



**Community First**  
*Building better communities*

# **Housing Needs Study For Hope under Dinmore and Newton Parish.**

**November 2008**

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Report issued to Parish Council on the 13<sup>th</sup> November 2008

## EXECUTIVE SUMMARY

### Assessment of the Need for New Affordable Housing in Hope under Dinmore and Newton Parish

#### Introduction

On the 13<sup>th</sup> November 2008 Hope under Dinmore Parish Council met to consider the outcome of the Housing Needs Survey that was conducted in October 2008 by Community First. It was noted that survey forms had been posted to all 195 addresses in the Parish and by the closing date, 57 responses to Part A of the form had been received, there were 8 responses to Part B and 4 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 higher 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 and college/university reasons.

Part A also requested views on the provision of additional affordable housing for local people, 48.2% of the respondents were in favour of affordable housing, and 51.8% were against.

**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 Hope under Dinmore now or in the next five years. The 8 responses represented a 4.1% return on the survey forms issued.

The analysis showed that 3 respondents are home owners who are aged 60+ seeking smaller accommodation and older persons housing in future years, 3 Housing Association tenants seeking a transfer to more suitable accommodation (2 of whom requiring specially adapted housing), and 1 private tenant and 1 tied tenant seeking permanent accommodation.

#### 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 that 2 of respondents to Part B felt their housing need would not become apparent for at least 5 years and that in view of the relatively low number of respondents expressing a housing need and the above County average number of Housing Association dwellings in the parish, that there was not sufficient need identified from the survey to justify a new affordable housing development at the present time.

#### Future Considerations

The Parish Council requested the Rural Housing Enabler to seek information on the housing requirements of the 14 applicants registered on Home Point, and for the Rural Housing Enabler 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.

**Contact** If you wish to discuss this matter please contact the Chairman of Hope under Dinmore 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 Study for Hope under Dinmore and Newton Parish**

### **Introduction**

In early 2008 Hope under Dinmore and Newton 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 2008, notice of the Parish Council's decision was given in the Parish Magazine and in the week beginning the 29<sup>th</sup> September 2008, explanatory letters and survey forms were posted to all 195 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 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 31<sup>st</sup> October 2008, the following forms had been received:-  
Part A – 57 completed forms (a response rate of 29.2% of the 195 addressees)  
Part B – 8 completed forms (a response rate 4.1% of the 195 addressees)  
Part C – 4 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 | Six + Person household |
|----------------------|----------------------|------------------------|-----------------------|-----------------------|------------------------|
| 17                   | 28                   | 5                      | 4                     | 1                     | 2                      |

### Age Profile of Households

| Age Bands                               | 0 - 15 years | 16 - 24 years | 25 - 44 years | 45 - 59 years | 60 - 69 years | 70+ years     |           |
|---|--------------|---------------|---------------|---------------|---------------|---------------|-----------|
| <b>2008 Housing Needs Survey Number</b> | 14           | 6             | 21            | 26            | 27            | 16            |           |
| % against total survey return of 110    | 13%          | 5%            | 19%           | 24%           | 24%           | 15%           |           |
|   |              |               |               |               |               |               |           |
| Age Bands                               | 0 - 15 years | 16 - 24 years | 25 - 44 years | 45 - 59 years | 60 - 64 years | 65 - 74 years | 75+ years |
| <b>2001 Census Number</b>               | 91           | 33            | 122           | 81            | 28            | 51            | 23        |
| % against total population of 429       | 21%          | 8%            | 28%           | 19%           | 7%            | 12%           | 5%        |
|   |              |               |               |               |               |               |           |

**Comment** – In 2001 the National Census identified there were 429 residents in Hope under Dinmore and Newton 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 Hope under Dinmore and Newton Parish

57 responses were received --- 55 living in Hope under Dinmore and Newton and 2 living elsewhere. The 2 responses to 'Living elsewhere' are not included in the Part A survey returns.

| Lived in Present Home | 0- 4 years | 5 - 9 years | 10 - 19years | 20+ years |
|-----------------------|------------|-------------|--------------|-----------|
|                       | 14         | 11          | 14           | 13        |

