



HEREFORDSHIRE  
COUNCIL

# **Housing Needs Study**

for

# **Kingsland**

**March 2006**

## CONTENTS

	<u>Page</u>
Introduction	2
Method	2
Survey response rate and profile of respondents	2
Migration into Kingsland parish	5
Residents' views about potential development	6
Analysis of housing needs	8
Diagram illustrating assessment criteria	9
Diagram illustrating survey results	10 & 11
Current Housing Association rented stock	13
Information from Home Point about recent demand	13
Conclusions	14
Appendix 1 – responses re. size and type of dwelling	15
Copy of questionnaire used	<i>final pages</i>

*Herefordshire Council Research Team  
PO Box 4, Hereford, HR4 0XH*

*Contact: Ruth Lovelace, (01432) 260464  
rlovelace@herefordshire.gov.uk*

# Housing Needs Study for Kingsland parish

## ***Introduction***

- Kingsland Village is identified as a Main Village within Herefordshire Council's emerging Unitary Development Plan. In March 2005 the village produced a Parish Plan, which can be found at [www.kingslandgroup.org.uk](http://www.kingslandgroup.org.uk). This Parish Plan shows a map of the parish and provides detailed background information about the village. To quote from the Plan, "*The village of Kingsland has a wide range of thriving community facilities including a primary school, two public houses (one offering accommodation), a doctor's surgery with dispensary, a nursing home, a village shop with post office and tea room....*".
- Housing is one of the issues that is given prominence in the Parish Plan. For example, in the Summary of Key Findings under "Some of the things you said" is listed "*Support for affordable housing, sustainable housing and energy efficiency in housing*". The Plan lists Key Housing Issues at Section 9.4 including a list of potential areas for housing. One of the Proposed Actions in the Plan is to commission a housing needs analysis which is the reason for the current survey.

## ***Method***

- During November / December 2005, Herefordshire Council's Strategic Housing Service undertook a housing needs study in Kingsland parish. (This parish includes the settlements of Shirleath, Street, Aston, The Brook, Lawtons Cross, Hereford Lane, and parts of Cobnash, Cholstrey and Eyton, as well as Kingsland village).
- A self-completion questionnaire was posted to every household in the parish and responses, which were not identified in any way, were posted back using a reply-paid envelope. A reminder letter was sent two weeks after the original mailing which had the effect of boosting the response.
- A copy of the questionnaire can be found at the end of this report.

## ***Survey response rate and profile of respondents***

- 225 questionnaires were returned from 434 households, a good response rate of 52%.
- The resident population in this parish at the time of the 2001 Census was 983. Returned questionnaires contained details of 481 people, approximately 49% of the population. (Household members listed in response to the question on household composition totalled 472 people and a further 6 households left this question blank – estimated at a further 9 people).
- 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 parish. Comparisons are made for age structure and type of tenure by using census data and for the distribution of council tax bands by using council tax data.

### ***Comparing the age profile of respondents with that for the population of the parish***

- The age profile of the persons included on the returned questionnaires is shown in Table 1 together with a comparison with the age profile of the population of Kingsland parish as given by the 2001 Census.

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

Age bands	0 - 15	16 - 24	25 - 29	30 - 44	45 - 59	60+	Total
2005 Housing Needs Survey (numbers)	61	25	12	55	128	191	472 <sup>1</sup>
Population (2001 census – numbers)	153	64	19	156	258	333	983
2005 Housing Needs Survey (%)	13%	5%	3%	12%	27%	40%	100%
Population (2001 census – %)	16%	7%	2%	16%	26%	34%	100% <sup>2</sup>

- Census results show that this parish has a higher proportion of people over 60 than does the county as a whole – over 60's form a third of the population of Kingsland, whereas they form a quarter of Herefordshire's population overall. (For England and Wales as a whole, the percentage is 21%). Also striking is the fact that Kingsland has a low proportion of the 25 – 29 age group: 2% in 2001 as compared to 5% for Herefordshire.
- Table 1 shows that the people aged over 60 are over-represented in our sample. People aged 30-44 are the most under represented, but the age group below this, those aged 25-29, are well represented and this is the age group where new households are probably most likely to form.

#### ***Comparing the tenure of responding households with tenure overall for the parish***

- 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.

