



Hawkhurst Housing Needs Survey

June 2017

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**With the support of:
Hawkhurst Parish Council
Tunbridge Wells Borough Council**

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1. EXECUTIVE SUMMARY

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

A survey was posted to every household within the parish in April 2017. 2120 surveys were distributed with 458 surveys being returned, representing a 22% response rate.

Analysis of the returned survey forms identified that 83% of respondents are owner occupiers. 65% of respondents have lived in the parish for over 10 years.

High property prices and a predominance of privately owned homes means that some local people are unable to afford a home within the parish. At the time of writing the report the cheapest 2 bed property for sale in the parish was £245,000; to afford to buy this home a deposit of approximately £36,750 would be required and an income of £59,500. To afford to rent privately an income of approximately £26,000 would be required to afford the cheapest property found available to rent in the parish which was a 1 bed apartment for £650 pcm.

Overall, a need for up to 20 affordable general needs homes and 2 affordable extra care homes, for the following local younger households was identified:

- 11 single people
- 4 couples
- 7 families
- 21 of the households currently live in Hawkhurst and 1 lives outside but wants to return

An additional 4 younger households wanted the following types of housing:

- 1 x open market property
- 2 x private rented properties
- 1 x self-finishing property

Our analysis has also identified a need for 18 homes for older households that need to downsize/move to more suitable housing for their needs, they are:

- 7 single people
- 11 couples
- 10 of the households need affordable housing and 8 want to buy a property on the open market
- The 18 households currently live in Hawkhurst

2. INTRODUCTION TO THE HAWKHURST HOUSING NEEDS SURVEY

The Rural Housing Enabler worked with Hawkhurst Parish Council and Tunbridge Wells Borough Council to undertake a housing needs survey within the parish.

The aim of this survey is to identify in general terms if there is a housing need from local people. It is not to provide a list of names and addresses of individuals requiring a home. If the project proceeds to a more advanced stage a further Registration of Interest survey will 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

In a report published in December 2014, the Rural Housing Alliance has stated that 'For many rural households, finding somewhere affordable in their local community remains a barrier, with homes costing over eight times the average salary in 90% of rural local authority areas. This is an affordability gap which, in many areas, is even more extreme given low paid rural employment.'¹

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

In 2007 Matthew Taylor, then MP for Truro and St Austell, was asked by the then Prime Minister to conduct a review on how land use and planning can better support rural business and deliver affordable housing. Many rural communities are faced by a combination of higher than average house prices and lower than average local wages. This can create challenges for individual families, the local economy and the wider sustainability of the community.

On July 23rd 2008 Matthew Taylor presented his Review to the Government. The then Government issued their response to the review in March 2009 where they accepted the majority of Matthew Taylor's recommendations (Department of Communities and Local Government 2009).

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

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

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

¹ Affordable Rural Housing: A practical guide for parish councils. December 2014. Rural Housing Alliance

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

The RHE will assist with carrying out a housing needs survey, analyse the results and 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 Council, the chosen 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 from Action with Communities in Rural Kent agreed the format of the survey and covering letter with the Parish Council and Borough Council; a copy of the survey was posted to every household in the parish in April 2017.

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 parish and wished to return, these were held by the Rural Housing Enabler. It was asked that completed survey forms were returned by 25th May. All surveys received at Action with Communities in Rural Kent by that date are included in this report.

Approximately 2120 surveys were distributed with 458 returned by this date representing a return rate of 22%.

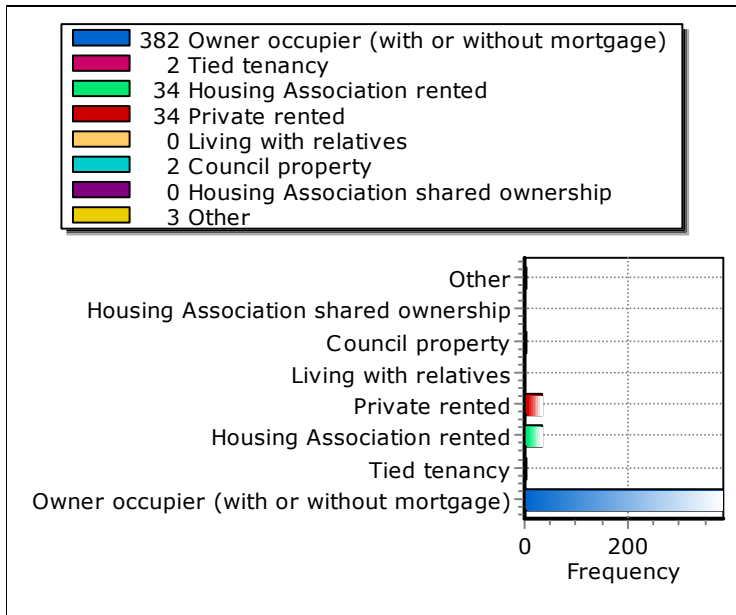
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

5. RESULTS

Section 1

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

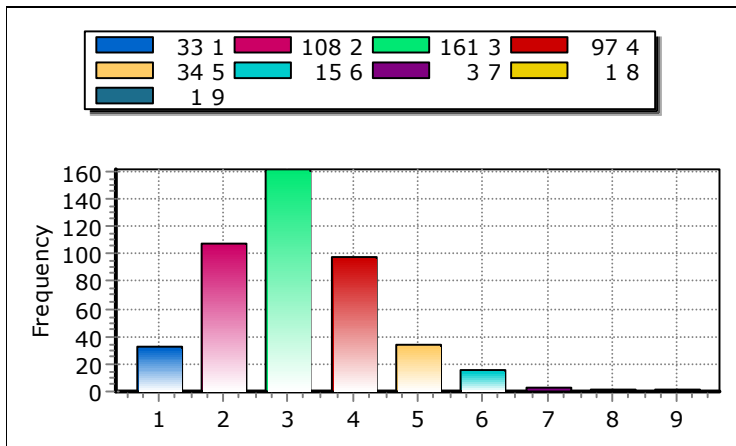
Question 1. What type of housing do you live in?



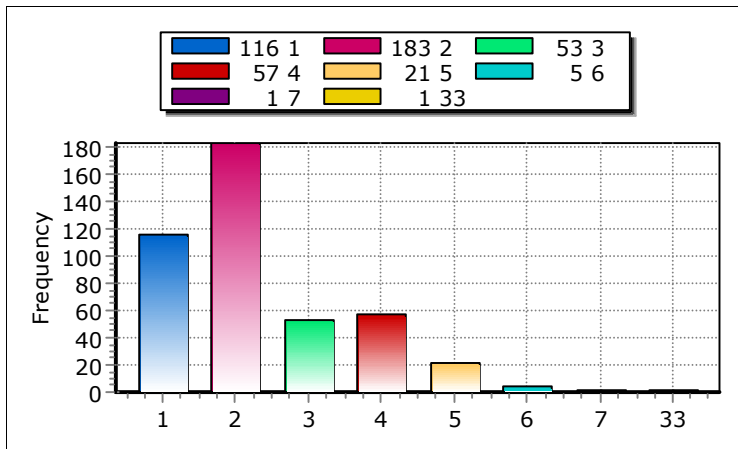
83% of respondents are owner occupiers

Question 2.

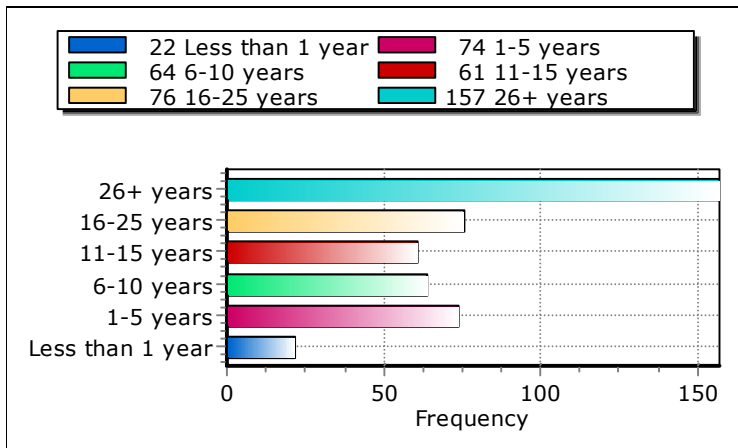
Number of bedrooms in your home?



Number of people that currently live in the property?

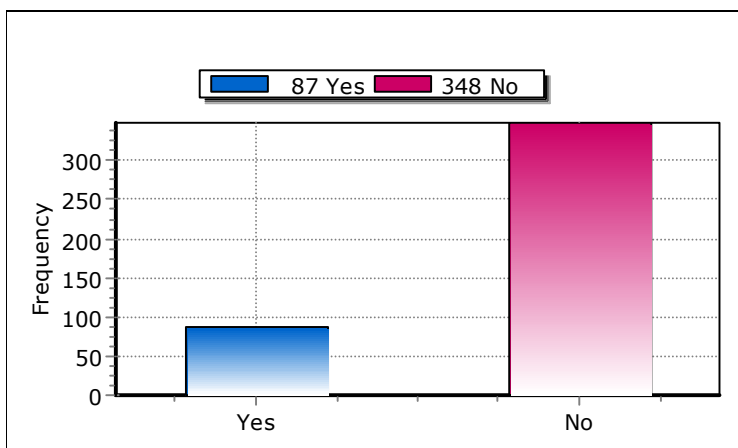


Question 3. How long have you lived in Hawkhurst?

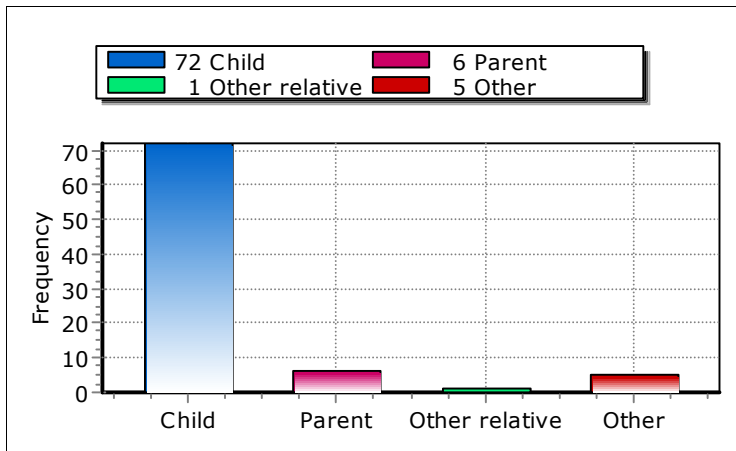


294 respondents (65%) have lived in the parish for over 10 years.

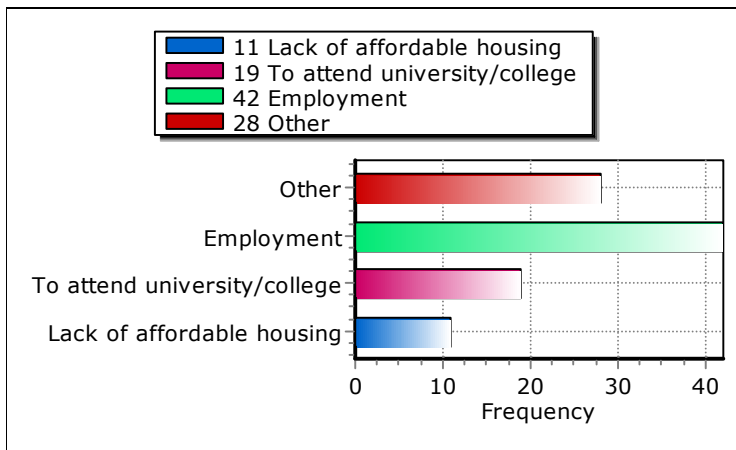
Question 4. Have any members of your family/household left the Parish in the last 5 years?



