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# Edenbridge

## Housing Needs Survey

### January 2022

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With the support of: Edenbridge Town Council  
and Sevenoaks District Council

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[www.ruralkent.org.uk](http://www.ruralkent.org.uk)

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## **1. EXECUTIVE SUMMARY**

The Rural Housing Enabler (RHE) undertook a survey to ascertain if there are shortfalls in affordable housing provision within the town of Edenbridge. This report provides overall information as well as analysis of housing need.

A survey was posted to every household within the town in September 2021. Approximately 4,018 surveys were distributed with 715 surveys being returned representing a 18% response rate.

Analysis of the returned survey forms identified that 79% of respondents are owner occupiers. 65% of respondents have lived in the town 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 Edenbridge. At the time of writing the report the cheapest property for sale in Edenbridge was a 3-bed semi-detached house for £410,000; to afford to buy this home a deposit of approximately £20,500 would be required and an income of £86,555. To afford to rent privately, an income of approximately £25,200 would be required to afford the cheapest property found available to rent locally, which was a studio flat for £630 pcm. Alternatively, the next cheapest property to rent was a 2-bedroom apartment for £1000 pcm; an income of £40,000 would be required to rent this property.

Overall, a need for up to 46 affordable homes, for the following local households was identified:

- 25 single people
- 10 couples
- 11 families
- 14 of the households comprise of an older person or a person under the age of 55 with a disability
- 45 respondents currently live in Edenbridge and 1 lives outside.

The survey also identified a need for the following 16 older owner occupiers wanting to downsize / move to more suitable housing for their needs:

- 6 single people
- 10 couples
- All 16 households currently live in Edenbridge.

## **2. INTRODUCTION TO THE EDENBRIDGE HOUSING NEEDS SURVEY**

The Rural Housing Enabler (RHE) worked with Sevenoaks District Council and Edenbridge Town Council to undertake a housing needs survey within the town. The survey was undertaken as part of Sevenoaks District Council's Local Housing Needs Survey, 5-year programme.

Rural Housing Needs Surveys aim to investigate and establish the affordable housing needs of people who live in or have close ties to a parish, a town or rural area, and provide an independent report of that need, if any, using a transparent and robust methodology. They also investigate the needs of older households of any tenure needing alternative housing.

The aim of this survey is to identify in general terms if there is, or is not, a housing need from local people. It is not to provide a list of names and addresses of individuals requiring a home. If a need is identified, then a further Registration of Interest survey may be undertaken to update the levels of housing need. At this stage, further details such as name and address, income, housing need and details of local connection will be taken.

## **3. BACKGROUND INFORMATION**

The 2021 [‘Parish Councillors’ Guide to Rural Affordable Housing’](#) states that ‘Across the country there is a lack of affordable housing to rent or buy in many villages, in some there is none at all. This causes hardship for people across the generations, young people just starting out on an independent life, families trying to provide for their children and older people who have lived in the village for most of their lives but whose growing frailty means they can no longer manage in their current home.’

The Kent Rural Housing Protocol [‘A Guide to Developing Affordable Homes in Rural Communities’](#) states that ‘Within the County of Kent, most land (85%) is classed as “rural” and over 40% of businesses in Kent are based in rural areas. KHG recognise that provision of affordable housing is vital to ensure that rural communities continue to thrive and prosper.’

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 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 report<sup>1</sup> 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 Sevenoaks District 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 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.

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<sup>1</sup> Rural Housing for an Ageing Population: Preserving Independence. Happi 4- The Rural HAPPI Inquiry. April 2018. Jeremy Porteus

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. Once a partnership has been established between the Parish or Town Council, housing association and the local authority to develop a scheme, the independent role of the RHE helps to ensure the project proceeds smoothly and to the benefit of the community.

#### **4. METHOD**

The Rural Housing Enabler worked with Sevenoaks District Council to determine the format of the housing needs survey to be used in the Sevenoaks area for the 5-year local needs survey programme; this was sent to Edenbridge Town Council who agreed the format of the covering letter. A copy of the survey was posted to every household in the town in September 2021.

Surveys were returned in pre-paid envelopes to Action with Communities in Rural Kent. Copies of the survey were available to complete for anyone who had left the town and wished to return, these were held by the Rural Housing Enabler. It was asked that completed survey forms were returned by **29<sup>th</sup> September**. All surveys received at Action with Communities in Rural Kent by 7<sup>th</sup> October are included in this report to allow for any postal delays.

4,018 surveys were distributed with 715 returned by this date representing a response rate of 18%.

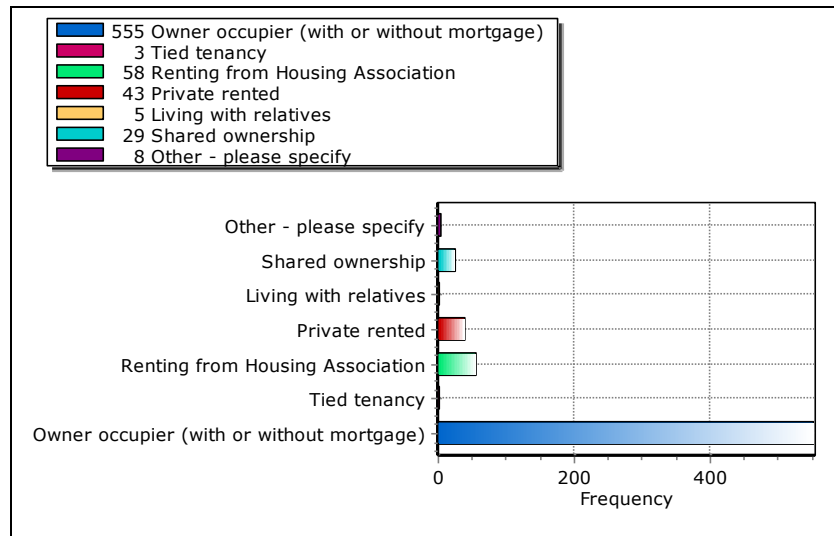
Some surveys were not fully completed therefore the results shown are for the total answers to each question.

## 5. RESULTS

### Section 1

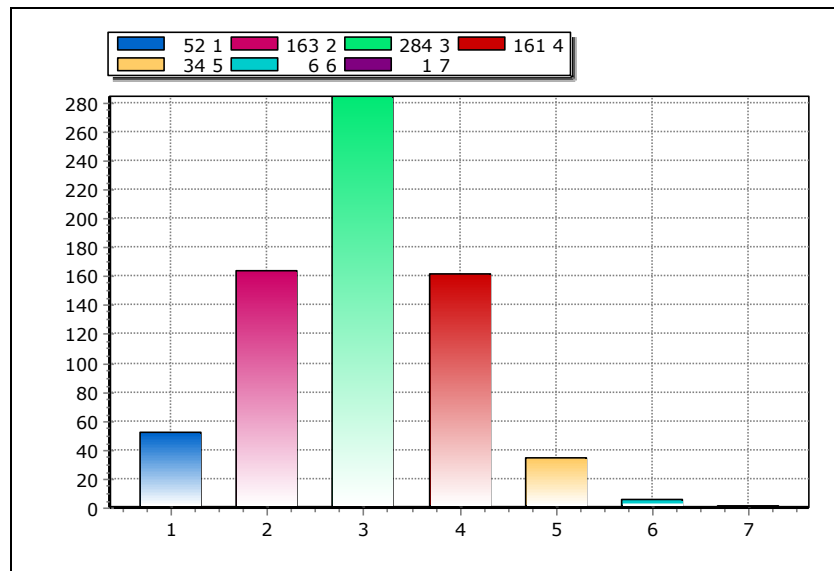
Listed below are the results of each question asked by the housing needs survey.

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

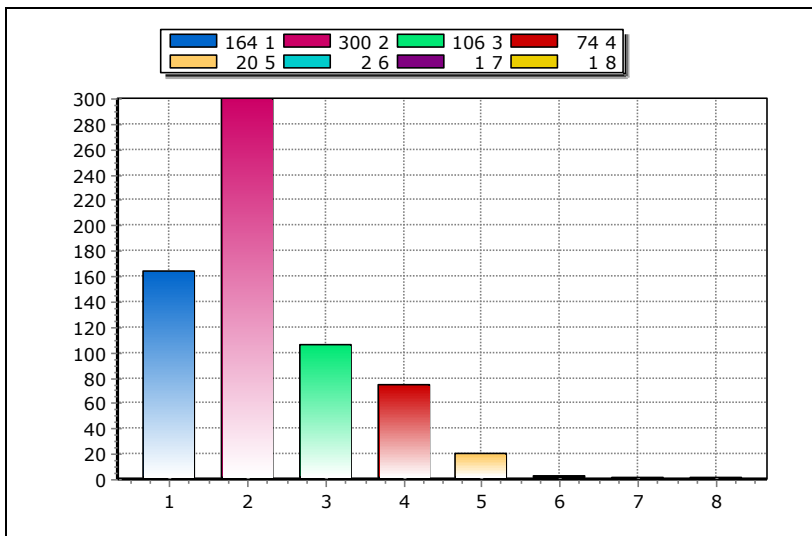


79% of respondents are owner occupiers.

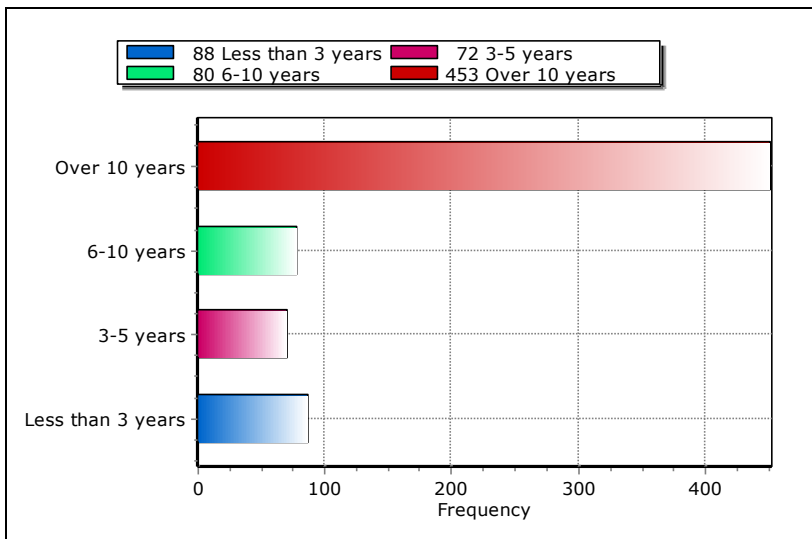
#### Question 2. Number of bedrooms in your home.



### Number of people that currently live in the property.

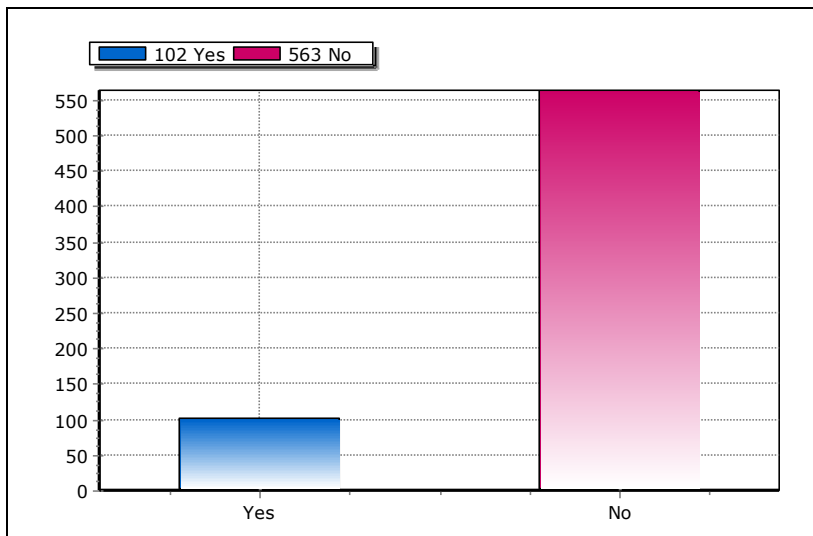


### Question 3. How long have you lived in the Edenbridge?

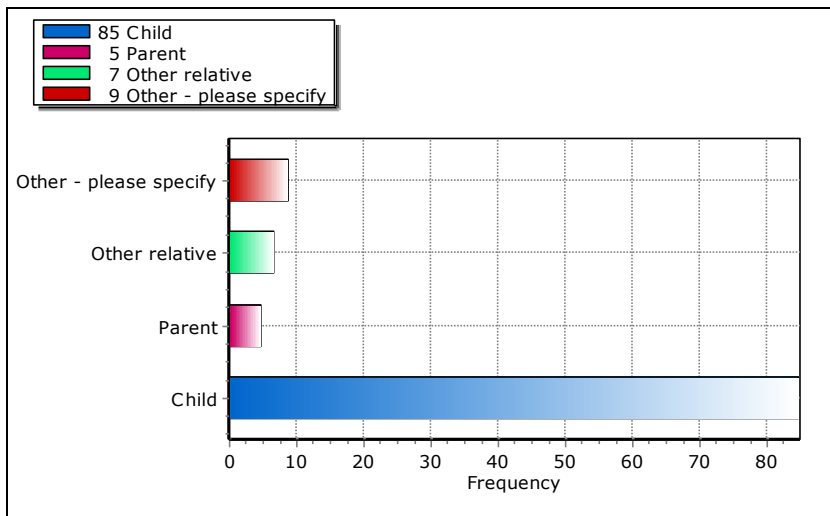


453 respondents (65%) have lived in Edenbridge for over 10 years.

