

## Herefordshire Key Housing Facts as at 30<sup>th</sup> September 2011

### General Information:

<b>Area Covered:</b>	217,973 hectares	<b>Population (mid 2010)</b>	179,300		
<b>Major Towns:</b>	<b>Hereford:</b>	55,800			
	<b>Leominster:</b>	11,300			
	<b>Ross-on-Wye:</b>	10,300			
	<b>Ledbury:</b>	9,800			
	<b>Bromyard:</b>	4,600			
	<b>Kington:</b>	3,300			
<b>No. of Households:</b>	79,500	<b>No. of Wards:</b>	40	<b>No. of Parishes:</b> 241	
<b>No. of People: (mid 2010)</b>	<b>0-14</b> 28,700	<b>15-24</b> 18,900	<b>25-59</b> 77,900	<b>60-74</b> 34,700	<b>75+</b> 19,100
<b>Dwellings:</b> 81,900 of which 1,619 empty			of which 824 empty more than 6 months		

### Tenure:

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

<b>Affordable stock:</b>	<b>Rented</b>	<b>Low Cost Market</b>	<b>Shared Ownership / Shared Equity</b>
<b>Total Affordable Housing Stock in the County</b>	10,986	94	567
<b>New Affordable Housing delivered in Q2 2011/12</b>	9	2	6

### Affordability:

<b>Median house price (April - June 2011):</b>	£185,000			
<b>Median earnings (April 2010):</b>	£19,850			
<b>Average Housing Assoc. Rental:</b>	<b>1 bed</b> £62	<b>2 bed</b> £72	<b>3 bed</b> £79	<b>4 bed</b> £90
<b>Affordability levels to Purchase:</b>	<b>Purchase</b>		<b>Rent in Private Sector</b>	
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:

<b>Housing Market Areas</b>	<b>Annual need for affordable housing</b>	<b>Housing Needs Surveys: Top 5 villages</b>	<b>Affordable need found</b>
Hereford	377	Ewyas Harold + surrounds	51
Bromyard	9	Clehonger + surrounds	36
Ledbury	29	Colwall + surrounds	32
Ross-on-Wye	54	Bartestree, Lugwardine + surrounds	31
Kington	30		
Leominster	50	Credenhill	31
Golden Valley	19		
<b>Gypsies &amp; Travellers:</b> 83 additional pitches needed 2007 to 2012 + a further 26 to 2017			

## Overall Affordable Housing Needs:

GL Hearn Local Housing Market Assessment June 2011	568 units per year 2011 to 2016
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## Home Point:

<b>No. on Housing Register:</b>	4,804							
<b>Of which:</b>	<b>Priority</b> 149		<b>Gold</b> 849		<b>Silver</b> 2,030		<b>Bronze</b> 1,782	
			<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>	<b>4+ bed</b>		
<b>No. of properties required:</b>			2,690	1,341	618	155		
<b>No. of rental properties allocated during Jul-Sep 2011</b>			58	76	26	2		
<b>Average No. of bids per property during Jul-Sep 2011</b>			42	30	33	11		
<b>No. of shared ownership advertised during Jul-Sep 2011</b>			0	6	4	0		
<b>No. of low cost market advertised during Jul-Sep 2011</b>			0	3	8	0		
<b>Applicants registered overcrowded at 30/9/2011</b>			716					
<b>Average No. of properties advertised per week:</b>			9	11	6	<1		
<b>Average No. of bids received by Home Point per week:</b>			189	177	67	2		
<b>Properties advertised by key areas:</b> City and market towns (qtr to 30/9/11)				<b>Villages with most properties advertised</b> (year to Apr 11)				
	<b>Properties</b>	<b>Avg bids/property</b>		<b>Properties</b>				
<b>Hereford City</b>	61	51	<b>Colwall</b>	31				
<b>Bromyard</b>	16	10	<b>Shobdon</b>	26				
<b>Kington</b>	10	17	<b>Weobley</b>	22				
<b>Ledbury</b>	11	20	<b>Wigmore</b>	18				
<b>Leominster</b>	17	29	<b>Cradley</b>	16				
<b>Ross-on-Wye</b>	10	42	<b>Burghill</b>	10				

