

Herefordshire Key Housing Facts as at 30th June 2011

General Information:

Area Covered:	217,973 hectares	Population (mid 2010)	179,300		
Major Towns: (mid 2009)	Hereford:	55,800			
	Leominster:	11,200			
	Ross-on-Wye:	10,100			
	Ledbury:	9,800			
	Bromyard:	4,600			
	Kington:	3,200			
No. of Households:	79,300	No. of Wards:	40	No. of Parishes: 241	
No. of People: (mid 2010)	0-14 28,700	15-24 18,900	25-59 77,900	60-74 34,700	75+ 19,100
Dwellings: 81,800 of which 1,664 empty			of which 840 empty more than 6 months		

Tenure:

All stock:	Private Rent	Owner Occupied	Social Rented / SO
Total Number (2001) :	9,800	53,000	11,920
House Condition – no. with Category 1 hazards:	1,500 (as of 2005)	5,430 (as of 2005)	1 (as of 2011)

Affordable stock:	Rented	Low Cost Market	Shared Ownership / Shared Equity
Total Affordable Housing Stock in the County	11,004	94	552
Total No. of New Affordable Housing Q1 2011/12	13	0	9

Affordability:

Median house price (Jan-March 2011):	£175,000			
Median earnings (April 2010):	£19,850			
Average Housing Assoc. Rental:	1 bed £62	2 bed £71	3 bed £79	4 bed £90
Affordability levels to Purchase:	Purchase		Rent in Private Sector	
Single earner 1 bed	£77,000		£95 per week	
Dual earner 2 bed	£96,000		£143 per week	
Dual earner 3 bed	£108,000		£143 per week	

Housing Need:

Housing Market Areas	Annual need for affordable housing	Housing Needs Surveys: Top 5 villages	Affordable need found	
Hereford	To be confirmed pending publication of the Local Housing Market Assessment 2011	Ewyas Harold + surrounds	51	
Bromyard		Clehonger + surrounds	36	
Ledbury		Colwall + surrounds	32	
Ross-on-Wye		Bartestree, Lugwardine + surrounds	31	
Kington		Credenhill		31
Leominster				
Golden Valley				
Gypsies & Travellers:		83 additional pitches needed 2007 to 2012 + a further 26 to 2017		

Home Point:

No. on Housing Register:	4,966							
Of which:	Priority 148		Gold 854		Silver 2,130		Bronze 1,834	
		1 bed	2 bed	3 bed	4+ bed			
No. of properties required:		2,754	1,378	834				
No. of rental properties allocated during Apr-Jun 2011		52	58	20	4			
Average No. of bids per property during Apr-Jun 2011		36	36	29	8			
No. of shared ownership advertised during Apr-Jun 2011		0	4	4	0			
No. of low cost market advertised during Apr-Jun 2011		0	3	8	0			
Applicants registered overcrowded at Apr-Jun 2011	99							
Average No. of properties advertised per week:		12	15	7	<1			
Average No. of bids received by Home Point per week:		258	303	137	3			
Properties advertised by key areas: City and market towns (qtr to 30/6/11)				Villages with most properties advertised (year to Apr 11)				
	Properties	Avg bids/property		Properties				
Hereford City	113	61	Colwall	31				
Bromyard	17	17	Shobdon	26				
Kington	17	26	Weobley	22				
Ledbury	9	39	Wigmore	18				
Leominster	45	19	Cradley	16				
Ross-on-Wye	15	37	Burghill	10				

Homelessness Statistics Apr-Jun 2011:

No. of applications received	No. of Acceptances		No. of intentional Decisions	
96	67		6	
	Total	Families with children	Other	
No. currently in B&B accommodation	14	1	13	
No. currently in other temp accommodation:	60	12	48	
Main reason for homelessness in last quarter: Parents unable or no longer willing to accommodate				

Overall Affordable Housing Needs:

Outside Consultancy Strategic Housing Mkt Assessment 2008:	1113 units per year 2006 to 2026
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Related Information:

	1 Bed shared	1 Bed	2 Bed	3 Bed	4 Bed
Local Housing Allowance: (per week June 2011)	56.58	91.15	115.38	137.31	161.54
	Herefordshire		West Midlands	England	
Ratios of lower quartile house price to lower quartile earnings 2010:	9.28		6.05	6.69	

Background information to accompany the Herefordshire Key Housing Facts sheet to 30th June 2011

The background information gives data sources and dates for the information (although dates are also included where possible on the main Fact Sheet), plus the timing of future updates. For any queries about the data, please contact Ruth Lovelace in the Research Team, on 01432 260464

