



Community First
Building better communities

Housing Needs Study For Garway Parish.

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Community First
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Housing Needs Study for Garway.

Introduction

In May 2007, Garway 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, notice of the Parish Council's decision was given in the Parish Magazine and in the week beginning the 28th September 2007, explanatory letters and survey forms were posted to 174 addresses located in the Parish (as identified from Council Tax records) Householders were asked to make their return by the 31st October 2007. 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 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 Response

By the deadline of the 31st October, the following forms had been received:-

Part A – 81 completed forms (a response rate of 46.5% of the 174 addressees)

Part B – 14 completed forms (a response rate of 8% of the 174 addressees)

Part C – 5 completed forms

Analysis of the Part A Survey Returns

Age Profile

Age Bands	0-15	16 -24	25-44	45-59	60-69	70+
2007 Survey Number	32	14	26	54	32	25
% against total survey return of 183	17%	8%	14%	30%	17%	14%
2001 Census Number	100	26	92	83	Census shows 60+ total of 95	
% against total pop of 396	25%	7%	23%	21%	24%	

Comment – In 2001 the National Census identified residents in Garway with age profiles and percentages (rounded) against total population. The 2007 Survey does not cover the total population of Garway, but the results *may* 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 45-59 range, and an increase in the 60+ range.

Living in Garway

77 Responses were received ----70 living in Garway, and 7 living elsewhere.

Lived in Present Home	0- 4 yrs	5-9 yrs	10-19yrs	20+yrs
	15	10	22	29

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

Housing Tenure –Your Current Home

	Home Owner	Private Renting	Housing Association Renting	Lodging	With Parents/ Relatives	Tied	Housing Association Shared Ownership	Other
2007 Survey	71	4	1	0	0	0	0	1
2001 Census	136	12	5				0	6 Includes lodging, with Parents/ Relatives, and Tied.

Comment – From the details provided from the 2007 Survey and the 2001 Census there is a predominance of owner occupation in the Parish. The current Housing Association rented stock consists of 3 x 3 bedroom houses and 3 x 1 bedroom flats. The Parish has a relatively low level of Housing Association dwellings (4%) as compared to Herefordshire as a whole (15%)

Current Accommodation

	House	Bungalow	Flat	Mobile home	Other
2007 Survey	57	17	2	0	2

	Detached	Semi detached	Terrace	Flats
2001 National Census -159 dwellings	128	18	8	5

Comment – The majority of the 2007 Survey respondents live in houses in the Parish as opposed to bungalows and flats. The 2001 Census shows that 81% of properties in the Parish are detached.

Bedrooms

2007 Survey	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom	Six Bedroom and more
	3	10	37	17	7	1

Comment – The 2007 Survey indicates a larger number of three and four bedroom properties across the parish.

Households Members who have moved away

10 Yes - 61 No

Reasons for leaving

Lack of Aff Hsg	Public transport	Suitable Hsg	Employment elsewhere	College/University	other
2	1	0	4	3	0

Comment – Employment and College / University elsewhere accounted for the greatest number of reasons for leaving, followed by the lack of affordable housing.

In favour of affordable housing

45 yes 18 No 12 Unsure

Comment – The Survey shows that 55 % of the respondents who answered the question were in favour of additional affordable homes being provided for local people,22% were against and 14% were unsure. 9% did not answer the question

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	3	4	5	2

Comment – The Survey indicates the majority of respondents need to move within the next 3 years.

Why do you need to move?

Local affordable acc	Ind. acc	Larger acc	Small acc	Poor State of Repair	Closer to Employment	Per. acc
9	5	0	1	1	5	4
Older persons 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	1	4	4	1

Comment - The Survey shows that the majority of reasons given to move are the requirement for local affordable accommodation and independent accommodation. The need to be closer to employment, to live near relatives, and wish to return to the Parish are the next highest responses. Respondents to the Survey could tick more than one reason.

Type of Housing required

Housing Association Rent	Housing Association Shared Ownership	Private Rented	Home Ownership
3	5	0	8

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.

Registered with Home Point
No – 10 Yes - 1

Comment – The majority of respondees 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.

Shared Ownership Preference – Assessed Maximum Mortgage

Below 50K	50-55	55-60	60-65	65-70	70-75
2	1	0	0	1	1
75-80	80-85	85-90	90-95	95-100	100 plus
0	0	0	0	0	0

Comment – Of the 5 responses to this Survey question it is apparent that none will be in a position to seek full ownership in the Parish. The 5 record their maximum mortgage potential in the categories lower than £75,000.

To relate this mortgage potential to recent sales 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 £185, 000 were being sold at a 40% stake of £74,000, and two bedroom properties at £167,000 (40% being £66,800). Rent charges for the remaining 60% shares ranged from £260 per month to £280 per month.
- The average Herefordshire price for open market sales for the 1st quarter 2007 (provisional figure from the Department for Communities) is £183,000.