**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     |
|--------------------|------------|-----------------|-----------------------------|--------------------------------------|----------|-------------------------|----------|
| <b>2008 Survey</b> | <b>43</b>  | <b>4</b>        | <b>7</b>                    | <b>0</b>                             | <b>0</b> | <b>0</b>                | <b>1</b> |
| <b>2001 Census</b> | <b>107</b> | <b>17</b>       | <b>37</b>                   | <b>0</b>                             | <b>4</b> |                         |          |

**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 31 two and three bedroom houses, 4 x four bedroom houses, and 4 x 2 bedroom bungalows. The Parish has a higher level of Housing Association dwellings (20%) as compared to 15% for Herefordshire as a whole.

### Current Accommodation

|                    | House     | Bungalow | Flat     | Mobile home | Other                                   |
|--------------------|-----------|----------|----------|-------------|---|
| <b>2008 Survey</b> | <b>41</b> | <b>4</b> | <b>4</b> | <b>4</b>    | <b>2</b><br><b>Recorded as cottages</b> |

|                                | Detached houses and bungalows | Semi detached/ terraced houses and bungalows | Flats    | Caravan or other mobile or temporary structure |
|--------------------------------|-------------------------------|--|----------|--|
| <b>2001 Census - dwellings</b> | <b>100</b>                    | <b>55</b>                                    | <b>4</b> | <b>8</b>                                       |

**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 59.8 % of properties in the Parish were detached, 32.9% were semi detached or terraced, and 2.3% were flats.

### Bedrooms

| <b>2008 Survey</b> | <b>One Bedroom</b> | <b>Two Bedroom</b> | <b>Three Bedroom</b> | <b>Four Bedroom</b> | <b>Five Bedroom</b> | <b>Six Bedroom and more</b> |
|--------------------|--------------------|--------------------|----------------------|---------------------|---------------------|-----------------------------|
|                    | <b>0</b>           | <b>18</b>          | <b>18</b>            | <b>17</b>           | <b>0</b>            | <b>1</b>                    |

**Comment** – The 2008 Survey indicates an equal number of two, three and four bedroom properties across the parish, and no one bedroom properties.

**Households Members who have moved away**

**Yes - 11 No - 41**

**Reasons for leaving**

| <b>Lack of Affordable Housing</b> | <b>Public transport</b> | <b>Suitable Hsg</b> | <b>Employment elsewhere</b> | <b>College/University</b> | <b>Other</b> |
|-----------------------------------|-------------------------|---------------------|-----------------------------|---------------------------|--------------|
| <b>1</b>                          | <b>0</b>                | <b>0</b>            | <b>3</b>                    | <b>4</b>                  | <b>2</b>     |

**Comment** – Employment elsewhere and College/University accounted for the greatest number of reasons for leaving. ‘Other reasons were:-

*Purchased own home*

*Died*

**In favour of affordable housing**

**Yes – 27 No – 29**

**Comment** – The Survey shows that 48.2% of the respondents who answered the question were in favour of additional affordable homes being provided for local people, 51.8% were against. The following comments were received :-

*A very nice place to live*

*A nice quiet and select area*

*There are already 38 affordable houses in Hope under Dinmore, out of a total of 160 houses, cottages etc, being 23.5% and therefore we already have our quota.*

*I am not in favour of Marches houses being put in the village, but perfectly in favour of privately owned houses being built.*

*Sufficient already*

*Where would these houses be built; the last thing I would want is ‘The Housing Association’ to get their hands on houses in this village. We have got enough ‘dregs’ of society in Hope village now.*

*We consider there are sufficient affordable properties in Hope under Dinmore. We estimate that approx. 45 properties fall into the category of affordable housing representing approx.25% of all properties in the village. This is already a very generous proportion.*

*This is not a conducive area for young people to live. There is no longer a local school and depending on public transport is not very practical.*

*Hope currently has huge problems caused by a large number of tenants of Cherrybrook run by Marches Housing. Too many gypsy and traveller families are already here and terrorising the village. Police and Marches will confirm this. Sorry we are seeing our village being destroyed, without adding to the problem.*

*Cherrybrook estate has caused many problems in this village and further development will not be acceptable.*

