



Community First
Building better communities

Housing Needs Survey For Peterstow Parish.

May 2009

Community First
41a Bridge Street
Hereford
HR4 9DG

Contact: Keith Parry
Rural Housing Enabler for Herefordshire
01432 262963
Email: keithp@comfirst.org.uk

Report approved by the Peterstow Parish Council on the 11th May 2009

EXECUTIVE SUMMARY

Assessment of the Need for New Affordable Housing in Peterstow Parish

Introduction

On the 11th May 2009, the Peterstow Parish Council met to consider the outcome of the recent Housing Needs Survey that was conducted in October 2008 by Community First. It was noted that survey forms had been posted to all 183 addresses in the parish and by the closing date, 77 responses to Part A of the form had been received, there were 16 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 .
- the lack of affordable homes in the Parish, and tenure choice in the parish.
- the lack of vacancies occurring in the existing Housing Association stock .

Type of new affordable dwellings and mix of tenure required

The type of dwellings that would be required are family 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 the Rural Housing Enabler.

The Next Steps

The Rural Housing Enabler and the Parish Council will seek to identify a suitable site that would meet the requirements to build an affordable housing scheme. They will walk around the parish 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 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.

Contents

	Page
Executive Summary	2
Introduction	4
Method	4
Survey Response	4
Analysis of Survey Returns Part A	5 to 7
Analysis of Survey Returns Part B	8 to 10
Return of Part C Survey Forms	10
Home Point Information	11
Housing Need Survey – Household/Tenure/Property Type Details	12 to 15
Analysis of the Housing Needs Survey Results	15
Assessment of the need for New Affordable Housing in Peterstow Parish	16
Appendix A - New Affordable Homes in Peterstow Parish – eligibility criteria and definition	17

Housing Needs Study for Peterstow Parish

Introduction

In March 2008 Peterstow 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 22nd September 2008, explanatory letters and survey forms were posted to all 183 addresses located in the Parish (as identified from Council Tax records) Householders were asked to make their return by the 31st 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 Response

By the deadline of the 31st October 2008, the following forms had been received:-
Part A – 77 completed forms (a response rate of 42 % of the 183 addressees)
Part B – 16 completed forms (a response rate of 8.7 % of the 183 addressees)
Part C – 4 completed forms

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	12	12	16	26	36	25	
% against total survey return of 127	9%	9%	13%	20%	28%	20%	
Age Bands	0-15	16-24	25-44	45-59	60-64	65-74	75+
2001 Census Number	57	33	70	95	35	39	32
% against total population of 361	16%	9%	19%	26%	10%	11%	9%

Comment – In 2001 the National Census identified there were 361 residents in Peterstow as set out in the table above.

The 2008 Housing Needs Survey does not cover the total population of Peterstow, 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 Peterstow Parish

77 responses were received ---- All were living in parish area.

Lived in Present Home	0- 4 yrs	5-9 yrs	10-19yrs	20+yrs
	22	19	18	18

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	Other
2008 Survey	66	9	1	0	0	1	0	0
2001 Census	120	17	8	0	n/a	n/a	n/a	4

Not available – n/a

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 4 three bedroom houses and 1 four bedroom house. The Parish has a low level of Housing Association dwellings (2.7%) compared to 15% for Herefordshire as a whole.

Current Accommodation

	House	Bungalow	Flat	Mobile home	Other
2008 Survey	58	11	1	5	2

	Detached	Semi detached/ terrace	Flats	Caravan or other mobile or temporary structure
2001 Census - dwellings	94	54	3	3

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 61% of properties in the parish were detached.

Bedrooms

2008 Survey	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom	Six Bedroom and more
	1	17	29	16	11	3

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

Households Members who have moved away

Yes - 10 No - 61

Reasons for leaving

Lack of Affordable Housing	Public transport	Suitable Hsg	Employment elsewhere	College/University	Other
3	0	0	5	1	1

Comment – Employment elsewhere accounted for the greatest number of reasons for leaving.

In favour of affordable housing

Yes – 36 No – 23 Unsure - 14

Comment – The Survey shows that 49.3% of the respondents who answered the question were in favour of additional affordable homes being provided for local people, 31.5% were against and 19.2% were unsure.

Future Housing Need within the next five years

Yes - 16 No - 61

Comment – Results are self explanatory.

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	2	4	9	1

Comment – The Survey indicates the majority of respondents need to move within the next 5 years.

Why do you need to move?

