



HEREFORDSHIRE
COUNCIL

Housing Needs Study
for
Humber, Ford & Stoke
Prior Group Parish

June 2007

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Copy of questionnaire used	<i>final pages</i>

A copy of this report will be available on the Herefordshire Council website – go to www.herefordshire.gov.uk/research then Housing Needs

Housing Needs Study for Humber, Ford & Stoke Prior

Introduction

- In May 2007, Herefordshire Council's Strategic Housing Service undertook a housing needs study in Humber, Ford & Stoke Prior Group Parish as part of the on-going series of surveys across the county. The Group Parish comprises 2 parishes – Humber, whose main settlements are Steensbridge and Risbury, and Stoke Prior, whose main settlement is Stoke Prior village.

Method

- A self-completion questionnaire was posted to every household in the parish, together with a reply-paid envelope for responses. A copy of the questionnaire can be found at the end of this report. The questionnaires were numbered purely for tracking purposes so that reminder letters could be targeted at households who had not yet responded - these reminder letters were sent out 2 weeks after the original mailing. Once the responses on the questionnaires were typed into a data file for analysis, they became anonymous as no address data was held with them.
- In furtherance of the Council's Empty Property Strategy, each household was sent a slip of paper with the main questionnaire asking if they knew of any properties that appeared to have been empty for a long period

Survey response rate and profile of respondents

- 170 questionnaires were returned from 278 households, an excellent response rate of 61%.
- The estimated resident population in this group parish is 630¹. Questionnaires contained details of about 383 people, 61% of the estimated resident population. (Household members listed in response to the question on household composition totalled 376 people and a further 7 households left this question blank – an estimate of a further 11 people has been allowed for these).
- Section 1 of the questionnaire asks for some details about household composition and current accommodation. Questions from this section are used to compare the profile of respondents against the known profile for the group parish.

¹ Source: Herefordshire Council Research Team, based on 2004 Mid Year Estimates from the Office for National Statistics

Age profile

- When looking at the age profile, census figures are used, as there are no figures for age breakdown by parish that are more recent than this. The age profile of the people included on the returned questionnaires is shown in Table 1 together with a comparison with the age profile found from the 2001 Census.

Table 1: Age profile of residents in households who responded to the housing needs survey

Age bands	0 - 15	16 - 59	60+	Total
2007 Housing Needs Survey (numbers)	54	201	121	376
Humber, Ford & Stoke Prior population (2001 census – numbers)	115	365	152	632
2007 Housing Needs Survey (%)	14%	53%	32%	100%
Humber, Ford & Stoke Prior population (2001 census – %) ²	18%	58%	24%	100%
<i>Herefordshire population (2001 census)</i>	19%	56%	25%	100%

- The bottom row of Table 1 gives the age breakdown of the county population for comparison, and from this it can be seen that, at the time of the census, proportions of people within each age band for Humber, Ford & Stoke Prior were similar to the county as a whole.
- As seen above, the older age group is over-represented among survey respondents – of the people in households who responded to the survey, just under a third are aged 60 and over. It is a common finding in Housing Needs Surveys that people aged 60 and over are more likely to respond, possibly due to being less pressed for time, and through a sense of public duty.

Profile by tenure

- Table 2 below shows the responses to question 1 asking about the tenure of the current household. The results are compared with data from the 2001 census. Census results show that Humber, Ford & Stoke Prior Group Parish has a slightly lower proportion of dwellings that are rented from a Housing Association – 11% of all dwellings were rented from the Council or from a Housing Association in 2001, whereas the figure was 15% for the county as a whole. (Since 2001, all Council stock has been transferred to a Housing Association.)

² The % figures in this table may not sum to 100% due to rounding

Table 2: Housing Tenure

	Number found in survey	% found in survey	% in this parish (2001 Census)
Owner occupied	138	82%	74%
Rented from a Housing Association	11	7%	11%
Rented from a private landlord/tied/other	19	11%	15%
Shared ownership	none	none	none

Note: Among survey responses, 2 people did not state their type of tenure

- The survey picked up 2 households (1% of all responses) where the accommodation was not the household's main residence. Census figures show that in 2001 the overall level of household spaces which were vacant or used as a second home or holiday accommodation in these parishes was 3%.

