

## Herefordshire Key Housing Facts as at 30<sup>th</sup> June 2010

### General Information:

|   |                       |                              |                                       |                             |                      |
|---|-----------------------|------------------------------|---------------------------------------|-----------------------------|----------------------|
| <b>Area Covered:</b>                          | 217,973 hectares      | <b>Population (mid 2009)</b> | 179,100                               |                             |                      |
| <b>Major Towns:</b><br>(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>                     | 78,800                | <b>No. of Wards:</b>         | 40                                    | <b>No. of Parishes:</b> 241 |                      |
| <b>No. of People:</b><br>(mid 2009)           | <b>0-14</b><br>28,800 | <b>15-24</b><br>19,100       | <b>25-59</b><br>78,600                | <b>60-74</b><br>34,000      | <b>75+</b><br>18,600 |
| <b>Dwellings:</b> 81,200 of which 1,616 empty |                       |                              | of which 815 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><br>(2005)         | 1,500        | 5,430           | 620                |
|   | Rental       | Low Cost Market | Shared Ownership   |
| <b>Total No. of Affordable Housing Stock in County</b><br>as at 30/9/09 | 11,226       | 7               | 497                |
| <b>Total No. of New Affordable Housing 2010/11</b>                      | Q1<br>6      | 0               | 3                  |

### Affordability:

|   |   |                               |
|---|---|-------------------------------|
| <b>Median house price (Jan – Mar 2010):</b> | £195,000  |                               |
| <b>Median earnings (April 2009):</b>        | £19,986   |                               |
| <b>Average Housing Assoc. Rental:</b>       | 1 bed £58-£67 2 bed £65-£75 3 bed £73-83 4 bed £78-94 |                               |
| <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                    | 53   | Ewyas Harold + surrounds       | 51        |
| Ross-on-Wye                      | 24   | Clehonger + surrounds          | 36        |
| Leominster                       | 15   | Bartestree, Lugwardine + surr. | 31        |
| Ledbury                          | 13   | Whitbourne + surrounds         | 30        |
| Kington                          | 12   | Madley                         | 29        |
| <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>                               | 5,052               |  |                     |                          |
| <b>Of which:</b>  | <b>Priority 111</b> | <b>Gold 807</b>  | <b>Silver 2,206</b> | <b>Bronze 1,928</b>      |
|   |                     | <b>1 bed</b>   | <b>2 bed</b>        | <b>3 bed</b>             |
| <b>No. of properties required:</b>                            |                     | 2,732  | 1,436               | 884                      |
| <b>No. of rental properties allocated during Apr-Jun 2010</b> |                     | 83   | 67                  | 30                       |
| <b>Average No. of bids per property during Apr-Jun 2010</b>   |                     | 36   | 33                  | 23                       |
| <b>No. of shared ownership advertised during Apr-Jun 2010</b> |                     | 0  | 0                   | 0                        |
| <b>No. of low cost market advertised during Apr-Jun 2010</b>  |                     | 0  | 0                   | 0                        |
| <b>Applicants registered overcrowded at 30 June 2010</b>      | 764                 |  |                     |                          |
| <b>Average No. of properties advertised per week:</b>         |                     | 6  | 5                   | 2                        |
| <b>Average No. of bids received by Home Point per week:</b>   |                     | 231  | 171                 | 54                       |
| <b>Properties advertised by key areas:</b>                    |                     |  |                     |                          |
| <b>City and market towns (qtr to 30/6/10)</b>                 |                     | <b>Villages with most properties advertised (year to Apr 10)</b> |                     |                          |
| Hereford City   | 76                  | Cradley & Woolhope each had                                      |                     | 11 properties advertised |
| Kington   | 29                  | Colwall & Credenhill each had                                    |                     | 10 properties advertised |
| Leominster  | 19                  | Clehonger & Weobley each had                                     |                     | 9 properties advertised  |
| Ross-on-Wye   | 15                  | Kingstone, Peterchurch & Weston-under-Penyard each had           |                     | 8 properties advertised  |
| Ledbury   | 14                  |  |                     |                          |
| Bromyard  | 11                  |  |                     |                          |

## Homelessness Statistics:

|   |                                 |  |              |
|---|---------------------------------|--|--------------|
| <b>No. of applications received</b><br>73   | <b>No. of Acceptances</b><br>36 | <b>No. of intentional Decisions</b><br>9 |              |
|   | <b>Total</b>                    | <b>Families with children</b>            | <b>Other</b> |
| <b>No. currently in B&amp;B accommodation</b>   | 8                               | 1  | 7            |
| <b>No. currently in Hostel accommodation:</b>   | 0                               | 0  | 0            |
| <b>No. currently in other temp accommodation:</b>   | 59                              | 44                                       | 15           |
| <b>Main reason for homelessness in last quarter:</b> Parents 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</b>         | <b>2 Bed</b> | <b>3 Bed</b>         | <b>4 Bed</b>   |
| <b>Local Housing Allowance (per week July 2010):</b>                         | 94.94                | 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           |