



Community First
Building better communities

Housing Needs Survey For Monkland and Stretford Parish.

March 2010

Community First
41a Bridge Street
Hereford
HR4 9DG

EXECUTIVE SUMMARY

Assessment of the Need for New Affordable Housing in the Monkland and Stretford Group Parish area

Introduction

On the 23rd March 2010, the Monkland and Stretford 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 82 addresses in the parish and by the closing date, 36 responses to Part A of the form had been received, there were 7 responses to Part B and 1 response 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 small need exists for the provision of new affordable housing in the parish 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.

The type of dwellings that would be required are 2 and 3 bedroom houses, and 1 and 2 bedroom flats and bungalows, with a mix of Housing Association rental and home ownership tenures.

Insufficient need to justify building an affordable housing scheme in the Parish

The Parish Council agreed that in view of the small number of respondents to the survey there was insufficient need to justify a new affordable housing development in the parish at the present time.

Future options for those in need of affordable housing

It was noted that the surrounding parishes of Eardisland, Dilwyn and Kingsland may show sufficient housing need in those areas for consideration to build local affordable housing schemes. The housing need shown in Monkland and Stretford could help justify the provision of such schemes, and provide housing options for the households in the parish who stated they had a current or future need.

Contacts

If you wish to discuss this matter please contact the Chairman of the Parish Council, or Herefordshire Council's Housing Needs and Development Team. To receive a copy of the survey report, please contact Community First on 01432267820 or download a copy from the Community First website , www.comfirst.org.uk

Contents

	Page
Executive Summary	2
Introduction	4
Method	4
Survey Response	4
Analysis of Survey Returns Part A	5 to 6
Analysis of Survey Returns Part B	7 to 9
Return of Part C Survey Forms	9
Housing Need Survey – Household/Tenure/Property Type Details	10 to 12
Analysis of the Housing Needs Survey Results	12 to 13
Assessment of the need for New Affordable Housing in the Monkland and Stretford Parish area	13 to 14
Appendix A - New Affordable Homes in the Monkland and Stretford Parish area – eligibility criteria and definition	14 to 15

Housing Needs Study for Monkland and Stretford Parish area

Introduction

On the 14th July 2009 the Monkland and Stretford 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 September 2009, notice of the Parish Council's decision was given in the Parish Magazine and in the week beginning the 26th October 2009, explanatory letters and survey forms were posted to all 82 addresses located in the Parish (as identified from Council Tax records) Householders were asked to make their return by the 30th 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 30th November 2009, the following forms had been received:-

Part A – 36 completed forms (a response rate of 43.9% from the 82 addresses)

Part B – 7 completed forms (a response rate of 8.5% from the 82 addresses)

Part C – 1 completed form

Analysis of the Part A Survey Returns

Age Profile

Age Bands	0-15	16 -24	25-44	45-59	60-69	70+
2008 Housing Needs Survey Number	5	4	3	12	13	16
% against total survey return of 53	9.4%	7.6%	5.7%	22.6%	24.5%	30.2%

Comment – The 2009 Housing Needs Survey does not cover the total population of the Monkland and Stretford Parish area, but the results give an indication that over 50% of the population are in the 60+ age range.

Living in the Monkland and Stretford Parish area

34 responses were received, all of whom are living in the Monkland and Stretford Parish area.

Lived in Present Home	0- 4 yrs	5-9 yrs	10-19yrs	20+yrs	No answer
	4	4	15	12	1

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	Private Renting	Housing Association Renting	Housing Association Shared Owners hip	Lodging	With Parents/ Relatives	Tied	Other
2009 Survey	31	3	1	0	0	0	1	0

Comment – From the details provided from the 2009 Survey there is a predominance of owner occupation in the parish. The current Housing Association rented stock consists of 4 x 3 bedroom houses. The Parish has a low level of Housing Association dwellings (4.8%) as compared to 15% for Herefordshire as a whole.

Current Accommodation

	House	Bungalow	Flat	Mobile home	Other
2009 Survey	32	3	1	0	0

Comment – The majority of the 2009 Survey respondents live in houses in the Parish as opposed to bungalows and flats.

Bedrooms

2009 Survey	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom	Six Bedroom and more
	0	5	12	11	8	0

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

Households Members who have moved away

Yes - 7 No - 28

Reasons for leaving

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

Comment – Lack of affordable housing and employment elsewhere accounted for the greatest number of reasons for leaving.

In favour of affordable housing

Yes – 22 No – 4 Unsure - 10

Comment – The Survey shows that 61.1% of the respondents who answered the question were in favour of affordable homes being provided for local people, 11.1% were against and 27.8% were unsure.

Future Housing Need within the next five years

Yes - 7 No - 29

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	3	1	0	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.
2	1	0	3	0	0	0
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
1	0	0	0	0	0	0

Comment - The Survey shows that the reasons given to move are for local affordable and independent accommodation, and older persons housing and smaller 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	2	0	0	0	0

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
3	0	0	4

Comment – The Survey shows that the majority of respondents desire home ownership and private rented accommodation. Respondents could chose more than one type of accommodation.

Registered with Home Point

No – 3 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
0	1	0	0	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

Comment – It is apparent that the 1 response will not be in a position to seek full ownership in the Parish, showing a maximum mortgage potential of £55,000 . 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 is £177 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	Older couples – 60 plus	Couples
3	3	1

Comment – 7 respondents to the Survey completed Part B stating they were in housing need. The household composition details shows 3 families with children, 3 older couples and 1 couple.

Lived in the Monkland and Stretford Parish area 3 out of the past 5 years

Yes - 6

No - 1

Comment – 6 respondents to Part B of the Survey showed current residence in the Monkland and Stretford Parish area. 1 respondent did not live in the area, but previously lived in the parish for 30 years and has a close relative living in the parish.

