

Housing in Sevenoaks District

Amended April 2022

This local information pack covers:

- information and advice about housing
- types of housing for older people and how to apply
- **a list of sheltered housing, retirement schemes and almshouses**
- debt and mortgage repayments
- floods and adverse weather
- homelessness
- homesharing
- landlords
- neighbour disputes
- removals
- renting
- repairs
- social housing

Some of the information in this pack is based on the database held by Elderly Accommodation Counsel, a charity that advises older people and their families on their housing options. Distances from facilities and other details are subject to change – please contact the relevant organisation for the latest information. The details are for information only, we cannot make recommendations.

If you cannot find what you are looking for please contact us as we may be able to help further. Amendments and additions are also welcome.

We publish other local information packs covering:

- Care agencies
- Care homes
- Health and wellbeing
- Help at home
- Legal advice and power of attorney
- Memory loss and dementia
- Money matters
- Social activities
- Transport, travel and leisure

Age UK Sevenoaks & Tonbridge is a registered charity no. 1088213

Tel: 01732 454108. Web: www.ageuksevenoaksandtonbridge.org.uk

Contents

Information and advice on housing	4
Types of housing for older people	7
Housing schemes for older people elsewhere in the UK	7
How to apply	7
Housing for older people to rent in Sevenoaks area	8
<u>Bat & Ball</u>	8
<u>Brasted</u>	9
<u>Chiddingstone</u>	9
<u>Chipstead</u>	10
<u>Cowden</u>	10
<u>Dunton Green</u>	10
<u>Edenbridge</u>	11
<u>Fordcombe</u>	12
<u>Holtye Common</u>	12
<u>Kemsing</u>	12
<u>Knockholt</u>	13
<u>Leigh</u>	13
<u>Otford</u>	14
<u>Penshurst</u>	14
<u>Seal</u>	15
<u>Sevenoaks</u>	16
<u>Shoreham</u>	19
<u>Weald</u>	19
<u>Westerham</u>	20
Housing for older people to buy in Sevenoaks area	21
<u>Edenbridge</u>	21
<u>Kemsing</u>	21
<u>Seal</u>	22
<u>Sevenoaks</u>	22
Care homes.....	24
Debt and mortgage repayments	24

Empty Homes	25
Floods, adverse weather and emergencies	25
Adverse weather	25
Electric emergencies	26
Floods on roads and blocked drains	26
Gas emergencies	26
Power cuts	26
Sandbags	26
Snow clearing and gritting	26
Staying safe	26
Heating costs and repairs	26
Home insurance	30
Homelessness	31
Homesharing.....	32
Landlords.....	32
Moving furniture.....	33
Moving home.....	33
Neighbour disputes	34
Renting.....	34
Social housing.....	35

Information and advice on housing

Age UK

We provide many different services:

Free information and advice

- Age UK in Sevenoaks. We can help you at our office or we may be able to visit you Tel: 01732 454108
- a general information guide to your housing options (available by phoning 0800 169 6565)
- a detailed factsheet on sheltered housing provided by social landlords on behalf of local councils (also available by phoning 0800 169 6565)
- Citizens' Advice can also help you. Free phone advice Monday-Friday 9am-5pm. Some office appointments may be possible.
 - Sevenoaks, Swanley, New Ash Green and Otford Tel: 0808 278 7810
 - Edenbridge and Westerham Tel: 0808 278 7962

Day centres and lunch clubs (transport may be available)

- Sevenoaks area. Hollybush Day Centre Tel: 01732 741558
- Swanley area. Try the Cottage Community Tel: 01474 879473 or Age UK North West Kent Tel: 01474 564898

Adaptations, aids and equipment (Age UK's Your Home co-ordinator)

- James Keast Tel: 07864 959141

Home bathing

- Edenbridge, Sevenoaks and Westerham areas. Ask Kathy in Independent Living Support at Age UK Tel: 01732 454108 to put you in touch with people
- Swanley area. Try Age UK North West Kent Tel: 01474 564898

Chiropody and toenail cutting

- Sevenoaks area. Hollybush Day Centre Tel: 01732 741558
- Swanley area. Try Age UK North West Kent Tel: 01474 564898

Independent Living Support (help with housework, shopping, gardening etc)

- Edenbridge, Sevenoaks and Westerham areas. Tel: 01732 454108
- Swanley area. Try Age UK North West Kent Tel: 01474 564898

Handyperson

- Edenbridge, Sevenoaks and Westerham areas. Not available
- Swanley area. Try Age UK North West Kent Tel: 01474 564898

Befriending (volunteers who can drop in for a chat)

- Edenbridge, Sevenoaks and Westerham areas. Tel: 01732 454108
- Swanley area. Try Age UK North West Kent Tel: 01474 564898

Dementia support (personalized activities to provide stimulation)

- Edenbridge, Sevenoaks and Westerham areas. Tel: 01732 454108
- Swanley area. Try Age UK North West Kent Tel: 01474 564898

Escorted hospital appointments

- Edenbridge, Sevenoaks and Westerham areas. Not available
- Swanley area. Try Age UK North West Kent Tel: 01474 564898

Meals on wheels

- Edenbridge, Sevenoaks and Westerham areas. Not available
- Swanley area. Try Age UK North West Kent Tel: 01474 564898

Citizens Advice

Free phone advice Monday-Friday 9am-5pm. Some office appointments may be possible.

- Sevenoaks, Swanley, New Ash Green and Otford Tel: 0808 278 7810
- Edenbridge and Westerham Tel: 0808 278 7962

Community Navigators

Free information and advice on finding the right sort of home. Contact INVOLVE Tel: 0300 081 0005 Email: communitynavigation@involvekent.org.uk If you live in the Swanley area contact IMAGO Tel: 0300 011 1965 Email: navigation@imago.community

Domestic Abuse Support Services in Kent & Medway

Safe refuge accommodation and adaptations to make the home safer by creating "sanctuaries" within the home. Tel: 0808 168 9276 Web: www.domesticabuseservices.org.uk

Domestic Abuse Volunteer Support Services (DAVSS)

PO Box 530, Tunbridge Wells TN2 9TB Tel: 01892 570538 (Helpline open Monday to Friday 10am to 1pm; can leave a message at other times) Email: office@davss.org.uk Web: www.davss.org.uk

This is the local helpline for men and women who are experiencing physical, sexual, emotional or financial abuse from current or former partners or other family members.

Dove Project

Refuge spaces in the South East. Tel: 01702 300006

First Stop – Elderly Accommodation Counsel

If you are not sure which option is most suitable and you want to talk through it then you can contact First Stop Advice for Older People. This is a service run by Elderly Accommodation Counsel, a charity that advises older people and their families on their housing options. They can help identify what potential difficulties an individual is facing and provide support on housing options available. You can phone them on 0800 377 7070 and leave a message requesting a callback from an advisor Email: info@firststopcareadvice.org.uk Web: www.firststopcareadvice.org.uk

You can also search for retirement housing on their database at www.housingcare.org

Help to Buy Scheme

Government scheme to make home ownership more of an option. New-build and re-sale homes may be available for shared ownership. Tel: 0333 321 4044 Email: helptobuyeastandsoutheast@bpha.org.uk Web: www.helptobuyese.org.uk

Housing Advice Teams

The Housing Advice Team at your local council may be able to offer advice for people losing their homes, facing eviction, rough sleepers and general advice for people over 55. They can provide guidance on how to join the local housing register to rent social housing, how to apply for a housing association home, rural housing schemes, self-build and custom-build homes. Tel: 01732 227000. Email:

housing@sevenoaks.gov.uk lettings@sevenoaks.gov.uk
empty.homes@sevenoaks.gov.uk Web: www.sevenoaks.gov.uk

Independent Age

6 Avonmore Rd, London W14 8RL Tel: 0800 319 6789, 020 7605 4200 Email:
advice@independentage.org Web: www.independentage.org

- free telephone and email service offering advice (a similar service is also offered by Age UK)
- a publication on choosing a care home which also explores other housing options for later life
- befrienders for people who are lonely, isolated or living alone

Your Home co-ordinator

Trained advisors can support you with housing issues. Contact James Keast. Tel: 07864 959141 Email: jameskeast@ageuksevenoaksandtonbridge.org.uk

Orbit

Build and provide a range of homes including rented and low-cost home ownership options. Tel: 0800 678 1221 Email: info@orbit.org.uk Web: www.orbit.org.uk

Refuge

Safe houses for women and children escaping domestic violence. Tel: 0808 200 0247 Web: www.refuge.org.uk

Sevenoaks District Council HERO Advice Service

Information and guidance on housing problems. Tel: 01732 227000 Email:
hero@sevenoaks.gov.uk Web: www.sevenoaks.gov.uk

Sevenoaks District Seniors Action Forum

If you would like to improve bus services to villages contact Sevenoaks District Seniors Action Forum who campaign on this and many other issues. Web:
www.sdsaf.org

Shelter

Tel: 0808 800 4444 Web: www.shelter.org.uk
Legal advice on homelessness and all aspects of housing.

