



**Community First**  
*Building better communities*

# **Housing Needs Survey For Welsh Newton and Llanrothal Parish.**

**February 2010**

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## **EXECUTIVE SUMMARY**

### **Assessment of the Need for New Affordable Housing in the Welsh Newton and Llanrothal Parish area**

#### **Introduction**

On the 11<sup>th</sup> March 2010, the Welsh Newton and Llanrothal Group Parish Council met to consider the outcome of the recent Housing Needs Survey that was conducted in October 2009 by Community First. It was noted that survey forms had been posted to all 145 addresses in the parish and by the closing date, 32 responses to Part A of the form had been received, there were 4 responses to Part B and 2 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 noted that the survey showed that a need exists for the provision of new affordable housing for the 4 households identified from the Part B returns. However the Parish Council acknowledged that there was not sufficient need to justify a new affordable housing development at the present time.

#### **Future Considerations**

A new Housing Needs Survey should be undertaken in 2014 to assess local housing need at that time.

Should any development proposals come forward for an affordable housing scheme before 2014, it will be a matter for developers to justify that sufficient local housing need exists.

That the housing need expressed in this survey may be used in conjunction with the results from other local parish housing needs surveys to justify new affordable housing developments in Welsh Newton and Llanrothal Parish or nearby parishes.

#### **Contacts**

If you wish to discuss this matter please contact the Chairman of the Parish Council, or Herefordshire Council's Housing Needs and Development Section. 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](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 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 Welsh Newton and Llanrothal Parish area	13 to 14
Appendix A - New Affordable Homes in the Welsh Newton and Llanrothal Parish area – eligibility criteria and definition	14 to 15

## **Housing Needs Study for Welsh Newton and Llanrothal**

### **Parish area**

#### **Introduction**

On the 12<sup>th</sup> March 2009 the Welsh Newton and Llanrothal 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 28<sup>th</sup> September 2009, explanatory letters and survey forms were posted to all 145 addresses located in the Parish (as identified from Council Tax records) Householders were asked to make their return by the 31<sup>st</sup> October 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 31<sup>st</sup> October 2009, the following forms had been received:-  
Part A – 32 completed forms (a response rate of 22% of the 145 addresses)  
Part B – 4 completed forms (a response rate of 2.7% of the 145 addresses)  
Part C – 2 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>	8	7	9	18	13	7
% against total survey return of 62	12.9%	11.3%	14.5%	29%	21%	11.3%

**Comment** – The 2009 Housing Needs Survey does not cover the total population of the Welsh Newton and Llanrothal Group Parish area. The results give an indication that the majority of the population is aged 45 plus.

### Number of people living in the Household

Number	1	2	3	4
	4	12	6	10

### Living in the Welsh Newton and Llanrothal Group Parish area

30 responses were received, all of whom are living in the Welsh Newton and Llanrothal Group Parish area.

Lived in Present Home	0- 4 yrs	5-9 yrs	10-19yrs	20+yrs
	4	3	7	16

**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	Other
<b>2009 Survey</b>	29	1	0	0	0	0	0	1

**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 3 x 1 bedroom bungalows. The Parish has a lower low level of Housing Association dwellings (2%) as compared to 15% for Herefordshire as a whole.

#### Current Accommodation

	House	Bungalow	Flat	Mobile home	Other
<b>2009 Survey</b>	24	6	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	8	11	9	2	2

**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 - 21**

#### Reasons for leaving

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

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

#### In favour of affordable housing

**Yes – 19 No – 5 Unsure - 6**

**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, 16.7% were against and 20 % were unsure.

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

**Yes - 4 No - 28**

**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
0	0	2	1	1

**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	3	0	1	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
0	0	0	0	0	0	0

**Comment -** The Survey shows that main reasons given to move are for local affordable and 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
0	1	0	0	3	0

**Comment –** The Survey shows that 3 respondents are living with parents or other family member, and 1 is a private tenant.

### Type of Housing required

Housing Association Rent	Housing Association Shared Ownership	Private Rented	Home Ownership
3	0	0	1

**Comment –** The Survey shows that 3 respondents desire Housing Association rented homes and 1 desires home ownership. Respondents could chose more than one than one type of accommodation.

### Registered with Home Point

No – 2 Yes - 0

**Comment** – 2 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	0	0	1	0	0
£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** –It is apparent from the 1 response to the survey question that they will not 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

Older couples – 60 plus	Single
1	3

**Comment** – 4 respondents to the Survey completed Part B stating they were in housing need. The household composition details shows 1 older couple and 3 single households.

