



Community First
Building better communities

Housing Needs Study For Llangarron Parish.

March 2009

Community First
41a Bridge Street
Hereford
HR4 9DG

Contact: Keith Parry
Rural Housing Enabler for Herefordshire
01432 262963
Email: keithp@comfirst.org.uk

Report issued to Parish Council on the 24th March 2009

EXECUTIVE SUMMARY

Assessment of the Need for New Affordable Housing in Llangarron Parish

Introduction

On March 31st 2009, the Llangarron Parish Council met to consider the outcome of the recent Housing Needs Survey that was conducted in December 2008 by Community First. The meeting followed a presentation on the survey results given by the Rural Housing Enabler at the Parish Council annual open meeting held on the 24th March. It was noted that survey forms had been posted to all 462 addresses in the parish and by the closing date, 159 responses to Part A of the form had been received, there were 27 responses to Part B and 8 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, and
- the lack of vacancies occurring in the existing Housing Association stock.

Type of new affordable dwellings and mix of tenure required

The types 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

The Rural Housing Enabler 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 Rural Housing Enabler in association with the Parish Council will arrange for a public exhibition to be held in the village hall to seek the views of residents in the parish on the location and mix/type of development.

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 Keith Parry the Herefordshire Rural Housing Enabler on 07970 650866 or

Llangarron Parish Housing Needs Report March 2008

email:keithp@comfirst.org.uk. To receive a copy of the survey report, please contact Keith Parry.

Contents

	Page
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
Home Point	11
Return of Part C Survey Forms	11
Housing Need Survey – Household/Tenure/Property Type Details	12 to 15
Analysis of the Housing Needs Survey Results	16
Assessment of the need for New Affordable Housing in Llangarron Parish	17
Appendix A - New Affordable Homes in Llangarron Parish – eligibility criteria and definition	18

Housing Needs Study for Llangarron Parish

Introduction

In September 2008 Llangarron 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 November 2008, notice of the Parish Council's decision was given in the 'Border News' and in the week beginning the 24th November 2008, explanatory letters and survey forms were posted to all 462 addresses located in the Parish (as identified from Council Tax records) Householders were asked to make their return by the 31st December 2008. A copy of the letter and form can be found at the end of this report.

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 31st December 2008, the following forms had been received:-

Part A – 159 completed forms (a response rate of 34.4% of the 462 addressees)

Part B – 27 completed forms (a response rate of 5.8 % of the 462 addressees)

Part C – 8 completed forms

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	33	14	27	57	66	49	
% against total survey return of 246	13%	6%	11%	23%	27%	20%	
Age Bands	0-15	16-24	25-44	45-59	60-64	65-74	75+
2001 Census Number	237	74	230	266	77	98	77
% against total population of 1059	22%	7%	22%	25%	7%	10%	7%

Comment – In 2001 the National Census identified there were 1059 residents in Llangarron as set out in the table above.

The 2008 Housing Needs Survey responses do not cover the total population of Llangarron, 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 Llangarron Parish

157 responses were received.

Lived in Present Home	0- 4 yrs	5-9 yrs	10-19yrs	20+yrs
	39	32	41	45

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
2008 Survey	140	12	3	0	0	0	2	0
2001 Census	330	34	23	0	17			

Comment – From the details provided from the 2008 Survey and the 2001 Census there is a predominance of owner occupation in the Parish. The current Housing Association rented stock consists of 10 two and three bedroom houses and 12 two bedroom bungalows. The Parish has a lower 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
2008 Survey	124	27	2	0	3

'Other' were three converted barns

	Detached	Semi detached/terrace	Flats	Caravan or other mobile or temporary structure
2001 Census - dwellings	297	112	3	0

Comment – The majority of the 2008 Survey respondents live in houses in the parish as opposed to bungalows and flats. The 2001 Census showed that 72% of properties in the parish were detached.

