



Community First
Building better communities

Housing Needs Study For Longtown Group Parish.

June 2008

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Approved by the Parish Council on the 18th June 2008

EXECUTIVE SUMMARY

Assessment of the Need for New Affordable Housing in Longtown Group Parish

Introduction

On the 18th June 2008, the Longtown Parish Council met to consider the outcome of the recent Housing Needs Survey that was conducted in February 2008 by Community First. It was noted that survey forms had been posted to 438 addresses in the Parish and by the closing date, 142 responses to Part A of the form had been received, there were 32 responses to Part B and 8 responses to Part C.

Assessment of Housing Need

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

- the stated demand for such accommodation
- the housing and financial circumstances of the respondents to Part B of the Survey
- a lack of suitably sized affordable homes and tenure choice in the parish , and
- a small existing Housing Association stock consisting only of bungalows.

Type of new affordable dwellings and mix of tenure required

The type of dwellings that would be required are 4,3 and 2 bedroom houses, and 1 and 2 bedroom flats and bungalows. The tenure mix and number of dwellings would be determined by a developing Housing Association working in partnership with the Parish Council and that in view of the stated need, Longtown would be the preferred location for a new housing scheme.

The Next Steps

The Parish Council will seek to identify a suitable site that would meet the requirements to build an affordable housing scheme. In the next few weeks they will walk around the village with a planning officer from Herefordshire Council, to consider what options (if any) exist. Where a site, or more than one is suggested as being acceptable (and the landowner is willing to sell), the Parish Council will arrange for a public exhibition to be held in the village hall in the summer to seek the views of residents.

Practical Considerations

In accepting that an affordable housing scheme is required for the area, the Parish Council stated that they will only support a scheme that provides affordable homes for local people in perpetuity, and that it is a small scale development.

Contacts

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

June 2008.

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Housing Needs Study for Longtown Group Parish

Introduction

On the 24th November 2007, Longtown Group 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 January 2008, notice of the Parish Council's decision was given in the Parish Magazine and in the week beginning the 1st February 2008, explanatory letters and survey forms were posted to 438 addresses located in the Parish (as identified from Council Tax records) Householders were asked to make their return by the 29th February 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 29th February 2008, the following forms had been received:-

Part A – 142 completed forms (a response rate of 32.4% of the 438 addresses)

Part B – 32 completed forms (a response rate of 7.3% of the 438 addresses)

Part C – 8 completed forms

8 survey forms were returned as address not known

Analysis of the Part A Survey Returns

Age Profile

Age Bands	0-15	16 -24	25-44	45-59	60-69	70+
2008 Housing Needs Survey Number	27	13	45	46	43	34
% against total survey return of 208	13%	6%	22%	22%	21%	16%
Age Bands	0-15	16 -24	25-44	45-59	60-74	75+
2001 Census Number	165	54	197	202	154	55
% against total pop of 827	20%	6%	24%	24%	19%	7%

Comment – In 2001 the National Census identified there were 827 residents in the Longtown Group Parish as set out in the table above.

The 2008 Housing Needs Survey does not cover the total population of the Longtown Group Parish area, but the results give an indication that the number of younger children living in the area has reduced since 2001, that the 25-59 age range has slightly reduced, and that there has been an increase in the 60+ range.

Living in the Longtown Group Parish area.

Craswall	Llanveynoe	Longtown	Walterstone	Other
18	19	87	14	4

Comment - 142 responses were received ---- 138 living in the Longtown Group Parish area, and 4 living elsewhere.

Lived in Present Home	0- 4 yrs	5-9 yrs	10-19yrs	20+yrs
	30	38	39	32

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
- amount of new house building in the area in recent years
- 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
2008 Survey	126	9	0	0	3	0	0	2
2001 Census	282	19	11	0	0	0	0	18

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 3 x 1 bedroom bungalows, and 3 x 2 bedroom bungalows situated at Penbailey in Longtown. The Parish has a low level of Housing Association dwellings (2%) as compared to 15% for Herefordshire as a whole.

Current Accommodation

	House	Bungalow	Flat	Mobile home	Other
2008 Survey	113	22	1	0	4

	Detached houses	Semi detached/ terrace houses	Flats	Caravan/mobile home/Temp Structure
2001 Census - dwellings	319	41	0	10

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 86% of properties in the Parish were detached. The Census also revealed that 23 dwellings were either second homes or holiday lets.

Bedrooms

2008 Survey	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom +
	1	25	56	36	14

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

Households Members who have moved away in the last three years

Yes - 21 No - 104

Reasons for leaving

Lack of Aff Hsg	Public transport	Suitable Hsg	Employment elsewhere	College/University	other
7	0	2	8	7	4

Comment – Lack of affordable housing, employment elsewhere and college/university accounted for the greatest number of reasons for leaving.