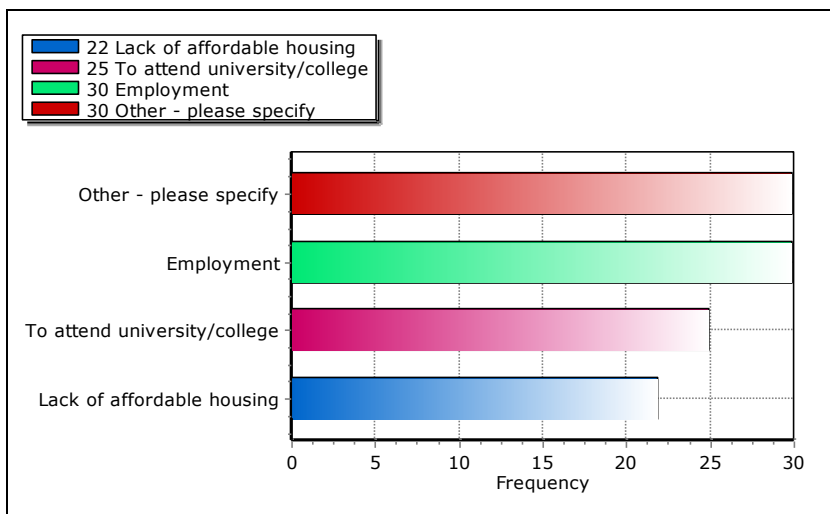
**Question 4. Have any members of your family/household left the Edenbridge in the last 5 years?**



**Question 5. If you answered yes to Q4, please state what relationship they have to you.**

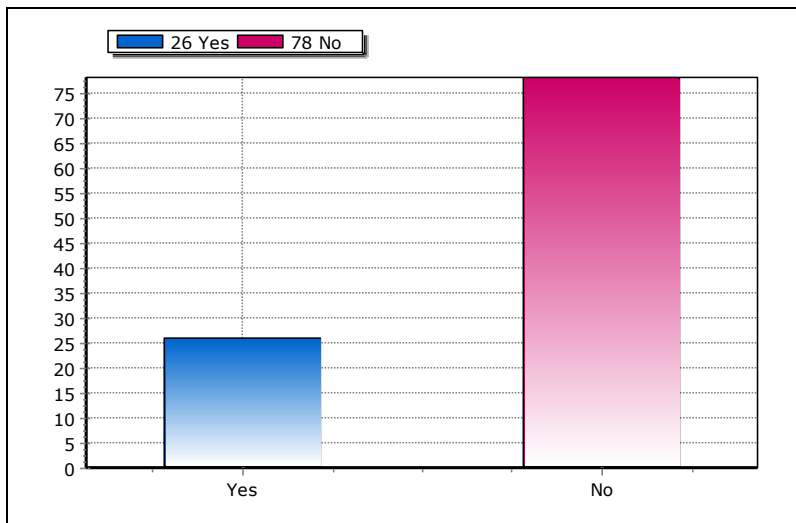


**Q6. Please indicate the reason they left**

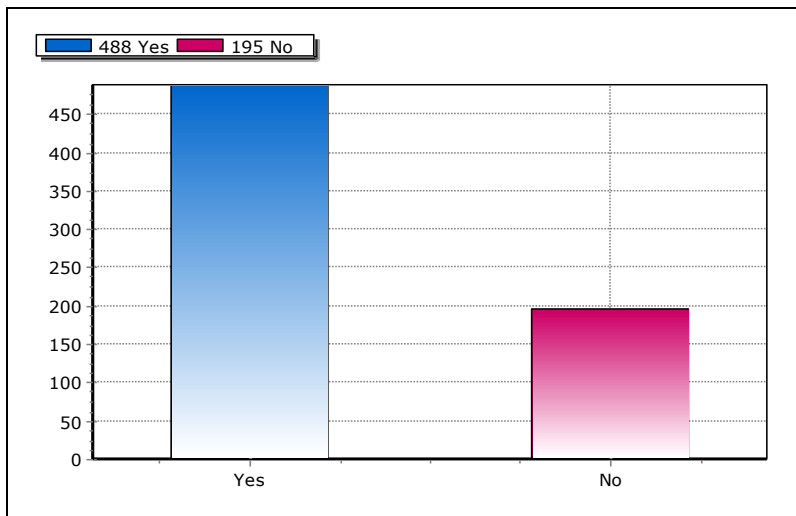




**Q7. Would they return if more affordable accommodation could be provided?**



**Q8. Would you support a small development of affordable housing if there was a proven need for people with a genuine local connection to Edenbridge?**



70% of respondents who answered the question (68% of all respondents) said they would support a development of housing for local people.

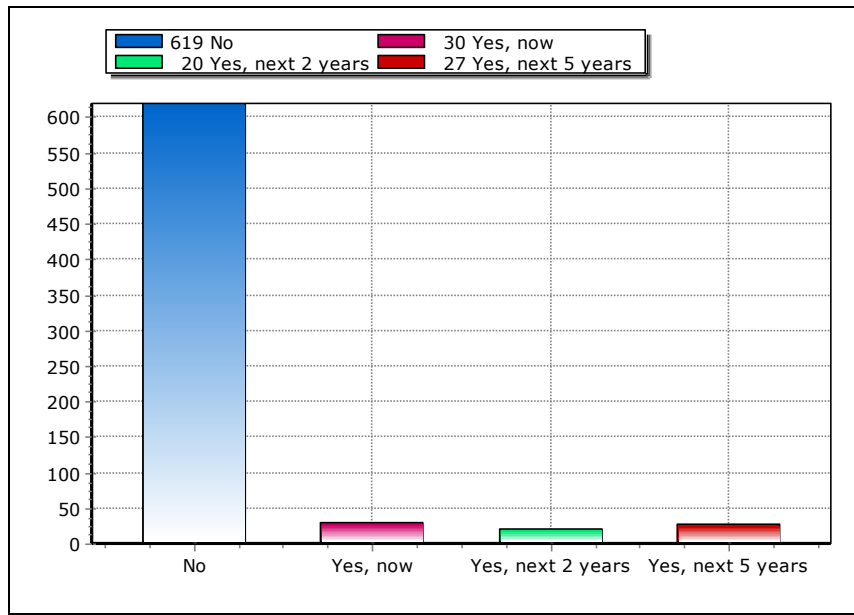
**Q9. Please use this space if you wish to explain your answer to Question 8.**

There were 365 responses to this question; a full list can be found in Appendix E1.

**Q10. Please state any sites you think might be suitable for a local needs housing development in Edenbridge?**

There were 136 responses to this question; a full list can be found in Appendix E2.

**Q11. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?**



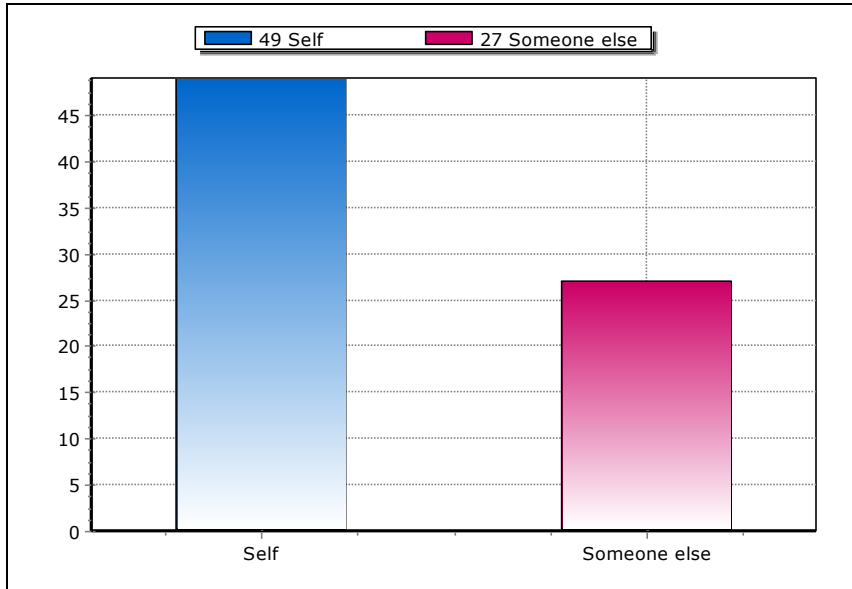
77 respondents said they had a housing need either now or in the next 2 or 5 years.

## Section 2 – Housing Needs

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

77 respondents completed section 2.

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

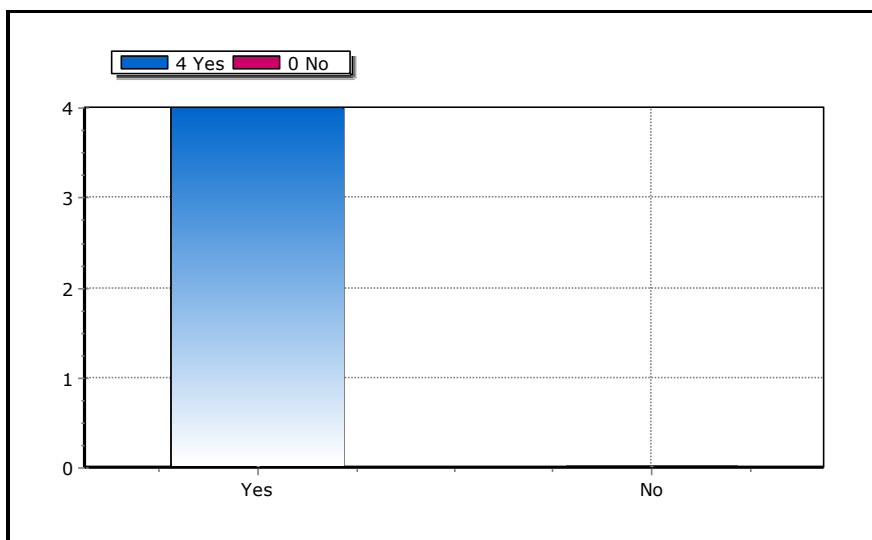


**Question 13. If you are completing this form for someone else, please state their relationship to you and where they currently live e.g., with parents, private renting etc.**

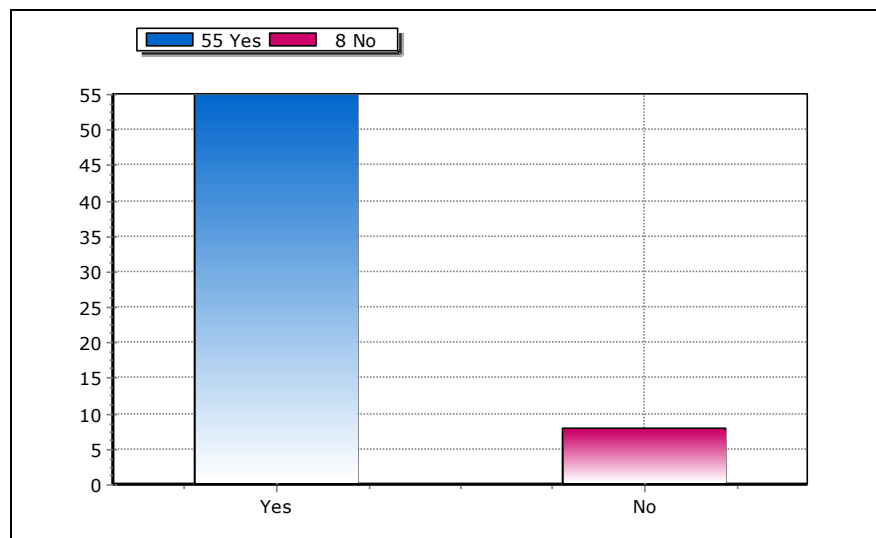
Respondents were mainly completing the form for their adult children living in the home.

