



Community First
Building better communities

Housing Needs Study For Hanley Castle Parish.

Draft

April 2008

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EXECUTIVE SUMMARY

Assessment of the Need for New Affordable Housing in Hanley Castle Parish

On the, the Hanley Castle Parish Council met to consider the outcome of the Housing Needs Survey that was conducted in May 2006 by Community First. It was noted that survey forms had been posted to 550 addresses in the Parish and by the closing date, 176 responses to Part 1 of the form had been received, and there were 19 responses to Part 2.

Assessment of Housing Need

The Parish Council acknowledged that the survey showed that a need existed for the provision of new affordable housing for the following reasons:-

- the stated demand for such accommodation
- the housing and financial circumstances of the respondents to Part 2 of the Survey
- the lack of affordable homes in the Parish, and
- the lack of vacancies occurring in the existing Housing Association stock.

Type of new affordable dwellings and mix of tenure required

The type of dwellings that would be required to meet the identified housing needs ranged from family houses to flats and bungalows. Since the meeting inthe tenure mix of dwellings and the number and type of new homes has been determined by West Mercia Housing Group working in partnership with the Parish Council, having regard to the housing need results, and the technical and financial constraints in developing an affordable housing scheme.

Contacts

If you wish to discuss this matter please contact the Chairman of the Parish Council (Sue Roberts 01684 529686), or Nigel Potter the Worcestershire Rural Housing Enabler on 01684 312730 or email: nigel.potter@comfirst.org.uk. To receive a copy of the survey report please contact Nigel Potter

Survey Report

This report was compiled in April 2008 following an open meeting with the local community held on the 19th March, when requests for a full report to be made available were received. The report includes the most up date information on applicants from those registered on Malvern Hills District Council's Housing Waiting List who meet the local connection criteria with the Parish.

April 2008.

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Housing Needs Study for Hanley Castle Parish

Introduction

On the, Hanley Castle Parish Council agreed with a proposal from Community First that a Housing Needs Survey should be undertaken within the area. The purpose being to assess if there was sufficient local housing need to justify the provision of new affordable dwellings, because of the perceived difficulties that local people were having in securing homes of their choice at costs they could afford.

In, notice of the Parish Council's decision was given in the Parish Magazine and during April 2006, explanatory letters and survey forms were hand delivered to 550 addresses located in the Parish (as identified from Council Tax records) Householders were asked to make their return by the 30th April 2006. A copy of the letter and form can be found at the end of this report.

Method

All householders were asked to complete and return Part 1 of the survey form in a reply-paid envelope. Part 1 sought information on the current housing profile of the area, and also asked householders for their views on the need for new affordable housing in the area.

Householders were also asked to complete and return a Part 2 questionnaire, where they identified a current or future housing need for affordable housing for local people.

Part 1 forms were printed on blue paper and Part 2 forms were printed on yellow paper in order to distinguish the two elements of the survey.

Survey Response

By the deadline of the 30th April 2006, the following forms had been received:-
Part 1 – 176 completed forms (a response rate of 32% of the 550 addressees)
Part 2 – 19 completed forms (a response rate of 3% of the 550 addressees)

Analysis of the Part 1 Survey Returns (Blue Forms)

The responses to the questions have been collated, with comments where relevant. The opening question 'is this your main home' did not have a reference number. All other questions in the survey form were numbered, and for ease of reference the responses to each question relate to the relevant number in the form.

Is this your main home ?

175 replied Yes, and 1 replied it was their second home.

1. How would you describe your home?

House	Bungalow	Flat/Maisonette / Apartment/Bed-sit	Caravan/Mobile Home/Temp. Structure	Sheltered/Retirement Housing	Other
152	21	2	0	0	1

Comment – The Survey indicates that the majority of dwellings in the Parish are houses, with only a relatively small number of alternative types of accommodation in the area. Where respondents stated they lived in cottages, these responses were counted as houses

2. How many bedrooms does your home have ?

One Bedroom or Bedsit	Two Bedrooms	Three Bedrooms	Four or more Bedrooms
6	25	76	67

Comment – The Survey indicates that the majority of dwellings in the Parish are three and four bedroom+ properties.

