



**Community First**  
*Building better communities*

# **Housing Needs Survey For Hatfield and District Group Parish.**

**February 2010**

Community First  
41a Bridge Street  
Hereford  
HR4 9DG

## **EXECUTIVE SUMMARY**

### **Assessment of the Need for New Affordable Housing in the Hatfield and District Group Parish area**

#### **Introduction**

On the 15<sup>th</sup> March 2010, the Hatfield and District Group Parish Council met to consider the outcome of the recent Housing Needs Survey that was conducted in November 2009 by Community First. It was noted that survey forms had been posted to all 216 addresses in the parish and by the closing date, 79 responses to Part A of the form had been received, there were 15 responses to Part B and 5 responses to Part C. Part A requested information from all householders in order to gain a profile of the existing housing in the Parish, Part B sought information on current and future housing need, and Part C invited those in housing need to register with Home Point Herefordshire.

#### **Assessment of Housing Need**

The Parish Council acknowledged that the survey showed that a need exists for the provision of new affordable housing for the following reasons:-

- the stated demand for such accommodation
- the housing and financial circumstances of the respondents to Part B .
- the lack of affordable homes in the Parish, and tenure choice in the parish.

#### **Type of new affordable dwellings and mix of tenure required**

The type of dwellings that would be required are 2 and 3 bedroom houses, and 1 and 2 bedroom flats and bungalows. The tenure mix and number of dwellings would be determined by a developing Housing Association working in partnership with the Parish Council and the Rural Housing Enabler.

#### **The Next Steps**

A Housing Development Officer from Herefordshire Council's Housing Needs and Development Section and the Parish Council will seek to identify a suitable site that would meet the requirements to build an affordable housing scheme. They will walk around the parish with a planning officer from Herefordshire Council, to consider what options (if any) exist. Where a site, or more than one is suggested as being acceptable (and the landowner is willing to sell), the Housing Development Officer in association with the Parish Council and a Housing Association will arrange for a public exhibition to be held in the village hall to seek the views of residents where issues such as site location and traffic safety can be considered.

#### **Practical Considerations**

In accepting that an affordable housing scheme is required for the area, the Parish Council stated that they will only support a scheme that provides affordable homes for local people in perpetuity, and that it is a small scale development.

#### **Contacts**

If you wish to discuss this matter please contact the Chairman of the Parish Council, or the Herefordshire Council's Housing Needs and Development Section. To receive a copy of the survey report, please contact Community First on 01432 267820, or download a copy from the Community First website, [www.comfirst.org.uk](http://www.comfirst.org.uk)

## Contents

	<b>Page</b>
Executive Summary	2
Introduction	4
Method	4
Survey Response	4
Analysis of Survey Returns Part A	5 to 7
Analysis of Survey Returns Part B	8 to 10
Return of Part C Survey Forms	10
Housing Need Survey – Household/Tenure/Property Type Details	11 to 14
Analysis of the Housing Needs Survey Results	15
Assessment of the need for New Affordable Housing in the Hatfield and District Group Parish area	16
Appendix A - New Affordable Homes in the Hatfield and District Group Parish area – eligibility criteria and definition	16 to 17

## **Housing Needs Study for Hatfield and District**

### **Group Parish area**

#### **Introduction**

On July 23<sup>rd</sup> 2009 the Hatfield and District Group Parish Council agreed with a proposal from Community First that a Housing Needs Survey should be undertaken within the area. The purpose being to assess if there was sufficient local housing need to justify the provision of new affordable dwellings, because of the perceived difficulties that local people were having in securing homes of their choice at costs they could afford.

In October 2009, notice of the Parish Council's decision was given in the Parish Magazine and in the week beginning the 26<sup>th</sup> October 2009, explanatory letters and survey forms were posted to all 216 addresses located in the Parish (as identified from Council Tax records) Householders were asked to make their return by the 30<sup>th</sup> November 2009.

#### **Method**

All householders were asked to complete and return Part A of the survey form in a reply-paid envelope. Part A sought information on the current housing profile of the area, and also asked householders for their views on the need for new affordable housing in the area.

Householders were also asked to complete and return a Part B questionnaire, where they identified a current or future housing need for affordable housing in the parish for themselves, or family members or friends.

Part C of the form requested name and address details if the householder or a relative/friend/acquaintance wanted to be registered with Home Point Herefordshire.