Bedrooms

2008 Survey	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom	Six Bedroom and more
	2	22	62	48	16	5

Comment – The 2008 Survey indicates a larger number of three and four bedroom properties across the parish.

Households Members who have moved away

Yes - 20 No - 130

Reasons for leaving

Lack of Affordable Housing	Public transport	Suitable Hsg	Employment elsewhere	College/University	Other
2	0	0	9	6	1

Comment – ‘Employment elsewhere’ and ‘College/University’ accounted for the greatest number of reasons for leaving. **‘Other’** was ‘divorce’.

In favour of affordable housing

Yes – 110 No – 22 Unsure - 8

Comment – The Survey shows that 78.6% of the respondents who answered the question were in favour of additional affordable homes being provided for local people, 15.7% were against and 5.7% were unsure.

Future Housing Need within the next five years

Yes - 31 No - 129

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
2	3	11	6	5

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.
16	0	2	4	0	0	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	0	0	0	0	0

Comment - The Survey shows that the majority of reasons given to move are the requirements for local affordable accommodation and a need for 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
11	12	3	1	2	0

Type of Housing required

Housing Association Rent	Housing Association Shared Ownership	Private Rented	Home Ownership
10	3	2	16

Comment – The Survey shows that the majority of respondents desire home ownership, either as a full owner or in a shared ownership form of tenure. Respondents could choose more than one type of tenure in their answers.

Registered with Home Point

No – 15 Yes - 0

Comment – All the 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
2	0	1	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	1	1	2	0

Comment – From the 8 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 £100,000. 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 £150,000 were being sold at a 40% stake of £60,000. Rent charges for the remaining share was £256-27 per month. It should be noted that shared ownership schemes may also offer first shares of 25%
- The average Herefordshire price for open market sales for the 2nd quarter 2008 was £194,475 (latest Government published figure).

Household Composition

Families with children	Couples	Older couples -60 plus	Single persons
10	5	8	4

Comment – 27 respondents to the Survey completed Part B stating they were in housing need. The household composition details shows 10 families with children, 5 couples, 8 older couples and 4 single person households.

Lived in Llangarron Parish 3 out of the past 5 years

Yes - 20

No - 7

Comment – 20 respondents to Part B of the Survey showed current residence in Llangarron parish. Of the 7 respondents who did not live in the area, 4 had family connections and previously lived in the parish, 1 had lived previously in the area and 2 worked in the parish.

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

Yes – 2

No – 22

Comment – 2 respondents indicated that the lack of affordable housing in the area was the reason for not taking up employment.

Local Involvement in Parish

School	Child in local organisation	Sports Club	Church	Social club/group	Voluntary helper
4	2	1	7	7	4

Comment – The survey shows that of the 27 respondents with a stated housing need, 10 provided information on their local involvement in the parish as set out above. Respondents could answer more than one question.

Employment in the Parish

Permanent Full time	Permanent Part time	Self employed full time	Self Employed part time	Casual part time
5	5	11	3	2

Comment – The Survey indicates that 16 respondents (including members of their household) to this question are in permanent or self employed full-time employment, 8 are in permanent or self employed part time employment and 2 worked in casual part time employment.

Employers Noted

Royal Inn
 Orbis Consultants
 West Kilreague
 Trevan House
 J Payne
 SG Landrovers
 Ash Forestry

Choice of Area to Live

Llangarron	Llangrove	Llancloudy	Three Ashes	Any of the 4 areas
10	11	3	5	5

Comment – The survey results received indicate that the majority of respondents would like to live in Llangarron or Llangrove, with 5 respondents saying they would live in any of the four areas.

Return of Part C Survey Forms

8 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.

Home Point Information as at 16th February 2009

Home Point

Since 2002, Herefordshire has been operating a 'Choice Based Lettings' system whereby people who are seeking affordable housing, register with an agency called Home Point. This is a partnership between Herefordshire Council and the largest housing associations in Herefordshire. Properties are advertised weekly and applicants can submit 'bids of interest' for homes where they would like to live.

