

Report on the Kings Walden Housing Needs Survey June 2014

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Kings Walden Housing Needs Survey 2014

BACKGROUND

Community Development Action Hertfordshire (CDA Herts) is an independent charity which seeks to build sustainable rural communities and voluntary and community sector infrastructure in Hertfordshire.

CDA Herts works with rural communities to explore the issue of affordable housing and identify whether there is a need for affordable local housing and how to meet that need. If a local need is demonstrated then a site, including a rural exception site, can be used to provide affordable housing in perpetuity in that community.

The National Planning Policy Framework (March 2012) continues to provide a mechanism for planning appropriate local housing in protected rural areas where a need has been demonstrated. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

The use of rural exception sites should seek to address the needs of the local community by accommodating households who are either current residents or have a strong existing family or employment connection, whilst also ensuring that rural areas continue to develop as sustainable, mixed, inclusive communities.

Background to the Survey

CDA Herts has been working with Parish and District Councils in Hertfordshire to assist them in identifying local housing needs at parish or village level. For Kings Walden the request to conduct a Housing Needs Survey came initially from North Herts DC who considered the parish one of their priority parishes for affordable housing; and also from the local Parish Council who were also keen to review their housing need. We worked in partnership with North Hertfordshire District Council who arranged distribution and collection of the questionnaires.

Purpose

The housing needs survey is considered to provide a snapshot of the need for alternative accommodation of local people at the time of the survey, as well as information about existing housing within the parish and residents' views about housing need:

- The survey collects background information about the housing stock in the area surveyed.
- It seeks the views of local people about future housing in the area.
- It attempts to identify where local people consider may be a suitable location for a small housing development to accommodate any local needs identified by the survey.

- Most importantly, it seeks to quantify the level and type of housing need within the area. This includes an assessment of whether those seeking accommodation can afford to access the housing market locally. Where it is possible to do so, it attempts to translate any need identified into a guideline brief for the number, size and type of accommodation required to meet that need.

The survey provides initial evidence to assess housing need; if such a need is identified, the need and possible solutions can be considered separately. Further consultation would take place about any consequent plans for a small affordable housing development. Housing would be allocated through the Housing Register based on individual circumstances, with a high priority given to local connections.

METHODOLOGY

CDA Herts used a postal method of distribution (via North Herts DC, who partner CDA in Rural Housing projects). 414 questionnaires (Appendix 4) were posted out by North Herts District Council to all residential addresses, with CDA posting out a further small number at request for those living away, but with a strong connection to the Parish (eg working in the village, or grew up and recently moved from the village due to shortage of accommodation, or concealed households where more than one household at the same address is in need).

The surveys were delivered with a covering letter from Kings Walden Parish Council (Appendix 5). Reply paid envelopes were provided for completed surveys to be returned to North Hertfordshire DC in the first instance. The surveys were then forwarded to CDA as a batch for collation and analysis.

CDA Herts's housing needs questionnaire has been accepted by local authorities in Hertfordshire, a number of which have contributed to the design of the questionnaire. It is also similar to that used by the Rural Housing Enabling services in other counties.

In interpreting the results of the survey into need for new dwellings, CDA Herts takes account of local house prices and the availability and turnover of social housing stock in the area. CDA Herts uses the National Housing Federation's method for assessing affordability. This method assumes a 10% deposit is available and that a mortgage of 3.5 x income will be available.

No follow up or additional sampling by face to face interviewing has been employed in this survey due to time constraints, resource and financial implications set within the budget. The information given by respondents has been taken at face value except when in clear contradiction.

Neither completed application forms, nor the names and addresses of respondents are released to County, Parish or District Council; these remain confidential to CDA Herts. Where permission is given, contact details of people in housing need may be passed on to the appropriate Housing Association if a new affordable housing scheme goes ahead.

INTRODUCTION

414 survey questionnaires were delivered to households in the parish of Kings Walden by 10th March 2013, to be returned by 26th March printed deadline.

113 forms were returned by 15th April 2014 – a response rate of 27%. Relative to other surveys carried out in the county and regionally this is a good response rate.