#### **Survey Response**

By the deadline of the 30<sup>th</sup> November 2009, the following forms had been received:-

Part A – 79 completed forms (a response rate of 36.5% of the 216 addressees)

Part B – 15 completed forms (a response rate of 6.9 % of the 216 addressees)

Part C – 5 completed forms

## Analysis of the Part A Survey Returns

### Age Profile

Age Bands	0-15	16 -24	25-44	45-59	60-69	70+
<b>2008 Housing Needs Survey Number</b>	11	9	9	34	35	20
% against total survey return of 118	9.3%	7.6%	7.6%	28.9%	29.6%	17%
Age Bands	0-15	16-24	25-44	45-64	65-74	75+
<b>2001 Census Number</b>	80	35	107	157	43	35
% against total population 457	17.5%	7.6%	23.4%	34.4%	9.4%	7.7%

**Comment** – In 2001 the National Census identified there were residents in the Hatfield and District Group Parish area as set out in the table above.

The 2009 Housing Needs Survey does not cover the total population of the Hatfield and District Group Parish area, but the results give an indication that the number of younger children living in the area has reduced since 2001, that the 25-44 age range has reduced, and that there has been an increase in the 60+ range.

### Living in the Hatfield and District Group Parish area

74 responses were received, all of whom are living in the Hatfield and District Group Parish area.

Lived in Present Home	0- 4 yrs	5-9 yrs	10-19yrs	20+yrs
	10	19	25	23

**Comment** – The length of time that householders live in their present home could indicate a number of factors such as:-

- contentment with the locality
- a sustainable location to live
- lack of 'turnover' in vacancies occurring
- an aging population
- unable to afford to move either within the parish or elsewhere

### Housing Tenure –Your Current Home

	Home Owner	Housing Association Renting	Private Renting	Lodging	With Parents/ Relatives	Tied	Other	
<b>2009 Survey</b>	62	3	10	1	1	0	1	
<b>2001 Census</b>	133	8	----- 49 -----					

**Comment** – From the details provided from the 2009 Survey and the 2001 Census there is a predominance of owner occupation in the parish. The current Housing Association rented stock consists of 2 x 2 bedroom bungalows and 3 x 3 bedroom houses. The Parish has a lower low level of Housing Association dwellings (2.3%) as compared to 15% for Herefordshire as a whole.

### Current Accommodation

	House	Bungalow	Flat	Mobile home	Other
<b>2009 Survey</b>	65	10	1	0	3

	Detached	Semi detached/ terrace	Flats
<b>2001 Census - dwellings</b>	145	47	15

**Comment** – The majority of the 2009 Survey respondents live in houses in the Parish as opposed to bungalows and flats. The 2001 Census showed that 70% of properties in the Parish were detached.

### Bedrooms

2009 Survey	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom	Six Bedroom and more
	1	20	31	15	7	5

**Comment** – The 2009 Survey indicates a larger number of three bedroom properties across the parish.

**Households Members who have moved away**

**Yes - 15 No - 62**

**Reasons for leaving**

Lack of Affordable Housing	Public transport	Suitable Hsg	Employment elsewhere	College/University	Other
2	1	0	6	3	3

**Comment** – Employment elsewhere accounted for the greatest number of reasons for leaving.

**In favour of affordable housing**

**Yes – 50 No – 19 Unsure - 10**

**Comment** – The Survey shows that 63.3% of the respondents who answered the question were in favour of affordable homes being provided for local people, 24.1% were against and 12.6% were unsure.

**Future Housing Need within the next five years**

**Yes - 15 No - 64**

**Comment** – Results are self explanatory.

---

## Analysis of Part B Survey Forms

### When will you need to change your accommodation?

Now	Within 12 months	1- 3 years	3- 5 years	5+Years
1	2	6	4	2

**Comment –** The Survey indicates the majority of respondents need to move within the next 3 years.

### Why do you need to move?

Local affordable acc	Independent accom.	Larger accom.	Smaller accom.	Poor State of Repair	Closer to Employment	Permanent accom.
7	5	0	1	3	2	3
Older person's accom.	Closer to Carer or Dependent	Specially adapted home	Family breakup	Closer to relatives who live in the Parish	Moved away and wish to return	Other
0	2	1	1	7	2	0

**Comment -** The Survey shows that the majority of reasons given to move are the requirements to be closer to relatives who live in the parish, for local affordable accommodation and a need for independent accommodation. Respondents to the Survey could tick more than one reason.

### Current Housing Status

Home owner	Private tenant	Housing Association tenant /shared owner	Tied tenant	Living with parents or other family member	Lodger
5	3	1	0	4	2

**Comment –** The Survey indicates the majority of respondents are owners and private tenants.

### Type of Housing required

Housing Association Rent	Housing Association Shared Ownership	Private Rented	Home Ownership
7	1	2	5

**Comment –** The Survey shows that the majority of respondents desire Housing Association rented homes and home ownership.