Size & type of dwellings

- Table 3 below shows the dwelling types as found by the survey.

Table 3: Dwelling type

Dwelling Type	Number found from survey	%
House or Cottage	133	78%
Bungalow	34	20%
Flat or apartment	3	2%
Sheltered or retirement housing	0	0%

- Responses to this question are used when assessing an individual household's needs, according to the process detailed in Figure 1 under "Analysis of Needs".

- Table 4 below shows the responses to question 2 asking about current dwelling size. As with the previous question, responses to this question are used when assessing housing needs.

Table 4: Property size in terms of number of bedrooms

Number of bedrooms in current dwelling	Number found from survey	Percentage
One bedroom	4	2%
Two bedrooms	32	19%
Three bedrooms	70	41%
Four bedrooms	47	28%
Five or more bedrooms	14	8%
Not answered	3	2%

Length of residence & residents' opinions

- Table 5 below gives the responses to the question about length of residence. Just under a fifth (18%) of responding households had moved to this Group Parish in the last 5 years. At the other end of the spectrum, just over a fifth (21%) of respondents had been resident for more than 30 years.

Table 5: Length of residence in the Group Parish

Length of residence	Number	Percentage ³
Less than 5 years	30	18%
5 - 9 years	30	18%
10 – 19 years	43	25%
20 - 29 years	23	14%
30 years or over	36	21%
Not answered	8	5%

- In Question 7 residents were asked their opinion about a possible small local housing development and the results were as follows.

	Yes	No	Don't know or not answered
Would you be in favour of a small development of affordable housing within this Group Parish if there were a proven need?	120 (71%)	37 (22%)	13 (8%)

³ The figures do not sum to 100% due to rounding

Analysis of housing needs

- The survey responses were examined in order to pick out the number of households who had identified a likely specific housing need. 33 households, 19% of responses, were identified as having a need. This results in 39 households likely to want alternative or additional accommodation in the next 2 years (one existing household can generate more than one future household).
- The requirements of these 39 households were divided into “affordable” and “market” needs, using the criteria given in Figure 1 on the next page.
- Figures 2a and 2b on pages 10 and 11 show the resulting analysis of the housing needs. Existing households are those that intend to move together. The newly forming households are usually formed by an adult child leaving the parental home to become independent. Returning households are former members of households in the parish who are reported as wanting to return.

Need for affordable housing as found from the survey

- The survey found 16 households with an affordable need in the Group Parish in the next 2 years. Of these, two are already in affordable accommodation (renting from a Housing Association) and would like to move to another Housing Association property within the Group Parish. More detail about the sizes and tenures required is given in Table 9.
- Accommodation is subject to supply and demand. The survey picks up the supply of homes where people plan to move but there will also be unplanned supply when houses become available for reasons that cannot be foreseen at the time of the survey, for example, a property becoming available due to a death or a move into a care home. In the same way the planned demand found by the survey will be increased by unplanned requirements, such as a family increasing in size, or a new household forming when a relationship breaks down.