Household Composition

Husband/ Wife/Children	Single/Children	Partner/ Partner	Relatives	Single
1	4	2	2	5

Comment – 14 respondents to the Survey completed Part B stating they were in housing need. Of that number, there were 5 families with children, 4 couples and 5 single young persons provided household composition details.

Lived in Garway 3 out of the past 5 years

Yes - 12

No – 2

Comment – The majority of respondents have lived in Garway for 3 out of last 5 years.

If No what is the local connection and a need to live in Garway.

Parents	Family
1	1

Do not live in Parish but have lived in Garway previously

How long in years resident in Garway	When
15	1980-1995
21	1982-2003

Comment – All 14 respondents to Part B of the Survey showed current or previous residence in Garway, 2 who did not have a current residence showed 15 or more previous years residency in the Parish.

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

Yes – 0

No – 7

Comment – The Survey indicates that the lack of affordable housing in the area was not a reason for not taking up employment.

Local Involvement in Parish

School	Child in local organisation	Sports Club	Church	Social club/group	Voluntary helper
2	1	1	6	4	3

Comment – The survey shows that of the 14 respondents with a stated housing need, 10 provided information on their local involvement in the Parish as set out above.

Employment in the Parish

Permanent	Self employed	Casual	Seasonal	Full Time	Part Time
	3			3	
2				2	
		1			1
			1	1	
Total 2	Total 3	Total 1	Total 1	Total 6	Total 1

Comment – The Survey indicates the majority of respondents to this question are in permanent or self employed full-time occupation.

Employers Noted

Garlick Family Farm, Orcop
 Caldicott Family Farm, Garway
 Ditton Farm, St Owens Cross

Home Point Information as at the 30th September 2007

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. They then submit 'bids of interest' for properties where they would like to live.

Garway

208 applicants on the housing register have given Garway as one of their areas of choice of preference.

By Band

Gold Band 34 (inc 1 priority)
Silver Band 101
Bronze 73
Total 208

By Minimum Bedroom Need

1 Bed 108
2 Bed 55
3 plus Beds 45
Total 208

Applicants living in Garway

There are 5 applicants from Garway, 1 in Gold, 1 in silver, and 3 in bronze. Of these 1 have a minimum 1 bedroom need, and 4 have a minimum 2 bedroom need.

Properties Advertised in Garway and Housed.

Home Point have advertised and housed applicants in a one bedroom ground floor flat in the previous quarter, with 16 bids of interest registered for the property.

Total Number on Housing Register

Gold 1111 (inc 118 priority)
Silver 2363
Bronze 1862
Total 5336

On average last year Home Point advertised 14 properties per week.

Assessment of the Need for New Affordable Housing in the Parish

During the month of October 2007, Housing Needs Survey forms were posted to 174 addresses in the Garway Parish.

By the closing date of the 31st October, 81 responses to Part A of the survey form had been received, 14 responses to Part B and 5 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 81 responses represent a 46% 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 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. 55% of the respondents were in favour of affordable housing 22 % were against and 14 % 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 Garway now or in the next five years. The 14 responses represent a 8% return on the survey forms issued.

The analysis of the Part B results indicates the majority of respondents are needing 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, the majority of respondents could afford up-to 75 thousand pounds. 3 respondents are seeking Housing Association rented properties.

14 respondents gave details of their household makeup showing 5 families with children, 4 couples and 5 single young persons.

The majority of respondents had lived in Garway during three out of the past five years and of the 2 who had not, they had family and parent connections. 10 respondents gave information on local involvement in the Parish.

7 respondents were employed in the area, 5 of whom were full time, and 2 were classified as casual and seasonal.

Assessment of Housing Need

The results from the survey and the analysis shows that a need exists for the provision of new affordable housing in Garway 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
- 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 bedroom family houses
- 3 bedroom family houses
- 2 bedroom houses/flats for young couples
- 1 bedroom flats for single young 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 by the developing RSL working in partnership with the Parish Council, 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.

When new affordable dwellings are required

The analysis shows that 6 respondents state that they require alternative accommodation within three years and 5 within 3 to 5 years.

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Appendix A

Dear Sir/Madam

Garway Parish Housing Needs Survey Affordable Homes for Local People

You may recall from the Parish Magazine that the Parish Council recently agreed with a proposal from Community First that a Housing Needs Survey could be undertaken within the area. The purpose being to assess if there is sufficient local housing need to justify the provision of new affordable dwellings, because of the perceived difficulties that local people are having in securing homes of their choice at costs they can afford.

The enclosed survey form is being sent to every address in the Parish, and you are asked to complete the form and return it in a pre-paid envelope. Names and addresses of respondents are not required in order to protect confidentiality. When the returned forms are collated and analysed, the Parish Council will meet to consider the draft results, before taking any further action in the matter.

