



Marden Housing Needs Survey

September 2022

With the support of:
Maidstone Borough Council
Marden Parish Council

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1. EXECUTIVE SUMMARY

The Rural Housing Enabler (RHE) from Action with Communities in Rural Kent, undertook a parish wide survey to ascertain if there are shortfalls in affordable housing provision within the parish of Marden and to identify the needs of older residents seeking 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 June 2022. 2917 surveys were distributed with 305 surveys being returned, representing a 10% response rate.

Analysis of the returned survey forms identified that 84% of respondents are owner occupiers. 61% 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 property for sale in Marden was a 2-bedroom maisonette for £229,950; to afford to buy this home a deposit of approximately £11,498 would be required and an annual income of £48,000. The cheapest property found to rent in Marden was a 3-bedroom house for £1200 pcm; to afford to rent this property an annual income of approximately £48,000 would be required.

A need for 26 affordable homes, for the following local households was identified:

- 10 single people
- 5 couples
- 9 families
- 2 other types of households
- 8 of the above households are older people
- 25 of the households currently live in the parish and 1 lives outside but wants to return

The survey also identified 10 older owner occupiers wanting to downsize/move to more suitable housing for their needs, they are:

- 5 single people
- 5 couples
- The respondents all currently live in the parish.

2. INTRODUCTION TO THE MARDEN HOUSING NEEDS SURVEY

Maidstone Borough Council commissioned the Rural Housing Enabling Service at Action with Communities in Rural Kent to undertake a series of rural housing needs surveys in the Borough, including Marden.

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

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

3. BACKGROUND INFORMATION

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

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

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

The housing needs of older people in rural areas has also been a subject of concern given the growing numbers in that age group whose needs are not being met by the market. A nine-month enquiry starting in 2017 on Housing and Care for Older People concluded in their report¹ that ‘policy makers must recognise the growing housing needs of older people living in the countryside. It recommends that Local Planning Authorities ensure provision of new homes for older people, noting the value of both the building of small village developments – “perhaps six bungalows on an unused scrap of land” – or larger scale retirement schemes in towns close by.’

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

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.

The RHE will assist with conducting a housing needs survey, analyse the results and when appropriate help identify suitable sites in conjunction with the local authority and others, for a local needs housing scheme. Once a partnership has been established between the Parish Council, the housing association, and the local authority to

¹ [Rural Housing for an Ageing Population](#): Preserving Independence. Happi 4- The Rural HAPPI Inquiry. April 2018. Jeremy Porteus

develop a scheme, the independent role of the RHE helps to ensure the project proceeds smoothly and to the benefit of the community.

4. METHOD

The Rural Housing Enabler worked with Maidstone Borough Council to determine the format of the housing needs survey to be used in the borough; this was sent to Marden Parish Council who agreed the format of the covering letter. A copy of the survey was posted to every household in the parish in June 2022.

Surveys were returned in prepaid envelopes to Action with Communities in Rural Kent. Copies of the survey were available to complete for anyone who had left the parish and wished to return, these were held by the Rural Housing Enabler. It was asked that completed survey forms were returned by 18th July 2022. All surveys received at Action with Communities in Rural Kent by this date are included in this report.

The Rural Housing Enabler assesses each response in accordance with eligibility criteria for affordable housing against the Local Authority allocation policy including in terms of bedroom size. Affordability of low-cost home ownership tenures are also assessed. If low cost-cost home ownership is aspired to but not afforded, the respondent will be assessed for affordable rented housing. Local open market costs are also used as a method of assessing income needed to afford the open market locally along with the Office for National Statistics data.

2917 surveys were distributed with 305 surveys being returned, representing a 10% response rate.

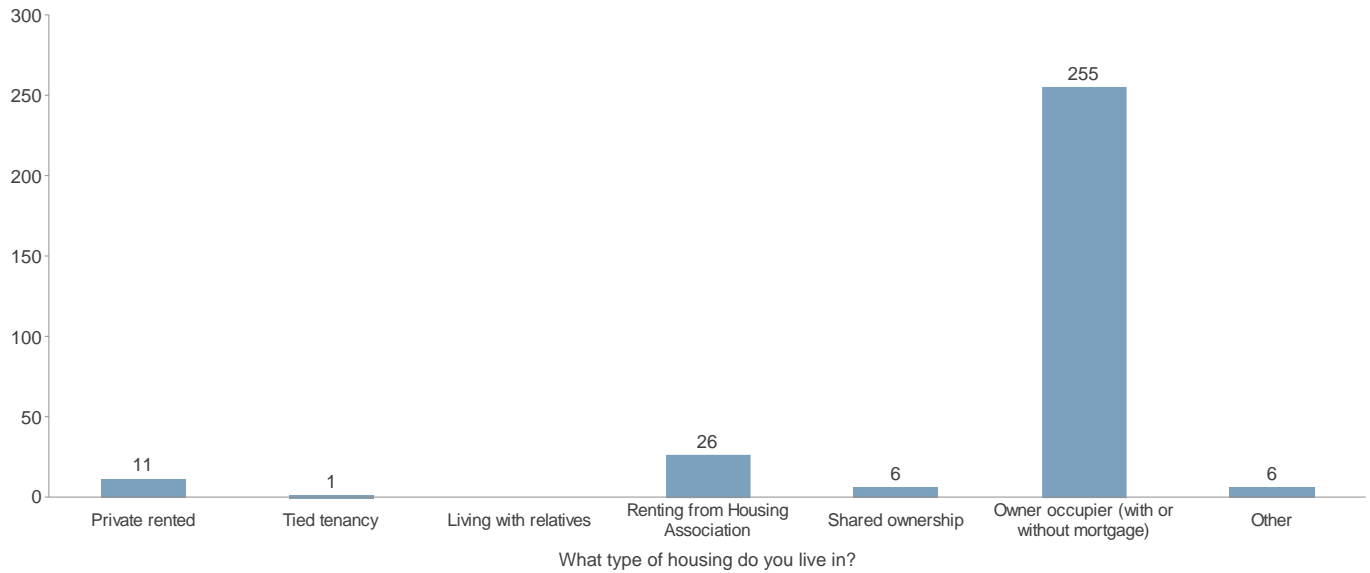
Some surveys were not fully completed therefore the results are shown for the total answers to each question.

5. RESULTS

Section 1

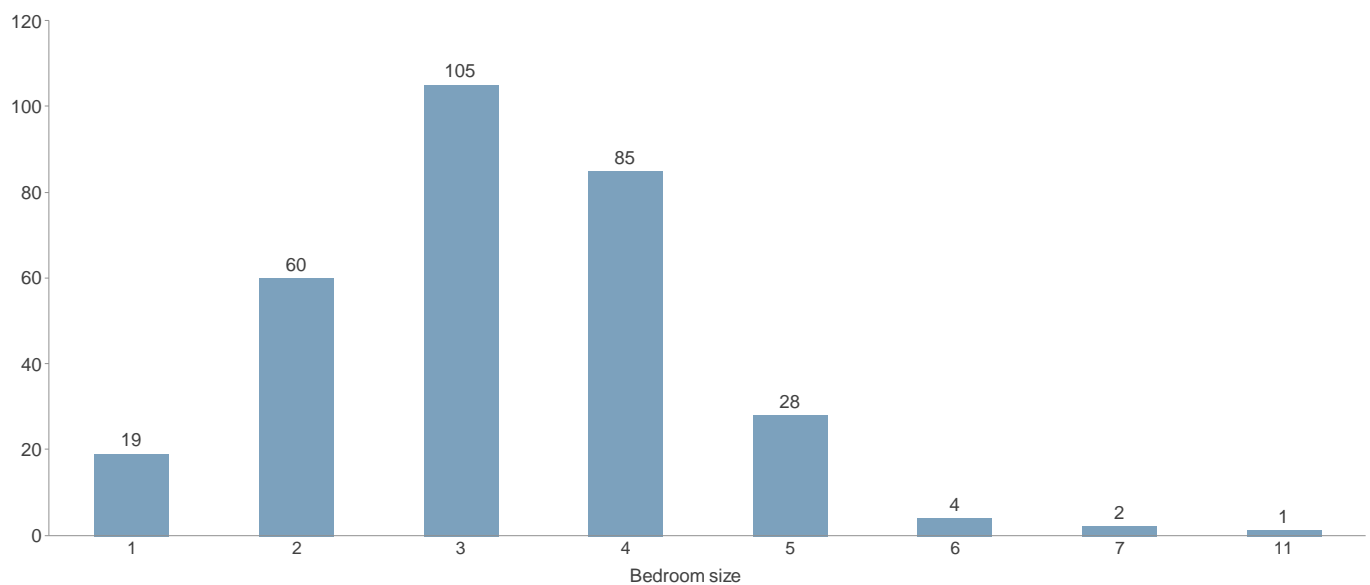
Listed below are the results of each question asked by the housing needs survey.

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

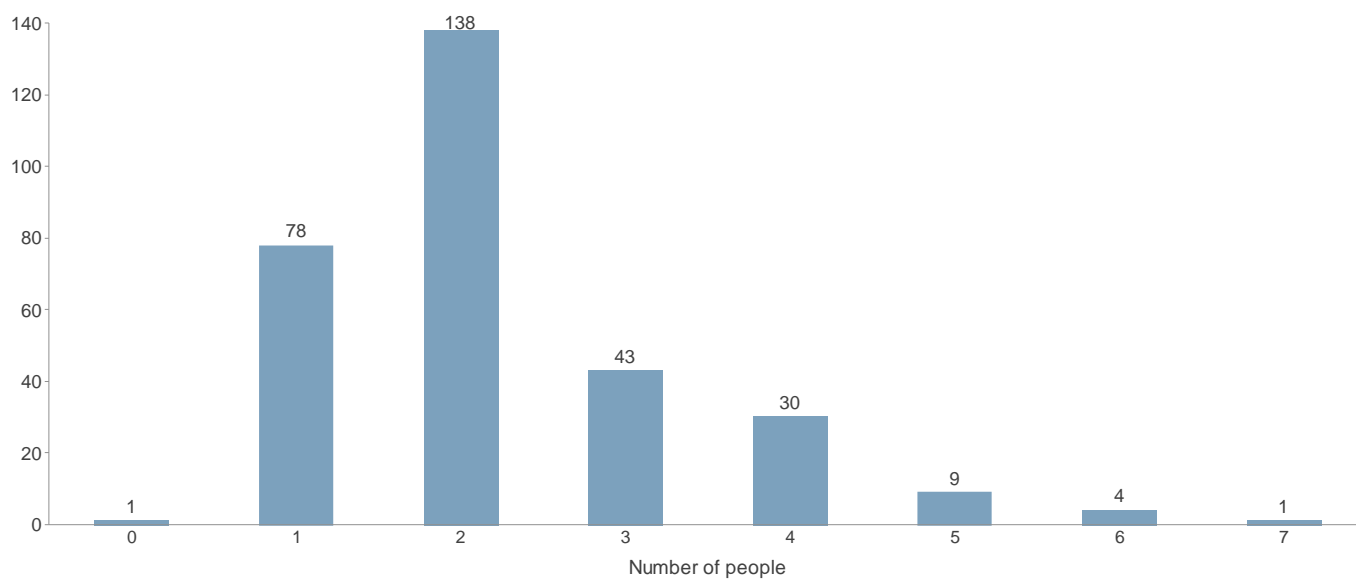


84% of respondents are owner occupiers.

