



Horsmonden

Housing Needs Survey

January 2020

With the support of:
Horsmonden Parish Council
Tunbridge Wells Borough Council

Rosemary Selling – Rural Housing Enabler
www.ruralkent.org.uk

Contents	Page
1. Executive Summary	3
2. Introduction	4
3. Background Information	4
4. Method	5
5. Results	6
6. Local Housing Costs	19
7. Assessment of Housing Need	22
7.1 Assessment of need for affordable housing	22
7.2 Assessment of the need for housing for older households	38
8. Summary of Findings	
8.1 Summary of findings for affordable housing	47
8.2 Summary of findings for housing for older households	49
9. Appendix H1 – Question 9 comments	50
10. Appendix H2 – Question 10 comments	58
11. Appendix H3 – Question 24 comments	62
12. Appendix H4 – Letter to residents and housing need survey	65

1. EXECUTIVE SUMMARY

The Rural Housing Enabler (RHE) undertook a parish wide survey to ascertain if there are shortfalls in affordable housing provision within the parish of Horsmonden and whether there is a need for alternative housing for older households who may need to downsize/move to more suitable housing for their needs. This report provides overall information as well as analysis of housing need.

A survey was posted to every household within the parish in January 2020. **1075** surveys were distributed with **307** surveys being returned, representing a **29%** response rate.

Analysis of the returned survey forms identified that **88%** of respondents are owner occupiers. **71%** of respondents have lived in the parish for over 10 years.

High property prices and a predominance of privately-owned homes means that some local people are unable to afford a home in Horsmonden. At the time of writing the report, the cheapest property for sale in the parish was a 2-bed apartment for £195,000; to afford to buy this home a deposit of approximately £41,250 would be required and an income of £66,786. To afford to rent privately an income of approximately £51,000 would be required to afford the cheapest 2 bed property found for £1,275 pcm.

Overall, a need for up to 18 affordable homes, for the following local households was identified:

- 7 single people
- 4 couples
- 7 families
- The 18 households currently live in Horsmonden

The survey also identified a requirement for 14 homes for older households:

- 10 single people
- 4 couples
- All 14 households currently live in Horsmonden.
- 2 of the older households need affordable housing. These affordable homes are required in addition to the 18 affordable homes identified above.

The survey has identified a total need for 20 affordable homes; 2 of which are for older households. In addition, there is a requirement for 12 open market properties suitable for older households who want to downsize/move to more suitable housing for their needs.

2. INTRODUCTION TO THE HORSMONDEN HOUSING NEEDS SURVEY

The Rural Housing Enabler worked with Horsmonden Parish Council and Tunbridge Wells Borough Council to undertake a housing needs survey within the parish. It is intended that the findings of the survey could be used as part of the Neighbourhood Development Plan process to look for suitable sites for affordable housing.

The aim of this survey is to identify in general terms if there is a housing need from local people. It is not to provide a list of names and addresses of individuals requiring a home.

3. BACKGROUND INFORMATION

In a report published in June 2018 by the Institute for Public Policy Research (IPPR) it is stated that: 'The affordability gaps in rural areas are high compared to urban areas. The average rural house price is around £19,000 above the average for England as a whole, at £320,700 compared to £301,900, and is more than £87,000 higher than the urban average excluding London (£233,600)¹

Small developments of local needs housing schemes can provide affordable housing for local people, thereby enabling them to stay in their community and contribute to village life. This can make a real difference to the vitality of village services.

The Government believe that the Community Right To Build will shift power from them to allow local people to deliver homes that are needed in their communities so that villages are vibrant places to live and younger people are not forced to move away because of a shortage of affordable homes.² The Community Right to Build forms part of the neighbourhood planning provisions contained in the Localism Act 2011.

The housing needs of older people in rural areas has also been a subject of concern given the growing numbers in that age group whose needs are not being met by the market. A nine-month enquiry starting in 2017 on Housing and Care for Older People concluded in their report³ that 'policy makers must recognise the growing housing needs of older people living in the countryside. It recommends that Local Planning Authorities ensure provision of new homes for older people, noting the value of both the building of small village developments – "perhaps six bungalows on an unused scrap of land" – or larger scale retirement schemes in towns close by."

The Rural Housing Enabler Programme, which is delivered in Kent through Action with Communities in Rural Kent – the Rural Community Council for Kent and Medway, is supported by Local Authorities across Kent and Medway including Tunbridge Wells Borough Council.

Action with Communities in Rural Kent is a registered charity (No. 212796) whose purpose is to improve the quality of life of local communities, particularly for disadvantaged people, and to facilitate the development of thriving, diverse and sustainable communities throughout rural Kent. Since March

¹ A New Rural Settlement: Fixing the affordable housing crisis in rural England https://www.ippr.org/files/2018-06/1530194000_a-new-rural-settlement-june18.pdf

² <http://www.communities.gov.uk/publications/planningandbuilding/neighbourhoodplansimpact>

³ Rural Housing for an Ageing Population: Preserving Independence. Happi 4- The Rural HAPPI Inquiry. April 2018. Jeremy Porteus

1998 Action with Communities in Rural Kent has employed a Rural Housing Enabler whose role is to provide independent support, advice and information to Parish Councils and community groups concerned with the lack of local needs housing in their rural communities.

The RHE will assist with carrying out a housing needs survey, analyse the results and when appropriate help identify suitable sites in conjunction with the local authority and others, for a local needs housing scheme.

4. METHOD

The Rural Housing Enabler from Action with Communities in Rural Kent agreed the format of the survey and covering letter with the Parish Council and Borough Council; a copy of the survey was posted to every household in the parish in January 2020.

Surveys were returned in prepaid envelopes to Action with Communities in Rural Kent. Copies of the survey were available to complete for anyone who had left the parish and wished to return, these were held by the Rural Housing Enabler. It was asked that completed survey forms were returned by **12th February 2020** (the original return-by date of 5th February was extended due to Royal Mail incorrectly returning some surveys which were re-sent). All surveys received at Action with Communities in Rural Kent by the 12th February are included in this report.

Approximately **1075** surveys were distributed with **307** returned by this date representing a return rate of **29%**.

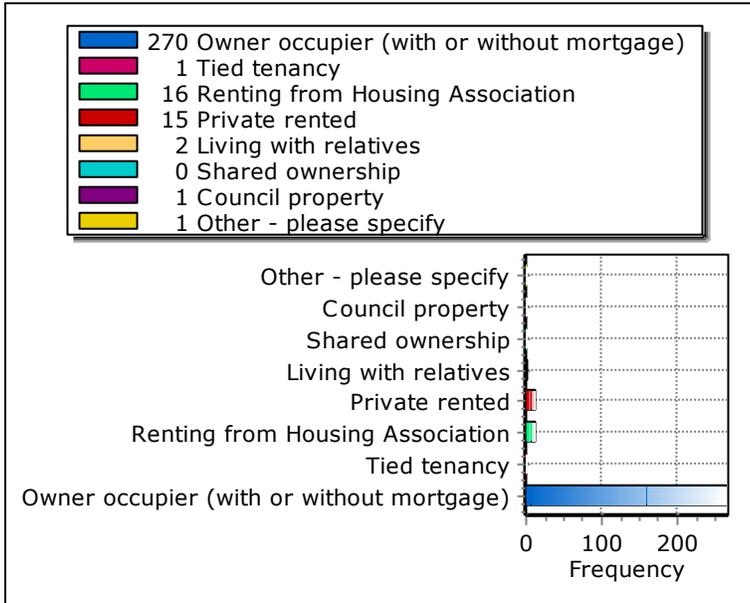
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

5. RESULTS

Section 1

Listed below are the results of each question asked by the housing needs survey.

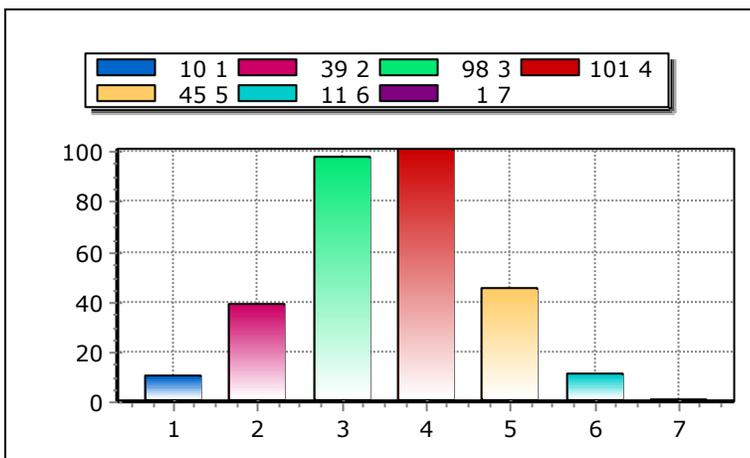
Question 1. What type of housing do you live in?



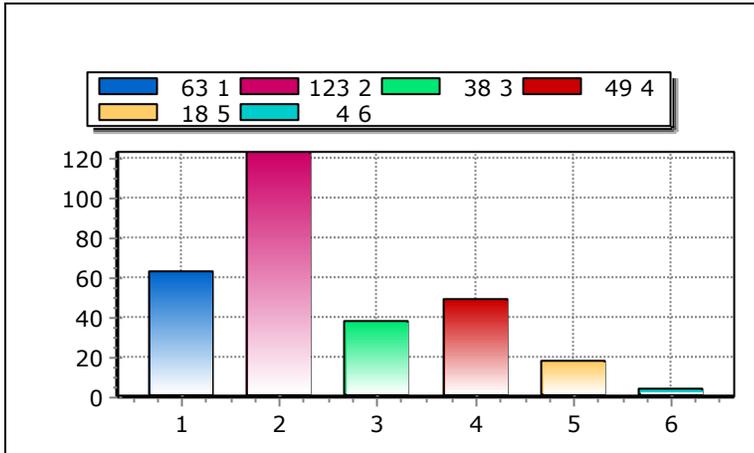
88% of respondents are owner occupiers

Question 2.

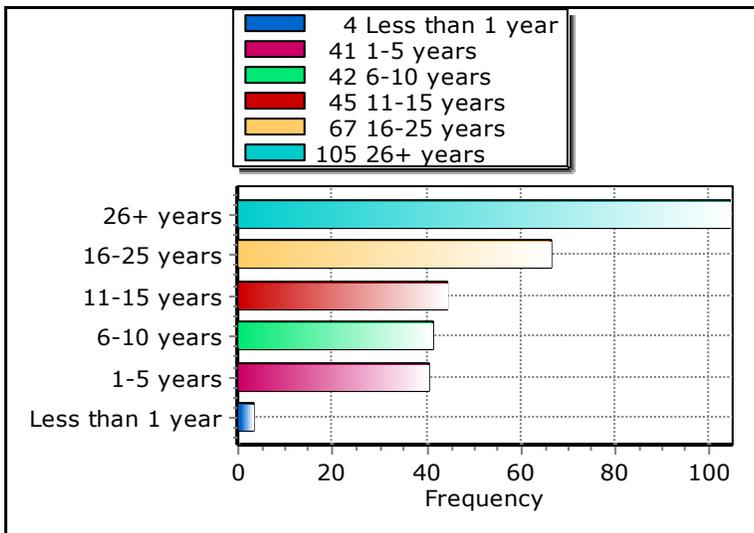
Number of bedrooms in your home?



Number of people that currently live in the property?

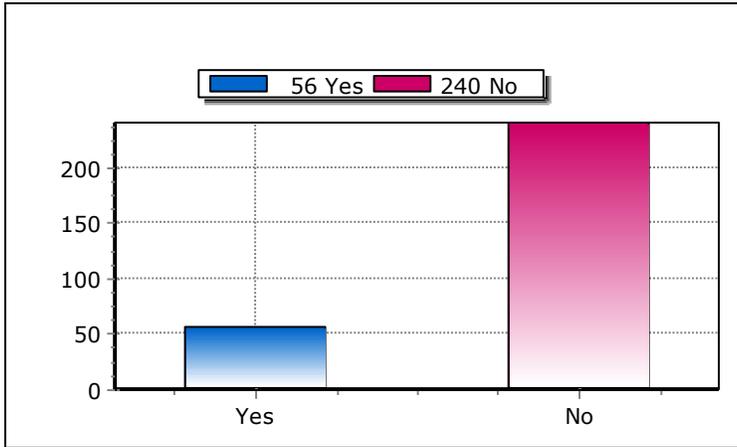


Question 3. How long have you lived in Horsmonden?