### Registered with Home Point

No – 7 Yes - 1

**Comment** – The majority of responders to this question answered that they were not registered with Home Point. This may indicate:-

- lack of knowledge about Home Point
- lack of registration because of lack of apparent housing opportunities in the village
- lack of housing need.
- a preference for private renting or home ownership

### Shared Ownership Preference – Assessed Maximum Mortgage

Below £50,000	£50,000- £55,000	£55,000- £60,000	£60,000- £65,000	£65,000- £70,000	£70,000- £75,000
1	0	0	1	0	2
£75,000- £80,000	£80,000- £85,000	£85,000- £90,000	£90,000- £95,000	£95,000- £100,000	£100,000 plus
0	0	0	0	0	0

**Comment** – From the 2 responses to this Survey question it is apparent that no one will be in a position to seek full ownership in the Parish. They record their maximum mortgage potential in the categories lower than £65,000. In terms of their preference for shared ownership the following information is relevant:-

- A recent rural Housing Association Shared Ownership scheme in a comparable area, showed that two bedroom properties with an assessed open market value of £110,000 were being sold at a 25% stake of £27,500. The rent charge for the remaining share was a £178 per month.
- The Herefordshire median price for open market sales for the 3rd quarter 2009 was £185,000 (latest Government published figure).

### Household Composition

Family with Children	Couples	Older couples – 60 plus	Single persons
5	1	4	5

**Comment** – 15 respondents to the Survey completed Part B stating they were in housing need. The household composition details shows 5 families with children, 5 couples and 5 single households.

### Lived in the Hatfield and District Group Parish area 3 out of the past 5 years

Yes - 13

No - 2

**Comment** – 13 respondents to Part B of the Survey showed current residence in the Hatfield and District Group Parish area, Of the 2 respondents who did not live in the area , they both have family connections.

**Offer of Employment but unable to take up the offer because of the lack of affordable housing.**

**Yes – 1**

**No – 7**

**Comment –** The Survey indicates that 1 respondent could not take up the offer of employment because of the lack of affordable housing in the area.

**Local Involvement in Parish**

School	Child in local organisation	Sports Club	Church	Social club/group	Voluntary helper
3	2	1	6	5	3

**Comment –** The survey shows that of the 15 respondents with a stated housing need, 9 provided information on their local involvement in the parish as set out above. Respondents could answer more than one question.

**Employment in the Parish**

**Comment –** The Survey indicates that 3 respondents (including members of their household) to this question are in permanent full time employment, 8 are full time self employed and 1 casual.

**Choice of Village if an Affordable Housing Scheme could be built.**

**Hatfield 5 Pudleston 6 Whyle 4 Docklow 3 Any of the villages 6**

**Comment –** The majority of respondents indicate that they would accept any of the villages as place to live. Respondents could chose more than one location.

---

**Return of Part C Survey Forms**

5 forms were completed and returned. These provided name and address details so that Home Point application forms could be sent to the individuals in order that they could seek registration with Home Point Herefordshire.

The respondents are aware from the advice given in the Part C that their details will be retained, in order that contact could be made if a new affordable housing scheme was built in the area

## Housing Need Survey – Household/Tenure/Property Type Details

Summary tables of applicants and their assessed housing accommodation requirements

Survey number	Applicants for two bed houses	Local connection	Current tenure	Reason for moving	When required	Preferred tenure
72	Lone parent and daughter aged 11	Close family living in the parish.	Housing Association tenant	Need local affordable housing and need family support	Now	Housing Association rent
<b>Total 1 households</b>						

Survey number	Applicants for three bed houses	Local connection	Current tenure	Reason for moving	When required	Preferred tenure
12	Lone parent and sons aged 13 & 8	Residency	Home owner	Family breakup	1 – 3 years	Home ownership
14	Couple and sons aged 23 & 22	Residency	Home owner	Need local affordable, independent accommodation and closer to employment	3-5 years	Home ownership
44	Lone parent and sons aged 11 & 8	Residency	Private tenant	House in poor repair, need permanent accommodation and need to live closer to relatives	Within 12 months	Housing Association rent
<b>Total 3 households</b>						

Survey number	Applicants for 2 bed flats	Local connection	Current tenure	Reason for moving	When required	Preferred tenure
3	Couple and son aged 24	Previous residency	Private tenant	Need affordable independent accommodation . Need smaller specially adapted accommodation. Present home in poor state of	3-5 years	Housing Association rent