### Lived in the Welsh Newton and Llanrothal Group Parish area 3 out of the past 5 years

Yes - 3

No - 1

**Comment** – 3 respondents to Part B of the Survey showed current residence in the Welsh Newton and Llanrothal Group Parish area . 1 respondent was living in the parish but had not lived there 3 out of the past 5 years.

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

**Yes – 0**

**No – 1**

**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
0	0	0	1	0	0

**Comment –** The survey shows that 1 respondent with a stated housing need, 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 1 respondent is in permanent full time employment.

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

**Welsh Newton      0                      Llanrothal              0                      Either of the two villages 3**

**Comment –** 3 respondents indicated that they would accept either of the two villages as place to live.

**Return of Part C Survey Forms**

2 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 aged 60+ for 2 bed bungalows	Local connection	Current tenure	Reason for moving	When required	Preferred tenure
11	Couple	Residency	Private tenant	Need local affordable accommodation and smaller accommodation	3 - 5 years	Housing Association rent
<b>Total 1 household</b>						

Survey number	Applicants for 1 bed flats	Local connection	Current tenure	Reason for moving	When required	Preferred tenure
2	Single person	Residency	Living with parents and other family member	Need affordable, independent accommodation.	1 - 3 years	Housing Association rent
8	Single person	Residency	Living with parents or other family member	Need independent accommodation.	1 – 3 years	Home ownership
10	Single person	Residency	Living with parents or other family member	Need independent accommodation	5+ years	Housing Association rent
<b>Total 3 households</b>						

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

Properties	Housing Association Rent	Home Ownership	Totals
1 bed flats	2	1	3
2 bed bungalow	1		1
<b>Totals</b>	<b>3</b>	<b>1</b>	<b>4</b>

When Properties Required	1 bed flat	2 bed bungalow	Totals
<b>Housing Association Rent</b>			
Now			
Within 12 months			
1-3 Years	1		1
3-5 years		1	1
5+years	1		1
<b>Home Ownership</b>			
Now			
Within 12 months			
1-3 Years	1		1
3-5 years			
5+years			
<b>Totals</b>	<b>3</b>	<b>1</b>	<b>4</b>

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

**Comment** - The survey identified 4 respondents with a form of housing need.

It will be noted from the tables above that the properties required are 2 x 1 bed Housing Association rented flats, 1 x 2 bed Housing Association rented bungalow and a 1 x 1 bed home ownership flat.

## Analysis of the Housing Needs Survey Results

In the last week of September 2009 Housing Needs Survey forms were posted to all 145 addresses in the Welsh Newton and Llanrothal Group Parish area.

By the closing date of the 31<sup>st</sup> October 2009, 32 responses to Part A of the survey form had been received, 4 responses to Part B and 2 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 22% 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 and college/university 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, 16.7% were against and 20% 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 Welsh Newton and Llanrothal Group Parish area within the next five years. The 4 responses represent a 2.7% return on the survey forms issued.

The analysis of the Part B results indicates 3 respondents need to move in the next three years, and they require local affordable housing, with the tenure preferences being Housing Association rent and full ownership. In examining the assessed maximum mortgage, 1 respondent could afford up-to £65,000.

All respondents gave details of their household makeup showing 1 older couple and 3 single households.

3 respondents have lived in the Welsh Newton and Llanrothal Group Parish area during three out of the past five years. 1 respondent is living in the parish but had been there less than 3 years.

1 respondent is employed full time in the area.

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## **Assessment of the Need for New Affordable Housing In the Welsh Newton and Llanrothal 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 Welsh Newton and Llanrothal 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 number and type of new dwellings would be required:-

- 1 x 2 bedroom bungalow for an older couple
- 3 x 1 bedroom flats for single households

## **Developing a New Affordable Housing Scheme in the Parish**

In determining whether to build a rural affordable housing scheme, it is generally accepted that a minimum development of 6 new dwellings is required in order to produce a financially viable scheme. It will be appreciated from the results of the Welsh Newton and Llanrothal housing needs survey that there is insufficient demand to justify building a new development.

## **Addressing Local Housing Need**

Throughout Herefordshire a programme of Housing Needs Surveys is being undertaken in all parishes with the aim of developing small rural affordable housing schemes. In smaller parishes such as Welsh Newton and Llanrothal, where the level of need does not justify the development of new affordable homes, the results from this survey may be used in conjunction with other parish surveys to justify new housing development in Welsh Newton and Llanrothal Parish or nearby parishes. In accordance with planning policy, households from adjoining parishes are eligible for consideration for these new schemes.

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## **Appendix A**

### **New Affordable Homes in the Welsh Newton and Llanrothal Group Parish area - Eligibility and Definition**

Any new Housing Association affordable homes to be provided for rent or shared ownership in the Welsh Newton and Llanrothal 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 Welsh Newton

and Llanrothal 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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