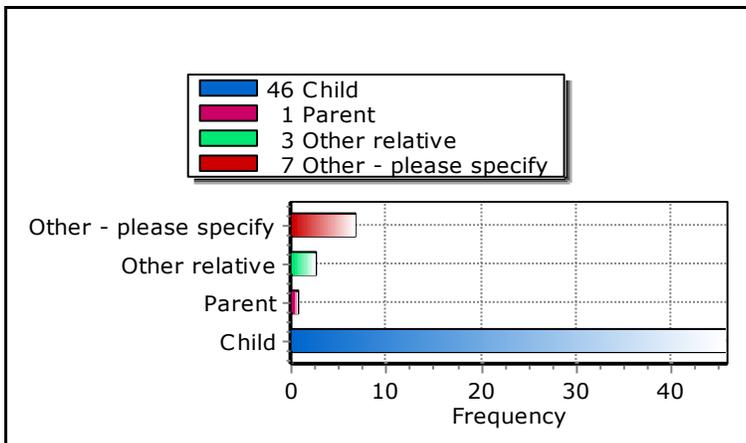


217 respondents (71%) have lived in the parish for over 10 years.

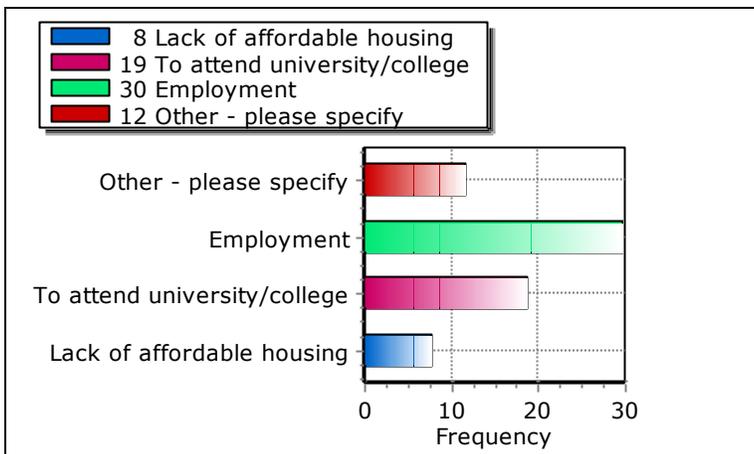
Question 4. Have any members of your family/household left Horsmonden in the last 5 years?



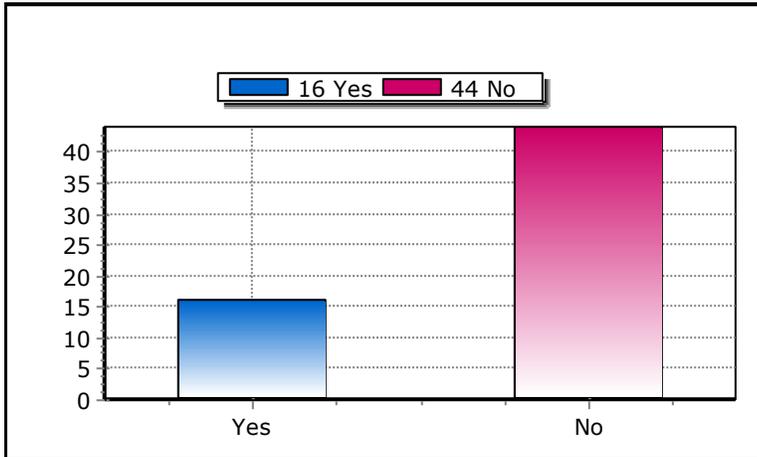
Question 5. If you answered yes to question 4, please state what relationship they have to you.



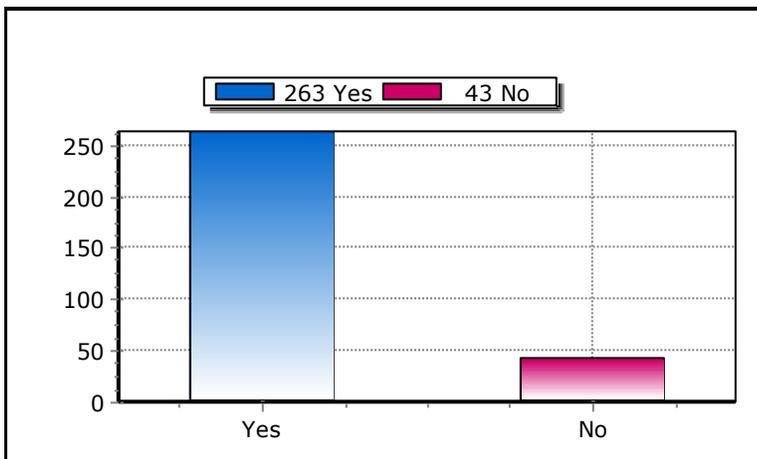
Question 6. Please indicate the reason why they left.



Question 7. Would they return if more affordable accommodation could be provided?



Question 8. Would you support a small development of affordable housing if there was an identified need for people with a genuine local connection to Horsmonden?



86% of respondents said they would support a development of affordable housing for local people.

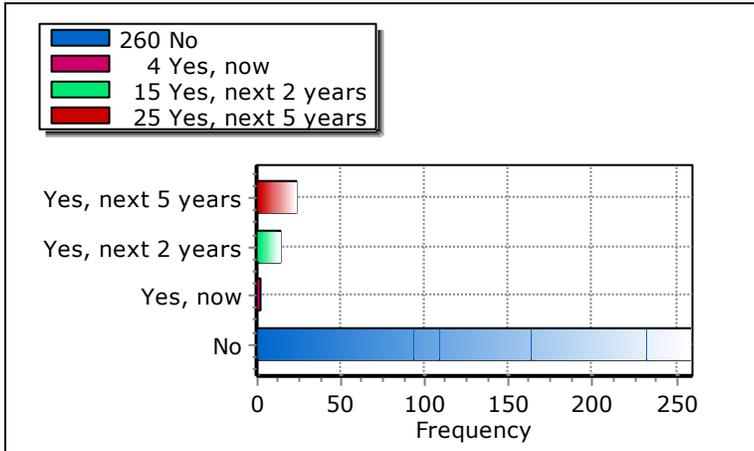
Question 9. Please use this space if you wish to explain your answer to Q8.

There were 88 responses to this question; a full list of responses can be found in Appendix H1.

Question 10. Please state any sites you think might be suitable for a local needs housing development in the area if this survey identifies a need for one

There were 114 responses to this question; a full list of responses can be found in Appendix H2.

Question 11. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?

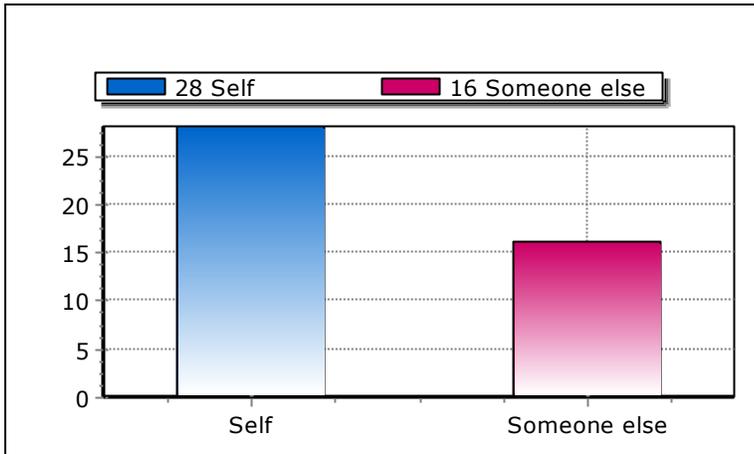


44 respondents said they have a housing need either now or in the next 2 or 5 years. An analysis of these responses can be found from page 22 – 37.

Section 2 – Housing Needs

Only those respondents who deemed themselves in need of alternative housing were asked to complete Section 2.

Question 12. Are you completing this form for yourself or someone else?

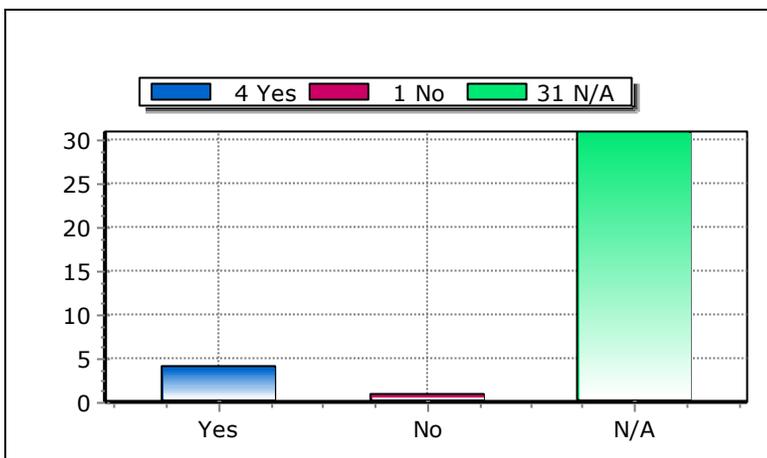


Question 13. If you are completing this form for someone else, please state their relationship to you and where they currently live.

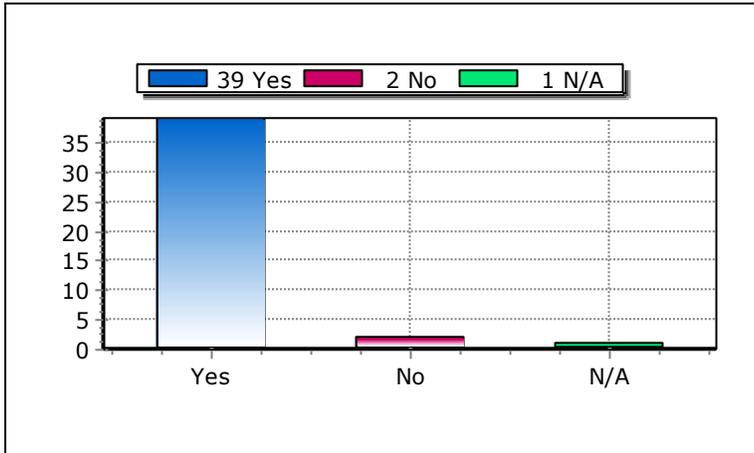
Respondents were mainly completing the form for themselves or for their adult children living with their parents in the parental home or away at university.

Question 14. Personal details of respondents are not included in this report.

Question 15. If you live outside of Horsmonden do you wish to return?



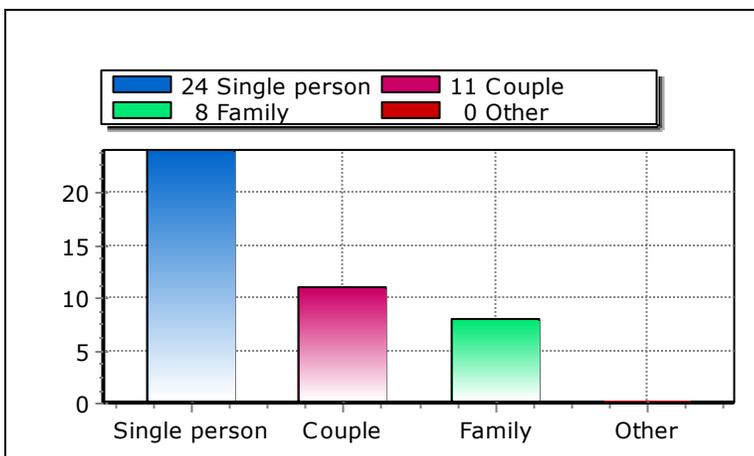
Question 16. If you live in Horsmonden do you wish to stay there?