Housing Needs Survey Report to Hatfield and District Group Parish 15<sup>th</sup> March 2010

				repair. Need to be close to relatives in the parish, and wish to return to the parish		
78	Couple	Residency	Living with parents	Need local affordable accommodation, closer to employment and permanent accommodation	1 – 3 years	Private rent
<b>Total 2 households</b>						

Survey Number	Applicants aged 60+ for 2 bed flats or bungalows	Local connection	Current tenure	Reason for moving	When required	Preferred tenure
4	Couple	Residency	Home owner	No reason given	3-5 years	Home ownership
6	Couple	Residency	Home owner	Need local affordable housing and	Assume 3-5 years	Housing association rent
8	Couple	Residency	Private tenant	No reason given	Assume 1-3 years	Housing Association rent
65	Couple	Residency	Home owner	No reason given	Assume 1-3 years	Home ownership
<b>Total 4 households</b>						

Survey number	Applicants for 1 bed flats	Local connection	Current tenure	Reason for moving	When required	Preferred tenure
19	Single person	Close relatives	Lodger	Need affordable, permanent accommodation, and need to be close to relatives	Within 12 months	Housing Association shared ownership
30	Single person	Residency	Living with parents	Need independent accommodation.	1 – 3 years	Home Association rent

Housing Needs Survey Report to Hatfield and District Group Parish 15<sup>th</sup> March 2010

51	Single person	Residency	Living with parents or close family	Need independent accommodation	5+ years	Housing Association rent
53	Single person	Residency	Lodger	Present in poor state of repair	Assume 1 – 3 years	Private rent
70	Single person	Residency	Living with parents or close family	Need local affordable independent accommodation	5+ years	Home ownership
<b>Total 5 households</b>						

Applicants	
Now	1
Within 12 months	2
1-3 years	6
3-5 Years	4
5+ years	2
<b>Total</b>	<b>15</b>

Properties	Housing Association Rent	Housing Association Shared Ownership	Home Ownership	Private rent	Totals
1 bed flats	2	1	1	1	5
2 bed flats	1			1	2
2 bed flat/bungalow	2		2		4
2 bed house	1				1
3 bed house	1		2		3
<b>Totals</b>	<b>7</b>	<b>1</b>	<b>5</b>	<b>2</b>	<b>15</b>

When Properties Required	1 bed flats	2 bed flat	2 bed flat/ bungalows	2 bed houses	3 bed houses	Totals
<b>Housing Association Rent</b>						
Now				1		1
Within 12 months					1	1
1-3 Years	1		1			2
3-5 years		1	1			2
5+ years	1					1
<b>Housing Association Shared Ownership</b>						
Now						
Within 12 months	1					1
1-3 Years						
3-5 years						

5+years						
<b>Home Ownership</b>						
Now						
Within 12 months						
1-3 Years			1		1	2
3-5 years			1		1	2
5+years	1					1
<b>Private Rent</b>						
Now						
Within 12 months						
1-3 years	1	1				2
3-5 years						
5+ years						
<b>Totals</b>	<b>5</b>	<b>2</b>	<b>4</b>	<b>1</b>	<b>3</b>	<b>15</b>

### Summary of Preferred Tenure, Number, and Size of Dwellings

Tenure	Type	Size			Totals
		One bedroom	Two bedroom	Three bedroom	
Housing Association Rent	Flat	2	1		3
	Flat/Bungalow		2		2
	House		1	1	2
Housing Association Shared Ownership	Flat	1			1
	Flat/Bungalow				
	House				
Home Ownership	Flat	1			1
	Flat/Bungalow		2		2
	House			2	2
Private Rent	Flat	1	1		2
	Flat/Bungalow				
	House				
<b>Totals</b>		<b>5</b>	<b>7</b>	<b>3</b>	<b>15</b>

**Comment** - The survey identified 15 respondents with a form of housing need.

It will be noted from the table above that the properties required are a range of flats, bungalows and houses with different bedroom sizes with a predominance of Housing Association rent and home ownership tenures.

=====

## **Analysis of the Housing Needs Survey Results**

In the last week of October 2009 Housing Needs Survey forms were posted to all 216 addresses in the Hatfield and District Group Parish area.

By the closing date of the 30th November 2009, 79 responses to Part A of the survey form had been received, 15 responses to Part B and 4 responses to Part C.

**Part A.** This section of the Survey was designed for all householders to return, as the questions were focussed on the current housing situation in the Parish. The 79 responses represent a 36.5 % return on the survey forms issued.