In favour of affordable housing

Yes - 111 No - 8 Unsure - 15

Comment – The Survey shows that 83% of the respondents who answered the question were in favour of additional affordable homes being provided for local people, 6% were against and 11% were unsure.

You or anyone likely to need affordable housing within the Longtown Group Parish now, or in the next five years.

Yes – 32

No -110

Comment – The 32 Yes responses continued with the survey by completing Part B forms.

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
3	8	5	6	7

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
14	11	3	6	1	3	7
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
6	2	0	1	6	5	5

Comment - The Survey shows that the majority of reasons given to move are the requirement for local affordable accommodation and independent accommodation. 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
9	12	3	20

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

Registered with Home Point

No – 17 Yes - 1

Comment – The majority of responders to this question answered that they were not registered with Home Point. This may indicate:-

- lack of knowledge about Home Point
- lack of registration because of lack of apparent housing opportunities in the village
- lack of housing need.

Shared Ownership Preference – Assessed Maximum Mortgage

Below 50K	50-55	55-60	60-65	65-70	70-75
6	0	0	2	1	0
75-80	80-85	85-90	90-95	95-100	100 plus
2	1	3	0	1	0

Comment – From the 16 responses to this Survey question it is apparent that no-one would be in a position to seek full ownership in the Parish. They record their maximum mortgage potential in the categories lower than £100,000.

To relate this mortgage potential to recent sales the following information is relevant:-

- The average Herefordshire price for open market sales for the 2nd quarter 2007 was £176,750.
- 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.

Household Composition

Family with 1 child	Family with 2 children	Family with 3 children	Family with 4 children	Couples	Older couples	Single	Older Single
4	5	2	1	4	4	5	6

Comment – 31 respondents provided information on their household details. The shows 12 families with children, 8 couples (this includes 4 older couples) and 11 single person households (this includes 6 older single persons). 1 respondent did not supply household details.

Lived in Longtown Group Parish 3 out of the past 5 years

Yes - 24

No - 7

Comment – 24 respondents to Part B of the Survey showed current or previous residence in the Longtown Group Parish area, 6 respondents did not live in the area but have a local connection because of:-

- Daughter, son-in-law and family live in the Parish
- Parents and grandparents live in the Parish
- Immediate family and farming business

- Daughter in school in Longtown ,grandparents in Michaelchurch and work at Dulas
- Parents in the Parish
- Sister lives in village

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

Yes – 1

No – 19

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

Local Involvement in Parish

School	Child in local organisation	Sports Club	Church	Social club/group	Voluntary helper	Other
6	4	3	12	8	8	2

Comment – The survey shows that of the 32 respondents with a stated housing need, 21 provided information on their local involvement in the Parish as set out above. Respondents could answer more than one question.

Employment in the Parish

Permanent Full Time	Self -employed Full Time	Self-employed Part Time	Casual	Seasonal
11	10	1	0	0

Comment – The Survey indicates that the majority of respondents (and members of their household) to this question are in permanent or self employed full-time occupation in the Parish.

Employers Noted

Pontrilas Timber Yard

Local school

Homeopathic practice

Farming

Healing Herbs

Fairfield High School

Choice of Area to Live

Craswall	Llanveynoe	Longtown	Walterstone	Any of the 4 areas
2	2	17	4	7

Comment – The 32 responses received indicate that the majority of respondents would like to live in Longtown, with seven respondents saying they would live in any of the four areas.

Home Point Information as at 31st March 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. They then submit 'bids of interest' for properties where they would like to live.

510 applicants on the housing register have given the Longtown Group Parish as one of their areas of choice of preference.

By Band

Gold Band 94 (Including 8 priority)

Silver Band 221

Bronze 187

Total 510

By Minimum Bedroom Need

1 Bed 249

2 Beds 137

3 plus Beds 124

Total 510

Applicants living in the Longtown Group Parish

There are 4 applicants from the Longtown Group Parish area, 1 in Gold and 3 in silver. Of these, 3 have a minimum 1 bedroom need, and 1 has a minimum 2 bedroom need.

Properties Advertised in the Longtown Group Parish area and Number of Applicants Housed.

Home Point have advertised and housed applicants in 2 properties since opening, with an average of 13 bids of interest registered for the property.

Total Number on Housing Register

Gold 955(Including 145 priority)

Silver 2399

Bronze 1815

Total 5314

On average last year Home Point advertised 15 properties per week

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Analysis of the Housing Needs Survey Results

During the month of February 2008, Housing Needs Survey forms were posted to 438 addresses in the Longtown Group Parish area.