*There is no where for them to go and nothing to do and nowhere to put new houses.*

*Affordable to buy not to rent*

*No school-no decent bus service-nobody interested in the village, i.e. village hall events –church-no pub or shop-The village is totally divided – people are stranded here .No services-papers-street lighting-cleaning. Flooding from brook because rubbish dumped by social housing occupants.*

*I don't think that there should be any substantial developments as the road system cannot take more vehicles, There is already flooding and development would raise more runoff. We also have problems with travel children already.*

*No local employment need. May encourage increase in crime. No local facilities, i.e. shop, school, health-care, and infrastructure.*

*The current balance appears to be about right.*

*Already big enough proportion of total housing.*

*They should be located where work and services are more available.*

*I do not know any people here*

*We have too few resources in the local area, particularly for families and have enough trouble with the current affordable housing children already.*

*But numbers should be proportionate to number of houses in settlement. i.e. 5 affordable to 50 other houses.*

*We already have an affordable housing development in the village –approximately 20% plus of village housing stock. There have been ongoing problems over the years with the Cherrybrook development.*

*Because you do not indicate the number of houses to be built—and there already exists some affordable housing.*

*No available land.*

*Not needed –cheap property is already provided in the area.*

*We like the countryside and chose not to live in a built up area.*

*Two members of the parish with different opinions. Affordable housing in a small hamlet is not in keeping with the style and character of cottages hundreds of years old. They stick out like a sore thumb. Fitting in with existing old properties is never a consideration—just cheap and modern. People purchased individual cottages dotted around for the seclusion, not to find themselves caught up in a modern property area.*

*We already have 38 social housing units on Cherrybrook estate, plus 6 almshouses units. This accounts for one fifth of the properties in the parish, more than enough already!*

*The area does not have sufficient infrastructure to support additional housing. No shop, pub, school, poor public transport, limited employment opportunities. I expect my children (4) to move away from this area for these reasons.*

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

**Yes - 2      No - 47**

**Comment – Results are self explanatory.**

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## 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   | 1                | 2          | 0           | 2        |

**Comment** – The Survey indicates the majority of respondents need to move within the next 3 years. One respondent did not indicate a preference.

### 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                       | 0                            | 2                      | 2              | 0  | 1                             | 3                |
| Older person's accom.   | Closer to Carer or Dependent | Specially adapted home | Family breakup | Closer to relatives who live in the Parish | Moved away and wish to return | Other            |
| 1                       | 0                            | 2                      | 0              | 0  | 0                             | 2                |

**Comment** - The Survey shows that the majority of reasons given to move are the requirements for larger and smaller accommodation, for permanent accommodation and for specially adapted accommodation. Respondents to the survey could tick more than one reason. 'Other' reasons were:-

*Live with daughter*

*I am renting a property tied to my employment. It is going to be renovated and become unavailable to me.*

### Current tenure

| Home owner | Private tenant | Housing Association Tenant/Shared owner | Tied tenant |
|------------|----------------|---|-------------|
| 3          | 1              | 3                                       | 1           |

**Comment** - The survey shows that three respondents are owner occupiers, two are older couples and one is older single person (i.e. aged 60+years), who are seeking smaller accommodation and older persons accommodation. One respondent in private tenanted accommodation states a need for permanent accommodation. Three respondents are Housing Association tenants, two are older households are seeking specially adapted homes, and one is seeking larger accommodation. One tied tenant is seeking permanent accommodation.

**Type of Housing required**

| Housing Association Rent | Housing Association Shared Ownership | Private Rented | Home Ownership |
|--------------------------|--------------------------------------|----------------|----------------|
| 4                        | 0                                    | 1              | 2              |

**Comment** – The Survey shows that the majority of respondents desire Housing Association rented accommodation. 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 - 3

**Comment** – Four 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 |
|-------------------|-------------------|-------------------|-------------------|--------------------|-------------------|
| 1                 | 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. Only one respondent completed the question and stated that they could not raise a mortgage over £50,000 (when multiplying their income, by 3.5 times annual salary plus 1 times a partner’s annual salary if appropriate). 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 average Herefordshire price for open market sales for the 4th quarter 2007 was £190,000 (latest Government published figure).