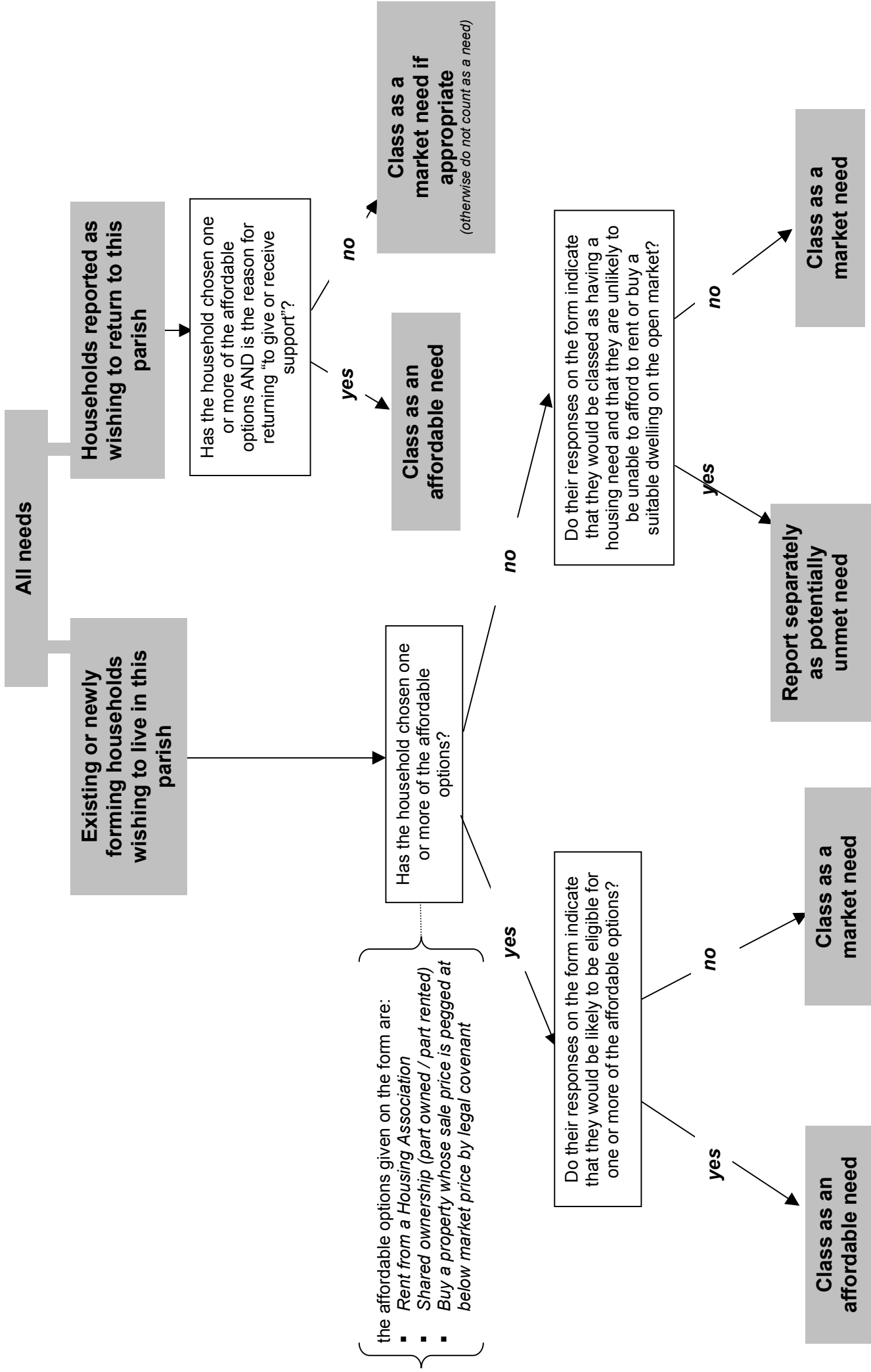
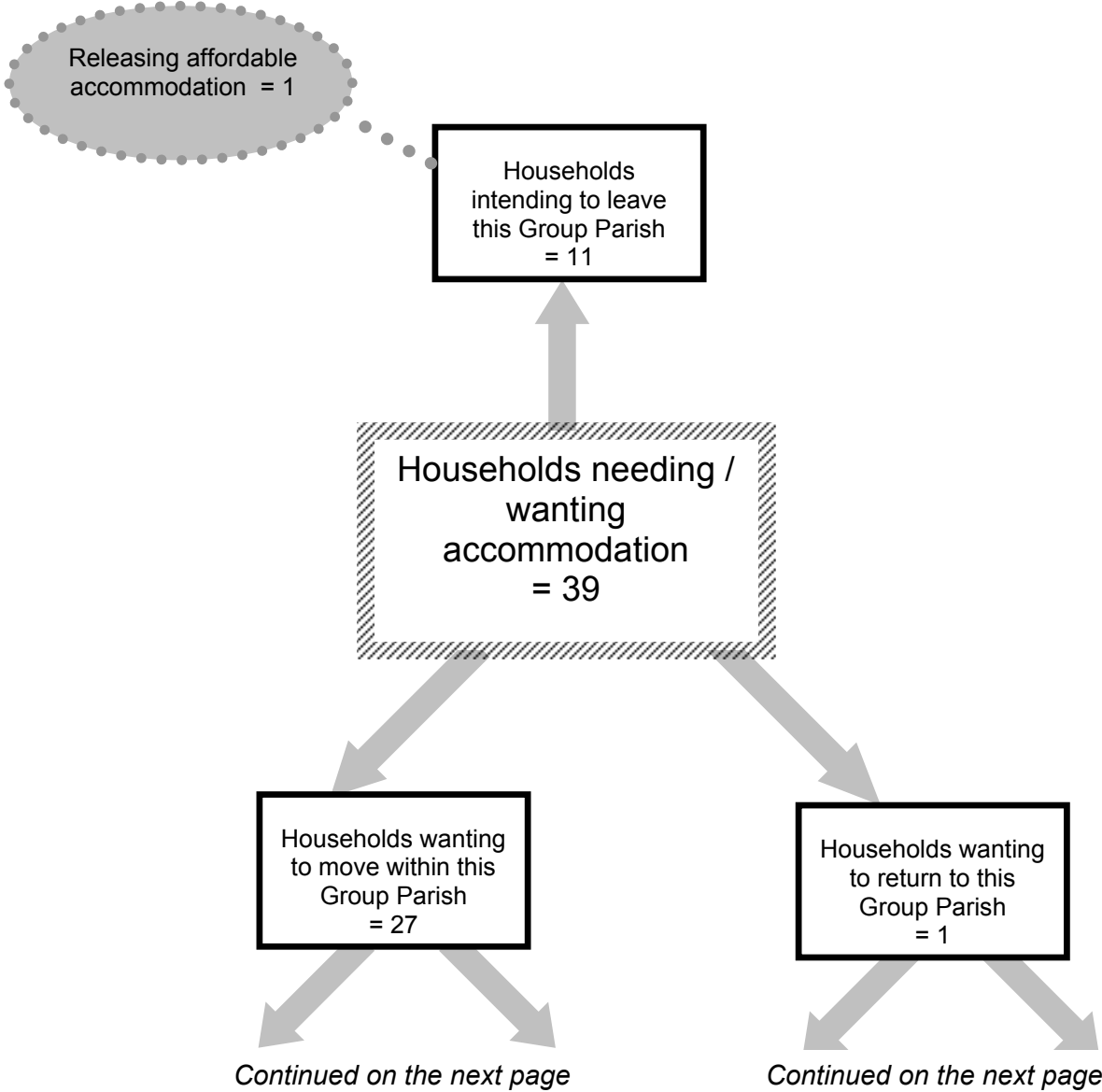