Question 17. What is your connection with the parish of Horsmonden? Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
I provide an important service in the parish	3
I currently live in the parish and have done so continuously for the last 3 years or for a total of at least 5 out of the last 10 years	42
I do not live in the parish but have been a member of a household which still lives in the parish and have done so continuously for the last e years or more or for a period of 5 out of the last 10 years	1
I have immediate family which has lived continuously in the parish for 5 out of the last 10 years	14
In the past I have lived in the parish for 5 out of the last 10 years	6
I am in permanent employment in the parish or about to take up permanent employment in the parish	4

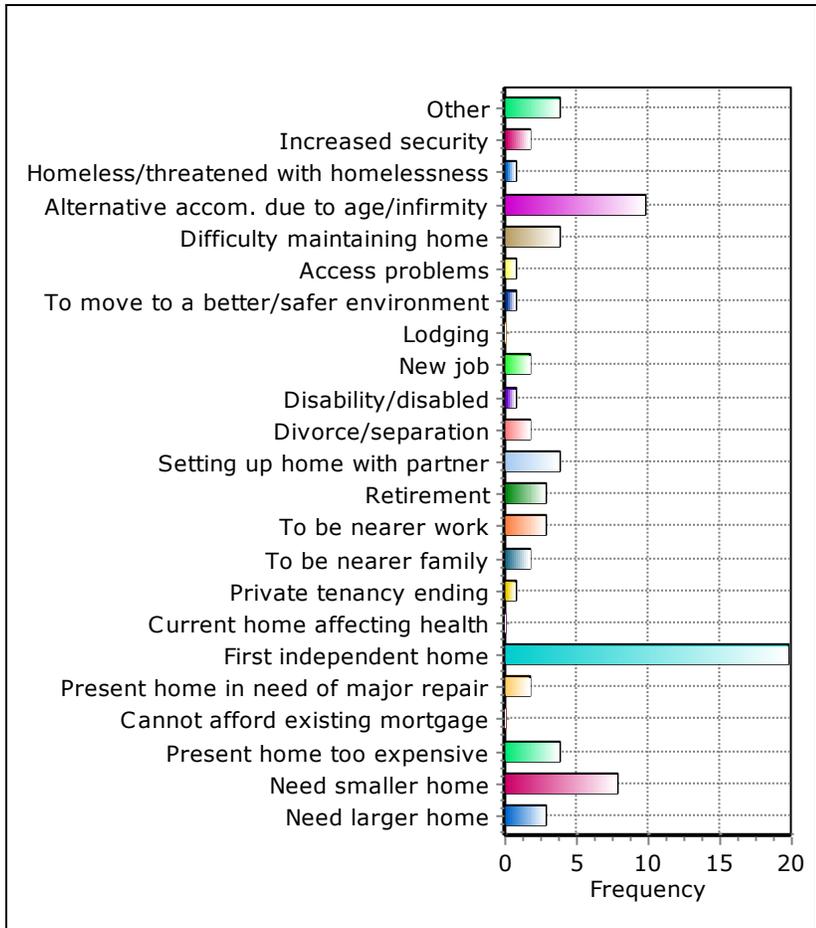
Question 18. What type of household will you be in alternative accommodation?



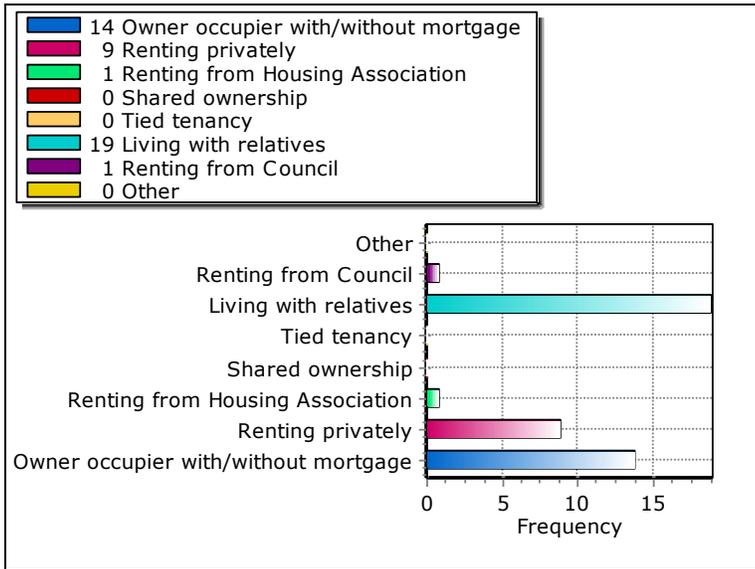
Question 19. How many people in each age group need alternative accommodation?

AGE	0 - 9	10 -15	16 - 19	20 -24	25 - 44	45 - 59	60 - 74	75+
Male	3	0	5	12	9	3	2	5
Female	4	1	1	2	11	3	7	5
Total	7	1	6	14	20	6	9	10

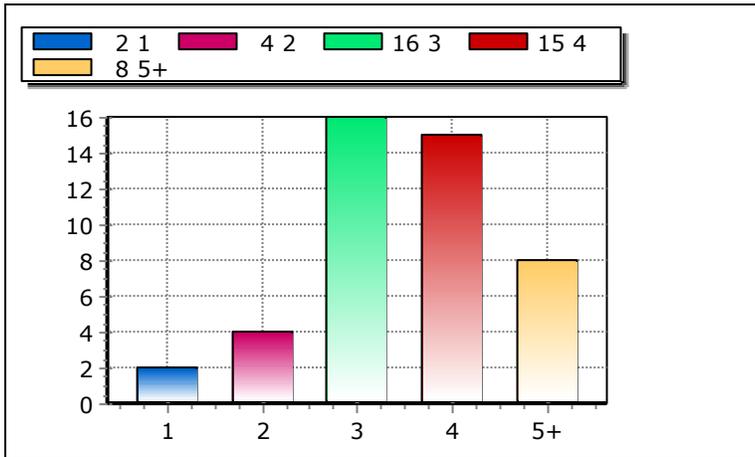
Question 20. Why are you seeking a new home?



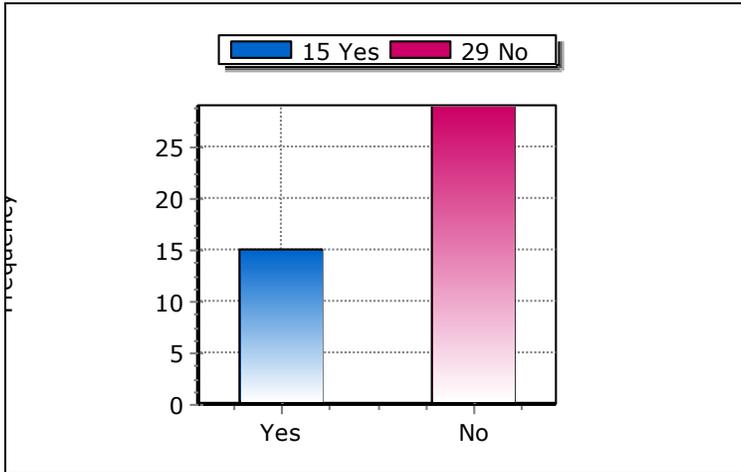
Question 21. What is your current housing situation?



Question 22. How many bedrooms does your current home have?



Question 23. Are you an older person wanting to downsize to move suitable housing?



Question 24. Please tell us in your own words why you need to move and what prevents you from doing so.

44 respondents answered this question. A full list of responses can be found in Appendix H3

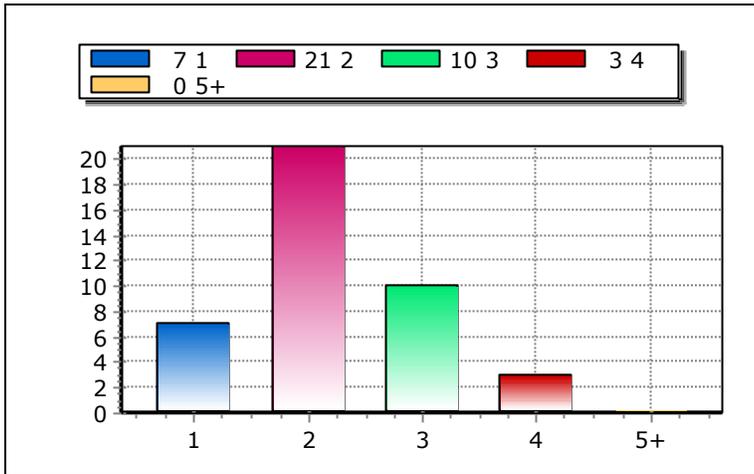
Question 25. What type of housing do you need?

Type of Housing	Frequency
Flat	21
House	32
Bungalow	12
Accommodation suitable for older persons without support	7
Extra care housing	1
Other	3

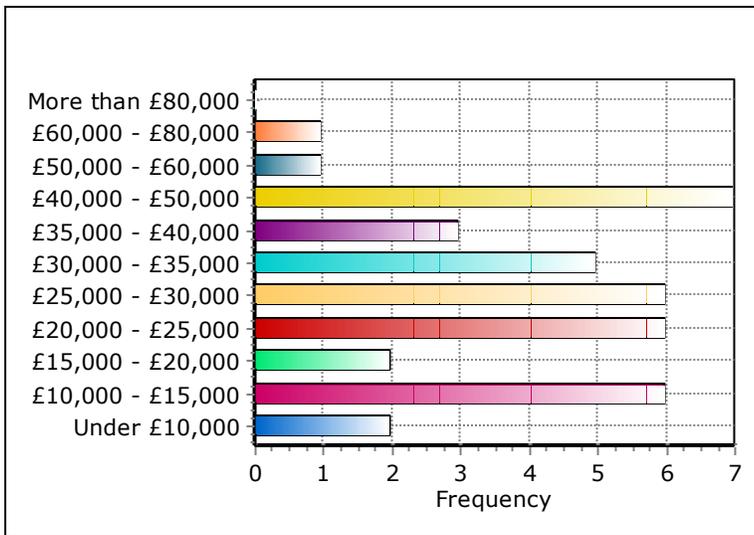
Question 26. Which tenure would best suit your housing need?

Tenure	Frequency
Renting – Housing Association	9
Shared ownership – part rent/buy Housing Association	10
Owner occupation	18
Self-build	7
Discounted market home for sale (minimum discount of 20%)	8
Other please specify	3

Question 27. How many bedrooms will you need?



Question 28. Please indicate the total gross annual income of the household in housing need.



Question 29. How much money could you raise towards the purchase of a property? The following answers were given:

- 1 x 3,000
- 1 x 5000
- 1x 10,000
- 1x 15,000
- 2 x 20,000
- 1 x 85,000
- 2 x 100,000
- 1 x 125,000

1 x 160,000
1 x 170,000
2 x 200,000
1 x 245,000
2 x 250,000
1 x 275,000
1 x 300,000
1 x 350,000
2 x 400,000
1 x 500,000
2 x 600,000

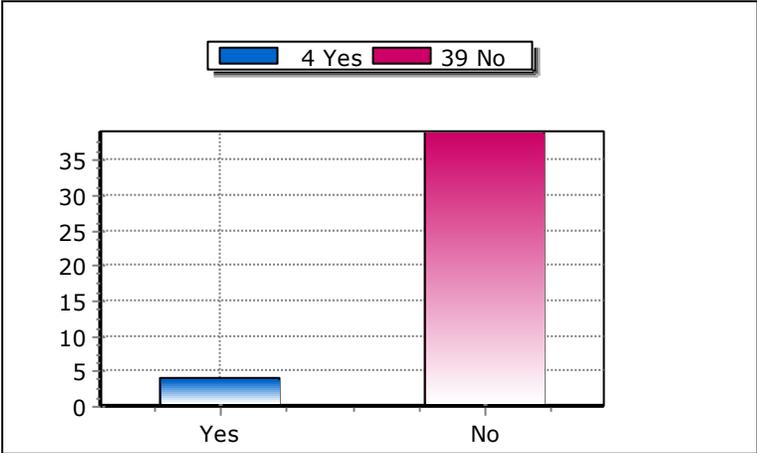
Question 30. How much money would you be able to raise as a deposit towards buying your own home? The following answers were given:

1 x £2,000
1 x £5,000
1 x £8,000
2 x 10,000
2 x 15,000
3 x 20,000
1 x 25,000
2 x 30,000
2 x 35,000
1 x 40,000
2 x 50,000
1 x 60,000
2 x 100,000
1 x 245,000
1 x 300,000

Question 31. Do you have any or specialised housing requirements? The following responses were given:

- We can raise whatever as a deposit for a new home, assess as elderly so preferably ground floor and parking.
- Not yet...
- We have a well-behaved cat!
- Ground floor, small garden
- As I grow older, warmth and economy of heating and services are important
- Not at current time but getting older
- No steps
- Sheltered accommodation

Question 32. Are you registered on the Council's housing register?