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

**Question 15. If you live outside Edenbridge, do you wish to return?**



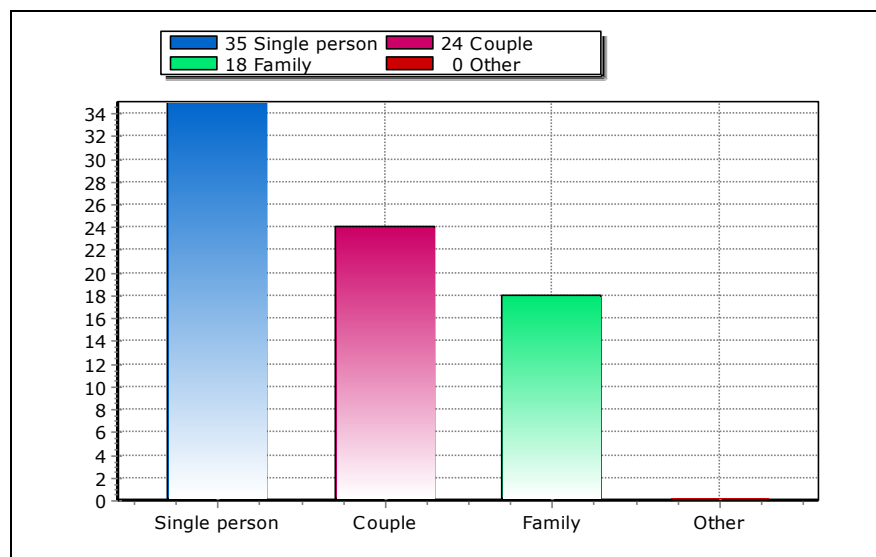
**Q16 If you live in Edenbridge, do you wish to stay there?**



**Q17. What is your connection with Edenbridge? Please tick all that apply.**

Local connection	Frequency
I currently live in Edenbridge and have done so continuously for the last 3 years	63
I have previously lived in Edenbridge and have immediate family who currently live there and have done so continuously for the last 10 years	20
I have lived in Edenbridge for 5 of the last 10 years	19
I am in full time permanent employment in Edenbridge	12
I need to move to Edenbridge to take up full time permanent employment	0
I am self-employed and the majority of my work is in Edenbridge	3
I provide an important service requiring me to live locally	7

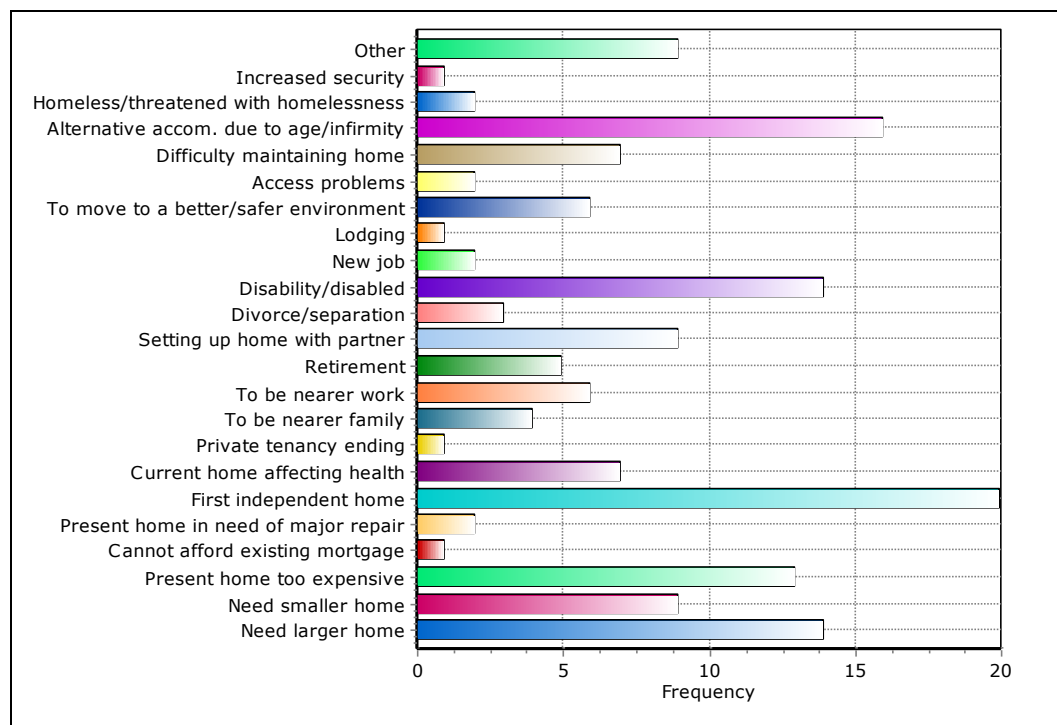
**Question 18. What type of household will you be in alternative accommodation?**



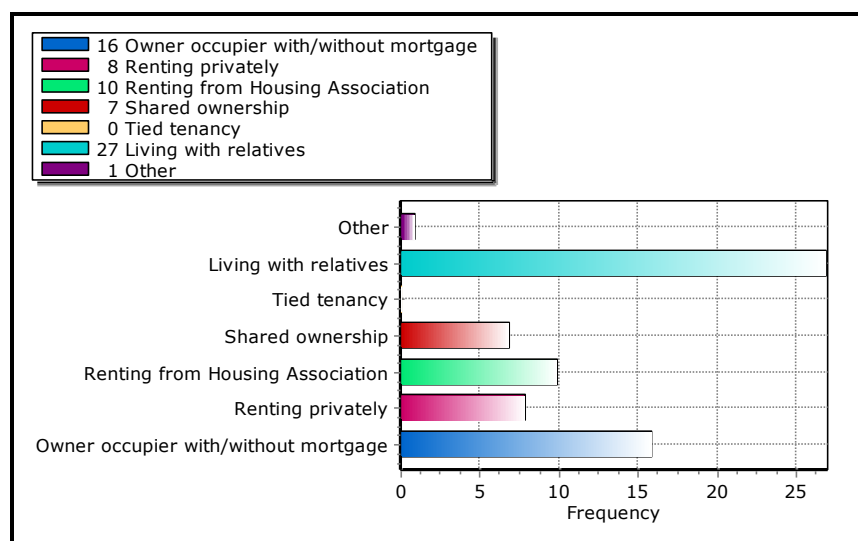
**Question 19. How many people in each age group need alternative accommodation?**

AGE	0 – 9	10 -15	16 - 19	20 -24	25 – 44	45 - 59	60 - 74	75+
<b>Male</b>	10	3	2	14	23	2	10	1
<b>Female</b>	6	3	4	4	17	6	10	6
<b>Total</b>	<b>16</b>	<b>6</b>	<b>6</b>	<b>18</b>	<b>40</b>	<b>8</b>	<b>18</b>	<b>7</b>

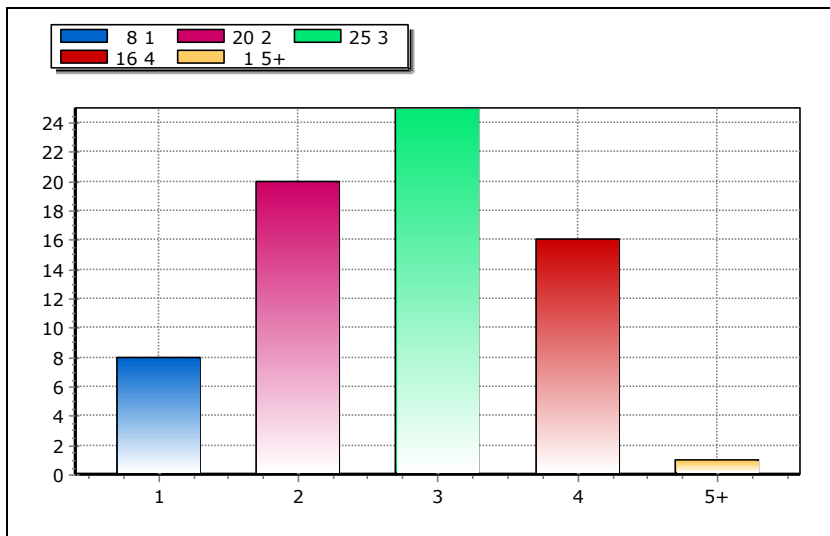
**Question 20. Why are you seeking a new home? (Please tick all that apply)**



**Question 21. What is your current housing situation?**



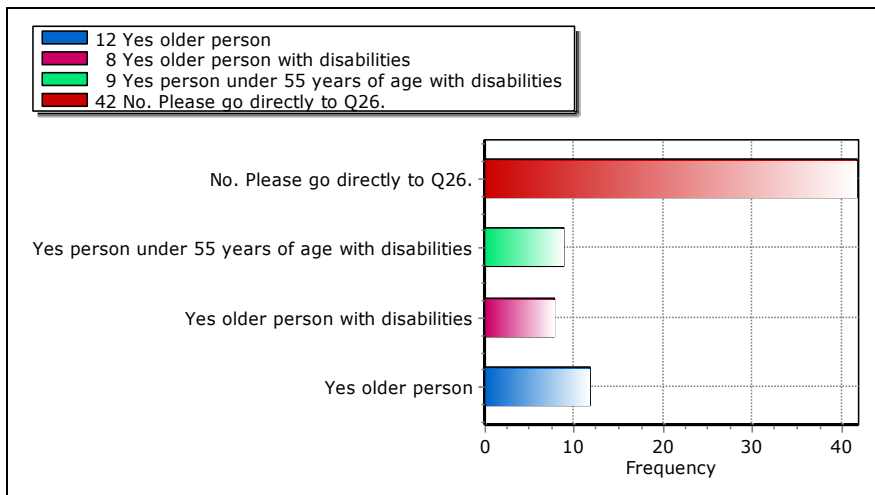
**Question 22. How many bedrooms does your current home have?**



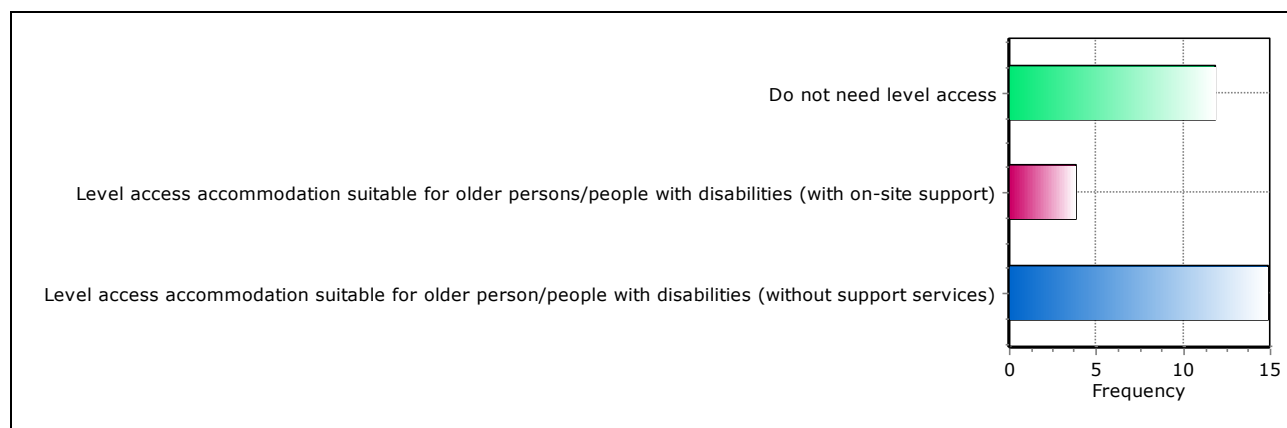
**Q23. Please tell us in your own words why you need to move and what prevents you from doing so.**

There were 70 responses to this question. A full list of responses can be found in Appendix E2.

**Q24. Are you an older person or person with disabilities wanting to downsize/ move to more suitable accommodation?**



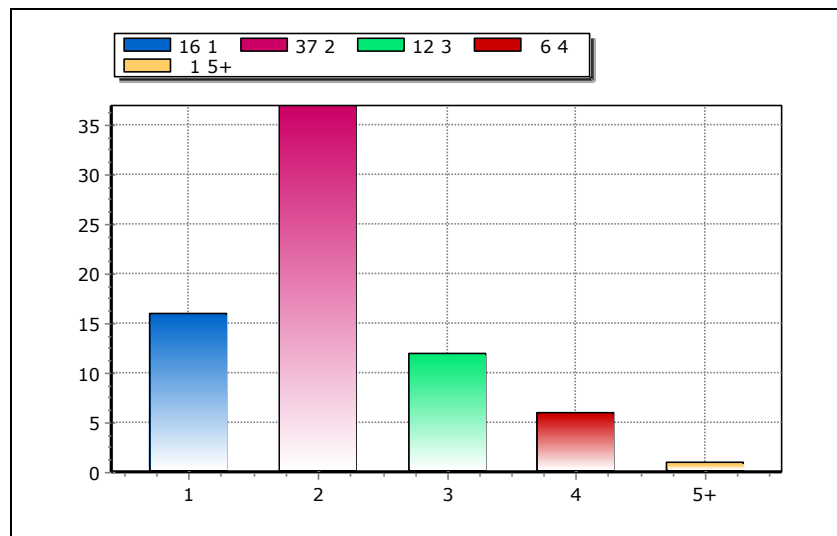
**Question 25. What type of housing do you need, please tick all that apply?**



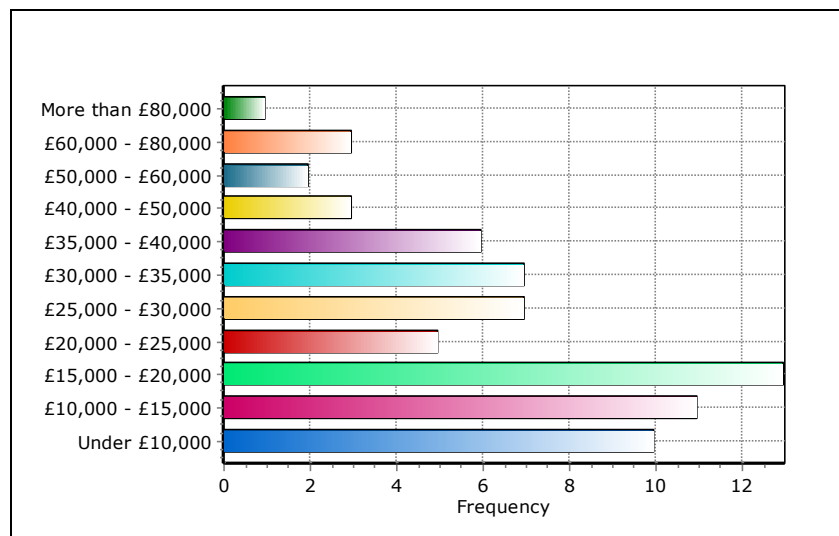
**Question 26. Which tenure would best suit your housing need?**

Tenure	Frequency
Affordable Rented – rent is 50%-80% of open market rents	33
Shared Ownership – part rent /part buy	14
First Homes – homes for owner occupation by first time buyers that are discounted in perpetuity	18
Self-Build	4
Owner occupation	26

