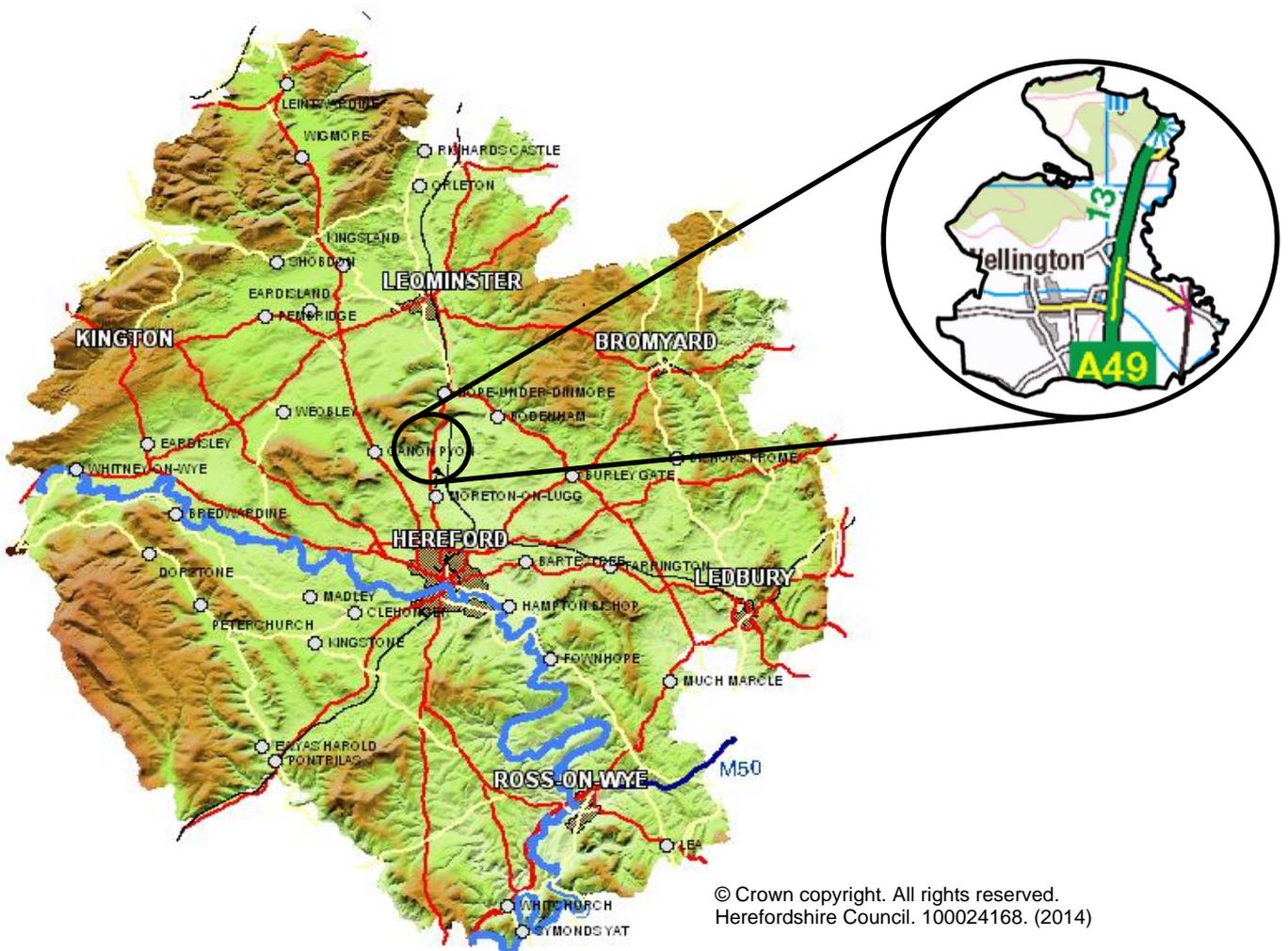


Local Housing Needs Survey for Wellington parish

Version 1.0

Herefordshire Council Strategic Intelligence Team

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Executive Summary

- ❑ Questionnaires were mailed out to all households in Wellington parish, a total of 432 households. 24 questionnaires were returned that contained information about 26 households who wish to move into another home within the next three years.
- ❑ Of the 26 households who wish to move home, 15 wish to remain within Wellington parish, 5 do not wish to remain within the parish, 2 did not state where they would wish to move to and 4 were excluded from the reported total.
- ❑ Of the 15 households that wish to move to a home in Wellington parish; 3 were found to have a need for affordable accommodation, 5 need a home on the open market, 2 have a need for private rental accommodation, 3 were found to have a 'Mixed tenure'¹ need and 2 were found to have an undetermined² need.