By the closing date of the 29th February 2008, 142 responses to Part A of the survey form had been received, 32 responses to Part B and 8 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 142 responses represent a 32.4 % return on the survey forms issued.

The analysis of the Part A results indicates an aging population, a settled community in terms of time spent living in the Parish, a majority of owner occupied homes and three and four+ houses, and a relatively low number of other property types and tenures in the Parish.

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, 82% of the respondents were in favour of affordable housing 11% were against and 7% were unsure.

Part B. This section of the Survey was designed to be completed by the householder or anyone in the household who felt they were likely to require affordable housing in the Longtown Group Parish area now or in the next five years. The 32 responses represent a 7.3 % return on the survey forms issued.

The analysis of the Part B results indicates the majority of respondents need to move in the next three years, and they require local affordable housing, with the main tenure preferences being shared ownership and full ownership. In examining the assessed maximum mortgage that applicants could afford, no one could purchase a local property on the open market unless they access to significant savings to supplement their mortgage. 12 respondents are seeking Housing Association/private rented properties.

31 respondents gave details of their household makeup showing 12 families with children, 8 couples (4 of whom are older) and 11 single households(6 of whom are older).

24 respondents had lived in the Longtown Group Parish area during three out of the past five years. 6 respondents did not have a local connection to the area, but recorded links through family and work connections.

Of the 32 respondents, 21 showed a local involvement with the Parish.

21 respondents and their household members were employed full time in the area, of whom 10 were self employed.

17 respondents gave Longtown as their choice of area, 2 choices were each made for Craswell and Llanveynoe, 4 for Walterstone , and 7 said they would live in any of the four ares.

Assessment of the Need for New Affordable Housing In the Longtown Group Parish

Assessment of Housing Need

The results from the Housing Needs Survey undertaken in February 2008 and the analysis shows that a need exists for the provision of new affordable housing in the Longtown Group Parish area for the following reasons:-

- the stated demand for such accommodation
- the housing and financial circumstances of the respondents to Part B of the Survey.
- a lack of suitably sized affordable homes and tenure choice in the parish , and
- a small existing Housing Association stock consisting only of bungalows.

Type of new affordable dwellings required

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

- 4 bedroom family houses
- 3 bedroom family houses
- 2 bedroom family houses
- 2 bedroom houses/flats for young couples
- 2 bedroom bungalows/flats for older couples
- 1 bedroom flats for single young people
- 1 bedroom bungalows/flats for older single people

Mix of tenure required (rent and shared ownership) and number of dwellings required

The final tenure mix and number of dwellings would be determined 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 16 respondents state that they require alternative accommodation within three years and 6 within 3 to 5 years.

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Community First
Building better communities

Longtown Group 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 to: Herefordshire Rural Housing Enabler – Longtown Group Parish Housing Survey. Community First, Malvern View, Willow End Park, Blackmore Park Road, Malvern, Worcestershire, WR13 6NN by 29th February 2008.

Any members from your household living in Craswall, Llanveynoe, Longtown, or Walterstone (the Longtown Group Parish area) 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 29th February 2008 to the address below.

Herefordshire Rural Housing Enabler – Longtown Group Parish Survey.
Community First, Malvern View, Willow End Park, Blackmore Park Road,
Malvern, Worcestershire, WR13 6NN.

PART A

Your Current Household

Please tell us the number of people in your 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 Craswall, or Llanveynoe or Longtown, or Walterstone

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 box for each member that has moved away)?

- Lack of affordable housing 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 the Longtown Group Parish Council area 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 the Longtown Group Parish Council area now or in the next five years.

- Yes** – Please **complete Part B** and return it with Part A.
- 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 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 Longtown Group Parish area 3 out of the past 5 years?

Yes No

If **no**, do you have a **local connection and a need** to live in Longtown Group Parish area? Do you or your partner have close family living in this parish for example?

Yes No

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

If you **don't live** in the parish now, **have you ever lived** in the Longtown Group Parish area ?

Yes No

If **yes**, how long were you a resident of Longtown Group Parish area 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
.....
.....

Choice of Area to Live

If affordable housing was built in the Longtown Group Parish area, which of the following villages would be your preferred choice to live in :-

- Craswall,
- Llanveynoe
- Longtown,
- Walterstone
- Any of the above

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 to: Herefordshire Rural Housing Enabler – Longtown Group Parish Housing Survey. Community First, Malvern View, Willow End Park, Blackmore Park Road, Malvern, Worcestershire, WR13 6NN by 29th February 2008.