Housing Needs Survey report to Monkland and Stretford Parish Council
held on the 23rd March 2010

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

Yes – 0

No – 3

Comment – The Survey indicates that no respondents reported being unable to 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
2	0	0	1	0	0

Comment – The survey shows that of the 7 respondents with a stated housing need, 3 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 self employed, and 1 is in part time seasonal employment.

Return of Part C Survey Forms

1 form was completed and returned. This provided name and address details so that Home Point application forms could be sent to the individual 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
21	Couple and son aged 5	Residency	Home owner	Need independent and smaller accommodation	Within 12 months	Home ownership
Total 1 household						

Survey number	Applicants for three bed houses	Local connection	Current tenure	Reason for moving	When required	Preferred tenure
32	Couple with daughter aged 10 and son aged 8	Former resident of 30 years and father living in the parish	Private tenant	Need local affordable, independent accommodation and closer to relative	1 – 3 years	Housing Association rent
33	Lone parent and 2 children	Residency	Home owner	Need local affordable and permanent accommodation.	Within 12 months	Housing Association rent
Total 2 households						

Survey number	Applicants for 2 bed flats	Local connection	Current tenure	Reason for moving	When required	Preferred tenure
11	Couple	Assume residency	Home owner	Need smaller accommodation.	5+ years	Home ownership
Total 1 household						

Survey Number	Applicants aged 60+ for 2 bed flats or bungalows	Local connection	Current tenure	Reason for moving	When required	Preferred tenure
1	Couple	Residency	Home owner	Need smaller accommodation and closer to	Within 12 months	Home ownership

Housing Needs Survey report to Monkland and Stretford Parish Council
held on the 23rd March 2010

				carer or dependent		
3	Couple	Residency	Private tenant	Need older persons accommodation	5+years	Housing association rent
10	Single person and child aged 25-44	Residency	Home owner	Need smaller accommodation	Now	Home ownership
Total 3 households						

Applicants	
Now	1
Within 12 months	3
1-3 years	1
3-5 Years	0
5+ years	2
Total	7

Properties	Housing Association Rent	Housing Association Shared Ownership	Home Ownership	Totals
2 bed flats			1	1
2 bed flat/bungalow	1		2	3
2 bed house			1	1
3 bed house	2			2
Totals	3		4	7

When Properties Required	2 bed flat	2 bed flat/ bungalows	2 bed houses	3 bed houses	Totals
Housing Association Rent					
Now					
Within 12 months				1	1
1-3 Years				1	1
3-5 years					
5+years		1			1
Home Ownership					
Now		1			1
Within 12 months		1	1		2
1-3 Years					
3-5 years					
5+years	1				1
Totals	1	3	1	2	7

Summary of Preferred Tenure, Number, and Size of Dwellings

Tenure	Type	Size			Totals
		One bedroom	Two bedroom	Three bedroom	
Housing Association Rent	Flat				
	Flat/Bungalow House		1	2	3
Home Ownership	Flat		1		1
	Flat/Bungalow House		2	1	3
Totals			4	3	7

Comment - The survey identified 7 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 82 addresses in the Monkland and Stretford Parish area.

By the closing date of the 30th November 2009, 36 responses to Part A of the survey form had been received, 7 responses to Part B and 1 response 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 responses represent a 43.9% 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 because of the lack of affordable housing, or for employment reasons.

Part A also requested views on the provision of additional affordable housing for local people, 61.1% of the respondents were in favour of affordable housing, 11.1% were against and 27.8% 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 Monkland and Stretford Parish area now or in the next five years. The 7 responses represent a 8.5% 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, with the main tenure preferences being Housing Association rent

and home ownership. In examining the assessed maximum mortgage, 1 respondent could afford up-to £55,000.

7 respondents gave details of their household makeup showing 3 families with children, 1 couple and 3 older couples.

6 respondents had lived in the Monkland and Stretford Parish area during three out of the past five years. The 1 remaining respondent reported a local connection with the Parish through previous residency and family connection.

4 respondents and their household members were employed in the area, of whom 3 were self employed and 1 was a part time seasonal worker.

Assessment of the Need for New Affordable Housing In Monkland and Stretford 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 Monkland and Stretford 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 couples

When new affordable dwellings are required

The analysis shows that 5 respondents state that they require alternative accommodation within three years, and 2 after five years

Practicality of Developing a new Affordable Housing Scheme in the Parish – Rural Housing Enabler Assessment

In considering the practicality of developing a new affordable housing scheme, a number of factors are relevant:-

- **Is there sufficient demand to justify significant investment for a new housing scheme?** On the basis of the Housing Needs Survey results the demand shown would not justify a scheme.
- **Is there sufficient local affordable housing in the parish ?** In overall numbers the parish has a low number of Housing Association rented homes in the parish compared to the County average, so there could be a need to develop more affordable housing.

- **Does the existing Housing Association stock meet the needs of the local housing applicant requirements?** No , because the only Housing Association dwellings are 4 x 3 bedroom family houses, with no flats and bungalows.
- **Are there future options for those in need of affordable housing ?** The surrounding parishes of Eardisland, Dilwyn and Kingsland may show sufficient housing need to justify building local affordable housing schemes in their areas. The housing need shown in Monkland and Stretford parish could help justify the provision of such schemes, and provide housing options for the households in the parish who state they have a current or future need.

Insufficient need to justify building affordable housing scheme.

In view of the small number of respondents to the survey stating they had a housing need, there is insufficient to justify a new affordable housing development in the parish at the present time.

=====

Appendix A

New Affordable Homes in the Monkland and Stretford Parish area - Eligibility and Definition

Any new Housing Association affordable homes to be provided for rent or shared ownership in the Monkland and Stretford 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 Monkland and Stretford 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.

=====