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

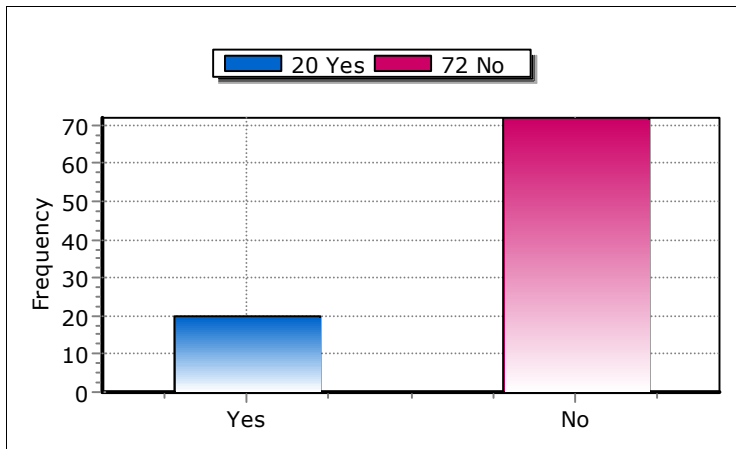


Question 6. Please indicate the reason why they left.

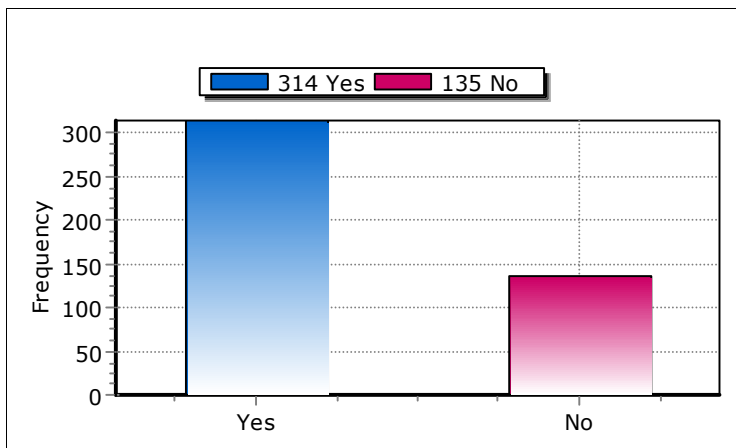


The most frequently given reason for leaving the parish was employment. Reasons given under 'Other' include marriage, death, moved away with partner, moved abroad, joined British army, air pollution due to permanent traffic jams, moved to nursing home.

Question 7. Would they return if more suitable accommodation were to be available?



Question 8. Would you support a small development of affordable housing if there was a proven need for people with a genuine connection to Hawkhurst?

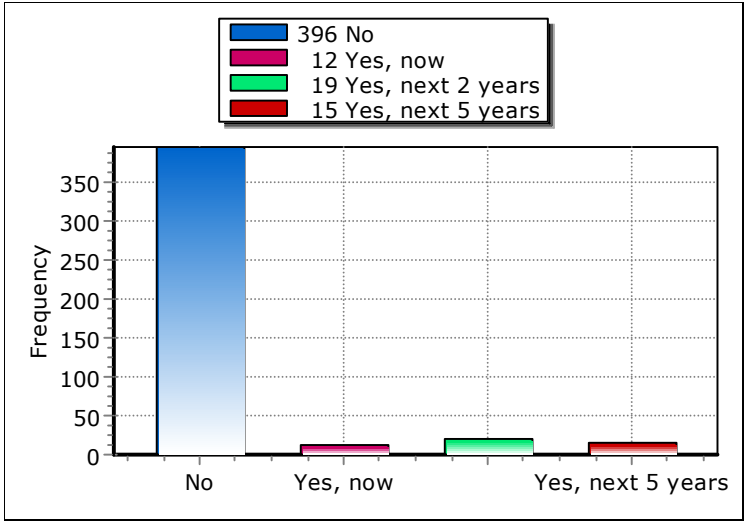


70% of respondents who answered the question (69% of all respondents) said they would support a development of affordable housing for local people.

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

There were 263 responses to this question; a full list of responses can be found in Appendix H1.

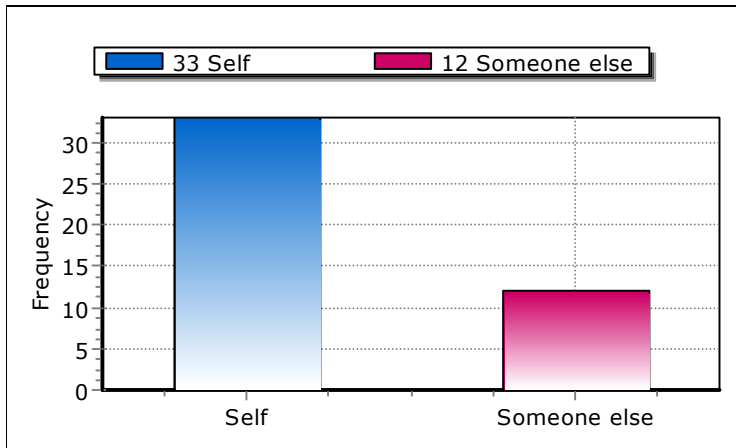
Question 10. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?



Section 2 – Housing Needs

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

Question 11. Are you completing this form for yourself or someone else?

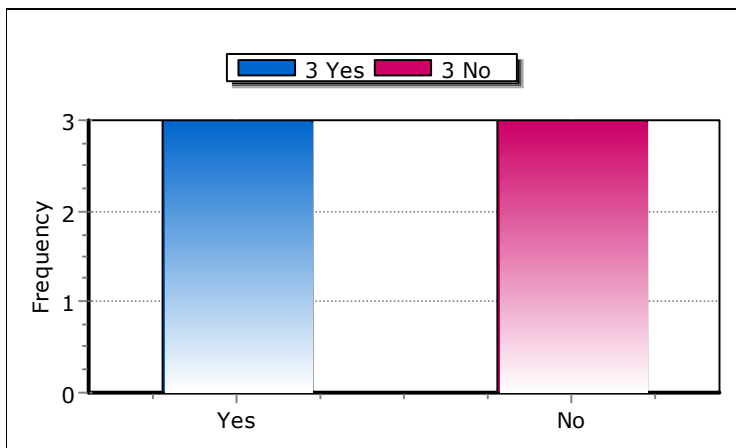


Question 12. If you are completing this form for someone else please state their relationship to you and where they currently live.

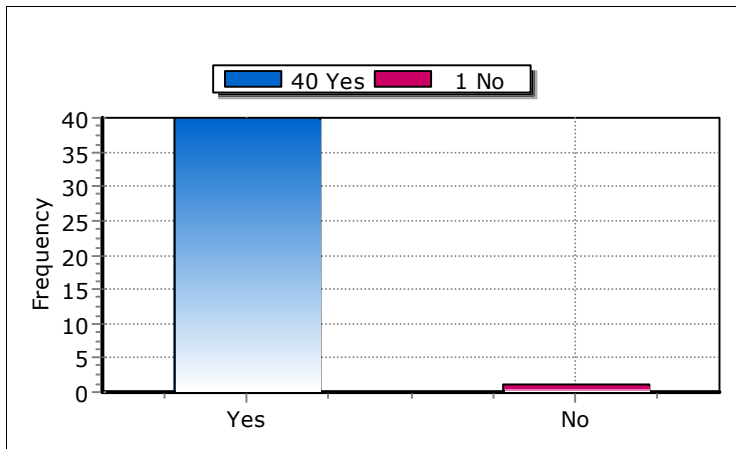
Respondents were mainly completing the form for their adult children living in the parental home

Question 13. Personal details of respondents are not included in this report.

Question 14. If you live outside the parish do you wish to return?



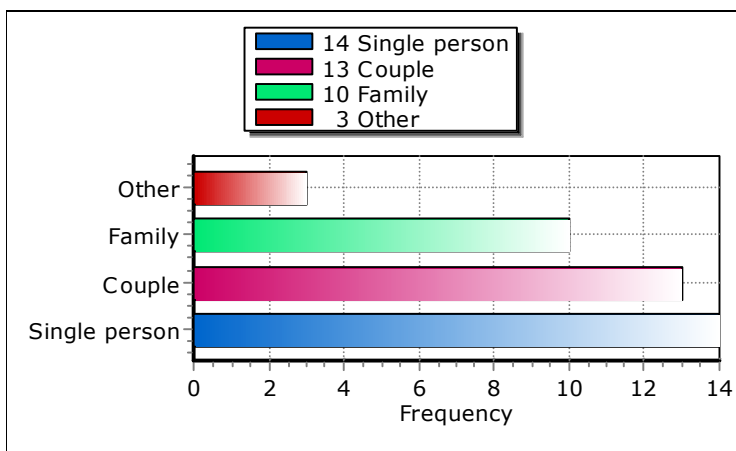
Question 15. If you live in the parish do you wish to stay in the parish?



Question 16. What is your connection with the parish of Hawkhurst? Respondents were asked to indicate all connections that applied to them.

Local connection	FREQUENCY
I do not live in the parish but have been a member of a household which still lives in the parish and have done so continuously for the last 3 years or more or for a period of 5 out of the last 10 years	4
I have immediate family which has lived continuously in the parish for at least 10 years	26
I currently live in the parish and have done so continuously for the last 3 years or for a total of at least 5 out of the last 10 years	35
In the past I have lived in the parish continuously for 5 out of the last 10 years	11
I provide an important service in the parish	5
I am in permanent full time employment or about to take up permanent full time employment in the parish	5

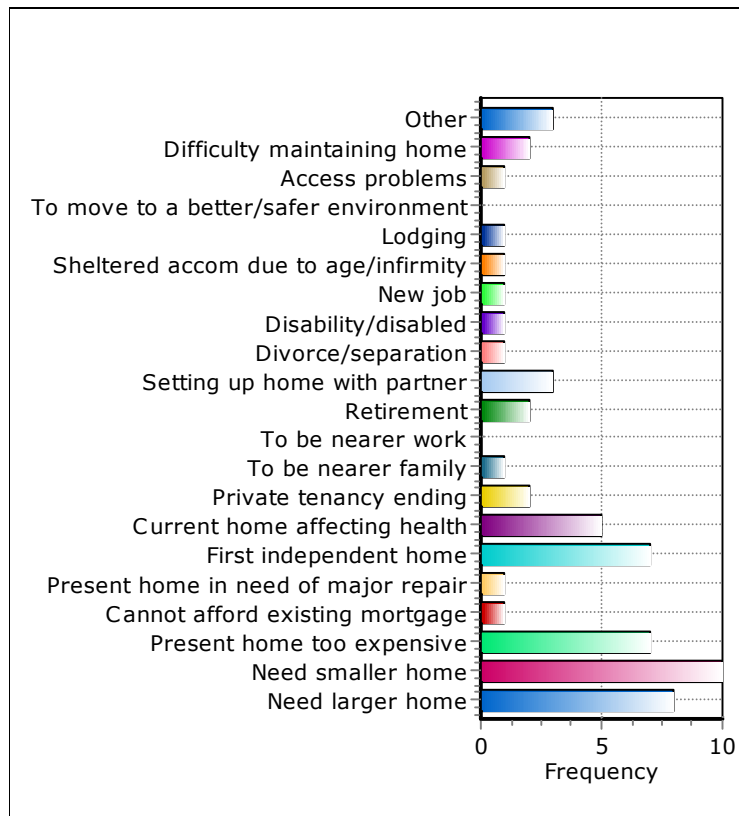
Question 17. What type of household will you be in alternative accommodation?