**Table 2: Housing Tenure**

	Number found in survey <sup>3</sup>	% found in survey <sup>2</sup>	% in this parish (2001 Census)
Owner occupied (no mortgage)	131	58%	54%
Owner occupied (with a mortgage)	56	25%	25%
Rented from a private landlord	18	8%	10%
Rented from a Housing Association	14	6%	5%
Tied accommodation	3	1%	5%
Shared ownership	2	1%	1%

<sup>1</sup> This is the total number of people who gave their age – differs from total people captured by the survey given above under “Response Rate”

<sup>2</sup> The sum to 100% appears incorrect, but this is due to rounding

<sup>3</sup> 1 respondent did not state their tenure

- Census figures show that the parish has a low proportion of homes which are rented from a Housing Association – 5% compared to 15% in the county as a whole.
- The proportions of different tenures among respondents matches fairly closely the proportions in the parish as found by the census. When a statistical test was applied, this confirmed that differences between the two profiles are not statistically significant.

***Comparing the distribution of Council Tax bands found in responding households with the distribution across all dwellings in the parish***

- 190 respondents indicated the Council Tax band in which their property fell – of the others, 12 did not know the tax band and 23 didn't answer the question. Table 3 below compares the proportion of property in different bands found from the survey against the known proportion in the parish.

**Table 3: Council Tax Bands - % of properties in each band**

<b>Council Tax Band</b>	<b>Housing Needs Survey</b>	<b>Council Tax Register</b>
<b>A</b>	3%	6%
<b>B</b>	7%	7%
<b>C</b>	13%	12%
<b>D</b>	24%	22%
<b>E</b>	26%	28%
<b>F, G or H</b>	27%	25%

- It is noticeable that Kingsland has a higher proportion of larger properties than the county as a whole, with a quarter of dwellings banded as Band F or above, and only a quarter banded below Band D.
- The proportions of the different Council Tax bands found among respondents is very close to the proportions in the parish as a whole. This indicates that the survey has reached a good cross section of households in terms of their dwelling size.
- The questions above were used to check the profile of respondents against the known profile of the parish. Responses to the remaining questions in Section 1 of the questionnaire (questions 2, 3 and 5) are given in Appendix 1.

## ***Migration into Kingsland parish***

- Table 4 below gives the responses to question 7a. A third of respondents have lived in the parish for over 30 years while a slightly smaller number have been resident for less than 10 years.

**Table 4: Length of residence in the parish**

<b>Length of residence</b>	<b>Number</b>	<b>Percentage</b>
Less than 5 years	33	15%
5 - 9 years	34	15%
10 – 19 years	47	21%
20 - 29 years	32	14%
30 years or over	74	33%
Not answered	5	2%

- Question 7b asked for the previous location of the household and the results are shown in Table 5 below.

**Table 5: Where did you live before?**

	<b>Number found from survey</b>	<b>% of total responses<sup>4</sup></b>
Always lived here	35	16%
Elsewhere in Herefordshire	92	41%
Outside Herefordshire	92	41%
Not answered	6	3%

- Of the households that had moved from elsewhere in Herefordshire, 30 had moved from Leominster, 19 had moved from other neighbouring parishes and 6 had moved from Hereford.

<sup>4</sup> The sum to 100% appears incorrect, but this is due to rounding

- Question 7c asked the reasons for moving to Kingsland, and the responses are given in Table 6.

**Table 6 – Responses to question 7c – why did you move here?**

	Number found from survey	% of those who answered this question <sup>5</sup>
Moved for work / business reasons	54	28%
Moved to be close to other family members	27	14%
Moved here in retirement	37	19%
Born here or moved here as a child	14	7%
Other reasons	64	33%

### ***Residents' views about potential development***

- The table below shows that the majority of respondents (58%) were in favour of more housing provision in the parish. This is in line with the Parish Plan Summary of Key Findings which includes *“Great support for more properties being available for local people; young, families and the elderly”* under the heading “Some of the things you said”.

**Table 7: Responses to question 8a**

	Yes	No	Don't know or not answered
In general, would you like to see more housing provided in the parish?	130 (58%)	50 (22%)	45 (20%)

<sup>5</sup> The sum to 100% appears incorrect, but this is due to rounding

- Those who answered “Yes” to question 8a above, were then asked their opinion as to the type of additional accommodation required – the responses are shown in Table 8 below.

**Table 8: Responses to “What additional accommodation is required”**

<b>Type of Home</b> <i>multiple responses were permitted</i>	<b>Number of respondents in favour of more of this type</b>	<b>% of all the survey respondents (225)</b>
Affordable homes to rent or buy	96	43%
Homes for couples / small families	75	33%
Homes for single people	34	15%
Sheltered housing	38	17%
Homes for people with disabilities	17	8%
Homes to buy on the open market	18	8%
Homes for retired people	33	15%
Homes for larger families	12	5%
Executive homes for people to rent or buy	9	4%
Other	9	4%

- Of those ticking “Other”, several re-iterated choices made in Table 8 above eg. by stating “cheaper housing for younger people to buy”. One person entered “Supported housing for young people”, another entered “Redundant building conversions”, one stated that people should be allowed to build small houses alongside their own property for family members, and one would be in favour of a small development, “on the scale of Kingsleane but no bigger”. (Kingsleane is a St John Kemble Housing Association scheme comprising 10 units for rent).



