

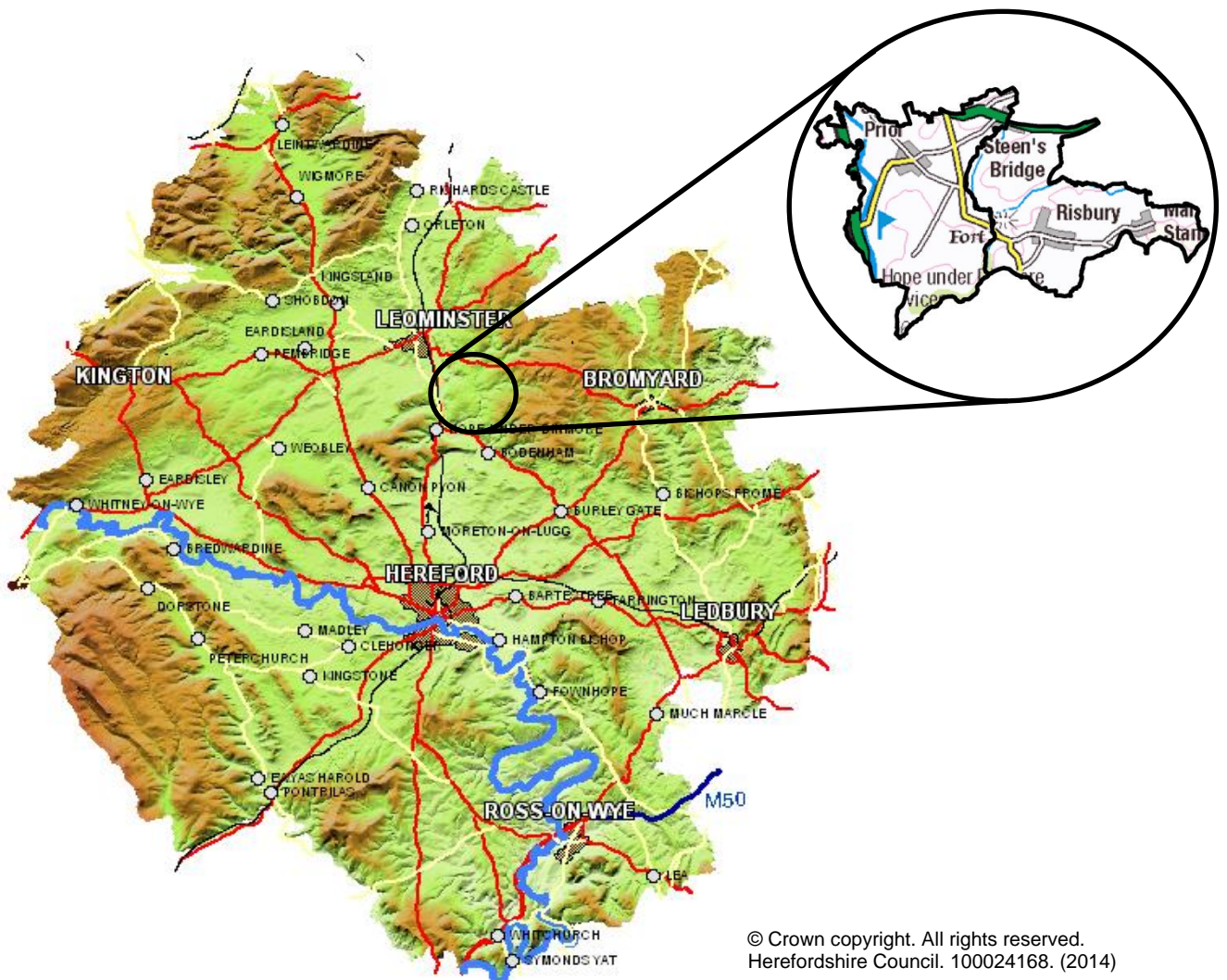
# Local Housing Needs Survey for Humber, Ford & Stoke Prior Group Parish

Including the parishes of Humber, Ford & Stoke Prior

Version 1.0

Herefordshire Council Strategic Intelligence Team

May 2014



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## Executive Summary

- ❑ Questionnaires were mailed out to all households in Humber, Ford & Stoke Prior Group Parish, a total of 287 households. 22 questionnaires were returned that contained information about 23 households who wish to move into another home within the next three years.
- ❑ Of the 23 households who wish to move, 9 wish to remain within Humber, Ford & Stoke Prior Group Parish, 5 do not wish to remain within the Group Parish, 1 did not state where they would wish to move to and 8 were excluded from the reported total.
- ❑ Of the 9 households that wish to move to a home in Humber, Ford & Stoke Prior Group Parish; 3 were found to have a need for affordable accommodation, 4 need a home on the open market and 2 were found to have an undetermined<sup>1</sup> need.

