



Community First
Building better communities

Housing Needs Survey For Border Group Parish.

February 2010

Community First
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EXECUTIVE SUMMARY

Assessment of the Need for New Affordable Housing in the Border Group Parish area

Introduction

On the 16th March 2010, the Border 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 288 addresses in the parish and by the closing date, 100 responses to Part A of the form had been received, there were 27 responses to Part B and 6 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 the Herefordshire Council's Housing Needs and Development Team 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 Officers 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.

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 a member of the Herefordshire Council's Housing Needs and Development Section. To receive a copy of the survey report, please contact Community First on 10432 267820 or download a copy from the Community First website , www.comfirst.org.uk.

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Housing Needs Study for Border Group Parish area

Introduction

On the 21st April 2009 the Border 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 'Border News' and in the week beginning the 26th October 2009, explanatory letters and survey forms were posted to all 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 – 100 completed forms (a response rate of 34.7% from the 288 addresses)

Part B – 27 completed forms (a response rate of 9.3% from the 288 addresses)

Part C – 6 completed forms

Analysis of the Part A Survey Returns

Age Profile

Age Bands in Years	0-15	16 -24	25-44	45-59	60-69	70+
2008 Housing Needs Survey Number	17	11	18	34	42	36
% against total survey return of 158	10.8%	7%	11.3%	21.5%	26.6%	22.8%

Comment – The 2009 Housing Needs Survey does not cover the total population of the Border Group Parish area. The results indicate that nearly 50% of households are in the 60+ range.

Living in the Border Group Parish area

99 responses were received, all of whom are living in the Border Group Parish area.

Lived in Present Home	0- 4 yrs	5-9 yrs	10-19yrs	20+yrs	No answer
	24	20	24	30	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 Ownership	Lodging	With Parents/ Relatives	Tied
2009 Survey	68	24	4	0	0	1	2

Comment – From the details provided from the 2009 Survey there is a predominance of owner occupation in the parish with a relatively significant number of privately rented properties. The current Housing Association rented stock consists of 3 x 3 bedroom houses. The Parish has a low level of Housing Association dwellings (1%) as compared to 15% for Herefordshire as a whole.

Current Accommodation

	House	Bungalow	Flat	Mobile home	Other
2009 Survey	86	10	2	0	1

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
	1	15	46	23	10	4

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

Households Members who have moved away

Yes - 16 No - 83
Reasons for leaving

Lack of Affordable Housing	Public transport	Suitable Hsg	Employment elsewhere	College/University	Other
2	1	1	4	7	2

Comment – Employment elsewhere and college/ university accounted for the greatest number of reasons for leaving.

In favour of affordable housing

Yes – 67 No – 10 Unsure - 20

Comment – The Survey shows that 69.1% of the respondents who answered the question were in favour of affordable homes being provided for local people, 10.3% were against and 20.6% were unsure.

Future Housing Need within the next five years

Yes - 23 No - 77

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	1	7	4	14

Comment – The Survey indicates that 50% of respondents need to move within the next 5 years and 50% after 5 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.
11	8	5	4	1	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
1	2	1	0	2	1	5

Comment - The Survey shows that the majority of reasons given to move are for local affordable independent accommodation, and for larger 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
5	12	1	2	7

Comment – The Survey indicates the majority of respondents are either private tenants or living with parents or family member.

Type of Housing required

Housing Association Rent	Housing Association Shared Ownership	Private Rented	Home Ownership
14	2	2	9

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

Registered with Home Point

No – 13 Yes - 3

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
3	1	1	0	0	1
£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	1	0

Comment – From the 7 responses to the Survey question it is apparent that no one will be in a position to seek full ownership in the Parish. 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 three bedroom properties with an assessed open market value of £220,000 were being sold at a 35% stake of £77,000, and two bedroom properties at £178,500 with a 45% share being £80,325. Rent charges for the remaining shares ranged from £224 per month to £351 per month. It should be noted that shared ownership schemes may also offer first shares of 25%
- 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	Single Persons - 60 plus	Single persons
8	6	3	3	7

Comment – 26 respondents to the Survey completed Part B stating they were in housing need. The household composition details shows 8 families with children, 9 couples and 10 single households.