The following pages summarise the main points arising from the survey. Percentages shown are the percentages of returned forms (113 = 100%) unless otherwise stated.

Where possible to do so, additional information, supplied in covering letters or on the questionnaire, and the National Housing Federation's affordability analysis as described above, have been used to reflect as accurately as possible respondents circumstances in relation to their ability to access suitable housing.

GENERAL NATURE AND CHARACTERISTICS OF THE PARISH

Kings Walden Parish

King's Walden is a widely dispersed civil parish in North Hertfordshire, situated in a rural area between Luton and Stevenage. Residents have the twin benefits of living in a quiet countryside location, coupled with easy access to local amenities and job opportunities, as well as quick commuting further afield via the A1(M) and the M1.

The parish of King's Walden takes its name from the hamlet of the same name, but has a very small population. Breachwood Green is today the primary built up area of King's Walden parish, and is home to most of the people and many of the parish's amenities.

Modern King's Walden has retained much of its quiet, rural atmosphere, but the development of transport connections around it has vastly increased the opportunities available to residents.

The Parish have public transport links with bus services which run through Kings Walden and Breachwood Green villages to Luton and Hitchin. The closest train stations are in Luton (3 miles), Hitchin (6 miles) and Stevenage.

The Parish has a playgroup, Breachwood Green Pre School Nursery in Breachwood Green and a primary school; Breachwood Green JMI. There are no secondary schools in the parish, with the closest one being in Luton or Hitchin.

There is a youth club which meets in the Youth Hut in Breachwood Green on a Tuesday and Thursday.

There is a Post Office / Shop in Kings Walden which opens which opens each morning to 1pm (12pm on Sundays). The closest supermarkets are in Luton and Hitchin.

The Parish has a Village Hall; Breachwood Green Village Hall, and a multi-use games arena; both in Breachwood Green. The village also carries a Newsletter, the Breachwood Times.

The main settlement is now Breachwood Green, and there are also the hamlets of King's Walden, Ley Green, Darleyhall, Lye Hill, Wandon End, Wandon Green and Winch Hill. At the south of the parish there is Lawrence End Park.

The main activities and services within the parish are as follows:

Kings Walden settlement

The old settlement called King's Walden lies in the centre of the parish, near St Mary's CofE church.

Breachwood Green

Breachwood Green lies 1 mile south-west of the old village. It has one pub called The Red Lion and the only school (Breachwood Green JMI) in the parish which was built in 1859.

During the 1970s there was a separate Post Office and Village Stores located in different parts of the village however the store closed during the 1990s.

To the north of the village is a partially restored windmill (without sails). Breachwood Green owes its existence to the farming community as the village was originally a collection of farms, Wheelwrights, Blacksmiths and substantial stables. The village also has a large gothic Chapel, Breachwood Green Baptist Chapel which was built around 1904.

Ley Green

Ley Green lies ½ mile north of the old village of Kings Walden. The village has a post office and store, it had a small school which is now closed. There is a pub called the plough.

Government statistics are available for Kings Walden and are detailed in the Action with Communities in Rural England/Oxford Consultants for Social Inclusion Rural Community Profile for Kings Walden (Parish)¹. They indicate that in 2011, Kings Walden had a population of 1,015 residents. Of these:

- 50% of residents were male and 50% were female
- 19.5% were aged between 0 and 15
- 65.8% were of working age (aged 16 to 64)
- 14.7% were aged 65 and over

At the last census in 2011, housing types available in the parish were:

- Detached houses 40%
- Semi-detached houses 30.7%
- Terraced houses 26.1%
- Flats (purpose built) 1%
- Flats (other) 2%
- Caravans/ other temporary accommodation 0.2%

The tenure of housing within the parish was:

- Owner occupied 62.2%
- Social rented 10%
- Private rented 25%
- Other rented 2.8%

¹ Community Profile for Kings Walden (Parish) © ACRE, RCAN, OCSI October 2013.