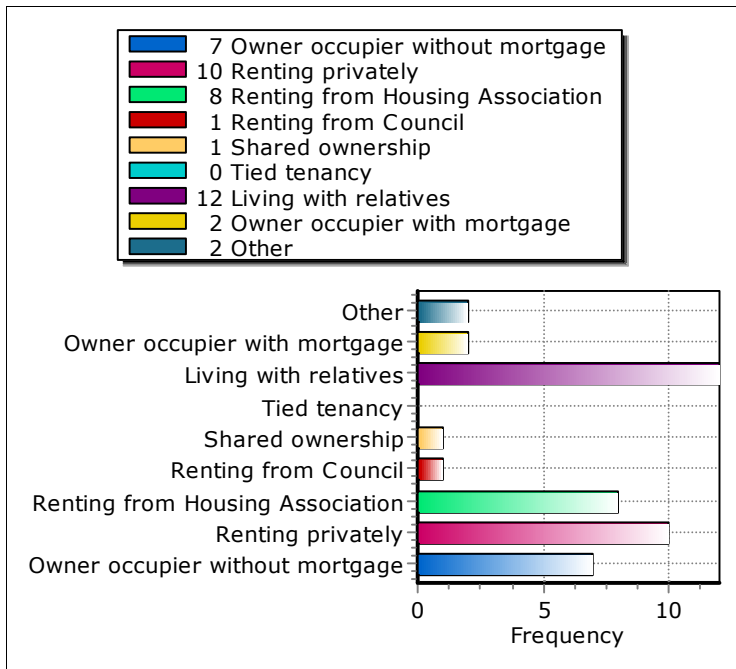
Question 18. How many people in each age group need alternative accommodation?

AGE	0 - 9	10 -15	16 - 19	20 -24	25 - 44	45 - 59	60 - 74	75+
Male	4	0	2	4	11	3	4	4
Female	4	2	1	4	9	4	9	4
Total	8	2	3	8	20	7	13	8

Question 19. Why are you seeking a new home?



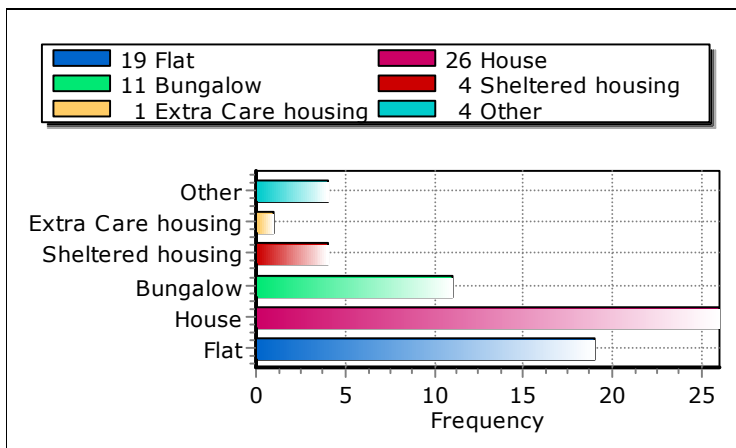
Question 20. What is your current housing situation?



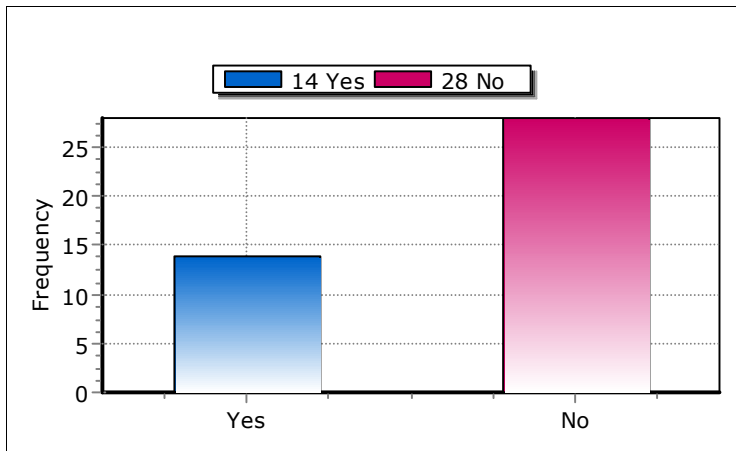
Question 21. Please tell us in your own words why you need to move and what prevents you from doing so.

There were 36 responses to this question. A full list of responses can be found in Appendix H2

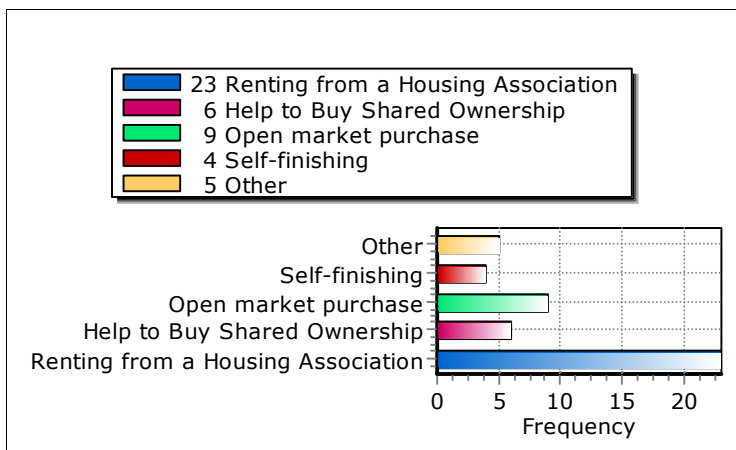
Question 22. What type of housing do you need?



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

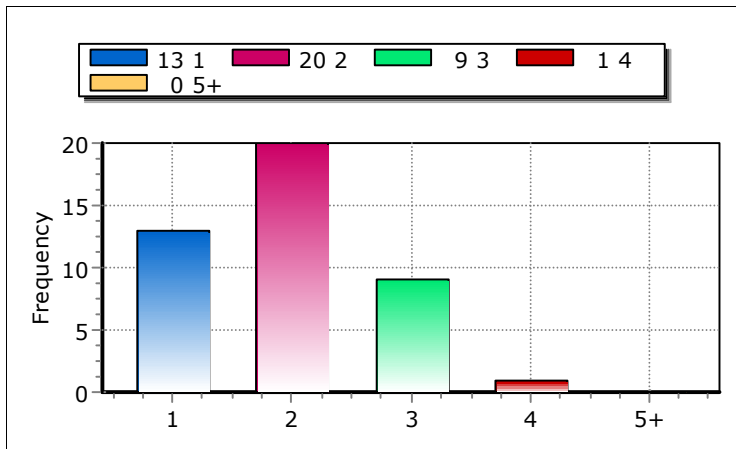


Question 24. Which tenure would best suit your housing need?

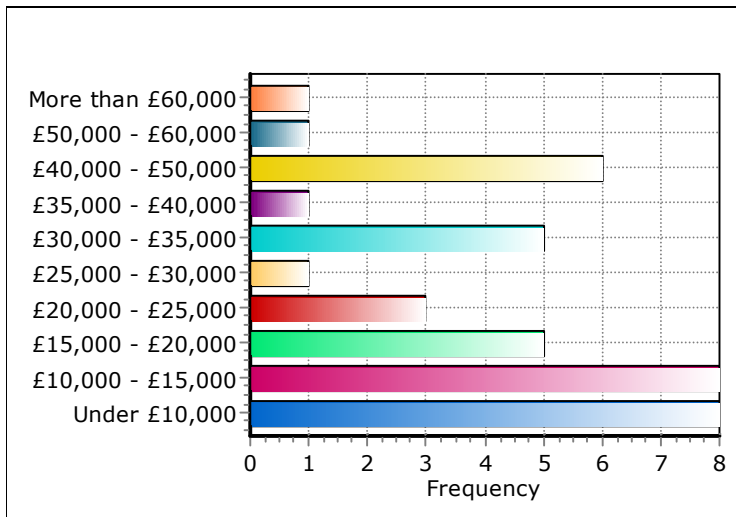


Three respondents who answered 'Other' described the following: Self-build, would consider anything, no idea until situation arises.

Question 25. How many bedrooms will you need?



Question 26. Please indicate the total gross annual income of the household in housing need.



Question 27. How much money could you raise towards the purchase of a property? The following answers were given:

- 1 x £6000
- 3 x £30,000
- 2 x £100,000
- 1 x £140,000
- 2 x £200,000
- 1 x £500,000
- 1 x 1,000,000

Question 28. How much money would you be able to raise as a deposit towards buying your own home? The following answers were given:

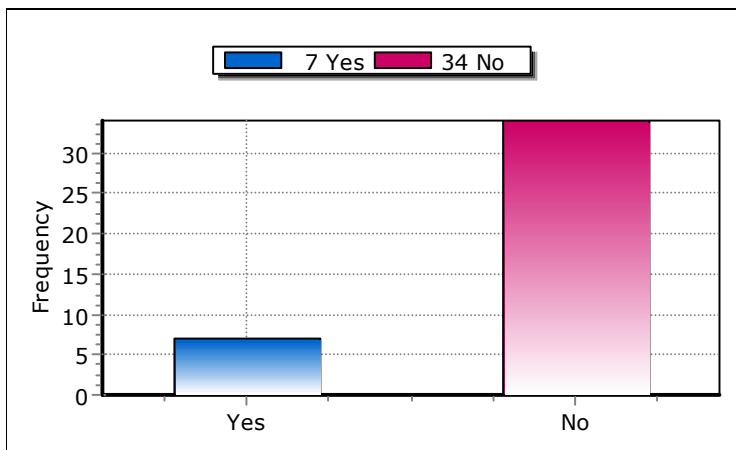
- 1 x £6000
- 2 x £10,000
- 1 x £15,000

- 1 x £20,000
- 1 x £25,000
- 3 x £30,000
- 1 x £40,000
- 1 x £100,000

Question 29. Do you have any particular or specialised housing requirements? The following responses were given:

- Both my wife and I are in poor health, but not disabled
- I suffer from osteoarthritis. Hawkhurst is perfect for me – medical services and opticians know my history
- A small garden would be beneficial for my mental health problems

Question 30. Are you registered on Tunbridge Wells Borough Council’s housing register?



6. LOCAL HOUSING COSTS

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

Property for sale

Searches of www.rightmove.co.uk which markets property for a number of leading local estate agents, in June 2017, found the following cheapest properties for sale.

Type of Property	Number of Bedrooms	Price £
Apartment	1	147 000
End of terrace house	2	245 000
Semi-detached house	2	270 000
Semi-detached house	3	285 000
Semi-detached house	3	299 950
Semi-detached house	4	395 000
Detached house	4	500 000

Property to rent

A similar search for rental property found the following:

Type of Property	Number of Bedrooms	Price £pcm.
Apartment	1	650
Apartment	1	695
Terraced house	2	815
Detached bungalow	2	925
End of terrace house	3	1150

Household income required to afford current market prices

Using local information, the table below shows gross income level needed to purchase a property in the area. The figures are calculated assuming a 15% deposit and using 3.5 x gross income. Monthly repayment is based on a 2 year fixed standard with HSBC at 3.69% (June 2017) 25 year mortgage term and is calculated using HSBC's mortgage calculator.

