

## Herefordshire Key Housing Facts as at 31<sup>st</sup> Dec 2010

### General Information:

<b>Area Covered:</b>	217,973 hectares	<b>Population (mid 2009)</b>	179,100		
<b>Major Towns:</b> (mid 2008 figures)	<b>Hereford:</b>	55,700			
	<b>Leominster:</b>	11,100			
	<b>Ross-on-Wye:</b>	10,100			
	<b>Ledbury:</b>	9,900			
	<b>Bromyard:</b>	4,700			
	<b>Kington:</b>	3,200			
<b>No. of Households:</b>	79,100	<b>No. of Wards:</b>	40	<b>No. of Parishes:</b> 241	
<b>No. of People:</b> (mid 2009)	<b>0-14</b> 28,800	<b>15-24</b> 19,100	<b>25-59</b> 78,600	<b>60-74</b> 34,000	<b>75+</b> 18,600
<b>Dwellings:</b> 81,600 of which 1,636 empty			of which 837 empty more than 6 months		

### Tenure:

	Private Rent	Owner Occupied	Social Rented / SO
<b>Total Number (2001) :</b>	9,794	52,568	11,920
<b>House Condition – no. with Category 1 hazards:</b> (2005)	1,500	5,430	620
	Rental	Low Cost Market	Shared Ownership / Shared Equity
<b>Total No. of Affordable Housing Stock in County</b>	<i>to be advised</i>	<i>to be advised</i>	<i>to be advised</i>
<b>Total No. of New Affordable Housing 2010/11</b>	Q1 to Q3 55	0	25

### Affordability:

<b>Median house price (Jul – Sep 2010):</b>	£190,000
<b>Median earnings (April 2010):</b>	£19,850
<b>Average Housing Assoc. Rental:</b>	<b>1 bed</b> £62 <b>2 bed</b> £71 <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	£78,000      £96 per week
Dual earner 2 bed	£97,000      £144 per week
Dual earner 3 bed	£109,000      £144 per week

### Housing Need:

Top 5 towns:	Avg bids/property	HN Surveys: Top 5 Villages	Aff. Need
Hereford City	56	Ewyas Harold + surrounds	51
Ross-on-Wye	33	Clehonger + surrounds	36
Ledbury	24	Colwall + surrounds	32
Kington	16	Bartestree, Lugwardine + surrounds and Credenhill both showed:	31
Leominster	16		
<b>Gypsies &amp; Travellers:</b>	83 additional pitches needed 2007 to 2012 + a further 26 to 2017		

## Home Point:

<b>No. on Housing Register:</b>	4,907			
<b>Of which:</b>	<b>Priority 112</b>	<b>Gold 821</b>	<b>Silver 2,091</b>	<b>Bronze 1,883</b>
		<b>1 bed</b>	<b>2 bed</b>	<b>3 bed</b>
<b>No. of properties required:</b>		2,702	1,381	824
<b>No. of rental properties allocated during Oct-Dec 2010</b>		74	82	33
<b>Average No. of bids per property during Oct-Dec 2010</b>		27	20	21
<b>No. of shared ownership advertised during Oct-Dec 2010</b>		1	3	6
<b>No. of low cost market advertised during Oct-Dec 2010</b>		13	13	2
<b>Applicants registered overcrowded at 31 Dec 2010</b>		668		
<b>Average No. of properties advertised per week:</b>		10	11	6
<b>Average No. of bids received by Home Point per week:</b>		25	20	21
<b>Properties advertised by key areas:</b>				
<b>City and market towns (qtr to 31/12/10)</b>		<b>Villages with most properties advertised (year to Apr 10)</b>		
<b>Hereford City</b>	76	<b>Cradley &amp; Woolhope each had</b>	11 properties advertised	
<b>Leominster</b>	25	<b>Colwall &amp; Credenhill each had</b>	10 properties advertised	
<b>Ledbury</b>	18	<b>Clehonger &amp; Weobley each had</b>	9 properties advertised	
<b>Kington</b>	17	<b>Kingstone, Peterchurch &amp; Weston-under-Penyard each had</b>	8 properties advertised	
<b>Bromyard</b>	15			
<b>Ross-on-Wye</b>	13			