3. What is the tenure of your home ?

Owned Outright	Owned with mortgage	Shared Owners hip	Local Authority Renting	Housing Association Renting	Private Landlord Renting	Tied	Other
106	38	0	0	13	12	1	3

Comment – The Survey indicates there is a predominance of owner occupation in the Parish with a relatively small number of rented properties.

4. How many years have you and your household lived in this parish ?

0- 4 yrs	5-9 yrs	10-19yrs	20+yrs
22	24	44	84

Comment – The 174 responses to the question have been banded into four age ranges for ease of reference. 73%(128) of the respondents have lived in parish for more than 10 years – this could indicate the following factors:-

- contentment with the locality
- a sustainable location to live
- lack of ‘turnover’ in vacancies occurring
- an aging population

5. Show the age and gender of all those living in this property at present. If there is more than one household living in this property, please indicate whether each person is part of the main household or 2nd household.

Age Bands	0-15 Male	0-15 Female	16-24 Male	16-24 Female	25-44 Male	25-44 Female	45-59 Male	45-59 Female	60-69 Male	60-69 Female	70+ Male	70+ Female
2006 Housing Needs Survey Number	31	14	17	21	25	30	42	51	43	45	36	42
% against total survey return of 398 residents	8%	3%	4%	5%	6%	8%	11%	13%	11%	11%	9%	11%

Comment – The ages of respondents have been banded for ease of reference. The Survey does not cover the total population of Hanley Swan, but the results indicate that the respondents with an age range from 60+ (42%) represent the largest group in the parish. The age range of 45- 59 is the next largest group (24%). The 25-44 age range is 14%. 16-24 is 9%, and 0-15 is 11%. For relevance to local educational establishments the 0-15 range can be broken down to show that of the 45 children registered in the survey, 5 were in the age range 0-4, 22 in the range 5-10, and 18 in the range 11-15. 7 respondents recorded a second household living in their home.

6. Does your current home need to be adapted to increase its physical accessibility because of the disability of someone in your household?

YES 6 NO 163

Comment – It could be helpful to the 6 respondents to this question who answered yes, to encourage them to approach Malvern Hills District Council to see if they would be eligible for disabled facilities grants to help meet the cost of improvements to the property to improve accessibility. As the survey did not ask for names and

addresses, the Parish Council may wish to advertise the opportunity for grants in its newsletter.

7. Has anyone from your family moved away from the Parish in the last 5 years due to difficulties in finding a suitable home locally ?

YES 12 NO 158

Comment- Whilst the survey indicated a small number of people had moved away because of difficulties in finding a local home, the survey did not seek an explanation from respondents for the action taken. It is not possible therefore to draw conclusions from this question in terms of local affordability and lack of choice etc., other than to note that difficulties had been experienced.

8. Do you or anyone living with you need to move to alternative accommodation now or in the next 5 years ?

Yes , within 5 Years	Yes, in 5 or more years	No
26	7	131

Comment – The survey form advised respondents answering yes to this question to complete Part 2 if they were looking to remain within the parish. 19 respondents completed Part 2.

9. Would you be In favour of a small development of affordable housing for local people within your parish if there was a proven need?

Yes - 129 No - 33

Comment – The Survey shows that 79.6% of the respondents who answered the question were in favour of additional affordable homes being provided for local people, and 20.3% were against. 14 respondents did not comment.

10. Can you suggest a sites where a small development could be built ?

Along the A38-not on small plots in the village
Behind Ambleside, Roberts End
Any existing caravan/mobile home park
Areas of agricultural land
Blackmore Campsite
Near Blackmore Catholic Church
Between Church End Farm and Quay Lane , or between Ivy House and Chance Flowers the Holloway
Gilberts End, Land adjacent to Primary School
Gilberts End
Giberts End, Roberts End
Green Field sites
Hanley Castle
Hanley Castle
Near Hanley Castle High School
Hanley Swan
Close to centre of Hanley Swan
High Ball Country Centre
Opposite Highball Building
Old Incinerator Site

