



Community First
Building better communities

Housing Needs Survey For Ashperton Parish.

November 2008

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 25th November 2008

EXECUTIVE SUMMARY

Assessment of the Need for New Affordable Housing in Ashperton Parish

Introduction

On the 25th November 2008 Ashperton Parish Council met to consider the outcome of the Housing Needs Survey that was conducted in September 2008 by Community First. It was noted that survey forms had been posted to all 113 addresses in the Parish and by the closing date, 59 responses to Part A of the form had been received, there were 5 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 analysis indicated 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. Information on household members who have moved away in the last three years showed that the majority had moved for employment reasons.

Part A also requested views on the provision of additional affordable housing for local people, 54.4% of the respondents were in favour of affordable housing, 24.6% were against and 21% were unsure.

Part B. This section was designed to be completed by the householder or anyone in the household who felt they were likely to require affordable housing in Ashperton now or in the next five years. The 5 responses represented a 4.4% return on the survey forms issued.

The analysis showed that 2 respondents were existing home owners who felt that they might need to move to more suitable accommodation in 5 plus year's time. The remaining 3 respondents showed a more immediate need to move due to their present housing circumstances.

Assessment of Housing Need

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

- the stated demand for such accommodation
- the housing and personal circumstances of the respondents to Part B of the Survey and the lack of suitably sized affordable homes in the parish.

The Parish Council noted however that in view of the low number of respondents to Part B and that there was no one currently registered on Home Point (the Herefordshire wide choice based lettings system) who lived in the parish. Accordingly it was accepted that the level of demand shown from the survey and the Home Point information would not justify the development of an affordable housing scheme at the present time.

Future Considerations

The Rural Housing Enabler reported that a programme of Housing Needs Surveys is underway across Herefordshire which should be complete by the end of 2009. The programme will identify if housing need exists in surrounding parishes, and whether such need justifies building an affordable housing scheme to meet the combined needs of those parishes including the demand from Ashperton. The Parish Council requested the Rural Housing Enabler to seek information on the surveys that will be undertaken and to report on the results as they become known.

Contact If you wish to discuss this matter please contact the Chairman of Ashperton Parish Council, or Keith Parry the Herefordshire Rural Housing Enabler on 07970 650866 or email:keithp@comfirst.org.uk. To receive a copy of the survey report, please contact Keith Parry.

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Housing Needs Survey for Ashperton Parish

Introduction

In early 2008 Ashperton 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 August 2008, notice of the Parish Council's decision was given in the Parish Magazine and in the week beginning the 25th August 2008, explanatory letters and survey forms were posted to all 113 addresses located in the Parish (as identified from Council Tax records) Householders were asked to make their return by the 30th September 2008.

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 for local people.

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 Analysis and Report

All forms were received by Community First at the Malvern office and subsequently the detailed individual responses were collated from which the housing need results have been analysed as set out in this report.

Survey Response

By the deadline of the 30th September 2008, the following forms had been received:-

Part A – 59 completed forms (a response rate of 52.2 % of the 113 addresses)

Part B – 5 completed forms (a response rate 4.4 % of the 113 addresses)

Part C – 2 completed forms

Analysis of the Part A Survey Returns

Current Households in the Parish

One person household	Two person household	Three person household	Four person household	Five+ Person household
27	20	5	7	0

Age Profile of Households

Age Bands	0 - 15 years	16 - 24 years	25 - 44 years	45 - 59 years	60 - 69 years	70+ years	
2008 Housing Needs Survey Number	8	3	10	20	22	17	
% against total survey return of 80	10%	4%	12%	25%	28%	21%	
Age Bands	0 - 15 years	16 - 24 years	25 - 44 years	45 - 59 years	60 - 64 years	65 - 74 years	75+ years
2001 Census Number	36	11	57	63	13	29	22
% against total population of 231	16%	5%	25%	27%	6%	12%	9%

Comment – In 2001 the National Census identified there were 231 residents in Ashperton as set out in the table above.

The 2008 Housing Needs Survey does not cover the total population of the parish, 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 Ashperton Parish

59 responses were received ---58 living in Ashperton and 1 who did not answer the question is assumed to live in Ashperton according to responses to other questions.

Lived in Present Home	0- 4 years	5 - 9 years	10 - 19years	20+ years
	17	15	10	17

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
2008 Survey	56	1	0	0	0	0	2
2001 Census	88	9	0	0	4		

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 one three bedroom house in Hayward Lane. The Parish has a very low level of Housing Association dwellings (0.009%) as compared to 15% for Herefordshire as a whole.

