



Community First
Building better communities

Housing Needs Study For Wellington Heath Parish.

April 2008

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Version 2 issued to Parish Council on the 24th June 2008
Final report approved by the Parish Council on the 30th September 2008.

EXECUTIVE SUMMARY

Assessment of the Need for New Affordable Housing in Wellington Heath Parish

Introduction

On the 30th September 2008, the Wellington Heath Parish Council met to consider the outcome of the Housing Needs Survey that was conducted in March 2008 by Community First. It was noted that survey forms had been posted to all 207 addresses in the Parish and by the closing date, 98 responses to Part A of the form had been received, there were 14 responses to Part B and 4 responses to Part C. Part A requested information from all householders in order to gain a profile of the existing housing in the Parish, Part B sought information on current and future housing need, and Part C invited those in housing need to register with Home Point Herefordshire

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.

Type of new affordable dwellings and mix of tenure required

The type of dwellings that would be required are 2, 3 and 4 bedroom houses, and 1 and 2 bedroom flats and bungalows. The tenure mix and number of dwellings would be determined to reflect the needs identified by a developing Housing Association working in partnership with the Parish Council and the Rural Housing Enabler.

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 Rural Housing Enabler in association with 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.

April 2008

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Housing Needs Study for Wellington Heath Parish

Introduction

On the 27th November 2007, Wellington Heath 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 February 2008, notice of the Parish Council's decision was given in the Parish Magazine and in the week beginning the 1st March 2008, explanatory letters and survey forms were posted to all 207 addresses located in the Parish (as identified from Council Tax records) Householders were asked to make their return by the 31st March 2008. 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 March 2008, the following forms had been received:-
Part A – 98 completed forms (a response rate of 47% of the addresses)
Part B – 14 completed forms (a response rate of 7% of the addresses)
Part C – 4 completed forms

Housing Advice Surgery

In view of the expressed local interest about whether an affordable housing scheme should be developed, Parish Council representatives and the Rural Housing Enabler for Herefordshire held an open question and answer session for all invited parishioners to attend on the 18th September, 2008.

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	11	13	19	38	35	29
% against total survey return of 145	8%	9%	13%	26%	24%	20%
Age Bands	0-15	16 - 24	25 - 44	45 - 59	60 - 74	75+
2001 Census Number	88	39	89	145	83	31
% against total population of 475	19%	8%	19%	31%	17%	6%

Comment – In 2001 the National Census identified there were 475 residents in the Wellington Heath Parish as set out in the table above.

The 2008 Housing Needs Survey does not cover the total population of the Wellington Heath 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 reduced, and that there has been an increase in the 60+ range.

Living in the Wellington Heath Parish area.

Wellington Heath	Living elsewhere
96	2

Comment – 98 responses were received, 96 living in the Wellington Heath Parish area, and 2 living elsewhere.

Lived in Present Home	0- 4 yrs	5-9 yrs	10-19yrs	20+yrs
	20	25	22	27

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
- unable to afford to move either within parish or elsewhere

Housing Tenure –Your Current Home

	Home Owner	Private Renting	Housing Association Renting	Housing Association Shared Ownership	With Parents/ Relatives	Tied	Lodging	Other
2008 Survey	89	5	0	1	1	0	0	1
2001 Census	170	19	3	0	0	0	0	3

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 1 x 3 bedroom house, and 3 x 3 bedroom shared ownership houses situated at Underwood and The Common in Wellington Heath. 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	74	16	1	1	0

	Detached Houses/bungalows	Semi detached/ terrace houses/bungalows	Flats	Caravan/mobile home/Temp Structure
2001 Census - dwellings	147	48	9	34

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 68% of properties in the Parish were detached. The Census also revealed that 13 dwellings were either second homes or holiday lets.

Bedrooms

2008 Survey	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom +
	1	14	32	36	9

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 - 17 No - 76

Reasons for leaving

Lack of Affordable Housing	Public transport	Suitable Housing	Employment elsewhere	College/University	Other
1	0	1	6	9	2

Comment – Employment elsewhere and college/university accounted for the greatest number of reasons for leaving. Respondents could answer in the various categories for each member of the household that had moved away. The 2 answers for the ‘Other ‘ category were :-

- Marriage
- Wanted to buy a home in another area.