SURVEY RESULTS

The following information is derived from the 113 responses received to the 2014 Kings Walden Parish Housing Needs Survey.

Section One: questions for all households

Residents in respondent households

A total of 257 people live in the households which responded.

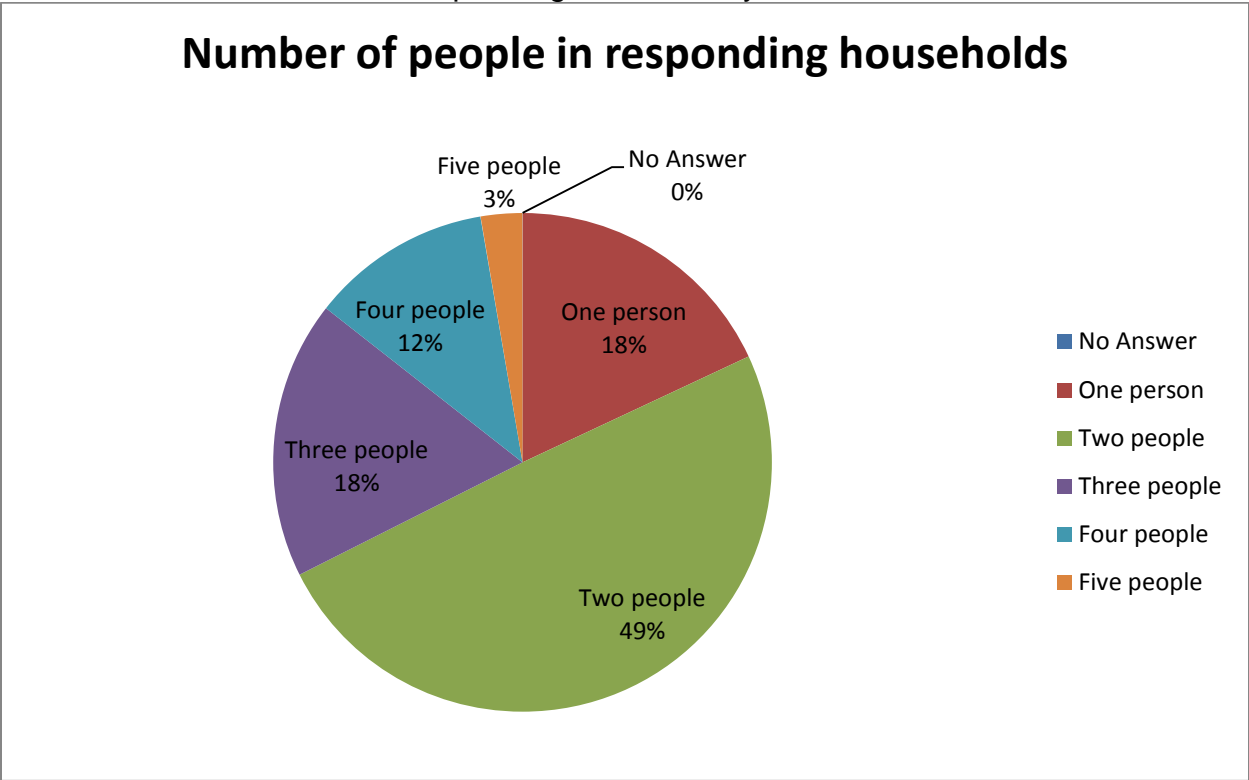
Age and Gender of residents

	Number	Percent
Total females	117	(46%)
Total males	140	(54%)
Total aged 0-12	25	(10%)
Total aged 13-17	17	(7%)
Total aged 18-24	14	(5%)
Total aged 25-34	16	(6%)
Total aged 35-59	95	(37%)
Total aged 60-75	62	(24%)
Total aged 76+	28	(11%)

The majority of the residents in respondent households are aged in one of 2 consecutive age ranges; 35-59 (37%), and 60-70 (24%).

