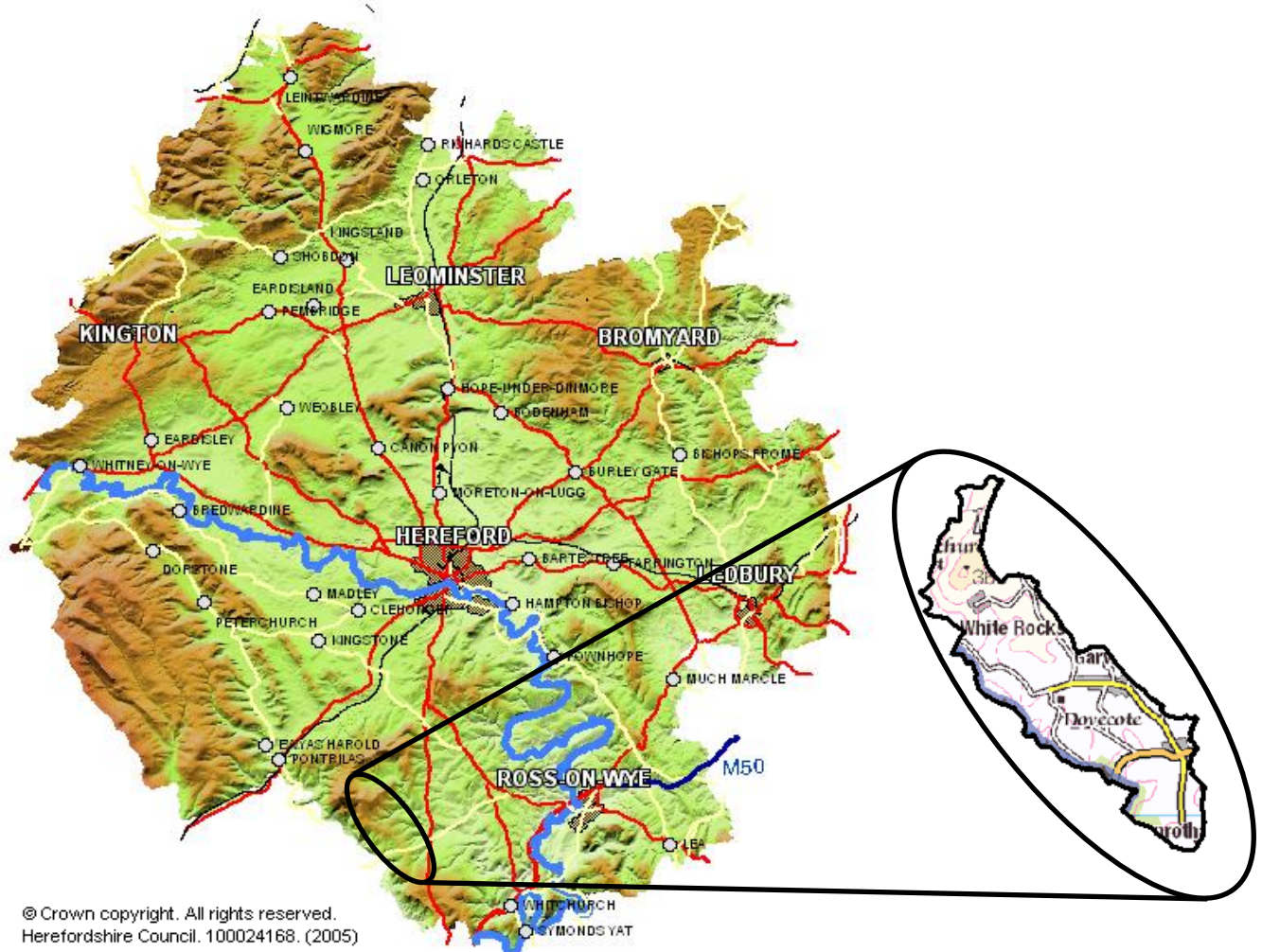


Local Affordable Housing Needs Survey for Garway parish

Version 1.0

Herefordshire Council Research Team

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If you need help to understand this document, or would like it in another format or language, please call 01432 383069 or e-mail researchteam@herefordshire.gov.uk

Executive Summary

- ❑ Questionnaires were hand delivered to all households in Garway parish totalling 180 households.
- ❑ The survey found a total of 13 households that would need affordable accommodation in the next five years - **11 households indicated that they wish to remain within Garway parish**; 2 households *did not* state that they wish to remain within the parish.
- ❑ 1 additional household may have an affordable need, but there is insufficient evidence to place them into this category with confidence.