Total Number on Housing Register

Gold Band	1047 (including 152 priority)
Silver Band	2369
Bronze Band	1891
Total	5307

On average during the year 2008/09 Home Point advertised 15 properties per week.

Number of applicants giving Llangarron parish as an area of preference to live.

204 applicants on the housing register have given Llangarron parish as one of their areas of preference.

By Band

Gold Band	29 (including 3 priority)
Silver Band	87
Bronze Band	88
Total	204

By Minimum Bedroom Need

1 Bed	102
2 Beds	59
3 plus Beds	43
Total	204

Applicants living in the Llangarron Parish

There is 1 applicant from Llangarron, in the silver band with a minimum 3 bedroom need.

Properties Advertised in Llangarron and Number of Applicants Housed.

Home Point have advertised and housed applicants in 2 properties since operating, with an average of 9 bids of interest registered for each property.

Homepoint use a 'banding system' where there are four main bands (levels) of housing need; *priority*, *gold*, *silver* and *bronze*. Gold band applicants are considered to have a high level of housing need, but in emergency cases a priority status is issued to help with finding a home more quickly.

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	When required	Preferred tenure
1	Couple and son aged 10	Residency	Home owner	Assume 1 – 3 years	Home owner
26	Lone parent and daughter aged 7	Previous residency	Housing association tenant/shared owner.	1 – 3 years	Housing association rent
88	Couple and brother aged 15	Previous residency and close family	Living with parents or other family member	Now	Housing association rent
96	Lone parent and daughter aged 9	Previous residency and close family	Private tenant	1 – 3 years	Private tenant
Total 4 households					

Survey number	Applicants for three bed houses	Local connection	Current tenure	When required	Preferred tenure
15	Couple and daughter aged 1	Residency	Private tenant	1 – 3 years	Private tenant
70	Couple and son aged 1	Residency	Private tenant	1 – 3 years	Housing Association rent
115	Couple and aged 1	Close family	Housing association tenant / shared owner	Now	Housing Association rent
134	Couple and daughter aged 18 and son aged 15	Residency	Home owner	3 – 5 years	Home ownership
146	Couple and 2 young children	Residency	Private tenant	1 – 3 years	Home ownership
152	Couple and daughter aged 1	Residency	Private tenant	3 – 5 years	Home ownership
Total 6 households					

Llangarron Parish Housing Needs Report March 2008

Survey number	Applicants for 2 bed flats	Local connection	Current tenure	When required	Preferred tenure
2	Couple	Residency	Living with parents or other family member	Assume 1 – 3 years	Housing Association rent
9	Couple and son aged 25	Residency	Private tenant	Within 12 months	Housing Association rent
14	Couple	Residency	Private tenant	3 – 5 years	Housing association shared ownership
45	Couple	Previous Residency, and close family	Living with parents or other family member	1 – 3 years	Home ownership
113	Couple	Residency	Private tenant	3 – 5 years	Home ownership
Total 5 households					

Survey Number	Applicants aged 60+ for 2 bed flats or bungalows	Local connection	Current tenure	When required	Preferred tenure
33	Couple	Working in parish	Tied Tenant	1 – 3 years	Housing Association rent
49	Couple	Residency	Private tenant	1 – 3 years	Housing Association rent
51	Couple	Residency	Private Tenant	Within 12 months	Housing Association rent
71	Couple	Residency	Home owner	Assume 5 + years	Home ownership
72	Couple	Residency	Home owner	5+ years	Home ownership
79	Couple	Residency	Home owner	5+ years	Home ownership
100	Couple	Residency	Home owner	3 – 5 years	Home ownership
112	Couple	Residency	Home owner	5+ years	Home ownership
Total 8 households					