Old Incinerator Site
Incinerator Site
Park Lane past the RBL Club, near Hanley Workshops Malvern Road, Worcester Road, Little Merebrook Lane land past the farm
Field behind Picken End
Poolbrook Area
Quay Lane, Gilberts End, Roberts End
Field on north side of Hanley Swan at Roberts End
Next to School
Around Local School
Next to School in Hanley Swan -north of
Next to School
Field near Hanley Swan School -Welland Road
Paddock by School -Welland Road
Fields between St Gabriels School and the village
Next to St Gabriels School, land behind Badgers Farm, Field in Quay in Lane, Glebe land opp Post Office and Gilberts End
Two small fields next to the Village School
Next to School
Adjacent to village school at Picken End
By Hanley Swan School
Next to Hanley Primary School
Site adjacent to School and Glebe field behind it.
Three Kings Cricket Ground (Glebe land) field next to RC Church Hanley Swan, Behind electricity sub station opposite St Gabriels Church, Merebrook (metalled yard) , land end of Gloucester Road.
Back end of Walnuts
Welland Road
Welland Road between the school and Picken End, or part of Quakers Farm
Land adjoining Westmore, behind Jubilee Cottage
Behind Winningtons Gardens, access through Walnuts
Field off Whittington Gardens
Land off Whittington Gardens
Yew Tree Farmyard
Yew Tree Farm

Comment- The 50 suggestions have been recorded above as they were reported in the survey forms. They have been grouped alphabetically as much as possible for reference purposes. The most number of suggestions received (14), were for sites in proximity to the school.

Analysis of Part 2 Survey Forms (Yellow Forms)

The responses to the questions have been collated, with comments where relevant. All questions in the survey form were numbered, and for ease of reference the responses to each question relate to the relevant number in the form.

1. Where do those requiring accommodation live?

In a household together within the Parish	In another household in within the Parish	Outside the Parish
15	1	3

Comment – The Survey indicates the majority of respondents live in a household within the Parish.

2. When do those requiring accommodation need to move from this home?

Within next 2 years	Between 2 to 5 years from now	In 5 or more years
12	4	3

Comment - The Survey shows that the majority of respondents need to move are within two years from the time of the survey.

3. Current tenure of home

Home Ownership	Housing Association Shared Ownership	Council / Housing Association Rent	Private Rented	Provided with Job (Tied)
7	0	4	7	0

Comment – The Survey shows that 18 respondents live in properties in home ownership or in rented accommodation.

4. Type of tenure required

Council / Housing Association Rent	New Build Homebuy	Home Ownership	Private Rented
2	9	7	0

Comment – The Survey shows that the majority of respondents desire home ownership, either as a full owner or in a shared ownership form of tenure (New Build Homebuy).

5. Registered on the Council's Housing Waiting List

Yes – 2 No – 16

Comment – The majority of respondents answered that they were not registered on the Council's Housing Waiting List. This may indicate:-

- lack of knowledge about the Council's Housing Waiting List
- lack of registration because of lack of apparent housing opportunities in the parish or
- lack of housing need.

6. Type of accommodation required to meet needs

House	Bungalow	Flat/Maisonette/Apartment	Sheltered/Retirement	Other
12	1	3	1	0

Comment – 12 respondents would like a house, and 5 require other accommodation types.

7. Does anyone in the household require the following housing requirements?

Ground Floor	Sheltered Housing	Housing with Support Services	Residential Care	Home to be adapted to increase physical accessibility	Other
1	2	0	1	0	1

Comment – 4 respondents would like specialist accommodation. The 1 'Other' response was recorded as 'May require any of these in 5 -10 years time'.

8. Has your home been adapted to increase physical accessibility because of disability of someone in your household?

Yes 0 No 18

Comment – The results are self explanatory

9. What is the main reason for wanting to move?

Larger Home	Smaller Home	Ind. Home	Physically adapted home	Cheaper Home	Closer to employment	Closer to Carer or dependent	Avoid harassment	Secure home	Change tenure	Other
4	2	4	0	1	0	1	0	1	1	5

The reasons set out in 'Other' are as follows:-

'Moving out of parents home'

'Son's housing'

'Needing care'

'Landlord selling property'

'Care for elderly parents'

Comment – The reasons given show a range of housing needs concerns.