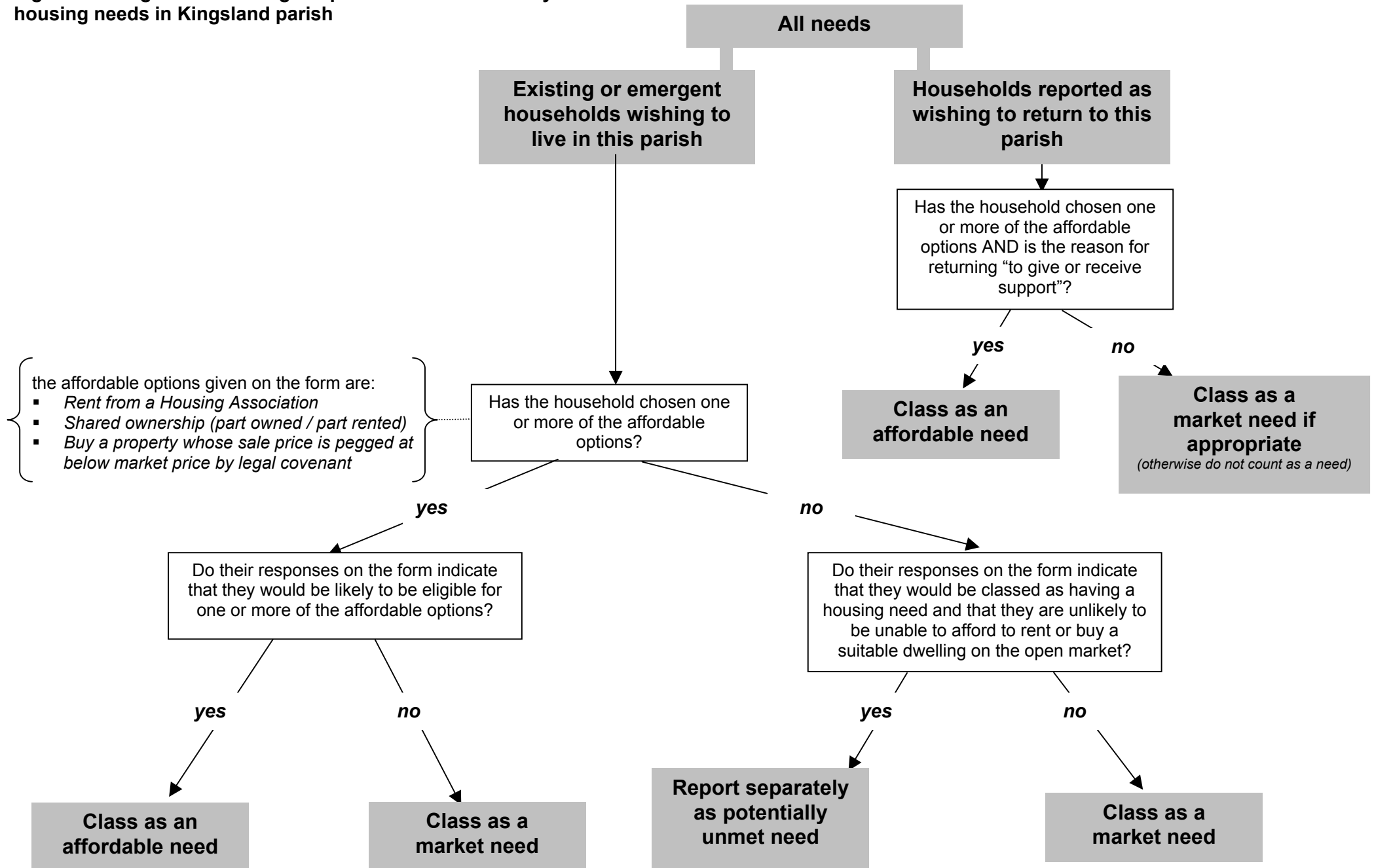
## ***Analysis of housing needs***

- The responses were examined in order to pick out those households who had identified a likely specific housing need in the next 5 years. 57 households, 25% of responses, were identified as having a need. This results in 68 households likely to want alternative accommodation in the next 5 years (One existing household can generate more than one future household).
- The requirements of these 68 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 9 and 10 show the resulting breakdown of the housing needs. Existing households are those which intend to move together. Emergent households are new households forming, usually (but not always) because an adult child is leaving the parental home to become independent. Returning households are former members of households in the parish who are reported as wanting to return.