**Household Composition**

| <b>Family with Children</b> | <b>Single persons</b> | <b>Older Single – 60 plus</b> | <b>Older couples - 60 plus</b> |
|-----------------------------|-----------------------|-------------------------------|--------------------------------|
| <b>2</b>                    | <b>1</b>              | <b>2</b>                      | <b>3</b>                       |

**Comment** – 8 respondents to the Survey completed Part B stating they were in housing need. The household composition details shows 2 families with children, 1 single person, 3 older couples and 2 older single persons.

**Lived in Hope under Dinmore and Newton Parish 3 out of the past 5 years**

**Yes - 7**

**No - 1**

**Comment** – 7 respondents to Part B showed residence in the parish for 3 out of the past 5 years, and 1 showed current residence.

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

**Yes - 0**

**No - 11**

**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**

| <b>School</b> | <b>Child in local organisation</b> | <b>Sports Club</b> | <b>Church</b> | <b>Social club/group</b> | <b>Voluntary helper</b> |
|---------------|------------------------------------|--------------------|---------------|--------------------------|-------------------------|
| <b>2</b>      | <b>0</b>                           | <b>0</b>           | <b>0</b>      | <b>0</b>                 | <b>0</b>                |

**Comment** – 2 respondents 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**

| <b>Permanent</b>   | <b>Self employed</b> |
|--------------------|----------------------|
| <b>3 full time</b> | <b>1 full time</b>   |

**Comment** – The Survey indicates that 4 respondents (including members of their household) to this question are in permanent or self employed full-time employment.

**Employers in the parish noted**

Dinmore Caravans  
 Hampton Court  
 Farming

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## Home Point Information as at 07/11/2008

### 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.

285 applicants on the housing register have given Hope under Dinmore and Newton Parish as one of their areas of preference.

### By Band

|             |                           |
|-------------|---------------------------|
| Gold Band   | 38 (Including 8 priority) |
| Silver Band | 137                       |
| Bronze      | 110                       |
| Total       | 285                       |

### By Minimum Bedroom Need

|             |     |
|-------------|-----|
| 1 Bed       | 148 |
| 2 Beds      | 78  |
| 3 plus Beds | 59  |
| Total       | 285 |

### Applicants living in Hope under Dinmore and Newton Parish

There are 14 applicants from the parish, 7 in Gold, 4 in Silver, and 3 in Bronze. Of these 7 have a minimum 1 bedroom need, 3 have a minimum 2 bedroom need, and 4 have a minimum 3 bedroom plus need.

### Properties Advertised in Hope under Dinmore and Number of Applicants Housed.

Home Point have advertised and housed applicants in 12 properties since operating, with an average of 34 bids of interest registered for each property.

### Total Number on Housing Register

|        |                               |
|--------|-------------------------------|
| Gold   | 1083 (Including 183 priority) |
| Silver | 2456                          |
| Bronze | 1901                          |
| Total  | 5440                          |

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

4 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 8 respondents to Part B.

| Survey number            | Applicants for three bed houses | Local connection | Current tenure | When required | Preferred tenure         |
|--------------------------|---------------------------------|------------------|----------------|---------------|--------------------------|
| 39                       | Couple with three children      | Residency        | Private tenant | Now           | Housing Association rent |
| <b>Total 1 household</b> |                                 |                  |                |               |                          |

| Survey number            | Applicants for four bed houses    | Local connection | Current tenure             | When required | Preferred tenure         |
|--------------------------|-----------------------------------|------------------|----------------------------|---------------|--------------------------|
| 60                       | Couple with child and grandparent | Residency        | Housing Association tenant | 1 – 3 years   | Housing Association rent |
| <b>Total 1 household</b> |                                   |                  |                            |               |                          |

| Survey Number             | Applicants aged 60+ for 2 bed flats , bungalows, or specially adapted accommodation | Local connection | Current tenure             | When required | Preferred tenure         |
|---------------------------|---|------------------|----------------------------|---------------|--------------------------|
| 14                        | Couple  | Residency        | Housing Association tenant | Now           | Housing Association rent |
| 16                        | Couple  | Residency        | Home owner                 | 5 + years     | Home ownership           |
| 40                        | Couple  | Residency        | Home owner                 | 5 + years     | Housing Association rent |
| <b>Total 3 households</b> |   |                  |                            |               |                          |