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

Type of Property	Price £	Deposit (15%)	Gross Income Level	Monthly Repayment
1 bed apartment	147 000	22 050	35 700	490
2 bed end of terrace house	245 000	36 750	59 500	817
2 bed semi-detached house	270 000	40 500	65 571	901
3 bed semi-detached house	285 000	42 750	69 214	951
3 bed semi-detached house	299 950	44 993	72 845	1001
4 bed semi-detached house	395 000	59 250	95 929	1381
4 bed detached house	500 000	100 000 20% dep required	114 286	1552

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 £
1 bed apartment	650	26 000
1 bed apartment	695	27 800
2 bed house	815	32 600
2 bed house	925	37 000
3 bed house	1150	46 000

Using HM Land Registry data on house sales (www.mouseprice.com) using postcode area TN18 which lies within or includes part of the following towns, counties, localities, electoral wards and stations: Benenden and Cranbrook, Cranbrook, East Sussex, Gills Green, Hawkhurst, Hawkhurst and Sandhurst, Kent, Newenden, Rolvenden and Tenterden West, Rother Levels, Salehurst, Sandhurst, the average house prices in the last 3 months are –

1 bed properties £193,800
2 bed properties £277,200
3 bed properties £386,000
4 bed properties £639,800
5+ bed properties £964,700

To afford the average cost of a 1 bed property using the mortgage calculation shown above, a salary of £46,823 would be required. To afford the average cost of a 2 bed property a salary of £67,320 would be required.

Information provided by 'mouseprice' states that the average property in the TN18 area costs £443,100 with average earnings being £26,466. This means that the average property costs over 16 times more than

the average salary. The source used by 'mouseprice' to assess price to earnings ratio is Calnea Analytics proprietary price data and earnings data – updated quarterly.

Affordable Rent

The Government has introduced changes relating to rents charged to new tenants of social housing from April 2011. Affordable Rent properties allow landlords to set rents anywhere between current social rent levels and up to 80% of local market rents.

The following table shows housing benefit levels, known as Local Housing Allowance (LHA) for the TN18 (High Weald) area. These levels have been used to estimate affordable rent charges due to a lack of information on average private rent charges in the area.

Size of Property	Affordable Rent Levels £
1 bed	587
2 bed	765
3 bed	967
4 bed	1460

The table below shows income needed to afford the affordable rent levels using 30% of gross income as the indicator of what is affordable.

Property	Price £ pcm	Gross annual Income £
1 bed	587	23 480
2 bed	765	30 600
3 bed	967	38 680
4 bed	1460	58 400

Shared ownership

To give an indication of respondents' ability to afford shared ownership, levels of income and rent/mortgage have been taken into consideration on purchasing a 25% and a 40% share of a property with estimated values of £192,800 for a 1 bed property, £277,200 for a 2 bed property and £386,000 for a 3 bed property. These values are taken from average costs found at www.mouseprice.co.uk. Affordability is calculated using the Homes and Communities Agency's target incomes calculator.

Calculations are made assuming a 10% deposit of mortgage share.

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service charge	Monthly total £	Gross Income required
192 800	25%	4820	296	331	80	707	25 504
192 800	40%	7712	474	265	80	819	29 524
277 200	25%	6930	426	476	80	982	35 407
277 200	40%	11 088	682	381	80	1143	41 186
386 000	25%	9650	593	663	80	1336	48 172
386 000	40%	15 440	949	531	80	1560	56 220

7. ASSESSMENT OF HOUSING NEED

This section is divided into two categories; the need for affordable housing/housing for younger people and the need for alternative housing for older households. There were a total of 46 surveys returned stating a housing need.

7.1 Assessment of the need for affordable housing/housing for younger people

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

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

In total 30 respondents said they had a need for affordable or alternative housing in the following timescales:

- Now x 12
- In the next 2 years x 12
- In the next 5 years x 6

Assessment of the 12 households seeking housing now

1 respondent was excluded as they did not indicate sufficient information for an assessment of their housing need to be made.

The 11 households seeking housing now are:

- 7 x single people
- 4 x family

Single people – there were 7 single people

Age	Frequency
20-24	1
25-44	6

Reason for seeking new home:

Reason	Frequency
Current home affecting health	3
Access problems	1
First independent home	3
Present home too expensive	1
Need larger home	1
Disability/disabled	1

Current housing:

Current Housing	Frequency
Renting privately	2
Living with relatives	4
Renting from HA	1

Type of housing needed:

Type of housing	Frequency
Flat/house	1
Flat/house/bungalow	1
House	1
Flat	2
Extra care housing	2

Tenure best suited:

Tenure	Frequency
Renting HA	5
Renting HA/Shared ownership	2

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

No of bedrooms	Frequency
1	3
2	4

Household's joint gross annual income: 2 respondents did not answer the question

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

Amount available towards purchase of a property: The following answers were given -

- £20,000
- None
- Nil
- Nil

Amount available towards a deposit: The following answers were given -

- £20,000
- None
- Nil
- Nil

Particular or specialised housing requirements: The following answers were given –

- Spinal cord injury – disability
- A small garden would be beneficial for my mental health problems

Registered on Tunbridge Wells Borough Council’s Housing Register:

Housing Register	Frequency
No	7

The respondents indicated at least one of the local connection criteria; 6 currently live in Hawkhurst and 1 lives outside but previously lived there.

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

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

Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent
Under £10,000	2	2 with HB	0	0	0
£10,000 - £15,000	2	2 with HB	0	0	0
£30,000 - £35,000	1	1	0	0	0

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

Families - there were 4 families

Age

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

Reason for seeking new home:

Reason	Frequency
Need larger home	4
Private tenancy ending	1

Current housing:

Current Housing	Frequency
Renting from HA	3
Renting privately	1

Type of housing needed:

Type of housing	Frequency
House	4

Tenure best suited:

Tenure	Frequency
Renting HA	4

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

No of bedrooms	Frequency
3	4

Household's joint gross annual income: 1 respondent did not answer the question

Income	Frequency
Under £10,000	1
£20,000-£25,000	1
£30,000-£35,000	1

Amount available towards purchase of a property: None

Amount available towards a deposit: None

Particular or specialised housing requirements: None

Registered on Tunbridge Wells Borough Council's Housing Register:

Housing Register	Frequency
Yes	2
No	2

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

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

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

Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent
Under £10,000	1	1 with HB	0	0	0
£20,000-£25,000	1	1 with HB	0	0	0
£30,000-£35,000	1	1 with HB	0	0	0

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

Assessment of the 10 households seeking affordable housing/housing for younger people in the next 2 years

The 10 households in need of housing in the next 2 years are:

- 4 x single
- 2 x couple
- 3 x family
- 1 x 2 friends sharing

Single people – there were 4 single people

Age	Frequency
25-44	3
45-59	1

Reason for seeking new home:

Reason	Frequency
First independent home	2
Lodging	1
To be nearer family	1

Current housing:

Current Housing	Frequency
Living with relatives	3
Renting privately	1

Type of housing needed:

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

Tenure best suited:

Tenure	Frequency
Renting HA	1
Shared ownership	1
Shared ownership/Self-finishing	1
Open market purchase	1

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

No of bedrooms	Frequency
1	2
2	1
3	1

Income:

Income	Frequency
£15,000 - £20,000	2
£30,000 - £35,000	1
£35,000 - £40,000	1

Amount available towards purchase of a property: The following answers were given –

- £30,000
- £30,000

Amount available towards a deposit: The following answers were given –

- £15,000
- £30,000
- £30,000

Particular or specialised housing requirements: None

Registered on Tunbridge Wells Borough Council’s Housing Register:

Housing Register	Frequency
No	4

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

The following table shows the respondents’ ability to afford the various forms of tenure they said they require plus affordability of open market housing to buy and rent. Self-finishing schemes have not been assessed for affordability.

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

Income	Number of respondents	Renting HA	Shared ownership	Open market purchase	Private rent
£15,000 - £20,000	2	1 x HB	1 x 1 bed	0	0
£30,000 – £35,000	1	N/A	1 x 2 bed	0	N/A
£35,000 - £40,000	1	1	1 x 2 bed	0	N/A

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

Couples – there were 2 couples. The table below shows the ages of all members of the household

Age	Frequency
20-24	2
25-44	2

Reason for seeking new home:

Reason	Frequency
First independent home	1
Setting up home with partner	1

Current housing:

Current Housing	Frequency
Living with relatives	2

Type of housing needed:

Type of housing	Frequency
House	1
Flat/house	1

Tenure best suited:

Tenure	Frequency
Renting HA	1
Shared ownership/Open market purchase/Self-finishing/Other (intermediate low cost home ownership)	1

Number of bedrooms required:

No of bedrooms	Frequency
2	2

Household's joint gross annual income:

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

Amount available towards purchase of a property: The following answer was given -

- £6000 - £12,000

Amount available towards a deposit: The following answer was given -

- £6000 - £12,000

Particular or specialised housing requirements: None

Registered on Tunbridge Wells Borough Council's Housing Register:

Housing Register	Frequency
No	2

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

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

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

Income	Number of respondents	Renting HA	Shared ownership	Open market purchase	Private rent
£20,000 - £25,000	1	1	0	0	0
£40,000 - £50,000	1	N/A	1 x 2 bed	0	0

Families - there were 3 families

Age

	Adult Age	Adult Age	Child Age	Child Age	Child Age	Child Age
Family 1	45-59		25-44 F			
Family 2	25-44	25-44	0-9 M			
Family 3	25-44		0-9 F	10-15 F		

Reason for seeking new home:

Reason	Frequency
Private tenancy ending	1
Need larger home	2

Current housing:

Current Housing	Frequency
Renting privately	1
Living with relatives	1
Renting HA	1

Type of housing needed:

Type of housing	Frequency
House	3

Tenure best suited:

Tenure	Frequency
Shared ownership	1
Renting privately	1
Open market purchase	1

Number of bedrooms required:

No of bedrooms	Frequency
2	2
3	1

Household's joint gross annual income:

Income	Frequency
£30,000 - £35,000	1
£40,000 - £50,000	1
£50,000 - £60,000	1

Amount available towards purchase of a property: The following answers were given -

- £30,000
- £140,000
- £200,000

Amount available towards a deposit: The following answers were given -

- £20,000
- £30,000
- £40,000

Particular or specialised housing requirements: None

Registered on Tunbridge Wells Borough Council's Housing Register:

Housing Register	Frequency
Yes	1
No	2

The respondent indicated at least one of the local connection criteria; 2 currently live in Hawkhurst and 1 lives outside.