Size of household

The sizes of the households responding to the survey were as follows:

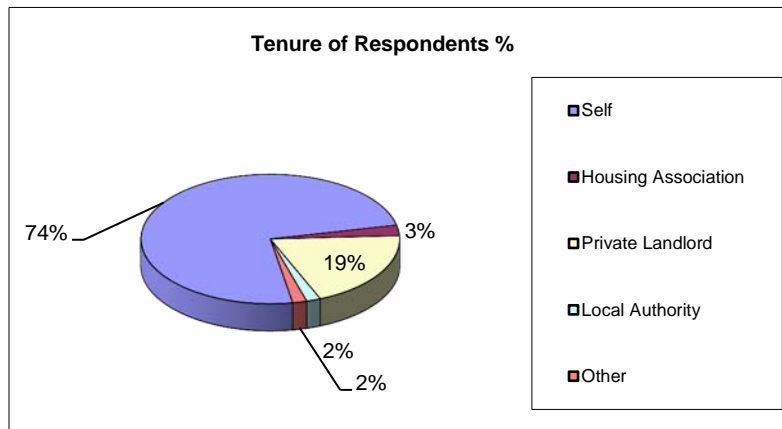


Household Size	Respondents
One person	20
Two people	55
Three people	20
Four people	13
Five people	3
Six people	0

Forty nine per cent of households were made up of only two people. One and three person households reflected the same figures (20%); followed by 12% for a four person household. The fewest number of respondents live in 5 person households (3%), with no respondents reporting 6 or over person households.

Tenure

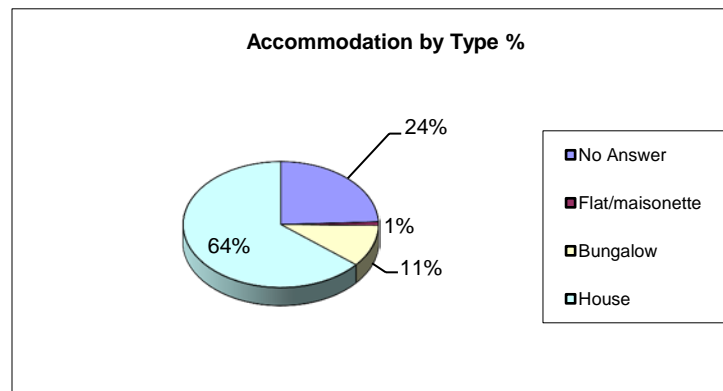
74% of respondents' homes were owner occupied; this is above the percentage of total owner occupiers indicated in the 2011 Census (62%) for the Parish. 18% of respondents lived in property owned by the local authority (now owned by North Herts Homes), 2.7% housing association and 19.5% lived in a home owned by private landlords. 1.8 respondents lived in accommodation marked as 'other'.



Property Type

Type of dwelling

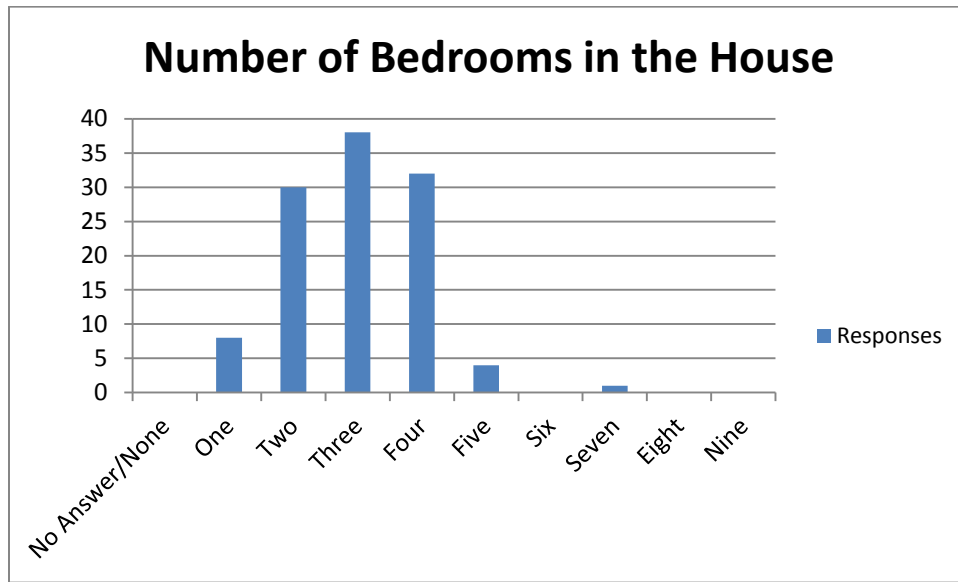
A house was the most common type of home (64% of respondents). Only 1% indicated they live in a flat / maisonette; and 11% a bungalow. 24% of respondents did not provide an answer to this question.