Lived in the Border Group Parish area 3 out of the past 5 years

Yes - 26

No - 1

Comment – 26 respondents to Part B of the Survey showed current residence in the Border Group Parish area, and I had lived previously in the parish and had close family living in the parish.

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

Yes – 0

No – 10

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
8	3	5	8	7	1

Comment – The survey shows that of the 26 respondents with a stated housing need, 16 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 and 1 is in part time permanent employment, 12 respondents are full time self employed and 1 is in part time self employment , and 2 respondents work on a casual/seasonal basis.

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

Adforton 2 Brampton Bryan 4 Lingen 6

Any of the villages above 12

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

Return of Part C Survey Forms

6 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
5	Couple and daughter aged 2	Residency	Private tenant	Need local affordable housing, and larger and permanent accommodation	5 + years	Private tenant
49	Lone parent with daughter aged 9	Residency	Private tenant	Need local affordable housing, and present home in poor state of repair	Now	Housing association rent
Total 2 households						

Survey number	Applicants for three bed houses	Local connection	Current tenure	Reason for moving	When required	Preferred tenure
13	Couple and daughters aged 6 & 5	Residency	Private tenant	Need local affordable and independent accommodation	1 – 3 years	Home ownership
55	Couple and daughters aged 10 & 7	Residency	Private tenant	Need larger accommodation.	5+ years	Housing Association rent
60	Couple and sons aged 15 & 9	Residency	Private tenant	Need permanent accommodation.	3-5 years	Home ownership
61	Couple and 2 children aged 16-24 years	Residency	Living with parents or other family member	Need independent accommodation close to employment and relatives in the parish	5+ years	Housing Association shared ownership
75	Couple and 2 children aged 16 -24 years	Previous Residency	Home owner	Need local affordable, independent accommo	3-5 years	Home ownership

Housing Needs Survey report to Border Group Parish Council on the 16th March 2010

				dation and wish to return to the parish		
87	Couple and daughter aged 8 and son aged 3	Residency	Private tenant	Need independent accommodation	5+years	Home ownership
Total 6 households						

Survey number	Applicants aged 60+for 1 bed bungalows	Local connection	Current tenure	Reason for moving	When required	Preferred tenure
19	Single person	Residency	Private tenant	Need local affordable and larger accommodation .	5+ years	Housing Association rent
71	Single person	Residency	Home owner	Need smaller accommodation	5+ years	Home ownership
100	Single person	Residency	Home owner	Need older person accommodation and close to carer or dependent	5+ years	Home ownership
Total 3 households						

Survey number	Applicants for 2 bed flats	Local connection	Current tenure	Reason for moving	When required	Preferred tenure
39	Couple	Residency	Private tenant	Need local affordable accommodation.	1-3 years	Private tenant
44	Couple	Residency	Tied Tenant	Need local affordable accommodation.	5+years	Housing association rent
59	Couple	Residency	Private tenant	Need local affordable, permanent, smaller accommodation	5+ years	Housing association rent
Total 3 households						

Housing Needs Survey report to Border Group Parish Council on the 16th March 2010

Survey Number	Applicants aged 60+ for 2 bed flats or bungalows	Local connection	Current tenure	Reason for moving	When required	Preferred tenure
12	Couple	Residency	Private tenant	Near amenities	Within 12 months	Housing Association rent
16	Couple	Residency	Private tenant	Need independent accommodation	3-5 years	Home ownership
38	Couple	Residency	Private tenant	Need smaller accommodation, closer to carer or dependent and lack of transport	5 +years	Housing Association rent
56	Couple	Residency	Home owner	Need smaller accommodation	5+years	Housing Association rent
62	Couple	Residency	Tied tenant	Retiring	1 – 3 years	Home ownership
81	Couple	Residency	Home owner	Need local affordable accommodation and closer to employment	Within 12 months	Home ownership
Total 6 households						

Survey Number	Applicants for specially adapted 2 bed bungalow	Local connection	Current tenure	Reason for moving	When required	Preferred tenure
80	Single person with carers	Residency	Housing Association tenant	Need specially adapted home	5+years	Housing Association rent
Total 1 household						

Housing Needs Survey report to Border Group Parish Council on the 16th March 2010