Social Services

Tel: 03000 416161. Social Services provide many forms of support and you can ask for a free assessment of what support you might need and whether they might make any financial contribution. If you are looking after someone it may be quicker to get a free carer's assessment from INVOLVE Tel: 0300 081 0005 Email:
communitynavigation@involvekent.org.uk Web: www.involvekent.org.uk If you live in Swanley contact IMAGO Tel: 0300 011 1965 Email: hello@imago.community
Web: www.imago.community

Your local council

Contact your local council to report:

- dangerous structures
- dangerous trees

- flooding and other major emergencies
- noise
- licensing issues
- fumes
- other environmental health complaints

Types of housing for older people

The first thing to consider is what type of housing you are looking for. There are many types of housing for older people:

- age exclusive housing (for older people). There is usually an alarm system but no other support is provided and people are expected to live independently. Examples are some of the almshouses run by charities
- retirement housing (also known as sheltered housing or warden-assisted housing). This is the most common type of housing for older people. It usually has a warden or scheme manager although they may live off-site or there may be “floating support” with periodic visits from a member of staff
- enhanced sheltered housing where additional support is provided in some way. An example is Roman Court in Edenbridge. You need to check what they actually mean by this
- close care housing. This is retirement or sheltered housing which is on the same site as a care home. An example is Rockdale in Sevenoaks. You need to check what they actually mean by this
- extra care housing (also known as assisted living or housing-with-care) for people who can no longer live completely on their own. This may be for people who need a minimum of 3-4 hours per week care or support but do not need 24-hour complex medical supervision. Personal care may be available from their care agency or you can employ your own carers or have family carers if you prefer. Support may be available for other things such as housework, washing and ironing. Housing staff may be present on site 24 hours in case of emergencies. There may be additional charges for care and support. Examples are Hollybush Court in Sevenoaks and Kemsing Extra Care Housing. You need to check what they actually mean by this
- retirement villages. This is the luxury end of the spectrum. Support is available – at a cost. An example is Audley Care in Tunbridge Wells Tel: 01892 577174 Web: www.audleyretirement.co.uk
- some organisations run their own housing for older people. For example, there is a Royal British Legion village in Aylesford offering homes for veterans and their families. Tel: 01622 795910 Email: living@rbli.co.uk

Housing schemes for older people elsewhere in the UK

You can find details of other housing schemes on the Elderly Accommodation Counsel’s database at: www.housingcare.org

How to apply

Most housing for older people is either social housing (to rent) or leasehold housing (to buy)

The largest providers of social housing are housing associations who usually have a waiting list based on the council housing waiting list. If the housing is run by West Kent Housing or Moat Housing Association you must apply through the Kent Homechoice website: www.kenthomechoice.org.uk

If you do not have internet access or need help applying online and bidding online for properties there are a number of people who may be able to help you:

- there are public computers in libraries
- there is a public computer in West Kent Housing reception (100 London Rd, Sevenoaks) and reception staff may be able to help you use it
- phone Community Navigators to see if they can help you. Contact INVOLVE Tel: 0300 081 0005 Email: communitynavigation@involvekent.org.uk If you live in the Swanley area contact IMAGO Tel: 0300 011 1965 Email: navigation@imago.community
- phone Moat Housing on 0300 323 0011 and ask if they can help you
- phone Sevenoaks District Council on 01732 227000 and ask if their HERO Advice Service can help you
- Citizens' Advice may be able to help. Free phone advice Monday-Friday 9am-5pm. Some office appointments may be possible.
 - Sevenoaks, Swanley, New Ash Green and Otford Tel: 0808 278 7810
 - Edenbridge and Westerham Tel: 0808 278 7962
- INVOLVE. Advocacy and help representing your views. Tel: 03000 810005
- The Advocacy People (formerly SEAP) may be able to help. PO Box 375, Hastings TN34 9HU Tel: 0330 440 9000 Email: info@theadvocacypeople.co.uk Web: www.theadvocacypeople.co.uk May be able to do home visits.

However there are some other independent providers of social housing for older people (such as Rockdale or almshouses) where you can apply directly. You can also apply directly if you are buying leasehold housing or where housing is available for shared ownership. Age UK's Information & Advice Service may be able to help you fill in the forms for these schemes Tel: 01732 454108

Housing for older people to rent in Sevenoaks area

Bat & Ball

Fishers Oak

Fishers Oak, Grove Rd, Bat & Ball, Sevenoaks TN14 5DA

- Age exclusive housing
- 8 one-bed flats. Built in 1990. Not wheelchair-adapted
- Community alarm service
- Garden
- People who have worked in pubs and couples have priority. Social activities are actively encouraged. **New residents accepted from 55 years of age.** Both cats & dogs generally accepted (subject to conditions). Flats occasionally available but waiting list was oversubscribed in 2019

- Shop & post office in Bat & Ball 0.2 miles; GP Sevenoaks (St John's) 1 mile; nearest town Sevenoaks 1.5 miles; bus stop 0.2 miles; 3 buses an hour to Sevenoaks
- Rent (social landlord) from Anchor Tel: 0800 020 9516

Garden Court

Garden Court, Garden Rd, Bat & Ball, Sevenoaks TN13 3QR

- Age exclusive housing
- 24 one & two-bed flats
- Visiting management staff (a weekly visit from a Housing Officer) and community alarm service
- Shops (Bat & Ball) 0.4 miles; post office (Bat & Ball) 0.5 miles; GP Sevenoaks (St John's) 0.6 miles; nearest town Sevenoaks 1.5 miles; bus stop 0.2 miles; hourly buses to Sevenoaks
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Queens Drive

Queen's Drive, Bat & Ball, Sevenoaks TN14 5DB

- Retirement/sheltered housing
- 20 one-bed flats. Built in 1977. Includes mobility standard properties
- Non-resident management staff (24 hours) and community alarm service
- Garden
- Access to site fairly easy but less so for less mobile people
- Shop & post office (Bat & Ball) 0.3 miles; GP Sevenoaks (St John's) 0.6 miles; nearest town Sevenoaks 1.5 miles; bus stop 0.1 miles; half-hourly buses to Sevenoaks
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Brasted

Pym Orchard

Pym Orchard, Brasted near Westerham TN16 1JT

- Retirement/sheltered housing
- 10 one-bedroom bungalows. Built in 1962. Includes mobility and wheelchair standard properties
- Non-resident management staff and community alarm service
- Garden
- Access to site fairly easy but less so for less mobile people
- Shop & GP (in village) 0.2 miles; post office (Sundridge) 0.7 miles; nearest town (Sevenoaks) 5 miles; bus stop 0.2 miles; hourly buses to Sundridge and Sevenoaks
- Both cats & dogs generally accepted
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Chiddingstone

Margaret Hyde Houses

3-6 South Row, Wellers Town, Chiddingstone near Edenbridge TN8 7BG

- Age exclusive housing
- 4 one-bed flats & cottages. Built in 1839
- Access to site fairly easy
- Shop & post office (in village) 0.8 miles; GP (Edenbridge) 5 miles; nearest town (Edenbridge) 5 miles; may be occasional buses
- This almshouse charity caters for people from the Parish of Chiddingstone in the first instance, if no need in the Parish, this could be extended to Sevenoaks District Council area. Both cats & dogs generally accepted (but must not become a nuisance to residents)
- Rent (social landlord) from Margaret Hyde Charity Tel: 01892 870483

Chipstead

Denesfield Court

Denesfield Court, Homedean Rd, Chipstead TN13 2RU

- Age exclusive housing
- 16 studio & one-bed flats. Built in 1981
- Community alarm service
- Lounge, garden
- Access to site fairly easy
- Shop & post office (Riverhead) 1 mile; GP (Sevenoaks) 2 miles; nearest town (Sevenoaks) 2 miles; bus stop 350 feet; hourly buses to Riverhead and Sevenoaks
- **New residents accepted from 50 years of age**
- Rent (social landlord) from Moat Housing Association Tel: 0300 323 0011

Cowden

Chantlers Mead

Chantlers Mead, Cowden near Edenbridge TN8 7HU

- Retirement/sheltered housing
- 20 one-bed flats & bungalows. Built in 1966. Includes mobility standard properties
- Non-resident management staff and community alarm service
- Garden
- Access to site easy
- Shop, post office, GP (Edenbridge) 5 miles; nearest town (Edenbridge) 5 miles; bus stop 0.2 miles; occasional buses to Edenbridge or Tunbridge Wells
- Both cats & dogs generally accepted (in bungalows only)
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Dunton Green

Hamlyn Court

Hamlyn Court, Darenth Lane, Dunton Green near Sevenoaks TN13 2XU

- Retirement/sheltered housing
- 40 one & two-bed flats. Built in 1991
- Visiting management staff (support provided by West Kent Housing Association), non-resident management staff and community alarm service
- Lift, lounge, laundry, guest facilities, garden
- Whole site accessible by wheelchair. Access to site easy
- Shop (Tesco) 0.2 miles; post office (Riverhead) 0.6 miles; GP (Sevenoaks) 2 miles; nearest town (Sevenoaks) 2 miles; bus stop 0.2 miles; 4 buses an hour to Riverhead and Sevenoaks
- Weekly social activities include bingo, darts, pool, outings and suppers organised by residents. **New residents accepted from 55 years of age**
- Rent (social landlord) from Moat Homes Ltd Tel: 0300 323 0011. £105.38 inclusive per week (cost in 2015)