In favour of affordable housing

Yes - 39 No - 28 Unsure - 29

Comment – The Survey shows that 41% of the respondents who answered the question were in favour of additional affordable homes being provided for local people, 29% were against and 30% were unsure.

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

Yes – 13

No - 84

Comment – The Yes responses were asked to continue 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
1	3	3	4	3

Comment – The Survey indicates that 7 respondents need to move within the next 3 years.

Why do you need to move?

Local Affordable Accom.	Ind. Accom.	Larger Accom.	Small Accom.	Poor State of Repair	Closer to Employment	Per. Accom.
4	2	1	6	1	1	2
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
4	1	0	0	0	0	0

Comment - The Survey shows that the majority of reasons given to move are the requirement for local affordable accommodation, smaller accommodation and older person's accommodation. Respondents to the Survey could tick more than one reason because households may have more than one reason to move.

Type of Housing required

Housing Association Rent	Housing Association Shared Ownership	Private Rented	Home Ownership
3	4	3	7

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 – 9 Yes - 0**

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.
- may want private renting/market housing

Shared Ownership Preference – Assessed Maximum Mortgage

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

Comment – From the answers to this Survey question it is apparent that no-one would be in a position to seek full ownership in the Parish. The 2 responses record a maximum mortgage potential in categories lower than £95,000. 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 offered at an initial 35% share equating to £77,000, and two bedroom properties at £178,500 being offered at 45% equating to £80,325. Rent charges for the remaining shares ranged from £250 per month (2 beds) to £357 per month (3 beds). Shared ownership schemes may also offer first shares of 25%.
- The average Herefordshire price for open market sales for the 2nd quarter 2007 was £176,750 (last formally published Government information)

Household Composition

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

Comment – 14 respondents provided information on their household details. The shows 3 families with children, 8 couples (this includes 5 older couples) and 3 single person households (this includes 1 older single person).

Lived in Wellington Heath Parish 3 out of the past 5 years**Yes - 11****No - 3**

Comment – 11 respondents to Part B of the Survey showed current or previous residence in the Wellington Heath Parish area, 3 answered No but state they have a local connection because of:-

- Parents living in the Parish
- Moved to Parish in August 2007
- Have rented a home in the Parish less than 3 out of the previous 5 years, but lived in the parish for 4 years up-to the year 2000.

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

Yes – 0

No – 9

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
2	0	3	4	5	3	0

Comment – The survey shows that of the 14 respondents with a stated housing need, 9 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	Other
1	4		0	1	3

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

Employers Noted

Pollack, Mitchdean
Ledbury Fencing Limited

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Summary Table of Applicants stating they are in Housing Need

Household Makeup	Resident in Parish 3 out of the past 5 years	Current accommodation and tenure if known	Reasons for needing to change accommodation	Tenure preference	When requiring accommodation.	Assessment of type of accommodation required
M (35) F(33) Son (3)	Yes	House and home owner	Larger accommodation	Home ownership	3-5 years	2/3 bed house
M (45 – 59) F (45 – 59)	Yes	House and lodger	Local affordable, permanent accommodation and a need to be closer to a carer or dependent	Private rented /shared ownership	1- 3 years	2 bed house or flat
M (27) F(34) Daughters (9, 2, 1)	Yes	House and private renting	Local affordable accommodation	Shared ownership	1- 3 years	3 bed house
M (79) F (74)	Yes	Bungalow and home owner	Local affordable permanent older persons accommodation	Shared ownership /Home ownership	3 – 5 years	2 bed bungalow or flat
M (44) F (49) Daughter (11)	Yes	House and home owner	Smaller accommodation	Home ownership	5 + years	2/3 bed house
M (60) F (58)	Yes	House and home owner	Smaller older persons accommodation	Home ownership	3 – 5 years	2 bed bungalow or flat
F (63)	No – lived in	Flat and private renting	Local affordable	Housing Association	1-3 years	1 bed bungalow or flat

	parish less than 3 years		,independent , permanent accommodation	Rent		
M (19)	No – lived in parish less than 3 years	House and lodger	Closer to employment	Housing Association Rent	Within 12 months	1 bed flat
M (60) F (55)	Yes	House and home owner	Smaller accommodation	Home ownership	5 + years	2 bed bungalow or flat
F (49) Daughter (21)	Yes	House and home owner	Smaller accommodation , present home in poor state of repair.	Home ownership	Within 12 months	2 bed house or flat
M (78) F (78)	Yes	Bungalow and private renting	Older persons accommodation	Private rented/share d ownership/home ownership	Now	2 bed bungalow or flat
M (73) F (61)	No – lived previously in the parish for four years	Barn conversion and private renting	Smaller older persons accommodation	Housing Association rent/ Private rent	5 + years	2 bed bungalow or flat
M (24)	Yes	House and lodger	Independent accommodation	Home ownership	3 - 5 years	1 bed flat
M (48) F (60)	Yes	House and home owner	Smaller accommodation	Home ownership	Within 12 months	2 bed house or flat