The analysis of the Part A results indicates an aging population, a settled community in terms of time spent living in the Parish, a majority of owner occupied family houses, and a lower than the County average number of Housing Association rented dwellings.

Part A seeks information on household members who have moved away in the last three years. This shows that the majority have moved elsewhere, for employment reasons.

Part A also requested views on the provision of additional affordable housing for local people, 63.3% of the respondents were in favour of affordable housing, 24.1% were against and 12.6% were unsure.

**Part B.** This section of the Survey was designed to be completed by the householder or anyone in the household who felt they were likely to require affordable housing in the Hatfield and District Group Parish area now or in the next five years. The 15 responses represent a 6.5 % return on the survey forms issued.

The analysis of the Part B results indicates the majority of respondents need to move in the next three years, and they require local affordable housing, with the main tenure preferences being Housing Association rent and full ownership. In examining the assessed maximum mortgage, 1 respondent could afford up-to £65,000 and 1 up-to £50,000.

15 respondents gave details of their household makeup showing 5 families with children, 5 couples (of whom 4 were aged 60+) and 5 single households.

13 respondents had lived in the Hatfield and District Group Parish area during three out of the past five years. The 2 remaining respondents reported a local connection with the Parish through family connection.

11 respondents and their household members were employed full time in the area, of whom 8 were self employed. 1 person worked on a casual basis.

---

## **Assessment of the Need for New Affordable Housing In Hatfield and District Group Parish area**

### **Assessment of Housing Need**

The results from the Housing Needs Survey undertaken in November 2009 and the analysis shows that a need exists for the provision of new affordable housing in the Hatfield and District Group Parish area for the following reasons: \_

- the stated demand for such accommodation

- the housing and financial circumstances of the respondents to Part B of the Survey
- the lack of affordable homes in the parish, and tenure choice in the parish

### **Type of new affordable dwellings required**

From the household details submitted, the following type of new dwellings would be required:-

- 2 and 3 bedroom family houses
- 2 bedroom bungalows/flats for older couples
- 1 bedroom flats for single households

### **Mix of tenure required (rent and shared ownership) and number of dwellings required**

The final tenure mix and number of dwellings would be determined to reflect the housing needs by a developing Housing Association working in partnership with the Parish Council and the Rural Housing Enabler, after assessing the number of applicants meeting the local connection criteria, their financial means to meet rent and mortgage costs, and site and planning considerations. The survey also identified a stated need for open market dwellings to meet the needs of local people.

### **When new affordable dwellings are required**

The analysis shows that 9 respondents state that they require alternative accommodation within three years, 4 within three to five years, and 2 after five years.

=====

## **Appendix A**

### **New Affordable Homes in the Hatfield and District Group Parish area - Eligibility and Definition**

Any new Housing Association affordable homes to be provided for rent or shared ownership in the Hatfield and District Group Parish area are intended to enable people in housing need to remain in the parish, or to return to the area, provided that they have an association relating to current or past residence, family connections, or employment.

### **Who qualifies for the New Affordable Homes?**

The allocation of any new homes that may be built will be carried out in accordance with a planning obligation, sometimes called a section 106 agreement, which requires that priority be given to those applicants who have a connection with the parish according to the following criteria :-

- has been normally resident in the parish for six out of the last 12 months, or lived in the parish for three of the last five years; or
- are employed in the parish (employed means anyone working more than 16 hours per week in the parish but excluding casual work) ; or
- has close family members living in the parish, who have lived in there for a period of at least 12 months; or

- needs to live in the Parish in order to care for or receive care to enable a person or a family member to live independently in the community; or
- there are “special circumstances” which would not normally apply, but amount to circumstances which in the view of Herefordshire Council might give rise to a local connection

**Note** If there are no applicants with a local connection to the parish, the homes shall be allocated to persons with a local connection to bordering parishes of the Hatfield and District Group Parish area. In the event that there are no applicants with a local connection to the bordering parishes, the homes can be allocated to applicants normally resident in Herefordshire.

Allocations for the Housing Association homes in the parish will be made only to applicants registered with Home Point Herefordshire.

**Definition of Affordable Housing**

Affordable housing is defined in the Herefordshire Unitary Development Plan as :-

- Subsidised housing provided by an organisation, such as a registered social landlord (also known as Housing Associations) or local authority allocating on the basis of need. While such dwellings will normally be made available for rent, they may also include subsidised home ownership, such as shared ownership, where a registered social landlord or local authority retains a continuing interest.
- Low-cost market housing, helping to meet the needs of first time buyers, single people, older people, or other low income households, who cannot afford to rent or buy houses generally available on the open market.

=====