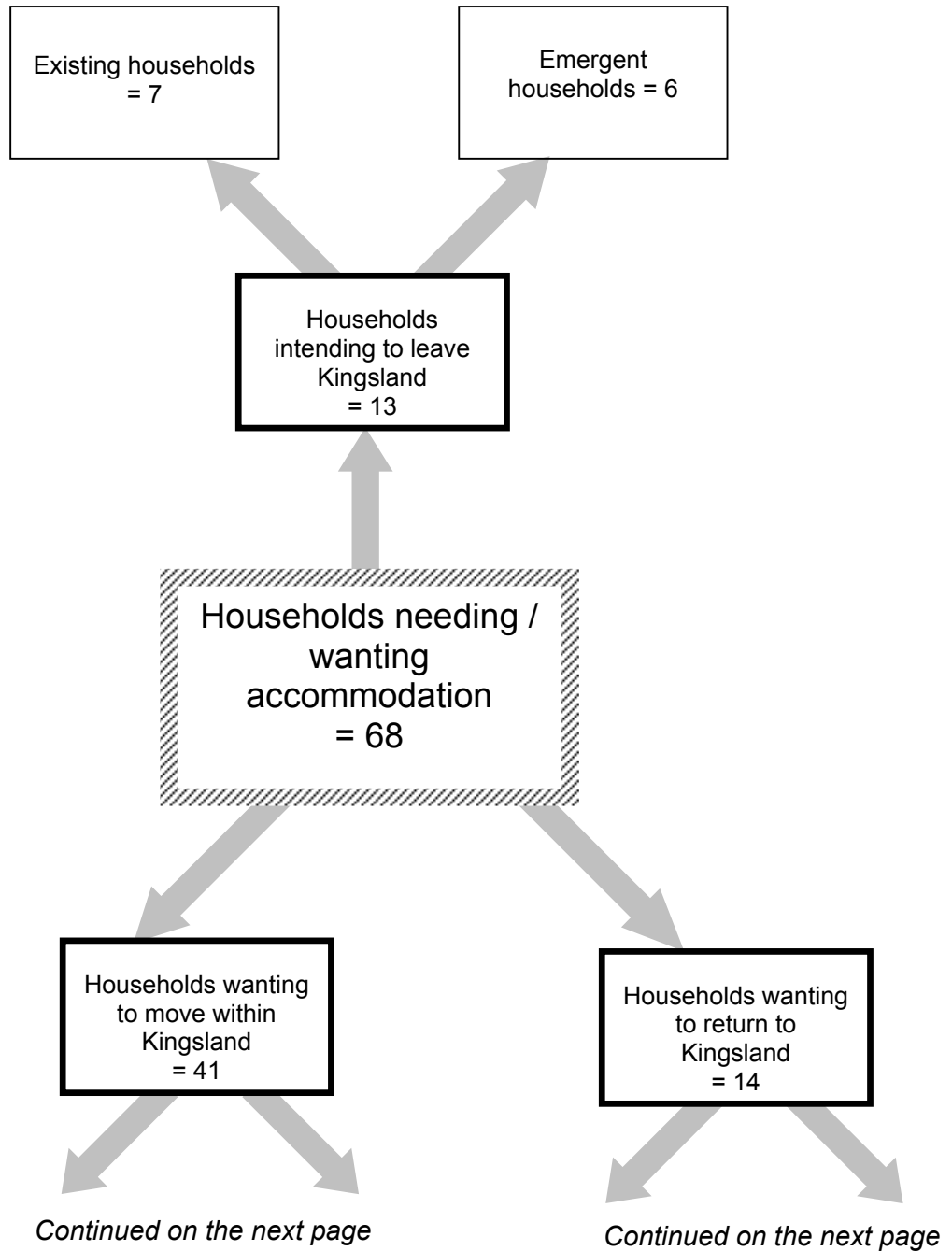
## ***Need for affordable housing as found from the survey***

- Figure 2b shows that the survey found 16 households who would be likely to require affordable housing in Kingsland parish during the next 5 years. Eight of these would be interested in renting from a Housing Association (of which 5 are interested in other options as well whether private renting, shared ownership or purchase) and the other eight have only ticked shared ownership or discounted purchase. There are a further two emergent and one returning households who indicate that they would wish to purchase a property in the parish and who would appear to be unable to afford property at market prices. However these households have not ticked any of the “affordable options” so we cannot be sure that they would be interested in any possible affordable provision.
- Figure 2b shows that 2 units of affordable accommodation would potentially be released by households wishing to leave Kingsland. 1 is a one-bed flat and 1 is a three-bed house.
- 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 which cannot be foreseen at the time of the survey – inevitably over a five year period, some homes will become available through deaths. In the same way the planned demand found by the survey will be increased by *unplanned* requirements, such as new households forming when relationships break down.