Introduction

- ❑ In November 2011, Herefordshire Council's Homes and Community Services Division commissioned a housing needs survey for Garway parish. The survey is designed to assess the need for affordable housing over the next five years, as a statutory duty to assess housing needs under the Housing Act 1985 and forms part of the rolling programme of surveys across the county. The survey area includes the parish of Garway, which is the village of Garway together with other smaller settlements within the parish.
- ❑ Garway produced a Parish Plan¹ in 2010. The following background information about the village is quoted from the Plan.

"The parish is a scattered community with the village of Garway as the main centre, but with several small hamlets including The Turning, Broad Oak and White Rocks. The village includes a public house (The Garway Moon Inn)...At the Turning are the parish church of St Michael's and the Baptist Chapel. There is a school, Garway Primary School and Play Group and a small Post Office open for two hours each week in the Village Hall. There is no longer a village shop (the nearest is at Broad Oak)... There are no main 'A' roads in the parish and the only 'B' road (B4521) just touches the southern boundary between Skenfrith and Broad Oak. Provision of public transport is limited to a bus service."

- ❑ Residents' views about future development within Garway were collected via a questionnaire as part of the Parish Plan¹. These views are summarised in the following extracts taken from the Plan.

Percentages quoted below are of the number of people who responded to the question.

"55% would like to see the provision of Affordable Housing (Social Housing) for people who live or work in the Parish. There was strong support (79%) for giving local people priority for such housing.

61% would like to see realistically priced Starter Homes and 52% would like to see small/medium sized family homes.

41% felt that any future building should be either behind existing buildings (Backfill Development) or alongside existing roads (Strip Development). 44% were against infill development in peoples' gardens."

- ❑ The following action plan output about housing was extracted from the Parish Plan¹:
 - Engage with Herefordshire Council Strategic Housing Service, Homepoint and Housing Associations to pursue parishioners' priorities through a Housing Needs Survey, including as options -

¹ Garway Parish Plan (2010) -

www.garway.org.uk/Garway%20Parish%20Plan%20Approved%20rev.pdf

- (i) Schemes to build affordable rented and part owned housing to be encouraged.
- (ii) Schemes to build realistically priced starter homes to be encouraged.
- (iii) Schemes to build small and/or medium sized family homes to be explored.

No building on Common Land. Actively promote parishioner's desires to remain a rural settlement in the future. Community consultation and involvement. Set up a working group. Consider the needs of the parishioner's when contributing to development control e.g. UDP.

- Census figures show that in 2001 the proportion of household spaces² that were vacant or used as a second home or holiday accommodation in Garway parish was 5.6% - 6 dwellings that were second homes or holiday accommodation and 3 dwellings that were vacant.

Methodology

- A self-completion questionnaire was hand delivered to every household in Garway parish, together with a reply-paid envelope for responses. Only residents who are likely to have a need for affordable housing within the next five years were prompted to respond. A copy of the questionnaire can be found at the end of this report. Residents were given four 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.

Need for affordable housing as found from the survey

- The process used to classify housing need is illustrated in Figure 1 on page 6. Figure 2 on page 7 and 8 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 wish to move to another home within Garway parish, but were also given the option of specifying any other areas within the county.
- Questionnaires were mailed out to a total of 180 households. The survey found a total of 15 households that wish to move to another home in the next five years.
 - 13 of these households would need affordable accommodation; of which **11 households indicated that they wish to remain within Garway parish** and 2 households *did not* state that they wish to remain within the parish.
 - Of the 11 households with an affordable need in Garway parish, 7 need to move within 1 to 3 years; 5 need to move within 3 to 5 years; one did not specify when they need to move.