Edenbridge

Church St

Church St, Edenbridge TN8 5BG

- Retirement/sheltered housing
- 6 one-bed bungalows. Built in 1968. Includes mobility standard properties
- Non-resident management staff and community alarm service
- Garden
- Access to site easy. Shop & post office 600 yards; town centre 600 yards; GP 1 mile; bus stop 0.3 miles; regular buses to Tunbridge Wells
- Both cats & dogs generally accepted
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Queens Court

Queen's Court, Edenbridge TN8 6DN

- Retirement/sheltered housing
- 26 one-bed flats. Built in 1989. Includes mobility and wheelchair standard properties
- Non-resident management staff and community alarm service
- Lift, lounge, dining room, laundry, guest facilities, garden, hobby room, activities room, library, assisted bathing facility
- Kent Association for the Blind visit once a month
- Whole site accessible by wheelchair. Access to site fairly easy. Shop 50 yards; GP 75 yards; town centre 100 yards; post office 0.7 miles; bus stop 0.2 miles; regular buses to Edenbridge and Tunbridge Wells
- Weekly social activities. Both cats & dogs generally accepted, but not to be replaced
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

The Plat

The Plat, Edenbridge TN8 5BJ

- Retirement/sheltered housing
- 20 one & two-bed flats & bungalows. Built in 1968. Includes mobility and wheelchair standard properties
- Non-resident management staff and community alarm service
- Access to site easy. Distances: shop & post office 0.4 miles; town centre 0.5 miles; GP 1 mile; bus stop 0.4 miles; regular buses to Tunbridge Wells
- Both cats & dogs generally accepted (only in bungalows)
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Fordcombe

Reeves Court

Reeves Court, Fordcombe near Tunbridge Wells TN3 0RP

- Retirement/sheltered housing
- 5 one & two-bed flats. Built in 1972. Includes mobility standard properties
- Non-resident management staff and community alarm service
- Shop & post office (Speldhurst) 2.3 miles (Tunbridge Wells); GP (Tunbridge Wells) 5 miles; nearest town (Tunbridge Wells) 5 miles; may be occasional buses
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Holtye Common

Countess of Thanet Almshouses

Countess of Thanet Almshouses, Holtye Common near Cowden TN8 7EL

- Age exclusive housing
- 8 studio & one-bed flats & cottages. Built in 1892 and renovated in 1963
- Garden
- Access to site fairly easy. However the almshouses are fairly isolated in a hamlet so a car or ability to walk 1/2 mile to a bus is advisable. Shop & post office (Ashurst Wood) 4.1 miles; GP (Edenbridge) 6 miles; nearest town (Edenbridge) 5 miles; one bus a week to Sevenoaks
- This almshouse charity caters for retired older people who have had to leave tied accommodation. **New residents accepted from 50 years of age.** Both cats & dogs generally accepted
- Rent (social landlord) from Countess of Thanet Almshouses Tel:01342 850902

Kemsing

Church Lane

Church Lane, Kemsing TN15 6LU

- Retirement/sheltered housing
- 16 one-bed bungalows. Built in 1965. Includes mobility and wheelchair standard properties
- Non-resident management staff and community alarm service

- Garden
- Access to site fairly easy but less so for less mobile people. Shop & GP 440 yards; post office (Otford) 2.4 miles; nearest town (Sevenoaks) 3 miles; bus stop 0.3 miles; half-hourly buses to Sevenoaks
- Both cats & dogs generally accepted
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Kemsing Extra Care Housing

Nightingale Rd, Kemsing

- Extra care housing
- 31 one-bed flats and 20 two-bed flats to rent and to buy. Opening late 2018.
- Carers available
- Lounge, restaurant, terrace/orangery, activity room, hair salon, therapy room
- Nearest town Sevenoaks with half-hourly bus service
- **New residents accepted from 55 years of age**
- Rent (social landlord) from Rapport Housing & Care Tel: 01634 729161

Mary Burrows Gardens

Mary Burrows Gardens, Kemsing TN15 6LR

- Retirement/sheltered housing
- 4 one-bed flats & bungalows. Built in 1973. Includes mobility and wheelchair standard properties
- Non-resident management staff and community alarm service
- Garden
- Access to site fairly easy. Shop & GP 440 yards; post office (Otford) 2.3 miles; nearest town (Sevenoaks) 3 miles; bus stop 0.2 miles; half-hourly buses to Sevenoaks
- Both cats & dogs generally accepted (in bungalows only)
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Knockholt

Hampton Cottages

Hampton Cottages, Old London Rd, Knockholt TN14 7JW

- Age exclusive housing
- 10 cottages. Built in 1884 and renovated in 1992
- Community alarm service
- Shop & post office (Halstead) 1.1 miles; GP (Sevenoaks) 4 miles; nearest town (Sevenoaks) 4 miles; occasional buses to Sevenoaks and Orpington
- Rent (social landlord) from Hampton Cottages Charity Tel: 01959 533323

Leigh

Charlotte Cottages

Charlotte Cottages, High St, Leigh near Tonbridge TN11 8RH

- Retirement/sheltered housing

- 4 one-bed bungalows. Built in 1963. Includes mobility standard properties
- Non-resident management staff and community alarm service
- Shop, post office & GP (in village) 500 feet; nearest town (Tonbridge) 2 miles; bus stop 300 feet; regular buses to Tonbridge
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Saxby Wood

Saxby Wood, Leigh near Tonbridge TN11 8RR

- Retirement/sheltered housing
- 12 one-bed flats & bungalows. Built in 1969. Includes mobility standard properties
- Non-resident management staff and community alarm service
- Both cats & dogs generally accepted (in bungalows only)
- Shop, post office & GP (in village) 0.1 miles; nearest town (Tonbridge) 2 miles; bus stop 0.1 miles; regular buses to Tonbridge
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Otford

Twitton Meadow

Twitton Meadow, Otford near Sevenoaks TN14 5JP

- Age exclusive housing
- 16 one-bed flats & bungalows
- Access to site fairly easy but less so for less mobile people. Shop, post office & GP (in village) 1 mile; nearest town (Sevenoaks) 3 miles; bus stop 0.1 miles; occasional buses to Sevenoaks
- **New residents accepted from 60 years of age.** Both cats & dogs generally accepted
- Rent (social landlord) from Places for People Homes Tel: 0845 850 9571

Penshurst

Forge Close

Forge Close, Penshurst near Tonbridge TN11 8DA

- Retirement/sheltered housing
- 10 one-bed bungalows. Built in 1956. Includes mobility standard properties
- Non-resident management staff and community alarm service
- Both cats & dogs generally accepted
- Shop, post office & GP (in village) 250 feet; nearest town (Tonbridge) 4 miles; bus stop 500 feet; regular buses to Edenbridge and Tunbridge Wells
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Old Almshouses

Old Almshouses, Rogues Hill near Penshurst TN11 8BD

- Age exclusive housing

- 6 studio flats. Built in 1833 and renovated in 1979. Includes mobility standard properties
- Community alarm service
- Garden
- Access to site fairly easy. Shop, post office & GP (in village) 0.4 miles; nearest town (Tonbridge) 4 miles; bus stop 0.4 miles; regular buses to Edenbridge and Tunbridge Wells
- This almshouse charity caters for people who have lived in the Parish of Penshurst & Fordcombe for no less than 2 years
- Rent (social landlord) from Penshurst Almshouses Tel:01892 870619

Seal

Bentleys Bungalows

Bentleys Bungalows, Childsbridge Lane, Seal near Sevenoaks TN15 0BU

- Retirement/sheltered housing
- 8 one-bed bungalows. Built in 1955. Includes mobility standard properties
- Non-resident management staff and community alarm service
- Garden
- Access to site fairly easy. Shop (in village) 0.5 miles; post office (Bat & Ball) 1.5 miles; GP (Kemsing) 2 miles; nearest town (Sevenoaks) 3 miles; bus stop 100 feet; 3 buses an hour to Sevenoaks
- Both cats & dogs generally accepted
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Church St

Church St, Seal near Sevenoaks TN15 0AS

- Retirement/sheltered housing
- 4 one-bed flats. Built in 1970. Includes mobility standard properties
- Non-resident management staff and community alarm service
- Access to site easy but less so for less mobile people. Shop 50 yards; post office (Bat & Ball) 1.2 miles; GP (Kemsing) 2 miles; nearest town (Sevenoaks) 2 miles; bus stop 0.1 miles; 3 buses an hour to Sevenoaks
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Johnson's Court

Johnson's Court, School Lane, Seal near Sevenoaks TN15 0BE

- Age exclusive housing
- 24 one & two-bed flats. Built in 1991
- Community alarm service
- Lift, garden
- Access to site easy. Shop 200 yards; post office 1.2 miles; GP Sevenoaks (St John's) 1.5 miles; nearest town (Sevenoaks) 2 miles; bus stop 500 feet; 3 buses an hour to Sevenoaks
- **New residents accepted from 55 years of age**
- Shared Ownership from Moat Homes Ltd Tel: 0300 323 0011

Each home is available on a shared ownership basis. This means that you purchase a share in a one or two bedroom apartment. The share is between 25% and 75% of the full market value, and is purchased using existing savings. You then pay a rent and service charge on the share that you do not own. This scheme is for people that are unable to afford to purchase a home outright. We may also be able to assist you if you are looking to downsize and utilise sales proceeds to fund some living costs (however this will be assessed on an individual basis).