**Figure 1 – Diagram illustrating the process used to classify housing needs in Kingsland parish**

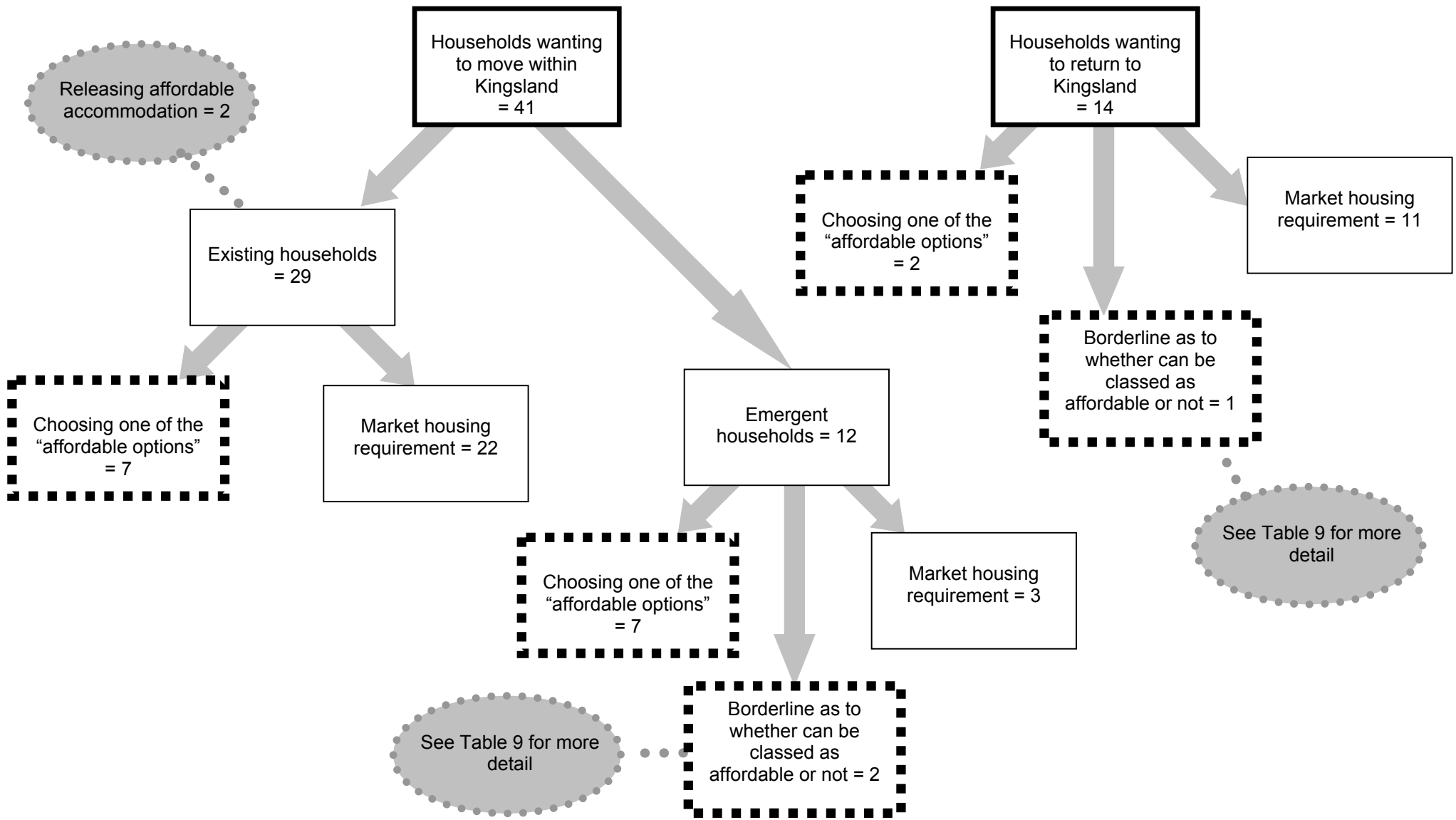


**Figure 2a – Pattern of housing need in Kingsland Parish from survey results – 1<sup>st</sup> part of diagram**



**Figure 2b – Pattern of housing need in Kingsland Parish from survey results – continued from previous page**

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



**Table 9: Reasons why households have been classed as having a “Borderline” affordable need in Figure 2b**

Reason for classifying as “Borderline” affordable need	Number of households
No affordable options ticked, only “buy with a mortgage” but can only afford up to £70,000	1
No affordable options ticked, only “buy with a mortgage” but can only afford up to £90,000	2

- Figure 2b above shows the housing needs or requirements within Kingsland parish found from residents who were surveyed. Tables 10 to 12 below define these requirements in more detail by showing the dwelling sizes indicated by the respondents.