## Introduction

- ❑ In January 2014, Herefordshire Council's Housing Partnerships division commissioned a postal survey of Humber, Ford & Stoke Prior Group Parish to assess the need for housing over the next 3 years. It forms part of a rolling programme of surveys across the county, as a statutory duty to assess housing needs under the Housing Act 1985.
- ❑ Definitions of the different housing types referred to within this report can be found in [appendix 2](#).
- ❑ The Group Parish comprises 2 parishes – Humber, whose main settlements are Steensbridge and Risbury; and Stoke Prior, whose main settlement is Stoke Prior village.
- ❑ The Group Parish is situated approximately four miles South-East of Leominster market town by road and is served by a limited bus service between Leominster and Hereford.
- ❑ Facilities in the Group Parish include a primary school and a post office (open two mornings a week) in Stoke Prior, village halls in Risbury and Stoke Prior and a golf centre.
- ❑ As of April 2014, Council Tax records show that there were 5 vacant dwellings within the Group parish.

## Methodology

- ❑ A self-completion questionnaire was posted to every household in the parishes of Humber and Ford & Stoke Prior together with a reply-paid envelope for responses. Only residents who are likely to have a need for housing within the next 3 years were requested to respond. A copy of the questionnaire can be found at the end of this report. Residents were given 4 weeks in total to respond.
- ❑ Respondents were asked whether they were happy to provide contact details, so that they may be contacted at a later date in order to assess their housing needs in more detail.
- ❑ In furtherance of the Council's Empty Property Strategy, each household was sent a slip of paper with the main questionnaire, asking if they know of any properties that appear to have been empty for a long period.

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<sup>1</sup> Where it has not been possible to classify a household as having a clearly defined affordable or open market housing requirement they have been incorporated into an undetermined category.