Introduction

- ❑ In February 2014, Herefordshire Council's Housing Partnerships division commissioned a postal survey of Wellington 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 survey area includes the village of Wellington together with other smaller settlements within Wellington parish such as Dinmore Hill, Burghope, Auberrow and the Marsh.
- ❑ The village of Wellington is situated approximately five miles North of Hereford by road and is served by a regular bus service between Hereford and Ludlow (via Leominster).
- ❑ Facilities include a primary school, a public house, a general store with post office, a Garden Centre and a community centre.
- ❑ As of April 2014, Council Tax records show that there were 3 vacant dwellings within the parish.

Methodology

- ❑ A self-completion questionnaire was posted to every household in the parish of Wellington, 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.

¹ Eligible for more than one tenure option.

² 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'³ who wish to move to Wellington 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 432 households. 24 questionnaires were returned that contained information about 26 households who wish to move into another home within the next 3 years. A further 2 households wish to adapt their current home.
- Of the 26 responding households 22 were found to have a need for accommodation, of which 15 wish to remain within the Wellington parish; 5 do not wish to remain within the Wellington parish and 2 did not state where they would wish to move to.
- 4 households were excluded from the reported total as they were not considered to have a tenable need.
- Of the 15 households that wish to move to a home in Wellington parish –
 - 3 were found to have a need for affordable accommodation.
 - 5 were found to have a need for a home on the open market.
 - 3 were found to have a 'Mixed tenure'⁴ need.
 - The need of 2 households was 'Not determined'⁵.

³ 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.

⁴ Eligible for more than one tenure option.