Figure 2a – Pattern of housing need in this Group Parish from survey results – 1st part of diagram



- Figure 2b above shows the housing needs or requirements within the Group Parish found from residents who were surveyed. Table 6 below defines these requirements in more detail by showing the dwelling sizes and tenures indicated by the respondents.

Table 6: Affordable housing needs in the Group Parish – breakdown by size and tenure required

Number of bedrooms required	Tenure options chosen	Number of households
1	• rent from a Housing Association	2
	• shared ownership	1
	• shared ownership or rent from a Housing Association	1
Total one-beds required		4
2	• rent from a Housing Association	2
	• property pegged at below market price or rent from a Housing Association	1
	• other	1
Total two-beds required		4
3	• property pegged at below market price	3
	• property pegged at below market price or rent from a Housing Association	1
	• shared ownership or rent from a Housing Association	2
Total three-beds required		6
4	• rent from a Housing Association	1
Total four-beds required		1
Not specified	• property pegged at below market price	1

Note: 8 of the 16 households listed above also included renting privately as one of their tenure choices

- Of the 6 households who expressed an interest in purchasing “a property whose sale price is pegged at below market price by legal covenant” as one of their preferred tenure options, 4 said that they could afford a property price up to the value of £150,000, 1 could afford up to 120,000 and 1 didn’t specify a price limit.
- Households with a prospective housing need were asked to list the areas they would prefer to live within the Group Parish. As shown in Table 7, the ensuing response reveals no evidence of a tendency towards one particular area. Only 1 out of a total 32 preferences cited, however, indicated that they would like to live in Steensbridge.