## Need for housing as found from the survey

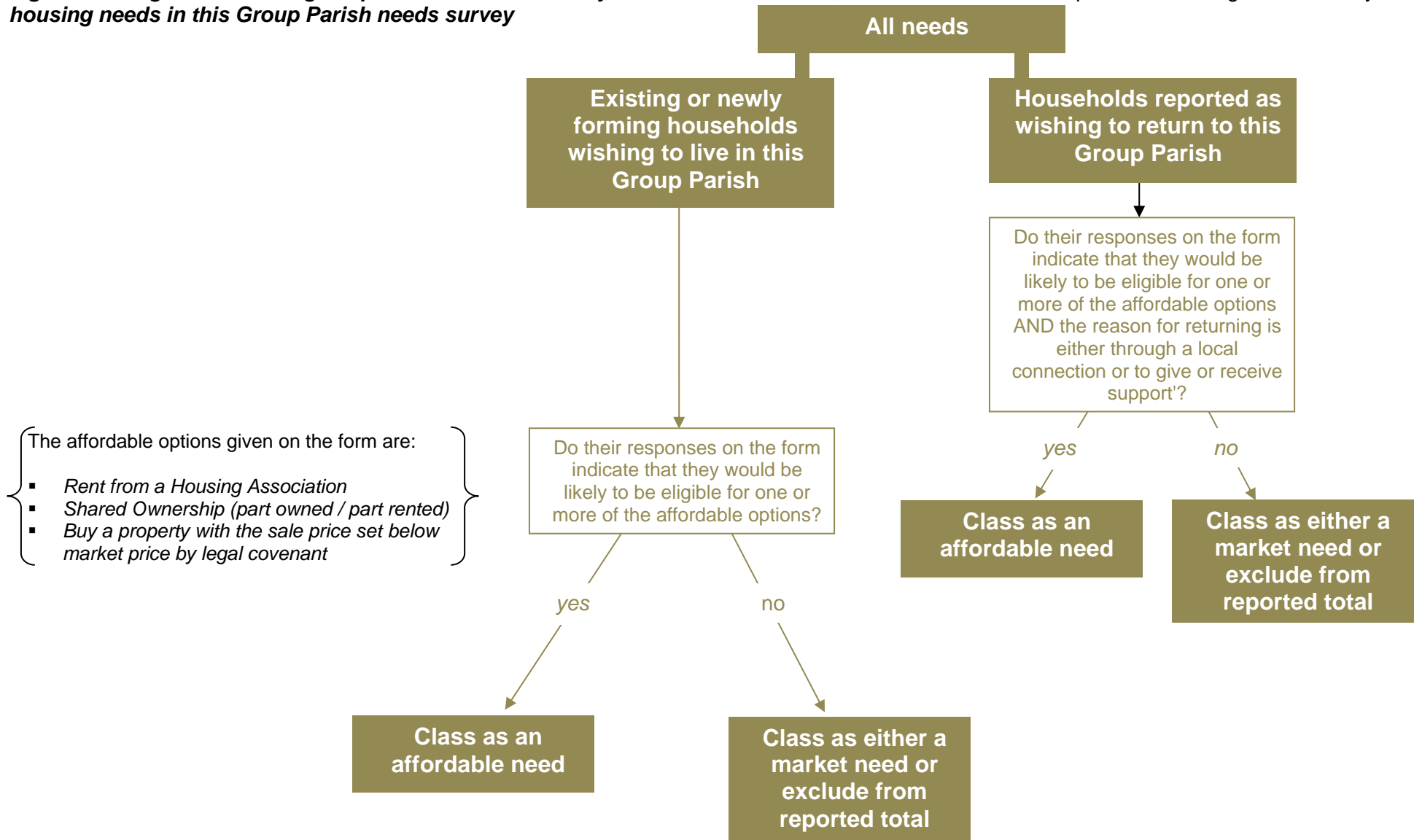
- The process used to classify housing need is illustrated in Figure 1 on page 5. Figure 2 on page 6 shows the resulting analysis of the housing needs. 'Existing' households are those that intend to move together. The 'newly forming' households are usually formed by an adult child leaving the parental home to become independent.
- Respondents were asked whether they know of any households with a 'local connection'<sup>2</sup> who wish to move to Humber, Ford & Stoke Prior Group Parish, if so, they were given the opportunity of completing a separate needs form. There were no responses from this type of household.
- Questionnaires were mailed out to a total of 287 households. 22 questionnaires were returned that contained information about 23 households who wish to move to another home within the next 3 years.
- Of the 23 responding households 15 were found to have a need for accommodation, of which 9 wish to remain within the Group Parish; 5 do not wish to remain within the Group Parish and 1 did not state where they would wish to move to.
- 8 households were excluded from the reported total; of which 2 were considered not to have a tenable need, 5 stated that they wish to self-build and 1 requires permission for downstairs facilities to meet the needs of elderly occupants.
- Of the 9 households that wish to move to a home in Humber, Ford & Stoke Prior Group Parish –
  - 3 were found to have a need for affordable accommodation; of which 2 currently reside in Humber and 1 in Ford & Stoke Prior.
  - 4 were found to have a need for a home on the open market; of which 1 currently resides in Humber and 3 in Ford & Stoke Prior.
  - The needs of 2 households were 'Not determined'<sup>3</sup>.
- From January 2012, single people under the age of 35 who are on a low income (whether working or not) and need financial help to pay all or part of their rent will no longer receive Housing Benefit based on one-bed self-contained accommodation. It may therefore be more appropriate to consider people who are in this situation for a bed-sit or a room in shared accommodation. None of the households that specified 'rent from a Housing Association' as one of their preferred tenure options is a single person household and under the age of 35.

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<sup>2</sup> Is (or in the past was) normally resident there, is employed there, has a family association there, has a proven need to give or receive support.