Please take time to complete and return the form, as such information is important to establish whether or not there is a housing need in your area.

For your information, my post as the Rural Housing Enabler for Herefordshire is funded from grants supplied by DEFRA, Herefordshire Council and eight Housing Associations who operate across the County, and I am employed by Community First. The post has been created in order to support Herefordshire Council in its housing role and to bring a new focus on the delivery of rural affordable housing schemes in smaller settlement areas, where a housing need is evident.

If you have any queries about the survey, please do not hesitate to contact me at Community First, 41a Bridge Street, Hereford, or telephone 07970 650866.

Yours faithfully

Keith Parry
Rural Housing Enabler for Herefordshire



Community First
Building better communities

Garway Parish Housing Needs Survey

The questionnaire consists of three parts – Part A, Part B and Part C.

Every house holder is asked to complete Part A and return it in the enclosed self addressed envelope, in order that a profile of the existing housing in the Parish can be established.

Part B should be completed and returned in the self addressed envelope where a current or future housing need for affordable housing is identified for local people.

The above information is important for establishing if a local housing need exists in the Parish and for influencing the type of housing development that might be considered in the Parish if a housing need exists.

Parts A and B of Housing Need Survey questionnaire do not ask for personal information such as names and addresses in order to preserve individual confidentiality.

Part C should be completed if you or a relative/friend/acquaintance would like to be registered with Home Point Herefordshire

Thank you for taking the time to complete this questionnaire. This form can also be downloaded at www.comfirst.org.uk under Rural Housing in the Advice and Information link. Once completed please return using the enclosed pre-paid addressed envelope by the 31st October 2007.

Any members from your household living in Garway who wish to live separately within the parish, or who live outside this area and wish to return to live here, should fill out a separate questionnaire.

What happens to the questionnaire when it has been returned to Community First?

The forms are collated by Community First and the information is analysed in order that a report can be submitted to the Parish Council.

The Parish Council will consider the results and decide if a need exists in the area for affordable housing for local people. If so, the Parish Council will ask a Housing Association to work with its members and the Rural Housing Enabler in identifying a suitable site.

If insufficient housing need is determined then no further action will take place.

The forms will be held on a Community First file for 6 months after the Parish Council has received the report, as set out above, and then they will be shredded and treated as confidential waste.

The report on the housing need survey will be made available to Herefordshire Council, who may use it for the purpose of assessing overall housing need across the County. The report will be published as a public document on the Herefordshire Council website.

Who is Community First?

Community First works to promote best practice in the voluntary sector and to support local initiatives that lead to building better communities across Herefordshire and Worcestershire.

The Rural Housing Enabler for Herefordshire is employed by Community First to assist Parish Councils in establishing whether a housing need exists and if so to help support a process for building new affordable houses for local people.

Further Questions?

If you have any questions regarding this survey please contact Keith Parry, Rural Housing Enabler for Herefordshire on Tel. No.: **01432 267820** or email : keithp@comfirst.org.uk

Further forms can be downloaded at www.comfirst.org.uk, which can be found in Rural Housing under the Advice and Information link. Please ensure that all forms are returned to us by the 31st October, 2007

PART A

Your Current Household

Please tell us the number of people in your current household in each age range?

0-15yrs 16-24yrs 25-44yrs 45-59yrs 60-69yrs 70+

Your Current Home

Do you live in Garway? Yes No

How long have you lived in your present home?

0-4 years 5-9 years 10-19 years 20+ years

Are you (please tick appropriate box):

A home owner? * Lodging with another household?

Private Renting? * Living with parents/relatives?

Housing Association Renting? * In housing tied to your job?

Housing Association Shared Ownership? *

Other (Please specify)

.....

Do you live in a :

House Bungalow Flat/apartment Mobile Home

Other (Please specify)

.....

....

How many bedrooms does your current home have?

***Additional Information on Property Types and Tenures**

Home Owner – refers to property, which you would purchase on the open market with or without a mortgage.

Private Renting – properties openly advertised by private landlords at market rents.

Housing Association Renting – properties usually made available at an affordable rent by a Housing Association.

Housing Association Shared Ownership – an alternative to renting or full ownership of a home. It is particularly suitable for people who have regular income and want to buy their own home but cannot afford to do so, on the open market. Under a shared ownership scheme you can buy a share of your home and pay rent to a Housing Association who will own the remaining share. Further information on Shared Ownership is available from your local Housing Association.

Household members who have moved away.

Have any members of your household moved away from the parish in the **last three years**?

Yes No

If Yes:

Why did they leave (please tick only one for each member that has moved away)?

