

## Draft Housing Strategy Consultation

Canterbury City Council is consulting on its Draft Housing Strategy 2025 to 2029.

### What is the Housing Strategy?

The Housing Strategy is our plan for housing across Canterbury district over the next four years. It sets out:

- What housing challenges we face and what we know about local housing needs
- Our vision for the kind of housing we want to see in the district
- How we plan to provide more affordable homes
- How we will improve the quality of existing council homes

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Questions that must be answered are marked with a red asterisk (\*)

#### Q1. Which of the following best describes you? (\*)

- ☐ Resident of the district
- ☐ A local business
- ☐ Member of a community or volunteer group
- ☐ A city, county, parish or town councillor (please provide your name)
- ☐ An MP
- ☐ Representative of a registered provider/housing association
- ☐ Developer/housebuilder
- ☐ Representative of a partner organisation (e.g. charity, school, health service)
- ☐ Other (please specify): \_\_\_\_\_

#### Q2. What do you think are the most important housing priorities for Canterbury district?

(Select up to five) (\*)

- ☐ Building more affordable homes for rent
- ☐ Building more homes for sale at affordable prices
- ☐ Improving the quality and condition of existing council homes
- ☐ Bringing empty homes back into use
- ☐ Improving energy efficiency of homes to reduce bills
- ☐ Providing more housing for older people
- ☐ Providing more temporary accommodation for homeless households
- ☐ Supporting first-time buyers

- ☐ Addressing issues with private rented housing standards
- ☐ Reducing the number of Houses in Multiple Occupation (HMOs)
- ☐ Other (please specify): \_\_\_\_\_

**Q3. The strategy identifies a need for 695 new affordable homes per year. To what extent do you support the council's ambition to increase the number of council homes? (\*)**

- ☐ Strongly support
- ☐ Support
- ☐ Neither support nor oppose
- ☐ Oppose
- ☐ Strongly oppose
- ☐ Don't know

**Q4. What type of affordable housing do you think is most needed in Canterbury district? (Select up to three) (\*)**

- ☐ 1-bedroom flats
- ☐ 2-bedroom flats
- ☐ 2-bedroom houses
- ☐ 3-bedroom houses
- ☐ 4+ bedroom houses
- ☐ Bungalows
- ☐ Sheltered housing for older people
- ☐ Extra care housing for older people
- ☐ Supported housing for vulnerable people
- ☐ Shared ownership homes
- ☐ Don't know

**Q5. The strategy proposes a target affordable housing tenure mix of 70% rented and 30% intermediate tenure (e.g. shared ownership). What is your view on this split? (\*)**

- ☐ About right
- ☐ Should have more rented
- ☐ Should have more intermediate tenure
- ☐ Don't know

Comments: *[Free text box]*

**Q6. Do you have any other comments about housing priorities in Canterbury district?**

*[Free text box]*

## Questions for developers and representatives of registered providers

**Q7. What type of housing do you develop/build?** *(Select all that apply) (\*)*

- ☐ Market sale
- ☐ Market rent
- ☐ Affordable rent
- ☐ Social rent
- ☐ Shared ownership
- ☐ Other intermediate home ownership products
- ☐ General needs housing
- ☐ Housing for older people
- ☐ Accessible housing for disabled people
- ☐ Student accommodation
- ☐ Other (please specify): \_\_\_\_\_

**Q8. Do you currently build homes under Section 106 agreements in Canterbury district?**  
(\*)

- ☐ Yes
- ☐ No
- ☐ Not applicable

**Q9. If you build under S106 agreements, what impact is this having on your business?** (\*)

*[Free text box]*

**Q10. The Local Plan policy requires 30% affordable housing on residential developments of 11+ units. Is this requirement financially viable for developments in Canterbury district?** (\*)

- ☐ Yes, always viable
- ☐ Yes, usually viable
- ☐ Sometimes viable, depends on site
- ☐ Usually not viable
- ☐ Never viable
- ☐ Don't know