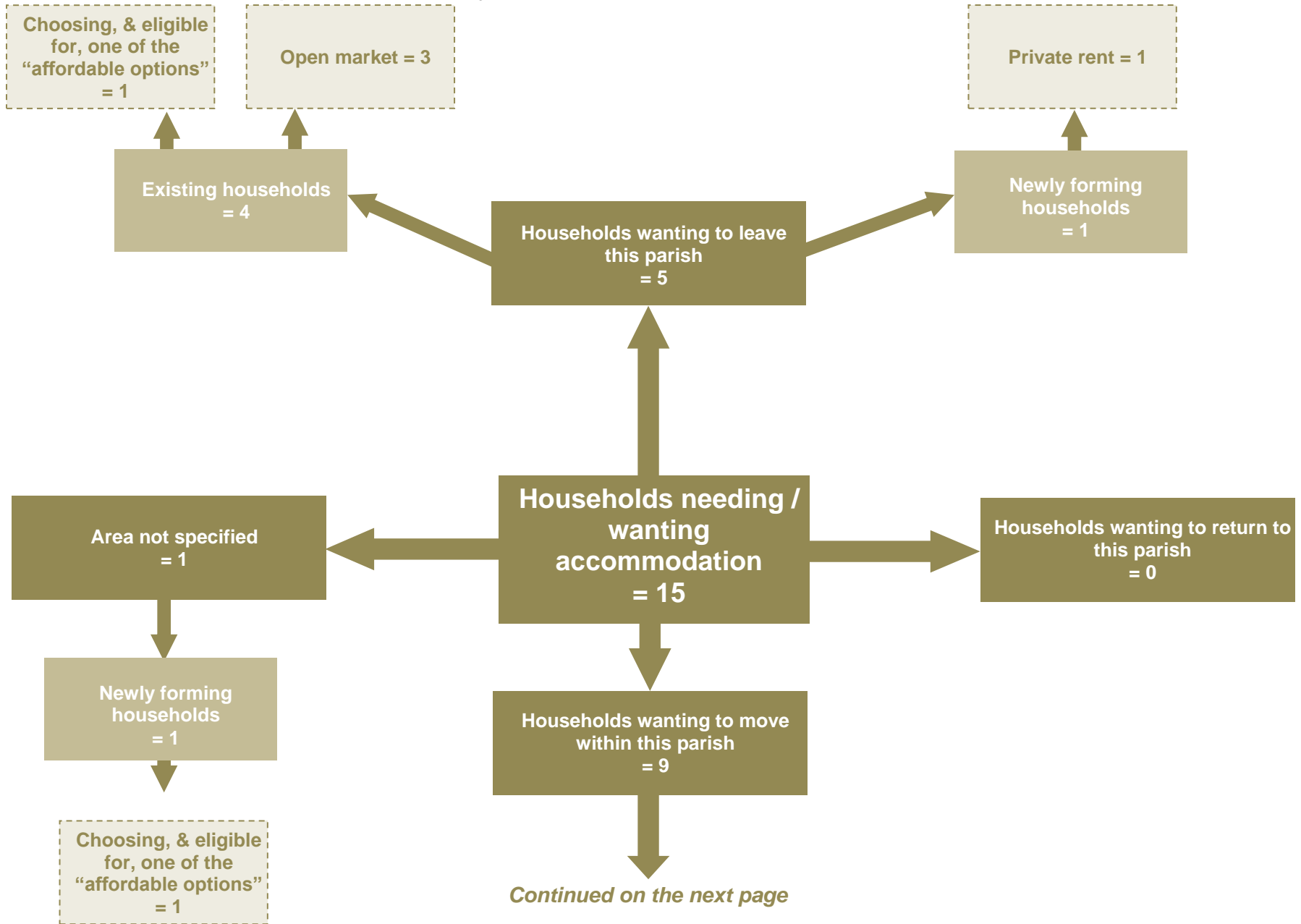
<sup>3</sup> Where it has not been possible to classify a household as having a clearly defined affordable or open market housing requirement they have been incorporated into the 'Not determined' category.

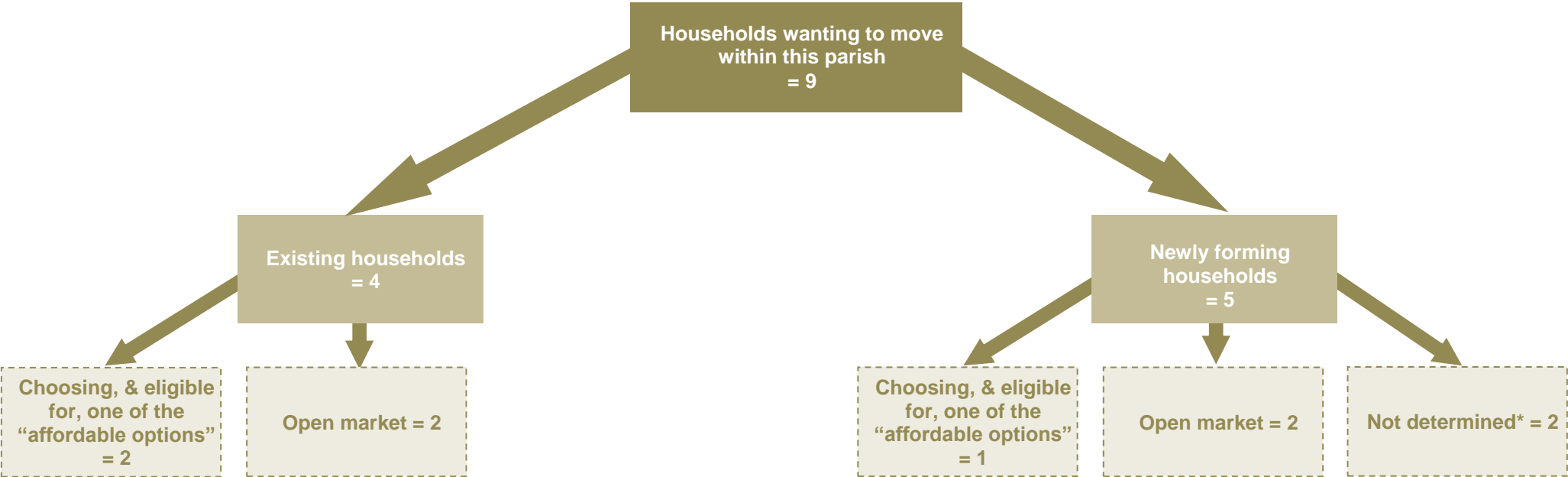
**Figure 1 – Diagram illustrating the process used to classify housing needs in this Group Parish needs survey**