10. How many people planning to move belong to each ethnic group?

White British - 39

White Any Other White Background – 1

Comment – This would indicate no specific housing requirements in relation to ethnic background.

11. Indicate the age, gender and occupation of each person moving with you.

Age	Male	Female	Occupation
20		1	Care Assistant
19	1		Carpenter
70	1		Retired
35, 46, 9, 8, 6	3	2	Science Technician, Self employed Farmer/Haulier
80, 74	1	1	Retired
37, 44, 12, 8	3	1	Medical Assistant Psychotherapist
22	1		Civil Servant
27, 11	1	1	Trainee Legal Executive
49, 47, 17, 14, 11	3	2	Professional
19	1		
57	1		
34, 40	1	1	
32, 33, 7, 1	1	3	Service Engineer
24		1	Marketing Consultant
29	1		IT Manager
36, 4, 2	2	1	
55		1	
Totals	21	15	

Note –two households did not provide age, gender and occupation details.

Comment – From the information given by the 17 respondents who gave details of their household formation, this can be quantified as follows:-

8 single persons (below 60)

1 single person (aged above 60)

1 couple (below 60)

1 couple (aged above 60)

2 single parent families

4 two parent families

12. What type of household are you?

One Person	Couple	Two - Parent	Lone Parent	Older Person	Other
9	2	5	2	1	0

Comment – All respondents answered this question. This showed a further one person household and a two parent family in addition to the details provided in question 11.

13. What is the maximum outgoing you could afford, including service charges? Pounds per week

-50	50-99	100-149	150-199	200-250	250+
1	7	5	3	1	2

Comment – For those respondents wanting a mortgage at 100% in order to purchase, using a recent example in the Parish of a new 2 bedroom semi detached house at circa £180,000, it is estimated they would pay a weekly charge of £989 a week (based on a salary of £51,428p.a. using a mortgage multiplier of 3.5). Potentially only 2 respondents could be in a position to secure such a mortgage as they reported they could afford more than £250 per week. The results indicate that 11 respondents could meet market rent charges of £500 per month, but 8 could not afford that level of rent. All could meet Housing Association rent levels.

14. Indicate total take – home income ? Pounds per week

-95	95-192	193-288	289-384	385-576	577-769	770+
2	1	5	5	2	2	1

Comment – Using the same example of the property price at 13 above, this indicates that only one respondent may be in a position to secure an appropriate 100% mortgage

15. Savings or other equity which could be used to contribute to a mortgage?

None	-1000	1000-2000	2001-10,000	10,001-15,000	15001-20,000	20,000+
8	0	1	3	1	1	4

Comment – Using the same example of the property price at 13 above, the information from respondents suggests that 5 could place a 10% deposit, thus reducing the mortgage requirement to £162,000 and using 3.5 as a multiplier, this would require a salary of £46,285 p.a.

16. Do you live in Hanley Swan/Hanley Castle ?

Yes 15 No 3

Comment – The majority of respondents live in the parish

17. If you don't live in the Parish now, have you lived in Hanley Swan/ Hanley Castle in the last 20 years?

Yes 1 No 2

Comment – The information is self explanatory.

18. Do you live in any of the adjoining parishes ?

Yes 2 No 3

Comment – From the information gained from questions 16,17 and 18, 2 respondents do not have a current local connection, however 1 states that he/she was born and lived in the parish for 22 years, and the other has a parent or child living in the parish. Under the Malvern Hills District Council's local connection criteria , the first respondent would not be eligible because of length of time away from the parish.

19. Do you work in Hanley Swan/Hanley Castle or any of the adjoining parishes ?

Work-Hanley Swan/Hanley Castle	Work Adjoining Parishes	Neither
0	3	10

Comment – The results are self explanatory.

20. Has any adult member of the household been offered a job in Hanley Swan /Hanley Castle, but unable to take-up the offer due to a lack of affordable housing ?

Yes 1 No 13

Comment – The results are self explanatory.