⁵ 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 parish needs survey

Wellington parish Housing Needs survey 2014

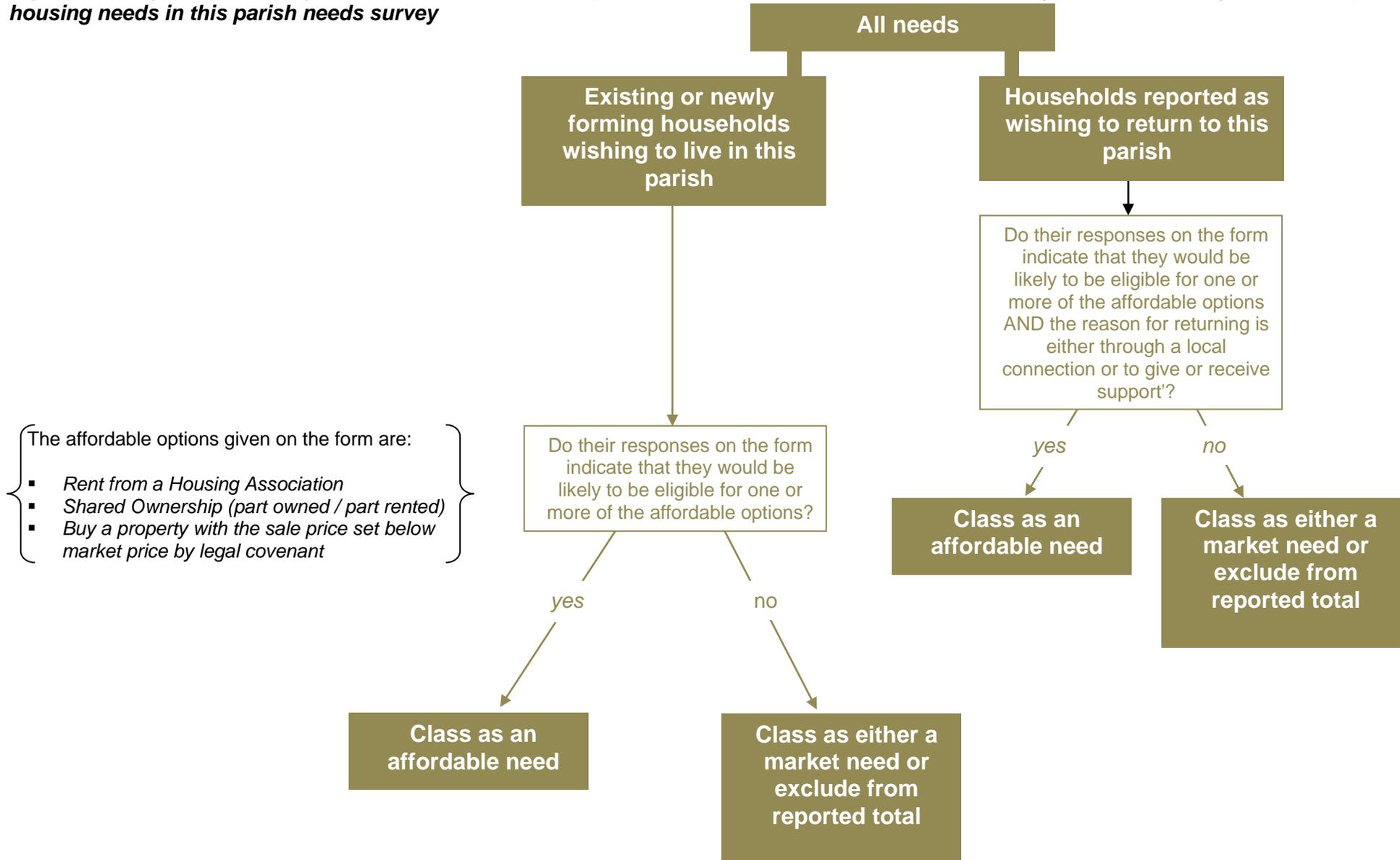
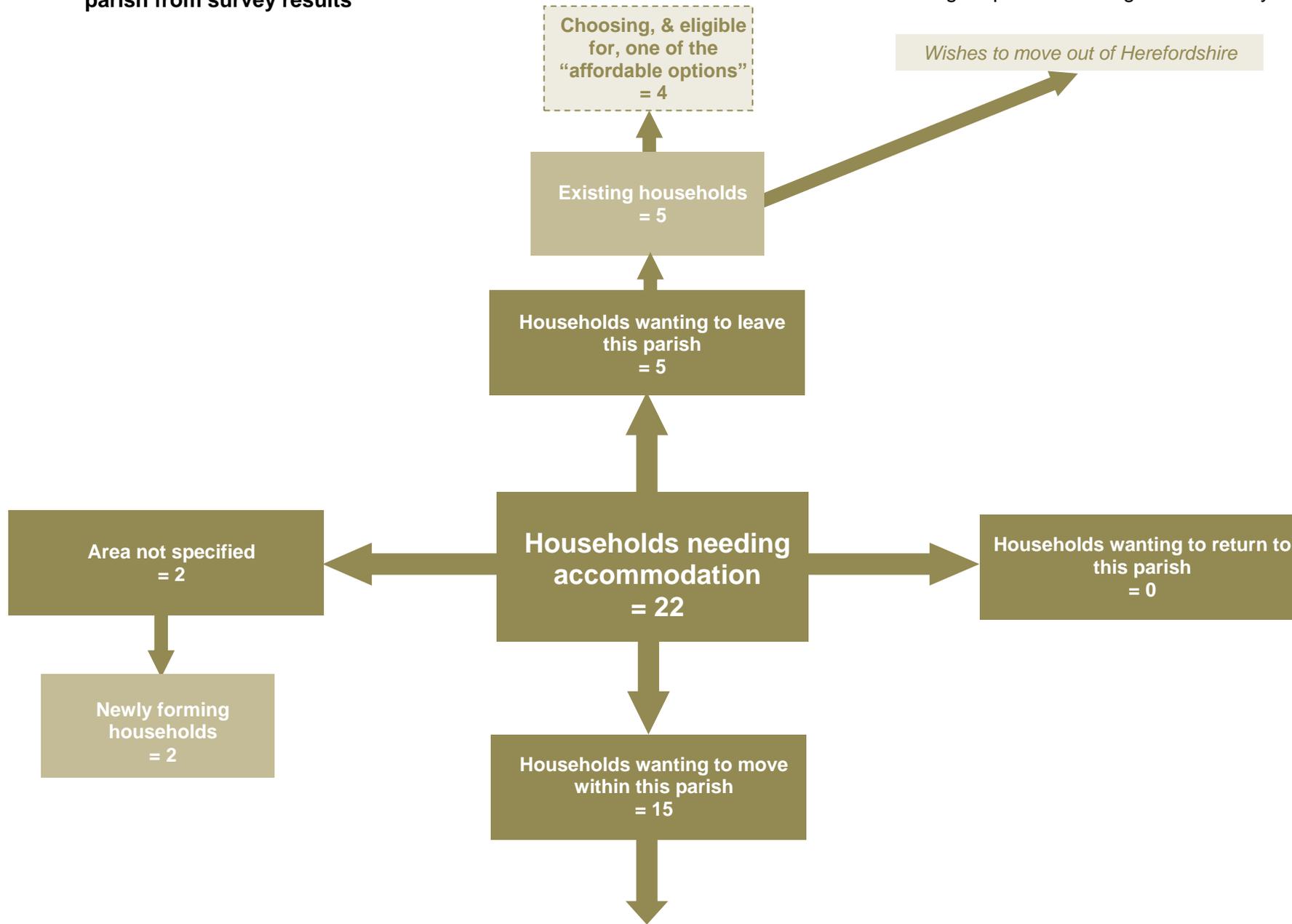
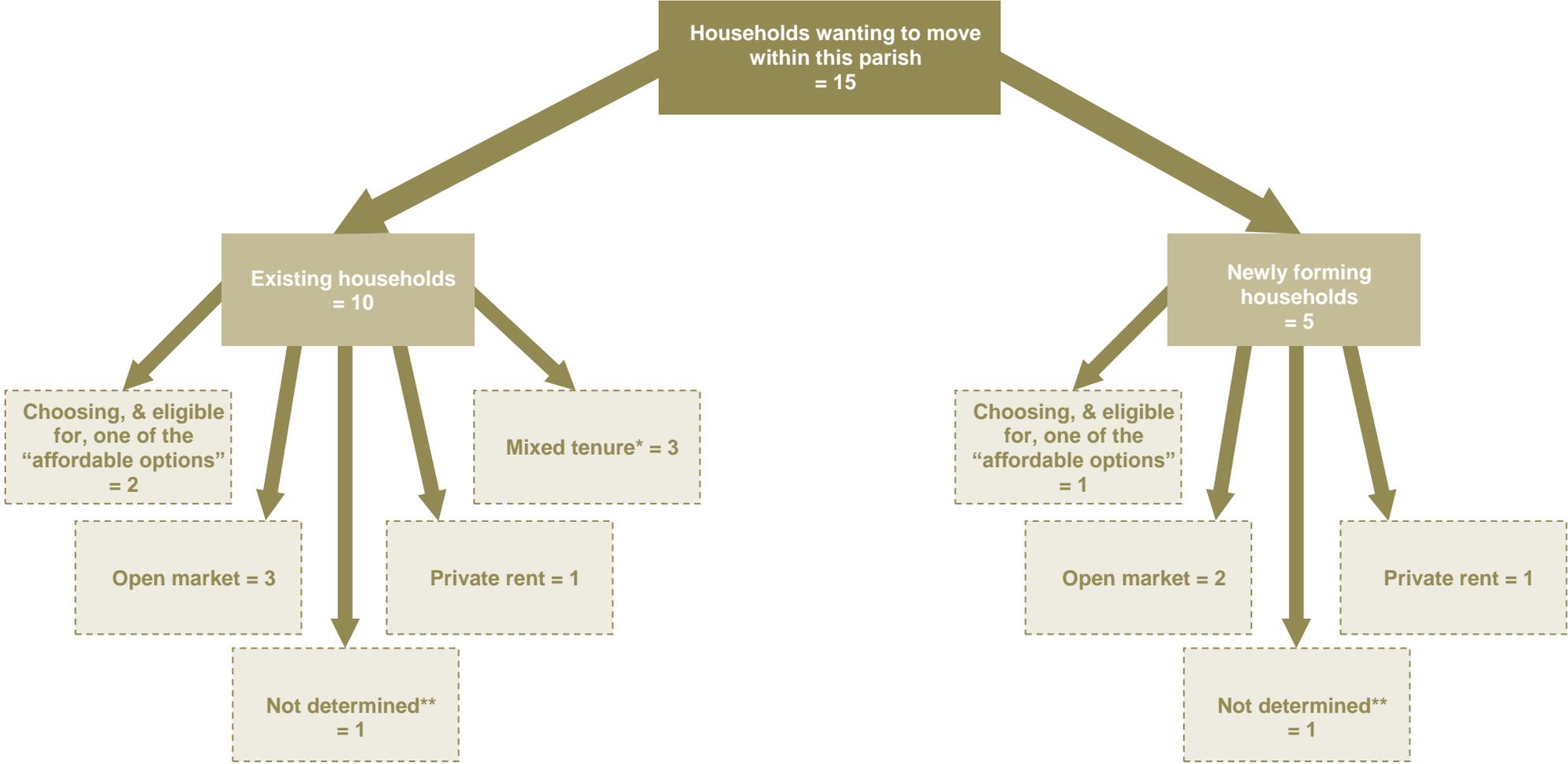