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

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

Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent
£30,000 - £35,000	1	N/A	1 x 2 bed	0	N/A
£40,000 - £50,000	1	N/A	N/A	0	N/A
£50,000 - £60,000	1	N/A	N/A	N/A	1

Friends sharing – there was 1 pair of friends wanting to share

Age	Frequency
25-44	2

Reason for seeking new home:

Reason	Frequency
First independent home	1

Current housing:

Current Housing	Frequency
Living with relatives	1

Type of housing needed:

Type of housing	Frequency
Flat/house	1

Tenure best suited:

Tenure	Frequency
Private renting	1

Number of bedrooms required:

No of bedrooms	Frequency
2	1

Household's joint gross annual income: The answer below relates to 1 of the sharers only

Income	Frequency
£10,000 - £15,000	2

Amount available towards purchase of a property: The following answer was given -

- £100,000

Amount available towards a deposit: The following answer was given -

- £25,000

Particular or specialised housing requirements: None

Registered on Tunbridge Wells Borough Council's Housing Register:

Housing Register	Frequency
No	1

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

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

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

Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent
£10,000 - £15,000	1	N/A	N/A	N/A	Tenure required, unable to assess

Assessment of the 10 households seeking affordable housing/housing for younger people in the next 5 years

1 respondent was excluded because they did not indicate sufficient information for an assessment of their need to be made

The 5 households in need of housing in the next 5 years are:

- 1 single person
- 2 couples
- 2 families

Single people there was 1 single person

Age	Frequency
20-24	1

Reason for seeking new home:

Reason	Frequency
New job	1

Current housing:

Current Housing	Frequency
Living with relatives	1

Type of housing needed:

Type of housing	Frequency
Flat/house	1

Tenure best suited:

Tenure	Frequency
Self-finishing	1

Number of bedrooms required:

No of bedrooms	Frequency
1	1

Income:

Income	Frequency
£20,000 - £25,000	1

Amount available towards purchase of a property: Not answered

Amount available towards a deposit:

- £10,000

Particular or specialised housing requirements:

Specific housing needs	Frequency
No	1

Registered on Tunbridge Wells Borough Council's Housing Register:

Housing Register	Frequency
Yes	1

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

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

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

Income	Number of respondents	Renting HA	Shared ownership	Open market purchase	Private rent
£20,000 - £25,000	1	N/A	N/A	0	0

The above respondent only indicated wanting the self-finishing option. It is unlikely that they have sufficient income to afford this tenure at present.

Couples – there were 2 couples. The table below shows the ages of all members of the household

Age	Frequency
16-19	2
20-24	2

Reason for seeking new home:

Reason	Frequency
First independent home	1
Setting up home with partner	1

Current housing:

Current Housing	Frequency
Living with relatives	2

Type of housing needed:

Type of housing	Frequency
House	1
Flat	1

Tenure best suited:

Tenure	Frequency
Open market purchase	1
Shared ownership	1

Number of bedrooms required:

No of bedrooms	Frequency
2	2

Household's joint gross annual income:

Income	Frequency
£10,000 - £15,000	2

Amount available towards purchase of a property: The following answers were given -

- Not known
- Unsure

Amount available towards a deposit: The following answer was given -

- £10,000
- Unsure

Particular or specialised housing requirements: None

Registered on Tunbridge Wells Borough Council's Housing Register:

Housing Register	Frequency
No	2

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

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

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

Income	Number of respondents	Renting HA	Shared ownership	Open market purchase	Private rent
£20,000 - £25,000	1	1	0	0	0
£40,000 - £50,000	1	N/A	1 x 2 bed	0	0

Families - there were 2 families

Age

	Adult Age	Adult Age	Child Age	Child Age
Family 1	25-44		0-9 M	
Family 2	25-44		10-15 F	

Reason for seeking new home:

Reason	Frequency
Present home too expensive	1
To be nearer work	1
Need smaller home	1
Present home in need of major repair	1
Current home affecting health	1
Difficulty maintaining home	1

Current housing:

Current Housing	Frequency
Renting privately	1
Renting from Council	1

Type of housing needed:

Type of housing	Frequency
House/bungalow/flat	1
house	1

Tenure best suited:

Tenure	Frequency
Renting from HA	2

Number of bedrooms required:

No of bedrooms	Frequency
2	2

Household's joint gross annual income:

Income	Frequency
Under £10,000	1
£25,000 - £30,000	1

Amount available towards purchase of a property: The following answers were given -

- No savings
- Unsure as out of work at present

Amount available towards a deposit: The following answer was given -

- Not at present time - unemployed

Particular or specialised housing requirements: None

Registered on Tunbridge Wells Borough Council’s Housing Register:

Housing Register	Frequency
No	2

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

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

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

Income	Number of respondents	Renting HA	Shared Ownership	Open market purchase	Private rent
Under £10,000	1	1 with HB	0	0	0
£25,000 - £30,000	1	1	0	0	0

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

7.2 Assessment of the need for housing for older households

Eighteen respondents said they were an older person/household wanting to downsize/move to more suitable housing. They wanted to move in the following timescales:

- 9 x next 2 years
- 9 x next 5 years

Assessment of the 9 households that need alternative housing within the next 2 years:

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

- 4 x single people
- 5 x couple

Single people - there were 4 single people

Age	Frequency
60-74	4

Reason for seeking new home:

Reason	Frequency
Present home too expensive	3
Need smaller home	1
To move to a better/safer environment	1
Disability/disabled	1

Current housing:

Current Housing	Frequency
Renting privately	3
Living with relatives	1

Type of housing needed:

Type of housing	Frequency
Sheltered housing/Flat	2
Flat	2

Tenure best suited:

Tenure	Frequency
Renting from HA	3
Shared ownership	1

Number of bedrooms required:

No of bedrooms	Frequency
1	3
2	1

Income:

Income	Frequency
Under £10,000	2
£10,000 - £15,000	2

Amount available towards purchase of a property: The following answers were given –

- £100,000
- None

Amount available towards a deposit: The following answer was given –

- None

Particular or specialised housing requirements: The following answer was given –

- I suffer from osteoarthritis. Hawkhurst is perfect for me. Medical services and opticians know my history.

Registered on Tunbridge Wells Borough Council's Housing Register:

Housing Register	Frequency
No	2
Yes	1

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

Couples - there were 5 couples. The table below shows the ages of both members of the household

Age	Frequency
45-59	2
60-74	4
75+	4

Reason for seeking new home:

Reason	Frequency
Present home too expensive	3
Cannot afford existing mortgage	1
Other (Poor health)	1
Other (Noise from neighbours)	1
Divorce/separation	1
Retirement	2
Need smaller home	2

Current housing:

Current Housing	Frequency
Renting from HA	1
Owner occupier with mortgage	1
Owner occupier without mortgage	1
Living with relatives	1
Renting privately	1

Type of housing needed:

Type of housing	Frequency
Flat/house/bungalow	2
Bungalow	1
House	1
Flat/bungalow	1

Tenure best suited:

Tenure	Frequency
Renting from HA	3
Open market purchase	2

Number of bedrooms required:

No of bedrooms	Frequency
1	1
2	3
4	1

Income: One respondent did not answer the question

Income	Frequency
£10,000 - £15,000	1
£15,000 - £20,000	1
£30,000 - £35,000	1
More than £60,000	1

Amount available towards purchase of a property: The following answers were given -

- Enough
- Not sure
- None and we won't get a mortgage

Amount available towards a deposit: The following answers were given -

- Enough
- None

Particular or specialised housing requirements: The following answers were given -

- Both my wife and I are in poor health. But not disabled
- A rent we can afford and an end to claiming housing benefit

Registered on Tunbridge Wells Borough Council's Housing Register:

Housing Register	Frequency
No	4
Yes	1

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

Assessment of the 9 households that need alternative housing within the next 5 years:

The 9 households in need of alternative housing within the next 5 years are:

- 3 x single people
- 6 x couple

Single people - there were 3 single people

Age	Frequency
60-74	3

Reason for seeking new home:

Reason	Frequency
Present home too expensive	1
Need smaller home	1
Sheltered accom due to age/infirmity	1
Current home affecting health	1

Current housing:

Current Housing	Frequency
Renting privately	1
Shared ownership	1
Renting HA	1

Type of housing needed:

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

Tenure best suited:

Tenure	Frequency
Renting from HA	3

Number of bedrooms required:

No of bedrooms	Frequency
1	3

Income:

Income	Frequency
Under £10,000	2
£20,000 - £25,000	1

Amount available towards purchase of a property: There were no responses to this question.

Amount available towards a deposit: There were no responses to this question.

Particular or specialised housing requirements: None

Registered on Tunbridge Wells Borough Council's Housing Register:

Housing Register	Frequency
No	3

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

Couples - there were 6 couples. The table below shows the ages of both members of the household

Age	Frequency
45-59	3
60-74	5
75+	4

Reason for seeking new home:

Reason	Frequency
Other (Will probably need assistance)	1
Sheltered accom due to age/infirmity	1
Retirement	1
Need smaller home	5
Difficulty maintaining home	1

Current housing:

Current Housing	Frequency
Owner occupier with mortgage	1
Owner occupier without mortgage	5

Type of housing needed:

Type of housing	Frequency
House	2
Sheltered housing	1
House/bungalow	2
Flat/bungalow/sheltered housing	1

Tenure best suited:

Tenure	Frequency
Self-finishing	1
Open market purchase	5

Number of bedrooms required:

No of bedrooms	Frequency
2	4
3	2

Income: One respondent did not answer the question

Income	Frequency
£15,000 - £20,000	1
£25,000 - £30,000	1
£40,000 - £50,000	4

Amount available towards purchase of a property: The following answers were given -

- £200,000
- £500,000
- Could purchase outright

Amount available towards a deposit: The following answers were given –

- Full cost
- Could purchase outright
-

Particular or specialised housing requirements: None

Registered on Tunbridge Wells Borough Council's Housing Register:

Housing Register	Frequency
No	6

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

8. SUMMARY OF FINDINGS

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

8.1 Summary of the need for Affordable Housing for younger households

The survey has found a need for 22 affordable homes for younger local people; they are 11 single people, 4 couples and 7 families. 11 of the households need housing now, 7 in the next 2 years and 4 in the next 5 years.

The 22 respondents in need of affordable housing indicated strong local connections to Hawkhurst; 21 currently live in the parish and 1 lives outside but wants to return.

11 respondents are currently living with relatives, 5 are renting privately, 5 are renting from a housing association and 1 is renting from the council.

In total, the 22 households said they require the following number of bedrooms: 5 x 1 bed, 12 x 2 beds and 5 x 3 beds. Actual size of property that respondents are eligible for in terms of rented housing will depend upon the council's allocation policy. See below.

In total, 7 respondents indicated an interest in shared ownership. Using estimated housing costs and the responses to the financial question, the survey identified that 6 respondents could afford a share a property (see below). More detailed analysis of respondents' incomes, amount of deposit they have available and actual cost of the shared ownership properties would be required to confirm affordability of that tenure.

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

Rented accommodation:

- 8 x 1 bed
- 2 x 1 bed (Extra Care)
- 2 x 2 bed
- 4 x 3 bed

Shared Ownership:

- 1 x 1 bed
- 5 x 2 bed

Given the high value of affordable rent levels and income of the households in need of affordable rented housing, the survey has found that there is a need for social rent properties particularly for families.

Other types of housing required by younger households

In addition to the requirement for the above affordable housing a further 4 households said they require the following (they did not indicate affordable housing as an alternative option) –

- 1 x 2 bed open market property for a family
- 1 x 2 bed privately rented property for a family
- 1 x 2 bed privately rented property for 2 friends sharing

- 1 x 1 bed self-finishing property for 1 single person

In terms of housing for younger people the main need was for affordable housing, either rented or shared ownership from a housing association due to high house prices and income required to afford open market tenures. Although some respondents expressed an interest in open market properties, they did not indicate sufficient income and/or deposit to afford it.

8.2 Summary of the need for alternative housing for older households

The survey has found a need for alternative housing for 18 older households.

9 households need alternative housing in the next 2 years and 9 in the next 5 years. All 18 households currently live in Hawkhurst.

6 of the households are owner occupiers without a mortgage, 5 rent privately, 2 live with relatives, 2 are housing association tenants, 2 are owner occupiers with a mortgage and 1 is a shared owner.