21. Do you have any other strong local connection to the Parish ?

Used to live in the parish	Parent/Child lives in the parish	Work full time in the parish	Work part time in the parish	Voluntary work in the parish.
	1			
	1(1 Year)	1(3 Years)		
				1(33 Years)
1 (46 years)				
	1			
	1 (19 Years)			
	1(18 Years)			
1(28 Years)	1 (55 years)			
	1			
	1			

1(22 Years)				
3	8	1	0	1

Comment – The results show that 13 respondents have another strong local connection to the parish.

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Housing Waiting List Information as at March 2008

Property	Points	Family make up	Living Now	Lived	Work	Family	Relationship	Other Reason	Ages of Children	Rent/SO/Bot
1 Bed	20	M00	Y - 59yrs	59 yrs	36yrs	62yrs	Parents			Both
1 Bed	10	S00	Y - 16yrs	16 yrs	N/A	N/A				Both
1 Bed	40	S00	N/A	N/A	N/A	2 1/2 yrs	Adult Daughter			Both
2 Bed	10	M10	N/A	N/A	N/A	N/A		Daughter attends Hanley Castle High School	12	Rent
2 Bed	50	S10	N/A	19 yrs	N/A	25 yrs	Grandmother and Mother		1	Rent
2 Bed	55	S01	N/A	N/A	N/A	3 yrs	Sister-in-Law and Neice		1	SO
2 Bed	20	S10	N/A	N/A	N/A	11 yrs	Parents		4	Rent
2 Bed	30	S10	N/A	N/A	N/A	40 yrs	Parents		9	Rent
2 Bed	70	S10	N/A	N/A	N/A	N/A		Daughter attends Hanley Castle High School	15	Rent
2 Bed	55	M10	N/A	N/A	N/A	12yrs	Adult Sister and Niece		5	Both
2 Bed	70	S00 + Preg	N/A	N/A	N/A	90 yrs	Grandmother			Rent
2 Bed	-70	S02	N/A	N/A	N/A	N/A		Sons attend Hanley Castle High School	14 + 11	Rent
2 Bed	70	S02	Y - 6 1/2 yrs	6 1/2 yrs	Vol.	20 yrs	Mother -in- Law	Son attends Hanley Swan Primary School	6 + 4	Rent

3 Bed	-70	S02	N/A	N/A	N/A	N/A		Sons attend Hanley Castle High School	14 + 11	Rent
3 Bed	70	S02	Y - 6 1/2 yrs	6 1/2 yrs	Vol.	20 Yrs	Mother-in-Law	Son attends Hanley Swan Primary School	6 + 4	Rent
3 Bed	55	M30	N/A	N/A	N/A	81 yrs	Grandmother & Mother		9 + 2 + 2 (Twins)	Both
3 Bed	15	M21	N/A	N/A	N/A	N/A		Children attend Hanley Castle High School	18 + 13 + 8	Both
3 Bed	50	S30	N/A	N/A	N/A	60 yrs	Grandmother & Parents		7 + 5 + 3	Rent
3 Bed	Nil	S11	Y - 1 yr	1 yr	N/A	4 yrs	Childrens Father	Children attend Hanley Castle High School	11 + 9	Both
3 Bed	10	S11	N/A	N/A	N/A	N/A		Children attend Hanley Castle High School	15 + 12	Rent
3 Bed	10	M02	Y - 2 1/2 yrs	2 1/2 yrs	Vol.	N/A		Sons attend Hanley Castle High School	14 + 10	Both
4 Bed	30	M32	N/A	N/A	6 months Full Time	N/A			16 + 13+ 9 + 5 + 3	Both

Comment – As at the 31st March 2008 there are 22 applicants registered on Malvern Hills District Council's Housing Waiting List who have a local connection with the Hanley Swan Parish. 3 households require one bedroom accommodation, 10 households require two bedroom accommodation, 8 households require 3 bedroom accommodation and 1 household requires 4 bedroom accommodation

Analysis of the Housing Needs Survey Results

During the month of April 2006, Housing Needs Survey forms were posted to 550 addresses in the Hanley Castle Parish.