Knox Court

Knox Court, Middle Lane, Seal near Sevenoaks TN15 0DS

- Retirement/sheltered housing
- 14 one-bed flats. Built in 1983. Includes mobility standard properties
- Non-resident management staff and community alarm service
- Access to site easy but less so for less mobile people. Shop 50 yards; post office (Bat & Ball) 1.2 miles; GP (Kemsing) 2 miles; nearest town (Sevenoaks) 2 miles; bus stop 0.2 miles; 3 buses an hour to Sevenoaks
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Seal House

Seal House, Main Rd, Seal near Sevenoaks TN15 0AF

- Retirement/sheltered housing
- 8 one-bed flats. Built in 1964. Includes mobility standard properties
- Non-resident management staff and community alarm service
- Garden
- Access to site easy but less so for less mobile people. Shop 50 yards; post office (Bat & Ball) 1.1 miles; GP (Kemsing) 2 miles; nearest town (Sevenoaks) 2 miles; bus stop 0.2 miles; 3 buses an hour to Sevenoaks
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Sevenoaks

Clare Way

Clare Way, Sevenoaks TN13 1QL

- Retirement/sheltered housing
- 15 one-bed flats. Built in 1955. Includes mobility standard properties
- Non-resident management staff and community alarm service
- Garden
- Shops & post office 0.9 miles; GP 1 mile; town centre 1 mile; bus stop 0.2 miles; hourly buses to Sevenoaks
- Some meals available
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Hollybush Court

Hollybush Court, Hollybush Close, Sevenoaks TN13 3UX

- Extra care housing. You need to check what they actually mean by this

- 52 one & two-bed flats. Built in 1989. Includes mobility and wheelchair standard properties
- Extra Care scheme with non-resident management staff and community alarm service. You need to check what they actually offer
- Lift, lounge, laundry, guest facilities, garden, community centre, hobby room, assisted bathing facility
- Whole site accessible by wheelchair. Shops, post office & GP 0.5 miles; town centre 0.5 miles; bus stop 0.25 miles; frequent buses to town centre
- Regular social activities include fish and chip suppers, day trips, film evenings
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Linden House

Linden House, 16 Mount Harry Rd, Sevenoaks TN13 3JH

- Retirement/sheltered housing
- 36 one-bed flats. Built in 1997. Includes mobility standard properties
- Non-resident management staff and community alarm service
- Lift, lounge, dining room, laundry, guest facilities, garden, community centre, hobby room, activities room, library and assisted bathing room
- Access to site easy. Shop & GP 50 yards; post office & town centre 0.9 miles; bus stop 0.2 miles; frequent buses to town centre
- Frequent social activities include postural stability, yoga, cookery, flower arranging, day trips and computer classes, organised by residents & West Kent Housing Association
- Local greengrocer & chemist deliver to Linden House
- SDC minibus to take people shopping twice a week
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Rockdale

Rockdale, Rockdale Rd, Sevenoaks TN13 1JT

- Close care housing. You need to check what they actually mean by this
- 123 studio, one & two-bed flats. Built from 1968 onwards. Includes wheelchair standard properties
- The accommodation is located in Garden Apartments (48 flats), The Pleasaunce (19 flats), Beatrice Wilson Apartments (50 flats) and Stable Court (6 flats)
- Resident management staff (24 hours) and community alarm service. Home help available for shopping and cleaning. Do not provide personal care but support co-ordinators can help you to arrange this through private care agencies or Social Services. You need to check what they actually offer
- Lift, lounge, dining room, laundry, guest facilities, garden
- Access to site fairly easy. Shops & town centre 50 yards; post office, GP & bus stop 100 yards
- Frequent social activities include coffee mornings, afternoon teas, games and entertainment organised by warden and residents' social club. Also art clubs,

exercise and dance classes, computer clubs etc. Some meals available in The Pantry restaurant Tuesday - Friday and Sundays). **New residents accepted from 60 years of age.** Both cats & dogs generally accepted, but not to be replaced (subject to prior agreement)

- Rent (social landlord) from Rockdale Housing Association Ltd. Tel: 01732 458762

St John's Court

St John's Court, St John's Hill, Sevenoaks TN13 3NU

- Age exclusive housing
- 16 studio flats. Built in 1973
- Garden
- Access to site fairly easy. GP 0.1 miles; shops 0.2 miles; post office 0.4 miles; town centre 1 mile; bus stop 0.1 miles; frequent buses to town centre
- Scheme originally linked to adjacent C of E church but now run by Moat Housing Association although there is no warden or other support except visits from the estate manager. **New residents accepted from 50 years of age**
- Rent (social landlord) from Moat Homes Ltd Tel: 0300 323 0011

Servite House

Servite House, Cobden Rd, Sevenoaks TN13 3UB

- Age exclusive housing
- 4 studio & one-bed flats
- **New residents accepted from 50 years of age**
- Shop & GP 0.1 miles; post office 0.6 miles; town centre 1 mile; bus stop 0.2 miles; frequent buses to town centre
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Sevenoaks Almshouses

Sevenoaks Almshouses, c/o Sevenoaks School, High St, Sevenoaks TN13 1HU

- Retirement/semi-sheltered housing
- 17 one-bed flats
- The almshouses in Sevenoaks were established in around 1418 by William Sennocke. The current building was built in 1730 and has been much modernised since
- Laundry, garden, community room
- Access to site easy but less so for less mobile people.
- Shop 100 yards; post office, GP & town centre 0.4 miles; bus stop 0.1 miles; hourly buses to town centre
- This almshouse charity caters for people with limited financial means who live in or have lived in Sevenoaks area. You must be able to look after yourself. Social activities may be available at Sevenoaks School next door. **New residents accepted from about 60 years of age**

- Rent (social landlord) from Sevenoaks Almshouse Charity Tel: 01732 455133 extension 301 Email: almshouses@sevenoaksschool.org Web: www.sevenoaksalmshouses.org

Solefields Rd

Solefields Rd, Sevenoaks TN13 1PG

- Retirement/sheltered housing
- 36 one-bed flats. Built in 1948. Includes mobility standard properties
- Non-resident management staff (part-time) and community alarm service
- Garden
- Shop 0.3 miles; post office, GP & town centre 0.6 miles; bus stop 0.3 miles; hourly buses to town centre
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

The Retreat

The Retreat, The Drive, Sevenoaks TN13 3AA

- Age exclusive housing
- 7 one-bed bungalows. Built in 1904 and renovated in 1975
- Garden
- Access to site easy but less so for less mobile people. Shops, post office, GP & town centre 0.2 miles; bus stop 400 feet; frequent buses to town centre
- This almshouse charity caters for people born in Sevenoaks or who have lived there for at least 10 years, with preference to members of the Methodist Church. Frequent social activities include meals, clubs and worship organised by the Methodist Church and Age UK
- The Trust fosters a good community spirit among residents; it is a Christian foundation associated with the adjacent Methodist Church
- Rent (social landlord) from The Retreat Almshouse Charity Tel: 01732 452064

Shoreham

Shoreham Almshouses

Shoreham Almshouses, Filston Lane, Shoreham near Sevenoaks TN14 7SR

- 2 self-contained bungalows suitable for single people. Built about 1600
- Easy access to site. Shop & post office 0.2 miles; GP (Otford) 2 miles; nearest town (Sevenoaks) 5 miles; bus service on demand to Sevenoaks
- Rent (social landlord) from Shoreham Almshouses Tel: 07879 655459 Email: shorehamalmshouses@outlook.com

Weald

Knole Close

Knole Close, Weald near Sevenoaks TN14 6RB

- Retirement/semi-sheltered housing
- 8 one-bed flats. Built in 1975. Includes mobility standard properties
- Non-resident management staff and community alarm service

- Garden
- Shop & post office 0.2 miles; GP (Sevenoaks) 3 miles; nearest town (Sevenoaks) 3 miles; bus stop 0.5 miles; occasional buses to Sevenoaks
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Lambarde Cottages (Weald Almshouses)

