



**Community First**  
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# **Housing Needs Study For St. Weonards Parish.**

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## **Housing Needs Study for St.Weonards.**

### **Introduction**

In May 2007 St Weonards 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 June, notice of the Parish Council's decision was given in the Parish Magazine and in the week beginning the 23<sup>rd</sup> July 2007, explanatory letters and survey forms were posted to 156 addresses located in the Parish (as identified from Council Tax records) Householders were asked to make their return by the 31<sup>st</sup> August 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.

On the 15<sup>th</sup> August the Parish Council agreed that a reminder letter should be sent to all householders, which also included clarification about questions pertaining to St. Weonards.

### **Survey Response**

By the deadline of the 31<sup>st</sup> August, the following forms had been received:-

Part A – 73 completed forms (a response rate of 46.8%)

Part B – 27 completed forms (a response rate of 17.3%)

Part C – 2 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 (numbers)	25	26	35	40	32	33
% against total of 191	13%	13%	18%	20%	16%	17%
2001 Census (numbers)	88	36	100	69	Census shows 60+ total of 79	
% against total pop of 372	23%	9%	26%	18%	21%	

**Comment** – In 2001 the National Census identified 372 residents in St Weonards with age profiles and percentages (not rounded) against total population. The 2007 Survey does not cover the total population of St Weonards, 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 small increase in the 45-59 range, and an increase in the 60+ range.

### Living in St Weonards

62 Responses were received ----60 living in St Weonards, and 2 living elsewhere.

Lived in Present Home	0- 4 yrs	5-9 yrs	10-19yrs	20+yrs
	10	19	10	33

**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
<b>2007 Survey</b>	51	12	1	1	1	5	1	2
<b>2001 Census</b>	90	23	10				0	16 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 9 x 3 bedroom houses (Penrose Green, Monkton Place and Old School) and 2 x 2 bedroom houses (Old School). The Parish has a relatively low level of Housing Association dwellings (7%) as compared to Herefordshire as a whole (15%)

### Current Accommodation

	House	Bungalow	Flat	Mobile home	Other
<b>2007 Survey</b>	56	10	7	0	0

	Detached	Semi detached	Terrace	Flats
<b>2001 National Census</b>	107	25	7	4

**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 74% of properties in the Parish are detached.

### Bedrooms

<b>2007 Survey</b>	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom	Six Bedroom and more
	11	30	19	6	2

**Comment** – The 2007 Survey indicates a larger number of two and three bedroom properties across the parish. No record of one bedroom properties shown.

**Households Members who have moved away**

**18 Yes - 50 No**

**Reasons for leaving**

<b>Lack of Aff Hsg</b>	<b>Public transport</b>	<b>Suitable Hsg</b>	<b>Employment elsewhere</b>	<b>College/University</b>	<b>other</b>
<b>7</b>	<b>1</b>	<b>2</b>	<b>10</b>	<b>7</b>	<b>0</b>

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

**In favour of affordable housing**

**54 yes 9 No 10 Unsure**

**Comment** – The Survey shows that 74 % of the respondents were in favour of additional affordable homes being provided for local people.

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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
0	3	13	5	3

**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
16	14	3	3	2	4	6
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
2	0	0	0	6	7	0

**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 live near relatives and also those wishing 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
6	16	4	18

**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 – 14**

**Comment** – All responses 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**

<b>Below 50K</b>	<b>50-55</b>	<b>55-60</b>	<b>60-65</b>	<b>65-70</b>	<b>70-75</b>
4	1	1	2	1	2
<b>75-80</b>	<b>80-85</b>	<b>85-90</b>	<b>90-95</b>	<b>95-100</b>	<b>100 plus</b>
1	0	3	0	2	1

**Comment** – Of the 18 responses to this Survey question it is apparent that only one respondent (100k plus category) may be in a position to seek full ownership in the Parish. The 17 others record their maximum mortgage potential with the majority in the categories lower than 80 thousand pounds.

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 1<sup>st</sup> quarter 2007 (provisional figure from the Department for Communities) is £183,000.