Table 7 Preferred area within which to live

Housing requirement	Area within the Group Parish			
	Anywhere	Risbury	Stoke Prior	Steensbridge
Affordable	8	5	5	1
Market	4	3	6	0
Total	12	8	11	1

Affordable stock that could be released

- Figures 2a and 2b indicate where affordable stock may be released by people wishing to move – 3 units in all. Tables 8 and 9 below show this in more detail.

Table 8: Households currently renting from a Housing Association who wish to move to alternative affordable accommodation within the Group Parish – properties that would be released

Property type	Number of bedrooms	Would like to move to:	Number of this type that could be released
House	3	Shared Ownership	2
Total number of affordable properties that could be released by households moving within the Group Parish			2

Table 9: Households currently renting from a Housing Association who wish to move from the Group Parish – properties that would be released

Property type	Number of bedrooms	Number of this type that could be released
House	3	1
Total number of affordable properties that could be released by households moving from the Group Parish		1

- The release of the properties above does not necessarily mean that they can be set against the needs found in the survey – any properties released would be allocated according to need and so would not necessarily go to local people.

Current Housing Association rented stock and demand for this

- There are 25 units of Housing Association rented stock in the Group Parish - all in Steensbridge, and all General Needs stock. The breakdown of the stock is shown in Table 12 below.
- 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. At the end of March 2007, the number of applicants on the Home Point database stood at 4,193.
- Since 2002, there have been 5 Home Point advertisements offering Housing Association properties in Steensbridge for rent. 3 of these related to the same two-bedroom house that became available in 2004, in February 2006 and again in December 2006. The other 2 advertisements both related to a particular three-bedroom house that became available twice during 2005.
- Table 12 below shows the numbers of “bids of interest” received for these, with the overall average number of bids across Herefordshire for comparison.

Table 10: Housing Association properties in Steensbridge advertised for rent by Home Point from Oct 2002 to 10th May 2007

Property type	Current stock in Steensbridge	No. of properties advertised	Average number of bids of interest received	Average number of bids for this property size & type across the county
one-bed unit	none	-	-	varies for bungalows, flats etc
two-bed house	5	3	29	41
three-bed house	18	2	12	22
four-bed flat	2	none	-	4

- The Home Point data shows quite a strong demand for properties advertised in Steensbridge, even though the number of bids received was less than the average for the county. Properties in Hereford and the market towns always attract a high number of bids as compared to those in villages and this pushes up the county average.

Conclusions

- The survey achieved a very good response rate of 61%. Those aged 60 and over were more likely to respond, but this should not affect the results in terms of assessing the overall need for affordable housing because we would expect that this type of survey will selectively pick up people from all age groups who are hoping or intending to move.
- Socially rented stock comprised 11% of households in the Group Parish at the time of the census as compared to 15% for Herefordshire as a whole. There are currently 25 units of social rented stock, which works out at 9% of current households.
- The survey found **16 households with a potential affordable need within Humber, Ford & Stoke Prior Group Parish**. These households are broken down as follows.
 - 2 households are currently renting from a Housing Association and wish to change properties within the Parish – 1 wishes to move into larger Housing Association rented property and the other wishes to move to cheaper rented Housing Association property.
 - 3 households wish to undertake discounted purchase and have been classed as “borderline affordable needs”, see Figure 2b
 - Of the remaining 11 households, 8 wish to rent from a Housing Association, or have included this among their tenure options, 3 have included shared ownership among their options and 3 have included purchasing a property whose sale price is pegged at below market price by legal covenant
- On the supply side, 3 affordable units would potentially be released by households wishing to move – 2 wishing to move to alternative affordable accommodation within the Group Parish and one wishing to move away, see Figures 2a and 2b. But these 3 units would not necessarily be available to meet the needs identified in the survey, as explained on page 12.
- The Home Point data on “bids of interest” shows quite a strong demand for properties advertised in Steensbridge.
- 71% of respondents said they would be in favour of a small development of affordable housing within this Group Parish if there were a proven need.
- As mentioned under “Method”, each household was sent a slip of paper asking about empty properties. One empty property slip was returned and this was passed to the Empty Property Officer within the Enabling and Housing Needs team.