The most frequently given reasons for needing a new home were the need for a smaller home and present home being too expensive. Other reasons include needing sheltered accommodation due to age/infirmity, current home affecting health and retirement.

Rented from a Housing Association

2 x 1 bed flat
2 x 1 bed bungalow
2 x 1 bed flat/sheltered housing
1 x 1 bed flat/house/bungalow/sheltered housing
2 x 2 bed flat/house/bungalow

Shared ownership

1 x 2 bed flat

Open market purchase

1 x 2 bed bungalow
1 x 2 bed sheltered housing
1 x 2 bed flat/bungalow/sheltered housing
2 x 2 bed house/bungalow
1 x 3 bed house
1 x 4 bed house

Self-finishing

1 x 3 bed house

9. APPENDIX H1

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

Only if truly 'affordable' and for local occupants only

We have too many new houses being built already; hopefully affordable houses are already being catered for.

I would support a development subject to location

Yes for young families

I mean small. Not more than 5 houses on a non-green field site

The houses on Ginther Close, Hawkhurst (I live) were meant to be affordable and are not! Hawkhurst connections - over half of the residents are not!

If parking was also made for them

5-10 houses only in a group. No more than 2 storeys, complies with NDP

There are a number of building schemes already started in the short time I have lived in Hawkhurst (18 months). It seems every green space is being used up. We moved here because it has a village feel with beautiful countryside

Because this system appears to be so abused, and used as an excuse for development where the only real motive is financial gain. Such developments in the past have largely not gone to local people, but have been used to 'farm out' families from Tunbridge Wells etc.

I think there is already sufficient housing stock of this nature with Hawkhurst already. Further development is not needed.

There is a need for affordable housing which takes into account a variety of needs, including disabled people

In my opinion there are enough new houses being built in the village. More would cause problems, i.e. no. of cars, infrastructure

Hard for young people to get on the self-ownership ladder

Definition of 'small' is not given. Above answer is condition on 'small' being defined

You need to also consider: 1. Parking, 2. Schools, 3. Community Centre

'Proven need' is insufficient in itself. All additional housing requires improvements in infrastructure - school places, parking, doctors, dentists, hospital beds, etc.

We have already got house building taking place in multiple locations around Hawkhurst, the school and doctors cannot cope with more people. We are a rural village not a built up town, traffic is already becoming a problem!

I am at present renting a small flat in the private sector which does not provide unlimited security of tenure

My child had to take a job away from the village with tied accommodation to get his own place

I am sick of having my opinion asked and then being ignored. Why do you waste money on surveys and so called Neighbourhood Plans? Nobody is happy about the current building on green field site

Although there appears to be quite a high percentage of 'council' housing in Hawkhurst, it seems a lot is now privately owned

Local house prices get higher and higher, pushing local people out. We need housing for local people to be able to stay in their communities, near their families if they want to

If it doesn't affect local environment, i.e. traffic, schools, doctors surgery, etc.

As long as services were also further developed

There is already substantial affordable housing in Hawkhurst

There is enough housing already for the existing infrastructure. The infrastructure cannot take any more

Providing local infrastructure is vastly improved and empty housing used first

1. No local skilled employment opportunities 2. Poor transport links to work opportunities

We moved here because it is quiet and not overcrowded

The community falls apart if local people are priced out of the area

Particularly if the houses were occupied by persons working in lower paid services/industries

Too many houses already

It all depends what 'small' means! We all know that the crossroads at Hawkhurst is a major problem and every extra car using resident will only exacerbate this issue. As long as this issue is uppermost in development authority's minds when decisions are made, I am in support

My answer is yes, but only if housing went to people with a genuine local connection to Hawkhurst

Hawkhurst is full

We have too many houses in south east

With the (unwanted) new development on the Bonfire Field I don't think Hawkhurst has the infrastructure to support any further developments

Traffic problems are already bad without adding more houses. Lack of schools, doctors, dentists.

Hawkhurst does not need more homes

We don't want large developments like the one on Highgate Hill which will cause traffic issues

There are not enough services

No real objection provided developments are small - perhaps small several times. Affordable housing if developed should be in small numbers mixed with other developments. High density and large developments of one type of housing leads to problems

I would only support this for genuine local need. If choosing builder, please use one who will take care in the build quality, but not sacrificing spacing between buildings

House prices are exceptionally high due to the C.S.C.A. However the site would have to be sensitively chosen. I would not support green field development

There is already too much housing for the amenities (schools, doctors, etc.)

I have said I would support a small development of affordable housing etc. but I am deeply cynical. The community has supported the cottage hospital for many years, on the understanding that it was primarily for local people; this no longer seems to be the case

i) small = no > around 5 or 6 houses per development and ii) built on brown field site and iii) infill site, not extending the current limit of actual development and iv) not Rye Road end : too much development and congestion (Tesco, large Howls Lodge, Birchfield + Woodham Hall developments

We are building too many houses for the current infrastructure in the village

Our son is 18 years old and may well need alternative accommodation in the next 5 years which is why I would support a small development

I am lucky that I own my own house, lots of young people can no longer afford to buy a house locally and there are too few smaller houses for older people to downsize to

We are losing too much green space to the building of houses. I moved here 18 months ago and already a housing estate is being built behind the

Too many houses and flats being built at this time. The village roads are chocked full!!!

A working village needs working people

The Parish Council's preference is that this development would be on the playing fields at The Moor and that is unacceptable

We presume that 'small development' is fewer than 30 houses

It depends on what 'small development' means and where they are to be located

There is a national, county and local shortage of affordable housing in the UK, especially in the south east. I know of young households who cannot get access to decent housing

We do not have the services to take on more people i.e. preschool and school is full

There are too many association houses in Hawkhurst plus this affordable housing would probably be part own part rent and these come with stipulations. Hawkhurst has far too many developments going on as it is!

BUT the genuine connection needs to stay on forever as many houses that had this once the original tenant has moved anyone can move in. This is unacceptable Local people should come first even if they have less points

People should be able to live near their family

Any such development should be proportionate to the size of the village making good use of brown field sites

There is already enough affordable housing in Hawkhurst

Hawkhurst is already over congested and more houses are being built on Highgate Hill

Hawkhurst is already struggling to support the amount of people we already have. Doctors' surgeries are oversubscribed as is the school. The roads are a nightmare

Yes - if you first tackle the often chaotic traffic congestion before more building! No - to proven need for people with local connection - that becomes too protective and prescriptive. Disadvantages new people coming to the area

I can't support any further development of Hawkhurst until the traffic situation has been improved, i.e. a bypass

Yes to affordable housing. However Council must do more about traffic through village and ensure services like doctors, and police are increased

Young people from the village, maybe starting a family, would like to remain near parents, grandparents, friends etc. It is what builds a community, not rich strangers!

We moved to Hawkhurst when we heard of the planned ring road around the permanent traffic jams in the polluted village centre. This has not happened. Hawkhurst must be the worst place to live in Kent

No

We believe that the Hawkhurst Parish is already overcrowded and with new developments on green field sites we are at risk of becoming an urban sprawl like the disastrous excess of houses in Eastbourne with its subsequent stretch upon services. We are not nimbys but where does 'development ever end?

The infrastructure cannot sustain more people. Already difficult to get through the village

Hawkhurst is now 'ruined' (as are many other villages) due to the large amount of building that has now taken place. May I suggest that TW Borough Council STOP more Hawkhurst building. The traffic through the village is awful now, let alone with the building of more houses! It is madness

If housing is not to selling for private 4-5 bedrooms

Public facilities will not support further housing beyond that which already planned or under construction

With reservations. How will traffic conditions cope? A lot of houses are being built at the moment. Every space seems to be destined for housing already. Roads are already at breaking point at busy times. How is it proposed to improve the flow of traffic - this is the main problem

Providing genuine local means just that

It is important to provide village style/village sized mixed development for villagers, built by local builders NOT urban conflagrations like Highgate Hill 400% too large

We need more affordable housing rather than the private developments currently being built

Only if the current housing that is being built doesn't give enough houses for that need

Yes, as only private housing is being built but there is a need for better infrastructure - bigger school, more doctors surgeries, improvement to roads if more housing goes ahead. Crossroads in Hawkhurst are a nightmare and country lanes are becoming rat runs

BUT it will change a pretty Kentish village into a sprawling town and we'd need more schools, doctors and parking spaces

Too many homes being built in the village that are not necessarily what the local people want or need

I do not believe that Hawkhurst can support any further housing until a bypass is built to take away through traffic that currently gridlocks the village: the Circus field will cause more congestion for Moor still

15 years ago the local school moved and was made larger to cope with an increase of children in the area. Now it is too small due to numerous developments and 100+ new homes are being built now in the village. Traffic in the village centre is horrendous now and nothing is being done

Not in my back yard

There are too many developments already in Hawkhurst and a lack of infrastructure to support them (roads, school places, doctors). These new developments are too expensive and should have been more affordable

The traffic at the crossroads since 2 supermarkets is far too busy - sometimes we wait a long while to pull out of our property onto Cranbrook Road, there are enough new developments going on in Hawkhurst already

Too many properties being built in village. Roads getting busy, build affordable houses in other villages. They bring problem families

Hawkhurst already over developed for the facilities here

Overcrowding of the village

Not enough doctors, school places. Road far too congested

Whilst affordable housing is important - properties for rental is just as important for those who choose to rent, regardless of income, is equally important and current under freedom of choice

There are far too many houses being built in Hawkhurst. Consider the doctors and the school; they just cannot cope with more people. The roads are now overloaded. Possibly each new house will have two cars. After September there will be no banks. At present all the garages have closed. Even the shops are not the standard of old. More and more potholes are appearing

Subject to adequate schools and medical services, every parish needs affordable accommodation

The cost of private rented housing is very high and coercing youngsters away from Hawkhurst. This is leading to an increase in the average of the population which in turn will eventually reduce the village vitality

I am concerned that younger people have difficulties in staying in the area with such high property prices

The traffic in the village is at an all-time high, with it taking me 15 mins to travel half a mile on a regular basis. The GP surgeries are already incredibly busy where I have had to wait over a week to get an appointment. The services they provide are stretched as it is and I think it would be an unwise decision to put even more pressure on them by increasing the village population

It is very difficult for young people to afford to buy or rent in this area due to increasing property values and rental values

I would support this as long as it is not a green field (belt). And local community facilities can handle the number, i.e. schools, etc.

There is enough housing in Hawkhurst and we do not need to build for benefits as there are a large number of houses in Hawkhurst occupied by people on benefits

The 62 houses being built on Circus Field against the wishes of the village will make a huge impact on the roads and general infrastructure. Any further development needs to be very small and considered

Build starter homes or flats that young people can afford. Only for local people

The small development of 'affordable housing' must be supported by the local amenities provided in the village to provide the services and infrastructure needed to support these households.

Affordable housing in an essential component of sustaining the Hawkhurst village

I do not have a problem with new housing in the village but the village should be getting something back from the developers for the approval of the housing - this council just says 'no'

We need the youngsters to stay in the village

Can't fit any more in Hawkhurst! We live on Highgate Hill and it's already gridlocked before the 64 houses on the hill. No more! School and doctors can't cope and certainly the crossroads can't cope.

We cannot sustain more housing in our village

Increased traffic and environmental air pollution. Lack of school resources for increased village population. Empty offices/properties in surrounding towns better than building on countryside.

No work in village

I would rather see the above than provide private sector housing, which is usually overpriced, therefore helping to fuel higher house prices, but which also excludes local people from being able to afford to continue to live in their local community

There is enough housing being built as it is

Hawkhurst has had/having lots of developments. It's fit to burst. We have no parking as it is, crowded buses etc.