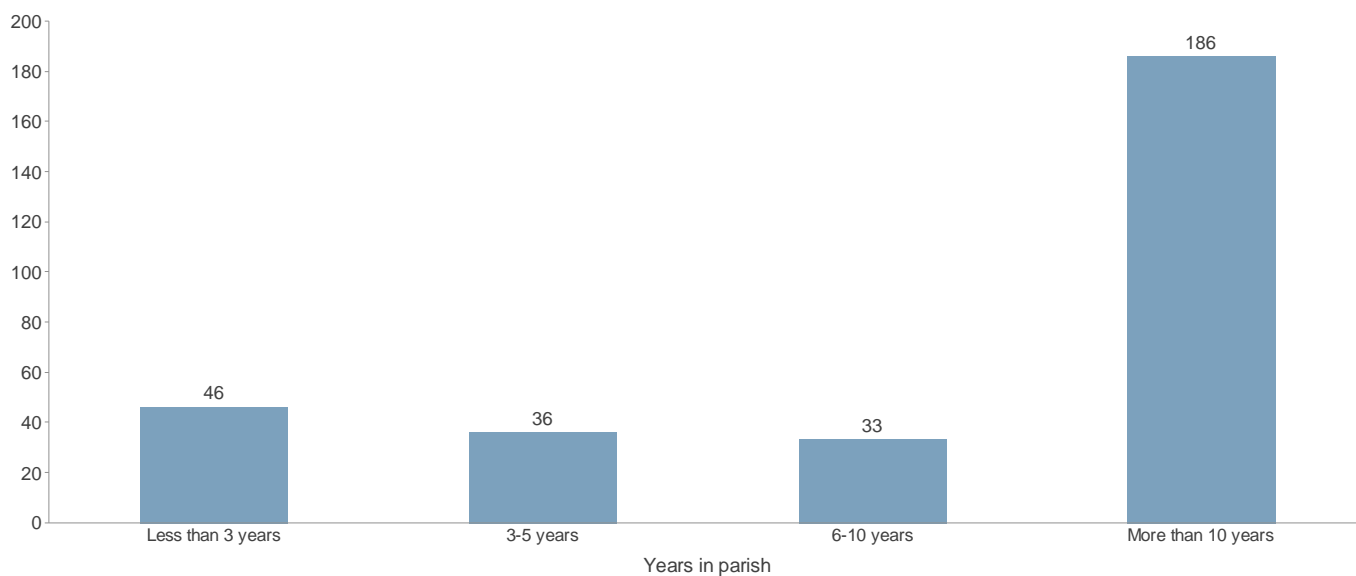
Question 2. How many bedrooms does your home have?



Question 3. How many people live in your home?

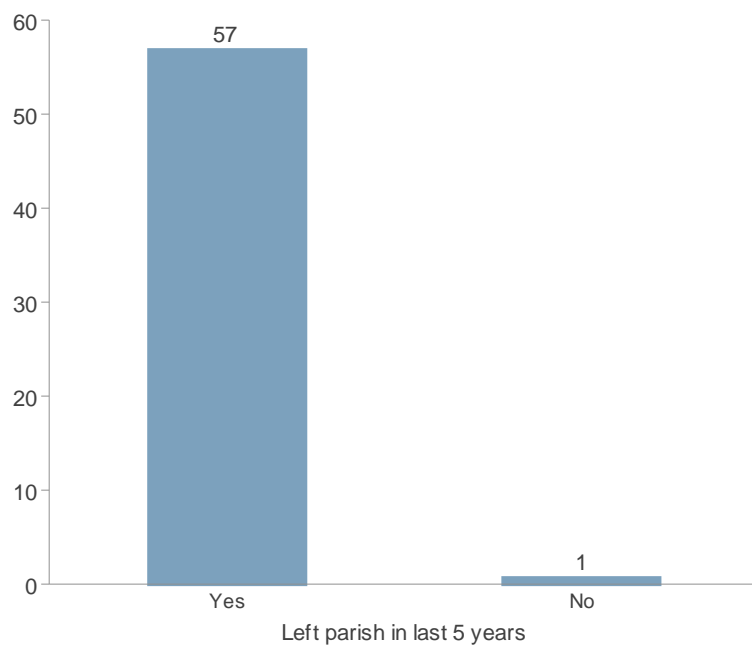


Question 4. How long have you lived in the parish?

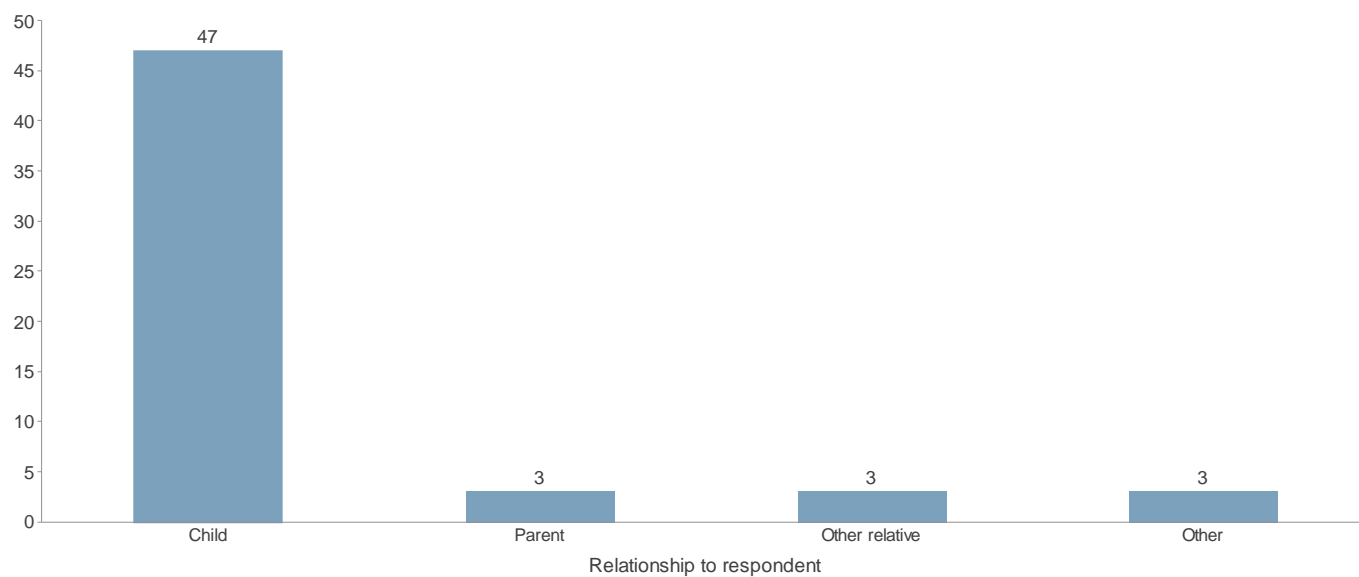


186 respondents (61%) have lived in the parish for over 10 years.

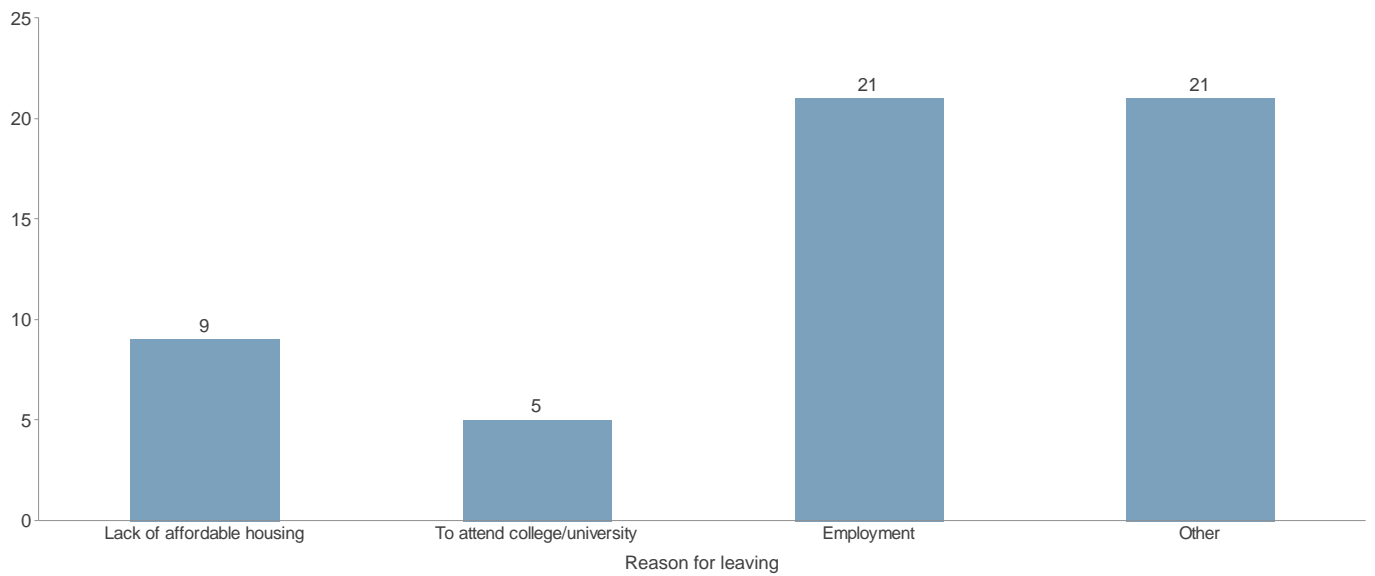
Question 5. Have any members of your family/household left the parish in the last 5 years?



Question 6. If you answered yes to question 5, please state what relationship they have to you.

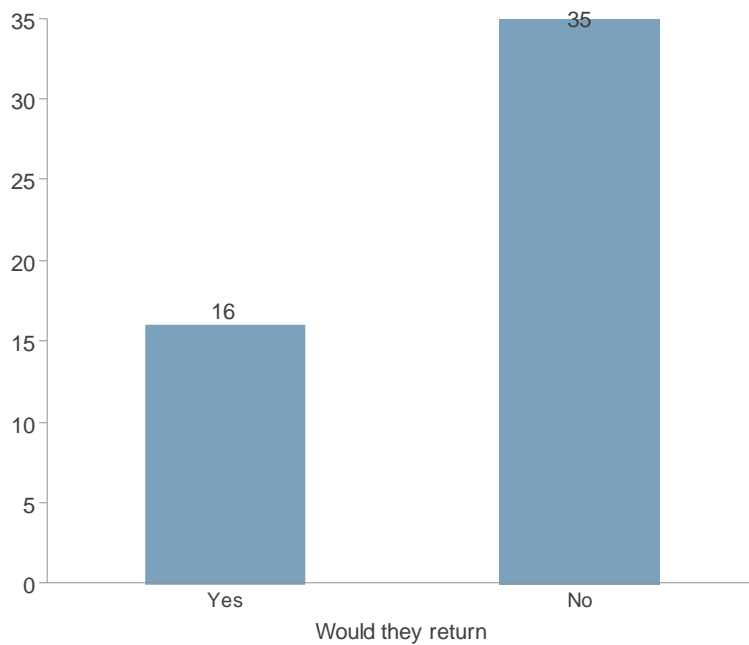


Question 7. Please indicate the reason why they left.

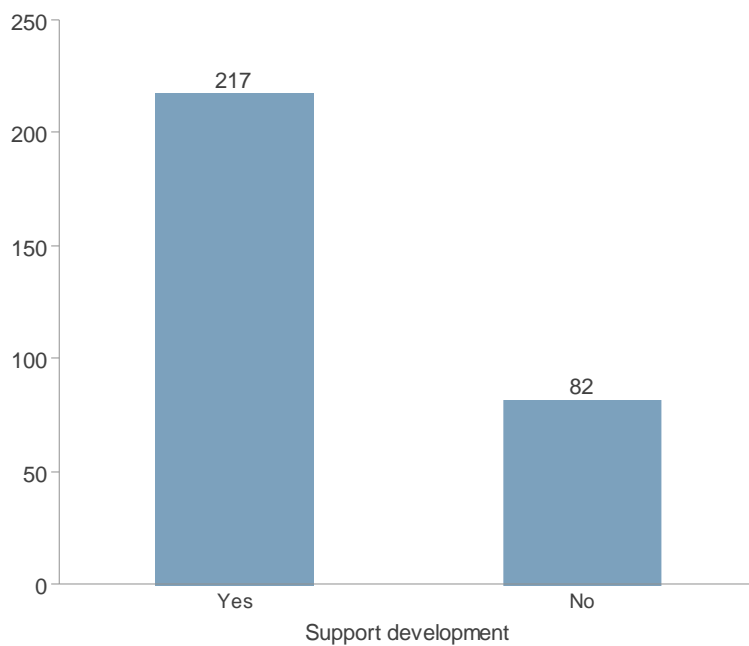


'Other' reasons were: Moved in with partner. Home swap. Emigrated. Died. Moved closer to work. Marriage. Increase of development – anti-social behaviour. To be independent. To buy elsewhere.

Question 8. Would they return if more affordable accommodation could be provided?



Question 9. Would you support a small development of affordable housing/housing for older people if there was an identified need for people with a genuine local connection to Marden?



73% of respondents who answered the question (71% of all respondents) said they would support a development of affordable housing for local people.

