme was received from the Housing Corporation,

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