**Figure 2 – Pattern of housing need in Humber, Ford & Stoke Prior Group Parish from survey results**

Humber, Ford & Stoke Prior Group Parish Housing Needs survey 2014





\*Where it has not been possible to classify a household as having a clearly defined affordable or open market housing requirement they have been incorporated into the 'Not determined' category.

- Table 1 below summarises the requirements of each responding household in more detail. Note that this table refers to a *specified* and a *required* number of bedrooms; the former corresponds to the desired number of bedrooms as specified by the respondent. The latter is an adjusted figure that reflects the need based on household composition and is used when considering the distribution of house sizes of the “affordable” component. This does not apply to those wishing to purchase a home on the open market as this is influenced by their resources and aspirations.

Table 1: Housing need requirements in the Group Parish. *Each row corresponds to a single household.*

Parish	Number of bedrooms required <sup>(i)</sup>	Assessed tenure <sup>(ii)</sup>	Tenure options chosen by respondent	Number of bedrooms specified by respondent	Can afford to purchase	Other requirements
Humber	1	affordable	rent from a Housing Association	2	-	live/work unit for the self employed
		affordable	rent from a Housing Association, low cost market housing, rent privately	2	not specified	-
		open market	open market	2	£90,000 - £119,999	-
	2	not determined <sup>(iii)</sup>	rent from a Housing Association	2	-	-
Ford & Stoke Prior	1	affordable	rent from a Housing Association	not specified	-	live/work unit for the self-employed; supported living accommodation <sup>(iv)</sup> ; specially adapted home
	2	open market	open market, self-build	3	£150,000 - £200,000	-
		open market	open market	2	Over £200,000	-
	4	open market	open market, self-build	4	Over £200,000	-
Unknown	not determined <sup>(iii)</sup>	n/s	not specified	£150,000 - £200,000	-	

<sup>(i)</sup> Adjusted figure which reflects the household composition.

<sup>(ii)</sup> Based on the criteria given in Figure 1.

<sup>(iii)</sup> Where it has not been possible to classify a household as having a clearly defined affordable or open market housing requirement.

<sup>(iv)</sup> Specialist accommodation for older persons with some level of support/care.

## Potential Supply of housing within Humber, Ford & Stoke Prior Group Parish

- 10 of the respondents are *existing households*. Table 2 summarises the dwelling size and tenure of the properties that would be released should these households move home.

Table 2: Potential homes that would be released within the Group Parish should the need of the 'existing' households be met.

Current parish	No of bedrooms in current home	current tenure	No of properties that could be released
Humber	3	Housing Association rent	1
	4	Open market	1
		Private rent	1
	Total Humber		
Ford & Stoke Prior	1	Private rent	1
	2	Open market	1
			1
	3	Open market	1
		Private rent	1
	3	Open market	1
	4	Open market	1
Total Ford & Stoke Prior			7

- The release of any properties in Table 2 does not necessarily mean that they can be set against the needs found in the survey, as they would not necessarily fulfil the requirements of households identified as having a need for housing. Furthermore, any properties released would not necessarily go to local people.

### Need outside of Humber, Ford & Stoke Prior Group Parish

- Respondents were asked whether they wish to move to another home within the parish but were given the option of specifying any other areas that they would also be prepared to move to. 6 households specified a choice of alternative areas within Herefordshire, of which 5 do not wish to stay within Humber, Ford & Stoke Prior Group Parish. *A breakdown of household requirements by area can be found in [appendix 1](#).*

### Area not specified

- 1 household did not specify any areas that they would wish to move to.