HOUSING NEEDS FOR HUMBER, FORD & STOKE PRIOR GROUP PARISH



Part 1 - You and your household

1a. How would you describe your home?

House or cottage

Bungalow

Flat / apartment

Sheltered / retirement housing

Other, please state

2. How many bedrooms does your home have?

3. Is this home? (Tick one box only)

Owner occupied (no mortgage)

Owner occupied (with a mortgage)

Rented from a private landlord

Rented from a Housing Association

Shared ownership (part owned / part rented)

Provided rent free or at a subsidised rent as part of employment

Other, please state

4. Is this home your household's main residence? (ie. for 4 or more nights a week)

Yes No

If this home is not your household's main residence, the Council needs no further information. Thank you for taking the time and trouble to participate in this survey. Please return the questionnaire in the enclosed pre-paid envelope.

5. Please enter the details of age and gender of each person in your household. Don't count students who live elsewhere in term time.

REMEMBER - A HOUSEHOLD IS A SINGLE PERSON OR GROUP OF PEOPLE LIVING IN THE SAME HOME WHO SHARE A LIVING ROOM OR AT LEAST ONE MEAL A DAY.

Person 1

SEX: Male Female
AGE: 0-15 16-24 25-29 30-44 45-59 60+

Person 2

SEX: Male Female
AGE: 0-15 16-24 25-29 30-44 45-59 60+

Person 3

SEX: Male Female
AGE: 0-15 16-24 25-29 30-44 45-59 60+

Person 4

SEX: Male Female
AGE: 0-15 16-24 25-29 30-44 45-59 60+

Person 5

SEX: Male Female
AGE: 0-15 16-24 25-29 30-44 45-59 60+

Person 6

SEX: Male Female
AGE: 0-15 16-24 25-29 30-44 45-59 60+

If there is anyone living in this house who has not been included in question 5 above, please telephone Ruth Lovelace on 01432 260464 for a separate form

6. How many years (approximately) have you lived within Humber, Ford & Stoke Prior Group parish?

7. Would you be in favour of a small development of affordable housing for local people within this Group Parish if there were a proven need?

Yes No

Part 2 - Housing needs

Thank you for answering Part 1. The coloured pages which follow are to collect details of specific housing needs in Humber, Ford & Stoke Prior Group Parish. To see if you need to fill in any of the coloured pages, please look at the 2 boxes below.

Does your household want to move in the next 2 years?

Yes No

If "Yes", where does the household wish to move to?

- Another home in this parish
 Elsewhere in Herefordshire
 Outside Herefordshire

8 a. If your household wishes to move to another home within Humber, Ford & Stoke Prior Group Parish, please tick here and answer the questions on the GREEN pages.

Will anyone in your household be leaving to form a new household in the next 2 years?

For example, a son or daughter who will be wanting to set up their own household.

8 b. If anyone in your household will be leaving to form a new household in the next 2 years, and looking for a home within Humber, Ford & Stoke Prior Group Parish, please tick here and answer the questions on the PINK pages

If there will be more than one new household within this Group Parish, please contact us for a second pink sheet (contact details below)

If you have NOT ticked 8a or 8b or then please leave the coloured pages blank

9. Is there a family member who has previously left your household and moved away but wants to return to Humber, Ford & Stoke Prior Group parish?

If there is a family member who would like to move back to this Group Parish but may have difficulties in finding a suitable home locally, please ask them to contact us for a separate survey form so that they can be included in the Needs Assessment

Contact details:

Ruth Lovelace, Housing Market Research Officer, telephone 01432 260464

e-mail: rlovelace@herefordshire.gov.uk

Address: Herefordshire Council, PO Box 4, Plough Lane, Hereford HR4 0XH

**Thank you for your time and effort in completing this form
Please could you return it in the pre-paid envelope provided**

MAIN HOUSEHOLD - ACCOMMODATION NEEDS

Please only complete the green pages if your household wishes to move in the next 2 years while still remaining in Humber, Ford & Stoke Prior Group Parish

10. This Group Parish includes several villages / settlements. Which of these would you like to live in (*you may tick more than one option*)?