By the closing date of the 30th April 2006, 176 responses to Part 1 of the survey form had been received and 19 responses to Part 2.

Part 1 . This section of the Survey was designed for all householders to return, as the questions were focussed on the current housing situation in the Parish. The 176 responses represent a 32 % return on the survey forms issued.

The analysis of the Part 1 results indicates an aging population, a settled community in terms of time spent living in the Parish, a majority of owner occupied homes and three and four+ houses, and a relatively low number of other property types and tenures in the Parish.

Part 1 shows that a small number of household members have moved away in the last 5 years due to difficulties in finding a suitable home locally. It also identifies that that 26 household members would need to move to alternative accommodation now or in the next 5 years, with 7 saying in 5 or more years.

Part 1 requested views on the provision of additional affordable housing for local people, 79.6% of the respondents were in favour of affordable housing and 20.3% were against.

50 respondents offered suggestions for sites for small affordable homes in the Parish. The most number of suggestions (14), were for sites in proximity to the school.

Part 2. This section of the Survey was designed to be completed by the householder or anyone in the household who felt they were likely to require affordable housing in the Hanley Castle Parish. The 19 responses represent a 3% return on the survey forms issued.

The analysis of the Part 2 shows that 15 respondents live in a household in the parish and of that number, 12 need to move in the next 2 years and 4 between 2 to 5 years and 3 in 5 years or more. 18 live in owner occupied homes and rented accommodation.

16 respondents desire New Build Homebuy (shared ownership) or full ownership and 2 desire Council/Housing Association rented accommodation.

2 were registered on the Council's Housing Waiting List.

12 respondents required a house to meet their housing needs, and 5 required other accommodation types. 4 would like more specialist accommodation.

All respondents gave reasons for wanting to move which were related to housing needs.

19 respondents gave details of their household formation :-

- 9 single persons (below 60)
- 1 single person (aged above 60)
- 1 couple (aged above 60)

- 1 couple (aged below 60)
- 2 single parent families
- 5 two parent families

The financial details supplied by respondents showed that all could afford to meet affordable rents as set by Housing Associations, and 11 could meet market rent levels of £500 per month.

In terms of house purchase the results would indicate a maximum of three respondents who could purchase on the open market.

The majority of respondents live in the parish, but 1 would not qualify under the local connection criteria. None work in the parish, but 3 work in adjoining parishes. 13 respondents have another strong local connection to the parish.

Assessment of the Need for New Affordable Housing In Hanley Castle Parish

Assessment of Housing Need

The results and subsequent analysis from the Housing Needs Survey undertaken in April 2006 shows that a need exists for the provision of new affordable housing in the Hanley Castle Parish for the following reasons: _

- the stated demand for such accommodation
- the housing needs and financial circumstances of the respondents to Part 2 of the Survey
- the desire to live in the parish because of the close links to the area
- the mix of dwelling types and tenure makeup of the existing housing in the parish and
- the lack of affordable homes in the area.

In addition to the above assessment, a demand for affordable housing in the parish is shown from the current Housing Waiting List information (March 2008) which identifies 22 applicants with a local connection to the Parish.

Type of new affordable dwellings required

From the household details submitted, the following type and number of new dwellings would be preferred:-

- 2 x 4 bedroom family houses
- 3 x 3 bedroom family houses
- 2 x 2 bedroom family houses
- 1 x 2 bedroom bungalow or flat for older couple
- 8 x 1 bedroom houses/flats for single young people
- 1 x 1 bedroom bungalow or flat for older single person

Mix of tenure required (rent and shared ownership) and number of dwellings required

The preferred tenure mix and number of dwellings has been determined by West Mercia Housing Group working in partnership with the Parish Council. This involved the assessment of the results of the Housing Needs Survey and the details of applicants registered the Malvern Hills District Council Housing Waiting List meeting

the local connection criteria. Other considerations included individual household formation and means to meet rent and mortgage costs, and technical and financial constraints in developing an affordable housing scheme.

When new affordable dwellings are required

The analysis shows that 12 respondents state that they require alternative accommodation within 2 years, 4 between 2 to 5 years and 3 in 5 or more years.

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