## Current Housing Association stock

- ❑ There are 29 units of Housing Association stock within the surveyed area, 25 of which are rented and four of which are Low Cost Market Housing. The rented properties are located in Steensbridge and the Low Cost Market Housing properties are located in Risbury.
- ❑ No units are restricted to elderly and/or disabled people. All of the Low Cost Market Housing are subject to a section 106 Local Connection restriction<sup>4</sup>.
- ❑ Since 2002, Herefordshire has been operating a “Choice based lettings” scheme 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. In March 2014, the number of applicants on the Home Point database stood at 4,464. *According to the survey, one of the households classified as having an affordable need within Humber, Ford & Stoke Prior Group Parish was registered with Home Point.*
- ❑ Between October 2002 and March 2014, 13 Housing Association properties in Humber, Ford & Stoke Prior Group Parish were advertised for rent (can refer to the same unit advertised more than once). Table 3 shows the numbers of “bids of interest” received for these, with the overall median number of bids across Herefordshire for comparison.

Table 3: Housing Association properties in Humber, Ford & Stoke Prior Group Parish advertised for rent by Home Point from October 2002 to March 2014

Property type	Current stock in parish	No. of properties advertised*	Median number of bids of interest received	Median number of bids across the county
two-bed house	5	4	25	31
three-bed house	18	9	13	21
four-bed house	2	0	-	13

\*Can refer to the same unit advertised more than once.

Note: This table only refers to properties that are advertised for rent, it does not include the Low Cost Market Housing properties.

- ❑ There is a relatively low turnover in housing association properties in Humber, Ford & Stoke Prior Group Parish, with one property on average being advertised per year.
- ❑ Demand for housing association rental properties in Humber, Ford & Stoke Prior Group Parish is relatively low compared to Herefordshire.

<sup>4</sup> Is (or in the past was) normally resident there, is employed there, has a family association there, has a proven need to give or receive support.

## Empty properties

- As mentioned under 'Methodology', each household was sent a slip of paper asking about empty properties. Eight such empty property slips were returned that yielded information about addresses in Humber, Ford & Stoke Prior Group Parish. These have been forwarded to the relevant officer for further investigation.

## Conclusions

- Questionnaires were mailed out to a total of 287 households in Humber, Ford & Stoke Prior Group Parish. 22 questionnaires were returned that contained information about 23 households who wish to move to another home within the next 3 years.
- The survey **found 9 households that would need accommodation within Humber, Ford & Stoke Prior Group Parish in the next 3 years**; 3 were found to have a need for affordable accommodation, 4 were found to have a need for a home on the open market and 2 were found to have an undetermined<sup>5</sup> need.
- 6 households specified a choice of alternative areas within Herefordshire that they would also be prepared to move to, of which 5 do not wish to stay within Humber, Ford & Stoke Prior Group Parish.
- 1 household did not specify any areas that they would wish to move to.
- 8 households were excluded from the reported total; of which 2 were not considered to have a tenable need, 5 stated that they wish to self-build and 1 requires permission for downstairs facilities to meet the needs of elderly occupants.

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<sup>5</sup> Where it has not been possible to classify a household as having a clearly defined affordable or open market housing requirement they have been incorporated into the 'Not determined' category.

## Appendix 1 – Need outside of the parish

Respondents were asked whether they wish to move to another home within Humber, Ford & Stoke Prior Group Parish, but were given the option of specifying up to three alternative areas outside the parish that they would also be prepared to move to. Out of the total of 15 households found to have a potential need for housing from the survey, 6 provided a choice of alternative areas.

Table A below breaks the requirements down for each household. **Note that if a respondent specifies more than one area of preference, the details of that household will be duplicated in the table.**

Table A: Needs of households who stated an area of preference outside of Humber, Ford & Stoke Prior Group Parish – breakdown by size, tenure and the amount a household can afford up to if specifying one or more of the purchase options.

Area	Total no. of households	Number of bedrooms required	Tenure options chosen	Can afford
Dilwyn	1	2	open market	> £200,000
Leominster	3	3	rent from a Housing Association, shared ownership	-
			open market	£200,000
			open market	n/s
Weobley	1	2	open market	> £200,000
Not specified	2	1	rent from a Housing Association	< £50,000
			private rent	-

Note: n/s denotes households that did not know or did not specify how much they could afford.

## Appendix 2 – Housing definitions

- ❑ **Open market housing** - (including buying on the open market and housing rented from a private landlord / lettings agent) can be bought or rented by anyone at the full market cost.
- ❑ **Rented from a Housing Association** - provided at a rent lower than open market rents. Any vacancies are generally advertised through Home Point 01432 260300, web site [www.home-point.info](http://www.home-point.info).
- ❑ **Shared ownership** - an option where the householder is able to purchase a 25-75% share in the property. Ownership of the other portion remains with a Housing Association, who charge rent on their “share”. Properties are generally advertised through Home Point (as above) or local estate agents.
- ❑ **Low cost market housing** - the sale price is set at below market value by legal covenant. This type of property is generally advertised through an estate agent.