Local affordable acc	Independent accom.	Larger accom.	Smaller accom.	Poor State of Repair	Closer to Employment	Permanent accom.
8	4	1	5	1	0	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
2	1	2	0	1	1	5

Comment - The Survey shows that the majority of reasons given to move are the requirements for local affordable accommodation and a need for smaller accommodation. Respondents to the Survey could tick more than one reason.

Current Housing Status

Home owner	Private tenant	Housing Association tenant /Shared owner	Tied tenant	Living with parents or other family member	Lodger
6	5	0	0	5	0

Comment – The Survey shows that the 6 respondents are home owners, 5 are private tenants, and 5 live with parents or family members.

Type of Housing required

Housing Association Rent	Housing Association Shared Ownership	Private Rented	Home Ownership
5	3	4	12

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 choose more than one type of tenure in their answers.

Registered with Home Point**No – 5 Yes - 2**

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 parish
- 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
2	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	1	0	0	0

Comment – From the 3 responses to this Survey question it is apparent that no one will be in a position to seek full ownership in the Parish. They record their maximum mortgage potential in the categories lower than £90,000. 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 two bedroom properties with an assessed open market value of £150,000 were being sold at a 40% stake of £60,000, with a rent charge for the remaining share of £256 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 1st quarter 2008 was £180,000 (latest Government published figure).

Household Composition

Families with young Children	Families with adult Children	Couples	Older couples - 60 plus	Single	Older Single – 60 plus
1	3	3	2	6	1

Comment – 16 respondents to the Survey completed Part B stating they were in housing need. The household composition details shows 4 families with young and adult children, 5 couples (of whom 2 were older) and 7 single households (of whom 1 was older).

Lived in Peterstow Parish 3 out of the past 5 years

Yes - 14

No - 2

Comment – 14 respondents to Part B of the Survey showed current or previous residence in Peterstow, Of the respondents who did not live in the area, 2 had lived previously in the area.

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

Yes – 0

No – 8

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

Local Involvement in Parish

School	Child in local organisation	Sports Club	Church	Social club/group	Voluntary helper
0	0	2	2	1	3

Comment – The survey shows that of there 16 respondents with a stated housing need, 8 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	Permanent Part Time
1	1	1

Comment – The Survey indicates that 3 respondents (including members of their household) to this question are in permanent or self employed full-time employment or are in permanent part time employment in the parish.

Employers Noted

Little Peterstow Orchards

Return 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.

Home Point Information as at May 2009

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.

242 applicants on the housing register have given Peterstow Parish as one of their areas of preference.

By Band

Priority 2
Gold Band 32
Silver Band 107
Bronze 101
Total 242

By Minimum Bedroom Need

1 Bed 124
2 Beds 68
3 plus Beds 50
Total 242

Applicants living in the Peterstow Parish

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

Properties Advertised in Peterstow and Number of Applicants Housed.

Home Point have not advertised and housed applicants in Peterstow since operating.

Total Number on Housing Register

Priority 142
Gold 808
Silver 2188
Bronze 1838
Total 4976

On average last year Home Point advertised 17 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.

Housing Need Survey – Household/Tenure/Property Type Details

Summary tables of applicants and their assessed housing accommodation requirements

Survey number	Applicants for three bed houses	Local connection	Current tenure	When required	Preferred tenure
40	Lone parent and sons aged 11,16 and 17	Residency	Private tenant	1 – 3 years	Housing Association rent
Total 1 household					

Survey number	Applicants for 2 bed flats	Local connection	Current tenure	When required	Preferred tenure
41	Couple	Residency	Living with parents or other family member	3-5 years	Home ownership
46	Couple	Residency	Home owner	3-5 years	Home ownership
Total 2 households					

Survey Number	Applicants aged 60+ for 2 bed flats or bungalows	Local connection	Current tenure	When required	Preferred tenure
4	Couple	Residency	Private Tenant	Within 12 months	Housing Association rent
15	Mother and daughter	Residency	Home owner	3 – 5 years	Home ownership
28	Couple and son	Residency	Private Tenant	3 - 5 years	Housing Association rent
35	Couple	Residency	Home owner	3 - 5 years	Home ownership
47	Father and son	Residency	Home owner	1-3 years	Home ownership
58	Couple	Residency	Home owner	5+ years	Home ownership
Total 6 households					

Peterstow Parish Housing Needs Survey October 2008

Survey number	Applicant aged 60+ for 1 bed flats or bungalows	Local connection	Current tenure	When required	Preferred tenure
36	Single person	Residency	Private tenant	1-3 years	Housing Association rent
Total 1 household					