## Homelessness Statistics Jul-Sep 2011:

<b>No. of applications received</b>	<b>No. of Acceptances</b>	<b>No. of intentional Decisions</b>	
105	60	9	
	<b>Total</b>	<b>Families with children</b>	<b>Other</b>
<b>No. currently in B&amp;B accommodation</b>	14	1	13
<b>No. currently in other temp accommodation:</b>	74	42	32
<b>Main reason for homelessness in last quarter:</b> Parents unable or no longer willing to accommodate			

## Related Information:

	<b>1 Bed shared</b>	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>
<b>Local Housing Allowance:</b> (per week Sep 2011)	£58.50	£91.15	£115.38	£137.31	£161.54
	<b>Herefordshire</b>		<b>West Midlands</b>	<b>England</b>	
<b>Ratios of lower quartile house price to lower quartile earnings 2010:</b>	9.28		6.05	6.69	

## Background information to accompany the Herefordshire Key Housing Facts sheet to 30<sup>th</sup> Sep 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)	Office for National Statistics (ONS) Mkt town popns are derived from ONS data by the Research Team (RT)	Mid 2011 estimates should be recd from ONS in time for the Fact Sheet to 30/6/12
Households	24/10/11	Council Tax section: dwellings minus empty properties minus uninhabitable properties, minus second homes	Updated quarterly, apart from 2 <sup>nd</sup> homes information which is updated annually
Dwellings & empty properties	30/9/11	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: 31/3/11  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, by the end of July.  Figures from the Healthy Housing survey will be available in March 2012
<p>Additional information to explain the term “<b>Category 1 Hazards</b>”.</p> <p>Hazards are defined under the Housing Health &amp; Safety Rating System (HHSRS) – 29 hazards are defined, divided into 4 main groups:</p> <ul style="list-style-type: none"> <li>• Physiological Requirements (e.g. damp &amp; mould growth, excess cold, asbestos, carbon monoxide, radon, etc)</li> <li>• Psychological Requirements (crowding and space, entry by intruders, lighting, noise)</li> <li>• Protection Against Infection (domestic hygiene, food safety, personal hygiene, water supply)</li> <li>• Protection Against Accidents (e.g. falls on the level, on stairs and steps and between levels, electrical hazards, fire, collision, etc).</li> </ul> <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)	30/9/11	Stock List Maintained by the Housing Needs & Development officer	Major updates will occur annually, but with a certain amount of continuous updating as new data is received.

Additional affordable housing provided	2011/12 quarter 2	Housing Needs & Dev team	Numbers are updated quarterly
Median house price for Herefordshire	Apr-Jun 2011 <i>DCLG has marked this figure Provisional so it is possible that it will be revised slightly</i>	Table 582, found at <a href="http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livables/">http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livables/</a>	Next update due December 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 December so this will be updated annually in the Fact Sheet as of 31st Dec.
Average Housing Association rental (weekly amount). This is the gross rent, including any service charge.	31/3/11	RSR (Regulatory and Statistical Return) <a href="http://www.tenantservicesauthority.org/server/show/ContentWebDoc.21432">http://www.tenantservicesauthority.org/server/show/ContentWebDoc.21432</a> "Guide to local rents 2011 Part II"	The RSR return is usually updated in August.
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 <sup>th</sup> 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 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 Sep 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	30/9/11	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

		For the breakdown by no of beds, there were 23 clients who were down for 3 beds but who needed at least 4 bed spaces and were overcrowded in 3 bedrooms, ie. it is assumed that they need 4 beds but have been recorded as needing 3 beds so that they have the option of bidding for larger 3-bed properties. So 23 has been subtracted from the 3-bed total and added to the 4-bed total to give the figures in this section.	
Properties advertised by Home Point, by key areas	City & market towns: numbers over the quarter Jul-Sep 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>	Jul-Sep 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 and 2011 by Outside consultants, and GL Hearn consultants	
Local Housing Allowance (LHA) as an indicator of local private rental levels <b>NOTE:</b> Prior to April 2011, LHA was based on <b>median</b> private rents as found from on-going surveys; since April 2011, it has been based on the <b>30<sup>th</sup> percentile</b>	September 2011	Figures supplied by the government body, The Valuation Office Agency, and published at <a href="http://www.herefordshire.gov.uk/health/social_policy/33725.asp">http://www.herefordshire.gov.uk/health/social_policy/33725.asp</a> 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 <a href="http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livables/">http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/housingmarket/livables/</a> Uses data from Annual Survey of Hours and Earnings (ASHE)	Updated annually by DCLG following publication of the ASHE data (see above).