Do not support any more housing developments in Hawkhurst

Infrastructure cannot support more housing in Hawkhurst. Roads are very congested, no school places and doctors surgeries 'on their knees'. There is not enough parking which is causing a major problem so we need to sort this and other infrastructure problems before any more housing is even considered. We need more employment opportunities for the youngsters, not more housing

Provided it was flats/small houses. Not big new homes like those built recently and which remain unsold

Although I believe that Hawkhurst is over developed in housing, a small development of lower priced or rented properties which were affordable should be considered

We need to provide for younger people as housing costs are prohibitive for them

We moved to the village to be in a village, feel that greedy Londoners and opportunists use the guise of helping the community to make money, Hawkhurst is under attack and on the verge of becoming over developed which the infrastructure won't cope with

Very much so

Sufficient housing is already available/being built. The local authorities should ensure that all new developments include affordable housing

I would support affordable housing for local Hawkhurst residents. Sadly some housing around the area has been allocated to people who have no connection to the village. I feel there needs to be affordable and also private houses that aren't too pricey

It is unfair that local people are forced to move away due to high house prices, especially where this is due to 2nd homes ownership!

Downsizing into 2 bed bungalows for the older generation who feel they have been forgotten

There's plenty of new housing being developed in the village and outsiders are being brought in and accommodated

Small = <20 houses

Hawkhurst hasn't the amenities to support further development. It has been hit hard by development - unlike Cranbrook

I would support a small development of affordable housing, but only if it's not part of a developers 'estate' of houses and being offered as a 'sweetener' whilst they build 4 and 5 bedroom houses to cash in and take advantage of the villagers inability to prevent them from building on Circus Field

Hawkhurst is getting too crowded

I think there is enough affordable housing in the parish of Hawkhurst

If for local people and not people that Tunbridge Wells wan to displace

Yes, not enough. All recent developments are for people of much higher incomes, not affordable for most. I know of people who have lived in the village for years but their children cannot afford any properties locally and therefore are still at home even to age of 40!!

It's clear this 'village' is extremely overcrowded. NO PARKING for residents or workers as it is!

We currently are renting because we cannot get a mortgage even though we both work

Housing for young people to allow them the opportunity to get on the housing ladder

Dependent on location

Would definitely need to be local people, not those imported from troublesome areas

Traffic in Hawkhurst is very bad. The lights are appalling with large traffic jams each way causing pollution. The speeding is dangerous. Before any more development the priority should be to sort out the traffic chaos around Hawkhurst

Only if it were built in the centre of the village

Depends on location, what 'small development' means and whether the infrastructure improvements accompanied it

Depends what is meant by 'small'. No private/commercial development with percentage of affordable house - developers too often get away with building a much smaller proportion of affordable properties than originally specified by local authority, and before adequate infrastructure is in place

Although I have answered 'yes' to Q8, without jobs being created there is no incentive for young adults to stay local!

I support small developments preferably on brown field sites. I wish rural amenity and character to be protected. I do NOT wish to see developments of expensive housing for people outside to come to the village

But NOT low quality housing, already to many poor quality houses

Depends where. I don't think the village can support the additional traffic it would bring

More vandalism and littering due to non-locals moving into village. (I'm not the only one who thinks this)

Size/scale would be important

Local people should be able to buy/rent in their own parish. I work full time and have a mortgage. My annual salary y/e 5.4.17 was £13,312 (I am in real debt and fear for my children's future)

The growing number of people moving in from London has coerced prices up beyond the reach of local people working locally

There's enough development already and the public services couldn't cope with more

I would support if there was a need for key workers or locals who cannot afford to get on the property ladder. I would not support if the 'development' was an excuse to build more large, private houses

We need houses at affordable prices for young first time buyers

Young people will need affordable housing in the future but also, wages for 'normal' village jobs need to increase in line with house prices

We need 3 bedroom houses and bigger houses like 4 bedrooms. There is no need for one or two bedrooms

There is already too much new development in Hawkhurst which the local infrastructure cannot cope with. More development would exacerbate the existing inconvenience and further stretch the ability of the village to deal with it. Other areas should be used and if necessary the transport links improved instead

If the houses were in keeping with the area and residents looked after the housing and surrounds

As long as it was for people with a genuine local connection to Hawkhurst

There is a need for affordable rented accommodation for people like my partner and myself who not have the means to buy and re too old (60 next year) for a mortgage

We have no need but I recognise that housing is a mess and if that is the best way forward I would certainly not stand in the way

There is a massive shortage of accommodation for people brought up in the village so housing which they can afford would be what they need - to keep families near each other and keep a source of employees for local businesses

My children and I were once in need of local housing

I don't feel that people who have lived here previously should have priority over anyone else with a proven need for housing. In an antiquated approach only present in the Weald area

By small I envisage say 10 houses in suitable location. I do not favour trying to put 2 prefab homes in a small garden in a well-established road of older properties

Too many houses already been built, very few of which have been given to local young families. Many people moved into village from other areas

The market should decide house prices

More houses, affordable or not, will place more strain on services (doctors, etc.). Traffic already a nightmare for Hawkhurst residents particularly cross roads/traffic lights - supermarkets. Sometimes, take 3 changes of lights just to leave our house driving out of village - 10 minutes +

At the moment there are not sufficient facilities in village, i.e. work opportunities, school places, and doctors. With present building the centre roads in the village will become even more congested. Absence of sufficient parking and no lay by for buses

As long as it doesn't use green belt land and attention is paid to traffic congestion in the village including parkins

In the correct location

Area is becoming overloaded with high end properties!

There is no evidence to suggest that local council is prepared to spend additional money to build a bypass

Too much new housing being built already

Already housing association properties in village. Perhaps those 'sold' should be 'bought' back

There is a shortage of affordable housing for those who live in the village and cannot afford to buy

The protection of countryside is a higher priority. Some social housing is occupied by people who could afford to rent privately once net migration is controlled the pressure may no longer exist

It would be nice to have as long as the houses were allocated to people who had to move out of the village and not people who have never lived in

I think there is enough already!

I would support it if it was on a brown field site, close to amenities and could not later be sold for profit. My lack of support is because this does not seem to be what happens. They are all too frequently dumped at the edge of a village with a car needed for everything

People need a home very badly

As long as it is built in a suitable area and not a beauty spot

No objection to planning application would be made on grounds of nimbyism, only as the aesthetics and suitability

Already building a significant number of houses and the school, doctors' surgeries etc. are already at capacity

A qualified 'yes', provided the housing is given to people with Hawkhurst connections (NOT brought in from e.g. Tunbridge Wells)

We chose to live in Hawkhurst as it is a smaller village surrounded by countryside. I would be very sad to see urbanisation take place here. We would not welcome housing development

Affordable needs to be affordable. Houses costing £250,000 are not affordable to all young people in their 20s and 30s.

Affordable meaning - housing association rented or part ownership only, i.e. exception site principles

There are enough houses in Hawkhurst. Traffic on the main junction is dreadful

There are currently 53 new houses being built on Highgate Hill as well as 17 more next to Tesco. I would expect the provisions for affording housing to have already been made here

As long as the development is small - the village would struggle to manage if large estates were built - road space, parking etc.

If there is a proven need for 'affordable' housing in Hawkhurst, it is right that local people are able to live here if they so desire. My personal concern is suitable accommodation for older local women who wish to live near the community centre. In particular I refer to Older Women's Community Housing www.OWCH.org.uk

There are currently two developments being built in Hawkhurst, with plans for more on Hans Road. Surely this is enough for our village or is it now a town?

We feel there is a need for affordable rented accommodation, i.e. Housing Association properties, in the parish. We need young families in Hawkhurst and often they cannot afford to buy a property

1. Providing site is within the limits to build area. 2. Site is not within a designated area of outstanding beauty and not within the Kent High Weald special landscape area

I would support Q8 but infrastructure in village specifically crossroads in centre of village plus sufficient parking places need to be addressed too

Although I understand and sympathise with the need for affordable housing I do not support any new developments (e.g. greater than 10 homes) until after road improvements, schooling and medical needs are improved in Hawkhurst

The supporting infrastructure required to support ANY further housing development is not in place. Hawkhurst's schools, GP and other amenities, including highways are already operating over capacity

Hawkhurst is becoming too built up

Everyone should get help with housing if they are in need

We all understand that we need to build more houses, but any new development must be sustainable in terms of infrastructure (roads, schools, GP surgeries, power, gas) and must help with the particular traffic problems Hawkhurst has at the crossroads, i.e. build a relief road

Surely this issue has already been addressed in existing plans

We would if they were affordable and for local people from Hawkhurst

Only if they were genuinely in need

No houses should be built unless there is an increase in local jobs. People travelling to T.Wells, Hastings, Ashford etc. are just adding to their carbon footprint. People should live where they work

Properties too expensive in Hawkhurst to get on the ladder

Hawkhurst has expanded enormously over the last 10 years and if developers were made to build/tailor the properties to the Parish's actual requirements rather than build expansive large homes extra housing for local people - young and old would not now have to put in place

There is already over 100 properties in the construction or agreed development stage. If there is a need for affordable housing, they should already be included in the above

There is too much building in the village as it is. There are already ample affordable rented housing in the village (too much). 6 estates already in village excluding elderly accommodation

People who grew up in Hawkhurst and still live with parents can't afford to buy or rent properties in the village

Providing there are places for the children in the primary school - the local doctors' can have them on their list. There are local jobs available

My son is living in rented and pays £950 per month + bills. He could afford a mortgage but house prices remain out of reach

Like any proposed development its design, location must be sympathetic to the environment

It was truly genuine, re cottage hospital was meant to be used for local people and now it is almost impossible to get in as they fill it with people from outside the area. So we assume that will happen with 'affordable' housing

There is more development than recommended in plan and undermining nature of village as rural area. Traffic is horrendous, not adequate infrastructure, and current development spoiling area of outstanding beauty and conservation

There are too many houses in Hawkhurst. The roads can't take it, the school, doctors, etc.

Please - no more development!

Need to add to the amenities available, i.e. school, doctors

Providing it is a sustainable development in the content of transport, facilities and location, giving due account of the already strained infrastructure of Hawkhurst

It is important that families have the opportunity to stay close to each other as children grow into adulthood, and require the support of parents and siblings

There already is affordable housing but it is not necessarily being rented/purchased by Hawkhurst people. How can you ensure this?

Affordable housing needed for the young to be able to stay in this Parish, also more suitable housing for the elderly, i.e. bungalows or houses for disabled

The infrastructure of the village needs improving first. Chaos most mornings and evenings especially the roads towards Highgate Crossroads. Once all the developments are finished will you be able to get a doctors appointment?

Providing it was built on brown fields

Surely we already have our fair share

Hawkhurst has enough houses in my opinion. It's hard enough getting a doctor's appointment and school place. The roads are very busy

Losing sense of 'village' - I can think of 4 new developments in past years, losing 'green' ruralness. Roads and other services under huge pressure already

If you carry on building the way you are in Hawkhurst there will soon be little to no countryside left. Stop ruining our village

There are several multi roomed properties for rent, but with only one resident living there. Larger families have to live in smaller properties currently

Only if not green field sites and needed for quota to be built

The housing needs to be provided for people with local connections not borough wide

Don't want the village to become a retirement home. The village needs to cater for all types and ages of people

Any affordable housing needs to be very well built and designed and properly integrated into the village, i.e. located in the right place. Services also need to be in place for any new housing development

If the Hawkhurst connection was more robust that some I've heard of

Young local people need affordable housing. We do not need more expensive housing in Hawkhurst

Built on land not agricultural green belt

I would but because enough is enough and should have been part of the building already under way

Only if they genuinely need them and are not out to make any financial gain

I don't think the current services would cope - there would need to be an improvement of services as well as more housing

There is a dire lack of affordable housing in this borough

Unable to cope with the traffic we have now. What happened to our by-pass?