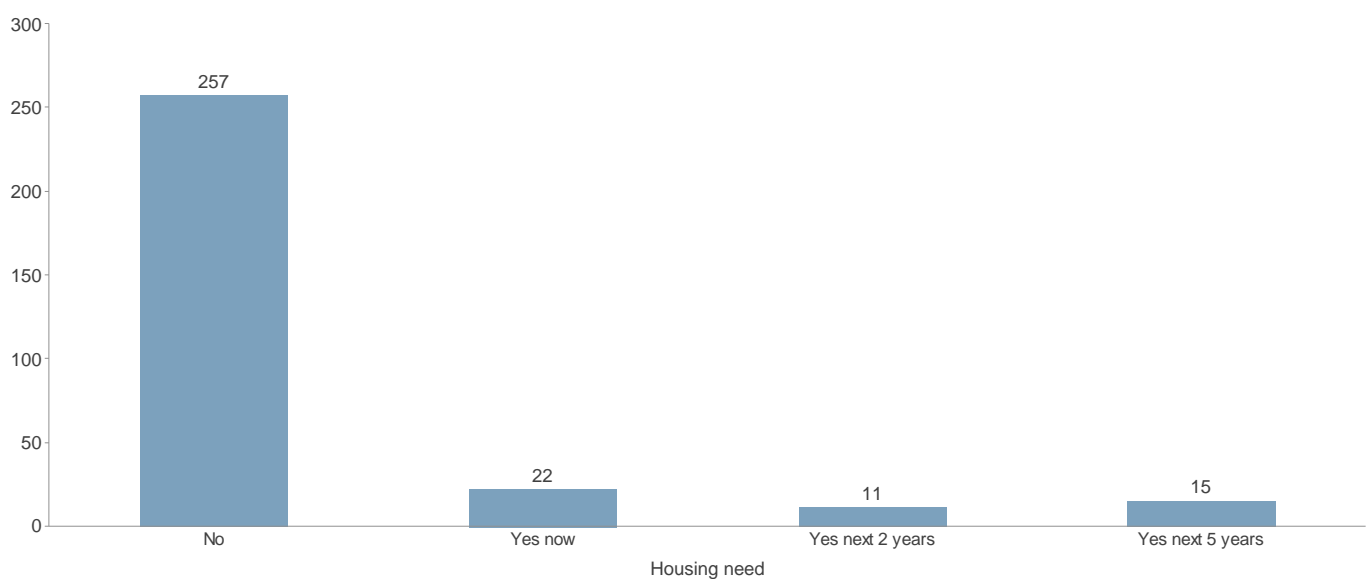
Question 10. Please use this space if you wish to explain your answer to Q9.

There were 176 responses to this question; a full list of responses can be found in Appendix M1.

Question 11. Please state any sites you think might be suitable for a local needs housing development in Marden.

There were 102 responses to this question; a full list of responses can be found in Appendix M2.

Question 12. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?

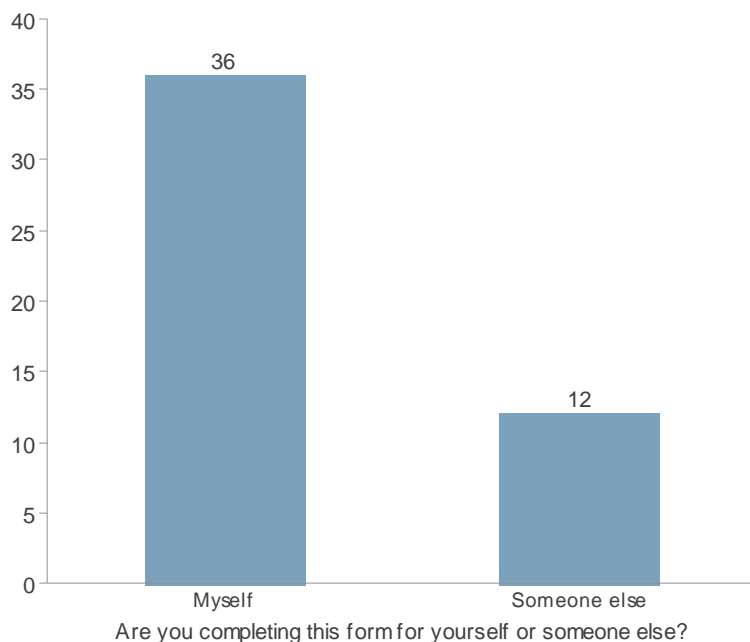


Section 2 – Housing Needs

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

48 respondents completed Section 2.

Question 13. Are you completing this form for yourself or someone else?

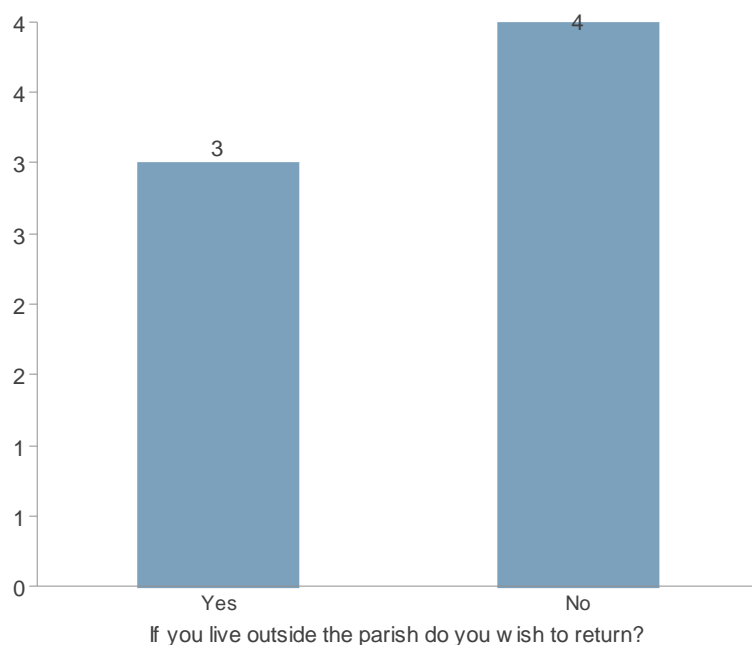


Question 14. If you are completing this form for someone else, please state their relationship to you and where they currently live.

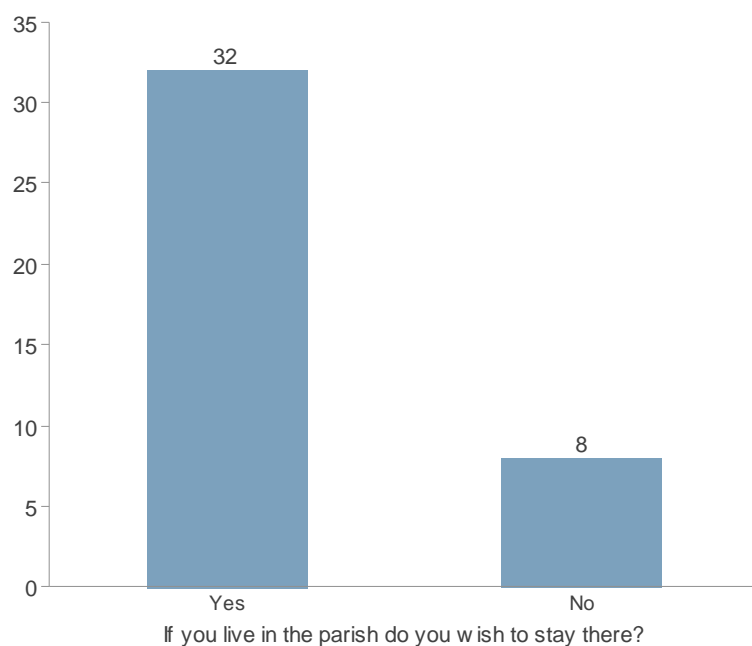
Respondents were mainly completing the form for their adult children living in the parental home or elsewhere. Others were completing for their grandchildren.

Question 15-17. Personal details of respondents are not included in this report.

Question 18. If you live outside the parish, do you wish to return?



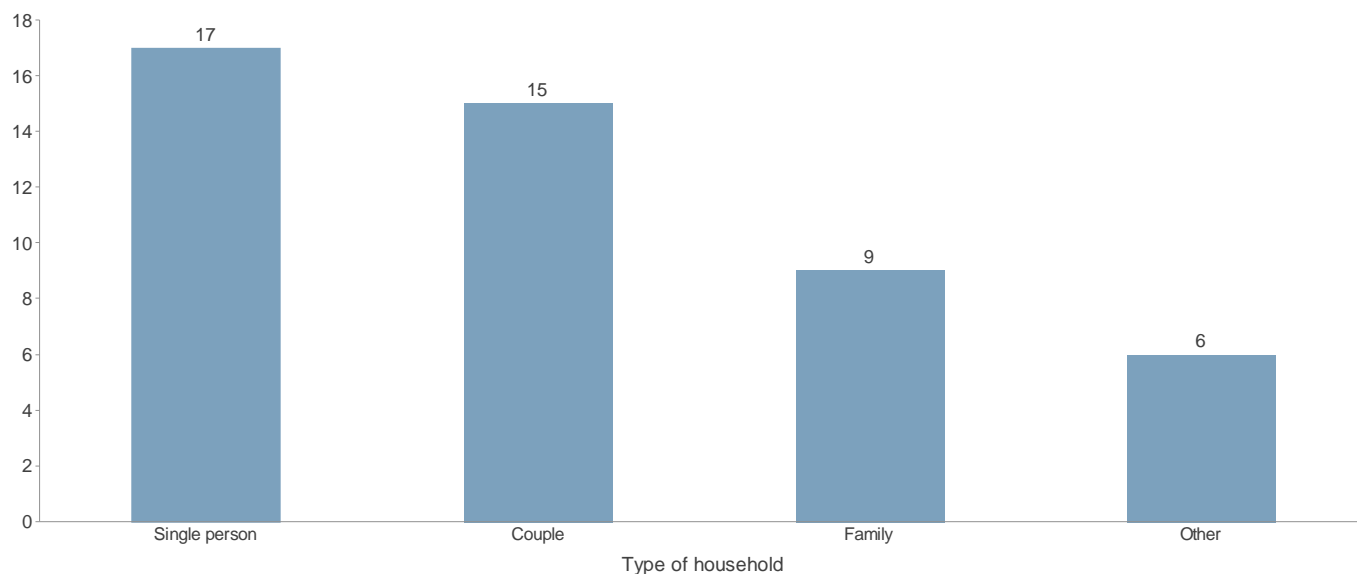
Question 19. If you live in the parish, do you wish to stay there?



Question 20. What is your connection with the parish? Respondents were asked to indicate all connections that applied to them

Local connection	FREQUENCY
I currently live in the parish and have done so continuously for the last 2 years	44
I do not live in the parish but have previously lived there for 2 out of the 5 years	1
I do not live in the parish but have immediate family members living there who have done so for at least the last 2 years	1
I am currently permanently employed in the parish	4
I currently have or am about to take up an offer of permanent employment within the parish	2

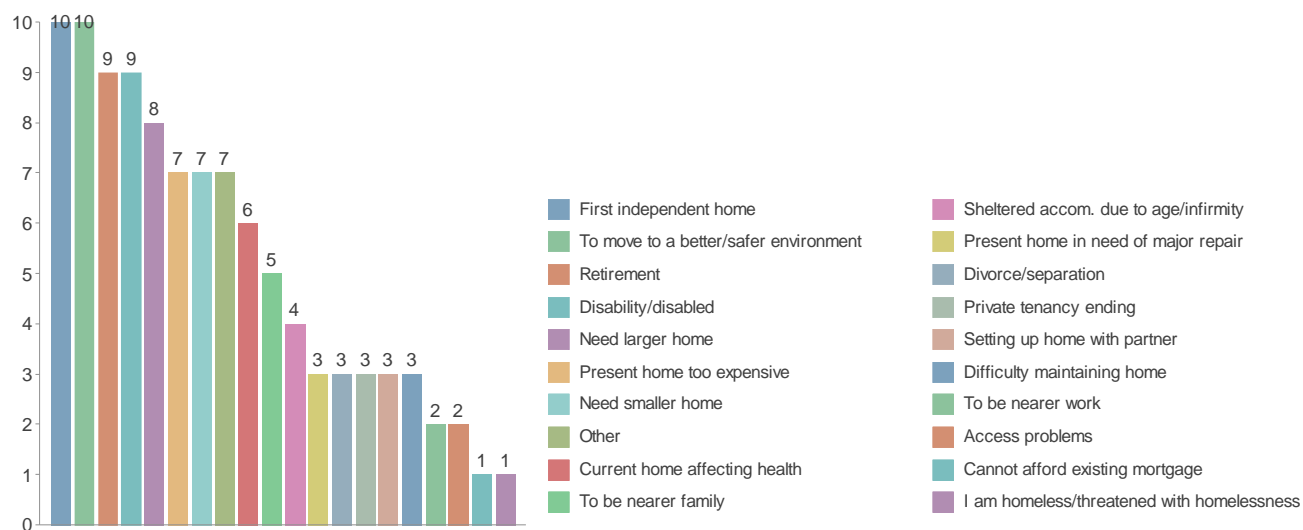
Question 21. What type of household will you be in alternative accommodation?