Please explain: *[Free text box]*

**Q11. The strategy recommends the following bedroom mix. Do you think this reflects market demand and deliverability? (\*)**

Bedrooms	Market housing	Affordable home ownership	Social & affordable rent
1 bed	4%	16%	43%
2 beds	26%	43%	26%
3 beds	40%	37%	23%
4+ beds	30%	4%	8%

- ☐ Yes, this mix is appropriate
- ☐ No, adjustments needed (please explain below)
- ☐ Don't know

Comments: *[Free text box]*

**Q12. If you are a developer, is it difficult to attract registered providers to purchase S106 homes? Why? (\*)**

- ☐ Yes
- ☐ No
- ☐ Sometimes
- ☐ Not applicable

Comments: *[Free text box]*

**Q13. If you represent a registered provider, do you buy S106 homes? If not, why? (\*)**

- ☐ Yes
- ☐ No
- ☐ Sometimes
- ☐ Not applicable

Comments: *[Free text box]*

**Q14. What are your development plans in Canterbury District from 2025 to 2029? (\*)**

*[Free text box]*

**Q15. What are the main constraints on your ability to deliver housing in Canterbury district? (Select all that apply) (\*)**

- ☐ Land availability
- ☐ Planning policy requirements
- ☐ Affordable housing requirements not viable
- ☐ Infrastructure constraints
- ☐ Nutrient neutrality requirements
- ☐ Difficulty finding Registered Providers to buy S106 homes
- ☐ Build costs too high
- ☐ Labour/skills shortages
- ☐ Access to finance
- ☐ Market demand uncertainty
- ☐ Other (please specify): \_\_\_\_\_

### **Corporate consultations**

We have several corporate consultations coming up soon and we would like to hear from you.

### **Which of the following corporate consultations would you like to be informed about? \***

Please tick those that apply

- ☐ Environment
- ☐ Housing
- ☐ Leisure and events
- ☐ Parking
- ☐ Regeneration
- ☐ Budgets and finance
- ☐ Governance
- ☐ Enforcement
- ☐ Licensing
- ☐ Planning Policy
- ☐ Transport
- ☐ None
- ☐ Other, please state:

### **11.How did you find out about this consultation? \*** Please tick those that apply

- ☐ Email from the council
- ☐ Council Facebook post
- ☐ Council Twitter post
- ☐ Council LinkedIn post
- ☐ Council website

- ☐ Word of mouth
- ☐ Other, please state:

## **Equality information**

We ask a small number of optional questions so we can better understand who is taking part in our consultations and, just as importantly, who we may not be reaching. This helps us to make sure our services and engagement are fair, inclusive and accessible to everyone. You can read our privacy notice at any time to see how we handle, store and protect your data.

**What age are you?** Please tick one box only

- ☐ Under 18
- ☐ 18 to 25
- ☐ 26 to 34
- ☐ 35 to 44
- ☐ 55 to 54
- ☐ 55 to 64
- ☐ 65 to 74
- ☐ 75 to 84
- ☐ 85 and above
- ☐ Prefer not to say

**What gender are you?** Please tick one box only

- ☐ Male
- ☐ Female
- ☐ Prefer to self-describe (for example, non-binary, gender fluid etc)
- ☐ Prefer not to say

**Do you consider yourself to be disabled?** Please tick one box only

- ☐ Yes
- ☐ No
- ☐ Prefer not to say

**What is your ethnic background?** (select the group that best describes you)

- ☐ White (English, Welsh, Scottish, Northern Irish or British)
- ☐ Irish
- ☐ Gypsy or Irish Traveller
- ☐ Any other White background (please specify):

- ☐ Mixed or multiple ethnic groups
- ☐ Asian / Asian British
- ☐ Black / African / Caribbean / Black British
- ☐ Other ethnic group (please specify):
- ☐ Prefer not to say