**Table 10: Housing Association rented properties required by number of bedrooms**

	1 bed	2 bed	3 bed	4 bed
Affordable properties required	2	4	1	1
Affordable properties likely to be released	1	-	1	-
Apparent likely shortfall	<b>1</b>	<b>4</b>	-	<b>1</b>

*Some of these households are also interested in shared ownership and / or discounted purchase but they have not been counted in Table 11 to avoid double counting*

**Table 11: Shared ownership / discounted market price properties required by number of bedrooms**

	1 bed	2 bed	3 bed	4 beds
Affordable properties required	1	1	1	1
Affordable properties likely to be released	<i>No release of shared ownership property picked up by survey</i>			
Likely shortfall	<b>1</b>	<b>2</b>	<b>4</b>	<b>1</b>

**Table 12: Borderline cases – dwellings required by newly forming households – potentially an affordable requirement but no affordable options have been ticked**

	2 bed house or flat	3 bed house
Number required	2	1

## ***Current Housing Association rented stock***

- The current total stock of Housing Association rented property in this parish is as follows.

### **General needs**

4 x one-bed flat

3 x two-bed house

12 x three-bed house

### **For older people**

2 x one-bed bungalow for over 55's (with care alarm but no warden)

2 x two-bed bungalow for over 55's (with care alarm but no warden)

## ***Information from Home Point about recent demand***

- Since 2002, Herefordshire has been running a "Choice based lettings" system whereby people who are seeking rehousing register with an agency called Home Point. At the end of 2005, the number of applicants on the Home Point database stood at 4,467. Of the 16 households found to be needing affordable accommodation from this survey, 5 are currently registered with Home Point.
- Home Point advertises Housing Association properties as they become available, and those who are registered with the agency can submit a "bid of interest" for a property. The property will then be allocated to one of those who expressed an interest. From Home Point's opening in 2002 to the end of 2005, 4 properties in Kingsland were advertised under this scheme. The number of bids of interest received for each property ranged from 6 to 15 (see Table 14 below) showing that there was quite a strong interest in these dwellings. No general needs houses had become available for rent, which are typically the property type where demand is highest – it is likely that they would attract higher numbers of bids. Looking at the current addresses of everyone who made bids below, 1 had a Kingsland address, 2 had their current address in Leominster, and a further 2 had their current addresses in a neighbouring rural parish, in other words, Home Point Bids do show some evidence of locally occurring demand.

**Table 13: Housing Association properties in Kingsland parish advertised for rent by Home Point from October 2002 to the end of 2005**

<b>Property type</b>	<b>Total number of bids of interest received</b>
2 bed bungalow for over 55's with care alarm but no warden	6
2 bed bungalow for over 55's with care alarm but no warden	15
1 bed flat	9
1 bed flat	10

## Conclusions

- The survey found 8 households who would like to rent from a Housing Association in the parish (4 of these had also ticked other options such as shared ownership, buy with a mortgage or rent privately). Two of these could possibly be accommodated by Housing Association properties likely to be released by households wanting to move. This results in a **net need for 1 one-bedroom dwelling, 4 two-bedroom dwellings and 1 four-bedroom dwelling to rent**, see Table 10. Need for **shared ownership or discounted market price** properties was identified as follows: **1 one-bedroom dwelling, 2 two-bedroom dwellings, 4 three-bedroom dwellings and 1 four-bedroom dwelling**, see Table 11.
- The survey found a further 3 households (2 newly forming and one wishing to return) who could potentially be classed as having an “affordable need” in Kingsland according to their response as to what they could afford (Tables 9 and 12). But as they have not ticked any of the “affordable options”, we cannot be sure that they would be interested in any possible affordable provision.
- In terms of their general views, 58% of respondents said they would like to see more housing provision within the parish. Of the types of housing suggested in question 8b, the largest number chose “affordable homes to rent or buy” (Table 8).
- 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. 7 people returned an empty property slip, with details of a property or properties that they believed to be empty, and these slips were passed to the Empty Properties Officer within the Enabling and Housing Needs team.

## **Appendix 1 – responses to the remaining questions in Section 1**

### **Dwelling Type**

- Table 14 below shows the responses to question 2a asking about people's current home.

**Table 14: Respondents' current home – type of dwelling**

<b>Dwelling Type</b>	<b>Number found from survey</b>	<b>Percentage of all 225 responses</b>
Detached House or Cottage	135	60%
Bungalow	41	18%
Semi-detached House or Cottage	31	14%
Terraced house or cottage	12	5%
Flat	6	3%

- The overwhelming majority of properties are detached, (this category will include the bungalows), a situation commonly found in rural areas.
- In response to question 2b, 10 properties (4% of all questionnaires returned) were described as being specially designed or adapted to meet the needs of older people or people with disabilities.