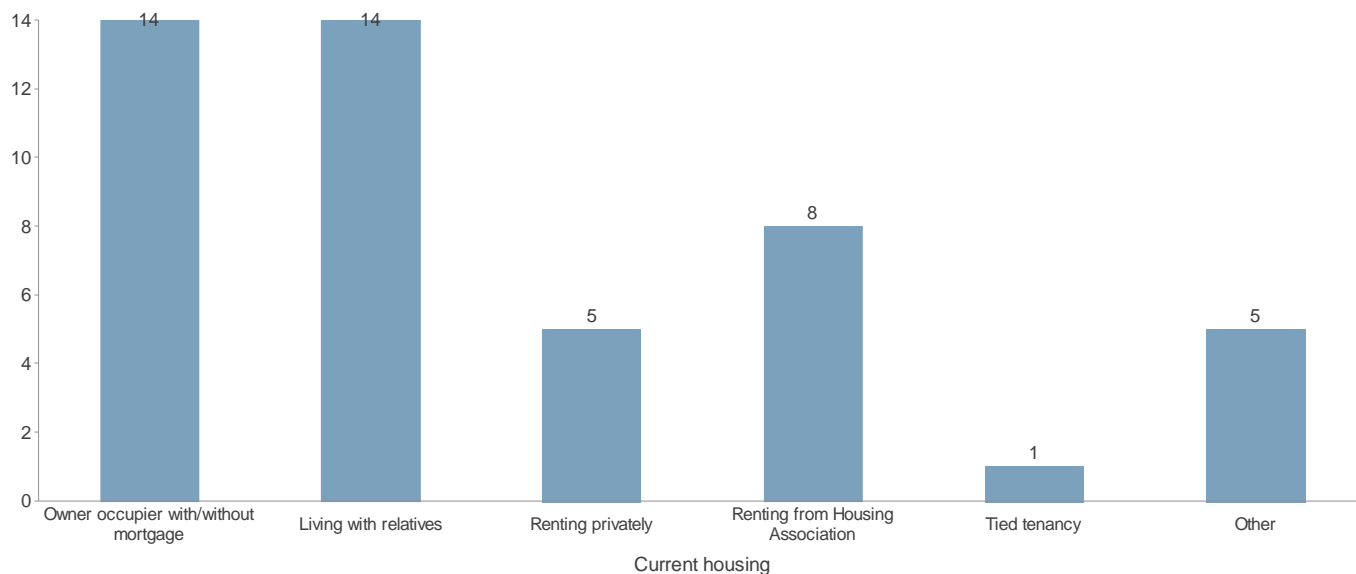
Question 22 - 23. How many people in each age group need alternative accommodation?

AGE	0 - 9	10 -15	16 - 19	20 -24	25 – 44	45 - 59	60 - 74	75+
Male	10	1	1	6	11	3	5	5
Female	9	3	1	0	11	3	8	6
Total	19	4	2	6	22	6	13	11

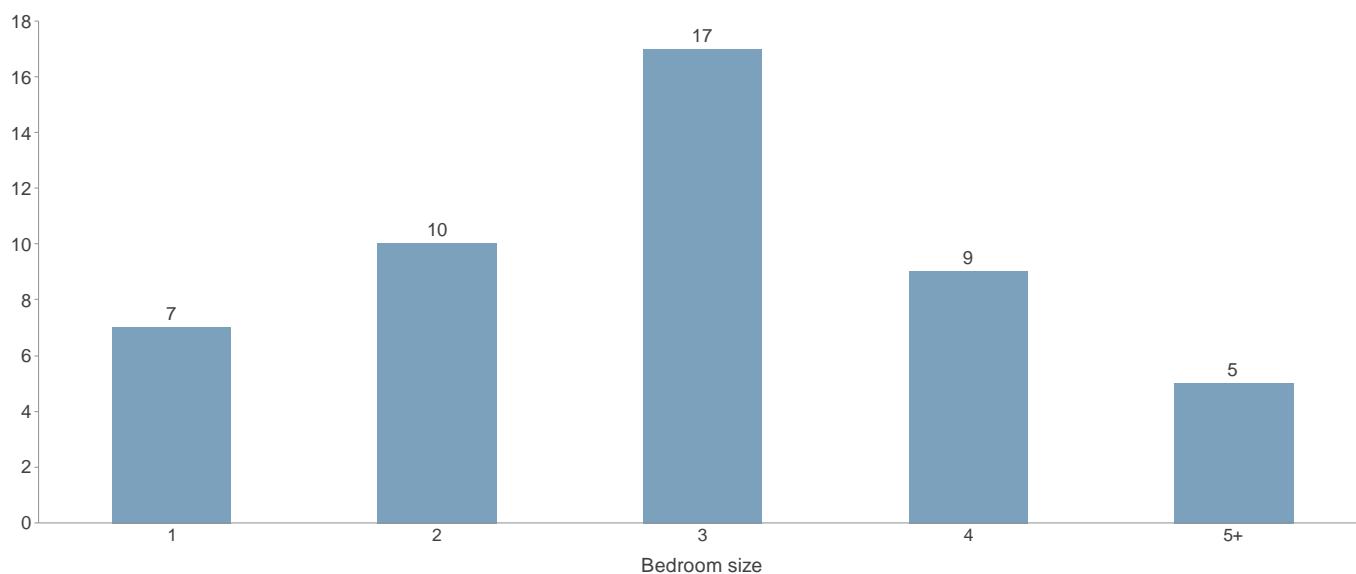
Question 24. Why are you seeking a new home?



Question 25. What is your current housing situation?

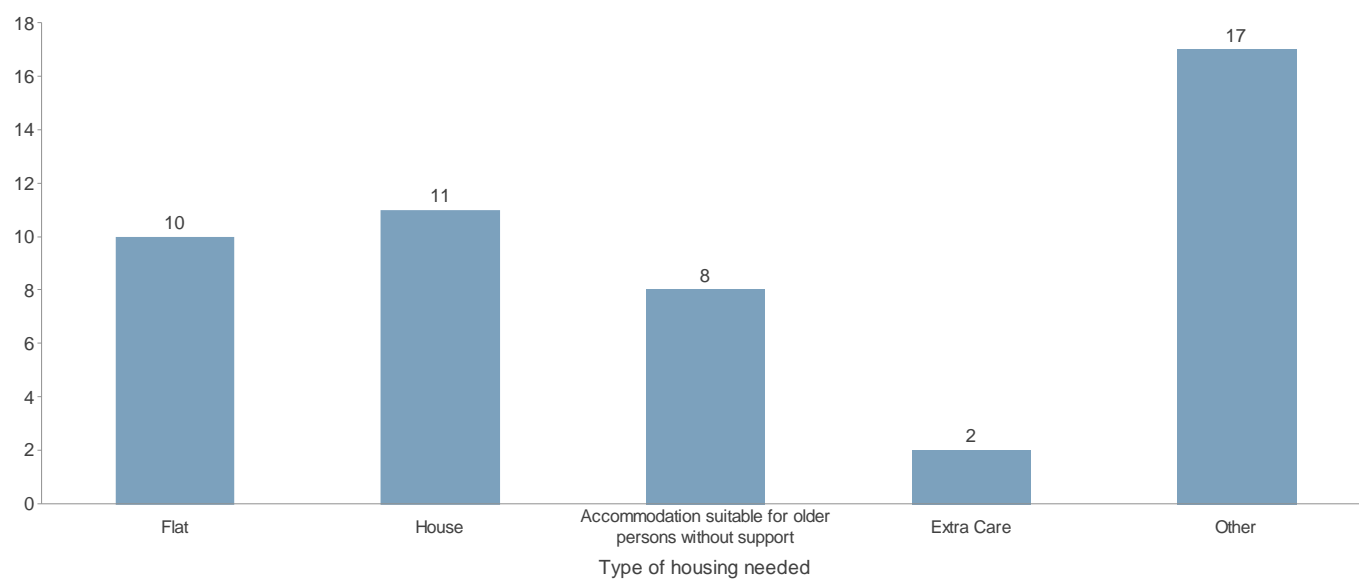


Question 26. How many bedrooms does your current home have?

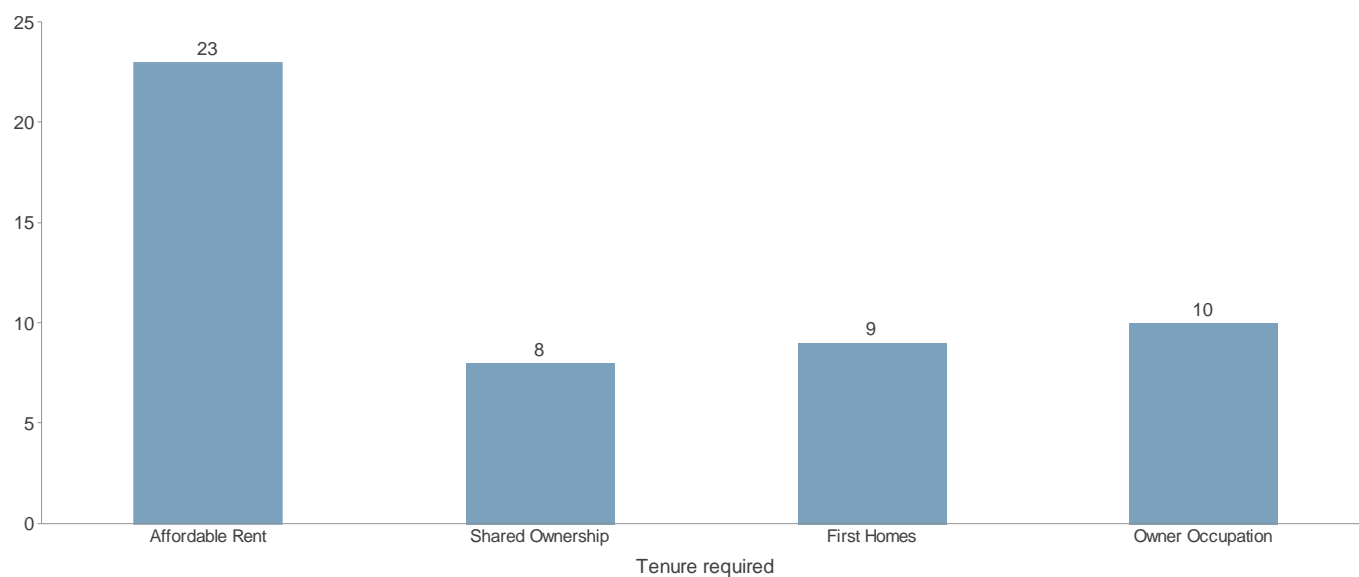


Question 27. Please tell us in your own words why you need to move and what is preventing you doing so.
There were 44 responses to this question. A full list of responses can be found in Appendix M3.

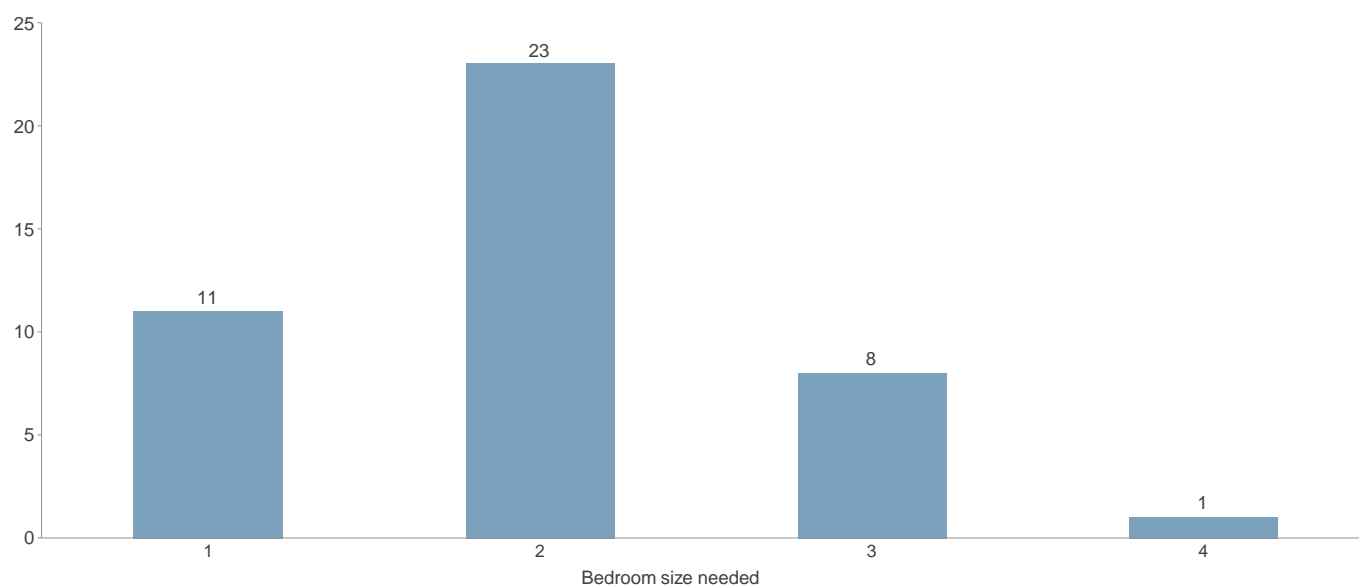
Question 28. What type of housing do you need? The answers given relate to the type of housing respondents sought/preferred rather than an assessment of their need.