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| Survey number            | Applicants for 1 bed flats | Local connection | Current tenure | When required    | Preferred tenure |
|--------------------------|----------------------------|------------------|----------------|------------------|------------------|
| 41                       | Single person              | Residency        | Tied tenant    | Within 12 months | Private rent     |
| <b>Total 1 household</b> |                            |                  |                |                  |                  |

| Survey number             | Applicants aged 60+ for 1 bed flats, bungalows or specially adapted accommodation | Local connection | Current tenure             | When required                           | Preferred tenure         |
|---------------------------|---|------------------|----------------------------|---|--------------------------|
| 52                        | Single person   | Residency        | Home owner                 | 1- 3 years                              | Home ownership           |
| 54                        | Single person   | Residency        | Housing association tenant | Not specified – assume within 12 months | Housing association rent |
| <b>Total 2 households</b> |   |                  |                            |   |                          |

| Applicants   |          |
|--------------|----------|
| Now          | 2        |
| Within 12    | 2        |
| 1-3 years    | 2        |
| 3-5 Years    | 0        |
| 5+ years     | 2        |
| <b>Total</b> | <b>8</b> |

| Properties  | Housing Association Rent | Private Rent | Home Ownership | Total    |
|---|--------------------------|--------------|----------------|----------|
| 1 bed flats/bungalows                               |                          | 1            |                | 1        |
| 1 bed flat/bungalow/specially adapted accommodation | 1                        |              | 1              | 2        |
| 2 bed flat/bungalow/specially adapted accommodation | 2                        |              | 1              | 3        |
| 3 bed house   | 1                        |              |                | 1        |
| 4 bed house   | 1                        |              |                | 1        |
| <b>Totals</b>                                       | <b>5</b>                 | <b>1</b>     | <b>2</b>       | <b>8</b> |

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| When Properties Required   | 1 bed flats/bungalows/specially adapted accommodation | 1 bed flats | 2 bed flat/bungalows/specially adapted accommodation | 3 bed houses | 4 bed houses | Totals   |
|----------------------------|---|-------------|--|--------------|--------------|----------|
| <b>Housing Association</b> |   |             |  | 1            |              | 1        |
| Now                        |   |             | 1  |              |              | 1        |
| Within 12 months           | 1   |             |  |              |              | 1        |
| 1-3 Years                  |   |             |  |              | 1            | 1        |
| 3-5 years                  |   |             |  |              |              |          |
| 5+years                    |   |             | 1  |              |              | 1        |
|                            |   |             |  |              |              |          |
| <b>Private rent</b>        |   |             |  |              |              |          |
| Now                        |   |             |  |              |              |          |
| Within 12 months           |   | 1           |  |              |              | 1        |
|                            |   |             |  |              |              |          |
| <b>Home Ownership</b>      |   |             |  |              |              |          |
| Now                        |   |             |  |              |              |          |
| Within 12 months           |   |             |  |              |              |          |
| 1-3 Years                  | 1   |             |  |              |              | 1        |
| 3-5 years                  |   |             |  |              |              |          |
| 5+years                    |   |             | 1  |              |              | 1        |
|                            |   |             |  |              |              |          |
| <b>Totals</b>              | <b>2</b>  | <b>1</b>    | <b>3</b>   | <b>1</b>     | <b>1</b>     | <b>8</b> |

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

| Tenure                          | Type                            | Size        | Size        | Size          | Size         | Totals   |
|---------------------------------|---------------------------------|-------------|-------------|---------------|--------------|----------|
|                                 |                                 | One bedroom | Two bedroom | Three bedroom | Four bedroom |          |
| <b>Housing Association Rent</b> | Flat                            |             | 2           |               |              | 2        |
|                                 | Flat/Bungalow/specially adapted | 1           |             | 1             | 1            | 3        |
|                                 | House                           |             |             |               |              |          |
| <b>Private Rent</b>             | Flat                            | 1           |             |               |              | 1        |
|                                 | Flat/Bungalow House             |             |             |               |              |          |
| <b>Home Ownership</b>           | Flat                            |             | 1           |               |              | 1        |
|                                 | Flat/Bungalow/specially adapted | 1           |             |               |              | 2        |
|                                 | House                           |             |             |               |              |          |
| <b>Totals</b>                   |                                 | <b>3</b>    | <b>3</b>    | <b>1</b>      | <b>1</b>     | <b>8</b> |