Lack of affordable housing elsewhere To take up employment elsewhere

Lack of public transport To go to college or university

Lack of suitable housing (Please specify)

Other (Specify)

Your views on Affordable Housing (homes that are for rent or shared ownership that are available to local people at prices they can afford)

Are you in favour of additional affordable housing being provided within Garway for local people?

YES NO Unsure

Future Housing Need

Are you, or anyone else from your household (they may currently be residing temporarily elsewhere) likely to need affordable housing within Garway now or in the next five years.

- Yes** – If so please **complete Part B** and return this form.
- No** – Please complete and return this part of the form **only (Part A)**.

=====

PART B

Housing Need

When will you need to change your accommodation?

- Now Within 12 months 1-3 yrs 3-5 yrs 5+ yrs

Why do you need to move (you can give more than one reason)?

- Need local affordable accommodation
- Need Independent accommodation
- Need larger accommodation
- Need smaller accommodation
- Present home in poor state of repair
- Need to be closer to employment
- Need permanent accommodation
- Need older persons accommodation
- Need to be closer to a carer or dependent
- Need specially adapted home

- Family break up
- Need to be closer to relatives who are in the parish
- Moved away and wish to return to parish
- Other (please specify).....

Type of housing required

What type of accommodation would you prefer (you can tick more than one)?

- Housing Association Rented Private Rented
- Housing Association Shared Ownership Home Ownership

If you prefer to rent or want to apply for shared ownership, are you currently registered with Home Point Herefordshire?

- Yes No

If No: would you like us to send you a Home Point Application Form, if so please record your name and address at the end of this questionnaire. Home Point Herefordshire advertises rented and shared ownership homes for seven Housing Associations in Herefordshire (Tel No 01432 359500 or email www.home-point.info).

If you would prefer shared ownership, please give the maximum mortgage you could raise (if in doubt assume 3 times annual salary): (Please tick)

- | | | | | | |
|----------------|--------------------------|-----------------|--------------------------|----------------|--------------------------|
| Below £50,000 | <input type="checkbox"/> | £50,000-55,000 | <input type="checkbox"/> | £55,000-60,000 | <input type="checkbox"/> |
| £60,000-65,000 | <input type="checkbox"/> | £65,000-70,000 | <input type="checkbox"/> | £70,000-75,000 | <input type="checkbox"/> |
| £75,000-80,000 | <input type="checkbox"/> | £80,000-85,000 | <input type="checkbox"/> | £85,000-90,000 | <input type="checkbox"/> |
| £90,000-95,000 | <input type="checkbox"/> | £95,000-100,000 | <input type="checkbox"/> | Above £100,000 | <input type="checkbox"/> |

Your Future Household

Please provide the following information for yourself and anyone else who would need to move with you:

Relationship to you (e.g. Wife/partner/son)	Age	Male/Female (M/F)
YOURSELF		

Local Connection

Have you lived in Garway 3 out of the past 5 years? Yes No

If **no**, do you have a **local connection and a need** to live in Garway?

e.g. Do you or your partner have close family living in this parish?

Yes No

Please give details of local or family connection.....

.....

If you **don't live** in the parish now, **have you ever lived** in Garway?

Yes No

If **yes**, how long were you a resident of Garway and when?

__ Years ____ Date

Has any adult member of your household been offered a job in the parish but been unable to take up the offer because of a lack of affordable housing?

Yes No

Local Involvement in the Parish

- Child in local school
- Child in local organisation e.g. Scouts, Guides
- You or your partner are members of a local sports club
- You or your partner are affiliated to local church
- You or your partner are members of a local social club/group
- You or your partner are a local voluntary helper

Employment

If you, or your partner, are employed in the parish, please describe the nature of the employment?

	<i>Your employment</i>	<i>Your partner's employment</i>
Permanent	<input type="checkbox"/>	<input type="checkbox"/>
Self employed	<input type="checkbox"/>	<input type="checkbox"/>
Casual	<input type="checkbox"/>	<input type="checkbox"/>
Seasonal	<input type="checkbox"/>	<input type="checkbox"/>

Please indicate if the above employment is full time or part time.....

Other, (e.g. short term contract) please explain

Please state the company where you are currently employed and where it is

PART C

Contact Details (Optional)

The Housing Need Survey questionnaire does not ask for personal information such as names and addresses in order to preserve individual confidentiality.

However if you require a Home Point Application form please complete the details below. With your approval these details will also be retained on file at Community First in order that we may contact you again if a new housing scheme is to be built.

Home Point Herefordshire advertises rented and shared ownership homes for seven Housing Associations in Herefordshire (Tel No 01432 359500 or email www.home-point.info).

Your details will not be used for any other purpose and will remain confidential.

Name(s):

.....
.....

Address:.....

.....

.....Postcode :

Telephone Numbers:

Daytime.....Mobile:.....

.....

Email:

Please return Part C in a separate envelope using the enclosed pre-paid addressed envelope by the 31st October 2007.