**Question 27. How many bedrooms will you need?**



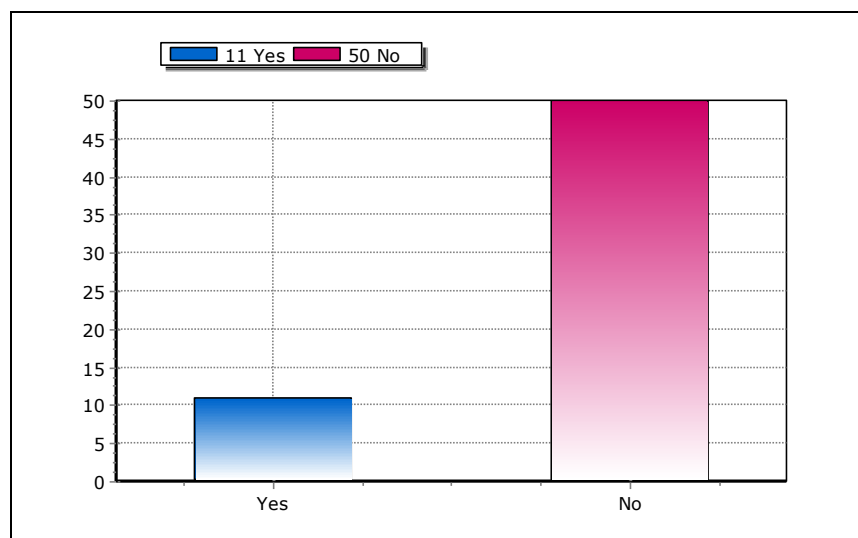
**Q28. Please indicate the total gross annual income (before tax) of the household in housing need (joint if a couple). Do not include housing benefit or council tax benefit.**



**Q29. How much money would you be able to raise towards buying your own home? The following answers were given:**

- 1 x 1,000
- 1 x 5,000
- 2 x £25,000
- 4 x 10,000
- 1 x 20,000
- 2 x 25,000
- 1 x 30,000
- 2 x 50,000
- 1 x 135,000 (the respondent is interested in self build)

**Question 30. Are you registered on the council's Housing Register or Help to Buy 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](http://www.rightmove.co.uk) which markets property for a number of leading local estate agents, in October 2021, found the following cheapest properties for sale (under £500,000) in Edenbridge:

Type of Property	Number of Bedrooms	Price £
Semi-detached house	3	410,000
End of terrace house	2	414,995
End of terrace house	3	425,000
Terraced house	3	440,000
Terraced house	3	450,000
Link Detached	3	475,000

A similar search found the following properties to rent:

### **Property to rent**

At the time of writing the report there were 4 properties to rent in Edenbridge.

Type of Property	Number of Bedrooms	Price £pcm.
Studio flat	Studio	630
Apartment	2	1000
Cottage	3	2,250
Semi-detached house	4	2,500

### **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 5% deposit and using 4.5 x gross income. Monthly repayment is based on a 2-year fixed standard with HSBC at 3.54% (January 2022) 25-year mortgage term and is calculated using HSBC's mortgage calculator.

Type of Property	Price £	Deposit (5%)	Gross Income Level	Monthly Repayment
Semi-detached house	410,000	20,500	86,555	1958
End of terrace house	414,995	20,749	87,610	1982
End of terrace house	425,000	21,250	89,722	2035
Terraced house	440,000	22,000	92,888	2012
Terraced house	450,000	22,500	95,000	2149
Link detached	475,000	23,750	100,277	2,269

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 £
Studio flat	630	25,200
Apartment	1000	40,000
Cottage	2,250	90,000
Semi-detached house	2,500	100,000

Information provided by [House of Commons Library, Constituency data: house prices](#), states that the median value of properties in the Sevenoaks constituency is £417,000 and the median salary is £33,900 (December 2020). This means the median property costs over 12 times the median salary.

### **Affordable Rent**

Affordable Rent properties allow landlords to set rents anywhere between current social rent levels and up to 80% of local market rents. The following table shows housing benefit levels (known as Local Housing Allowance (LHA)) for the High Weald area. Sevenoaks District Council's December 2021 update to its Affordable Housing Supplementary Planning Document (SPD) requires homes to be provided at rents that do not exceed the relevant Local Housing Allowance, inclusive of service charges and fees. This is to ensure the homes are affordable to those reliant on Universal Credit/housing benefit.

Size of Property	LHA Levels £pcm/Affordable Rent levels £pcm
1 bed	693
2 bed	898
3 bed	1126
4 bed	1495

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 working or not in receipt of full Universal Credit/housing benefit.

Property	Price £ pcm	Gross annual Income £
1 bed	693	24 720
2 bed	898	35 920
3 bed	1126	45 040
4 bed	1495	59 800

### **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 35% share of a property with estimated values of £210,000 for a 1 bed flat, £374,995 for a 2-bedroom mid-terraced house and £474,995 for a 3-bedroom house. Calculations are made using the Homes England's Target Income calculator and assume a 5% deposit of mortgage share. The value of the 1-bedroom property is taken from information found at on the Help to Buy agent's website [www.helptobuyagent3.org.uk](http://www.helptobuyagent3.org.uk). Values for the 2- and 3-bedroom properties are taken from new build properties found at Oakley Park, Edenbridge. Oakley Park is a recent new build development close to Edenbridge.

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service Charge	Monthly total £	Gross Income required
210,000	25%	2625	253	361	80	694	25,017
374,995	25%	4675	451	643	80	1174	42,302
474,995	25%	5937	572	816	80	1468	52,947

### **First Homes**

The table below shows the amount of deposit and income required to afford this tenure. Sevenoaks District Council's local policy allows a 50% discount on a home and a household income not exceeding £56,250. The homes must not cost more than £250,000 after discount at first sale. Calculations are based on a minimum 5% deposit. Gross income required is based on  $x 4.5 \times$  salary. The full market values used, are taken from new build properties found at Help to Buy and Oakley Park, Edenbridge (see above).

Property price £	Discounted price (50%) £	Deposit Required 5%	Gross Income required
210,000	105,000	5,250	22,166
374,995	187,497	9,374	39,582
474,995	237,497	11,874	50,138

## **7. ASSESSMENT OF HOUSING NEED**

77 surveys were returned to Action with Communities in Rural Kent by respondents who said they had a housing need.

This section further analyses the housing needs of respondents who completed the survey. At this stage, some respondents may be excluded because they do not qualify for affordable housing, they do not want to stay in Edenbridge or did not complete sufficient information for an assessment of their need to be made.

30 respondents said they need a housing need now, 20 respondents said they have a housing need in the next 2 years and 27 respondents said they have a housing need in the next 5 years.

### **Assessment of the 30 households seeking housing now**

5 respondents were excluded for the following reasons:

- 2 respondents who were not older households wanted to buy on the open market only
- 3 respondents did not want to stay in Edenbridge

Details of the 25 remaining households are below.

#### **Household type:**

11 x single people (2 respondents are older people, 2 respondents are under 55 with a disability)  
5 x couples  
9 x families

#### **Current housing:**

6 x Renting privately  
10 x Living with relatives  
4 x Renting from housing association  
2 x shared ownership  
3 x owner occupiers

#### **Income:**

4 x Under £10,000  
6 x £10,000 - £15,000  
5 x £15,000 - £20,000  
1 x £25,000 - £30,000  
3 x £30,00 - £35,000  
4 x £35,000 - £40,000  
1 x More than £80,000  
1 x Did not specify

#### **Tenure wanted:**

13 x affordable rented  
2 x first homes  
2 x affordable rented / shared ownership  
1 x self-build  
1 x affordable rented / first homes / self build  
1 x affordable rented / shared ownership / first homes  
2 x shared ownership  
3 x owner occupation

**Deposit available:**

1 x 50,000  
1 x 10,000  
1 x 25,000  
1 x 1,000  
1 x 50,000  
1 x 20,000  
1 x 135,000 (the respondent is interested in self build)  
1 x £420,000

**Analysis of need:**

1 x 1 bed first home (with 50% discount applied)  
1 x 3 bed affordable rented  
1 x 3 bed affordable rented  
1 x 4-bedroom shared ownership  
1 x respondent was interested in self build  
2 x 1 bed shared ownership  
9 x 1 bed affordable rented (2 respondents are older people, 2 respondents are under 55 with a disability)  
6 x 2 bed affordable rented  
3 x owner occupiers wishing to purchase on the open market

**Assessment of the 20 households seeking housing in the next 2 years**

Two respondents were excluded because they did not wish to stay in Edenbridge.

Details of the 18 remaining households are below.

**Household type:**

11 single people (2 respondents are older people, 1 respondent is a person under 55 years with a disability)  
6 couples  
1 family (1 respondent is a person under 55 years with a disability and a family)

**Current housing:**

7 x living with relatives  
3 x renting from housing association  
1 x renting privately  
1 x shared ownership  
1 x other (living with foster parents)  
5 x owner occupier

**Income:**

3 x Under £10,000  
3 x £10,000 - £15,000  
3 x £15,000 - £20,000  
1 x £20,000 - £25,000  
3 x £25,000 - £30,000  
1 x 30,000 – £35,000  
1 x £35,00 - £40,000  
1 x £60,000 - £80,000

**Tenure wanted:**

6 x affordable rented  
1 x affordable rented / shared ownership  
1 x affordable rented / first homes  
2 x shared ownership / first homes  
3 x first homes  
5 x owner occupation

**Deposit available:**

4x 10,000  
1 x 25,000  
1 x 30,000  
1 x 50,000  
1 x 500,000

**Analysis of need:**

1 x 1 bed shared ownership  
1 x 1 bed first home (30% discount applied)  
1 x 1 bed first home (50% discount applied)  
9 x 1 bed affordable rent (2 x 1 bed are for older people, 1 x 1 bed is for a person under 55 with a disability)  
1 x 3 bed affordable rented (1 x 3 bed is for a person under 55 with a disability and their family)  
5 x owner occupation

**Assessment of the 27 households seeking housing in the next 5 years**

8 respondents were excluded for the following reasons:

- 5 respondents wanted to purchase on the open market
- 2 respondents did not wish to stay in the town
- 1 respondent was a young person whose age was not specified (they may be under 16)

**Details of the remaining 19 households****Household type:**

9 x single people (1 respondent is an older person, 2 respondents are people under 55 with a disability)  
9 x couples (2 respondents are older people, 1 respondent is a person under 55 with a disability)  
1 x family

**Current housing:**

8 x living with relatives  
2 x renting from housing association  
1 x living in mobile home  
8 x owner occupation

**Income:**

2 x £10,000 - £15,000  
4 x £15,000 – £20,000  
4 x £20,000 - £25,000  
2 x £25,000 - £30,000  
3 x £30,000 - £35,000  
1 x £40,00 - £50,000  
1 x £50,000 - £60,000

**Tenure wanted:**

1 x affordable rented / first homes  
2 x first homes  
1 x shared ownership/first homes  
5 x affordable rented  
2 x shared ownership  
8 x open market properties for owner occupiers

**Deposit available:**

1 x 5,000  
2 x £25,000  
1 x 280,000  
1 x 100,000  
1 x 450,000  
1 x 30,000  
1 x 625,000  
1 x 350,000

**Analysis of need:**

2 x 1 bed first home with 50% discount applied (1 x 1 bed is for a person under 55 with a disability)  
1 x 2 bed affordable rented  
8 x 1 bed affordable rented (3 x 1 bed are for older people, 2 x 1 bed for people under 55 with a disability)  
8 x owner occupiers

## **8. SUMMARY OF FINDINGS**

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

### **8.1 Summary of the need for Affordable Housing**

The survey has identified a need for up to 46 homes for local households who are in need affordable housing; they are 25 single people, 10 couples and 11 families. 22 of the households need housing now, 13 in the next 2 years and 2 in the next 5 years.

7 of the 46 households are older people (3 of whom have a disability) and 7 are people under the age of 55 with a disability.

The 46 respondents in need of affordable housing all indicated strong local connections to Edenbridge. All respondents except 1 currently live in the Edenbridge.

25 respondents are living with relatives, 7 are renting privately, 9 are Housing Association tenants, 3 have Shared Ownership properties and 2 have other types of accommodation (1 respondent is a living with foster parents and one is living in a mobile home).

1 of the households is currently registered on the Sevenoaks Housing Register or Help to Buy Register.

The 46 households said they required the following number of bedrooms: 11 x 1 bed, 19 x 2 bed, 11 x 3 bed, 4 x 4 bed, 1 respondent did not specify their preferred bedroom size.

Actual size of property that the respondents are eligible for in terms of rented housing will depend on the council's adopted Allocations Policy. See below.

Taking into account the council's Allocation Policy and eligibility for First Homes and Shared Ownership, the mix of accommodation that respondents would be eligible for is:

#### **Rented accommodation**

26 x 1 bed (7 respondents were older households, 5 respondents are people under 55 with a disability)

7 x 2 bed

3 x 3 bed (1 respondent is a person under 55 with a disability and a family)

1 x 4 bed

#### **Shared ownership**

3 x 1 bed

#### **First Homes**

5 x 1 bed (1 respondent is a person under 55 with a disability)

#### **Self Build**

1 x self-build only specified



## **8.2 Summary of the requirement for open market housing for older households**

The survey has identified a need for 16 homes for owner occupiers wanting to downsize/move to more suitable housing for their needs; they are: 6 single people and 10 couples. 3 of the households need housing now, 5 in the next 2 years and 8 in the next 5 years.

The 16 respondents had close connections to Edenbridge, all respondents currently live in Edenbridge.

None of the respondents are currently registered on the Sevenoaks District Council Housing Register or the Help to Buy Register.

The most frequently given reasons for needing to move were needing a smaller home and needing alternative accommodation due to age and infirmity. Other reasons included retirement and difficulty maintaining current home.