² A household space is the accommodation occupied by an individual household or, if unoccupied, available for an individual household. A household is defined as one person living alone or a group of people (not necessarily related) living at the same address with common housekeeping - that is, sharing either a living room or sitting room or at least one meal a day (ONS - 2001 Census. © Crown Copyright)

- None of the 11 households that were found to have a need for affordable accommodation in Garway parish specified any alternative areas within Herefordshire that they would be prepared to move to.
- 1 further household has been classified as having a "borderline open market need". This is because they indicated that they could afford a property within a given range of values, which for the specified number of bedrooms needed, border on the lower end of the housing market for this area of the county.
- Development of rural affordable housing is currently restricted by national and local planning policy³ to villages with adequate services. Therefore, if a need is identified it may be necessary to meet this need outside of the parish.
- Of the 11 households found to have a need for an affordable home in Garway parish, 3 are 'existing' households, none of which currently live in affordable accommodation; therefore no affordable units would be released should any of these households move.
- Respondents were asked whether there is a family member who wishes to return to the area – if so, they are given the opportunity of completing a separate needs form. There were no requests for this type of form.
- Respondents were asked whether they require any form of housing for elderly or disabled people or for people with mental health issues or learning difficulties; including 'sheltered housing', 'residential care home', 'nursing care home' or 'care within your own home'. No households stated that they need to move in order to meet such requirements.
- Respondents were asked whether they wish to move to another home within Garway parish, but were also given the option of specifying any other areas within the county that they would be prepared to move to. 2 households found to have a need for affordable accommodation did not state that they wish to move to another home in Garway and did not specify any alternative areas of preference; the remainder identified only Garway as an area of preference.

³ Herefordshire Unitary Development Plan (March 2007), Herefordshire Council - www.herefordshire.gov.uk/housing/planning/29815.asp

Figure 1 – Diagram illustrating the process used to classify housing needs in this parish needs survey