- Anywhere within Humber, Ford & Stoke Prior Group Parish
 Stoke Prior
 Steensbridge
 Risbury
 Other, please state

11. Who will form your household?

- All the people in the current household
 Other, please describe

12. Why does this household want to move? (Tick all that apply)

- To move to a smaller home
 To move to a cheaper home
 To move to a larger home
 To meet the needs of an elderly / disabled person
 Need to leave a tied house
 Want to move from rented into owner occupied accommodation
 Family / relationship break up
 Other, please state

13.a. How would this household want to pay for its home?

- Buy on the open market Rent from a Housing Association
 Rent privately
 Shared ownership
(part owned / part rented) Buy a property whose sale price is pegged
at below market price by legal covenant
 Other, please state

b. Is this household currently registered with Home Point?

- Yes No *Home Point acts as an agency for Housing Association property. For more information about Home Point ring 01432 359500 or visit the web site www.home-point.info*

14. What sort of home does this household need?

- House
 Bungalow
 Flat / apartment
 Specially adapted home
 Live/Work unit for the self employed (*some work space provided in a residential unit*)
 Sheltered accommodation (warden assisted)
 Other, please state

15. How many bedrooms does this household need?

16. If you are interested in renting, what weekly rent can this household realistically afford out of income?

- Under £50 £80 - £89
 £50 - £59 £90 - £99
 £60 - £69 Over £100
 £70- £79 Don't know

17. If interested in purchase, what price home could this household afford to buy?

(including a part share of a home if you are interested in a shared ownership scheme)

- Up to £50,000 £120,000 - £149,999 £250,000 - £299,999
 £50,000 - £69,999 £150,000 - £199,999 Over £300,000
 £70,000 - £89,999 £200,000 - £249,999 Don't know
 £90,000 - £119,999

Now please go back to Question 8, to see if you need to complete the pink pages.

NEWLY FORMING HOUSEHOLD - ACCOMMODATION NEEDS

Please complete the pink pages for anyone who lives in your household at the moment and who will be setting up a new household of their own in the next 2 years and who wishes to remain within Humber, Ford & Stoke Prior Group Parish

18. Who will form this household?

- A working age person who will be living alone
 A couple without children
 One or more adults with children under 16
 Person over retirement age who will be living alone
 Other, please describe

19. This Group Parish includes several villages / settlements. Which of these would the newly-forming household like to live in (you may tick more than one option)?

- Anywhere within Humber, Ford & Stoke Prior Group Parish
 Stoke Prior
 Steensbridge
 Risbury
 Other, please state

20. Why does this household want to move (Tick all that apply)

- To be independent / Form a new household
 Family / relationship break up
 To meet the needs of an elderly / disabled person
 Other, please state

21.a. How would this household want to pay for its home?

- Buy on the open market Rent from a Housing Association
- Rent privately Buy a property whose sale price is pegged at
below market price by legal covenant
- Shared ownership
(part owned / part rented)
- Other, please state

b. Is this household currently registered with Home Point?

- Yes No *Home Point acts as an agency for Housing Association property. For more information about Home Point ring 01432 359500 or visit the web site www.home-point.info*

22. What sort of home does this household need?

- House
- Bungalow
- Flat / apartment
- Specially adapted home
- Live/Work unit for the self employed *(some work space provided in a residential unit)*
- Sheltered accommodation (warden assisted)
- Other, please state

23. How many bedrooms does this household need?

24. If they are interested in renting, what weekly rent can this household realistically afford out of income?

- Under £50 £80 - £89
- £50 - £59 £90 - £99
- £60 - £69 Over £100
- £70- £79 Don't know

25. If interested in purchase, what price home could this household afford to buy?

(including a part share of a home if you are interested in a shared ownership scheme)

- Up to £50,000 £120,000 - £149,999 £250,000 - £299,999
- £50,000 - £69,999 £150,000 - £199,999 Over £300,000
- £70,000 - £89,999 £200,000 - £249,999 Don't know
- £90,000 - £119,999

Thank you for your time and effort in completing this form. Please could you return it in the pre-paid envelope provided