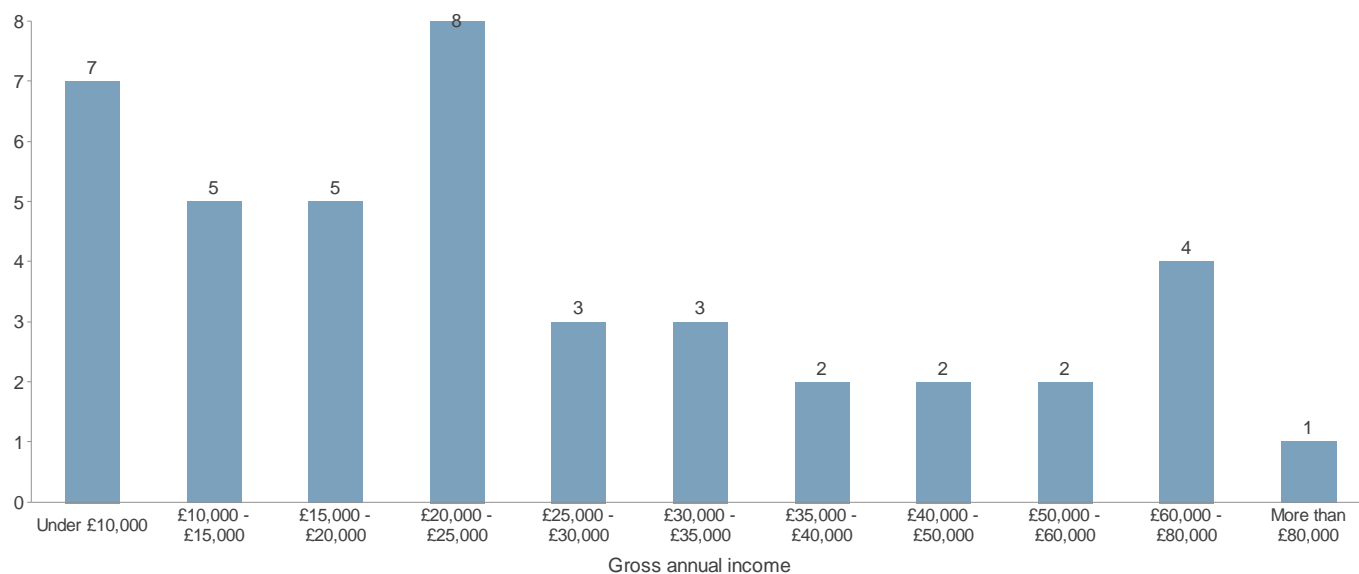
Question 29. Which tenure would best suit your housing need?



Question 30. How many bedrooms will you need? The answers given relate to the number of bedrooms respondents sought/preferred rather than an assessment of their need



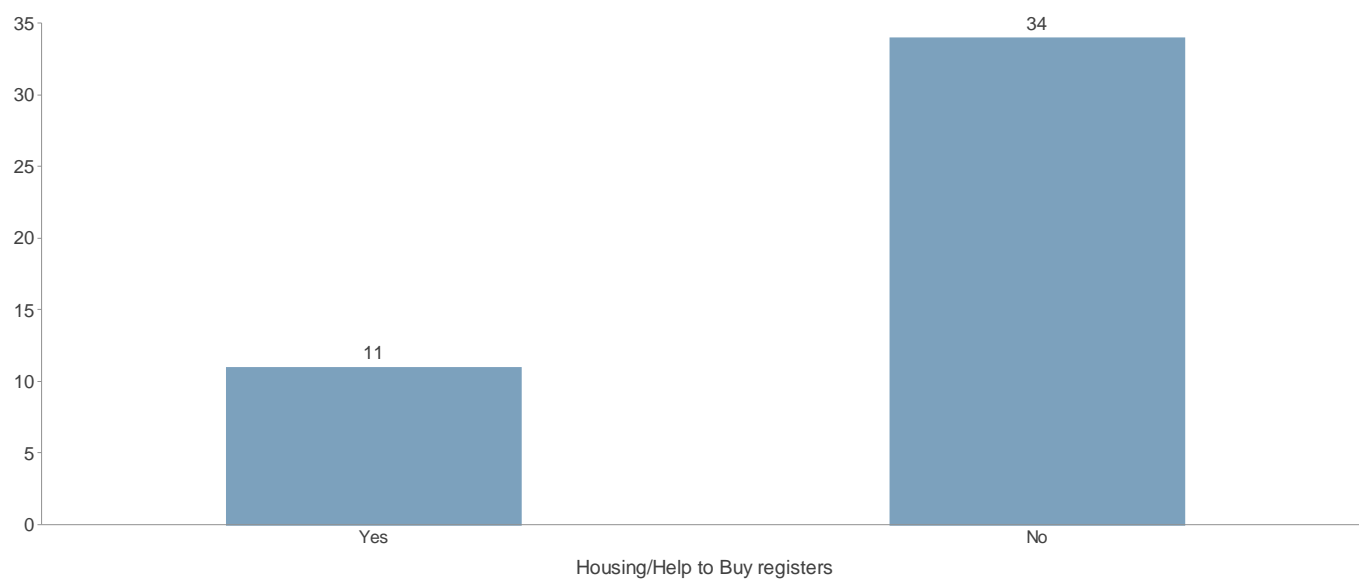
Question 31. Please indicate the total gross annual income of the household in housing need.



Question 32. How much money would you be able to raise towards buying your own home? The following answers were given:

- 1 x £800
- 1 x £5000
- 1 x £8000
- 2 x £10,000
- 3 x £20,000
- 1 x £25,000
- 2 x £50,000
- 1 x £80,000
- 2 x £100,000
- 1 x £250,000
- 1 x £400,000

Question 33. Are you registered on the Council's Housing Register or the Help to Buy Register?



6. LOCAL HOUSING COSTS

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

Property for sale

Searches of www.rightmove.co.uk which markets property for a number of leading local estate agents, in August 2022, found the following cheapest properties for sale (under £500,000) in Marden.

Type of Property	Number of Bedrooms	Price £
Maisonette	2	229,950
Terraced House	2	320,000
Semi-detached House	3	325,000
End of terrace House	3	385,000
End of terrace House	4	475,000

Property to rent

A similar search for rental properties found only the following two properties available for rent in Marden.

Type of Property	Number of Bedrooms	Price £pcm.
Semi-detached House	3	1200
Semi-detached House	4	2500

Household income required to afford current market prices

Using local information, the table below shows gross income level needed to purchase a property in the area. The figures are calculated assuming a 5% deposit and using 4.5 x gross income. Monthly repayment is based on a 2-year fixed standard with HSBC at 4.5% (August 2022) 25-year mortgage term and is calculated using HSBC's mortgage calculator.

Type of Property	Price £	Deposit (5%)	Gross Income Level	Monthly Repayment
2 bed maisonette	229,950	11,498	48,545	1164
2 bed terrace	320,000	16,000	67,555	1620
3 bed semi-detached	325,000	16,250	68,610	1646
3 bed end of terrace	385,000	19,250	81,278	1950
4 bed end of terrace	475,000	23,750	100,278	2405

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 £
3 bed semi-detached	1200	48,000
4 bed semi-detached	2500	100,000

Information provided by [House of Commons Library - Constituency data: house prices](#) states that the median value of properties in the Maidstone constituency is £327,500 (December 2021).

Affordable Rent

Affordable Rent properties allow landlords to set rents anywhere between current social rent levels and up to 80% of local market rents. The following table shows housing benefit levels (known as Local Housing Allowance (LHA)) for the Maidstone Broad Rental Market Area (BRMA).

Affordability of the rent can be achieved through the input of Housing Benefit where eligible.

Size of Property	LHA Levels £pcm/Affordable Rent levels £pcm
1 bed	648
2 bed	813
3 bed	972
4 bed	1247

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

Property	Price £ pcm	Gross annual Income £
1 bed	648	25,920
2 bed	813	32,520
3 bed	972	38,880
4 bed	1247	49,880

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% share of a property with estimated values of £289,950 for a 1 bed flat, £347,500 for a 2 bed house and £445,000 for a 3 bed house. Calculations are made using the Homes England's Target Income calculator and assume a 5% deposit of mortgage share. The value of these properties are taken from information found on the Help to Buy Agent's website www.helptobuyagent3.org.uk, and www.rightmove.co.uk for new build properties in the Maidstone area.

Property price £	Share	Deposit Required £	Monthly mortgage £	Monthly rent £	Monthly Service Charge	Monthly total £	Gross Income required
289,950	25%	3624	350	498	80	928	33,443
347,500	25%	4344	419	597	80	1096	42,680
445,000	25%	5563	537	765	80	1382	49,785

First Homes

The table below shows the amount of deposit and income required to afford this tenure based on a 30% discount. Homes are sold with a standard discount of 30% below local market value; it can be possible for the Local Authority to seek discounts of up to 50% but the need for this must be evidenced. The homes must not cost more than £250,000 after discount. Calculations are based on a minimum 5% deposit; eligibility includes having a household income not exceeding £80,000. Gross income required is based on x 4.5 salary. The full market values used are as above.

Property price £	Discounted price (30%) £	Deposit Required 5% £	Gross Income required
289,950	202,965	10,148	42,848
347,500	243,250	12,163	51,353
445,000	311,500	15,575	65,761

7. ASSESSMENT OF HOUSING NEED

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

This section further analyses the housing needs of respondents who completed Section 2 of the survey. 22 respondents said they need housing need now, 11 in the next 2 years and 15 in the next 5 years.

At this stage, some respondents may be excluded because they do not qualify for affordable housing, they do not want to stay in Marden or did not complete sufficient information for an assessment of their need to be made.

Assessment of the 22 households seeking housing now

Five respondents were excluded

The 17 households seeking housing now are:

Household Type:

Single person	6
Couple	3
Family	5
Other	3

Current Housing:

Owner occupier with/without mortgage	2
Living with relatives	5
Renting privately	1
Renting from Housing Association	5
Tied tenancy	1
Other	2

Tenure wanted:

Affordable Rent	13
Shared Ownership	2
First Homes	3
Owner Occupation	1

Income:

Under £10,000	5
£10,000 - £15,000	1
£15,000 - £20,000	1
£20,000 - £25,000	4
£25,000 - £30,000	1
£30,000 - £35,000	1
£35,000 - £40,000	2

£40,000 - £50,000	-
£50,000 - £60,000	1
£60,000 - £80,000	1
More than £80,000	-

Analysis of need:

7 x 1 bed affordable rented (4 for older people)

4 x 2 bed affordable rented

2 x 3 bed affordable rented

1 x 4 bed affordable rented

1 x 1 bed shared ownership

1 x 1 bed extra care – older person – open market

1 x 2 bed bungalow – older person – open market

Assessment of the 11 households seeking housing in the next 2 years

Three respondents were excluded.

The 8 households seeking housing in the next 2 years are:

Household Type:

Single person	2
Couple	1
Family	3
Other	2

Current Housing:

Owner occupier with/without mortgage	1
Living with relatives	1
Renting privately	4
Renting from Housing Association	1
Tied tenancy	-
Other	1

Tenure Wanted:

Affordable Rent	5
Shared Ownership	3
First Homes	1
Owner Occupation	-

Income:

Under £10,000	1
£10,000 - £15,000	1
£15,000 - £20,000	3
£20,000 - £25,000	2
£25,000 - £30,000	1
£30,000 - £35,000	-
£35,000 - £40,000	-
£40,000 - £50,000	-
£50,000 - £60,000	-
£60,000 - £80,000	-
More than £80,000	-

Analysis of need:

4 x 1 bed affordable rented (3 for older people)

2 x 2 bed affordable rented

2 x 3 bed shared ownership

Assessment of the 15 households seeking housing in the next 5 years

Four respondents were excluded.