**Comment** - It will be noted from the table above that the majority of properties required are one and two bedroom flats and bungalows, or specially adapted properties. This reflects the number of single person households and couples who responded to the survey.

## Analysis of the Housing Needs Survey Results

During the month of October 2008, Housing Needs Survey forms were posted to all 195 addresses in the Hope under Dinmore and Newton parish.

By the closing date of the 31<sup>st</sup> October 2008, 57 responses to Part A of the survey form had been received, 8 responses to Part B and 4 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 57 responses represent a 29.2% 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 higher average number of Housing Association rented dwellings than the County.

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, 48.2 % of the respondents were in favour of affordable housing and 51.8% were against.

**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 Much Birch now or in the next five years. The 8 responses represent a 4.1% 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 Housing Association rented accommodation. In examining the assessed maximum mortgage, 1 respondent could afford up-to £50,000.

The respondents gave details of their household makeup showing 2 families with children, 3 older couples and 3 single households (of whom 2 were older single persons).

7 respondents had lived in Hope under Dinmore and Newton parish during three out of the past five years and 1 has a current residency.

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

**Home Point Information.** 14 applicants who live in parish are registered on Home Point. Whilst this information is helpful to establish housing need in the parish, the number should not be added to the housing survey results, because the applicants may not have completed a Part B form.

### **Summary of Housing Need Results.**

The 8 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 to families with children. From the details supplied, the respondents preferred housing tenure and property types can be quantified as follows:-

5 Housing Association rented homes,

1 Private rented home,

2 Home Ownership homes.

The property types range from 1 and 2 bedroom flats/ bungalows/specially adapted accommodation to three and four bedroom houses.

## **Assessment of the Need for New Affordable Housing In Hope under Dinmore and Newton Parish**

### **Assessment of Housing Need**

The results from the Housing Needs Survey undertaken in October 2008 and the analysis shows that a need exists for the provision of new affordable housing in Hope under Dinmore and Newton 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 dwellings would be required:-

- 1 x 3 bedroom family house.
- 1 x 4 bedroom family house
- 3 x 2 bedroom bungalows/flats/specially adapted accommodation for older couples
- 2 x 1 bedroom bungalows/flats/specially adapted accommodation for older single people
- 1 x 1 bedroom flat.

### **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 a small number open market dwellings to meet the needs of local people.

### **When new affordable dwellings are required**

The analysis shows that of the respondents satisfying the local connection criteria 6 respondents state that they require new affordable dwellings within three years.

### **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 demand to justify significant investment for a new housing scheme ?** On the basis of the Housing Needs Survey results alone (without reference to the Home Point information), the demand shown would not justify a scheme.
- **Is there sufficient local affordable housing in the district?** In overall numbers the parish has a higher than average number of Housing Association rented homes in the parish, so in those terms there would not be a need to develop more affordable housing .

- **Does the existing Housing Association stock meet the needs of local housing applicant requirements ?** The stock is dominated by family houses, with a small number of bungalows and no flats.
- **Should there be further investigation to check the housing need position?** Further investigation of the 14 Home Point applicants should be undertaken. This will ascertain the type of housing required, e.g. 7 applicants are in need of one bedroom accommodation, which may indicate a need for bungalow or flat type accommodation for older persons.

### **Rural Housing Enabler Recommendations**

- (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 requirements of applicants registered on Home Point, and for the Rural Housing Enabler 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 Hope under Dinmore and Newton Parish - Eligibility and Definition**

Any new Housing Association affordable homes to be provided for rent or shared ownership in Hope under Dinmore and Newton 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 Hope under Dinmore and Newton 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.