21-29 Glebe Rd, Weald near Sevenoaks TN14 6PB

- Retirement/sheltered housing
- 8 one-bed bungalows. Built in 1832 and renovated in 1960 and modernised again more recently. The Almshouses at Weald are situated opposite the parish church. Each cottage consists of a living room, separate kitchen, bathroom and bedroom
- Small gardens
- Access to site fairly easy. Shop & post office 0.4 miles; GP (Sevenoaks) 3 miles; nearest town (Sevenoaks) 3 miles; bus stop 20 yards; occasional buses to Sevenoaks
- This almshouse charity caters for people with limited financial means who live in or have lived in the Sevenoaks area. You must be able to look after yourself. **New residents accepted from about 60 years of age**
- Rent (social landlord) from Sevenoaks Almshouse Charity Tel: 01732 455133 extension 301 Email: almshouses@sevenoaksschool.org Web: www.sevenoaksalmshouses.org

Mount Pleasant

Mount Pleasant, Weald near Sevenoaks TN14 6QA

- Retirement/sheltered housing
- 8 one-bed flats. Built in 1975. Includes mobility standard properties
- Non-resident management staff (part time) and community alarm service
- Garden
- Shop & post office 0.2 miles; GP (Sevenoaks) 3 miles; nearest town (Sevenoaks) 3 miles; bus stop 0.4 miles; occasional buses to Sevenoaks
- Rent (social landlord) from West Kent Housing Association Tel: 01732 749400

Westerham

Moreton's Court Almshouses

Moreton's Court Almshouses, London Rd, Westerham TN16 1BE

- Age exclusive housing. Older people in need. On average one vacancy per year. Waiting list in operation
- 12 one-bed flats. Built in 1901
- Community alarm service
- Gardens and laundry
- Shops, post office, GP & town centre 0.2 miles; bus stop 0.2 miles; hourly buses to Sevenoaks

- Rent (social landlord) from Moreton Almshouse Charity. Monthly maintenance contribution. Contact Sarah Marriott Tel: 01732 866482, 07715 178517
Email: sjmarriott@hotmail.com
- They also have 3 flats in Vicarage Hill and 2 flats in New St

Housing for older people to buy in Sevenoaks area

Edenbridge

Eadhelm Court

Eadhelm Court, Penlee Close, Edenbridge TN8 5FD

- Retirement/sheltered housing
- 34 one & two-bed flats. Built in 2012
- Non-resident management staff and community alarm service
- Lounge, laundry, guest facilities, garden
- Shops, post office, GP, town centre 0.2 miles; bus stop 0.2 miles
- Leasehold
- Cost: Prices from £227,950 (at 28/11/2014)
- Buy from McCarthy & Stone Tel: 0800 919132

Roman Court

Roman Court, 1 High St, Edenbridge TN8 5LW

- Enhanced sheltered housing. You need to check what they actually mean by this
- 52 one & two-bed flats. Built in 2005
- Assisted Living scheme with resident management staff (24 hours, 7 days) and community alarm service. You need to check what they actually offer
- Lift, lounge, dining room, laundry, guest facilities, garden
- Shops, post office, GP, town centre 350 feet; bus stop 0.1 miles
- Some meals available. Both cats & dogs generally accepted (subject to terms of lease and landlord permission)
- Leasehold
- Care provider: Allied Healthcare
- Developed by McCarthy & Stone
- Buy from First Port Tel: 0333 321 4072

Kemsing

Kemsing Extra Care Housing

Nightingale Rd, Kemsing

- Extra care housing
- 31 one-bed flats and 20 two-bed flats to rent and to buy. Opening late 2020.
- Carers available
- Lounge, restaurant, terrace/orangery, activity room, hair salon, therapy room
- Nearest town Sevenoaks with half-hourly bus service
- **New residents accepted from 55 years of age**
- Rent (social landlord) from Rapport Housing & Care Tel: 01634 729161

Seal

Johnson's Court

Johnson's Court, School Lane, Seal near Sevenoaks TN15 0BE

- Age exclusive housing
- 24 one & two-bed flats. Built in 1991
- Community alarm service
- Lift, garden
- Access to site easy. Shop 200 yards; post office 1.2 miles; GP Sevenoaks (St John's) 1.5 miles; nearest town (Sevenoaks) 2 miles; bus stop 500 feet; 3 buses an hour to Sevenoaks
- **New residents accepted from 55 years of age**
- Shared Ownership from Moat Homes Ltd Tel: 0300 323 0011
- Each home is available on a shared ownership basis. This means that you purchase a share in a one or two bedroom apartment. The share is between 25% and 75% of the full market value, and is purchased using existing savings. You then pay a rent and service charge on the share that you do not own. This scheme is for people that are unable to afford to purchase a home outright. We may also be able to assist you if you are looking to downsize and utilise sales proceeds to fund some living costs (however this will be assessed on an individual basis).

Sevenoaks

Park House

Park House, St John's Rd, Sevenoaks TN13 3JZ

- Retirement/sheltered housing
- 23 one & two-bed flats. Built in 1988
- Visiting management staff (House Manager works 20 hours per week), non-resident management staff (part-time) and community alarm service
- Lift, lounge, laundry, guest facilities, garden, conservatory
- Access to site easy, but less so for less mobile people. Shop & GP 0.2 miles; post office (Bat & Ball) 0.5 miles; town centre 0.75 miles; bus stop 0.1 miles; frequent buses to town centre
- Monthly social activities include coffee mornings, afternoon teas, and scrabble organised by residents. New residents accepted from 60 years of age. Both cats & dogs generally accepted (subject to terms of lease and landlord permission)
- Buy leasehold from First Port Tel: 0333 321 4072

Pavilion Gardens

Pavilion Gardens, The Vine, Dartford Rd, Sevenoaks TN13 3SU

- Retirement/sheltered housing
- 13 two-bed flats. Built in 1991
- Non-resident management staff (part-time) and community alarm service
- Lift, guest facilities, garden, garages
- Whole site accessible by wheelchair. Access to site easy but less so for less mobile people.

- Shops, GP, post office & town centre 0.4 miles; bus stop 0.1 mile
- **New residents accepted from 60 years of age.** Both cats & dogs generally accepted (subject to terms of lease and landlord permission)
- Buy leasehold from Pavilion Gardens (Sevenoaks) Ltd through estate agents

Rockdale (Constant Meadow and Webbs Meadow)

Akehurst Lane, Sevenoaks TN13 1JW

- Retirement/sheltered housing
- 28 one- and two-bed flats. Built 1987-2002
- The accommodation is located in Constant Meadow and Webbs Meadow. Includes mobility standard properties
- Resident management staff (24 hours) at main Rockdale site nearby (24 hours) and community alarm service. Home help available for shopping and cleaning. Do not provide personal care but support co-ordinators can help you to arrange this through private care agencies or Social Services. You need to check what they actually offer
- Lounge, laundry, garden. Constant Meadow also has a lift
- Access to site easy. Shops, post office, GP, town centre 0.2 miles; bus stop 0.2 miles
- Regular social activities at main Rockdale site (see below). **New residents accepted from 60 years of age.** Both cats & dogs generally accepted (subject to prior agreement)
- Buy leasehold from Rockdale Housing Association Ltd Tel:01732 458762

Rockdale (Laurie House and Summerbank)

Rockdale Rd, Sevenoaks TN13 1JT

- Close care housing. You need to check what they actually mean by this
- 29 one- and two-bed flats. Built 2015-2016
- The accommodation is located in Laurie House and Summerbank. Includes mobility-standard properties
- Resident management staff (24 hours) and community alarm service. Home help available for shopping and cleaning. Do not provide personal care but support co-ordinators can help you to arrange this through private care agencies or Social Services. You need to check what they actually offer
- Lift, lounge, laundry, garden
- Access to site fairly easy. Shops, post office, GP, town centre 0.1 miles; bus stop 0.1 miles
- Frequent social activities include coffee mornings, afternoon teas, games and entertainment organised by warden and residents' social club. Also art clubs, exercise and dance classes, computer clubs etc. Some meals available in The Pantry restaurant Tuesday - Friday and Sundays). **New residents accepted from 60 years of age.** Both cats & dogs generally accepted, but not to be replaced (subject to prior agreement)
- Buy leasehold from Rockdale Housing Association Ltd Tel: 01732 458762

The Acorns

The Acorns, Bradbourne Park Rd, Sevenoaks TN13 3YD

- Retirement/sheltered housing
- 22 one & two-bed flats. Built in 1990
- Non-resident management staff (part-time) and community alarm service
- Lift, stair-lift, garden
- Access to site easy. Distances: bus stop 300 yards; shop 300 yards; post office 1 mile; town centre 1 mile; GP 0.5 mile
- Shop 0.2 miles; GP 0.5 miles; post office & town centre 0.8 miles; bus stop 0.2 miles; frequent buses to town centre
- **New residents accepted from 60 years of age.** Both cats & dogs generally accepted (subject to terms of lease and landlord permission)
- Buy leasehold from First Port Tel: 0333 321 4072

Care homes

Age UK

- You can get publications on choosing & finding care homes, paying for permanent or temporary care, deprivation of assets and treatment of partners and property in the means test by ringing Age UK Tel: 0800 169 6565
- You can also get a list of local care homes by ringing Age UK Sevenoaks & Tonbridge Tel: 01732 454108

Debt and mortgage repayments

Citizens Advice

Free phone advice Monday-Friday 9am-5pm. Some office appointments may be possible.