### **Size of dwellings**

- Table 15 below shows the responses to question 3 asking about current dwelling size.

**Table 15: Property size in terms of number of bedrooms**

<b>Number of bedrooms in current dwelling</b>	<b>Number found from survey</b>	<b>Percentage of all 225 responses<sup>6</sup></b>
1 bedroom	5	2%
2 bedrooms	38	17%
3 bedrooms	106	47%
4 bedrooms	55	24%
5 bedrooms	14	6%
More than 5 bedrooms	6	3%
Not answered	1	Less than 1%

### **Second homes**

- The survey picked up only 1 second home.

<sup>6</sup> The sum to 100% appears incorrect, but this is due to rounding



# HOUSING NEEDS FOR KINGSLAND PARISH



(KINGSLAND VILLAGE TOGETHER WITH SHIRLHEATH, ASTON, STREET, THE BROOK, LAWTON CROSS, HEREFORD LANE, & PARTS OF COBNASH, CHOLSTREY & EYTON)

## Section 1 - your household and accommodation

The reason for the questions in this Section is so that we can see if the responses are coming from a good cross-section of residents, as this will affect our estimate of total Housing Need.

### 1. 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

### 2a. How would you describe your home?

- Detached house or cottage
- Semi-detached house or cottage
- Terraced house or cottage
- Bungalow
- Flat
- Other, please state

b. Is your home especially designed or adapted to meet the needs of older people or people with disabilities?

- Yes  No

### 3. How many bedrooms does your home have?

### 4. Which Council Tax band does your home come into? (This can be found on your Council Tax statement)

- Band A
- Band B
- Band C
- Band D
- Band E
- Band F, Band G or Band H
- Don't know

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

- Yes  No

If the answer is Yes, please go on to question 6

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.

### 6. 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 6 above, please telephone Ruth Lovelace on 01432 260464 for a separate form

Section 2 - Reasons for moving here and general views about housing in Kingsland parish

7 a. How many years (approximately) have you lived in this parish?

b. Where did you live before you moved to this parish?

Always lived here

Outside Herefordshire

Elsewhere in Herefordshire

Please state where:

c. If you moved to this parish, we would be interested to know the main reason(s) for your move.

Born here or moved here while still a child

Moved here in retirement

Moved for work / business reasons

Other reasons

Moved to be close to other family members

8a. In general, would you like to see more housing provided in this parish?

Yes

No

Don't Know / No Opinion

b. If the answer to 8a is "Yes", please say what kind of additional accommodation you think is required:

Homes for single people (any age)

Homes for couples / small families

Homes for larger families

Homes for retired people

Homes designed for people with disabilities

Sheltered housing (where elderly, frail or vulnerable people can easily summon help)

Homes to buy on the open market

Affordable homes for people to rent or buy

Executive homes for people to rent or buy

Other, please state

Section 3 - future accommodation needs for your household

Thank you for answering questions 1 to 8, which tell us about your situation at the moment and general views. The coloured pages which follow will tell us about your current or future needs. To see if you need to fill in any of the coloured pages, please look at each of the 3 boxes below.

9a. Does your household want to move in the next 5 years?

For example:

You might be a growing family that's going to need a larger home

You might be currently living in rented accommodation and wanting to buy your own home

And so on

If your household wants to move in the next 5 years, please tick here and answer the questions on the GREEN pages

9b. Will anyone in your household be leaving to form a new household in the next 5 years?

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

If any household member is likely to form a new household in the next 5 years, please tick here and answer the questions on the PINK pages

If there will be more than one new household, please ring Ruth Lovelace on 01432 260464 for a second pink sheet

9c. Is there a family member who has previously left your household and moved away but wants to return to this parish?

For example, you may have a grown-up son or daughter who moved away 15 years ago but would like to move back to the village with their family

If there is a family member who wants to return to this parish, please tick here and answer the questions on the YELLOW pages

If you have more than one family member who wants to return to this parish, please ring Ruth Lovelace on 01432 260464 for a second yellow section

If you have **NOT** ticked 9a or 9b or 9c, then please leave all the coloured pages blank

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 5 years

### 10. Who will form this household?

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

### 11 a. Where does this household wish to move to?

- Another home in this parish  
 Elsewhere in Herefordshire  
 Outside Herefordshire

### b. If "Elsewhere in Herefordshire", please state where

If this household wishes to move outside of Herefordshire, there is no need to answer questions 12 to 17 - instead, go back to Question 9 to see if you need to complete the pink pages and / or the yellow pages.