Current Accommodation

	House	Bungalow	Flat	Mobile home	Other
2008 Survey	41	16	0	0	2

	Detached houses and bungalows	Semi detached/ terraced houses and bungalows	Flats	Caravan or other mobile or temporary structure
2001 Census – 103 dwellings	84	16	3	0

Comment – The majority of the 2008 Survey respondents live in houses and bungalows in the parish as opposed to flats and other accommodation. ‘Other ‘ accommodation was described as :-

Cottage

Farmhouse

The 2001 Census showed that 81.5% of properties in the parish were detached, 15.5% were semi detached or terraced, and 3% were flats.

Bedrooms

2008 Survey	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom	Six Bedroom and more
	1	11	34	8	4	1

Comment – The 2008 Survey indicates a predominance of three bedroom properties across the parish.

Households Members who have moved away

Yes - 11 No - 44

Reasons for leaving

Lack of Affordable Housing	Public transport	Suitable Hsg	Employment elsewhere	College/University	Other
0	0	1	7	1	4

Comment – Employment elsewhere accounted for the greatest number of reasons for leaving. 'Other reasons were:-

Death

Died

Daughter moved in with boyfriend

Family breakdown

Wife died

In favour of affordable housing

Yes – 31 No – 14 Unsure - 12

Comment – The Survey shows that 54.4 % of the respondents who answered the question were in favour of additional affordable homes being provided for local people, 24.6 % were against and 21% unsure.

Future Housing Need within the next five years

Yes - 5 No - 54

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	1	2	2

Comment – The Survey indicates the majority of respondents need to move within the next 5 years.

Why do you need to move?

Local affordable accom.	Independent accom.	Larger accom.	Smaller accom.	Poor State of Repair	Closer to Employment	Permanent accom.
1	2	0	0	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 there is a requirement for local affordable accommodation, for permanent accommodation and for older persons accommodation. Respondents to the survey could tick more than one reason.

Current tenure

Home owner	Lodging with parents or other family member	Tied tenant
2	1	2

Comment - The survey shows that two respondents are owner occupiers, two are tied tenants and one lodges with family.

Type of Housing required

Housing Association Rent	Home Ownership
2	2

Comment – The Survey shows that the 2 respondents desire Housing Association rented accommodation and 2 desire home ownership. Respondents could choose more than one type of tenure in their answers. One respondent did not express a preference.

Registered with Home Point

No – 4 Yes - 0

Comment – 4 respondents 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	0	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 – In assessing the affordability of shared ownership, respondents were asked to assess their ability to raise a mortgage. No respondents completed the question.

Household Composition

Single persons	Older Single – 60 plus	Older couples - 60 plus
3	1	1

Comment – 5 respondents to the Survey completed Part B stating they were in housing need. The household composition details shows 3 single persons, 1 single older person and 1 older couple.

Lived in Ashperton 3 out of the past 5 years

Yes - 5

No - 0

Comment – The 5 respondents to Part B showed residence in the parish for 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 - 0

Comment – There was no responses to the question

Local Involvement in Parish

School	Child in local organisation	Sports Club	Church	Social club/group	Voluntary helper
0	0	0	1	0	0

Comment – There was one response to the question

Employment in the Parish

Permanent	Self employed
2 Part time	1 full time

Comment – The Survey indicates that 2 respondents (including members of their household) to this question are in permanent part time employment and 1 is self employed full-time employment.

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Home Point Information as at 20th November 2008

Home Point

Since 2002, Herefordshire has been running 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.

243 applicants on the housing register have given Ashperton Parish as one of their areas of preference.

By Band

Gold Band 33 (Including 5 priority)

Silver Band 117

Bronze 93

Total 243

By Minimum Bedroom Need

1 Bed 117

2 Beds 73

3 plus Beds 53

Total 243

Applicants living in Ashperton Parish

There are no applicants from the parish currently registered on Home Point.

Total Number on Housing Register

Gold 1072 (Including 177 priority)

Silver 2405

Bronze 1874

Total 5351

On average last year Home Point advertised 15 properties per week.

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.

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 Needs Survey – Accommodation Requirements

The following tables summarise the assessed housing accommodation requirements of the 5 respondents to Part B.