- Sevenoaks, Swanley, New Ash Green and Otford Tel: 0808 278 7810
- Edenbridge and Westerham Tel: 0808 278 7962

Crosslight Advice

Tel: 01732 300425 Email: info@crosslightadvice.org Web: www.crosslightadvice.org

Crosslight Advice (formerly West Kent Debt Advice) will investigate your money problems and help you to find solutions. They offer free face-to-face debt advice, financial education, practical assistance and ongoing support to anyone who needs it regardless of background, faith or circumstance. They are based at Vine Evangelical Church. You can also ask Age UK to refer you by contacting us on 01732 454108

Money & Pensions Service

If you're on certain benefits and you're struggling to pay your mortgage, you may be able to get help from the government to pay the interest on your mortgage. This is called Support for Mortgage Interest (SMI). It will be paid as a loan - which must be repaid when you die or sell your home. If you're getting SMI as a benefit now, you will be offered the choice of taking out an SMI loan in future. The amount you have already received as a benefit does not need to be repaid.

Before you decide whether an SMI loan is the best option for you and your household, it's a good idea to seek professional advice.

- Call the Money & Pensions Service. Tel: 0800 011 3797 Web: www.moneyhelper.org.uk for free, impartial money advice. Lines are open Monday to Friday, 8am to 8pm and Saturday, 9am to 1pm. Calls are free.
- Call Citizens' Advice. Free phone advice Monday-Friday 9am-5pm. Some office appointments may be possible.
 - Sevenoaks, Swanley, New Ash Green and Otford Tel: 0808 278 7810
 - Edenbridge and Westerham Tel: 0808 278 7962

Your Home co-ordinator

Trained advisors can support you with reducing debt. Contact James Keast. Tel: 07864 959141 Email: jameskeast@ageuksevenoaksandtonbridge.org.uk

Sevenoaks District Council HERO Advice Service

Information and guidance on debt and mortgages. Tel: 01732 227000 Email: hero@sevenoaks.gov.uk Web: www.sevenoaks.gov.uk

Shelter

Tel: 0808 800 4444 Web: www.shelter.org.uk

Legal advice on housing and debt, court representation and payment plan negotiations. Can help if you are struggling to pay your rent or your mortgage.

West Kent Communities

Help West Kent Housing Association tenants to manage debts, budgeting and household finances. Tel: 01732 749451 Web: www.westkent.org

Your local council

If you are having difficulty paying your mortgage free confidential advice is available from your local council. In Sevenoaks contact the council on 01732 227000 and ask for the HERO Advice Service.

Empty Homes

Reasons to bring your unoccupied property back into use

- You may be missing out on revenue from rental income
- You may be paying more for council tax, insurance, utility bills and repairs
- Your empty property may be a target for vandalism and other anti-social behaviour which can mean additional costs to repair damage

Help may be available from your council

- Undertaking property renovation works
- Selling the property
- Renting out your property

Contact Sevenoaks District Council Tel: 01732 227000 and ask for the Private Sector Housing Team. Email: empty.homes@sevenoaks.gov.uk Web: www.sevenoaks.gov.uk

Floods, adverse weather and emergencies

Adverse weather

If you need 4x4 vehicles to help you in an emergency phone South East 4x4 Response on 01622 962636 (24 hours) or 999. If it is not an emergency phone 07040 900456

Electric emergencies

If you spot a potential hazard or to find out what it is safe to do near overhead power lines or underground cables. Tel: 0800 40 40 90 (24 hours). Web: www.nationalgrid.com

Floods on roads and blocked drains

If there is a flood on the road or in a public drain and it may cause injury or is putting homes at risk ring Kent County Council on 03000 418181 (Mon-Fri 9am-5pm) or 03000 419191 (other times). Web: www.kent.gov.uk

Gas emergencies

To report a gas or carbon monoxide emergency or if a pipeline is struck (even if no gas leak has occurred). Tel: 0800 111 999 (24 hours). Web: www.nationalgrid.com
Free carbon monoxide detectors from Citizens' Advice Email: energy@nwkent.cab.org.uk

Power cuts

To report a power cut, call 105. Visit www.nationalgrid.com to find out how to prepare for power cuts.

Sandbags

You can have sandbags delivered free of charge if there is a flooding emergency. Contact Sevenoaks District Council and ask for the Emergency Planning Team

Snow clearing and gritting

Contact Kent County Council Tel: 0845 247800

Staying safe

If you need advice on staying safe in a flood, phone the Government's Floodline on 0345 988 1188 (24 hours). Web: www.gov.uk/help-during-flood

Heating costs and repairs

Getting more information

- **Age UK.** They produce many publications. To get them Tel: 0800 169 6565
 - help with heating costs
 - saving energy
 - switching energy suppliers
 - repairs, improvements and adaptations
 - help for homeowners
 - help for private tenants
 - help for social housing tenants
- **Independent Age.** They produce Being Winter Wise which explains about keeping your home warm and making winter more affordable. You can get it from Independent Age Tel: 0800 319 6789 Web: www.independentage.org
- **Sevenoaks District Council**

- You can get free water-saving devices, thermometer cards and information on how to save money on fuel bills from the Housing Policy Team Tel: 01732 227000 Web: www.sevenoaks.gov.uk
- Information and guidance on saving money on fuel bills and different tariffs is available from Sevenoaks District Council's HERO Advice Service. Tel: 01732 227000 Email: hero@sevenoaks.gov.uk Web: www.sevenoaks.gov.uk

Getting free advice

- **Citizens' Advice.** They can give you impartial and confidential advice on your energy, for example, struggling to pay bills, requiring better deals on energy, guidance on the most appropriate payment methods etc. Free phone advice Monday-Friday 9am-5pm. Some office appointments may be possible.
 - Sevenoaks, Swanley, New Ash Green and Otford Tel: 0808 278 7810
 - Edenbridge and Westerham Tel: 0808 278 7962
- **Energy Saving Trust.** Their advice service can advise you on how to save energy in your home. You can call them on 0300 123 1234 (all you pay for is a national rate call).
- **Green Doctor.** This is part of the Groundwork charity. Web: www.groundwork.org.uk/greendoctor They can:
 - Help you switch your energy tariff to a better deal
 - Advise you on reducing energy use at home
 - Support you to access the Warm Home Discount or Priority Services Register
 - Support you with applications for energy or water debt relief
 - Refer you for the installation of larger measures if needed
 - Refer you to other support organisations within your community if needed
 - Deliver small efficiency measures, such as LED lightbulbs or draught proofing
- **Kent County Council.** They may be able to send you an energy saving advice pack. Contact Warm Homes Tel: 0800 170 1174 Email: warm.homes@kent.gov.uk Web: www.kent.gov.uk/warmhomes

Replacing your boiler or heating system

We are not aware of any scheme for free boilers. However some help may be available:

- **Kent & Medway Warm Homes.** This is a partnership between your local council and Kent County Council offering financial help with boilers, heating systems and insulation.
 - People of any age on means-tested benefits (eg Universal Credit, Housing Benefit, Council Tax Support, Pension Credit Guarantee Credit) may be eligible for Warm Homes grants for heating or insulation. There may be a waiting list
 - If you are over 65 with a diagnosed long-term medical condition, you may also be eligible for help from your local council
 - Tel: 0800 587 7795 Email: info@arangroup.co.uk Web: www.arangroup.co.uk
- **Affordable Warmth Obligation.** This is a Government scheme where you may be eligible for funding towards a replacement boiler or heating system.