Figure 2 – Pattern of housing need in Wellington parish from survey results

Wellington parish Housing Needs survey 2014



Continued on the next page



*Eligible for more than one tenure option

**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

Number of bedrooms required ⁽ⁱ⁾	Assessed tenure ⁽ⁱⁱ⁾	Tenure options chosen by respondent	Number of bedrooms specified by respondent	Can afford to purchase	Total No. of holds
1	affordable	low cost market housing	1	£90,000 - £119,999	1
		low cost market housing	2	£120,000 - £149,999	1
	open market	open market	2	£120,000 - £149,999	2
		open market	3	Over £200,000	2
		open market; low cost market housing	2	£120,000 - £149,999	1
	private rent	private rent	1	-	1
		private rent	3	-	1
	mixed tenure	open market; private rent	2	£70,000 - £89,999	1
rent from a Housing Association; private rent		2	n/s	1	
2	not determined	open market	3	£150,000 - £200,000	1
3	open market	open market	3	£120,000 - £149,999	1
	mixed tenure	rent from a Housing Association; private rent	3	-	1
4	affordable	rent from a Housing Association	4	-	1
Unknown****	not determined	open market; self-build	4	-	1

⁽ⁱ⁾ Adjusted figure which reflects the household composition.

⁽ⁱⁱ⁾ Based on the criteria given in Figure 1.

⁽ⁱⁱⁱ⁾ Not possible to determine using the information provided.

Potential Supply of housing within Wellington parish

- 12 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 parish should the need of the ‘existing’ households be met.

No of bedrooms in current home	current tenure	No of properties that could be released
3	Housing Association rent	1
	Open market	3
	Private rent	3
4	Open market	3
	Private rent	2
		12

- The release of any of the above properties 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 for housing outside of Wellington 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. 8 households specified a choice of alternative areas within Herefordshire that they would also be prepared to move to, of which 4 do not wish to stay within Wellington. *A breakdown of household requirements by area can be found in the [appendix 1](#).*
- 1 further household stated that they wish to move out of Herefordshire.

Area not specified

- 2 households did not specify an area that they would wish to move to.

Current Housing Association stock

- There are 24 units of Housing Association stock within the surveyed area, 23 of which are rented and 1 of which is Shared Ownership.
- 9 of the rented properties are subject to a section 106 Local Connection restriction⁶.
- 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, 2 of the households classified as having an affordable need within Wellington parish were registered with Home Point.*
- Between October 2002 and March 2014, 19 Housing Association properties in Wellington 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 Wellington parish advertised for rent by Home Point from October 2002 to March 2014

⁶ 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.

Property type	Current stock in parish	No. of properties advertised*	Median number of bids of interest received	Median number of bids across the county
one-bed bungalow	4	3 (1 restricted to people aged 40 or over; 2 restricted to people with a medical condition)	47	13
one-bed flat	2	3	36	21
two-bed flat	1	4	29	22
two-bed house	3	6 (all restricted to people with a local connection)	47	31
three-bed house	13	3 (2 are restricted to people with a local connection)	53	21

*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 shared ownership properties

- ❑ Wellington has an average turnover in housing association properties of around 2 per year.
- ❑ Demand for housing association rental properties in Wellington parish is relatively high compared to Herefordshire.