6. LOCAL HOUSING COSTS

To fully assess local housing need it is important to look at open market prices in the private sector of houses both to rent and buy.

Property for sale

Searches of www.rightmove.co.uk which markets property for a number of leading local estate agents, in February 2020, found the following cheapest properties for sale.

Type of Property	Number of Bedrooms	Price £
Apartment	2	195,000
End of terrace house	2	300,000
Terraced house	3	325,000
Semi-detached house	3	375,000

Property to rent

A similar search for rental property found only the following one property available to rent:

Type of Property	Number of Bedrooms	Price £pcm.
End of terrace house	3	1,275

Household income required to afford current market prices

Using local information, the table below shows gross income level needed to purchase a property in the area. The figures are calculated assuming a 15% deposit and using 3.5 x gross income. Monthly repayment is based on a 2-year fixed standard with HSBC at 4.19% (February 2020) 25-year mortgage term and is calculated using HSBC's mortgage calculator.

It should be noted that in the current economic climate lenders have made the borrowing criteria for potential mortgagees stricter by requiring at least a 15% deposit, making securing a mortgage difficult for some first-time buyers, especially those on lower incomes. Although there are now higher LTV mortgages available, they tend to attract a higher interest rate.

Type of Property	Price £	Deposit (15%)	Gross Income Level	Monthly Repayment
2 bed apartment	195,000	29,250	47,357	662
2 bed terraced house	300,000	45,000	72,858	1,019
3 bed terraced house	325,000	48,750	78,928	1,104
3 bed semi-detached house	375 000	56 250	91,071	1,274

To gauge the income level required to afford to rent privately the following calculations assume that 30% gross income is spent on housing. (A household is considered able to afford market rented housing in cases where the rent payable would constitute no more than 30% of gross income).

Type of Property	Price £ pcm	Approx. Gross Annual income £
End of terrace house	1,275	51,000

Using HM Land Registry data on house sales (www.mouseprice.com) using postcode area TN12 which lies within or includes part of the following towns, counties, localities, electoral wards and stations: Boughton Monchelsea and Chart Sutton, Brenchley, Brenchley and Horsmonden, Capel, Collier Street, East Peckham, East Peckham and Golden Green, Five Oak Green, Hawkenbury, Headcorn, Horsmonden, Kent, Marden, Marden and Yalding, Matfield, Medway, Paddock Wood, Paddock Wood East, Paddock Wood West, Staplehurst, Sutton Valence and Langley, Tonbridge the average house prices in the last 3 months are:-

1 bed properties £221,700
 2 bed properties £303,400
 3 bed properties £374,100
 4 bed properties £582,300
 5+ bed properties £820,600

To afford the average cost of a 1 bed property using the mortgage calculation shown above, a salary of £53,841 would be required. To afford the average cost of a 2-bed property a salary of £73,683 would be required.

Information provided by 'mouseprice' states that the average property in the TN12 area costs £445,200 with average earnings being £25,263. This means that the average property costs over 17 times more than the average salary. The source used by 'mouseprice' to assess price to earnings ratio is Calnea Analytics proprietary price data and earnings data – updated quarterly.

Affordable Rent

The Government has introduced changes relating to rents charged to new tenants of social housing from April 2011. Affordable Rent properties allow landlords to set rents anywhere between current social rent levels and up to 80% of local market rents. Due to a lack of information on average private rent levels in Horsmonden and in order to estimate affordable rent levels, the following table shows housing benefit levels (known as Local Housing Allowance (LHA)) for the High Weald area. Affordability of the rent can be achieved through the input of Housing Benefit where eligible.

Size of Property	LHA Levels £pcm/Affordable Rent levels £pcm
1 bed	604
2 bed	788
3 bed	967
4 bed	1459

The table below shows income needed to afford the affordable rent levels using 30% of gross income as the indicator of what is affordable, for those who are not in receipt of housing benefit.

Property	Price £ pcm	Gross annual Income £
1 bed	604	24,160
2 bed	788	31,520
3 bed	967	38,680
4 bed	1459	58,360

Shared ownership

To give an indication of respondents' ability to afford shared ownership, levels of income and rent/mortgage have been taken into consideration on purchasing a 25% and 40% share of a property with estimated values of £221,700 for a 1 bed property, £303,400 for a 2 bed property and £374,100 for a 3 bed. Calculations are made using the Homes and Communities Agency's target incomes calculator and assume a 10% deposit of mortgage share. These values are taken from those found on Mouseprice www.mouseprice.com

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service charge	Monthly total £	Gross Income required
221,700	25%	5543	268	381	80	729	26 305
221,700	40%	8868	430	305	80	815	30 815
303,400	25%	7585	368	521	80	969	34 936
303,400	40%	12136	588	417	80	1085	42 171
374,100	25%	9353	454	643	80	1177	42 405
374,100	40%	14964	726	514	80	1320	51 998

Discounted market sale

The table below shows the amount of deposit and income required to afford this tenure. Homes are sold with a discount at least 20% below local market value. Values are taken from those found at Rightmove and Help to buy (see above). Calculations are based on a 10% deposit; eligibility includes being a first-time buyer with a household income not exceeding £80,000.

Property price £	Discounted price £	Deposit Required £10%	Gross Income required
221,700	177,360	17,736	45,607
303,400	242,720	24,272	62,414
374,100	299,280	29,928	76,958

7. ASSESSMENT OF HOUSING NEED

This section is divided into two categories; the need for affordable housing and the need for alternative housing for older households.

There were a total of 44 responses.

7.1 Assessment of the need for affordable housing

This analysis is divided into categories of those who need housing now, in the next 2 years and in the next 5 years.

At this stage some respondents might be excluded if they do not want/are not eligible for affordable housing or if they do not provide sufficient information for an assessment of their eligibility to be made.

In total 29 respondents said they had a need for affordable housing in the following timescales:

- Now x 3
- In the next 2 years x 12
- In the next 5 years x 14

Assessment of the 3 households seeking affordable housing now

The 3 households in need of affordable housing now are:

- 1 x single person
- 2 x families

Single people – there was 1 single person

Age	Frequency
20-24	1

Reason for seeking new home:

Reason	Frequency
First independent home	1

Current housing:

Current Housing	Frequency
Living with relatives	1

Current number of bedrooms:

Current beds	Frequency
4	1

Type of housing needed: The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
House / Flat	1

Tenure best suited:

Tenure	Frequency
Shared ownership / Discounted market home for sale (minimum discount of 20%) / Self build	1

Number of bedrooms required: The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
2 or 1	1

Household's joint gross annual income:

Income	Frequency
£25,000 - £30,000	1

Amount available towards purchase of a property:

- 1 x £100,000

Amount available towards a deposit:

- 1 x 15,000

Particular or specialised housing requirements: None

Registered on the Council's Housing Register:

Housing Register	Frequency
No	1

The respondent indicated at least one of the local connection criteria; they currently live in Horsmonden.

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent	Discounted market sale
£25,000 - £30,000	1	1 bed	1 x 1 bed	0	0	0

Families – there were 2 families

Age

	Adult Age	Adult Age	Child Age				
Family 1	25-44	45-59	0-9 F	0-9 F			
Family 2	25-44	25-44	0-9 M				

Reason for seeking new home:

Reason	Frequency
Need larger home	1
Private tenancy ending	1

Current housing:

Current Housing	Frequency
Renting from the council	1
Renting privately	1

Type of housing needed: The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
House	2

Tenure best suited:

Tenure	Frequency
Renting – housing association	1
Shared ownership	1

Number of bedrooms required: The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
2	1
3	1

Income	Frequency
£20,000 - £25,000	1
£40,000 - £50,000	1

Amount available towards purchase of a property: One respondent did not answer this question, the other respondent was unsure about amount available to purchase a property.

Amount available towards a deposit:

- One respondent did not answer
- 1 x £30,000

Particular or specialised housing requirements: None

Registered on the Council's Housing Register:

Housing Register	Frequency
Yes	2

The respondents indicated at least one of the local connection criteria; both currently live in Horsmonden.

The following table shows the respondents' ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent	Discounted market sale
£20,000 - £25,000	1	1 x 2 bed with HB	0	0	0	0
£40,000 - £50,000	1	1 x 2 bed	1 x 3 bed	0		

It is assumed that respondents who cannot afford the housing association rent (affordable rent) will be eligible for housing benefit (HB)

Assessment of the 12 households seeking affordable housing in the next 2 years

The following 5 respondents have been excluded for the following reasons:

- 1 respondent wanted to buy on the open market only + move away
- 3 respondents wanted to buy on the open market only
- 1 respondent does not currently live in Horsmonden and wanted to buy on the open market only

The 7 households in need of housing in the next 2 years are:

- 1 x single person
- 2 x couples
- 4 x families

Single person there was 1 single person

Age	Frequency
25 – 44	1

Reason for seeking new home:

Reason	Frequency
First independent home	1

Current housing:

Current Housing	Frequency
Living with relatives	1

Current housing:

Current Number of bedrooms	Frequency
5+	1

Type of housing needed: The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
Discounted market home (minimum 20% discount)	1

Number of bedrooms required: The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
1	1

Household's joint gross annual income:

Income	Frequency
£35,000 – £40,000	1

Amount available towards purchase of a property:

- £160,000

Amount available towards a deposit:

- £10,000

Particular or specialised housing requirements: None

Registered on the Council's Housing Register:

Housing Register	Frequency
Yes	1

The respondent indicated at least one of the local connection criteria; they currently live in Horsmonden.

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared ownership	Open market purchase	Private rent	Discounted market sale
£35,000 - £40,000	1	1 x 1 bed	1 x 2 bed	0	0	0

As the respondent could not afford Discounted market sale, they have been assessed for shared ownership.

Couples - there were 2 couples

Age – the respondents did not indicate their partners' ages

Age	Frequency
20 – 24	1
25 – 44	1

Reason for seeking new home:

Reason	Frequency
Setting up home with partner	2
First independent home	2
Increased security	1
New job	1

Current housing:

Current Housing	Frequency
Living with relatives	2

Current housing:

Current Number of bedrooms	Frequency
4	2

Type of housing needed: The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Type of housing	Frequency
Flat / House	2

Tenure best suited:

Tenure	Frequency
Renting Housing Association / Shared ownership	1
Shared ownership / Discounted market home for sale (minimum discount 20%)	1

Number of bedrooms required: The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
2	2

Household's joint gross annual income:

Income	Frequency
£10,000 - £15,000	1
£40,000 - £50,000	1

Amount available towards purchase of a property:

- 1 x £30,000
- 1 x £20,000

Amount available towards a deposit:

- £1 x £20,000
- 1 x £2,000

Particular or specialised housing requirements: None**Registered on the Council's Housing Register:**

Housing Register	Frequency
No	2

The respondents indicated at least one of the local connection criteria; they both currently live in Horsmonden.

The following table shows the respondents' ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared ownership	Open market purchase	Private rent	Discounted market sale
£10,000 - £15,000	1	1 x 1 bed with HB	0	0	0	0
£40,000 - £50,000	1	1 x 1 bed	1 x 2 bed	0	0	0

Families - there were 4 families.

Age

	Adult Age	Adult Age	Child Age	Child Age	Child Age
Family 1	45 - 59		10-15M	16-19F	
Family 2	45-59	60-74	16-19M	20-24 Adult child	25-44 Adult child
Family 3	45-59	45-59	20-24 Adult child	20-24 Adult child	20-24 Adult child
Family 4	25-44		0-9F		

Reason for seeking new home:

Reason	Frequency
Other – want to buy a house or self-build	1
Homelessness / threatened with homelessness	1
Present home too expensive	2
After divorce / separation	1

Current housing:

Current Housing	Frequency
Renting privately	3
Owner / occupier with / without mortgage	1

The owner occupier has been included because they indicate they may become homeless.