## LOCAL HOUSING NEEDS SURVEY FOR YOUR PARISH

If your household (or a member of your household) considers they may have a need for housing in the parish within the next 3 years we would be grateful if you would take the time to complete this form.  
**If in doubt, you are encouraged to fill it in.**

**Q1 to Q6 collect details about your household and your current home.**

**Q1 How would you describe your current home?**

- House or cottage  
 Bungalow  
 Flat / apartment  
 Sheltered / retirement housing  
 Other, please state

**Q2 Is this home? (Tick one box only)** *See page 4 for definitions of housing type*

- Owner occupied (with or without a mortgage)  
 Rented from a private landlord  
 Rented from a Housing Association  
 Shared ownership (part owned / part rented)  
 Low cost market  
 Provided rent free or at a subsidised rent as part of employment  
 Other, please state

**Q3 How many bedrooms does your home have?**

**Q4 Please enter the details of age and gender of each person in your current household.**

**Person 1**

Male  Female

AGE:  0-15  16-24  25-29  30-34  35-44  45-64  65+

**Person 2**

Male  Female

AGE:  0-15  16-24  25-29  30-34  35-44  45-64  65+

**Person 3**

Male  Female

AGE:  0-15  16-24  25-29  30-34  35-44  45-64  65+

**Person 4**

Male  Female

AGE:  0-15  16-24  25-29  30-34  35-44  45-64  65+

**Person 5**

Male  Female

AGE:  0-15  16-24  25-29  30-34  35-44  45-64  65+

**Person 6**

Male  Female

AGE:  0-15  16-24  25-29  30-34  35-44  45-64  65+

**Q5a Does anyone in your household work within the parish?**

Yes  No

**Q5b Does anyone in your household work outside of the parish but within Herefordshire?**

Yes  No

If so, please state the approximate distance from your home to your place of work \_\_\_\_\_

**Q6 How long have you lived in your current home?** \_\_\_\_\_

Please look at questions 7a to 7c to see which of the coloured pages you need to fill in.

**Q7a** If your household needs to move to another home within the next 3 years, please tick where you would need to live (*you may tick both options*) and then answer the questions on the GREEN pages that follow

- This parish  Other area(s)\*, please state where
- Preference 1 \_\_\_\_\_
- Preference 2 \_\_\_\_\_
- Preference 3 \_\_\_\_\_

**Q7b** If anyone in your household is likely to be leaving to form a new household within the next 3 years, and will be looking for a home, please tick where they would need to move to (*you may tick both options*) and then answer the questions on the PINK pages that follow

- This parish  Other area(s)\*, please state where
- Preference 1 \_\_\_\_\_
- Preference 2 \_\_\_\_\_
- Preference 3 \_\_\_\_\_

\*You may need to have a local connection (people who are normally resident there, people who are employed there, people who have a close family connection or people needing to give/receive support from family members) to be eligible for some properties that become available in certain areas

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

**Q7c** Is there a family member or someone you know who has moved away but wishes to return to the parish?

*If there is someone you know who would like to move back to the local area but may have difficulties in finding a suitable home locally, please ask them to contact us for a separate questionnaire so that they can be included in the needs survey*

**If you need help with filling in this questionnaire please contact:**

Strategic Intelligence Team, telephone 01432 383069

e-mail: [researchteam@herefordshire.gov.uk](mailto:researchteam@herefordshire.gov.uk)

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

### Housing definitions used in Herefordshire.

**Open market housing** - (including *buying on the open market* and *housing rented from a private landlord / lettings agent*) can be bought or rented by anyone at the full market cost or rent without subsidy.

**Rented from a Housing Association** - provided at a rent lower than market rents. Any vacancies are generally advertised through Home Point 01432 260300, web site [www.home-point.info](http://www.home-point.info)

**Shared ownership** - an option where the householder is able to finance a 25-75% share in the property. Ownership of the other portion remains with a Housing Association, who charge rent on their "share". Properties are generally advertised through Home Point (as above) or local estate agents.

**Low cost market housing** - the sale price is pegged at below market value by legal covenant. This type of property is generally advertised through an estate agent, but purchasers must be registered with Home Point.