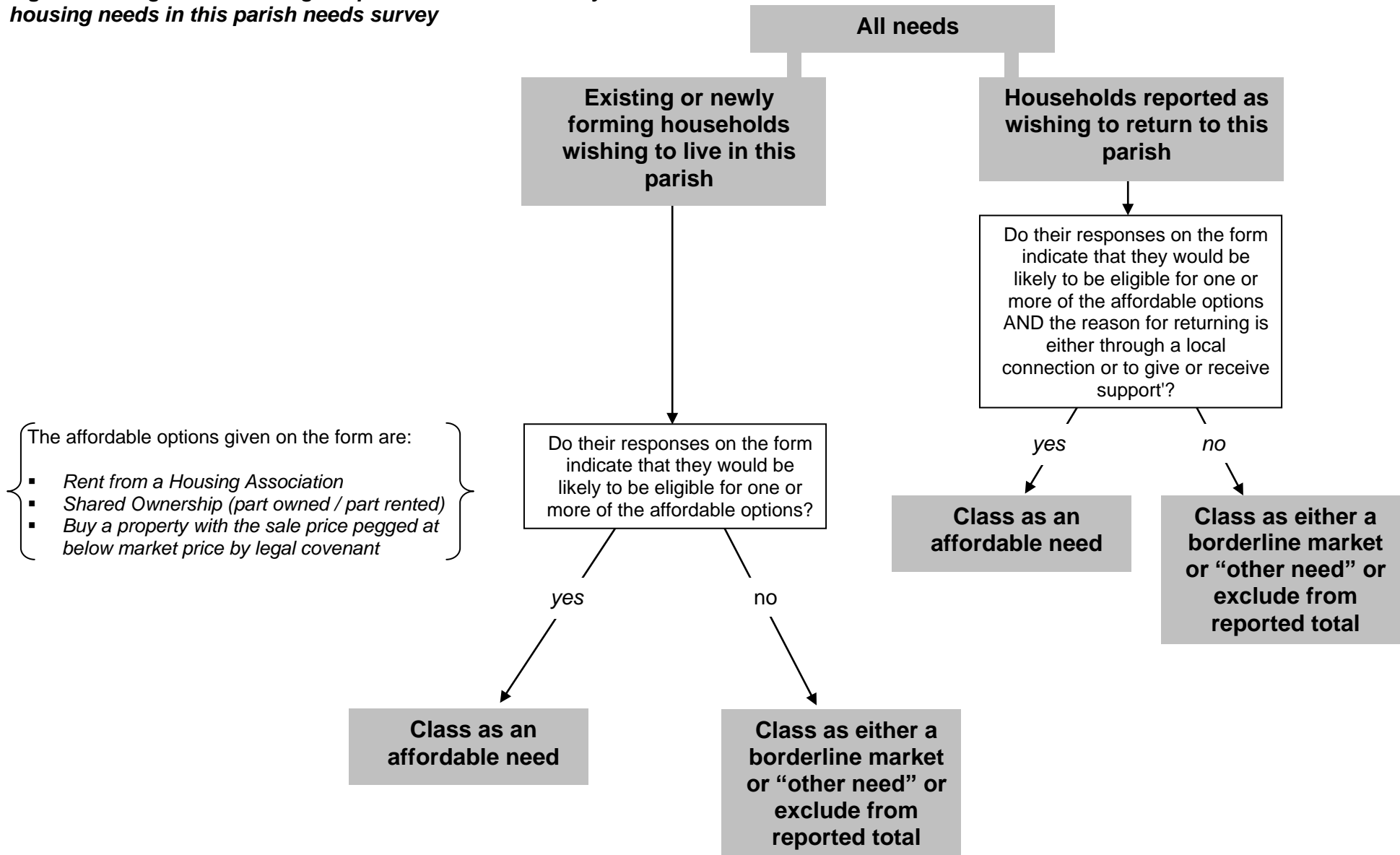
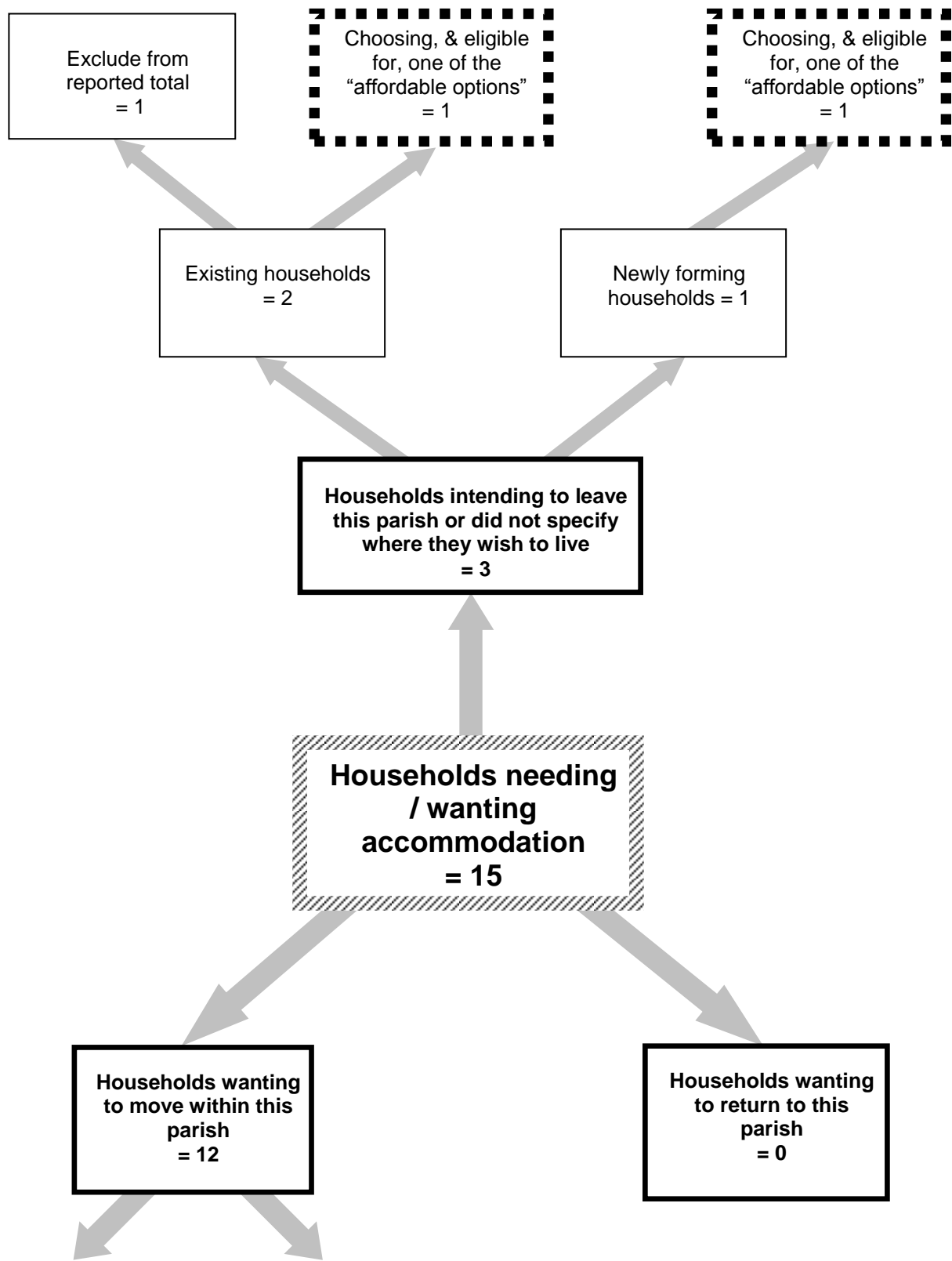