Type of housing needed:

Type of housing	Frequency
House	3
House / Bungalow	1

Tenure best suited: The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Tenure	Frequency
Self-build / Discounted market sale	1
Renting Housing Association	3

Number of bedrooms required: The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
4	1
3	3

Household's joint gross annual income:

Income	Frequency
£60,000 - £80,000	1
£10,000 - £15,000	2
£30,000 - £35,000	1

Amount available towards purchase of a property:

- The 4 respondents did not provide this information

Amount available towards a deposit:

- 1 x £20,000
- 3 respondents did not provide this information

Particular or specialised housing requirements: None

Registered on the Council's Housing Register:

Housing Register	Frequency
No	4

The respondents indicated at least one of the local connection criteria; they currently live in Horsmonden.

The following table shows the respondents' ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent	Discounted market sale
£60,000 - £80,000	1	0	1 x 3 bed	0	0	0
£10,000-£15,000	1	1 x 2 bed with HB	0	0	0	0
£10,000 - £15,000	1	1 x 3 bed with HB	0	0	0	0
£30,000-£35,000	1	1 x 3 bed	0	0	0	0

It is assumed that respondents who cannot afford the housing association rent (affordable rent) will be eligible for housing benefit (HB)

The first respondent (£60,000-£80,000) is interested in self build. They are not eligible for affordable housing and cannot afford DMS. They can afford a 3-bed shared ownership property so have been assessed for this tenure as they said they wanted affordable housing to buy.

The second respondent is an owner occupied threatened with homelessness and could be eligible for renting with a Housing Association with housing benefit.

Assessment of the 14 households seeking affordable housing in the next 5 years

6 respondents have been excluded for the following reasons:

3 respondents wanted to buy on the open market only

3 provided insufficient information for an assessment of their needs to be made

The 8 households seeking affordable housing in the next 5 years:

- 5 x single people
- 2 x couples
- 1 x family

Single people - there were 5 single people

Age	Frequency
16-19	1
20-24	3
45-59	1

Reason for seeking new home:

Reason	Frequency
First independent home	4
Present home in need of major repair	1
To be nearer work	1

Current housing:

Current Housing	Frequency
Living with relatives	4
Renting privately	1

Current number of bedrooms:

Number of bedrooms	Frequency
4	2
3	3

Type of housing needed:

Type of housing	Frequency
Flat / House	2
House	1
Flat	2

Tenure best suited: The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Tenure	Frequency
Shared ownership	2
Shared ownership/Discounted market sale	2
Renting – Housing Association	1

Number of bedrooms required: The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
1	1
2	3
3	1

Income:

Income	Frequency
£30,000 - £35,000	1
£20,000 - £25,000	1
£10,000 - £15,000	1
£25,000 - £30,000	1
£40,000 - £50,000	1

Amount available towards purchase of a property:

- 1 x £20,000
- 1 x £85,000
- One respondent did not provide this information
- 1 x £5,000
- 1 x £10,000

Amount available towards a deposit:

- £20,000
- £8,000 - £10,000
- £5,000
- £10,000
- One respondent did not have a deposit

Particular or specialised housing requirements: None

Registered on the Council’s Housing Register:

Housing Register	Frequency
No	5

The respondents indicated at least one of the local connection criteria; they currently live in Horsmonden.

The following table shows the respondents' ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared ownership	Open market purchase	Private rent	Discounted market sale
£10,000 - £15,000	1	1 x 1 bed HB	0	0	0	0
£20,000 - £25,000	1	1 x 1 bed	0	0	0	0
£25,000 - £30,000	1	0	1 x 1 bed	0	0	0
£30,000 - £35,000	1	0	1 x 2 bed	0	0	0
£40,000 - £50,000	1	0	1 x 3 bed	0	0	0

It is assumed that respondents who cannot afford the housing association rent (affordable rent) will be eligible for housing benefit (HB)

Couples - there were 2 couples

Age	Frequency
25-44	4

Reason for seeking new home:

Reason	Frequency
Other – would like to develop a business in the area	1
First independent home	1
Setting up home with partner	1

Current housing:

Current Housing	Frequency
Renting privately	1
Living with relatives	1

Current number of bedrooms:

Number of bedrooms	Frequency
1	1
4	1

Type of housing needed:

Type of housing	Frequency
Flat / House / Other self-build	1
House	1

Tenure best suited: The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Tenure	Frequency
Self-build	2

Number of bedrooms required: The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
2	1
3	1

Income:

Income	Frequency
£35,000 - £40,000	1
£15,000 - £20,000	1

Amount available towards purchase of a property:

- £60,000 - £200,000
- £250,000 - £350,000

Amount available towards a deposit:

- £60,000
- £30,000

Particular or specialised housing requirements: None

Registered on the Council's Housing Register:

Housing Register	Frequency
No	1

The respondents indicated at least one of the local connection criteria; they currently live in Horsmonden.

The following table shows the respondent's ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent.

It should be noted that actual affordability of the various forms of tenure required depends on income and the ability to pay the required deposit and other finances necessary to buy a home.

Income	Number of respondents	Renting HA	Shared ownership	Open market purchase	Private rent	Discounted market sale
£15,000 - £20,000	1					
£35,000 - £40,000	1					

Both respondents indicated an interest in self-build only.

Families - there was 1 family

Age	Frequency
0-9	1M 1F
25-44	2

Reason for seeking new home:

Reason	Frequency
Need larger home	1

Current housing:

Current Housing	Frequency
Owner occupier with/without mortgage	1

Current number of bedrooms:

Number of bedrooms	Frequency
3	1

Type of housing needed:

Type of housing	Frequency
House	1

Tenure best suited: The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.

Tenure	Frequency
Self-build	1

Number of bedrooms required: The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need.

No of bedrooms	Frequency
4	1

Income:

Income	Frequency
£60,000 - £80,000	1

Amount available towards purchase of a property:

- £500,000 - £600,000

Amount available towards a deposit:

- £250,000 - £300,000

Particular or specialised housing requirements: None

Registered on the Council's Housing Register:

Housing Register	Frequency
No	1

Income	Number of respondents	Renting HA	Shared ownership	Open market purchase	Private rent	Discounted market sale
£60,000 - £80,000	1					

The respondent lives in Horsmonden and is interested in self build only.

7.2 Assessment of the need for housing for older households

15 respondents said they were an older person/household wanting to downsize/move to more suitable housing.

1 respondent was excluded for the following reason:

They did not provide sufficient information

The 14 respondents wanted to move in the following timescales:

- 2 x now
- 2 x next 2 years
- 10 x next 5 years

Assessment of the 2 households that need alternative housing now:

The 2 households that need alternative housing now are:

- 2 x single people

Single people - there were 2 single people

Age	Frequency
60-74	1
75+	1

Reason for seeking new home:

Reason	Frequency
Present home in need of major repair	1
Present home too expensive	1
Need smaller home	1
Retirement	1
Difficulty maintaining home	1
Divorce / separation	1
Other – less isolated and less land	1

Current housing:

Current Housing	Frequency
Owner occupier (with or without mortgage)	2

Current number of bedrooms:

Current No.	Frequency
3	2

Type of housing needed:

Type of housing	Frequency
House / Bungalow	1
Flat / House / Bungalow	1

Tenure best suited:

Tenure	Frequency
Owner occupier	2

Number of bedrooms required:

No of bedrooms	Frequency
3	1
2	1

Income:

Income	Frequency
£15,000 - £20,000	1
Under £10,000	1

Amount available towards purchase of a property:

- £400,000
- £245,000

Amount available towards a deposit:

- £40,000
- £245,000

Particular or specialised housing requirements: None

Registered on the Council's Housing Register:

Housing Register	Frequency
No	2

The respondents indicated at least one of the local connection criteria; they currently live in Horsmonden.

Assessment of the 2 households that need alternative housing within the next 2 years:

The 2 households that need alternative housing in the next 2 years are:

- 1 x single person
- 1 x couple

Single person

Age	Frequency
75+	1

Reason for seeking new home:

Reason	Frequency
Alternative acc. due to age / infirmity / disability / disabled	1

Current housing:

Current Housing	Frequency
Owner occupier (with or without mortgage)	1

Current number of bedrooms:

Current No.	Frequency
3	1

Type of housing needed:

Type of housing	Frequency
Extra care housing	1

Tenure best suited:

Tenure	Frequency
Owner occupier	1

Number of bedrooms required:

No of bedrooms	Frequency
2	1

Income:

Income	Frequency
£10,000 - £15,000	1

Amount available towards purchase of a property:

- £200,000

Amount available towards a deposit:

- £50,000

Particular or specialised housing requirements: Sheltered accommodation

Registered on the Council's Housing Register:

Housing Register	Frequency
No	1

Couple

Age	Frequency
75+	2

Reason for seeking new home:

Reason	Frequency
Need Smaller home / Difficulty maintain home	1

Current housing:

Current Housing	Frequency
Owner occupier (with or without mortgage)	1

Current number of bedrooms:

Current No.	Frequency
5	1

Type of housing needed:

Type of housing	Frequency
Bungalow	1

Tenure best suited:

Tenure	Frequency
Owner occupation	1

Number of bedrooms required:

No of bedrooms	Frequency
3	1

Income:

Income	Frequency
£20,000 - £25,000	1

Amount available towards purchase of a property:

- Not specified

Amount available towards a deposit:

- Not specified

Particular or specialised housing requirements: None

Registered on the Council's Housing Register:

Housing Register	Frequency
Not specified	1

Assessment of the 10 households that need alternative housing within the next 5 years**The 10 households that need alternative housing within the next 5 years are:**

- 7 x single people
- 3 x couples

Single people - there were 7 single people

Age	Frequency
75 +	3
60-74	4

Reason for seeking new home:

Reason	Frequency
Alternative acc. due to age / infirmity	6
Need smaller home	4
Difficulty maintaining home	1
Increased security	2
To move to a better / safer environment	1
Retirement	2
Other better heating and insulation checks	1
Present home too expensive	1

Current housing:

Current Housing	Frequency
Private rented	2
Owner occupier	5

Current number of bedrooms:

Current No.	Frequency
2	2
3	2
4	2
5+	1

Type of housing needed:

Type of housing	Frequency
Bungalow	1
Accommodation suitable for older person without support / extra care housing	1
Flat / Accommodation suitable for older persons without support	1
Flat / Bungalow / Accommodation suitable for older person without support	2
Accommodation suitable for older person without support	1
Flat / House / Bungalow / Accommodation suitable for older persons without support	1

Tenure best suited:

Tenure	Frequency
Renting / Owner occupation / Discounted market sale	1
Owner occupation	4
Renting – Housing Association	1
Other – sheltered under whatever terms offered	1

Number of bedrooms required:

No of bedrooms	Frequency
2	4
3	1

2 respondents did not specify how many bedrooms they would need.

Income:

Income	Frequency
£30,000 - £35,000	2
£40,000 - £50,000	1
Under £10,000	1
£15,000 - £20,000	1
£25,000 - £30,000	1

1 respondent did not specify their income.

Amount available towards purchase of a property:

- £500,000
- £400,000
- £500,000
- £275,000
- £125,000 - £150,000

Amount available towards a deposit:

- £500,000
- £100,000

Particular or specialised housing requirements:

- No specialist housing requirements yet
- Access as elderly, so preferably ground floor and parking
- As I grow older, warmth and economy of heating and services are important
- No steps

Registered on the Council's Housing Register:

Housing Register	Frequency
No	7

The respondents indicated at least one of the local connection criteria; they currently live in Horsmonden.

Couples - there were 3 couples.

Age	Frequency
60-74	5
75+	1

Reason for seeking new home:

Reason	Frequency
Alternative acc.due to age /infirmity	2
Need smaller home	2
Retirement	1
Difficulty maintaining home	1
Access problems	1

Current housing:

Current Housing	Frequency
Renting from housing association	1
Owner occupier with / without mortgage	2

Current number of bedrooms:

Current No.	Frequency
3	2
4	1

Type of housing needed:

Type of housing	Frequency
Flat / House	1
House / Bungalow	1
Bungalow / Accommodation suitable for older persons without support	1

Tenure best suited:

Tenure	Frequency
Renting Housing Association	1
Owner occupier / self-build	2

Number of bedrooms required:

No of bedrooms	Frequency
2	2
3	1

Income:

Income	Frequency
£35,000 - £40,000	1

2 respondents did not specify their income

Amount available towards purchase of a property:

- £100,000 plus current property sale £275,000 - £300,000

Amount available towards a deposit:

- £100,000

Particular or specialised housing requirements:

- Ground floor, small garden
- Not at current time but getting older, current house would be unsuitable for using mobility aids / wheelchairs if needed in the future.