The respondents wanted the following types of accommodation to purchase on the open market:

- 1 x 1 bed - do not need level access
- 1 x 1 bed - did not specify type of accommodation needed
- 1 x 2 bed - does not need level access accommodation
- 2 x 2 bed - did not specify type of accommodation needed
- 8 x 2 bed - level access accommodation suitable for older person/people (without support services)
- 1 x 3 bed - did not specify type of accommodation
- 1 x 3 bed - level access accommodation suitable for older people / person (with on site support)
- 1 x 5 bed – did not specify type of accommodation needed

In summary, there is a need for:

- 2 x 1 bed
- 11 x 2 bed
- 2 x 3 bed
- 1 x 5 bed

## **Appendix E1**

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

Not enough bungalows for elderly people to move into and retain independent living and enjoying a private garden to work in.

Cheaper housing more of it.

I think there are plenty of properties for the elderly already, but they are unlikely to move as they will have attachments to their current property.

Starter homes for young people needed as well as for older people.

I say no for older people as we have no banks left, only the post office and most older people like myself do not do internet banking. Also feel the doctors would not cope with more people.

In the time we have lived here, there has been much affordable housing, without commensurate high end, which continues to impact the demographic balance.

Provided it is only a small development.

You built lovely housing in Chiddingstone mainly for elderly. Then some idiot decided to move problem families in? More should be done to build over 65-year-olds sites like Chiddingstone.

We need to allow people to stay and bring back the once thriving community. I lived here in 80s-90s.

The town cannot cope with the current infrastructure, doctors, sewage, MIU, CAB etc. No more housing until this is sorted!

There are a number of housing establishments already for older people, we need family homes and single person ones.

To help the elderly people.

Affordable housing for younger persons is a requirement. There is accommodation for older persons in the new developments.

As a pensioner I will need to downsize when last child eventually moves out.

It doesn't affect us directly at this stage, but looking longer term, perhaps when the children are older it may be more prudent. The issue remains that the infrastructure does not support more housing - GP numbers, no secondary school, poor public transport, job opportunities.

I am in desperate need of such a development.

Yes, because it would enable a move from a 3-bed house to easily be managed smaller privately owned with small outside space, i.e., not rented so quick cash return.

There are enough retirement homes and complexes within Edenbridge to support local people.

I would be providing the location(s) are suitable for local services, including shops are close by.

I believe the town is already overpopulated and we do not need more housing. The crime rate is terrible, and I feel this would only add to the issue. We will be moving out of the area as soon as we are in a position to do so. Edenbridge is not a pleasant place to live.

Because it won't be properly adhered to.

All the new developments of properties in Edenbridge and surrounding areas are not affordable for first time buyers. Also, not enough facilities in Edenbridge for more housing developments.

I believe that ensuring local people should be able to continue living in their town is essential.

We would like to downsize to a bungalow (2 bedrooms) but only have basic state pensions (not eligible for lifetime mortgage) and cannot afford McCarthy Stone prices.

I am sure some people would like to downsize especially people in rented council or housing association currently with more than 2 bedrooms.

This sounds like a good idea, but to make it work there needs to be a better doctor's surgery. The present one is totally inadequate.

More infrastructure is needed to accommodate more people before housing is built; do not want overpopulation of this small town.

As long as this does develop on existing fields, farmland, and areas of natural beauty. More amenities also needed, e.g. doctors.

The last housing project brought an influx of people from south London. This has increased crime inc. graffiti and burglary.

Edenbridge needs an injection of young people to spend money in its shops, pubs, and restaurants.

I would approve the small development.

My wife and I would happily move from our current house thus freeing up a family home, but the current cost and availability of suitable property makes this impossible. There really is a need for this type of development in Edenbridge.

Enough people in Edenbridge already! Nothing much for the ones that are already here!! No over 11 schools, no decent pubs, or adequate shops.

Edenbridge is growing too fast in terms of inhabitants, but the town is more insecure than ever.

We are full up, no more please until school, surgery and infrastructure are improved. You don't care as long as you can get more poll tax and waste it all. Not fit for purpose.

There have been too many houses built in Edenbridge recently. So far, the infrastructure (doctors, hospital) has not been improved. We do not need more people moving in.

Always a need for local housing for youngsters but need amenities to cope!

Lack of affordable housing across the board.

Too much social housing in Edenbridge already.

I have seen the need for family size houses but also noticed some of those family size houses are occupied by pensioners who can't move to smaller houses locally. If there are houses that are suitable for pensioners/elderly to downsize to locally, then the larger family size houses will be freed up for families.

There has already been plenty of new housing built here and more is going up right now. Facilities (schools, medical centre etc) are under strain.

Primarily affordable housing for older people. I believe there is sufficient housing for other people.

There is enough development and properties in Edenbridge, and I would not want the green belt to be built on.

Town is busy enough already and is very affordable.

But as ever infrastructure is rarely taken into account when new housing built. Who decides on it?

There are already serious issues in Edenbridge with anti-social behaviour. More affordable housing will worsen this situation.

My 61-year-old mother was recently made redundant from her job which came with tied accommodation. She lost her home and job and was forced to move away!

If there was a small estate just for the elderly with a communal garden and or an allotment which catered to their needs and wants, they may give up their larger properties and downsize into one therefor leaving the large properties for families.

I think that Housing Associations need to listen to their customers. I know a lot of tenants that are prepared to give up larger properties and downsize but when the smaller properties become vacant, they give them to people from outside of Edenbridge without looking after their own residents Edenbridge people who have been here for a long time wish to remain here, so they need to look after them first.

Because there are many older people without children living with them in houses with more rooms than their needs.

There are already enough homes for older people, affordable housing is needed.

Many people in Edenbridge have long multigenerational family links.

I think there is a large need for two bedroomed plus bungalows in Edenbridge especially for the elderly.

Of course, I agree with the development. With an ageing population and migrant influx more space is needed. However, it does mean that in the not-too-distant future 2 m social distance will not be a requirement, it will be a fact of life. The trend shows the UK will become full up, so UK citizens who are young and able should look toward Australia or New Zealand (not Edenbridge) (look at the present, recent, ongoing development).

Due to limited healthcare, infrastructure, other locations would be more suitable.

I would support because we need more housing for younger people as well in Edenbridge.

Over the last 10-15 years houses have been purchased and demolished to make way for housing for retired people. Many of these privately owned apartments are empty. It would make more sense to fund some of the cost of this accommodation rather than build new. The town does not have the infrastructure to cope now!

Due to age, we could well be looking for smaller affordable housing.

There seems to be more and more housing in Edenbridge, but no improvement in the town's facilities. Putting too much pressure on local services such as the doctors.

For older people only.

Would only support for older (retirement age) people with genuine connections to Edenbridge. No further relocation of families outside of Edenbridge.

Edenbridge has had too much development in recent years.

Too built up now.

Affordable purpose-built housing is required in Edenbridge. This is required for older people and/or those with physical disabilities enabling them to live more independently. People would not have to move away from Edenbridge.

I thought affordable housing was being supplied on new estates. Perhaps these are not for the older people though.

Too many old people around the area. Care homes again in excess and I would highly recommend something for young children and families (secondary school).

Only if it was affordable and for local elderly.

Far too much development already changing nature of town.

Before any more housing is built further facilities need to be provided for essentials such as doctors, schooling, community centre etc. We are currently seeing 300 new homes being built on our estate - quite sufficient for available amenities!

There is already enough housing in Edenbridge.

Facilities are stretched already and already several new developments recently. Need better train services/doctor facilities, etc first, please.

I can see the decrease in green belt and already new estates being built and proposed. The town needs regenerating first.

This depends on the meaning of affordable and what restrictions are on re-sale.

There aren't enough facilities for more homes.

Edenbridge is a small country town that is rapidly becoming urbanised and ruined.

All types of housing have been built in large quantities recently with no additional infrastructure. Can't get doctor or dentist appointment for weeks.

We are all getting older, also I would like to see more bungalows as many older people would like a garden or have a pet.

I think it is important.

In my observations affordable housing is not followed up and is subsequently sold in the open market. This must be stopped.

I do but I also think it should be to help everyone with a local connection.

I feel there is already plenty of housing for older people and irrespective of the age of the residents we feel Edenbridge is already over developed for the infrastructure in place.

Yes, for older residents with children and grandchildren in the town who prefer to downsize rather than move into residential accommodation.

Use brown field sites not green belt.

Have seen that affordable housing fails to work when mixed with owner occupiers.

I do not feel there is sufficient infrastructure and services for yet more housing.

So long as it is in keeping and includes proper parking provision for the residents.

Being a current shared ownership resident of a 2-bed house, now looking for a 3-bed shared ownership property in Edenbridge due to expanding family, we are restricted with shared ownership 3 bed properties, as there isn't many in the area. Keep looking but no options available locally.

Would need to be affordable - there is already housing suitable for older people - but too expensive.

Provided that any development is in accordance with the adopted Local Plan and within the current town settlement boundary. Funding any development is clearly an issue to be resolved.

In favour if the infrastructure plus, medical amenities were greatly improved.

More developments like The Plat, Queens Court etc fill a real need - modest, practical accommodation. Unlike Roman Court, Bodholm Court etc which have expensive monthly standing charges.

There does not appear to be a shortage of large care homes recently opened.

For those wanting to return here is fine. But not for people that will cause problems in the area.

Town struggles for local infrastructure as it is.

We need homes! Plenty of green space on our doorstep!

Because all thriving towns should offer a wide range of property. Affordable housing encourages people to remain in the area they've grown up in and benefits local employers.

I might be interested myself in a retirement home in the future and we need to help people, especially young to afford their own home.

Close to town centre.

There is not enough infrastructure within the town e.g., no policing.

There are lots of flats for sale for older people at £60,000 - £100,000.

Personally, I am trying to move to downsize and therefore I would free up a family sized home as I have mobility issues, a bungalow or similar would be needed.

Enough new builds in Edenbridge, like it to stay country-ish.

It is important to try and keep communities together.

There is not enough affordable housing to rent/buy in Edenbridge.

Having a connection to Edenbridge is very important I have lived here for 60 years; it is my home.

There is already a lot of new development in Edenbridge without the infrastructure to support their extra population, green belt and the countryside is more important than ever due to the pandemic.

Only if they are local people.

We do not have the infrastructure or facilities for existing housing and until this is resolved I would not support more housing.

It's young adults that need help.

Needs to be also available to other owner occupiers, not just council or social housing tenants, also outside space is important.

There are several new developments built in town over the last 10 or more years, the GP cannot cope with new young families and senior citizens with health issues.

Edenbridge is already over developed.

Listening around it seems as though there is a need for affordable housing for older people.

It is already built up enough with a lot of people already on job seekers allowance.

Infrastructure needs improving before more housing is built, trains, buses, leisure, schools, doctors first.

As parents become frailer and need to be closer to me so I can look after their needs but not nursing.

Edenbridge has been over developed in the last 10 years, where are the jobs to warrant the housing?

Too many houses popping up already.

Area does not have infrastructure to sustain more housing i.e., no police station.

I would support affordable housing for older as long as for homes with gardens no more flats.

I have no objections.

Although I have answered yes, it would really depend on the need and type of development. We already have retirement apartments on station road, the new care home and currently at appeal, planning permission for a 'care village' on the golf course I would be very supportive of a small development e.g., bungalow with gardens as not all older people wish to downsize to a flat, so don't move.

We have more than enough new houses built in Edenbridge, do not have the services for these let alone more e.g., doctors, dentists, senior schools.

There have been a few issues in the past with housing any age. It would be nice to sort this out and support those that need it.

The town desperately needs housing for the young (affordable) and needs care home style accommodation for the elderly to avoid family break ups.

I would love to be able to buy in Edenbridge.

There are enough empty second homes in our area to help and house people in need. We do not need to destroy more land and create more carbon in the middle of a climate emergency. See latest IPCC report.

So long as it didn't involve building vastly on Green Belt land I'd support looking after the older generation to improve their quality of life.

Little of the new housing stock is geared towards elderly people.

Moved to Edenbridge to escape other population and traffic of London. Somewhere with a good public transport links to London etc. More housing would put pressures on these.

There is still space in and around town to fit in affordable housing for local given the probably low numbers of such people, without overloading roads, services etc.

Edenbridge is already getting swamped with new housing developments we don't need any more, if more housing is approved, I will be leaving.

Happy to be welcoming

Our support would depend on the full details of any plan.

Do not feel strongly either way

I have lived here since 1994. Many people I know have lived here much longer. It's a shame that they are being forced out of their area of choice,

Having been in a position two years ago that I needed accommodation quickly having somewhere to move to more readily would have helped a lot.

Edenbridge has grown substantially and there are not the facilities to cope with increased population.

I find the genuine local connection part a bit of a strange premise. I support building housing to resolve the housing crisis, but I am highly sceptical they would be either affordable or 'small'. Private development is also highly corrupt.

People shouldn't be forced to move out of their community because of house prices. Any new housing development should be built on brown field sites to avoid further erosion of greenbelt and should be sympathetically designed. So much affordable housing is bland and unimaginatively designed, it shouldn't or doesn't need to be.

I will grow old one day so why wouldn't I support the older generation right now? I do it so when it will be my time to be old the younger generations would provide support as well.

Better for everyone if people can stay in the area where they have lived and have their family and friends for support.

Yes, in principle, however I do not believe in losing valuable greenspace in and around Edenbridge



I really like Edenbridge and if I ever had another child, I would need a bigger house and wouldn't want to leave Edenbridge.

My support would depend on the site and the size of the development.

I live in a block of flats that said it was for older people, but we now have couples that have children.

No more countryside should be destroyed and lost for building purposes.

Really small for older people i.e., no bigger than 20 units.

I believe it is necessary as many will have to sell their homes to find healthcare.

There is plenty of housing for older people that has been developed in the last 10 years.