## Homelessness Statistics Oct – Dec 2010:

<b>No. of applications received</b>	<b>No. of Acceptances</b>	<b>No. of intentional Decisions</b>	
92	51	9	
	<b>Total</b>	<b>Families with children</b>	<b>Other</b>
<b>No. currently in B&amp;B accommodation</b>	4	2	2
<b>No. currently in Hostel accommodation:</b>	0	0	0
<b>No. currently in other temp accommodation:</b>	55	37	18
<b>Main reason for homelessness in last quarter:</b> Parents unable or no longer willing to accommodate			

## Overall Affordable Housing Needs:

<b>Population Forecasts:</b>	325 units per year 2006 to 2011 then 229 per year 2011 to 2026
<b>Home Point:</b>	780 units per year 2008 to 2013
<b>Outside Consultancy:</b>	1113 units per year 2006 to 2026

## 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 Dec 2010)	63.50	94.36	120.82	143.84	172.60
	<b>Herefordshire</b>		<b>West Midlands</b>	<b>England</b>	
<b>Ratios of lower quartile house price to lower quartile earnings 2009:</b>	8.49		5.82	6.28	

## Background information to accompany the Herefordshire Key Housing Facts sheet to 31st December 2010

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	Herefordshire: mid 2009 (ie. June 2009) Market towns: mid 2008	Office for National Statistics (ONS) Mkt town pops are derived from ONS data by the Research Team	New estimates become available from ONS annually There may be delay before the mkt town pops are available
Households	Numbers of dwellings, empty properties, uninhabitable properties, all updated on 31/12/10 second homes updated 13/10/10	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	31/12/10	Dwellings is from Council Tax section. Empty properties from Housing Needs & Development Team, who get data from Council Tax section	Can be updated quarterly
Tenure	For the Market options [owned outright, owned with mortgage, privately rented, or "other" (includes tied accommodation)] the date is the 2001 census For the Affordable options, the date is 30/9/09	Market Options: Census  Affordable Options: Stock List Maintained by the Housing Development Co-ordinator	The next Census will be in 2011 but the data will not be available until at least 2012  The Stock List is due to be updated annually.
House Condition data – number of Category 1 Hazards found	2005	House Condition survey carried out in 2005	Can be updated when another House Condition survey takes place
<p>Additional information to explain the term "<b>Category 1 Hazards</b>". 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. 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. 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 (total number)	Data currently unavailable	Stock List Maintained by the Housing Development Co-ordinator	The Stock List is due to be updated annually.

<b>Data</b>	<b>Date for the data on the Fact Sheet</b>	<b>Data source</b>	<b>Updating information</b>
Additional affordable housing provided	2010/11 quarters 1 to 3	The Housing Development Co-ordinator	Numbers are updated quarterly
Median house price for Herefordshire	Jul-Sep 2010 <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 March 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)	The year 2009/10	RSR (Regulatory and Statistical Return)	To be updated annually, in the Fact Sheet as of 31 <sup>st</sup> Dec, or earlier if the annual reports are available before that date.
Affordability levels to purchase	2010/11	Affordable Housing Supplementary Planning Document for 2010/11	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 2009	25% of gross earnings as recommended by guidance from DCLG.	Updated annually in November / December
Housing need in the city and market towns	The quarter Oct-Dec 2010	Average number of bids per property obtained from the Home Point Quarterly Report	Updated quarterly
Housing need in the villages	2004 to 30 Dec 2010	Need as found by Housing Needs Surveys	To be updated with 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	31/12/10	Home Point Quarterly Monitoring Report 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

<b>Data</b>	<b>Date for the data on the Fact Sheet</b>	<b>Data source</b>	<b>Updating information</b>
Properties advertised by Home Point, by key areas	City & market towns: numbers over the quarter Oct-Dec 2010  Top 5 villages over the year 2009/10	Obtained by processing data from the Home Point Quarterly Monitoring Reports  A file of all properties advertised obtained from Home Point	To be updated quarterly  To be updated annually.
Information on homelessness <i>Note: 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>	Oct-Dec 2010	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 Assessment 2008 by Outside consultants, plus additional work by the Housing Market Research Officer	
Local Housing Allowance as an indicator of local private rental levels	Dec 2010	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 2009	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).