The 11 households seeking housing in the next 5 years are:**Household Type:**

Single person	4
Couple	6
Family	-
Other	1

Current Housing:

Owner occupier with/without mortgage	8
Living with relatives	2
Renting privately	-
Renting from Housing Association	-
Tied tenancy	-
Other	1

Tenure wanted:

Affordable Rent	2
Shared Ownership	3
First Homes	2
Owner Occupation	8

Income:

Under £10,000	-
£10,000 - £15,000	2
£15,000 - £20,000	-
£20,000 - £25,000	1
£25,000 - £30,000	-
£30,000 - £35,000	-
£35,000 - £40,000	-
£40,000 - £50,000	2
£50,000 - £60,000	-
£60,000 - £80,000	2
More than £80,000	1

Analysis of need:

1 x 1 bed affordable rented with 24hr support for physical disability

2 x 2 bed shared ownership (1 for older person)

4 x 2 bed accommodation for older persons without support – owner occupation

1 x 2 bed extra care – older person – owner occupation

1 x 2 bed supported living – older person – owner occupation

1 x 2 bed house – older person – owner occupation

1 x 3 bed house – older person – owner occupation

8. SUMMARY OF FINDINGS

This summary is divided into two sections: summary of the need for affordable housing and summary of the need for older owner occupiers.

8.1 Summary of the need for affordable housing

The survey has identified a need for 26 affordable homes for 10 single people, 5 couples, 9 families and 2 other types of households. The respondents indicated strong local connections to Marden; 25 currently live in the parish and 1 lives outside but wants to return. 8 of the respondents are older households.

15 respondents need housing now, 8 in the next 2 years and 3 in the next 5 years.

The 26 respondents in need of affordable housing currently live in the following types of housing; 8 x living with relatives, 5 x renting privately, 9 x renting from a Housing Association, 1 x owner occupation, 1 tied tenant and 2 x living in other types of accommodation. 11 respondents are registered on Maidstone Borough Council's housing register or the Help to Buy register.

Taking into account the council's allocation policy and eligibility criteria/affordability of shared ownership and first homes, the mix of accommodation that the respondent would be eligible for is:

Affordable rented

12 x 1 bed – 7 are for older people and 1 for a person with physical disabilities who needs 24 hour support

6 x 2 bed

2 x 3 bed

1 x 4 bed

Shared Ownership

1 x 1 bed

2 x 2 bed – 1 is for an older person

2 x 3 bed

8.2 Summary of the need for alternative housing for older owner occupiers

The survey has identified a need for 10 homes for older owner occupiers wanting to downsize/move to more suitable housing for their needs. They are 5 couples and 5 single people.

The respondents all currently live in Marden.

Reasons given for needing to move include the need for a smaller home, present home too expensive and retirement.

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

- 4 x 2 bed accommodation suitable for older persons without support
- 2 x 2 bed extra care housing
- 1 x 2 bed bungalow
- 1 x 2 bed 'supported living'
- 1 x 2 bed house
- 1 x 3 bed house

9. APPENDIX M1

Question 10. Please use this space if you wish to explain your answer to Question 9.

We live in a warden complex (just moved in).

I don't like people, there are enough of them.

I don't trust that developers would stop at a small development. They always want more.

I think there should be more warden controlled bungalows 1-2 bedrooms. Also, younger than 60 years old occupying older people's bungalows like in Chantry Road.

People need to live somewhere they know and have support from local people as well as familiar surroundings.

There is already plenty of places in Marden and locally.

Not directly affected, but aware of many individuals and families who find local housing unaffordable.

Growing elderly population.

Yes, there are a large number of older residents who have lived here many years, who need accessible accommodation which they can downsize to but are future proof for when their care needs increase. Also, we need affordable housing for young people who have lived here a long time and want to get on the housing ladder.

We would support housing for older people.

But I think it is too late - there has been too much unaffordable housing built for local conditions.

The existing new build developments in Marden allocate a percentage to social housing.

We have been unhappy with how the people in our development have treated it in the affordable homes, it hasn't been respected and looked after so more I feel could bring down the area.

This would be the only circumstances for further development - otherwise Marden is now over built and no more housing is required.

Many older/widowed Marden residents would be more than happy to down-size to a house/bungalow with small gardens, but this must be where there is good access, good paving, to the village amenities, church, surgery, shops etc. Sheltered housing for the elderly is needed in Marden.

Affordable housing for local people only - not part of an extensive development.

Only a small development, Marden cannot take anymore large builds as we are losing our village feel - anything to help the elderly.

The village is saturated with new houses and estates - why hasn't affordable housing been included in those?

Village infrastructure already unable to cope.

We should always enable local people moving to more appropriate housing if they wish in later years.

I feel it is important for older people to remain part of the community that they have a real connection with.

Yes, but we do not need more new build sites with a small number of affordable plots since the primary school, early years care and other crucial infrastructure cannot cope already.

There is a large variety of properties in Marden, there is ongoing new development, further new builds are not needed.

It would provide a better option than some of the current commercial development planned or considered.

Marden is overcrowded for the services available e.g., medical surgery, school.

By providing suitable housing near the village centre other houses would be freed up for families in need.

If infrastructure updated sufficiently to support the extra homes adequately.

There are already 2 retirement communities in Marden and there are always properties available to buy in one or both of them. There are currently, at time of writing, 3 properties for sale. Clearly enough for the community.

Need more OAP housing.

Space is limited in Marden without developing the village into a small town, infrastructure (buses) needs to improve for the elderly and developments, for new residence/younger persons only increase the need for schools and nurseries.

Marden has had too many new developments over the past 5 years. Infrastructure cannot cope already.

Better option than expensive care homes and enables people to retain their independence.

Enough affordable housing already.

Enough housing already.

Overdeveloped already.

We could do with more bungalows for rent or buy at affordable prices.

It would depend on where this is and what local natural area is repurposed. Parking and traffic would also need to be considered.

I fully support the development of housing to enable people, particularly young people to get onto the housing ladder.

We need affordable housing for old people in the village. All the new homes being built are too big for older people (and much too expensive).

Moving away soon, out of the area.

The village has expanded beyond recognition. There are not enough facilities, i.e., schools, doctors, so - no more houses please.

Any new development in Marden needs very careful consideration. The development over the last 5 years has materially altered the village and surrounding area and not all of it positively. We understood all new developments had to include a proportion of affordable housing. What's happened to the stock from recent development?

There is a good supply of affordable housing built within the new developments. However, a large percentage seem to have been given to those outside the parish. And many of those have drug issues and contribute nothing to the village.

We are aware that most of the new housing built in Marden over the last decade has been too expensive for young couples, etc to remain in the parish.

Our daughter, who is 28, lives with us but would like to move to her own home in or near Marden but will never be able to do so on her salary and with current house prices. Not until we both die that is!

Yes, but small scale appropriate priced housing, in the centre of the village - within walking distance of main centre only not requiring driving.

Not enough services present for healthcare needs.

As you know, Marden is overflowing with new buildings - impacting on infrastructure, existing facilities etc. If you wish to consider creating new homes then use urban spaces/vacant houses, NOT GREENFIELDS.

But only if development was in line with current planning policy - for example only if it was south of the railway.

Our parents lived at Bramley Court for many years. The help and companionship was very good for them - they were very happy.

Yes, I would support housing for older Marden residents, but I would not support council housing for families, due to there's too much trouble with kids in the village already.

We believe this should have been factored in before all the new housing was planned in and around the village.

As long as only for older people.

If the purpose of the older people housing is so that it can be used as a 'Trojan horse' to allow additional housing, then no I don't support it.

We've had enough thanks!

Three very large estates have been built in Marden, supposedly affordable housing for local people, but none were. We want no more houses built in Marden. No infrastructure in place, village overrun with cars, can't get to see doctors, schools over run.

The village should look to encourage/attract young professionals.

Marden already oversubscribed with the development already completed - why has this particular housing need NOT been met by these massive developments.

You are missing the point entirely, families old and young need truly sensible affordable housing within the community. The village has increased and yet has a poor sense of community. Too many NIMBYs and an unequal society.

Marden cannot support any further new housing.

There is plenty already. But if it is deemed necessary, as new housing for Marden always is, it should be built on Southons Field. Developers should be forced to provide this as part of their booming developments planned for the village - separate older people's housing gives the area an old-age feel and brings prices down. Marden is frequently touted as a rural service centre in local housing plans. We are the only village in the area without a bank (closed 10 years ago), a supermarket (2 minimarts), (supermarkets at Paddock Wood and Staplehurst), a dedicated post office (now part of one of the minimarts). We are not a rural service centre, or a service centre by any stretch of the planning officer's imagination. We have two quiet pubs, a petrol station, and two Indian restaurants. This is a village - not a service centre - please communicate this to the powers that decide.

Yes, we need more social, affordable and homes for older people, they should have a connection with the parish. We do not need large expensive housing. Marden is too large already as people know trying to get a doctor's appointment or child into local school.

In general terms not necessarily for me.

There is no need for expensive housing in Marden. We need affordable, social and for elderly for local people.

It may help older people downsize if a development for elderly was situated in a suitable place.

Provided space can be found close to bus stops and shops and the medical centre.

As long as it is situated south of the railway line.

As long as there is a rule that the new owners can't sell them on to other people for a large profit.

I worry this survey is designed to justify building 2k houses by citing a promissory undertaking to render 10% or 20% "affordable housing". If the building was solely affordable housing and not a licence to build beyond that remit, then it ought to go through normal planning process.

I have lived in Marden for 49 years, 2 years ago I needed to move to the centre of the village. I found it very difficult to find suitable properties in centre of village. I was lucky to find a bungalow - very rare in Marden!

There are enough old people. We need younger people and houses for younger people.

As long as it is a genuine need for local people, I support this. Sadly, too often these proposals have been a 'Trojan Horse' for other development.

Marden has been over developed with poor infrastructure to support all this ongoing development.

Far too many larger houses have been built on the new developments with only a token nod to local needs and affordability for genuine local people.

We have had a huge influx of housing in the past few years - we do not need anymore. We have an almost non-existent bus service. There is a huge amount of traffic in the village. It is almost impossible to make a doctors' appointment. So many junctions within the village have become dangerous, poor visibility due to so many parked cars on the highways.

Marden already has multiple elderly residences. Marden does not and should not have any new development!!

Like so many villages, Marden is an ageing population. Eventually with advancing age many find it useful to downsize thereby freeing up 'family' accommodation.

We would support this for older people yes, but we would not support this notion for those that the government have moved in from London - so ideally for the over 65s only.

I would love to see the children of local residents being able to stay here. They would have a better understanding of the village rather than 'outsiders' who want to take over the running of things.

I would support a small development of affordable housing for both older and younger couples from Marden but not large commercial developments.

Villages should support residents during their lifetime changes in circumstances by having varied housing at affordable pricing.

We have a site already with affordable housing rent or buy, but these have been allocated to people from Lewisham etc, so why?

The area is already over-developed.

Marden has an ageing population.

There is lack of both affordable housing and housing for older people.

No confidence any such development would benefit those intended. "Affordable" seems to have a different meaning to developers and housing providers. Our village's experience of such developments have been a joke!

I imagine there is a shortage of such affordable housing.

Even as I write this, I'm looking at yet another new housing development in Marden! It feels as though Marden is taking the brunt of new developments in the general area.

It would free up more houses for families that need them.

There are too many houses already and when they build more they aren't given to local people.

I would support this if the infrastructure was also designed to support this i.e., access, services, bus, lift at train station, location to shops/doctors/dentist.

We know people that had to move away as could not afford the housing here. We are only in support if it truly is for this purpose, is not too many and in an appropriate site i.e., brown site as opposed to green.

Only if it's for older people and is a small development.

Definitely for older people. Not for young families.

I support the idea but does depend on location.

I do not trust MBC to keep to their word and believe more general housing will be built instead.

Strictly on the basis it is Marden and not Maidstone.

I don't trust that such a development would not be exploited to create a massive expansion of the village.

There is a great need for both affordable and private housing for those older residents who need to downsize. However, this should form part of a new development not a separate one, so they feel integrated in the village. There is a proposed new development in the village, and this would be a perfect opportunity - Albion Road/Copper Lane.

There has been more than enough development in Marden already. We need to retain Marden as a village. No more please.

There is no suitable site for housing for older people. It would need to be in the village centre with access to public transport which it doesn't have.

We would really like to "downsize" in the village. We do not need rented accommodation. We need to buy own 1 level property. We do not need support.