Brownfield site or infill.

The infrastructure isn't here for the town only one road in and out. There's already a lot more people around town. The GP is too small. Not enough amenities / local shops.

Edenbridge has a strong community feel and I think that is supported by the amount of people who have a long-term connection.

There has been a constant flow of new builds in Edenbridge for years, why have none of these been affordable housing? No more developing! We feel we will be forced to move because of it.

In place of obsolete or empty industrial units on Fircroft Way.

I think it would spoil the amazing countryside in Edenbridge.

Depends on where the development is, I would not support a standalone greenfield site but may support a brownfield site.

In a small area, houses not flats. While older people require less space many refuse to move from larger family housing to pay inflated prices for smaller houses with no outside space for parking or a small garden.

I think it more important to create more housing for young families.

Young people like my grandson, his partner and baby would like to be able to rent in Edenbridge as all his family live in Edenbridge.

We need more 1 to 2-bedroom properties for older people that developments in Edenbridge are on inappropriate sites, i.e., by the garage at Market Hill and are 3-to-4-bedroom homes.

Edenbridge has grown by 20% in the last 8-10 years, but local amenities have not changed. The GP surgery and hospital are struggling to keep up with demand and along with the local primary school. There are no provisions for older children who must travel on an unreliable train service for secondary school. You need to solve the problems of the current residents of Edenbridge before encouraging the population to grow.

There is a need for a range of housing options for local people and to house refugees.

Edenbridge has been overspill since living here for 50 years. No schools, only one medical surgery, poor community infrastructure.

Most of the elderly already have own properties and they are very well off.

This would free up larger family homes allowing older people to downsize.

Edenbridge is full of elderly homes - we don't need any more!

We think there is enough development already going on. Edenbridge also has a high density of affordable housing.

Edenbridge has built more new houses over the past 4 to 5 years than its fair share relative to size. To do more will destroy this small country town, feeling that we enjoy and the infrastructure will not take it.

We don't have the funds unfortunately.

Older people would not contribute to the development of the town. There are sufficient old people at present in specialised accommodation.

Having read this survey through, have found it very one sided, where is the box that needs to be ticked to say we do not want any more of our green field build on. We are having many houses build in Edenbridge with many of the roads unsafe for more traffic as we have no paths. We come under Sevenoaks how about looking there? I have family members there. Please be aware that there are lots of people that share my views but unlike me do not voice them.

There are already a lot of new builds in the area. GP services are under pressure.

Yes, for older people, plenty available for younger families as far as I know.

There are many houses in Edenbridge, already a large estate is still being built on. Edenbridge does not need any more. It is a lovely country town and would like to keep it this way.

There should not be any further developments in the town and surrounding area without sufficient enhancements to local facilities (train services to London, schools etc).

For genuine people to remain in the town would be good, to provide a community-based core of residents.

Already lots of retirement properties in Edenbridge. But not much else, keep Green Belt.

Yes, providing that the parking situation in some areas of Edenbridge is not negatively impacted.

I am already paying taxes and council taxes, that is enough support.

We need to re-develop existing such as long vacant offices and shop premises.

I would support a small development of small housing although we already live in a retirement apartment so this would not be our next choice of lifestyle.

We should support the local older people.

Since we have moved to Edenbridge there has been many new houses being built with little increase in infrastructure schools, doctors etc. One assumes the local authority gave permission for these new builds based on needs, perhaps there has come a time to call a halt and look for suitable sites in Sevenoaks.

It might make downsizing easier and leave longer properties available but before more houses are built in the area something needs to be done about access to doctors.

Housing estates have and are being built first, this if required should have been incorporated into these schemes.

We have enough houses already and no facilities.

The town is becoming too big without the infrastructure to support a growing town.

If there is a need, why wouldn't it be supported?

Affordable housing has to be built on any estate where housing is to be owner occupied. Older people need a community.

However, the town would need banks, another post office before any more houses.

There are so many places for older people already in Edenbridge.

Housing for older people to maintain family connections.

I know that people need to live somewhere but you are taking up lots of space with building and are not improving our services.

Various sites are currently being constructed which include affordable housing which are meant for locally connected people, plus the affordable housing within my local area does not appear to have been fairly or appropriately allocated.

People don't necessarily want to leave Edenbridge to find cheaper, affordable homes particularly if they are on their own.

Older people also need help to buy their own home and stay independent not to rely on the local authority for support.

More bungalows are needed to free up the larger houses. No stairs.

It is not clear what I am being asked to agree to, Is it a block of flats or bungalows? How to people qualify? A lot of questions which have a big impact on the area to just ask 'do you support' Edenbridge already has a lot of development going up and is starting to have a knock-on effect this needs to be thought out.

Strain on facilities such as GP surgery. Already have retirement properties on main road.

We have large amount of housing, and the town does not have the facilities to cope with more e.g., GP services.

Instead of other housing, not in addition.

There are far too many older people occupying 3 to 4 bed houses, whilst families are living in overcrowded 2 bed temp houses. They have no kids or grandkids and 2 to 3 empty bedrooms.

My support would be for a care home environment rather than individual homes.

Impossible to quantify a cut off for those with a local connection i.e., what if parents live away but want to be closer to children?

Because it would be the right thing to do.

It would depend on the plans etc, I can understand having people with needs all in one place, but it could drive house prices down and have the effect of attracting less diverse neighbours.

As people live longer there will be a greater need for such housing.

Only for older people that have previously worked and contributed to society via tax and NI.

There has been a nonstop cycle of building houses in the town for some time which shows no sign of abating. Edenbridge does not need any more than currently planned as the infrastructure cannot cope at the moment.

We are on Greenbelt and want it to stay that way.

It's needed.

Edenbridge already has plenty of housing for older persons. Impact on services.

I am nearly 60 years old and single (I have a hearing disability) worried about my future i.e., my rent is high, and my job is physical (cleaning), and my income is low.

Why just for older people? Surely younger people need it too!

Yes, indeed it didn't impinge on other already existing housing.

Within reason. I do not support the plans to build on greenbelt land. Especially fields surrounding Skinners Lane, Four Elms Road.

Only if there will be another doctor's practice in the town.

My son lives here, I could not get help with affordable housing. Myself and my partner are 60+ and renting privately which is high in rent.

I am in favour of helping the local community but would need more information provided at Q8, where is it? how big? what changes to infrastructure will be made to support the increase in people? Does it impact on the greenbelt?

I believe Edenbridge has had its share of all housing development, there is a danger of Edenbridge totally losing its character.

I feel this group is already accounted for in the town.

Affordable housing is a relative term, I would be supportive if the housing is genuinely affordable for those on average and below average incomes.

There are people and OAPs in bigger properties that perhaps would move to small flats, maisonettes with garden.

My dad is 75 and lives in Gloucester. I am his only family so the need to live closer is important. He is unable to move due to housing costs.

Affordable housing is required in and around Edenbridge.

Before more housing is considered needs for the town should be considered, GP surgery, schools etc.

Too much building, lack of infrastructure

There are housing developments for older people, Edham Court and Roman Court.

Edenbridge is a small town already over developed with a struggling infrastructure.

There has already been far too much development in the town for this reason I am seriously contemplating moving away.

There are already enough facilities for the older generation i.e., care home. We need policies to encourage younger generations to settle permanently here. After all, they pay more taxes.

Insufficient infrastructure.

Yes, for older people, there is a need but not for families' other local authorities will just send problem families here.

Edenbridge has had more than its fair share of housing development in the 30 years living here, more recently care/retirement for elderly.

It is over 50 years since any small bungalows suitable for older people to downsize were built in the town. These are required to free houses for families not the expensive retirement flats which sit empty.

Agree that more affordable housing is needed, 2 adults and 3 children in my household. Can't afford a deposit for bigger property due to change in circumstances regarding.

Perhaps the sites derelict commercial units near Enterprise Way 2) Hever Road near Philippines Close.

Only on brownfield sites.

Support subject to suitable land on a bus route single story accommodation within walking distance of town. Not easy to find.

We should do whatever we can to support and ease the burden on people in need especially housing.

Current new builds are all town house and executive style and priced way above affordable levels.

If there is space within the town area for such a development and there is a need for such housing this should be provided.

All towns and communities should have affordable housing and especially for people who moved away from their roots due to work and or were priced out of the market. Everybody should have the opportunity to spend their twilight years where they want.

Affordable housing is desperately needed.

Because you are building too many houses which are not in line with the number of elderly in community at affordable prices to rent.

We need to look after elderly.

Would like to be able to afford to downsize to a bungalow with outside space, not forced into a flat.

Fully support any plan for affordable housing in any own especially older retired people.

Need to be small sites until good access to shops, doctors etc.

So much property is overpriced rent/buy this area is unaffordable to most.

Too overcrowded.

Affordable housing is an urgent need for young local people.

Nice bungalows i.e., as in Penlee Close would be perfect.

I think it would be a great idea for people to get into the affordable housing.

Because there are not enough services set up in Edenbridge to support the community as it is i.e., doctors etc. This all needs to be set up first or at least concurrently. There has been development in Edenbridge anyway, so maybe some of the properties being built now could be used for older people. These areas being built on currently should be prioritised for individuals, so they are not forced to move away rather than taking more greenbelt land and giving them to others that do not come from the area.

There are no amenities in the town, no parking, no shops, poor leisure centre. There is no need. There are plenty of houses, no secondary school, nothing for families. Lack of policing and anti-social behaviour by some. No longer safe after dark.

There are several opportunities for older people to purchase whereas affordable housing for younger people is more problematic.

Affordable housing should be available to everyone.

We would be looking to start a family and would want a 3 bed 'forever home' in Edenbridge.

As a local estate agent, I can assure you there is an immediate need for low-cost units.

Already lots of new developments. Would overload current services (e.g., schools/GP/Dentists etc).

Does not bother us.

There is too much new housing being built in this area, local resources do not match the current influx and there is a significant increase in crime.

Why would people want to live in Edenbridge? Hardly any shops. Poor transport. How small a development! Too many large houses being built.

Very important for the elderly to be cared for. A warden should be considered in a new development.

I would support this if the architecture were exceptional and fits in with the beautiful town aesthetic. I am a qualified interior designer and now a film maker and I shed tears when I see all the awful developments in Edenbridge for example the new build on the roundabout at the north end of town which is incredibly ugly. A missed opportunity.

We have a number of family members residing in Edenbridge and more on the way. At least two households would probably make use of this and therefore free up existing housing stock on 15/20 years' time.

As I am over 70 years old affordable renting within Edenbridge would be very beneficial to me.

It's not affordable housing for older people that we need. Its affordable housing for young people and 2-bedroom places so that families don't have to be squashed in 1 bed places.

In the last 15 years or more Edenbridge has had many new houses build at the expense of space and wildlife and not supported by the infrastrucutre. We have had enough of new builds. Regarding affordable housing, this should have been dealt with during the last 15 years.

This could be beneficial for keeping families together and hopefully making their lives less stressful.

Edenbridge is already overpopulated.

There are already too many elderly people here and the infrastructure is not geared to accommodate them.

There seems to be a lot of homes/housing being built for older people. Yet younger people needing to move or as less options for affordability.

If local facilities are considered e.g., doctors etc and of not on greenbelt or agricultural land.

My father is 73 and in rented accommodation in Edenbridge. There is no local affordable housing, so he has no choice but to pay over £800 per month on a pension for housing.

Affordable housing for singles and older people and those individuals that require a good supportive housing.

Yes, I would because time is coming when husband and I need to downsize.

There is plenty of sufficiently affordable housing in Edenbridge, the need is for larger family homes with gardens. By what mechanism would such housing be reserved for people with 'local connection'?

New accommodation has already been provided for the elderly with Edenbridge Manor. I know Golf Course owner is seeking planning permission for more accommodation.

There is undoubtedly a need for more affordable housing for local young residents.

No supporting infrastructure.

Get the medical practice and requirements in place to cover existing residents and infrastructure before you even think about more houses!

I would, provide greenbelt is preserved and unused buildings considered for conversion - maybe the current Memorial Hospital when new medical site is built.

However not another McCarthy Stone! Would consider moving to smaller house if I knew my neighbours were likely to also be older people.

It makes sense for older people with family in the area and friends to have affordable housing, the schools and medical facilities can't cope with a big increase in new numbers arriving.

Yes so, they are not priced out of the market.

Far too much development in recent years with No infrastructure or better facilities or amenities.

The lack of genuinely affordable housing for older people would be welcome provided the additional primary care needs are considered and impact on local health services.

I think there is already sufficient.

Local yes.

Pensions are low, so affordable housing is essential.

We are currently surrounded where we live.

There is ample stock of retirement homes (Roman Court, Earlham Court) in Edenbridge. Flats are low as £60,00 have been on the market for over a year with no buyers.

I would like affordable 1 or 2 bed bungalows with small private gardens for older people, so we can downsize but still live independently with no stairs!

When families or couples grow old or pass away one member can be left behind as they know the area they often wish to stay.

When families or couples grow old or pass away, one member can be left behind and as they know the area they often wish to stay.

There is never enough housing for older people.

There is already plenty of housing for elderly people in the town. There would also need to be better infrastructure particularly medical support.

I wish to move to Wales to be with my daughter.

There's enough already, local businesses don't appeal to younger adults.

Affordable housing for elderly.

I feel there is enough housing developments now, and we should be looking into another surgery and secondary school.

Even though affordable housing can be expensive, older people need to feel connected to loved ones.

This development would need to be close to shops, Women's Institute Hall, church etc.

There are already two expensive assisted living homes but not everyone can afford those.

There is sufficient housing for older people and affordable housing.