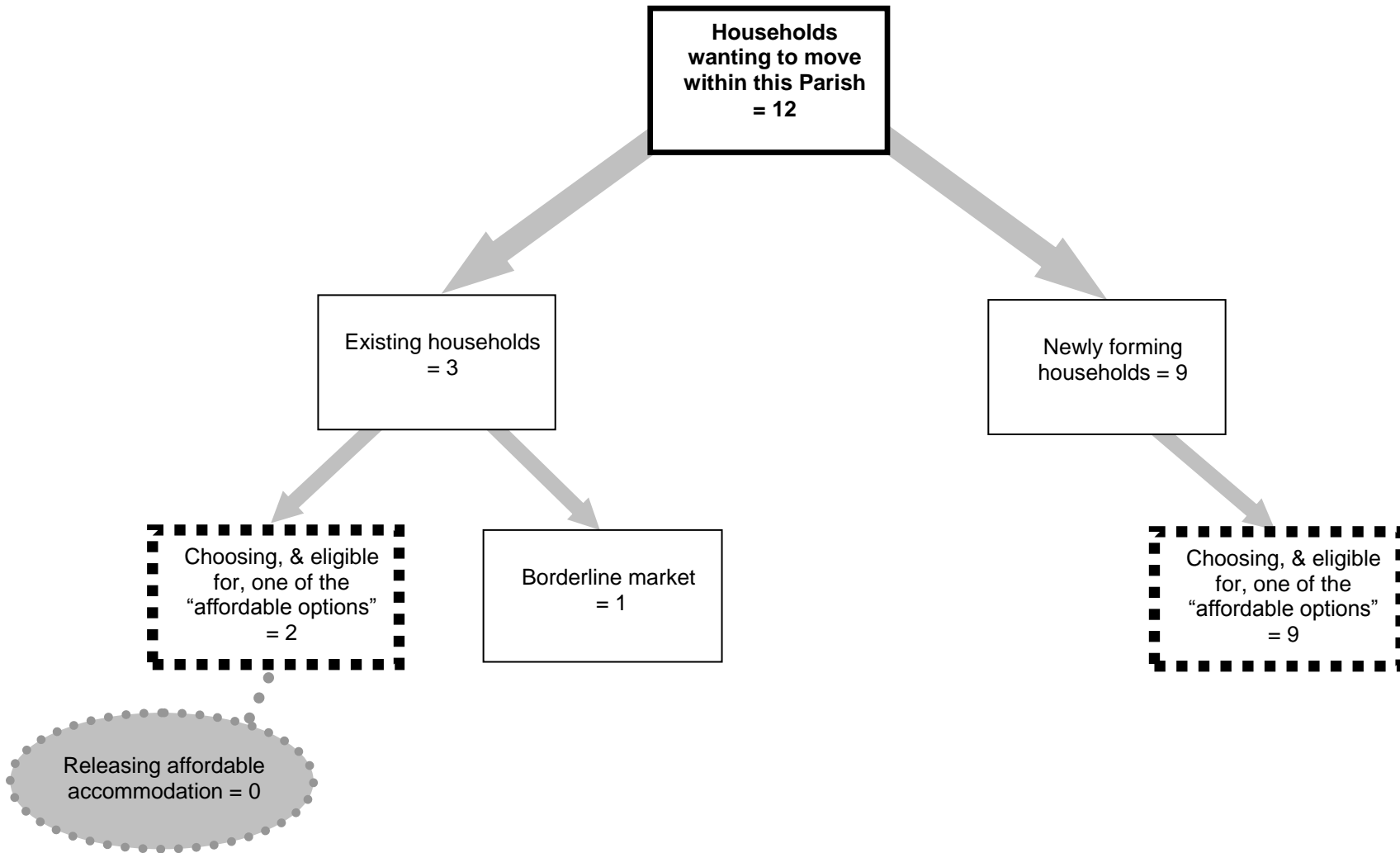