Need??

There are enough houses in Marden. There is no space for more housing and the village cannot cope with more housing. There are not enough school places, shops etc.

Marden has already seen a great deal of development in the last eight years, other sites should be considered first.

BOTH YES AND NO WERE TICKED. I don't understand the question. 'Support' financially? What is 'small'? What is 'older'? What is 'genuine local connection'? Sorry but the question is leading and nebulous.

Older people should be living in a community with easy access to community activities/shops/open spaces.

I have parents struggling to find retirement property. They live in Molash, but I would like them near me.

As a pensioner in Marden, I think that if anything happened to my partner (wife) or myself we would happily buy a suitable smaller property in the area freeing up a detached property.

I believe there is a need for housing for older people, close to the amenities of the village.

Marden does not need more buildings, but I would support the acquisition of existing empty dwellings for this scheme.

I would support a development for older people, as long as the housing went to people who have worked or are disabled i.e., not to lazy freeloaders, of which Marden have enough of.

There is very little accommodation for older people in Marden. Until recently my mother had a 2 bed apartment in a development which supported independent living but also had a full complement of care staff for when the need arose.

Too many houses already.

No space.

With reservations. Marden is already grossly overbuilt, we are full.

People should be able to stay in the community that they know, they should not be 'priced out'.

Drainage infrastructure needs improving before any development should take place.

There is a need for affordable housing its often too expensive.

Village is large enough and cannot sustain further growth. The road network cannot sustain any further increase in traffic. Schools/doctors and other essential services are oversubscribed.

Should be more specific by what "affordable" housing is, more affordable for which economic group.

Too many houses been built in Marden.

I will be 60 next year, I currently work p/t and receive u/c what with travel expenses to work and all utility bills and my rent which is £599.82 pcm at times I struggle to cover everything I would like a place with a more affordable rent.

Too many people and too many houses already.

I think it's important for people to be able to stay within their community whatever their age or income.

Marden has already more than doubled in residents in the last 8 years with no improvement to transport, hospital, doctors or schools. We do not need any more. We moved here for its semi-rural attraction, its anything but anymore. Enough is enough.

No space, too many houses already. If affordable housing with children, no school places already too many children not enough childcare.

It is important that the community retains its local population.

Only for older people and only if small. There are enough new affordable houses in Marden.

As a homeowner in our 70s and wanting to stay in Marden this would be a good idea to downsize to.

I would support housing for older people to downsize if they are local. I do not support 'affordable' homes for people who come from other areas.

There is already enough development that has taken place in the village over the last 10 years.

Depending on size.

Only within the envelope of the village...very important close i.e., walking distance to Drs and amenities

Depends on the definition of affordable.

There is a need for more accommodation for people with significant disabilities especially for those who have to move into nursing homes when they would have preferred to stay at home but homes especially in rural areas are not easy to be adapted for wheelchairs and stairlifts etc.

No infrastructure.

In our experience, if you say "yes" to specific age/income related development it is interpreted by the authorities as a green light for general development.

There are too many new properties already and insufficient services.

I moved to the area to help out with care of my grandchildren to enable my daughter to work.

Too many developments recently. Marden is becoming overwhelmed by developers trying to steal every last piece of agricultural land.

It would be great to provide affordable housing for the older population so younger residents could move into the family homes owned by the older generation.

Must have outdoor space with gardens.

We are all going to need a place to call home, especially the older we get the more vulnerable.

In 4 years, we will need to move away from Kent as I move into retirement because we will not be able to afford our current house and there is nothing within our price range for older people. After living 55 plus years it will be very sad.

Bungalows in a suitable location. Housing for the disabled. Why does the current new housing have none of these? Integration into mixed housing is important.

Marden cannot support anymore developments - the infrastructure cannot cope - doctors, roads ??? etc.

Getting older and welcoming suitable and affordable housing in the future.

There is an ageing population in UK, so we need more housing suitable for older people.

Downsizing.

We would like one ourselves. We cannot move as smaller properties are now more expensive. Partner is 68 and needs to retire or do less work (6.5 days per week). Both of us have arthritis/fibromyalgia and sleep apnoea and associated health issues. There must be others like us.

But the value of my house has to be available for care costs when I am older and in need.

Why wouldn't anyone want to help those in need?

We need to help the older generation - if they move out of the larger homes - it means people can move up the ladder.

I'm 56 and have health problems myself, and I have had ongoing problems with anti-social neighbours. I wanted to move my partner in with me, but she has changed her mind after experiencing this - we need more safe housing here.

Very little provision for older people especially bungalows or supported living.

I am over 60 and have multiple disabilities and live on benefits. There is a dearth of affordable social housing.

My son and daughter in law, who are going to live here, so I will need separate accommodation.

Although I still work, I am 67 and cannot afford to retire whilst paying high private rental rent.

There is not enough affordable housing in Maidstone or any surrounding areas.

Older people living in Marden are likely to have lived here for many years. Why would they want to move in the village?

I am in this flat but would like to move but stay in Marden this property has upstairs access and I'm now seventy-four and would like a different place.

There is plenty of housing in Marden it just needs to be made affordable. The building of new homes isn't the answer, as they have proved to be unaffordable as well.

If older people moved out their larger homes, it would ease up the property ladder. Also, it's safer, more sociable for the older generation to live near one another - Rockery Court in Marden is a fine example. I believe we should allow the 39 bungalows to be built in Marden for the local people.

Sadly, there is very little, if any chance of local people from ordinary working backgrounds affording the house prices or private rentals in Marden.

Everyone needs affordable housing, and we have lots of space to accommodate.

Small - we have had substantial developments in recent years of lots of large homes - unaffordable for most. Need small (30 homes) for older people. Bungalows needed.

I was in tied accommodation of a bungalow in Marden looking after 25 bungalows of OAPs. Then at 66 I retired due to bad health, and had to vacate on the 1st March 2022. My husband and I were put in temporary accommodation for a month. Giving up my dog and then moved to temporary accommodation where we are now.

Marden is already over developed.

We would like to see more affordable houses to buy. So that our families don't have to move away from their own village.

As I am getting older and on my own, I may need one level accommodation which is not available at an affordable price.

There is a shortage of 2 bedroomed homes, particularly in a village centre position.

I think there is a need, just a lot of people might not complete the form or concerned about backlash from local opposition groups. I am in need and aware of others who are too.

Due to the fact I have 3 children in a 2 bedroom house, one of which has additional needs, I would fully support new affordable housing. My parents lived in tied housing in Marden for 11 years working in a retirement village. When she retired herself due to ill health, they were forced into temporary accommodation out of the parish.

There are presently retirement properties on the market in Marden that have not sold.

Gives credibility to existing application for 30 odd bungalows which is a ruse to allow building on edge of village for 2000 homes.

10. APPENDIX M2

Question 11. Please state any sites you think might be suitable for a local needs housing development in Marden.

None.

Don't know.

I can't think of anywhere suitable.

Not aware of any options available.

None. Plus, never on agricultural land.

Another small rural exception site like Rhodes Close.

See above.

Land behind Highfield House, Maidstone Road. What we really need is a care home so that when local residents become to live at home, they can be in a place where they are able to be visited by those without cars.

Happy to accept sites recommended by Marden Parish Council.

None!

Too much development already.

A lift in the railway station, because it's very difficult to take a pram with a child, not to mention getting a disabled person to another platform.

Ideally should be easy walking distance to the doctor's surgery and/or pharmacist and/or local general food shopping.

N/A

North Marden or redevelopment/repurposing of empty houses/property - Cockpit

Having undergone major building in the last few years I believe, Marden has reached its capacity.

Brown field sites.

None.

Unfortunately, none in Marden due to excessive building already.

None.

Thorn Road. Maidstone Road.

Not able to respond.

None. Already expanded too much - not enough local facilities i.e., doctors.

Field north of the railway line, but not 2000 homes.

Any new development that is granted planning permission should only be for local needs housing. We don't need any more unaffordable housing.

In Blossom Way a new 5 bedroom house has been purchased and remained empty since 2018 when it was built - outrageous!

None - too much development already!

None, please stop!

Any elderly development should be within easy reach of Marden's amenities.

None - except the brownfield site in the neighbouring village of Staplehurst 10 mins away already earmarked for elderly housing.

Southons Field is centrally located, close to all the shops and facilities Marden has to offer - this is essential for older people to be able to access everything. Southons Field is hardly used and is out of the way and down a cul-de-sac - perfect for building a large development.

Not North of the railway line. Within previous planned development.

Should be done by normal planning process, with no bending of rules merely because a developer gives the council money for projects that should come under central taxation.

Scout hut site behind library - good position in centre of village. Re-develop memorial hall with purpose built community centre at maybe Southons.

Land between the railway and the old vicarage on the Maidstone Road and also on the opposite side of the road between railway and Rhodes Close.

NOT north of the railway line.

None.

None.

NONE!

Not known.

Unknown.

Small (4/5) houses dotted in 10 x locations throughout is much better than huge estates like those built in recent years which change the village.

n/a

I don't know, but it would need easy access to shops, doctors and public transport.

No suitable site as older people need easy access to centre of village and larger developments have taken suitable sites. Maidstone Road is not suitable.

All land snapped up by commercial developers often assisted by government appeal procedures.

Ideally a brownfield site. Housing for older people needs to be near the village centre.

None we can think of.

n/a

There are already plenty of new estates in Marden.

The development land being considered for new housing next to countryside current development.

Behind houses on Howland Road at the end of Stanley Road.

Again, any local needs housing should be on a new development. The greatest need is for local residents trying to purchase their first house and the cost of private housing in Marden is exceptionally high.

There is no more room. You are Rural Kent - let's keep Kent Rural.

There aren't any.

One.

None.

Too much building already.

None.

I believe Marden has been well developed already - not always/at all with my answer to Q10 in mind, sadly. There is very little central space left.

There are limited brown field sites in Marden. But any retirement properties need to be close to the centre. Walking/scooter distance. Any properties must have good paths for wheelchairs, wobbly legs, scooters.

This form does not apply to my circumstances, but I would add that smaller new properties could be built for young couples to get on the housing ladder and to stay in the area.

Not sure but preferably either close to centre of village or where transport is good.

None.

No sites I am aware of.

There is no more room

n/a

Not to my knowledge.

None, too many houses already.

Land at bottom of Ramsden Way.

I don't know of any.

NONE.

Somewhere NOT ruining countryside.

Any close to village centre for shops etc.

I think the problem is that there have been so many general housing developments built in Marden over the last 5-10 years that people will be resistant to anymore building. This is a great, positive, idea - if only it had come first! Additionally, due to the nature of the residents likely to live at a development like this I think it would need to be somewhere fairly central in the village for accessibility reasons, but I don't know whether that would be possible.

None - no road network - roads at max capacity village at max capacity.

NONE. Do not expand the village. There is no capacity on the roads, schools or health services.

NONE.

I do not know of any other sites that would be suitable or safe here.

Sites would need to be close to local services and safe environment for over 55s only.

Only brown sites no more green.

There seem to be a number of sites suitable in Marden.

Land on corner going into Marden from Maidstone Road, opposite Marden Turf that was or even at Marden Turf fields?

Central to shops.

As near to the centre of the village - although most over 55s can drive.

Not on the local orchards - maybe a brown field site nearby.

I had to move here from Staplehurst, as it was the closest available rental near to my family, so I'm not very familiar with the area, as I'm partially sighted and can't explore much without help.

Plain Road in Marden will be suitable for development.

Not known.

None. We don't want more housing.

Would have to be close to centre for doctor, dentist, shop etc. Try improving pavements, traffic control too - to improve walking access to amenities.

Where Marden turf was, and opposite. Also, near Stanley - anywhere near the centre of the village for older people.

Brown field sites on Pattenden Lane. No more lining the pockets of already wealthy farmers.

Not sure, the land behind the train station would be ideal for people commuting?

Do not believe Marden can support further housing development - the infrastructure is creaking already. If it does happen it would have to be centrally in the village to allow people sensible and easy access to shops, doctors etc.

Not north of railway line. In-fill around current new developments.

Maidstone Road, Copper Lane, Extend on back of parsonage.

Waste ground along Hawkend Road adjacent to entrance Stonepit Farm. Also waste ground, Copper Lane halfway along on right from Hawkend Road.

Since we already have 5 new builds in Marden, some 5 beds ridiculous money, some affordable, some housing association, some part rent part buy, can't identify any sites here.

I would not support any new housing.

11. Appendix M3

Question 27. Please tell us in your own words why you need to move and what prevents you from doing so.

I have life threatening condition. Takes too long for emergency services to get to me. Also require a 2 bedroom for a carer.