Contact your energy supplier to see if they are part of this scheme. Web: www.gov.uk/energy-company-obligation

- If you own or privately rent your home you may be eligible
- If you rent social housing you may also be eligible if your home has a poor energy efficiency rating.
- **Peabody Home Improvement Agency**
Tel: 0800 028 3172 Email: infohia@peabody.org.uk Web: www.peabody.org.uk/care-support
Health & Housing Co-ordinators may be able to provide assistance with new boilers. Grants of up to £3000 may be available
- **Your Home co-ordinator.** You may be able to get a Discretionary Grant up to £7500 for a new boiler. This is effectively a loan. The council would give you the money but it has to be repaid either by you if you move or by your beneficiary if you die and your home is sold. Contact James Keast. Tel: 07864 959141 Email: jameskeast@ageuksevenoaksandtonbridge.org.uk

Reducing your heating bills and improving your home

- **Winter Fuel Payments**
 - Yearly one-off tax-free payment to help all older people keep warm in winter.
 - It is worth about £100-300 per year depending on your age and whether you are single or a couple.
 - It's not means-tested and it does not depend on whose name is on the bill.
 - Contact the Department for Work & Pensions to see if you're receiving it. Tel: 0845 915 1515 Web: www.gov.uk
- **Cold Weather Payments**
 - Extra help for people who are on some income-related benefits with increased heating costs during periods of very cold weather.
 - If you are eligible (eg getting means-tested benefits such as Pension Credit Guarantee Credit) then you will be paid £25 automatically each time it drops below zero degrees Centigrade for seven consecutive days at any point between November and March.
 - However this length of very cold weather is quite rare.
- **Warm Home Discount Scheme**
 - You could get money off your fuel bills under the Warm Home Discount Scheme. It is worth about £140 per year. This won't affect your Cold Weather Payment or Winter Fuel Payment. You may be eligible if you get Pension Credit Guarantee Credit or are on a low income. Usually it is for electricity but it can be for gas instead if you get dual fuel (both from the same supplier). Mainly big suppliers are part of this scheme so you could lose out if you switch to a company that doesn't offer it.
 - If you are on Pension Credit Guarantee Credit, the Department for Work & Pensions will write to you telling you how to apply. If you haven't received that letter by December you can phone them on 0800 731 0214. Once you have applied initially it is usually automatic in subsequent years
 - If you don't get Pension Credit Guarantee Credit but are on a low income then should apply direct to your energy supplier as early as

- possible. A limited number of discounts are available. Not all energy suppliers take part and if you switch supplier you need to apply again
- If you live in a park home (mobile home) you will need to apply online through Charis Grants (Age UK can help you do this) Web: www.charisgrants.com/park-homes-warm-home-discount-scheme
 - **Warm Homes Assistance and Home Improvement Assistance**
 - Your local council can visit to assess if there are any significant health and safety hazards in your home, for example:
 - if you are living in a cold home
 - if you have damp and mould
 - if you have significant trip or fall hazards such as dangerous steps or stairs
 - if you have poor fire safety such as dangerous electrics or a smoke alarm that doesn't work
 - if you have a leaking roof etc.
 - If you rent your home they can liaise with your landlord.
 - If you own your home your local council can advise on funding available to improve your housing conditions and may be able to help fund works in your home to reduce those hazards if you are on a low income such as income-related benefits. They may also be able to help if you have a long-term health condition.
 - Funding of up to £10,000 may be available, subject to availability. You should not be in Council Tax arrears and the assistance is repayable if you sell your home.
 - Contact Sevenoaks District Council on 01732 227000.
 - **Loft and cavity wall insulation**
 - Insulating your home is a great way of being warmer in the winter and saving money. Energy companies will do it if the loft is tidy but you need to empty it first of anything that is stored up there.
 - You may also be able to get subsidised loft and cavity wall insulation through Energy Company Obligation funding to residents across Kent. You do not need to be on benefits or a low income to qualify but the support available will depend on your property type and where you live
 - Tel: 0800 587 7795 Email: info@arangroup.co.uk Web: www.arangroup.co.uk
 - **Radiator panels**
 - Radiator insulation panels could reduce heating bills by 12-15%. These may be available free to older people. They are quick and easy to install.
 - Contact Sevenoaks District Council Tel: 01732 227155.
 - **Different ways of paying for fuel**
 - Economy 7 used to be cheaper but is now often poor value
 - Prepayment is where you pay upfront in a shop for example
 - The best tariffs are generally fixed-term tariffs where the fuel price is fixed for a limited period
 - Green tariffs tend to be more expensive though possibly more environmentally friendly
 - Further discounts may be available if you have dual fuel (gas and electricity from the same supplier), pay online or pay by direct debit.
 - **Decent Homes Grants**

- This can give you financial assistance for repairs and improvements.
- Contact your local council for details
- **West Kent Hospital Discharge Scheme**
 - The West Kent Hospital Discharge Scheme covers Sevenoaks
 - Based in Tunbridge Wells Hospital and Darent Valley Hospital.
 - Work with patients to help ensure their home is suitable for them to leave hospital.
 - The service provides a detailed home assessment, advice on home adaptation funding and financial assistance alongwith access to the Handy Hero team who can react quickly to requests for small home repairs, moving furniture or work to prevent further accidents, reducing the risk of a hospital re-admission.
 - They can move large items of furniture such as beds, wardrobes and chests of drawers including moving beds downstairs if you can no longer manage stairs.
 - Tel: 01732 227000 and ask for Handy Heroes.
- **Sevenoaks Repair Café**
 - Monthly Saturdays 10am-1pm St Luke's Church, Eardley Rd
 - Volunteers will repair items such as toasters, lamps, hairdryers, clothes, bikes, toys and crockery
 - Tel: 07980 168572 Email: sevenoaksrepaircafe@gmail.com

Home insurance

- The Money & Pensions Service can give you more information about different types of insurance Tel: 0800 011 3797 Web: www.moneyhelper.org.uk
- You could also look at a price comparison website such as www.moneysavingexpert.com
- Age UK works in partnership with selected insurance companies to provide insurance. To find out more ring 0800 323 4430 or visit www.ageco.co.uk
- However it may be worth shopping around. Contact the Association of British Insurers for more information about buying insurance Tel: 020 7600 3333.
- Contact the British Insurance Brokers' Association to find an insurance broker in your area Tel: 0870 950 1790
- The Financial Conduct Authority can confirm whether a firm is authorised to sell insurance Tel: 0845 606 1234
- LRB Organise. Leanne Bradshaw may be able to help with getting quotes for home insurance. Tel: 07854 693711. Web: www.lrb-organise.co.uk

Lifebook

This enables you to record all sorts of useful details which will not only help you to be more organised but could also be invaluable to a family member or a friend if they need to locate important information about you in an emergency. You simply follow the step-by-step instructions to fill in the various sections with your details, contacts and locations of important documents. The possessions section deals with recording details of your significant possessions or valuables such as jewellery and cars. The LifeBook is available in both a booklet and computer versions. More information from Age UK Tel: 0345 685 1061 Web: www.ageuk.org.uk/lifebook

Homelessness

You can get publications on homelessness and finding private rented accommodation by ringing Age UK Tel: 0800 169 6565. The Homelessness Reduction Act 2018 means that a council still has to help you to find a home even if you not what they would call a priority. They cannot say that you have made yourself intentionally homeless. However this does not mean that they have to provide you with a home; simply that they have to help you to find one or help you to stay where you are. They can only refuse to help you if they can prove that there is a "deliberate and unreasonable refusal to co-operate" on your part. If they say this then you should seek help from:

- Citizens' Advice. Free phone advice Monday-Friday 9am-5pm. Some office appointments may be possible.
 - Sevenoaks, Swanley, New Ash Green and Otford Tel: 0808 278 7810
 - Edenbridge and Westerham Tel: 0808 278 7962
- INVOLVE. Advocacy and help representing your views. Tel: 03000 810005
- The Advocacy People (formerly SEAP). PO Box 375, Hastings TN34 9HU Tel: 0330 440 9000 Email: info@theadvocacypeople.co.uk Web: www.theadvocacypeople.co.uk May be able to do home visits.

Bridge Trust

Services for homeless people to prevent them from falling back into homelessness. Supports anyone between 18 and retirement. Tel: 01732 368363 Email: info@thebridgetrust.org.uk Web: www.thebridgetrust.org.uk

Citizens' Advice

You can get advice if you are served with a notice seeking possession or a family member is unable to occupy the family home and is asked to leave. Their housing specialist is based at Tonbridge Castle, Castle St, Tonbridge. Tel: 0808 278 7810 Web: www.citizensadvice.org.uk/local/north-west-kent

Crosslight Advice

Tel: 01732 300425 Email: info@crosslightadvice.org Web: www.crosslightadvice.org

Crosslight Advice (formerly West Kent Debt Advice) can provide specialist rent arrears and debt advice to help prevent homelessness. They offer free face-to-face debt advice, financial education, practical assistance and ongoing support to anyone who needs it regardless of background, faith or circumstance. They are based at Vine Evangelical Church. You can also ask Age UK to refer you by contacting us on 01732 454108

Homeless Link

Search for hostels and homelessness services. Tel: 020 7840 4430 Email: info@homelesslink.org.uk Web: www.homeless.org.uk

Lookahead

Homelessness advice and supported housing for people with mental health needs, learning disabilities and autism. Tel: 020 7368 4600 Email: getintouch@lookahead.org.uk Web: www.lookahead.org.uk

Pathways to Independence

Accommodation and support for single homeless people. Tel: 01634 819649 Web: www.beyondhomelessness.org.uk

Porchlight

Can provide support if you are on the streets, sleeping rough or just have nowhere to go and no-one to turn to about pressure in your life. Tel: 0800 567 7699, 01227 760078 Email: headoffice@porchlight.org.uk Web: www.porchlight.org.uk

Samaritans

Can provide emotional support, day or night. Tel: 01892 532323 Text messages: 07725 909090 National helpline Tel: 08457 909090 Email: jo@samaritans.org Web: www.samaritans.org

Shelter

Tel: 0808 800 4444 Web: www.shelter.org.uk

Can help if you are worried about homelessness or staying with friends.