Registered on the Council's Housing Register:

Housing Register	Frequency
Yes	1
No	2

The respondents indicated at least one of the local connection criteria; they currently live in Horsmonden.

8. SUMMARY OF FINDINGS

The summary is divided into two sections; summary of the need for affordable housing and summary of the needs of older households.

8.1 Summary of the need for Affordable Housing

The survey has found a need for up to 18 homes for local people who are in need of affordable housing; they are 7 single people, 4 couples and 7 families. 3 of the households need housing now, 7 in the next 2 years and 8 in the next 5 years.

The 18 respondents in need of affordable housing indicated strong local connections to Horsmonden; they all currently live in the parish.

9 respondents are currently living with relatives, 1 is renting from the council, 6 are renting privately, 1 is an owner occupier interested in self build, one is an owner occupier at risk of homelessness.

In total there are 31 adults and 9 children who have a need for affordable housing.

When asked how many bedrooms respondents sought / preferred, the following answers were given: 2 x 1 or 2 bed, 2 x 1 bed, 6 x 2 bed, 6 x 3 bed, 2 x 4 bed.

Actual size of property that respondents are eligible for in terms of rented housing will depend upon the council's allocation policy. See below.

In total, 8 respondents indicated an interest in shared ownership and 6 in discounted market sale. Using estimated housing costs and the responses to the financial question, 8 respondents could afford a share of a property. No respondents could afford Discounted market sale.

3 respondents were interested in self-build only. A further 2 respondents indicated self-build and other affordable housing options.

Taking into account the council's allocation policy, the mix of accommodation that respondents would be eligible for is:

Rented accommodation:

- 3 x 1 bed
- 2 x 2 bed
- 2 x 3 bed

Shared ownership

- 2 x 1 bed
- 3 x 2 bed
- 3 x 3 bed

Self-Build - 3 respondents wanted self-build only

- 1 x 2 bed
- 1 x 3 bed
- 1 x 4 bed

8.2 Summary of the need for alternative housing for older households

The survey has found a need for alternative housing for 14 older households. They are 10 single people and 4 couples. All 14 households currently live in Horsmonden.

2 households need housing now, 2 in the next 2 years and 10 in the next 5 years.
10 of the households are currently owner occupiers, 1 Renting from Housing Association and 2 are Renting privately.

The most frequently given reasons for seeking a new home were the need for alternative accommodation due to age / infirmity, the need for a smaller home and retirement. Other reasons include difficulty maintaining home, increased security, and present home too expensive to maintain.

2 respondents said they need affordable housing; 1 respondent is renting privately, and 1 respondent is renting from a housing association.

They said they need the following type and size of accommodation to rent from a housing association.

- 1 x 2 bed Flat / Bungalow
- 1 x Flat / House / Bungalow or Accommodation suitable for older person without support (bedrooms not specified)

The above households who said they need 2 bedrooms may only be eligible for 1 bedroom unless they have a particular need for 2 bedrooms in accordance with Tunbridge Wells Borough Council's housing allocation policy.

The remaining 12 households want to buy the following type and size of accommodation on the open market:

- 2 x 3 bed House / Bungalow
- 1 x 2 bed Flat / House / Bungalow
- 1 x 1 or 2 bed Extra Care Housing
- 1 x 3 bed House / Bungalow (the respondent is interested in self build)
- 1 x 2 bed Bungalow / Accommodation for older persons without support
- 1 x 2 bed Accommodation for older persons without support or Extra care housing
- 1 x 2 or 3 bed Flat or Accommodation suitable for older persons without support
- 1 x 2 bed Accommodation suitable for older persons without support
- 1 x 2 bed Flat / Bungalow / Accommodation suitable for older persons without support
- 1 x (bedrooms not specified) Flat House / Bungalow / Accommodation suitable for older persons without support
- 1 x did not specify their housing need

9. Appendix H1

Q9. Please use this space if you wish to explain your answer to Q8.

My family have lived in this village for hundreds of years, house prices are very expensive family members can only afford to rent not buy so having affordable are perfect for local people.

There is a need, village communities and local businesses need a mixed demographic to survive.

The rise of homelessness in all areas of the country is terrible. I would support a development of housing that was/is genuinely affordable for young and old - single or with families.

Elderly relative could have gone into sheltered accommodation in the village if available.

I think it is very important that it is a small development of affordable housing is proposed that it is solely for local people who want to live in the countryside and respect our way of life.

If it is solely affordable housing not mixed with expensive homes.

Commercial developers consider bungalows a waste of space

I will be needing this sort of housing myself in the very near future

Dependant on where located, would help keep local families local

We need more council and housing association properties for people that cannot afford to buy

I believe there is a real need for housing that is truly affordable for both young people and for elderly people living in Horsmonden

There are local people who wish to stay and would buy but for the lack of deposit. In most cases for several years mortgage repayments are significantly less than rent

Bassetts

I would support it ONLY IF the development were genuinely 'small', i.e. a dozen houses or so, genuinely for people with a local connection, did NOT take precious woodland or fields, or orchards or hop fields, and if the potential occupiers of these new 'affordable' houses were vetted to make absolutely sure they have no criminal background or intent and will fit into the existing way of life and people here. We are a very close community, wonderful friends, atmosphere, very little crime

Within the village and on brown land, not open fields

At present there is a need for affordable housing, but the present facilities and infrastructure are totally inadequate

We don't feel that we can make an informed comment as we have only recently moved into the area

But ONLY if school, doctors, etc can cope with it and houses provide off road parking for 2 cars

Important that it is a genuine need/connection with the village

A village needs young people to be able to stay in the village, as well as the elderly

Parking places required. Better pavements for elderly local people. School and kindergarten places

In our opinion, Horsmonden needs some suitable and affordable sheltered housing for the elderly who don't want to leave the village when they are unable to live alone

Yes, would be happy with a SMALL development and small meaning small

It is wrong for people to have to leave their village in order to be able to afford housing

Recent affordable has been allocated to those from outside the village

Important for balanced community

200 more houses/flats with 50% more flats, terrace or bungalows with 1/2 beds

If there was an identified need for people with a genuine local connection to Horsmonden

We have too much development in the SE already. Youngsters should leave home and look for work elsewhere. My wife and I had to.

We need to keep young ones in village, or it will be just old people here. I have 3 grandchildren in their 20s and no way could they afford to leave home at the cost to rent or buy in the village. Something needs to be done to help people like them and many others.

We have a lot of affordable rented property. New smaller houses for first time buyers are needed

Because I don't agree with keep building on green fields. the south East has been hit too hard with building (traffic)

If there are going to be new houses built in Horsmonden, I would prefer more expensive houses like Lamberts Place. The less affordable houses, council houses bring in scummy people who don't work and do drugs

Until Horsmonden has the infrastructure to support more people, I do not support any development. We need to sort out parking around the crossroads and approaches to it. More houses inevitably means more cars, as there is no practical public transport, so unless all over 18-year olds have a car, they are stuck. Also, if the one shop were to close there would be no shopping opportunities for basics, (with using cars)

We do not support the building of any additional housing in Horsmonden or neighbouring villages or land

It would ruin the village plus it would not be for people with genuine local connection to Horsmonden

Road infrastructure is not capable of dealing with the additional vehicles, parking on main roads already causing multiple accidents

It's a small village, heavy traffic crossroads

Own transport needed due to lack of bus route

There is enough already

Village has insufficient facilities. Don't believe there is a suitable development site without affecting farmland/green belt

Not before roads, services (including doctor surgery places) are improved. Before any more housing is built the infrastructure (roads/access, etc) MUST be improved. The roads are over congested and potholed. It also takes too long to get doctors' appointments

Cannot support this because of poor services, e.g drainage to the village, doctor surgery, etc

Answer may change subject to more information

The previous affordable housing built, the occupants do not join in or help with community/village activities, which is what makes a village a community

Limited job opportunities, poor transport

Because our village infrastructure and facilities can't support it

Dependent on what is planned. There are a couple of developments being considered currently on unsuitable site. The majority are not for affordable housing

Our experience of such schemes is those they are aimed at cannot afford the 'affordable housing'!

I believe the village is overpopulated already, so with no plans to upgrade all amenities we would just become ever more overpopulated. We need to invest in another small town like Kingshill closer to industry and employment

I don't need to support it because the village will be forced to accept affordable housing any way

There are loads of houses already being built in Horsmonden

Infrastructure is at capacity. Doctors/dentists are hard enough to get appointments. Parking and roads are an issue. Horsmonden will be a parking lot within 10 years. Off road parking for electric cars. No new developments have allowed for charging electric cars for future. Most people will need cars for jobs if having to commute as not enough jobs here

Horsmonden cannot cope with the current number of houses, cars, roads, etc. The crossroads are dangerous as it is. We need to ensure that green belt and wildlife are kept. It is a country village, not a rural town

Not with the current proposal of housing for village. Already lack of infrastructure, i.e. poor drainage, too many vehicles parking on roads etc. Village and countryside that we love will be swamped with new build

Alternative is to remove indigenous people to towns where they have no family connections. This to be avoided as the offer of a village house would be better for these people

We cannot continue to use viable agricultural land for housing development particularly in view of the dearth of public services and that the nearest rail station is 6+ miles away requiring car travel. Building houses 400,000 - 500,00 is clearly inappropriate

A total of 50 properties would suffice if they were affordable. We don't need any more 6 bedroom £750,000 properties

Tasteful, affordable for low income families

Young people need a step up to access buying a property, however not all of them want to rent or part buy especially the latter as this has its own problems with selling. We need affordable housing to buy so they can afford a mortgage

Villages can only sustain small developments, and these should be affordable properties for genuine locals or with genuine connection to the village

We must encourage younger people to come or stay in a village such as Horsmonden

The new housing that is being built is too expensive. My flat is only worth approx £190,000

I would support small development sheltered housing for the elderly but not affordable housing for younger people. The existing affordable housing for younger people is not well enough respected. They leave too much litter lying around and do not care for the properties

I would very much like to stay in Horsmonden, my activities, i.e. secretary of a local WI and friends are all nearby

Myself and my husband had previously grown up in Horsmonden but had to move to another village when buying our first property as we couldn't afford the prices in Horsmonden. Luckily, we were able to move back a few years later, but not because prices were more affordable (we had good luck in other ways). My brother benefitted from a part buy/rent in another village

There have been quite a few local needs houses built, also several unaffordable houses. Would be nice to see some sheltered housing so people can stay here

There are plenty of young people who were born here who cannot afford to get on the property ladder

Particularly the elderly - warden controlled housing and first-time buyers/young families on low incomes

It needs to be a small development - not hundreds of houses

ONLY if this development was exclusively for genuine cases and not accompanied by large houses for sale to affluent incomers. We have more than enough of that kind of housing

If the person in question had a family member living in Horsmonden. We are village foremost so keeping it that way is important

I would hate it if I had to leave the village I have lived in when my housing needs change as I get older. The elderly are a vital important part of our community and happiness

As long as it was absolutely for local people and truly affordable to first time buyers

Too many developments are executive homes and we need affordable homes for young people and offspring of residents

I'd support this so long as the development comprised genuinely affordable housing of good design and in keeping with the character of the village - so not poorly constructed, 4 bed brick boxes posing as executive housing at inflated prices

Horsmonden is a vibrant village and it is important to enable families to live within it to support each other, socially and physically. Must be a small development to avoid overpopulating the village

We have a disabled daughter living in Goudhurst and would like her to live closer to us in Horsmonden as she desperately needs ground floor accommodation

Single mums don't have a chance of ever owning their own homes!!!