Analysis of Part C Survey Forms

Four 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. All respondents gave their home address as Wellington Heath.

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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 which 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.

246 applicants on the housing register have given the Wellington Heath Parish as one of their areas of choice of preference.

By Band

Gold Band 48 (Including 3 priority)

Silver Band 110

Bronze 88

Total 246

By Minimum Bedroom Need

1 Bed 104

2 Beds 78

3 plus Beds 64

Total 246

Applicants living in the Wellington Heath Parish

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

Properties Advertised in the Wellington Heath Parish area and Number of Applicants Housed.

Home Point have advertised and a Housing Association has housed applicants in 1 property since operating, with an average of 28 bids of interest registered for the property.

Total Number on Housing Register

Gold 1100 (Including 145 priority)

Silver 2399

Bronze 1815

Total 5314

On average last year Home Point advertised 15 properties per week

NOTE Home Point use a 'banding system' where there are four main bands (levels) of housing need, priority status, 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.

Analysis of the Housing Needs Survey Results

During the month of March 2008, Housing Needs Survey forms were posted to all 207 addresses in the Wellington Heath Parish area.

By the closing date of the 31st March 2008, 98 responses to Part A of the survey form had been received, 14 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 98 responses represent a 47% return on the survey forms issued.

The analysis of the Part A results indicates an ageing 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 and college/university reasons.

Part A also requested views on the provision of additional affordable housing for local people, 39% of the respondents were in favour of affordable housing 28% were against and 29% 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 Wellington Heath Parish area now or in the next five years. The 14 responses represent a 7% return on the survey forms issued.

The analysis of the Part B results indicates that 7 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 have access to significant savings/equity release to supplement their mortgage. 5 respondents are seeking Housing Association/private rented properties.

14 respondents gave details of their household makeup showing 3 families with children, 8 couples (5 of whom are older) and 3 single households (1 of whom are older).

7 respondents were owner occupiers (3 of whom were older) , 3 were lodgers and 4 were privately renting.

11 respondents had lived in the Wellington Heath Parish area during three out of the past five years. 3 respondents showed local connections to the area through family and recent residence.

Of the 14 respondents, 9 showed a local involvement with the Parish with links to local amenities.

5 respondents and their household members were employed full time in the area, of whom 4 were self employed.

Assessment of the Need for New Affordable Housing In the Wellington Heath Parish

Assessment of Housing Need

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

Type of new affordable dwellings required

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

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

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 RSL 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.

When new affordable dwellings are required

The analysis shows that 7 respondents state that they require alternative accommodation within three years and 4 from 3 to 5+ years.

March 2008

Dear Sir/Madam

**Wellington Heath 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 the pre-paid envelope by the March 31st 2008. 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 if 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 seven Housing Associations who operate across the County, and I am employed by Community First. The post has been created in order 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

Wellington Heath 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 – Wellington Heath Survey. Community First, Malvern View, Willow End Park, Blackmore Park Road, Malvern, Worcestershire, WR13 6NN by 31st March 2008.

Any members from your household living in Wellington Heath 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 March 2008 to the address below.

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

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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 Wellington Heath ? 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 Wellington Heath 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 Wellington Heath 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 £50,000-55,000 £55,000-60,000
 £60,000-65,000 £65,000-70,000 £70,000-75,000
 £75,000-80,000 £80,000-85,000 £85,000-90,000
 £90,000-95,000 £95,000-100,000 Above £100,000

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 Wellington Heath 3 out of the past 5 years? Yes No

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

Yes No

If **yes**, how long were you a resident of Wellington Heath 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 to: Herefordshire Rural Housing Enabler – Wellington Heath Survey. Community First, Malvern View, Willow End Park, Blackmore Park Road, Malvern, Worcestershire, WR13 6NN by 31st March 2008.