### 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 move to a home with a garden  
 Would like to stop sharing amenities (eg kitchen)  
 Poor physical condition of current property  
 To meet the needs of an elderly / disabled person  
 For medical reasons  
 Need to leave a tied house  
 Want to move from rented into owner occupied accommodation  
 Family / relationship break up  
 To move nearer facilities eg shop / school / doctor  
 To be nearer employment  
 To follow a course of study  
 Other, please state

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

- Buy outright  
 Buy with a mortgage  
 Rent privately  
 Rent from a Housing Association  
 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](http://www.home-point.info)

### 14. What sort of home does this household need?

- House  
 Bungalow  
 Flat  
 Specially adapted home  
 Live/Work unit for the self employed (some work space provided in a residential unit)  
 Sheltered accommodation (warden on site)  
 Extra care accommodation (more care than in sheltered housing but not a residential nursing home)  
 Room in a residential or nursing home  
 Other, please state

### 15. How many bedrooms does this household need?

### 16. What weekly rent can this household realistically afford out of income?

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

### 17. 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  
 £50,000 - £69,999  
 £70,000 - £89,999  
 £90,000 - £119,999  
 £120,000 - £149,999  
 £150,000 - £199,999  
 £200,000 - £249,999  
 £250,000 - £299,999  
 Over £300,000  
 Don't know

Now please go back to Question 9, to see if you need to complete the pink pages and / or the yellow pages

## NEWLY FORMING HOUSEHOLD - ACCOMMODATION NEEDS

Please complete a set of 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

### 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

### 19a. Where does this household wish to move to?

- Another home in this parish
- Elsewhere in Herefordshire
- Outside Herefordshire

#### b. If "Elsewhere in Herefordshire", please state where

If this household wishes to move outside of Herefordshire, there is no need to answer questions 20 to 25 - instead, go back to Question 9 to see if you need to complete the yellow pages.

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

- To be independent / Form a new household
- Family / relationship break up
- To be nearer employment
- To follow a course of study
- To meet the needs of an elderly / disabled person
- For medical reasons
- Other, please state

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

- Buy outright
- Buy with a mortgage
- Rent privately
- Rent from a Housing Association
- 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](http://www.home-point.info)*

### 22. What sort of home does this household need?

- House
- Bungalow
- Flat
- Specially adapted home
- Live/Work unit for the self employed (*some work space provided in a residential unit*)
- Sheltered accommodation (warden on site)
- Extra care accommodation (*more care than in sheltered housing but not a residential nursing home*)
- Room in a residential or nursing home
- Other, please state

### 23. How many bedrooms does this household need?

### 24. 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. 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 9, to see if you need to complete the yellow pages

### FAMILY MEMBER WHO WOULD LIKE TO RETURN TO THIS PARISH

Please complete a set of yellow pages for any family member who was previously living in your household in this parish but who has moved away and would now like to return

26. How many years ago (approximately) did this family member move away?

27. Please state his / her relationship to you

28a. Where is he or she currently living?

- Outside Herefordshire  
 Elsewhere in Herefordshire

b. If elsewhere in Herefordshire, please state where

29. Why did he or she move away

- No suitable homes in this parish at a price he or she could afford  
 Lack of Local Authority / Housing Association homes  
 Lack of privately rented accommodation  
 Employment reasons  
 For further education  
 Other, please state

30. How would you describe the household that wants to return to this parish?

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

31. Please tell us which of the following applies to this household's CURRENT home

- 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

32a. Why does this household want to move (Tick all that apply)

- Long standing connection with the area  
 To be nearer other members of the family  
 To be nearer employment  
 To meet the needs of an elderly / disabled person  
 Family / relationship break up  
 Other, please state

b. If you have ticked the option "To be nearer other members of the family", is the reason for wanting to move specifically to give or receive support?

- Yes  No

Examples of support:

\*Day to day assistance for an elderly person, or a person who is long-term sick or disabled

\*Baby sitting and other support for a young family

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

- Buy outright  Buy with a mortgage  
 Rent privately  Rent from a Housing Association  
 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

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**34. What sort of home does this household need?**

- House
- Bungalow
- Flat
- Specially adapted home
- Live/Work unit for the self employed *(some work space provided in a residential unit)*
- Sheltered accommodation (warden on site)
- Extra care accommodation *(more care than in sheltered housing but not a residential nursing home)*
- Room in a residential or nursing home
- Other, please state

**35. How many bedrooms does this household need?**

**36. What weekly rent can this household realistically afford out of income?**

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

**37. What price home could this household afford to buy** (including a part share of a home if they are interested in a shared ownership scheme)

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

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