Three-bedroom house too big for me. All my friends live in the village so being 68 years old I would like to remain in the village

Residential homes (like Paddock Wood has). For the elderly who need help as when they are getting older

For first time homeowners or for low income families with one or two children with a connection to Horsmonden. It would be nice to offer affordable housing within walking distance to school. Basically, no oinks

Feel it is important to support the community, particularly the elderly or those who are unable to afford to buy otherwise

More 2 bed/3 bed shared ownership. Not HA rent. Shared ownership must prioritise local connections

This is a fabulous village with a good community and well worth holding on to

Possibly a small amount of affordable housing could be mixed with private ownership of small houses. Would only support small development

Shared ownership. Plus, housing association starter homes that could be used for locals to downsize

Small means small and in an area agreed on by community. Parking, doctors and school places all need to be considered and if not able to be catered for then housing should not go ahead

Subject to conditions obviously

I understand that houses need to be built in Horsmonden, so might as well be affordable housing

There is no positive argument against the need for larger amounts of more affordable housing

The village's capacity to provide primary schooling and health services is finite. Large developments could overwhelm them so definitely small is needed. Please no large detached on postage stamp plots!

Emphasis on 'small' local development, say 10 and 'genuine local connection'

Need to try to maintain diversity of village population

Would support a shared ownership scheme

So long as you factor in support services, e.g does the school and GP surgery have capacity for expansion? What about 'super broadband' (which is awful for fringe residents currently), we would never be able to sell

Shared ownership seems practical so long as option to purchase full ownership after a period

There is a need for affordable housing to buy or part buy. No more 'council houses' for people with no intention of ever buying. More bungalows for elderly to downsize to

Particularly important to provide accommodation that is suitable for older people so that they can remain in the environment they are familiar with

It is almost impossible in this area for our young people to get on the housing market as they are too expensive, affordable housing is a must

As long as they were rental properties and not homes that could be sold at market price within ten years. If the tenants later are able to buy their own homes, their rental would be available for other local residents who need affordable housing

The school can't cope with the people already living here. So, growth must mirror sustainability"

There is a need to provide housing for young families and small units for elderly

Because people of low incomes need our support

Possible need to downsize in a few years

Daughter could not afford local house so currently renting in Crowborough. Daughter is thinking of buying and would really love to move back to be close to family - this will be especially important with childcare issues in the near future

Horsmonden is very mixed socially and by age and this kind of housing would support that key characteristic of the village

Our daughter has lived in Horsmonden for 27 years and would be unable to afford to rent/buy if she did not live with us

Do not wish to see any more development in the village

Define small development. We moved from a village which had expanded to a small town within 5 years. It became too busy, overpopulated, roads congested, and I don't want the same to happen to Horsmonden. Villages are being lost

To maintain the broad community

Small development

There is a definite shortage of affordable housing in Horsmonden. A fresh supply would help the village to attain its younger residents and attract others

I only have my property as I applied some years ago for a small development in Matfield but got my place in Horsmonden before they were built

Important to maintain connected life of our village

A small development, possible 20 flats/small houses

Yes, if walking distance to village shops and school etc. To cut down use of cars

Horsmonden thrives on its local community which needs families and generations with local connections

We need to keep youngsters in the village and offer downsizing options for older residents

The definition of small needs to be detailed. Horsmonden is a small village and needs to remain that way

As long as they are for people/family connected to Horsmonden

I wouldn't want a large estate of affordable housing for people who aren't local, as I feel the bus services aren't good enough to get people to work

I have two grandchildren who live with me and I think they will probably like their own flats or houses soon

In sensible proportion to existing number of houses and infrastructure keeps pace

Because Horsmonden needs to retain a young people. The housing would need to be in keeping with other local houses

We support any opportunity to help people stay in the village, especially young people and older residents wishing to downsize

Especially for downsizing. Quality housing for reduced family sizes still at affordable level

Having been in rented for over 20 years and nearing retirement age I would welcome anything that helps people with accommodation financially.

It is a very pleasant village/town and popular

Local and lower income people and essential emergency services need affordable housing within the village

Must have good access and village must be able to support more houses/people/traffic, i.e. doctor, school, parking, public transport improved, cycle paths

Young people need to live in a village as well as the older families

So young people can remain in the village

I would support affordable housing because I think young people are unable to stay in the village due to house prices!

Only a small number, so max for local people only

I have 2 children and cannot see how, at present, they will be able to afford to purchase a property here if they wish to. Any scheme would have to be closely monitored to ensure local people get any priority

I know young people who were brought up here that can't afford to stay; parents who separate who both have to leave the village with their children and older people in big houses they can't manage but won't leave because there is nowhere smaller and affordable to move to

But it depends where and type of building. Considering passive homes to make truly affordable for those living there and as environmentally friendly and sensitive as possible

We feel it's really important for the wellbeing of families, and the stability of community for affordable housing to be provided

Only for people with a genuine local connection

Because there is a need for it, and we need new people in the village to continue to sustain it

Yes, but local infrastructure needs to be addressed along with all the excess traffic. More attention to pedestrian safety is paramount

New housing needs to be supported by increased school and doctor capacity. Road safety is also an issue

Only if it was a small development within the confines of the village

Small development of genuinely affordable homes. Currently developers are mainly building 4-5 bed executive homes. They are making enormous profits by charging a premium by building on green belt

We would support a development of sheltered bungalow accommodation for elderly residents looking to downsize

To maintain a mixed community

Although we are relatively new to the village, we recognise the need for those just starting out and those who can no longer manage their existing home. The village will lose its young people and the older generation will have to move away

It must be affordable by those who need it, and protected in some way for Horsmonden families

Need more affordable housing everywhere.

Brownfield sites

This is so needed to enable young adults to live in the village they know and love. (has ticked the box for housing need but not filled in Section 2).

Important to retain a sense of village community but NOT to follow Marden with their large development which has transformed their villlage in a most destructive way in my opinion.

Horsmonden is a small village with a vibrant community don't ever want it to become a small town like Paddock Wood or Cranbrook. Going towards the border of the village and mindful of nature conservation re: global warming

Small development no more than 12 homes. Maidstone Road left of Swigs Hole. Centre of village already crowded

Need to be closer to family for child and / or parent support. Families are important. Sense of community and sense of place. Wanting to develop local businesses with community interest. Anywhere that doesn't cause stress on road infrastructure including small builds rather than large developments.

Maybe if it was clearly identified what small and affordable actually means. It is very difficult to answer question 8 because it is not clear what is meant by 'small development' and also what is meant by affordable. Even small houses in this area are not affordable for young people or those on low incomes to buy.

Horsmonden is a great place to grow up and for established couples to raise families / retire. This is not enough infrastructure, entertainment or employment locally for 18-30s.

We need to provide affordable housing for local people; old or young. Small developments scattered throughout the village

10. Appendix H2

Q10. Please state any sites you think may be suitable for a local needs housing development in the area if this survey identifies a need for one

Gibbet Lane

Bassets Land South of Goudhurst Road behind the Old Rectory at Dolphin House.

Ideally mixed in with the various developments identified in the Local Plan rather than as a separate one.

I can't say what sites I think most suitable, but I do think another road to bypass Goudhurst Road might be necessary as it is already much busier.

Not anywhere along the Maidstone Road as I believe it has already had its fair share of development, possibly Brenchley Road site to Goudhurst Road site as easy walk into village.

Bassets Farm site

Opposite Sprivers

Anywhere walking distance to school

Near school/doctors/shops/bus routes

The site behind the Old Rectory in Goudhurst Road. I believe flooding problems with the site could be overcome. It is within walking distance of village facilities and safe access to the site could be established

Bassetts Farm, Swigs Hall Farm

It should be in the centre of the village with pedestrian access to shops, bus stop, pub etc

No idea

Old Station Garage site

We don't feel that we can make an informed comment as we have only recently moved into the area

The village centre with access to public transport

Don't know

Gibbet Lane

Small infill in the village centre

Furnace Lane/Gibbet Lane Field, limited number at top end of field

Have not lived in village long enough to identify possible sites for affordable housing

??

Furnace Lane?

The field between Furnace Lane and Gibbet Lane

Gibbett Lane

Within walking distance of village centre

Already identified in the local plan

Don't know - but within half a mile of village centre; pavement essential

None. My/our son + wife + 2 children will inherit our house. I hope your housing planning is better than the planning of this envelope size!

Lane between Gibbet Lane and Furnace Lane or any land that is left at 'Kirkins'

None

None

Nowhere. Horsmonden is far too big for a village, the doctors, schools and traffic can't cope

None

None

None - we protest any further building Horsmonden

None

N/A

None

If there is land on the outskirts of the village but not in the middle

None

Agricultural land should NOT be built on

None

Near the village centre if we really must have them

Brenchley Road, Bassetts Farm

None - over populated already!

There are plenty of houses being built in P. Wood. Do not ruin any more green areas here!!

Field down Furnace Lane

Bassetts Farm

Not AOB

Any brown sites

Difficult because of traffic, crossroads, etc

Bassetts Farm, and land by old railway line by school, reached via track/road past school

The site in Gibbet Lane/Furnace Lane would be suitable for homes for the elderly due to its proximity to the village centre and it not being up/downhill either

Would be nice for sheltered housing as close to village as possible

?

Anywhere that can have a sufficient parking area, plus pavements

NOT Bassetts Farm as the access is dangerous

Don't know of any sites in Horsmonden at this moment in time

Beyond Fromandez Drive

Ideally should be infill and in walking distance of village amenities, school, etc

Opposite Gibbet Lane, off Furnace Lane

Bassetts Farm, Goudhurst Road, Horsmonden

Paddock to the west of Broadford Coach House, on Goudhurst Road,

Bassetts Farm

Corner of Furnace Lane/Gibbet Lane

Not our expertise but would imagine it would need to be within safe and comfortable walking distance from school, doctors, shop and bus stop

Site opposite Gibbet Lane in Furnace Lane

Gibbet Lane - Furnace Lane

Within 5-10 minutes walking distance of village centre

Area next to Sprivers on Brenchley Road. This would enable a circular footpath access around Sprivers too

Sites already marked for development

We do not know

Bassetts Farm, on Goudhurst Road

Roads, services cannot support much

Bassetts Farm, Horsmonden Road

Not the field on Furnace Lane. The roads are not suitable for any more traffic

Somewhere with pavement access to centre of village

Brenchley Road, left side

Not my area of expertise

Field at the corner junction of Yew Tree Green Road and Maidstone Road

I support local needs housing being part of any/each development

Should/can be developed as an integral part of the Local Plan, not seen as separate. The design of such houses must be consistent with others

There appears to be a perfect location on the Lamberhurst Road, opposite the doctors' surgery for housing/retirement properties. Have the owners been approached?

Behind Willard Close

Can the original site opposite Gibbet Lane be extended slightly

Horsmonden as this is where a lot of the family live

Bassetts Farm

Not sure

North side of village, Rams Hill

Don't know of any

Furnace Lane; Gibbet Lane site; close to village centre; level and footpaths; sustainable

Land behind Kirkins Close

Near the railway station or along the Goudhurst Road

Land behind Grassridge, Hazeldene & garlands TN12 8AJ

Brenchley Road, field adjacent to Hoppers; Lamberhurst Road; AGA site

Along Brenchley Road, not Bassetts Farm

Triangular plot between Gibbet Lane and Furnace Lanes

As close to village centre as possible to allow householders to walk to amenities

Any appropriate site within easy walking distance of the centre of the village

Don't know which sites are available

Move school to Maidstone Road and use current school site for development

Using current school site for development and build new school to cater for expanding village population

Goudhurst Road outskirts

Any site which will not adversely impact on vehicle numbers on rural lanes, because of poor public transport each extra house needs vehicles

Land opposite Gibbet Lane/Furnace Lane (currently targeted for 3-4-bedroom homes by Mondrian Development)

As per the Horsmonden Development Plan

Easy walking access to shops

Close to village centre, especially for sheltered housing/almshouses

Appendix H3

Q24. Please tell us in your own words why you need to move and what prevents you from doing so.

Independence

Finding affordable land to build on or affordable housing to buy.

When one or other of us passes the remaining one would need to downsize and need security and company (we are both 80+ already).

We would like to move to a larger home but the quality and affordability of much of the properties on the market are unappealing. We would like the opportunity to buy a plot of land and self-build, but the availability of self-build plots is severely restricted around the village.

Would like to move to first independent home. Prices in area, and the lack of 1 and 2 beds in rural areas outside main urban centre means that this is difficult to afford. Cheaper private housing is needed as well as social and affordable housing.