Llangarron Parish Housing Needs Report March 2008

Survey number	Applicants for 1 bed flats	Local connection	Current tenure	When required	Preferred tenure
18	Single person	Working in parish	Home owner	Within 12 months	Home ownership
44	Single person	Residency	Living with parents or other family member	3-5 years	Home ownership
89	Single person	Residency	Home owner	5+ years	Home ownership
101	Single person	Residency	Private tenant	1 - 3 years	Housing Association shared ownership
Total 4 households					

Applicants	
Now	2
Within 12	3
1-3 years	11
3-5 Years	6
5+ years	5
Total	27

Properties	Housing Association rent	Housing Association Shared Ownership	Home Ownership	Private Rent	Total
1 bed flats	0	1	3	0	4
2 bed flats	2	1	2	0	5
2 bed flat/bungalow	3	0	5	0	8
2 bed house	2	0	1	1	4
3 bed house	2	0	3	1	6
Totals	9	2	14	2	27

Llangarron Parish Housing Needs Report March 2008

When Properties Required	1 bed flats	2 bed flats	2 bed flat/ bungalows	2 bed houses	3 bed houses	Totals
Housing Association Rent						
Now				1	1	2
Within 12 months		1	1			2
1-3 Years		1	2	1	1	5
3-5 years						
5+years						
Total		2	3	2	2	9
Housing Association Shared Ownership						
Now						
Within 12 months						
1-3 Years	1					1
3-5 years		1				1
5+years						
Total	1	1				2
Home Ownership						
Now						
Within 12 months	1					1
1-3 Years		1		1	1	3
3-5 years	1	1	1		2	5
5+years	1		4			5
Total	3	2	5	1	3	14
Private Rent						
Now						
Within 12 months						
1-3 Years				1	1	2
3-5 years						
5+years						
Total				1	1	2
						27

Summary of Preferred Tenure, Number, and Size of Dwellings

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

Home Ownership	Flat	3	2		5
	Flat/Bungalow		5		5
	House		1	3	4
Private Rent	Flat				
	House		1	1	2
Overall Total		4	17	6	27

Comment - The survey identified 27 respondents with a form of housing need.

It will be noted from the table above that the majority of properties required are two bedroom flats and bungalows, and 2 and 3 bedroom houses. This reflects the large number of two person households and older couples who responded to the survey.

Analysis of the Housing Needs Survey Results

During the month of November 2008, Housing Needs Survey forms were posted to all 462 addresses in the Llangarron Parish.

By the closing date of the 31st December 2008, 159 responses to Part A of the survey form had been received, 27 responses to Part B and 9 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 34.4% 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, 78.6% of the respondents were in favour of affordable housing, 15.7% were against and 5.7% 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 Llangarron parish now or in the next five years. The 27 responses represent a 5.8% 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 shared ownership and full ownership. In examining the assessed maximum mortgage, 4 respondents could afford up-to £80,000 and 4 could afford upto £100,000. 9 respondents are seeking Housing Association rented properties and 2 seeking private rented accommodation.

27 respondents gave details of their household makeup showing 10 families with children, 13 couple (of whom 8 were older couples) and 4 single households.

20 respondents had lived in the Llangarron parish during three out of the past five years. The remaining 7 respondents all reported a local connection with the parish

26 respondents and their household members were employed either full or part time in the area, of whom 14 self employed.

Assessment of the Need for New Affordable Housing In Llangarron Parish

Assessment of Housing Need

The results from the Housing Needs Survey undertaken in December 2008 and the analysis shows that a need exists for the provision of new affordable housing in the Llangarron parish 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, and
- the lack of vacancies occurring in the existing Housing Association stock.

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 and
- 1 bedroom flats for single people

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 16 respondents state that they require alternative accommodation within three years, 6 respondents within 3 to 5 years, and 5 respondents after 5 years

=====

Appendix A

New Affordable Homes in Llangarron Parish - Eligibility and Definition

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

=====