Figure 2 – Pattern of housing need in Garway parish from survey results



Continued on the next page

Key
 ■■■■■■■■■■ Potential affordable need



- Figure 2 shows the requirements of households who were found to have a need for affordable housing from the survey. Table 1 below defines the requirements of households that wish to move to another home within Garway parish in more detail, by showing the dwelling sizes and tenures indicated by the respondents.
- Analysis of need is undertaken on a case-by-case basis, if a responding household's requested number of bedrooms is not consistent with the prospective composition of the household, the specified need will be downsized.

Table 1: Affordable housing needs in Garway parish – breakdown by size and tenure required

Number of bedrooms required	Tenure options chosen	Number of households
1	rent from a Housing Association	1
	shared ownership	2
	property pegged at below market price or shared ownership	1
Total one-beds required		4
2	property pegged at below market price	1
	rent from a Housing Association or property pegged at below market price	1
	shared ownership or rent privately	1
Total two-beds required		3
3	property pegged at below market price	1
	rent from a Housing Association or property pegged at below market price	1
	property pegged at below market price or shared ownership	1
Total three-beds required		3
4	property pegged at below market price or shared ownership	1
Total four-beds required		1

- 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.
- Of the 11 households listed in table 1, 10 expressed an interest in one or more of the affordable purchase options (i.e. "Shared Ownership" and "property whose sale price is pegged at below market price by legal covenant"). Further information about the requirements of respondents who expressed an interest in one or both of these options is provided in table 2 on page 10, which shows up to what amount each household can afford to purchase and the required dwelling size.

Table 2: Affordable housing needs in the parish – breakdown by tenure, size required and the specified amount a household can afford up to

Tenure choice	Can afford up to	Number of bedrooms required	Number of households
Property pegged at below market price	£30,000	2	1
	n/s	2	1
		3	2
Total number of households that chose "a property whose sale price is pegged at below market price by legal covenant" as one of their preferred tenure options			4
Shared Ownership	£40,000	1	1
	£50,000		1
	n/s	2	1
Total number of households that chose "Shared Ownership" as one of their preferred tenure options			3
Property pegged at below market price & Shared Ownership	£70,000	1	1
	£120,000	4	1
	n/s	3	1
Total number of households that chose both "a property whose sale price is pegged at below market price by legal covenant" & "Shared Ownership" as two of their preferred tenure options			3

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

Current Housing Association stock

- Within the surveyed area there are 6 units of rented Housing Association stock. None of these are subject to a section 106 Local Connection restriction (i.e. people who work there, people who have moved away and wish to return to be near family or for people needing to give / receive support). The breakdown of the stock is given in Table 3 on page 11.
- 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 January 2012, the number of applicants on the Home Point database stood at 4,771. 3 of the households classified as having an affordable need from the survey were registered with Home Point.
- Of the 6 Housing Association properties in Garway, 1 had been advertised for rent between October 2002 and December 2011. The vacancy generated 16 bids of interest, which is a similar level of demand as the median number of bids of interest received for this property size in Herefordshire as a whole (18 bids).

Table 3: Housing Association properties in Garway advertised for rent by Home Point from October 2002 to August 2011

Property type	Current stock in parish	Median number of bids for this property size & type across the county	No. of properties advertised (can refer to the same unit advertised more than once)	Median number of bids of interest received
one-bed flat	3	18	1	16
three-bed house	3	20	0	n/a

Empty properties

- As mentioned under “Methodology”, each household was sent a slip of paper asking about empty properties. 18 such empty property slips were returned, of which 17 yielded information about a particular address in Garway village. 2 empty property slips made reference to two other addresses within the parish. These have been forwarded to the relevant officer for further investigation to determine if action can be taken to bring the properties back into residential use, where appropriate.

Conclusions

- Questionnaires were hand delivered to all households in Garway parish, a total of 180, who were requested to return them if they foresaw a need for affordable housing within their own household in the next five years.
- The survey found a total of 13 households that would need affordable accommodation in the next five years - **11 households indicated that they wish to remain within Garway parish**; 2 households *did not* state that they wish to remain within the parish. Of those households that wish to remain within the parish, the need was for 4 x one-bed, 3 x two-bed, 3 x three-bed and 1 x four-bed dwellings. The tenure choices of these households are shown in Table 1.
- There is 1 further household that may have an affordable need, but there is insufficient evidence to place them into this category with confidence.

HOUSING NEEDS SURVEY FOR THE PARISH OF GARWAY

Garway Parish Council and Herefordshire Council need to carry out a detailed Housing Needs Survey to identify the current housing situation and the future requirements for housing in the parish and will form part of the ongoing development of the Parish Plan. We would therefore appreciate your assistance in completing this questionnaire.