Data	Date for the data on the Fact Sheet	Data source	Updating information
Population estimates	Mid 2010 (ie. June 2010) for county level estimates Mid 2009 for the market towns estimates	Office for National Statistics (ONS) Mkt town popns are derived from ONS data by the Research Team (RT)	Mid 2010 sub-county estimates should be recd from ONS in Sep 2011, & it is hoped that RT will be able to process these to give estimates for the mkt towns ready for the fact sheet to 30/9/11
Households	Numbers of dwellings, empty properties, uninhabitable properties, all updated on 30/6/11 second homes updated 13/10/10	Council Tax section: dwellings minus empty properties minus uninhabitable properties, minus second homes	Updated quarterly, apart from 2 nd homes information which is updated annually
Dwellings & empty properties	30/6/11	Dwellings is from Council Tax section. Empty properties from Housing Needs & Development Team, who get data from Council Tax section	Updated quarterly
Tenure	2001 census	2001 census	Data from the 2011 Census will not be available until at least 2012
House Condition data – number of Category 1 Hazards found	For social rented properties: 2011 For all private sector dwellings: 2005	Info. supplied annually by RSL's as part of the data collection for the HSSA House Condition survey carried out in 2005	Updated annually Can be updated when another House Condition survey takes place
<p>Additional information to explain the term “Category 1 Hazards”.</p> <p>Hazards are defined under the Housing Health & Safety Rating System (HHSRS) – 29 hazards are defined, divided into 4 main groups:</p> <ul style="list-style-type: none"> • Physiological Requirements (e.g. damp & mould growth, excess cold, asbestos, carbon monoxide, radon, etc) • Psychological Requirements (crowding and space, entry by intruders, lighting, noise) • Protection Against Infection (domestic hygiene, food safety, personal hygiene, water supply) • Protection Against Accidents (e.g. falls on the level, on stairs and steps and between levels, electrical hazards, fire, collision, etc). <p>The HHSRS scoring system examines the probability that in the next 12 months a deficiency, i.e. a fault in a dwelling (whether due to disrepair or a design fault), will lead to a harmful occurrence (e.g. an accident or illness). The score is derived from a combination of the likelihood of the harmful occurrence and the severity of the outcome if it did occur.</p> <p>The score is used to classify the hazard as either Category 1, for the more severe hazards, or Category 2, where the hazard is less severe.</p> <p>The Local authority has a duty to deal with Category 1 hazards, and discretionary powers to take action on Category 2 hazards.</p>			
Affordable housing stock (numbers)	30/6/11	Stock List Maintained by the Housing Needs & Development officer	Major updates will occur annually, but with a certain amount of continuous updating taking place as info is recd from RSL's

Additional affordable housing provided	2011/12 quarter 1	Housing Needs & Dev team	Numbers are updated quarterly
Median house price for Herefordshire	Jan-Mar 2011 <i>DCLG has marked this figure Provisional so it is possible that it will be revised slightly</i>	Table 582, found at http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livestables/	Next update due September 2011
Median earnings for Herefordshire (The figure used is for employees whose workplace is in Herefordshire, weekly earnings for a full-time worker on adult rates, multiplied by 52.14 to give an annual figure.)	April 2010	Annual Survey of Hours and Earnings (ASHE)	ASHE figures for each year become available in November so this will be updated annually in the Fact Sheet as of 31st Dec.
Average Housing Association rental (weekly amount)	31/3/10	RSR (Regulatory and Statistical Return) https://rsr.tenantservicesauthority.org/News/NewsStory/19	The RSR return is usually updated in August, so the next update should be in the Fact Sheet as of 30 th Sept.
Affordability levels to purchase	2011/12	Affordable Housing Supplementary Planning Document for 2011/12	To be updated annually, in the Fact Sheet as of 30 th June.
Rent in Private Sector	Based on earnings from ASHE, therefore relates to April 2010	25% of gross earnings as recommended by guidance from DCLG.	Updated annually in November / December
Housing need by Housing Market Area	Work by GL Hearn in 2010 covering 2011 - 2016	GL Hearn Local Housing Mkt Assessment June 2011	Updating will be needed after 2016
Housing need in the villages	2004 to 30 Jun 2011	Need as found by Housing Needs Surveys – just pick out the top 5	Check if it needs updating at each quarterly Fact Sheet as new surveys are completed
Additional pitches needed by Gypsies and Travellers	2007 to 2017	University of Birmingham report dated July 2008 “Gypsy & Traveller Accommodation Assessment for Shropshire, Herefordshire, Telford & Wrekin and Powys”	Updates not planned in the near future.
Home Point information - number on the Housing Register, average number of bids per property, etc	30/6/11	Home Point useful monthly sheet for Register breakdown by band and beds Note: the figure for “Accepted Offers” is used rather than “Properties Advertised” because the latter figure is affected by properties that are withdrawn after advertising and properties that are advertised more than once.	To be updated with each quarterly Fact Sheet

Properties advertised by Home Point, by key areas	City & market towns: numbers over the quarter Apr-Jun 2011 Top 5 villages over the year 2010/11	Obtained by running reports on the Home Point database	To be updated quarterly To be updated annually.
Information on homelessness <i>Note: Hostel accommodation used to be included but the local authority no longer owns any hostels. Numbers of 16/17 year olds have previously been given, but since the "Southwark ruling" these are no longer classed as homeless so are no longer included in P1E returns</i>	Apr-Jun 2011	Performance Improvement Officer	To be updated with each quarterly Fact Sheet following completion of the P1E returns by the Performance Improvement Officer
Overall affordable housing needs	2006 to 2026	Strategic Housing Market Assessments 2008 by Outside consultants.	
Local Housing Allowance (LHA) as an indicator of local private rental levels NOTE: Prior to April 2011, LHA was based on median private rents as found from on-going surveys; since April 2011, it has been based on the 30th percentile	June 2011	Figures supplied by the government body, The Valuation Office Agency, and published at http://www.herefordshire.gov.uk/health/social_policy/33725.asp Note: 1 bed shared accommodation has been included because a single person aged 25 or younger would be expected to access this option.	Monthly updates are supplied, so the figures will be updated with each quarterly Fact Sheet
Ratios of lower quartile house price to lower quartile earnings	April 2010	Table 576, found at http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livables/ Uses data from Annual Survey of Hours and Earnings (ASHE)	Updated annually by DCLG following publication of the ASHE data (see above).