

HEREFORDSHIRE HOUSING NEEDS ASSESSMENT 2005

PROGRAMME AREA: SOCIAL CARE ADULTS AND HEALTH

CABINET

12TH JANUARY, 2006

Wards Affected

County-wide

Purpose

To receive a summary of the key findings following the publication of the Herefordshire Housing Needs Assessment 2005 that has previously been circulated to Members for information.

Key Decision

This is not a Key Decision

Recommendation

THAT the findings, which will be used to influence relevant changes in planning policies to support future planning and financial grant applications for the provision of affordable housing across the County, be noted

Reasons

The Housing Act 1985 S8 places a duty on the local Housing Authority to consider the housing conditions of their district and its needs with respect to the provision of further housing accommodation. A Herefordshire Housing Needs Survey was published in 1999 and updated in 2001. The 2005 assessment consolidates all surveys completed since local government reorganisation and includes various methods of assessment from tried and tested methodologies.

Considerations

1. The assessment is based on a range of information collated from the 2001 census, Land Registry and the housing register held by Home Point Herefordshire.
2. Tried and tested methodologies have been used by analysing waiting list data, household projections, theoretical models, local housing needs surveys, extrapolating housing need in one area to another and DETR good practice guidance.
3. The aim of the assessment is to examine the growth in household formation (2004-9), estimate the proportion of that growth which needs to be affordable, assess affordable needs in rural parishes, market towns and Hereford City, use relevant good practice guide as a method of needs assessment and to identify future programmes of research.

Further information on the subject of this report is available from
Jane Thomas, Enabling Manager on (01432) 261910

4. The assessment identified key data to support the need to provide affordable housing:
 - a. Herefordshire has a population of 176,900 (ONS 2003 mid-year estimate) with just over half living in Hereford City and the market towns and just under half living in villages and hamlets. There are about 1,900 deaths and 1,600 births per annum, but due to high levels of inward migration into Herefordshire, the population has grown by 10.3% between 1991 and 2003.
 - b. Looking at migrants into Herefordshire, about 60% come from London and the SE region, 20% from Worcester/Shropshire and Gloucestershire, 12% non-neighbouring parts of the West Midlands and 8% from other parts of England.
 - c. Earnings remain low at a median (mid point) for full time at £18,521, compared to the West Midlands of £20,523. Therefore households are able to afford accommodation from £68,235 for a single earner to £73,110 for a dual earner. These figures may change following the recent release of the Office National Statistics Annual Summary of hours and earnings in November 2005.
 - d. Owner occupation is the highest tenure with 36% outright owners and 35% with mortgages compared to 15% social rented and 13% private rented.
 - e. The average house price in Herefordshire was £192,264 over the last quarter of 2004.
5. The regional context will become increasingly important to enable the authority to attract government funding.
6. The need for affordable housing between 2004-2009 ranges from 2,980 homes to 6,500 depending on the methodology used.

a. Population and household forecasts	2,980
b. Housing needs Surveys	3,700
c. Assessment of Home Point Data	5,600
d. ODPM Basic Needs Assessment Model	6,500
7. This shows a significant increase from the housing requirement in the emerging UDP of 2,300 affordable homes required over the plan period.

This is largely as a result of the increase in house prices and earnings remaining low in comparison, since the initial research into the needs of affordable housing across the County.

It must also be recognised that with regards to the assessment of Home Point Data, that this can change over time e.g. as a result of an annual review of the waiting list in August 2005, this resulted in a reduction from just over 8,500 applicants registered to just above 4,000

Alternative Option

A desktop study is currently being undertaken to provide information for a local Housing

Needs Assessment across Herefordshire using a variety of data from sources including the Census, waiting lists, voids etc. It is important that robust housing need data is available to support policies for affordable housing development to ensure Herefordshire and its neighbouring authorities in the West Housing Market Area can attract regional funding for affordable housing developments.

It is hoped that this study can be rolled out across the West Housing Market area to assess needs in a more consistent manner. This is only in its very early stages and the outcome of the initial work will need to be analysed.

Risk Management

Locations for the future development of affordable housing will focus on sustainable areas including the 5 market towns, 48 main villages and 34 smaller settlements as identified in the emerging UDP.

Consultees

Parish Councils

Residents

Background Papers

None