The private rental sector and an acute lack of 1/2 bed homes makes it impossible for young people and those on low incomes to find affordable housing in the area. The high cost of private rental makes saving for a mortgage impossible

Density of housing within Hawkhurst is increasing. Infrastructure and the services would not withstand additional housing

Hawkhurst has become over populated with too many high density developments, and does not have the capacity or infrastructure to support further development

Small developments start with mainly local connection residents (not all). Soon there are changes and people are given properties without local connection as with Gunther Lodge

Young people need to be near their support network. Equally, elderly need the help of nearby family

Affordable council houses

The infrastructure in Hawkhurst cannot cope now with the amount of traffic going through the village all day long. The queues are ridiculous already

If there is a need to provide for local new entrants to the housing market. However there is too much development and traffic is impacting on quality of life

To help families stay in the village with relatives still living here

People are desperate for clean decent housing at a rental level they afford. Housing Benefit and high-priced private rentals are not the answer.

For young people who cannot afford to buy with their limited income or want to live in the village. Pensioners who cannot afford to live in their larger homes or want to continue living in the village. Disablement.

Already too much congestion on the roads and village.

Large houses bring money and employment to the area. Low cost houses only bring more people to over-stretch the infrastructure.

We feel there have been many housing developments pop up near where we live since moving here, and it has had a considerable effect on the traffic volume.

Important to maintain village as vibrant. But it must have on-site parking. And not 'a house for life' - if needs change/no longer qualify, then they must move on and leave affordable housing for genuine needs.

People need homes close to their places of work. Little work in Hawkhurst and commuting is a waste of resources and damages the environment.

It is impossible to answer this question without knowing what would constitute a 'small development'. Hawkhurst has relatively small capacity for further growth. The focus should be on the overall growth 'need'.

Already overcrowded in Hawkhurst. Current developments will cause problems with traffic management, demand on limited facilities e.g. school, surgery, small supermarkets. Lack local employment so need to commute. Gradual destruction of a unique and historical Wealden village and landscape with not regard to protection of AONB.

Hawkhurst is over flowing. Too much traffic, lack of infrastructure. Too many houses already being built in every available corner.

Yes but this problem is not new and this should have been arranged in present areas being built on i.e. Highgate Hill. Hawkhurst is getting spoilt by traffic congestion which will only increase with all the present building works in progress.

Already too much congestion on the roads and village

We need affordable housing for our young people - it helps to keep the village vibrant

10. APPENDIX H2.

Question 21. Please tell us in your own words why you need to move and what prevents you doing so.

Although I have a 2 bed 'new build' house, in which I'm very grateful for, it's not only started to fall apart, but I also feel intimidated by other residents who live on our estate. Me and my son and little dog would be happy in a two bed floor flat ideally

Currently living with family to save for a deposit to buy own home - couldn't afford to privately rent and save for the deposit required

Aim to downsize, but suspect there will be few suitable properties available (within next 5 years)

I do not wish to move at present but am looking to the future

3 children are 15-20 and futures really unknown

My children share a room which isn't big enough for them

We will look to move in due course, but do not feel that we are prevented from moving when we choose to do so

I have two daughters one is 17 and the other is 7. They need to have their own bedrooms

Reduced mobility and warden housing might be required due to age

I am aware that private rented property likely to go on the market for sale shortly. I choose to rent and 2 bed rental properties at circa £800-£1000 per month are few and far between in Hawkhurst

I suffer badly from mental health problems. Living in a dark, damp basement flat without daylight makes it very difficult to recover from my increasing occurring depressive episodes. These episodes accompany by other mental health difficulties

We live in my mother's house, she has no savings, but her house is worth £23K. Therefore she pays ~£1300 per month to live in Bowles Lodge. In fact we pay that for her, but the money will soon 'run out'. We will have to get her to sell the family home to pay the fees, we will then be homeless

Live with parents in a two bedroom house, expecting a baby in November 2017. Only one person earning a wage, the other person is studying adult nursing which is a three year course

It's time to fly the nest, need more privacy. Private landlords expensive

As we age, we will probably need some assistance and nearer to shops and level ground

My partner and I are currently sleeping in our living room and our daughter (10 years old) is in 1 bedroom and our 2 boys, 13 and 8, in the other. Living like this is difficult and there are limited/no 3 bed houses available. We love the village and want to stay local to Hawkhurst

I would like to live in the village, bus service poor and living with daughter and son in law and granddaughter not ideal

To start independent living away from parents. In a low paid job - nursery nurse - so very difficult to afford even a modest rent, even when sharing with a friend, which is what she wants to do

I am a student and cannot afford to move to a bigger property with my children. I need to live near my parents for support. My current house is too small

We had hoped to convert an outbuilding into a granny annexe and for our son and his family to move into our house. However the planning permission was refused, despite us not wishing to separate the 2 dwellings (i.e. granny annexe would always remain part of the property)

Rent here is extremely high but there is nothing else cheaper in the village. Lived in the village all my life but as we are both working citizens never seem to be eligible to affordable housing needs

We live in a 2 bedroom house, me, my husband and our 3 boys aged 3 months, 3.5 years and 6 years. We are becoming extremely over crowded

I need to move for my independence. I'm having trouble finding affordable property to rent

I want to live nearer to support my friends. I am very depressed and alone in Dunton Green and frequently attempt suicide as a result

My son has lived with me for over a year having returned to this parish after a period away at university and employment. He is unable afford local rented accommodation

We need to downsize and can't find a suitable property

Rent increased yearly soon will not be able to access parking space

I am nearly 26 years old and still living with my mum. I'm on minimum wage and can't afford to buy or rent in Hawkhurst. As a single man I can't get social housing, the wait is too long

No suitable housing or very small amount in Hawkhurst available

Affordability

My landlord informed me last year he was selling the property, but changed his mind a few weeks after. He told me at some point he will be selling but when I cannot say

My wife and I are having a baby and live above at my parents' house, need more space

I've had health problems for a number of years, so I'm often reliant on benefits which are not attractive to landlords. I could do with living somewhere which would be more suitable for my health problems and big enough for my son to stay over

As I get older I find that I am in need of alt accommodation.

Currently am in a first floor flat, for health reasons I find the stairs increasingly difficult. I recently put in a request to Orbit Homes to move into a downstairs flat, they refused on the grounds that they do not do internal transfers. Also there have been a couple of incidents with new tenants which have left me very nervous and unsafe, not what I need at my age

My income is minimum wage for my age so moving to new house is not affordable

HAWKHURST PARISH COUNCIL

Homes for local people

April 2017

Dear Householder

In order to establish a robust evidence base to accompany Hawkhurst's Neighbourhood Plan when presented to the Examiner later this year, Hawkhurst Parish Council have commissioned a Housing Needs Survey to establish the type, size and tenure of housing that residents of Hawkhurst Parish might need now or in the future.

The survey will seek to identify what housing local people need, for example:

- Affordable housing which will enable people who can't afford open market prices to stay in the Parish; this could be rented or shared ownership from a Housing Association
- Housing for older owner occupiers who want to downsize/move to more suitable housing but do not want to move away.
- Younger people wishing to purchase a starter home.

This survey is being done with the approval of Tunbridge Wells Borough Council, whose housing officers have approved this questionnaire. Tessa O'Sullivan, the Rural Housing Enabler from Action with Communities in Rural Kent is assisting us to carry out this survey. **The survey will be analysed by the Rural Housing Enabler, with all information given being kept confidential.** She will then give a summary report to the Parish Council.

This is a very important issue, so please take the time to fill in this survey. Even if no-one in your household has a housing need we really want to know your views. If you have family that has moved away from the Parish but want to return please request an additional survey questionnaire so that their housing needs can be taken into account.

A FREEPOST envelope is enclosed to enable you to return the survey to the Rural Housing Enabler. **Please return all surveys by 25th May 2017.**

If any further information or additional questionnaires are required, please contact the Rural Housing Enabler (Tessa O'Sullivan) on 01303 813790.

Yours sincerely

Hawkhurst Parish Council



HOUSING NEEDS IN THE PARISH OF HAWKHURST

Please complete this survey on behalf of your household.

SECTION 1

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

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

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

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

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

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

Q7. Would they return if more suitable accommodation were to be available? Yes No

If they would like to return they can request a survey form from the Rural Housing Enabler on 01303 813790 or email tessa.osullivan@ruralkent.org.uk

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

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

Q10. 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

**Affordable housing is housing that is rented from a housing association or shared ownership (part rent/part buy)

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. If you need another form please contact the Rural Housing Enabler on 01303 813790

Q11. Are you completing this form for yourself or someone else?

Self Someone else

Q12. 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.

Q13. Please provide the name of address of the head of the household in housing need. Your details will remain confidential to the Rural Housing Enabler at Action with Communities in Rural Kent. We may use this information to contact you again if we need to update the findings of this survey in the future.

Name: _____

Address: _____

_____ **Postcode:** _____

Email Address: _____

Q14. If you live outside the parish do you wish to return? Yes No

Q15. If you live in the parish do you wish to stay in the parish? Yes No

Q16. What is your connection with the parish? Please tick all that apply

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

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

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

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

I provide an important service in the parish. Please specify

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

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

Q17. What type of household will you be in alternative accommodation?

Single person Couple Family Other _____

Q18. 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+

Q19. Why are you seeking a new home (please tick all that apply)

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

Present home too expensive Need smaller home Divorce/separation New job

Current home affecting health Private tenancy ending First independent home Lodging

Setting up home with partner Need larger home Difficulty maintaining home

Sheltered accom due to age/infirmity Disability/disabled Cannot afford existing mortgage

To move to a better/safer environment Access problems Other _____

Q20. What is your current housing situation?

Owner occupier without mortgage Living with relatives Renting from Council Shared ownership

Renting from Housing Association Tied tenancy Renting privately

Owner occupier with mortgage Other _____

Q21. Please tell us in your own words why you need to move and what prevents you from doing so.

Q22. What type of housing do you need? Please tick any that apply.

Flat House Bungalow Sheltered housing

Extra Care housing

Other _____

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

Yes No

Q24 Which tenure would best suit your housing need?

- Renting from a Housing Association Shared Ownership (part rent/part buy) Open market purchase
- Self-finishing - purchase shell of building with services and finish the building yourself to own specification (subject to planning approval)
- Other _____

Q25. How many bedrooms will you need?

- 1 2 3 4 5+

Q26. 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"/> More than £60,000 |

Q27. How much money could you raise towards the purchase of a property; taking into account any access you have to capital (e.g. equity in your home or savings) as well as the amount you could borrow on a mortgage? _____

Q28. How much money would you be able to raise as a deposit towards buying your own home?

Q29. Do you have any particular or specialised housing requirements e.g. to assist with a disability or special need? (Please provide details).

Q30. Are you registered on Tunbridge Wells Borough Council's housing register? Yes No

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

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

PLEASE RETURN THIS FORM IN THE FREEPOST ENVELOPE PROVIDED BY 25th MAY

**Affordable housing is housing that is rented from a housing association or shared ownership (part rent/part buy)