Survey Number	Applicants aged 60+ for 2 bed flats , bungalows, or specially adapted accommodation	Local connection	Current tenure	When required	Preferred tenure
24	Couple	Residency	Home owner	5+ years	Home ownership
Total 1 household					

Survey number	Applicants for 1 bed flats	Local connection	Current tenure	When required	Preferred tenure
20	Single person	Residency	Tied tenant	3 – 5 years	Housing Association rent
21	Single person	Residency	Tied tenant	3 – 5 years	Housing Association rent
21	Single person	Residency	Living with parents or other family member	1 – 3 years	Home ownership
Total 3 household					

Survey number	Applicants aged 60+ for 1 bed flats, bungalows or specially adapted accommodation	Local connection	Current tenure	When required	Preferred tenure
34	Single person	Residency	Home owner	5 + years	Home ownership
Total 1 households					

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

Properties	Housing Association Rent	Home Ownership	Total
1 bed flats/bungalows	2	1	3
1 bed flat/bungalow/specially adapted accommodation		1	1
2 bed flat/bungalow/specially adapted accommodation		1	1
Totals	2	3	5

When Properties Required	1 bed flats/bungalows/specially adapted accommodation	1 bed flats	2 bed flat/bungalows/specially adapted accommodation	Totals
Housing Association				
3-5 years		2		2
Home Ownership				
1-3 Years		1		1
5+ years	1		1	2
Totals	1	3	1	5

Summary of Preferred Tenure, Number, and Size of Dwellings

Tenure	Type	Size		Totals
		One bedroom	Two bedroom	
Housing Association Rent	Flat Flat/Bungalow/specially adapted	2		2
Home Ownership	Flat Flat/Bungalow/specially adapted	1 1	1	1 2
Totals		4	1	5

Comment - It will be noted from the table above that the properties required are flats and bungalows because of the single person households and the couple who responded to the survey.

Analysis of the Housing Needs Survey Results

During the month of July 2008, Housing Needs Survey forms were posted to all 113 addresses in the Ashperton parish.

By the closing date of 30th September 2008, 59 responses to Part A of the survey form had been received, 5 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 59 responses represent a 52.2 % 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 very low number of Housing Association rented dwellings in the parish as compared to the County average.

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

Part A also requested views on the provision of additional affordable housing for local people, 54.4% of the respondents were in favour of affordable housing, 26.4% were against and 21% 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 Ashperton now or in the next five years. The 5 responses represent a 4.4% return on the survey forms issued.

The analysis of the Part B results indicates the majority of respondents need to move in the next five years, and they require local housing, with tenure preferences of Housing Association rented accommodation and home ownership.

The respondents gave details of their household makeup showing 4 single households (of whom 1 was an older person) and 1 older couple.

All respondents had lived in Ashperton parish during three out of the past five years.

3 respondents and their household members were employed in part time permanent work or self employed full time work in the area.

Home Point Information. There are currently no applicants living in the parish registered on Home Point.

Summary of Housing Need Results.

The 5 respondents to Part B who satisfied the local connection criteria stated that they were either in current housing need or anticipated that a future need would arise over the next five or more years. Their households ranged in age and number from single people to older couples. From the details supplied, the respondents preferred housing tenure and property types can be quantified as follows:-

2 Housing Association rented homes,

3 Home Ownership homes.

The property types are 1 and 2 bedroom flats and bungalows.

Assessment of the Need for New Affordable Housing In Ashperton Parish

Assessment of Housing Need

The results from the Housing Needs Survey undertaken in September 2008 and the analysis shows that a need exists for the provision of new affordable housing in Ashperton 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.

Type of new affordable dwellings required

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

2 x 1 bedroom flats for single persons

The survey also identified a stated need for a small number of open market dwellings to meet the needs of local people:-

1 x 2 bedroom bungalow for an older couple

1 x 1 bedroom flat/bungalow for an older single person

1 x 1 bedroom flat for a single person

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

In delivering a new affordable housing scheme, a number of factors are relevant :-

- **Is there sufficient local demand to justify significant investment for a new housing scheme ?** On the basis of the Housing Needs Survey results and the Home Point information, the demand shown would not justify a scheme.
- **Is there sufficient local demand in Ashperton and surrounding parishes to justify building a new affordable housing scheme in the area?** A programme of Housing Needs Surveys across Herefordshire is underway which should be complete by the end of 2009. The programme will identify if housing need exists in surrounding parishes, and whether such need justifies building an affordable housing scheme to meet the combined needs of a number of parishes including the demand from Ashperton.

Rural Housing Enabler Recommendations as at the 25th November 2008

- (1) **That the Parish Council notes the Housing Needs Report .**
- (2) **The Parish Council requests the Rural Housing Enabler to seek information on the housing needs surveys that are being undertaken in surrounding parishes and to report to a future meeting of the Parish Council, before any decisions are taken in regard to the provision of new affordable dwellings in the parish.**

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Appendix A

New Affordable Homes in Ashperton Parish - Eligibility and Definition

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