Survey number	Applicants for 1 bed flats	Local connection	Current tenure	When required	Preferred tenure
5	Single person	Residency	Living with parents or other family member	Within 12 months	Home ownership
6	Single person	Residency	Living with parents or other family member	3-5 years	Home ownership
10	Single person	Residency	Private tenant	1-3 years	Housing Association Shared ownership
13	Single person	Residency	Home owner	3 - 5 years	Home ownership
32	Single person	Residency	Living with parents or other family member	3-5 years	Housing Association rent
53	Single person	Residency	Living with parents or other family member	3-5 years	Housing Association Shared ownership
Total 6 households					

Applicants	
Now	
Within 12 months	2
1-3 years	4
3- 5 years	9
5+ years	1
Total	16

Properties	Housing Association Rent	Housing Association Shared Ownership	Home Ownership	Total
1 bed flats	1	2	3	6
1 bed flats/bungalows	1			1
2 bed flats			2	2
2 bed flat/bungalow	2		4	6
3 bed house	1			1
Totals	5	2	9	16

Peterstow Parish Housing Needs Survey October 2008

When Properties Required	1 bed flats	1 bed flats/bungalows	2 bed flats	2 bed flat/bungalows	2 bed houses	3 bed houses	4 bed houses	Totals
Housing Association Rent								
Now								
Within 12 months				1				1
1-3 Years		1				1		2
3-5 years	1			1				2
5+years								
Total								5
Housing Association Shared Ownership								
Now								
Within 12 months								
1-3 Years	1							1
3-5 years	1							1
5+years								
Total								2
Home Ownership								
Now								
Within 12 months	1							1
1-3 Years				1				1
3-5 years	2		2	3				7
5+years								
Total								9

Summary of Preferred Tenure, Number, and Size of Dwellings

Tenure	Type	Size			Totals
		One bedroom	Two bedroom	Three bedroom	
Housing Association Rent	Flat	1	2		3
	Flat/Bungalow	1			1
	House			1	1
Housing Association Shared Ownership	Flat		2		2
	Flat/Bungalow				
	House				
Home Ownership	Flat	3	2		5
	Flat/Bungalow		4		4
	House				
Overall Total		5	10	1	16

Comment - The survey identified 16 respondents with a form of housing need.

It will be noted from the table above that the majority of properties required are one and two bedroom flats and bungalows. This reflects the large number of single person households and couples who responded to the survey. However, it must be recognised that for many couples there is often a greater desire for two bedroom accommodation.

Analysis of the Housing Needs Survey Results

During the month of September 2008, Housing Needs Survey forms were posted to all 183 addresses in the Peterstow Parish.

By the closing date of the 31st October 2008, 77 responses to Part A of the survey form had been received, 16 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 responses represent a 42% 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 the County average number of Housing Association rented dwellings.

Part A seeks information on household members who have moved away in the last three years. This shows that the majority have moved elsewhere, for employment reasons.

Part A also requested views on the provision of additional affordable housing for local people, 49.3% of the respondents were in favour of affordable housing, 31.5% were against and 19.2% 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 Peterstow now or in the next five years. The 16 responses represent a 8.7% return on the survey forms issued.

The analysis of the Part B results indicates the majority of respondents need to move in the next five years, and they require local affordable housing, with the main tenure preferences being shared ownership and full ownership. In examining the assessed maximum mortgage, 2 respondents could afford up-to £50,000 and 1 up-to £90,000. 7 respondents are seeking Housing Association rented and shared ownership properties.

16 respondents gave details of their household makeup showing 1 family with younger children, 3 families with adult children , 5 couples and 7 single households.

14 respondents had lived in the Peterstow parish during three out of the past five years. The 2 remaining respondents reported a local connection with the parish.

3 respondents and their household members were employed either full or part time in the area, of whom 1 was self employed.

Assessment of the Need for New Affordable Housing In Peterstow 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 Peterstow for the following reasons: _

- the stated demand for such accommodation
- the housing and financial circumstances of the respondents to Part B of the Survey and
- 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:-

- 3 bedroom family houses
- 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 to reflect the housing needs by the 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. The survey also identified a stated need for open market dwellings to meet the needs of local people.

When new affordable dwellings are required

The analysis shows that the majority of respondents state that they require alternative accommodation within five years.

=====

Appendix A

New Affordable Homes in Peterstow Parish - Eligibility and Definition

Any new Housing Association affordable homes to be provided for rent or shared ownership in Peterstow 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 Peterstow 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.

=====