My steep stairs are likely to become a problem and few bungalows come on the market

I separated from the father of my children in 2015. I carried on paying the mortgage on a house in Morley Drive until Sept 2017 when I moved into privately rented accommodation. My savings are now running out so I will not be able to stay at Oast View much longer

Independence - lack of housing at affordable prices

Need a bigger property as only have a one bedroom flat and have a 7-month-old baby

We wish to downsize, but there is a lack of suitable housing stock

Once my son 18 (5 years' time) we suspect he may wish to live independently. At present there is nothing affordable/small enough in the village for a single, young person

Will need to move out from my parents and very little affordable housing for young people starting out

Cannot afford a house and there are no suitably priced

I need to move because of divorce. My house has to be sold to finance a settlement

Rent too high

House and garden too big. Difficult to manage, unable to find suitable property

Lack of affordable housing (private sale, rent and shared ownership)

To upsize, cost of existing available housing

Lack of affordable housing on return home from university

Currently I don't need to move but as I age this large house will become increasingly impractical. I also have the majority of my family living in Australia so a small home here makes sense as I will travel there more frequently than in the past

Local housing is considerably more expensive. Recently had to move to Crowborough as more affordable this meant I had to move away from my roots of family members and local organisations. I now have a longer commute to work too

In 5 years time our son will have finished his studies and would like to stay in the village but independently. At present high housing costs would make this difficult

Living with parents at 28 and unable to afford current market rents/purchase price. Would like to live independently

No or very few affordable first-time homes

Affordability

Would like small house, bungalow or flat ground level as my husband has had cancer and has COPD. I can't move until my grandchildren who live with me have council accommodation

I am recently widowed. At the moment I live in an isolated situation in a house which requires major repairs and updating, and which occupies 3.5 acres of land which I cannot maintain. Nothing prevents me from moving apart from being able to sell my present house

Property may be taken away by the courts

To buy my own first home to be independent

I will be retiring in 5 years - unable to continue in private rental due to cost at that point

Mortgage deposit and unavailability of local housing that meets my personal needs

Like to start buying my own home but do not earn enough for mortgage yet. Already saving hard for deposit

Aged 94. Hope to stay here and may need alternative accommodation if I become more disabled

Current property is 70+ years old and lacks up to date insulation. Heating consists of 2 x storage heaters - very expensive to run. Would like alternative heating source, i.e. air/ground source/oil central heating. Less maintenance required

Stairs and steps increasingly difficult. If we need to use walkers and wheelchairs in the future (as we have seen parents/friends/relatives require) our current house would be totally unsuitable both for external access and internal use. Bungalows are in high demand in the village, and are priced accordingly. Virtually all I have seen advertised over several years have been above the value of our current house

Tenancy ending - no suitable family houses in price range locally so will have to move out of the area sadly.

I will need to find central village accommodation when I can't drive.

I love this village and have made a life here over the past 17 years. However, as I get older and may not be able to drive I feel I may have to move away to somewhere more convenient with better transport links.

In time - downsize

Move to start on property ladder, housing too expensive for first time buyers.

There isn't enough affordable housing to buy / rent in the area. What has become available in the area is either too expensive or not suitable, options are limited.

Sheltered accommodation needed but there is none available in the village.

Will move away from village to be closer to partners



HORSMONDEN PARISH COUNCIL

The Parish Office, Horsmonden Village Hall, Back Lane, Horsmonden, Kent, TN12 8LH

Clerk: Mrs L Noakes

Tel: 01892 724989

email: clerk@horsmonden-pc.gov.uk

www.horsmonden-pc.gov.uk

Housing Needs Survey

13th January 2020

Dear Householder

While considering the housing situation presently in our village we are very aware that there is a need for more affordable housing. We are concerned that those who cannot afford the cost of purchase or rental properties will be forced to move away from their home village. This type of affordable housing is also known as local needs housing; they are homes that can be rented, or part bought (shared ownership) from a Housing Association.

We also want to know if there are older people in the parish who would like to downsize/move to more suitable housing for their needs but stay in the village, for example the introduction of sheltered housing or possibly alms houses.

We are sending out this Housing Needs Survey to assess the demand and gauge the level of support that a small scheme might have in our community. We are doing so with the approval of Tunbridge Wells Borough Council, whose housing officers have approved this questionnaire. Rosemary Selling, the Rural Housing Enabler from Action with Communities in Rural Kent is assisting us to carry out this survey. **The survey will be analysed by the Rural Housing Enabler, with all information given being kept confidential.** She will then give a summary report to Horsmonden Parish Council.

As part of the Neighbourhood Development Plan there will be opportunities to consider suitable sites for affordable housing within the allocated sites, provided we have the evidence that demonstrates a need within our community. This would offer a range of ownership opportunities for those households with a local connection.

Please note that Section 2 need only be completed by those with a housing need but Section 1 (which is only the first page) seeks the views of all village householders and we'd love as many as possible to be returned.

This is a very important issue and your responses are important in helping us demonstrate a need, so please take time to fill in this survey, especially if you feel that you or a member of your family might benefit from this provision. Even if no one in your household has a housing need, we still want to know your views. As ever, thank you in advance for your continued engagement.

Please return this form using the FREEPOST envelope provided by 5th February 2020. If any further information or additional questionnaires are required, please contact the Rural Housing Enabler on 01303 813790.

Yours sincerely, Jane March, Chair Horsmonden Parish Council

HOUSING NEEDS IN THE PARISH OF HORSMONDEN



Please complete this survey on behalf of your household.

SECTION 1

Q1. What type of housing do you live in? *Private rented* *Tied tenancy* *Council property*
 Renting from Housing Association *Shared ownership* *Owner occupier (with or without mortgage)*
 Other - please specify _____ *Living with relatives*

Q2. Please enter the following information -
Number of bedrooms in your home Number of people that currently live in the property

Q3. How long have you lived in Horsmonden?
 Less than 1 year *1-5 years* *6-10 years* *11-15 years* *16-25 years* *26+ years*

Q4. Have any members of your family/household left Horsmonden in the last 5 years? *Yes* *No*
If you answer is No, please go directly to Q8

Q5. If you answered yes to Q4, please state what relationship they have to you.
 Child *Parent* *Other relative* *Other - please specify* _____

Q6. Please indicate the reason why they left
 Lack of affordable housing *To attend university/college* *Employment*
 Other - please specify _____

Q7. Would they return if more affordable/suitable accommodation could be provided? *Yes* *No*

If they would like to return they can complete Section 2 of this survey or request a new form by emailing rosemary.selling@ruralkent.org.uk or phoning 01303 813790

Q8. Would you support a small development of affordable housing if there was an identified need for people with a genuine local connection to Horsmonden?
 Yes *No*

Q9. Please use this space if you wish to explain your answer to Question 8.

Q10. Please state any sites you think might be suitable for a local needs housing development in the area if this survey identifies the need for one:

Q11. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?
 No *Yes, now* *Yes, next 2 years* *Yes, next 5 years*

IF YOU HAVE ANSWERED YES PLEASE CONTINUE WITH SECTION 2. IF YOUR ANSWER WAS NO PLEASE NOW RETURN THE FORM IN THE ENVELOPE PROVIDED

SECTION 2

HOUSING NEEDS

If you or anyone else living in your house is in need of alternative housing, please continue with the questionnaire. Please complete one form per household in housing need e.g. if you have two adult children who want to move to a new home separately from each other they must complete one form per person. If you need another form please contact the Rural Housing Enabler on 01303 813790 or rosemary.selling@ruralkent.org.uk

Q12. Are you completing this form for yourself or someone else?

Self

Someone else

Q13. If you are completing this for someone else please state their relationship to you and where they currently live eg. with parents, private renting etc.

Please continue to complete this form by answering the questions in respect of the person/household in need of alternative accommodation.

Q14. It would be useful if you could provide your contact details, as we may wish to contact you again to update the findings of this survey. **However, you are not obliged to do so.** Any information you do give will remain confidential to Action with Communities in Rural Kent. Please also see statement below

Name: _____

Address: _____

Postcode: _____

Email Address: _____

I consent for my personal data to be held and processed by Action with Communities in Rural Kent solely for the purpose of enabling development of housing to meet local needs. This personal data will not be shared with any person or organisation external to Action with Communities in Rural Kent (please tick box).

Q15. If you live outside of Horsmonden do you wish to return?

Yes

No

N/A

Q16. If you live in Horsmonden do you wish to stay there?

Yes

No

N/A

Q17. What is your connection with the parish of Horsmonden? Please tick all that apply

I provide an important service in the parish - please specify

I currently live in the parish and have done so continuously for the last 3 years or for a total of at least 5 out of the last 10 years

I do not live in the parish but have been a member of a household which still lives in the parish and have done so continuously for the last 3 years or more or for a period of 5 out of the last 10 years

I have immediate* family which has lived continuously in the parish for at least 10 years

In the past I have lived in the parish for 5 out of the last 10 years

I am in permanent employment in the parish or about to take up permanent employment in the parish

*Immediate = mother, father, children over 18, brother or sister over 18

Q18. What type of household will you be in alternative accommodation?

Single person Couple Family Other _____

Q19. How many people in each age group need alternative accommodation?

MALE

0-9 10-15 16-19 20-24 25-44 45-59 60-74 75+

FEMALE

0-9 10-15 16-19 20-24 25-44 45-59 60-74 75+

Q20. Why are you seeking a new home (please tick all that apply)

Present home in need of major repair To be nearer family To be nearer work New job

Present home too expensive Need smaller home Divorce/separation Lodging

Current home affecting health Private tenancy ending First independent home

Setting up home with partner Need larger home Difficulty maintaining home

To move to a better/safer environment Disability/disabled Cannot afford existing mortgage

Alternative accom. due to age/infirmary Access problems Increased security

Homeless/threatened with homelessness Retirement Other _____

Q21. What is your current housing situation?

Owner occupier with/without mortgage Living with relatives Renting privately Shared ownership

Renting from Housing Association Tied tenancy Renting from Council

Other _____

Q22. How many bedrooms does your current home have?

1 2 3 4 5+

Q23. Are you an older person wanting to downsize/move to more suitable housing?

Yes No

Q24. Please tell us in your own words why you need to move and what prevents you from doing so.

Q25. What type of housing do you need? Please tick any that apply.

Flat House Bungalow Accommodation suitable for older persons without support

Extra care housing Other - please specify _____

Q26. Which tenure would best suit your housing need?

Renting - Housing Association Shared ownership - part rent/part buy - Housing Association Owner occupation

Self-build Discounted market home for sale (minimum discount of 20%) Other - please specify _____

Q27. How many bedrooms will you need?

1 2 3 4 5+

Q28. Please indicate the total gross annual income (before tax) of the household in housing need (joint if a couple). Do not include housing benefit or council tax benefit.

<input type="checkbox"/> Under £10,000	<input type="checkbox"/> £30,000 - £35,000
<input type="checkbox"/> £10,000 - £15,000	<input type="checkbox"/> £35,000 - £40,000
<input type="checkbox"/> £15,000 - £20,000	<input type="checkbox"/> £40,000 - £50,000
<input type="checkbox"/> £20,000 - £25,000	<input type="checkbox"/> £50,000 - £60,000
<input type="checkbox"/> £25,000 - £30,000	<input type="checkbox"/> £60,000 - £80,000
	<input type="checkbox"/> More than £80,000

Q29. How much money could you raise towards the purchase of a property; taking into account any access you have to capital (e.g. equity in your home or savings) as well as the amount you could borrow on a mortgage?

Q30. How much money would you be able to raise as a deposit towards buying your own home?

Q31. Do you have any particular or specialised housing requirements e.g. to assist with a disability or special need? (Please provide details).

Q32. Are you registered on the Council's housing register? Yes No

To be considered for affordable housing you must also register on Tunbridge Wells Borough Council's Housing Register.
If you would like to register apply via Kent Homechoice www.kenthomechoice.org.uk or contact Tunbridge Wells Borough Council and ask for the Housing Needs Team on 01892 526121

Information on this form will be used to provide a summary of the level of housing need in Horsmonden. Personal information will remain confidential to Action with Communities in Rural Kent

THANK YOU FOR TAKING THE TIME TO COMPLETE THIS SURVEY. PLEASE NOW RETURN IT IN THE FREEPOST ENVELOPE PROVIDED BY 5th February 2020