Section A.1 Your Household

Q1 **How many people in each age group and gender live in your house?**

	Male	Female		Male	Female
0-15 years			16-24 years		
25-29 years			30-44 years		
45-59 years			60-74 years		
75+ years					

Q2 **Who forms your household?**

- A single adult
 Two adults without children
 A family (one or more adults) with children under 16
 3 or more adults
 A single person over retirement age
 A couple over retirement age
 Other, please describe

Section A.2 Your home

Q3 **How would you describe your current home?**

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

Q4 **Is this home? (Tick one box only)**

- Owner occupied (with or without 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

Q5 How many bedrooms does your home have?

Section A.3 Your situation in the parish

Q6 **Are you currently on the housing register (Home Point)?**

- Yes No

Q7 **Do you:**

	Yes	No
Currently live in the parish?		
Work in the parish?		
Have relatives in the parish?		

Q8 **Does your household (or a member of your household) consider that they may need to move to another home within the next 5 years?**

- Yes No

Q9 **Is there a family member who has previously left your household and moved away but wishes to return to Garway parish?**

- Yes No

If you ticked yes to Q8 and/or Q9 and consider that they may have a need for *affordable housing* we would be grateful if you would take the time to complete the remainder of this form.

Affordable housing is explained on the next page, if in doubt, you are encouraged to fill it in.

Thank you for completing this part of the survey.

Section B Accommodation Needs

Please fill in this section if your household (or a member of your household) considers they may have a need for *affordable housing* within the next 5 years.

In Herefordshire, ***affordable housing*** can mean one of the following.

Rented Housing provided by a Housing Association or a private landlord at a rent lower than market rents. Any vacancies are generally advertised in the Hereford Admag every Wednesday, and accessed via Home Point 01432 260300, web site 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).

Low Cost Market Housing - the sale price is pegged at below market value by legal covenant. This type of property is generally advertised via Home Point (as above).

For further information on any affordable options, please contact, the Housing Needs and Development Team on 01432 260269 or email housingdevelopment@herefordshire.gov.uk or visit the website - www.herefordshire.gov.uk/housing/36077.asp

If your household (or a member of your household) considers they may have a need for *affordable housing* in Garway parish please look at questions 10a to 10c to see which of the coloured pages you need to fill in. If the accommodation is required outside of this parish please look at questions 11a and 11b on the next page.

Q10a **If your household wishes to move to another home in this parish within the next 5 years, please tick here and answer the questions on the GREEN pages**

Q10b **If anyone in your household will be leaving to form a new household within the next 5 years, and looking for a home in this parish, please tick here and answer the questions on the PINK pages**

Q10c **Is there a family member who has previously left your household and moved away but wishes to return to Garway parish?**

If there is a family member who would like to move back to this area 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 Survey.

Contact details: Housing Research, telephone 01432 383069.

e-mail: rwilding@herefordshire.gov.uk

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

The following information will be used to identify whether or not there is a need for affordable housing in the Parish. If there is a need, it will help to identify the type of homes required.

Please only look at questions 11a to 11b if your household (or a member of your household) considers they may have a need for *affordable housing* in another parish.

Q11a **If your household needs to move to a home outside Garway parish within the next 5 years, please tick the box and state where you would need to live and then answer the questions on the GREEN pages that follow**

Preference 1 _____

Preference 2 _____

Preference 3 _____

Q11b **If anyone in your household will be leaving to form a new household within the next 5 years, and looking for a home outside Garway parish, please tick the box and state where they would need to move to and then answer the questions on the PINK pages that follow**

Preference 1 _____

Preference 2 _____

Preference 3 _____

MAIN HOUSEHOLD - ACCOMMODATION NEEDS

Please only complete the green pages if your household wishes to move within the next 5 years

Q12 Who will form your household?

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

Q13 When does the household need to move from this home?

- Within 1 year Within 1 to 3 years Within 3 to 5 years

Q14 Why does this household need to move? (Tick all that apply)

- | | |
|---|---|
| <input type="checkbox"/> To move to a smaller home | <input type="checkbox"/> Want to move from rented into owner occupied accommodation |
| <input type="checkbox"/> To move to a cheaper home | <input type="checkbox"/> Family / relationship break up |
| <input type="checkbox"/> To move to a larger home | <input type="checkbox"/> To be nearer other members of the family |
| <input type="checkbox"/> To meet the needs of an elderly person | <input type="checkbox"/> To be nearer employment |
| <input type="checkbox"/> Health/mobility problems | <input type="checkbox"/> Other, please state |
| <input type="checkbox"/> Need to leave a tied house | <input type="text"/> |

Q15 What sort of home does this household need?