Q8 is too vague to be answered. We have quite enough housing in EB already, including surfeit of homes for older people and plenty of social housing. What more can this small-town support? If you provide a more detailed justification for housing, we will consider again.

There are already too many houses in Edenbridge for infrastructure to support. Roads/doctors/schools etc.

There are not enough affordable ground floor properties.

There is always a need for more housing for first time buyers to get on the housing ladder.

Renting privately is very expensive in Edenbridge.

Affordable housing is needed as house prices are out of reach for most people.

Everyone needs affordable housing especially the young and low paid.

Older people have different housing needs, and their current homes may not be suitable for an independent life. So, no one's homes may be needed.

Can the utilities (Gas, Electricity, Water, Sewerage) cope with an increase in more building?

There is an eye sore, empty property on the High Street above Tom Bell Fish and Chips restaurant, I think the council should purchase it and turn it into flats, solving the housing problem and improving the look of the High Street. No need to destroy green areas when there are empty properties around.

Far too many houses have recently been built in the past few years.

Would prefer to support elderly/disabled residents.

You don't explain what support means but we would be interested in helping people who might have needs.

If this affordable rent or affordable to buy? You sell one of these 'affordable homes' to older people and after a while they sell them and make a profit, you lose a property.

To me it would be more appropriate to build affordable housing for youngsters and families trying to get on the property ladder.

But only if it is not on Green Belt land.

Totally irrelevant, if you can't afford it, then you must go where you can. Have lived here since 1968, Sevenoaks dumping ground.

We feel anyone should be allowed to live in the area.

Depends on definition of small. People with a connection to the town have a need (if not a right) to be supported on their local community.

Support for sheltered accommodation owner by Council / Housing Association but not more accommodation like McCarthy Stone properties with very high services charges -unaffordable for many people.

The infrastructure is inadequate for more housing / in and around the town.



I am an octogenarian and I wonder how long I shall be able to live in my present home. Would prefer to remain here!

Edenbridge already has too many houses with more being built. We need to preserve our green areas.

Proposal supported only for genuine local older people.

We would support small individual developments over larger scale developments

Location, transport links and access to amenities need to be closely looked at. A town-based brownfield site or redevelopment would put older people within walking distance of shops, library, buses, cafes, supermarkets and leisure centre. An example of poor planning recently is the new care home on Mont Saint Agra's way built without a crossing or pavement access to Waitrose / Town Centre - now being retrospectively implemented.

Please note that Edenbridge has an overabundance of social housing though not a specific extra care or sheltered facility.

Don't think this is needed and not a lot of options in terms of land.

We had a residential home - excellent, it was sold to Abbeyfield a charity for the elderly, it was a disgrace, care quality commission closed, we have private care in its place.

There certainly is a need.

There is plenty of affordable housing for older people in Edenbridge already. No need to build more.

It would help older people to live together.

I feel there is enough affordable housing already in Edenbridge especially for older people. The problem for locals is that people from outside have been sited into the affordable houses that were built.

There is a chronic need in my view for affordable living, more please.

We have huge empty Edenbridge Manor people went to live in mixed age communities so it's actually affordable housing for older people, but the mix then was younger.

Too much building already.

Affordable Housing for older people if built in central location near to public transport in town centre.

As long as it is to rent not to buy.

It is always a shame when locals lose out, I have experienced this and would praise the Coin Street development for assisting locals in the area. If there is a need and a suitable site available and the housing was indeed there forever, then yes this would be a great idea. Also, it should be developed in a green sustainable way i.e., good size, insulation, and renewable energy.

Housing without other facilities and amenities causes more difficulties, educational, medical, employment, transport, shopping, business.

The current infrastructure (e.g., doctors) is already at full stretch.

There has been plenty of new build development recently - I believe the local area would benefit better from more businesses. More attractions such as retail shops / hardware shops etc.

Younger people cannot afford to buy in Edenbridge.

New buildings are constantly being built in town, but none are at a sensible rent and local people are being sent out of town.

There is a large percentage of this age group with disposable income that could support the local community and businesses. Also, they would benefit from having extended family locally for support. Also, with a growing family I am considering moving away from the area to find affordable / suitable property,

There is a lack of affordable housing and more needs to be built.

I think local people should live locally not people who come in from other areas in local council housing.

But the medical centre and other facilities need to be greatly improved and up and running before such a development should be considered.

But not on any green belt land.

I have two children that are working in Edenbridge and are unable to move out as there is nothing in their price range. Not all jobs pay well at a younger age.

Edenbridge is already developed without adding to it. Would be better looking at developing the shops in the town, drop curbs in some housing areas to get cars parked off the road.

This has proved successful in the villages. A good idea if it can be applied to Edenbridge.

There is a large supply of accommodation for elderly people.

I applaud the concept of the survey, but I take issue with it, it is focussed on housing but only covers young people who left in the last 5 years. The lack of affordable housing for youngsters and families of all ages prevents people moving into Edenbridge. There is poor infrastructure, poor bus services around town and upmarket housing in the infills. We need more social housing! And a council focussed on the needs of Edenbridge residents.

Because I think there are older people in Edenbridge who perhaps need smaller, cheaper and easier homes to access.

For older people only yes, however it would depend on the specifics such as size and location. I would not support a development on any green land (fields, golf course etc).

## Appendix E2

### **Q10. Please state any sites you think might be suitable for Local Needs Housing in Edenbridge**

We have a 12-acre field at Little Foxes Farm (with 100 mts road frontage) and would be prepared to work with any association for houses or doctors' surgery where they must give face to face consultation TN8 5PN.

Edenbridge golf club.

Defunct fibre glass factory.

Only, if necessary, maybe Four Elms Road, same side as the Eden Centre.

Possibly along Four Elms Road.

North end of Waitrose car park/field behind cottage hospital.

The as yet undeveloped areas of the now abandoned industrial estate near Lidl, etc.

Every piece owners are willing to sell, even on green belt.

The area at the old golf course - Honeypot Lane, Hidders Lane.

Off Four Elms Road.

The site would need to be close to the High Street.

The old hospital? La Botte? The Police Station.

Also need to be aware of Waitrose plans for housing and Lloyds bank who are entering the rental market. Planning permission for any future housing development should be conditional on the incorporation of a percentage of homes designated for affordable housing. Also need to be aware of Waitrose plans for housing and Lloyds bank who are entering the rental market.

Industrial buildings for sale between St. John's Way and B2026.

Anywhere - on land to the east of past the garage?

Edenbridge Cottage Hospital.

Empty High Street shops.

Field behind Springfield Road, Skinners Lane.

Four Elms Road.

The field adjacent to Four Elms Road opposite Spitals Cross Estate.

Empty dwellings (retail) in the High Street or brown field sites only.

Four Elms Road, close to the new medical centre and the train station. Not on the Stangrove Estate!

The golf course.

Must be walkable into town, safely.

Where Vhac used to be, old school site.

1. Part of proposed development on Four Elms Road site; 2. Roman Road; 3. Unoccupied industrial sites with little prospect of re-use.

Leather Market - suitable for older people to reach shops and local services.

Hospital site once new medical centre is built. It would be convenient not add too much traffic to.

Mill Hill and go some way to appease residents who know the hospital was paid for by local people.

Prefer brown field if industrial units empty or the concrete carbuncle near Waitrose if possible to acquire.

The redundant/vacant retail units and back areas at the south end of the High Street which would require a change of use to that noted in Q9.

What is happening on old Staggreen hostel site at HFT? Freshfields - when Leather Maraket site developed it could be ideal for some flats/space for elderly.

Edenbridge Golf Course.

The closed site at Edenbridge Golf Club in Crouch House Road.

By railway line Edenbridge town station.

Walking distance of the centre of town. Not too many, don't destroy the lovely community where I have lived for 56 years.

Old Hospital site.

Triangular Field at Troy Lane, Hilders Lane.

What was once called Town Field top end of Hever Road.

Build houses on the derelict gold club site.

Suggest it might be close to the centre and not isolated.

Any of the now redundant/empty industrial land, brownfield. No greenbelt or farmland should be built on.

The old driving range on the golf course was included in the first draft of the Sevenoaks Plan more active older people would be happy to walk/cycle/bus into town.

Please use brown sites not green ones!

Any empty shops might prove suitable for conversion.

Top of high street from scout hall to carpet shop.

Beyond the town station, easy walk into town.

Why not use the Four Elms Road site.

Triangle between Hever Road and Mill Hill.

Edenbridge but thankfully Sevenoaks is close by with plenty of space and facilities available.

Golf course (if possible) we don't need millionaires playing golf while homelessness is at epidemic levels in this country.

The Skinners Farm development would be good as it is already planned and is close to the town centre plus will have the new medical centre. Planners should be very careful not to impinge further onto greenbelt land though.

Possibly 4 Elms Road between the library and the railway (Tonbridge Line).

Opposite Gabriel's Farm.

Field adjacent to Crouch House Road land off Four Elms Road near to Eden Centre not allocated to new clinic. My children currently sleep on lilo in lounge, we manage but more affordable housing in town would help lots of people.

Four Elms Road.

No.18 Church Street it has been abandoned and is not derelict old council house with huge garden.

The Market Square site around Bells Fish and Chips, make use of this long vacant set of ugly buildings.

Don't know, there are lot of new houses being built in Edenbridge already.

Edenbridge Gold Club.

Disused sites on Enterprise Industrial estate.

Unused industrial - station road opposite Lidl.

The Golf Club.

The Leather Market, High Street.

None other than above, no more building on greenfield sites.

Perhaps the unused Golf Course.

Please see above, as regards older people, we already have a couple of homes built on the bypass, although not affordable and the amenities can't cope.

Playing fields of ex Spitals Cross School.

None. Green belt / Farmland not be continually developed.

Where the Gold Club was or traveller site at Hever.

None there is enough already. Edenbridge cannot cope with what it has. The new doctors surgery will take five years.

Don't know.

Only lived here a few months and do not intend to stay rail services are terrible if you work in London, not reliable.

Four Elms Road where surgery is supposed to be going!

Edenbridge hospital site.

Any development of the Golf Course.

None - amenities at full capacity, no secondary school - that should be a priority.

Old Golf Course.

Behind allotments.

There are large fields as you go round the bend from Mill Hill towards Hartfield.

N/A convert derelict properties and maximise on existing plots.

Not greenbelt.

Can't think of any.

I live in a mixed estate, owners and housing association, some are too big and gardens are large, some owners have built one or two houses in garden, perhaps housing association can do this, put bungalows in gardens.

Fields opposite Spitals Cross Estate. Land at the back of Gough Cooper Estate off Hilders Lane. Please stop building little boxes for people to live in! Build light airy homes to a good standard. I moved my family here for better quality of life and safety for my teenagers away from social housing. We now see families being moved from London here into council accommodation which will change the areas over time.

Four Elms Road near library.

Close to the town centre as they often will be less mobile.

Don't know, you build new houses everywhere but not affordable for the elderly.

Openreach telephone exchange, Croft Lane 84 High Street (modern building).

Northern end of Edenbridge.

Near Garden Centre.

None. Can the benefit system cope with more?

None I think Edenbridge has reached the limit if the support services / travel both road and public to allow further development.

Rear of Edenbridge Town Station.

Hever Road Golf Club or 4 Elms Road.

Vacant warehouses between Edenbridge Station and Leisure Centre.

Brownfield sites in and around the town the industrial estates. Can I suggest public gardens in place of the old Budgens building. This would be a fantastic thing for the community in the centre



of the town.

Within proposed development off 4 Elms Road and toward Edenbridge Town Station at Hilders Lane.

Any of the fields off Skinners Lane or round the back of the rec (Coombe Field).

Edenbridge is becoming over developed encouragement for persons to move from single occupancy of family homes to smaller properties.

Edenbridge Golf Club.

War Memorial Site Hospital.

Not Greenbelt land! Edenbridge needs to keep greenbelt and for environmental, climate change and wellbeing reasons. Please re-develop existing areas e.g. former Tanners Yard.

Long term empty shops in High Street (between Ye Olde Crown and Tom Bell) and empty industrial units / areas that could be abolished as they are next to housing (near Esso and area next to Champion Timber) so you could integrate with neighbouring housing.

Old disused industrial and office sites, not green areas / playing fields etc.

More of Edenbridge is taken up with dreadful new housing.

The site would need to be owned by local authorities, otherwise costs controlled by third party developer who may wish to maximise profits.

Swan Lane and North Edenbridge (No Farm Land) Brown Land Only.

The space behind Bradfords next to Waitrose.

Empty site next to Waitrose carpark.

Field behind Station Cottages.

Older people should perhaps be closer to town for amenities so perhaps Church Street or Hever Road.

Land on Mill Hill and further towards Hartfield, land between the Golf Course / Old Golf Course on Crouch House Road.

Anywhere there are empty factories.

Four Elms Road because of being close to facilities.

Edenbridge Golf Club House.

Don't know where land is available. Town centres should be avoided.

The town is big enough with what it has now.

Any infill spaces north of the town.

Old GP surgery site?

Infill spaces north of the town.

Don't know the areas available but maybe in or near the development of the hospital / GP practice.

Brownfield sites not fields.

(1) Hartfield House /Hever Road (2) Extension to Bellway Housing Estate.

Next to library would work given improved infrastructure.

Tannery site by Freshwater, Edenbridge.

On the site originally set aside for a new Medical Centre as nothing has happened there.

Not green field sites, not where bus, taxi access already limited / expensive.

Car park behind Halo hairdressers. The Leather Market concrete building to be redeveloped. It's awful. The hospital.

We have all the housing we need, we have a centre in the middle of town which has been an eyesore that could be redeveloped and improve town.

In the south of the town.

Off Four Elms Road, perhaps by football ground.