West Kent Mediation

Can provide mediation sessions to resolve disputes. This could help to keep you in your home, allow you to return to your home or provide more time to find suitable alternative accommodation. Tel: 01732 469696 Web: www.wkm.org.uk

West Kent MIND

Can provide wellbeing support if you are threatened with homelessness or recovering from losing your home or worrying that you could lose your home. Tel: 01732 744950 Web: www.westkentmind.org.uk

Your local council

Free confidential advice is available from your local council. In addition, if you are on the streets or sleeping rough and it is freezing for several nights, your local council may have a responsibility to arrange a temporary place in a shelter for you. In Sevenoaks contact the council on 01732 227000.

Homesharing

Supportmatch Homeshare Service

Tel: 01604 905517, 07742 807677, 07847 072490, 020 3633 6066 Email: info@supportmatch.co.uk Web: www.supportmatch.co.uk

This is a service where a householder who has a spare room offers it to a homesharer in exchange for 10 hours per week of companionship, overnight security and some practical help around your home. This could include domestic help such as cooking or shopping but does not include any personal care. Supportmatch charge the older person £99 per month and the homesharer £159 per month rent.

Landlords

Age UK

You can get publications on finding private rented accommodation and tenants' rights by ringing Age UK Tel: 0800 169 6565

Shelter

Tel: 0808 800 4444 Web: www.shelter.org.uk

Can help if you are having problems with your landlord

Warm and healthy home visits

Your local council can help tenants by liaising with landlords on repair issues. They will deal with problems informally where possible, but can enforce landlords to undertake works. In Sevenoaks contact the council on 01732 227000.

Moving furniture

David & Paul

David & Paul can help you move furniture in your home (such as moving a bed downstairs). You can reach them on 07979 872724. There may be other light removal firms who can offer similar services.

Peabody Home Improvement Agency

Tel: 0800 028 3172 Email: infohia@peabody.org.uk Web:

www.peabody.org.uk/care-support

Health & Housing Co-ordinators may be able to provide assistance with moving beds or removing hoarded materials

West Kent Hospital Discharge Scheme (Handy Heroes)

Based in Tunbridge Wells Hospital and Darent Valley Hospital. Work with patients to help ensure their home is suitable for them to leave hospital. The service provides a detailed home assessment, advice on home adaptation funding and financial assistance alongwith access to the Handy Hero team who can react quickly to requests for small home repairs, moving furniture or work to prevent further accidents, reducing the risk of a hospital re-admission. They can move large items of furniture such as beds, wardrobes and chests of drawers including moving beds downstairs if you can no longer manage stairs. Tel: 01732 227000 and ask for Handy Heroes.

Moving home

If you are on means-tested benefits you may be able to get a Budgeting Loan from the DWP Social Fund to help with removal costs

Coppards Removals

Based in Bromley but cover Sevenoaks and West Kingsdown Tel: 01732 757797 and Westerham Tel: 01959 546514.

Robert Draper Ltd

Removal firm based in Sevenoaks. Tel: 01732 452783 Web:

www.robertdraper.co.uk

Senior Services

Relocation service specialising in helping older people to move home. Tel: 07939 042805. Email: info@seniorservicesmanagement.co.uk
Web: www.seniorservicesmanagement.co.uk

Sevenoaks Removal Company

Tel: 01732 414173, 07307 390002 Email: removalssevenoakskent@outlook.com
Web: www.sevenoaksremovalcompany.co.uk

Neighbour disputes

Community Safety Teams

Contact the Community Safety Team at your local council to report anti-social behaviour, community safety issues or for crime prevention advice.

Kent County Council Community Wardens

Can help to tackle low-level crime and anti-social behaviour, as well as offering advice, information and support. Tel: 07773 397131 Web: www.kent.gov.uk

West Kent Mediation

Tel: 01732 469696 Email: theoffice@wkm.org.uk Web: www.wkm.org.uk
Help resolve conflict and breakdown of relations between individuals, organisations and groups. Especially good for neighbour disputes such as noise, harassment, anti-social behaviour, verbal abuse, parking, children's behaviour, pets, gardens, fences & hedges. Free, confidential and impartial.

Renting

Age UK

You can get publications on finding private rented accommodation and security of tenure by ringing Age UK Tel: 0800 169 6565.

Crosslight Advice

Tel: 01732 300425 Email: info@crosslightadvice.org Web: www.crosslightadvice.org

Crosslight Advice (formerly West Kent Debt Advice) can provide specialist rent arrears and debt advice to help prevent homelessness. They offer free face-to-face debt advice, financial education, practical assistance and ongoing support to anyone who needs it regardless of background, faith or circumstance. They are based at Vine Evangelical Church. You can also ask Age UK to refer you by contacting us on 01732 454108

Shelter

Tel: 0808 800 4444 Web: www.shelter.org.uk
Can help if you are struggling to pay your rent.

Your local council

If you are having difficulty paying your rent free confidential advice is available from your local council. In Sevenoaks contact the council on 01732 227000. You may be eligible for Housing Benefit.

Social housing

Age UK

You can get publications on council and housing association housing by ringing Age UK Tel: 0800 169 6565.

Kent Homechoice

Manage the social housing register (council housing waiting list) on behalf of local authorities and housing associations. You can also approach your local housing association to get on it. Tel: 01732 749433, 749400. Email: housing.options@wkha.org.uk Web: www.kenthomechoice.org.uk

MOAT

Housing association providing affordable homes and services for people in housing need. Tel: 0845 600 1006 Email: customer@moat.org.uk Web: www.moat.co.uk

West Kent Housing Association

Provide homes in Kent for people who can't afford them on the open market. Tel: 01732 749000 Email: customerservices@wkha.org.uk Web: www.westkent.org

Your local council

If you are having difficulty joining the housing register (waiting list) free confidential advice is available from your local council. In Sevenoaks contact the council on 01732 227000

Supported housing

Avenues Group

Supported living and housing for people who have learning disabilities, autism, acquired brain injuries, challenging behaviour and/or other multiple/complex needs. Tel: 0300 323 0405 Email: info@avenuesgroup.org.uk Web: www.avenuesgroup.org.uk

Kent Social Services

If you need supported housing to live an independent life ask the Supported Housing Team for an assessment. Tel: 03000 416161 Email: social.services@kent.gov.uk Web: www.kent.gov.uk

Lookahead

Homelessness advice and supported housing for people with mental health needs, learning disabilities and autism. Tel: 020 7368 4600 Email: getintouch@lookahead.org.uk Web: www.lookahead.org.uk

MacIntyre (Learning Disability Supported Housing)

Supported living in Edenbridge for adults with learning disabilities and autism. Tel: 01908 230100 Email: hello@macintyrecharity.org Web: www.macintyrecharity.org

Rethink

Supported housing for people with mental health problems. Tel: 01732 742351,
01215 227007 Email: info@rethink.org Web: www.rethink.org

Index

Adverse weather, 25

Advice, 4

Applying, 7

Autism, 31, 35

Bat & Ball, 8

Behaviour issues, 35

Blocked drains, 26

Brain injuries, 35

Brasted, 9

Bus services, 6

Buying (Sevenoaks), 21

Care homes, 24

Chiddingstone, 9

Chipstead, 10

Cold Weather Payments, 28

Council housing list, 35

Cowden, 10

Custom-build homes, 5

Dangerous structures, 6

Dangerous trees, 6

Debt, 24, 31, 34

Decent Homes Grants, 29

Domestic abuse, 5, 6

Dunton Green, 10

Edenbridge, 11, 21

Emergencies, 7

Empty homes, 25

Environmental health complaints, 7

Eviction, 5

Flooding, 7

Floods, 25

Fordcombe, 12

Fumes, 7

Handy Heroes, 30, 33

Help to Buy, 5

Holtye Common, 12

Home insurance, 30

Homelessness, 31, 35

Homesharing, 32

Hospital Discharge Scheme, 30, 33

Hostels, 31

Housing advice, 5

Housing associations, 35

Housing register, 5

Housing waiting list, 35

Information, 4

Insulation panels, 29

Kemsing, 12

Kent Homechoice, 35

Knockholt, 13

Landlords, 32

Learning disabilities, 31, 35

Leigh, 13

Licensing issues, 7

Lifebook, 30

Low-cost home ownership, 6

Mental health needs, 31, 35

Mortgage repayments, 24

Moving furniture, 30, 33

Neighbour disputes, 34

Noise, 7

Oxford, 14

Penshurst, 14

Radiator insulation, 29

Refuges, 5, 6

Removals, 33

Rent to Buy, 5

Renting, 34

Renting (Sevenoaks), 8

Repairs, 26, 30, 33

Rough sleepers, 5

Rural housing schemes, 5

Sanctuaries, 5

Sandbags, 26

Seal, 15, 22

Self-build homes, 5

Sevenoaks, 16, 22

Shared ownership, 5

Shoreham, 19

Social Housing, 35

Social Housing Register, 35

Supported housing, 31, 35

Supportmatch Homeshare Service, 32

Types of housing, 7

Warm and healthy home visits, 33

Warm Home Discount Scheme, 28

Weald, 19

Westerham, 20

Winter Fuel Payments, 28