**Household Composition**

<b>Husband/ Wife/Children</b>	<b>Partner/ Partner/Children</b>	<b>Husband/ Wife</b>	<b>Partner/ Partner</b>	<b>Relatives</b>	<b>Single</b>
<b>5 Married Couples with children</b>	<b>1 Couple with children</b>	<b>2 Married Couples</b>	<b>6 Couples</b>	<b>1 Pair of Relatives</b>	<b>4 Single Households</b>

**Comment** – 27 respondents to the Survey completed Part B stating they were in housing need. Of that number, 6 families with young children, 9 young couples and 4 single young persons provided household composition details.

**Lived in St Weonards 3 out of the past 5 years**

Yes - 20

No – 7

**If No what is the local connection and a need to live in St Weonards.**

Parents	Family	No connection
4	2	1

**Comment** – The majority of respondents have lived in St Weonards for 3 out of last 5 years. Of those who haven't the local connection is parents and family.

**Do not live in Parish but have lived in St Weonards previously**

How long in years resident in St.Weonards	When
17	1981-1998
2	2005
2	2004
23	Since 1984
19	Not specified
20	1982-2002
20	1980-2000
22	1982-2004
20	1985-2005
25	1978-2003

**Comment** – 10 of the 27 respondents to Part B of the Survey showed previous residence in St Weonards, 8 of whom showed 17 or more years.

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

Yes – 2

No – 15

**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
5	1	1	4	5	3

**Comment** – The survey shows that of the 27 respondents with a stated housing need, 13 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	Other
	1			1		
1	1			2		
1				1		
	1			1		
	1	1	1			
	1					
1	1			1		
						1
	1			1		
	2			2		
1				1		
<b>Total 4</b>	<b>Total 9</b>	<b>Total 1</b>	<b>Total 1</b>	<b>Total 10</b>		<b>Total 1</b>

**Comment** – The Survey indicates the majority of respondents to this question are self employed and full-time.

**Employers Noted**

Cranberry Foods  
 FM Green St Owens  
 Langstone Build, LLangarron  
 Teacher Training  
 Local farmers

## **Home Point Information as at the 31<sup>st</sup> August 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.

### **St. Weonards**

224 applicants on the housing register have given St Weonards as one of their areas of choice of preference.

### **By Band**

Gold Band 38 (inc 3 priority)  
Silver Band 107  
Bronze 79  
Total 224

### **By Minimum Bedroom Need**

1 Bed 126  
2 Bed 58  
3 plus Beds 40  
Total 224

### **Applicants living in St Weonards**

There are 7 applicants from St Weonards, 2 in Gold, 3 in silver, and 2 in bronze. Of these 3 have a minimum 1 bedroom need, and 4 have a minimum 2 bedroom need.

### **Properties Advertised and Housed.**

Home Point have advertised and housed applicants in 2 properties, both 3 beds with total bids of 26 and 29 respectively.

### **Total Number on Housing Register**

Gold 1085 (inc 114 priority)  
Silver 2301  
Bronze 1822  
Total 5208

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 August 2007, Housing Needs Survey forms were posted to 156 addresses in the St. Weonards Parish.

By the closing date of the 31<sup>st</sup> August, 73 responses to Part A of the survey form had been received, 27 responses to Part B and 2 responses to Part C.

**Part A** . This section of the Survey was designed for all householders to return, as the questions were focussed on the current housing situation in the Parish. The 73 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, either because (a) there was a lack of affordable housing in the Parish, or (b) have moved for employment and college/university reasons.

Part A also requested views on the provision of additional affordable housing for local people. 74% of the respondents were in favour of affordable housing 12 % were against and 13 % 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 St Weonards now or in the next five years. The 27 responses represent a 17% 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 80 thousand pounds. 6 respondents are seeking Housing Association rented properties.

17 respondents gave details of their household makeup showing 6 families with young children, 9 young couples and 4 single young persons.

The majority of respondents had lived in St Weonards during three out of the past five years and of the 7 who had not, 6 had family and parent connections. 13 respondents gave information on local involvement in the Parish.

15 respondents were employed in the area, 10 of whom were full time, and 2 were classified as casual and seasonal. 2 respondents stated they had not been able to take up employment because of the lack of affordable housing.

**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 St. Weonards 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 16 respondents state that they require alternative accommodation within three years.

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