- | | |
|---|---|
| <input type="checkbox"/> House | <input type="checkbox"/> Specially adapted home |
| <input type="checkbox"/> Bungalow | <input type="checkbox"/> Live / Work unit for the self employed
(some work space provided in a residential unit) |
| <input type="checkbox"/> Flat / apartment | <input type="checkbox"/> Other, please state |
| | <input type="text"/> |

Q16 Does anyone in your household require any of the following?

- Sheltered housing (*Self-contained accommodation for older persons with some level of support/care*)
 Residential care home (*Communal accommodation for people with disabilities, mental health problems, or learning difficulties with some level of support/care*)
 Nursing care home (*Communal accommodation for people with nursing needs*)
 Care within your own home
 Other, please state

Q17 How many bedrooms does this household need?

Q18a What type of accommodation would you prefer?

- | | |
|---|--|
| <input type="checkbox"/> Rented from a Housing Association | <input type="checkbox"/> Private rent |
| <input type="checkbox"/> Shared Ownership (part owned / part rented) | <input type="checkbox"/> Other, please state |
| <input type="checkbox"/> Property whose sale price is pegged at below open market value by legal covenant | <input type="text"/> |

Q18b Is this household currently registered with Home Point? You 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

Q19 If interested in renting, what weekly rent can this household realistically afford out of income?

- | | | |
|------------------------------------|------------------------------------|--------------------------------------|
| <input type="checkbox"/> Under £50 | <input type="checkbox"/> £70 - £79 | <input type="checkbox"/> £100 - £150 |
| <input type="checkbox"/> £50 - £59 | <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 |

Q20 If interested in purchasing, up to what amount towards the price of a home could this household afford?

- | | | |
|--|--|--|
| <input type="checkbox"/> £20,000 - £30,000 | <input type="checkbox"/> £71,000 - £90,000 | <input type="checkbox"/> Over £200,000 |
| <input type="checkbox"/> £31,000 - £40,000 | <input type="checkbox"/> £91,000 - £120,000 | <input type="checkbox"/> Don't know |
| <input type="checkbox"/> £41,000 - £50,000 | <input type="checkbox"/> £121,000 - £150,000 | |
| <input type="checkbox"/> £51,000 - £70,000 | <input type="checkbox"/> £151,000 - £200,000 | |

As you have expressed an interest in affordable housing, 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 10b and 10c, 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

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 5 years

Q21 When does the household need to move from this home?

- Within 1 year Within 1 to 3 years Within 3 to 5 years

Q22 Who forms your household?

- A single adult
 Two adults without children
 A family (one or more adults) with children under 16, please state the age & gender of each child
 3 or more adults
 A single person over retirement age
 A couple over retirement age
 Other, please describe

Q23 Why does this household need to move? (Tick all that apply)

- To be independent
 Family / relationship break up
 To meet the needs of an elderly person
 Health/mobility problems
 Other, please state

Q24 What sort of home does this household need?

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

Q25 Does anyone in your household require any of the following?

- Sheltered housing (*Self-contained accommodation for older persons with some level of support/care*)
 Residential care home (*Communal accommodation for people with disabilities, mental health problems, or learning difficulties with some level of support/care*)
 Nursing care home (*Communal accommodation for people with nursing needs*)
 Care within your own home
 Other, please state

Q26 How many bedrooms does this household need?

Q27a What type of accommodation would you prefer?

- Rented from a Housing Association Private rent
 Shared Ownership (part owned / part rented) Other, please state
 Property whose sale price is pegged at below open market value by legal covenant

Q27b Is this household currently registered with Home Point? You 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

Q28 If interested in renting, what weekly rent can this household realistically afford out of income?

- Under £50 £70 - £79 £100 - £150
 £50 - £59 £80 - £89 Over £150
 £60 - £69 £90 - £99 Don't know

Q29 If interested in purchasing, up to what amount towards the price of a home could this household afford?

- £20,000 - £30,000 £71,000 - £90,000 Over £200,000
 £31,000 - £40,000 £91,000 - £120,000 Don't know
 £41,000 - £50,000 £121,000 - £150,000
 £51,000 - £70,000 £151,000 - £200,000

As you have expressed an interest in affordable housing, 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 10c, to see if you need to request a separate survey form for people who wish to return to the local area

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