I want to move to make a new fresh safer start for my children. Delayed as currently owe money on my caravan.

I have lived in the parish a year and work in several of the surrounding parishes. I would very much like to stay in Marden. I have been privately renting since April 2021 after having to sell my family home on leaving my husband due to domestic abuse. I am self-employed and didn't have 2 years of accounts to apply for shared ownership mortgage. The rent is more than myself and my adult children can afford so capital from the house sale is being used to cover the shortfall which means less available for shared ownership.

My husband and I have separated (since Dec 2020). I am still in the family home with our 2 young boys but can't afford to long term. I will need to move in the next 2 years but wish to stay in Marden as the boys attend the local school.

Most places have no gardens.

When I moved to the parish around 3 years ago, I was so happy. People were nice, the area was clean, and I finally found my safe forever home. Since the new builds have gone up there has been nothing but constant noise, trouble, anti-social behaviour, drugs, drink and the area is disgusting. People have not respect and has become a horrible, unsafe place to live in. It seems MHS Homes have moved in feral children with problems, druggies, alcoholics and unsavoury people who don't care!!

I will need to move to be able to retire and afford a house on my pension. Our current home will not be affordable, and we would like a safe environment to live in. My wife also has a long term back condition.

Cost of renting/buying in the area.

Lack of affordable housing and lack of supportive living homes.

Our current 4 bed house is much too big for us to manage. I want to move but wife doesn't!

Old age.

As Section 1 - Partner needs to retire due to age and poor health. Rent is too expensive for us - no funds to do anything. Smaller properties more expensive now. Struggle with 3 storeys. Too much housework. Bills very expensive. Have tried 3 times to get on register (see Q33).

I need to move to a safer area as there has been numerous times there has been anti-social behaviour. I don't want my 5 year old witnessing the violence. MHS Homes won't even fix lock on door!

Mortgage.

I have applied to move with MBC due to ongoing anti-social behaviour. I live in a ground floor flat and would like to move to a small house or bungalow and my partner would move in with me - we both work.

Age/health. House is very bad state of repair in fact, I have been thinking of reporting it and having it looked at. Not moved because no one helped me find anywhere. Finding stairs more difficult, walking as well.

May need supported accommodation in future as already 83.

Need to move in with others of my age for support for physical disability.

Getting older and less mobile. Current house has only 1 bathroom which is upstairs.

When ex made me homeless due to my disabilities, he moved my daughter into his girlfriend's against our wishes. She wants to be safe, home with me, this was the nearest flat I could get, but it's away from my family. Also, I'm in a first floor flat and cannot manage stairs. I desperately need a ground floor flat with 2 bedrooms, because I sleep on the sofa.

Because the family needs a separate house - we can't afford new house as it is expensive.

Cannot deal with all this online for everything too much of it cannot do it. I prefer letters in writing. I rest my case - see section underneath 33.

Harvey is diagnosed severely autistic. He does not want to move away from Maidstone as he has friends and family here and I am moving to Oxford to live with my boyfriend. Harvey will need affordable housing.

Want to move nearer to Maidstone or on a better bus route. My husband would like to give up driving.

Independent living. Cost.

I would like to move somewhere else in Marden it's too small.

I have a small two bedroom house and with 3 children fighting over space it's taking a toll on my mental health. I need more room for a happier environment.

Parents likely to retire and move elsewhere.

Fixed income (pension) housing costs, tax, fuel costs etc increasing, maintenance cost of house and gardens.

Living with parents, have a toddler. Not enough money for a mortgage. Would love to have another child.

I will need to find alternative housing when I retire in the next few years. I will not be able to afford private rent anymore, on a pension.

I have two girls aged 8 and 12 who will need their own private bedrooms very soon.

I need to move to a bungalow and currently there are no bungalows available in the parish.

The house we live in is being sold. We need to find local accommodation for six to twelve months while we look for a permanent home.

Not enough affordable le housing.

We lived and worked in Marden for 11 years where I have my daughter, son-in-law and grandchildren. I wish to be near as I have a disabled grandson. Due to my need for accommodation with no stairs I need bungalows built in Marden.

Marden has become overcrowded which has increased anti-social behaviour. Traffic has also increased so has pollution and noise.

My son lives with me, he is unable to get on the housing ladder because of low pay, although he works full time.

I expect to move in two or three years' time, to accommodation which will be more suitable as I move into my 80s in a few years.

The house is too small for our family, our affordable rent price puts people off swapping, we use and pay for home swap sites and social media but to no avail. We are also on MBC housing register.

I have 3 children, myself and my husband, we are living in a 2 bedroom house, lack of affordable housing is preventing us from moving, we are currently on the housing register, using all home swap websites and social media, nothing has been found.

Saving for a mortgage. Will be moving to another part of the country (Derby).

Would need suitable home.

Would like first independent home in a few years. Any suitable properties are housing association only so nothing is affordable to actually buy.



27th June 2022

Dear Resident,

Housing Needs Survey

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

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

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

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

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

Please take a few minutes to answer the survey. We would like to know your views even if you do not need alternative housing. THANK YOU. If you have family members who live elsewhere but who would like to return to live in the parish, please make them aware of the survey. Further copies can be obtained from Rosemary. Telephone: 01303 765 645. Email: rosemary.selling@ruralkent.org.uk. If you are in housing need, it really helps if you provide Rosemary with your contact details so she can keep you advised of potential new homes becoming available.

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

Please return your completed survey form in the freepost envelope provided by 18th July. It's really important we hear from as many residents as possible, so that the results give us an accurate picture of housing need in the parish.

Yours faithfully,

Marden Parish Council

HOUSING NEEDS IN THE PARISH OF MARDEN

Please complete this survey on behalf of your household

Section 1

1. What type of housing do you live in?	
<input type="checkbox"/> Private rented	<input type="checkbox"/> Shared ownership
<input type="checkbox"/> Tied tenancy	<input type="checkbox"/> Owner occupier (with or without mortgage)
<input type="checkbox"/> Living with relatives	<input type="checkbox"/> Other
<input type="checkbox"/> Renting from Housing Association	
If Other, please specify <input type="text"/>	
2. How many bedrooms does your home have? <input type="text"/>	
3. How many people live in your home? <input type="text"/>	
4. How long have you lived in the parish?	
<input type="checkbox"/> Less than 3 years	<input type="checkbox"/> 6-10 years
<input type="checkbox"/> 3-5 years	<input type="checkbox"/> More than 10 years
5. Have any members of your family/household left the parish in the last 5 years?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No Go straight to Q9
6. If you answered Yes to Q5, please state what relationship they have to you.	
<input type="checkbox"/> Child	<input type="checkbox"/> Parent
<input type="checkbox"/> Other relative	<input type="checkbox"/> Other
If Other, please specify <input type="text"/>	
7. Please indicate the reason why they left	
<input type="checkbox"/> Lack of affordable housing	<input type="checkbox"/> Employment
<input type="checkbox"/> To attend college/university	<input type="checkbox"/> Other
If Other, please specify <input type="text"/>	
8. Would they return if more affordable accommodation could be provided?	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
9. Would you support a small development of affordable housing/housing for older people if there was an identified need for people with a genuine local connection to Marden	
<input type="checkbox"/> Yes	<input type="checkbox"/> No
10. Please use this space if you wish to explain your answer to Q9	
<input type="text"/>	
11. Please state any sites you think might be suitable for a local needs housing development in Marden	
<input type="text"/>	
12. Do you or a member of your household need separate or alternative accommodation either now or in the next 2 or 5 years?	
<input type="checkbox"/> No. Please now go to the end of the survey	<input type="checkbox"/> Yes next 2 years
<input type="checkbox"/> Yes now	<input type="checkbox"/> Yes next 5 years

Section 2. Housing Needs

If you or anyone living in your home is in need of alternative housing, please continue with this questionnaire. Please complete one form per household in housing need e.g. if you have two adult children who want to move to a new home separately from each other, they must complete one form per person. If you need another form, please contact the Rural Housing Enabler on 01303 765 645 or rosemary.selling@ruralkent.org.uk

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

☐ Myself

☐ Someone else

14. If you're completing this form for someone else, please state their relationship to you and where they currently live e.g. son/daughter living 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 housing

It would be useful if you could provide your contact details as we may wish to contact you again to advise you of local housing opportunities. However, you are not obliged to do so. Any information given will remain confidential to Action with Communities in Rural Kent.

By completing my contact information I consent for my personal data to be held by Action with Communities in Rural Kent (ACRK) solely for the purpose of enabling development of housing to meet local needs. This personal data will not be shared with any person or organisation external to ACRK.

15. Name

16. What is your full address?

17. What is your email address?

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

☐ Yes

☐ No

19. If you live in the parish do you wish to stay there?

☐ Yes

☐ No

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

☐ I currently live in the parish and have done so continuously for the last 2 years

☐ I do not live in the parish but have previously lived there for 2 out of the last 5 years

☐ I do not live in the parish but have immediate* family members living there who have done so for at least the last 2 years

☐ I am currently permanently employed** in the parish

☐ I currently have or am about to take up an offer of permanent employment** within the parish

* Immediate family = mother, father, sister, brother, husband/wife or partner.

** Employment = for a minimum of 6 months and for and for more than 16 hours a week

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

☐ Single person

☐ Family

☐ Couple

☐ Other

If Other, please specify

How many people in each age group need alternative accommodation? For example, if you have 2 boys aged 0-9, put 2 in the box labelled 0-9 under Males

22. Males

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

23. Females

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

24. Why are you seeking a new home? Please tick all that apply

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

If Other please specify

25. What is your current housing situation?

- | | |
|---|---|
| <input type="checkbox"/> Owner occupier with/without mortgage | <input type="checkbox"/> Renting from Housing Association |
| <input type="checkbox"/> Living with relatives | <input type="checkbox"/> Tied tenancy |
| <input type="checkbox"/> Renting privately | <input type="checkbox"/> Other |

If Other, please specify

26. How many bedrooms does your current home have?

- | | | | | |
|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|
| <input type="checkbox"/> 1 | <input type="checkbox"/> 2 | <input type="checkbox"/> 3 | <input type="checkbox"/> 4 | <input type="checkbox"/> 5+ |
|----------------------------|----------------------------|----------------------------|----------------------------|-----------------------------|

27. Please tell us in your own words why you need to move and what is preventing you doing so

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

- | | |
|---|---|
| <input type="checkbox"/> Flat | <input type="checkbox"/> Extra Care housing (suitable for elderly people with a range of support options) |
| <input type="checkbox"/> House | <input type="checkbox"/> Other |
| <input type="checkbox"/> Accommodation suitable for older persons without support | |

If Other, please specify

29. Which tenure would best suit your housing need? Please tick any that apply

- ☐ Affordable Rented - rent is 50% - 80% of open market rents
- ☐ Shared Ownership - part rent/part buy
- ☐ First Homes - owner occupation for first time buyers with a minimum 30% discount in perpetuity. Maximum price after discount is £250,000. NB this would require a deposit of at least 5% and other savings to cover the cost of moving.
- ☐ Owner occupation in homes designated for older people

30. How many bedrooms will you need? Please note that for affordable rented housing, the size of property you will be eligible for is set out in Maidstone Borough Council's Allocation Scheme.

- ☐ 1 ☐ 2 ☐ 3 ☐ 4

31. 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"/> £25,000 - £30,000 | <input type="checkbox"/> £50,000 - £60,000 |
| <input type="checkbox"/> £10,000 - £15,000 | <input type="checkbox"/> £30,000 - £35,000 | <input type="checkbox"/> £60,000 - £80,000 |
| <input type="checkbox"/> £15,000 - £20,000 | <input type="checkbox"/> £35,000 - £40,000 | <input type="checkbox"/> More than £80,000 |
| <input type="checkbox"/> £20,000 - £25,000 | <input type="checkbox"/> £40,000 - £50,000 | |

32. How much money would you be able to raise towards buying your own home e.g for a deposit. This includes for Shared Ownership, First Homes or Open Market tenures.

33. Are you registered on the Council's Housing Register or the Help to Buy Register

- ☐ Yes ☐ No

To be considered for Affordable Rented housing you must also register on Maidstone Borough Council's Housing Register. If you would like to register contact Maidstone Borough Council on 01622 602000 or go to www.kenthomechoice.org.uk

To be considered for Shared Ownership you must be registered with the Help to Buy agent. Please go to www.helptobuyagent3.org.uk

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



THANK YOU FOR TAKING THE TIME TO COMPLETE THIS SURVEY. PLEASE NOW RETURN IT IN THE FREEPOST ENVELOPE PROVIDED BY 18th JULY 2022