On or near Golf Course.

Land off Spittle Estate.

Fircroft Way Industrial Estate.

### **10. Appendix E3**

**Question 23. Please tell us in your own words why you need to move and what prevents you from doing so.**

It costs me £300 a week in fuel to get to school and work. I hate Edenbridge. There are so few properties to rent currently and an influx of people from South Africa and Hong Kong who pay to reserve the property without viewing means they are immediately snapped up.

Living on my pension of £192.72 per week, rent £825 monthly, housing benefit £635.72 per month. I live on 3 weeks pension every month. It's about time they brought back the fair rents act to stop landlords putting up rents as they feel!

I am saving for a deposit to purchase my own property. Rather than rely on social housing/benefits I am trying to be responsible unlike the majority of Edenbridge young people.

I want to move out of my parents' house.

Too high rent, can't find a person to swap, need to stay in Edenbridge.

I have lived in Edenbridge in foster care and want to continue to live here.

Downsize to 1 bedroom, house prices, freehold.

My son will graduate university and will want to live independently. We cannot accommodate here as 3 adults here in 3 bedrooms.

My health is declining, and my landlords refuse to make the property energy efficient in any way. I have lived in the property for 15 years. I have 2 dogs and I am finding it very hard to find properties that accept pets.

In future the garden will be too much work. Feel 3 bedrooms unnecessary for me but OK for now. Will look soon (3 to 5 years hope to sell).

Need to move to a larger home to support my family and to an area with less crime and ASB. Struggling to move as area is so expensive.

Self-employed and have period with little work or income.

To downsize to enable others to purchase large home for families.

We are a family with a 7-year-old girl sharing a bedroom. Council will not place us on housing register as we are £6000 over threshold on our yearly earnings. I work in local supermarket and 7-year-old goes to school here. Husband has just secured a job 10 minutes away.

Local income is too low to afford renting or purchase.

We (2 adults and 1 baby aged 10 months) live in one bedroom in mother's house. Very small outside space. Baby needs his own room. We can't afford rents in local area.

I need to move as I currently share a bedroom with my 2 children. Same bed as 2-year-old and 7-year-old gets top bunk. There is no garden, and it is too expensive £800. I only get £650 help in housing benefit and have to make up payments with income support which kids go without for.

Need more space, I have a small flat with no garden.

Affordable accommodation nearer place of employment.

Need single story home i.e., no stairs.

Would like to be independent but training to be a midwife at Pembury Hospital in Tunbridge Wells but cannot afford my own home to buy.

I have mobility issues and can't manage the stairs. I am downstairs living and have no toilet or bathroom that I can access as they are both upstairs. I also have 3 bedrooms and both my children have moved out so a bungalow would suit me but there is not any available. I am a single person plus carer as required.

House prices.

Cannot cope with large house and no smaller accommodation available at affordable cost.

Would like to be in a quiet spot with a rear south facing garden, very little housing stock.

We don't need to move now but are considering it for the future to be nearer preferred secondary school. We are happy with the schools locally available at primary age.

Would like to move to a larger house in case we decide to have children, too expensive to stay in the area.

Widowed in the past year and will want to downsize in the next 2 / 5 years for old age and financial reasons. Not enough houses for first time buyers or downsizing in Edenbridge.

Properties in Edenbridge are too high a price for people just starting out on the property ladder.

Reduced capacity to maintain current home and large garden and need to be closer to amenities without driving (e.g., shops/medical).

Age and partner disabilities, need bungalow, no suitable accommodation available.

Currently living at family home and cost of moving out is too high.

We would never be able to afford a mortgage and don't want to live with parents forever.

Our only income comes from joint claim of universal credit, and it covers the rent without any money left to buy food and pay bills.

My partner and I both have knee issues. Bungalow ideal but too expensive.

My daughters are 16 and 9 and share a bedroom. My youngest also has ADHD, ASD and significant movement disorder and needs her own bedroom/wetroom.

To be nearer my children my workshop and most of my business, as well as friends. I can't afford the houses on offer (a flat would be fine).

I have Asperger's syndrome and only recently moved to Edenbridge from Swanley as we felt it was a safer and less vulnerable place to live. I would like to become more independent but with the support of family I'm on the housing register and private renting would be difficult being on benefits.

We would love to move to warden assisted property, so we are safe and secure if one of us pass away we are safe. Would like to stay independent.

First home - will leave college in next two years.,

Financial - small properties / First time are expensive to buy.

3 children, 1 autistic. 2-bedroom property, 2nd bedroom small due to it being an attic room and still having an attic up there in use. Moved from London, partner earned enough we didn't need guarantor (he earned 3 x rent). Partner mental health got very bad and suicide attempts made. Left job for lower income job less money and no guarantor for us to use. Little money to raise towards buying own home as zero hours contract.

Set up own business and not yet earning enough to rent own place.

To live independently. I work full time; it is too expensive to move away from my parents.

I am unable to afford private renting, our current family home is overcrowded, and I am currently pregnant which means living in the front room once the baby is born early next year.

I currently live in a house, and I would like to live in a bungalow.

We would like to start a family but there is a lack of shared ownership options locally.

My son wishes to move out and is saving for a deposit to buy his own home but can't afford anything in the area.

Finances. Affordable homes for larger families and layout of homes.

My supported living setting (Cedar Court) is for 5 years only. I have lived here since November 2019 and so have 3 years (max) left. I may also want to move in with my boyfriend by then. We would need 2 bedroom supported living which is hard to find.

Daughter in law pregnant needing to settle into new home together.

When my daughter finishes university, she wishes to have her own home. If there is no affordable housing in the area she will have to move to another town. She would like to stay in Edenbridge with family and friends.

My mum's relationship broke down and she had to move from Deal. She is in a low-income job and works 30 hours a week. She lives in my one bed flat with me and sleeps on my sofa. Because she is not 'homeless' there is limited help for her.

Son living with parents requires supported adapted accommodation.

Think within the next two years we will need to downsize due to age and disabilities.

I am currently pregnant with my third boy. My flat is too small to house us all, but I can't afford £15,00 plus for a three bed. Would need ground floor due to small children.

Want to live independently but cannot afford to purchase a property alone.

I am struggling with stairs, and I also need a wet room but as house is classed as General Housing, I cannot have changes made.

Currently have a 3-bed house and need 4.

I am having hip replacement and can't climb the stairs to my flat so in greater need of a ground floor.

Renting privately is very expensive.

Looking for first house, potentially to live with girlfriend after university.

We are very happy in our current property which we have occupied for 32 years, and it is very close to all local amenities. Our fairly large garden and housework are becoming onerous, but we would like to stay in this area.

I have been having falls. I find it difficult to keep the place clean as it difficult to bend down or get up. Hard to get out of the bath. May have to give up driving in the future.

It is likely that I will move out of the family home in the next 5 years.

Have asked before to move to Herne Bay to be near my sister.

Currently live in a second floor flat with no stair lift or lift access and struggle with two flights of stairs due to lower back problems and arthritic right hip and cellulitis.

Current accommodation too small for growing family, cost of suitable property in area is too great.

Single floor property as having declining disability, stairs are hard to manage. No family sized single floor i.e., bungalows available.



## Edenbridge Town Council

6<sup>th</sup> September 2021

Dear Resident,

### Housing Needs Survey

Edenbridge Town Council is working with Sevenoaks District Council to assess whether there might be a need for “local needs” housing in Edenbridge so that residents who cannot afford to buy or rent locally, are not forced to move away. It also helps those who have already had to move away make a return to their family support networks and contribute to the local community.

We also want to know if there are older people and/or people with disabilities in the town, who would like to downsize and/or move to housing more suitable for their needs. This includes people who are owner-occupiers, as well as any other current living arrangements.

We are sending out this Housing Needs Survey to assess the need and gauge the level of support a small scheme of local needs housing might have in our town. Rosemary Selling, the Rural Housing Enabler from Action with Communities in Rural Kent, is assisting us in carrying out this survey. All personal information will be kept confidential. Once the results have been analysed, Rosemary will provide a summary report to the Town Council and this will then be made publically available.

Depending on the outcome of the survey, we may look for suitable sites within the town where we could build new local needs homes. We hope local landowners would be willing to work with us on such a worthwhile project. If new homes were built:

- applicants with a genuine, strong local connection to the parish would have top priority at all times, and
- homes would remain available, in perpetuity, to meet local housing needs.

Please take a few minutes to answer the survey. We would like to know your views even if you do not need alternative housing. THANK YOU. If you have family members who live elsewhere but who would like to return to live in Edenbridge, please make them aware of the survey. Further copies can be obtained from Rosemary. Telephone: 01303 765 645 or by email: [rosemary.selling@ruralkent.org.uk](mailto:rosemary.selling@ruralkent.org.uk).

If you have any other queries, please do contact Rosemary.

Please return your completed survey form in the freepost envelope provided by 29<sup>th</sup> September. It's really important we hear from as many residents as possible, so that the results give us an accurate picture of housing need in Edenbridge.

Yours faithfully,

Caroline Leet  
Town Clerk





# HOUSING NEEDS IN EDENBRIDGE



Please complete this survey on behalf of your household.

## SECTION 1

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

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 Edenbridge?  
☐ Less than 3 years ☐ 3-5 years ☐ 6-10 years ☐ Over 10 years

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

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 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](mailto:rosemary.selling@ruralkent.org.uk) or phoning 01303 765 645

Q8. Would you support a small development of affordable housing/housing for older people if there was an identified need for people with a genuine local connection to Edenbridge?  
☐ 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 Edenbridge.

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 765 645 or [rosemary.selling@ruralkent.org.uk](mailto: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 advise you of local housing opportunities. 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: \_\_\_\_\_ Phone No: \_\_\_\_\_  
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 Edenbridge do you wish to return?

☐ Yes ☐ No

Q16. If you live in Edenbridge do you wish to stay in the town?

☐ Yes ☐ No

Q17. What is your connection with Edenbridge? Please tick all that apply

- ☐ I currently live in Edenbridge and have done so continuously for the last 3 years
- ☐ I have previously lived in Edenbridge and have immediate\* family who currently live there and have done so continuously for the last 10 years
- ☐ I have lived in Edenbridge for a total of 5 out of the last 10 years
- ☐ I am in full time\*\* permanent employment in Edenbridge.
- ☐ I need to move to Edenbridge to take up full time\*\* permanent employment
- ☐ I am full time self-employed and the majority of my work is in Edenbridge
- ☐ I provide an important service requiring me to live locally e.g. unpaid carer, school crossing patrol, etc.

\*Immediate = mother, father, children or brother/sister. Extended family will only be considered if that relative has played an important role in the applicant's upbringing

\*\*The applicant's place of work/service must be located in Edenbridge

**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)**

<input type="checkbox"/> Present home in need of major repair	<input type="checkbox"/> To be nearer family	<input type="checkbox"/> To be nearer work	<input type="checkbox"/> New job
<input type="checkbox"/> Present home too expensive	<input type="checkbox"/> Need smaller home	<input type="checkbox"/> Divorce/separation	<input type="checkbox"/> Lodging
<input type="checkbox"/> Current home affecting health	<input type="checkbox"/> Private tenancy ending	<input type="checkbox"/> First independent home	
<input type="checkbox"/> Setting up home with partner	<input type="checkbox"/> Need larger home	<input type="checkbox"/> Difficulty maintaining home	
<input type="checkbox"/> To move to a better/safer environment	<input type="checkbox"/> Disability/disabled	<input type="checkbox"/> Cannot afford existing mortgage	
<input type="checkbox"/> Alternative accom. due to age/infirmity	<input type="checkbox"/> Access problems	<input type="checkbox"/> Increased security	
<input type="checkbox"/> Homeless/threatened with homelessness	<input type="checkbox"/> Retirement	<input type="checkbox"/> 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    ☐ Other \_\_\_\_\_

**Q22. How many bedrooms does your current home have?**

☐ 1    ☐ 2    ☐ 3    ☐ 4    ☐ 5+

**Q23. Please tell us in your own words why you need to move and what prevents you from doing so.**

**Q24. Are you an older person or person with disabilities wanting to downsize/move to more suitable housing?**

☐ No. Please go directly to Q26.  
☐ Yes older person    ☐ Yes older person with disabilities    ☐ Yes person under 55 years of age with disabilities

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

☐ Level access accommodation suitable for older person/people with disabilities (without support services)  
☐ Level access accommodation suitable for older persons/people with disabilities (with on-site support)  
☐ Do not need level access

**Q26. Which tenure would best suit your housing need? Tick any that apply**

- ☐ *Affordable Rented - rent is 50%-80% of open market rents* ☐ *Shared Ownership - part rent/part buy*
- ☐ *First Homes - homes for owner occupation by first time buyers that are discounted, in perpetuity. Maximum price after discount is £250,000. NB. This would require a deposit of at least £25,000 plus other savings to cover the cost of moving*
- ☐ *Self-build* ☐ *Owner occupation*

**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 would you be able to raise towards buying your own home? This can include gifted money and/or equity from the sale of your current home.**

\_\_\_\_\_

**Q30. Are you registered on the Council's Housing Register or the Help to Buy Register?** ☐ Yes ☐ No

**To be considered for Affordable Rented housing you must register on Sevenoaks District Council's Housing Register. If you would like to register contact Sevenoaks District Council on 01732 227000 or go to [www.kenthomechoice.org.uk](http://www.kenthomechoice.org.uk)**

**To be considered for Shared Ownership or First Homes you must be registered with the Help to Buy agent, please go to <https://helptobuyagent3.org.uk>**

**Information on this form will be used to provide a summary of the level of housing need in Edenbridge. 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  
29th September 2021**