Empty properties

- ❑ As mentioned under 'Methodology', each household was sent a slip of paper asking about empty properties. 2 such empty property slips were returned that yielded information about addresses in Wellington parish. These have been forwarded to the relevant officer for further investigation.

Conclusions

- ❑ Questionnaires were mailed out to a total of 432 households in Wellington parish. 24 questionnaires were returned that contained information about 26 households who wish to move to another home within the next 3 years.
- ❑ The survey **found 15 households that would need accommodation within Wellington parish in the next 3 years**; 3 were found to have a need for affordable accommodation, 5 need a home on the open market, 2 have a need for private rental accommodation, 3 were found to have a 'Mixed tenure'⁷ need and 2 were found to have an undetermined⁸ need..
- ❑ 8 households specified a choice of alternative areas within Herefordshire that they would also be prepared to move to, of which 4 do not wish to stay within Wellington.
- ❑ 2 households did not specify an area that they would wish to move to.
- ❑ 4 households were excluded from the reported total as they were not considered to have a tenable need.

⁷ Eligible for more than one tenure option.

⁸ 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.

Appendix 1 – Need outside of the parish

Respondents were asked whether they wish to move to another home within Wellington 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 22 households found to have a potential need for housing from the survey, 8 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 Wellington parish– breakdown by size, tenure and the amount a household can afford up to if specifying one or more of the affordable purchase⁹ options.

Area	Number of bedrooms required ⁽ⁱ⁾	Number of bedrooms specified by respondent	Assessed tenure ⁽ⁱⁱ⁾	Tenure options chosen by respondent	Can afford
Hereford (North)	1	3	open market	open market	Over £200,000
Hereford (South)	2	3	open market	open market	Over £200,000
Hereford (surrounds)	1	3	open market	open market	Over £200,000
Hereford (surrounds)	1	3	open market	open market	Over £200,000
Ashperton	1	2	open market	open market	£90,000 - £119,999
Bobblestock	1	2	mixed tenure	rent from a Housing Association; private rent	-
Bodenham	1	2	open market	open market	£90,000 - £119,999
	3	3	mixed tenure	rent from a Housing Association; private rent	-
Burghill	1	2	mixed tenure	rent from a Housing Association; private rent	-
Hampton Dene	3	4	open market	open market	-
Moreton on Lugg	3	3	mixed tenure	rent from a Housing Association; private rent	-
Sutton St Nicholas	3	3	mixed tenure	rent from a Housing Association; private rent	-
Wellington	1	2	open market	open market	£90,000 - £119,999
Herefordshire	1	1	affordable	low cost market housing	n/s
	2	2	private rent	private rent	-

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

⁽ⁱ⁾ Adjusted figure which reflects the household composition.

⁽ⁱⁱ⁾ Based on the criteria given in Figure 1.

⁹ 'Shared Ownership' and 'property whose sale price is pegged at below market price by legal covenant'.

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.
- ❑ **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

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

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 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

NEWLY FORMING HOUSEHOLD - ACCOMMODATION NEEDS

Please complete the pink pages for anyone who lives in your household at the moment but will be setting up a new household of their own in the next 3 years

Q15a Who will form this household?

- A person who will be living alone
 A couple without children
 One or more adults with children under 16
 An adult wishing to share with others.
 Other, please state

Q15b Please state the number of people within each age range.

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

Q16 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
 To meet the needs of a disabled person
 To be nearer other members of the family
 To be nearer employment
 Other, please state

Q17a What type of accommodation would they prefer? (Definitions of the different accommodation types are provided on page 4)

- Buy on the open market Rented from a private landlord / lettings agent
 Rented from a Housing Association Shared ownership (part owned / part rented)
 Low cost market housing Other, please state

Q17b Is this household a first time buyer?

- Yes No

Q17c Would this household require Government assistance to pay for housing costs e.g. Housing Benefit?

- Yes No Don't know

Q17d Is this household currently registered with Home Point? They 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

Q18 What sort of home does this household need (tick all that apply)?

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

Q19 How many bedrooms does this household need?

Q20 If interested in renting, what weekly rent can this household realistically afford out of income?

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

Q21 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)?

- Up to £50,000 £90,000 - £119,999 Over £200,000
 £50,000 - £69,000 £120,000 - £149,999 Don't know
 £70,000 - £89,999 £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 7c, 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**