Survey number	Applicants for 1 bed flats	Local connection	Current tenure	Reason for moving	When required	Preferred tenure
33	Single person	Residency	Living with parents or other family member	Need independent accommodation.	3 – 5 years	Home ownership
35	Single person	Residency	Living with parents or other family member	Need local, independent, larger accommodation and close to carer or dependent	5+ years	Housing Association shared ownership
39A	Single person	Residency	Living with parents or other family member	Need local affordable accommodation	1-3 years	Housing Association rent
39B	Single person	Residency	Living with parents or other family member	Need local affordable accommodation	1–3 years	Housing Association rent
93	Single person	Residency	Living with parents or other family member	Need local affordable independent accommodation	1-3 years	Housing association rent
93A	Single person	Residency	Living with parents or other family member	Need local affordable independent accommodation	1-3 years	Housing association rent
Total 6 households						

Applicants	
Now	1
Within 12 months	1
1-3 years	7
3-5 Years	4
5+ years	14
Total	27

Properties	Housing	Housing	Home	Private	Totals
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Housing Needs Survey report to Border Group Parish Council on the 16th March 2010

	Association Rent	Association Shared Ownership	Ownership	rent	
1 bed flats	4	1	1	0	6
2 bed flats	2	0	0	1	3
1 bed bungalow	1	0	2	0	3
2 bed flat/bungalow	4	0	2	0	6
2 bed specially adapted bungalow	1	0	0	0	1
2 bed house	1	0	0	1	2
3 bed house	1	1	4	0	6
Totals	14	2	9	2	27

When Properties Required	1 bed flats	2 bed flat	1 bed bungalow	2 bed flat/ bungalows	2 bed specially adapted bungalow	2 bed houses	3 bed houses	Total
Housing Association Rent								
Now						1		1
Within 12 months				1				1
1-3 Years	4							4
3-5 years								
5+years		2	1	3	1		1	8
Housing Association Shared Ownership								
Now								
Within 12 months								
1-3 Years								
3-5 years								
5+years	1						1	2
Home Ownership								
Now								
Within 12 months								
1-3 Years				1			1	2
3-5 years				1			2	3
5+years	1		2				1	4
Private Rent								
Now								
Within 12 months								
1-3 years		1						1
3-5 years								
5+ years						1		1
Totals	6	3	3	6	1	2	6	27

Summary of Preferred Tenure, Number, and Size of Dwellings

Tenure	Type	Size			Totals
		One Bedroom size	Two Bedroom size	Three Bedroom size	
Housing Association Rent	Flat	4	2		6
	Flat/Bungalow	1	5		6
	House		1	1	2
Housing Association Shared Ownership	Flat	1			1
	Flat/Bungalow				
	House			1	1
Home Ownership	Flat	1			1
	Flat/Bungalow	2	2		4
	House			4	4
Private Rent	Flat		1		1
	Flat/Bungalow				
	House		1		1
Totals		9	12	6	27

Comment - The survey identified 27 respondents with a stated 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 288 addresses in the Border Group Parish area.

By the closing date of the 30th November 2009, 100 responses to Part A of the survey form had been received, 27 responses to Part B and 6 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 responses represent a 34.7% 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, a number of privately rented homes 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 and college/university reasons.

Part A also requested views on the provision of additional affordable housing for local people, 69.1% of the respondents were in favour of affordable housing, 10.3% were against and 20.6% 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 Border Group Parish area now or in the next five years. The 27 responses represent a 9.3% return on the survey forms issued.

The analysis of the Part B results indicates that 50% of respondents need to move in the next five years and 50% after five years. They require local affordable housing, with the main tenure preferences being Housing Association rent and full ownership. In examining the assessed maximum mortgage, 5 respondents could afford up-to £60,000 and 2 up-to £100,000.

The respondents gave details of their household makeup showing 8 families with children, 9 couples and 10 single households.

26 respondents had lived in the Border Group Parish area during three out of the past five years. The 1 remaining respondent reported a local connection with the Parish through previous residence in the parish and close family living in the parish.

19 respondents and their household members were employed in the area, of whom 13 were self employed.

Assessment of the Need for New Affordable Housing In the Border 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 Border 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,
- 1 and 2 bedroom bungalows/flats for older couples,
- 1 and 2 bedroom flats for single households and couples, and
- A specially adapted bungalow

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 14 after five years.

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Appendix A

New Affordable Homes in the Border Group Parish area - Eligibility and Definition

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

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