For further information on any affordable options, please contact, the Housing Needs and Development Team on 01432 260269 or email [housingdevelopment@herefordshire.gov.uk](mailto:housingdevelopment@herefordshire.gov.uk) or visit the website at <https://www.herefordshire.gov.uk/> and search for 'Housing advice'.

## MAIN HOUSEHOLD - ACCOMMODATION NEEDS

Please only complete the green pages if your household wishes to move within the next 3 years

### Q8 Who will form your household?

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

### Q9 Why does this household need to move? (Tick all that apply)

- |   |   |
|---|---|
| <input type="checkbox"/> To move to a smaller home  | <input type="checkbox"/> To meet the needs of an elderly person (see Q9a)           |
| <input type="checkbox"/> To move to a cheaper home  | <input type="checkbox"/> To meet the needs of a disabled person (see Q9a)           |
| <input type="checkbox"/> To move to a larger home   | <input type="checkbox"/> Want to move from rented into owner occupied accommodation |
| <input type="checkbox"/> To be nearer other members of the family   | <input type="checkbox"/> To be nearer employment                                    |
| <input type="checkbox"/> The property is not well maintained by the landlord (please provide details below) | <input type="checkbox"/> Need to leave tied accommodation                           |
| <input type="checkbox"/> Lack of amenities / facilities (please provide details below)                      | <input type="checkbox"/> Other, please state  |

### Q9a If you ticked that you need to move to meet the needs of an elderly or disabled person, could your current home be adapted to meet your needs (with or without financial assistance)

- Yes  No

### Q10a What type of accommodation would you prefer (tick all that apply)?

*Definitions of the different accommodation types are provided on page 4*

- |  |  |
|--|--|
| <input type="checkbox"/> Buy on the open market            | <input type="checkbox"/> Rented from a private landlord / lettings agent |
| <input type="checkbox"/> Rented from a Housing Association | <input type="checkbox"/> Shared ownership (part owned / part rented)     |
| <input type="checkbox"/> Low cost market housing           | <input type="checkbox"/> Other, please state                             |

### Q10b Is this household a first time buyer?

- Yes  No

### Q10c Would this household require Government assistance to pay for housing costs e.g. Housing Benefit?

- Yes  No  Don't know

### Q10d Is this household currently registered with Home Point? You will need to be registered with Home Point to be considered for affordable housing.

- Yes  No

For more information about Home Point ring 01432 260300 or visit the web site www.home-point.info

### Q11 What sort of home does this household need (tick all that apply)?

- |  |   |
|--|---|
| <input type="checkbox"/> House   | <input type="checkbox"/> Live / Work unit for the self employed (some work space provided in a residential unit)                      |
| <input type="checkbox"/> Bungalow  | <input type="checkbox"/> Supported living (specialist accommodation for older persons with some level of support/care)                |
| <input type="checkbox"/> Flat / apartment                                      | <input type="checkbox"/> Supported accommodation (e.g. for people with learning difficulties, physical or mental health disabilities) |
| <input type="checkbox"/> Specially adapted home (please provide details below) |   |
| <input type="checkbox"/> Other, please state below                             |   |

### Q12 How many bedrooms does this household need?

### Q13 If interested in renting, what weekly rent can this household realistically afford out of income?

- |                                    |                                      |                                     |
|------------------------------------|--------------------------------------|-------------------------------------|
| <input type="checkbox"/> Under £60 | <input type="checkbox"/> £80 - £89   | <input type="checkbox"/> Over £150  |
| <input type="checkbox"/> £60 - £69 | <input type="checkbox"/> £90 - £99   | <input type="checkbox"/> Don't know |
| <input type="checkbox"/> £70 - £79 | <input type="checkbox"/> £100 - £150 |                                     |

### Q14 If interested in purchasing, up to what amount towards the price of a home could this household afford (with a mortgage or savings or both)?

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> Up to £50,000     | <input type="checkbox"/> £90,000 - £119,999  | <input type="checkbox"/> Over £200,000 |
| <input type="checkbox"/> £50,000 - £69,999 | <input type="checkbox"/> £120,000 - £149,999 | <input type="checkbox"/> Don't know    |
| <input type="checkbox"/> £70,000 - £89,999 | <input type="checkbox"/> £150,000 - £200,000 |  |

As you have expressed an interest in housing within the local area, it may be useful for us to get back to you at a later date. If you are happy for us to do this, please could you provide contact details. Your details will be held securely and confidentially and will only be used in order to contact you again to assess your housing needs in more detail.

Name

Address

Tel.  Email

Now please go back to Question 7b and 7c, to see if you need to complete the pink pages or request a separate survey form for people who wish to return to the local area