36% of respondents live in detached homes, 29% in semi-detached, 10% in terraced; with a further nearly 9% in end of terrace. 15% did not answer the second part of the question.

Size of dwelling

8 (7%) of the total 113 respondents were living in one bedroom accommodation and 30 (27%) in 2 bedrooms. 38 (34%) of respondents have 3 bedrooms and 32 (28%) four bedrooms. 4 (3.5%) households had 5 bedrooms, and one had 7 (1%) bedrooms.

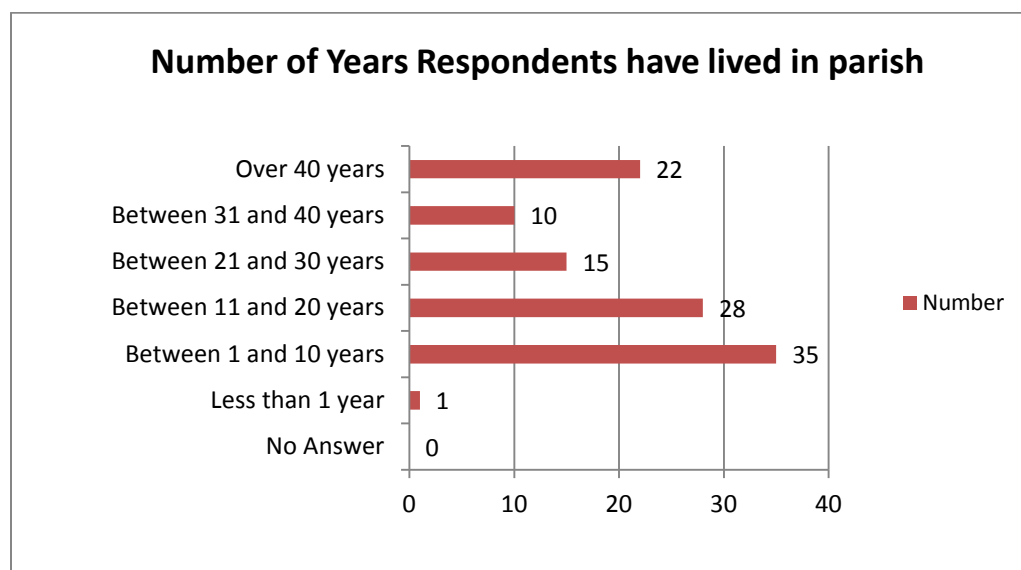


The questions about bedrooms and other rooms demonstrated that many respondents live in large properties. 36% have more than one bathroom and 20% have more than one living room. 38% of respondents also had other rooms, with the most common being utility room and office/study.

Shared Facilities

None of the respondents shared rooms with another household within their homes.

Residence in Kings Walden



Just over 32% of respondents have lived in Kings Walden for 10 years or less. 25% of respondents indicated that they had lived in the Parish for between 11 and 20 years, 13.5% for between 21 and 30 years, 9% for between 31 and 40 years and just under 20% for more than 40 years. With approximately 43% of the respondents having lived in the Parish for more than 20 years, this indicates the stability of the community.

11.5% of respondents had always lived in Kings Walden parish. Of the others, 26.5% lived in the local area previously, 23% lived elsewhere in Hertfordshire and 37% lived outside the county. 2% did not answer this question.

Attitudes to new housing

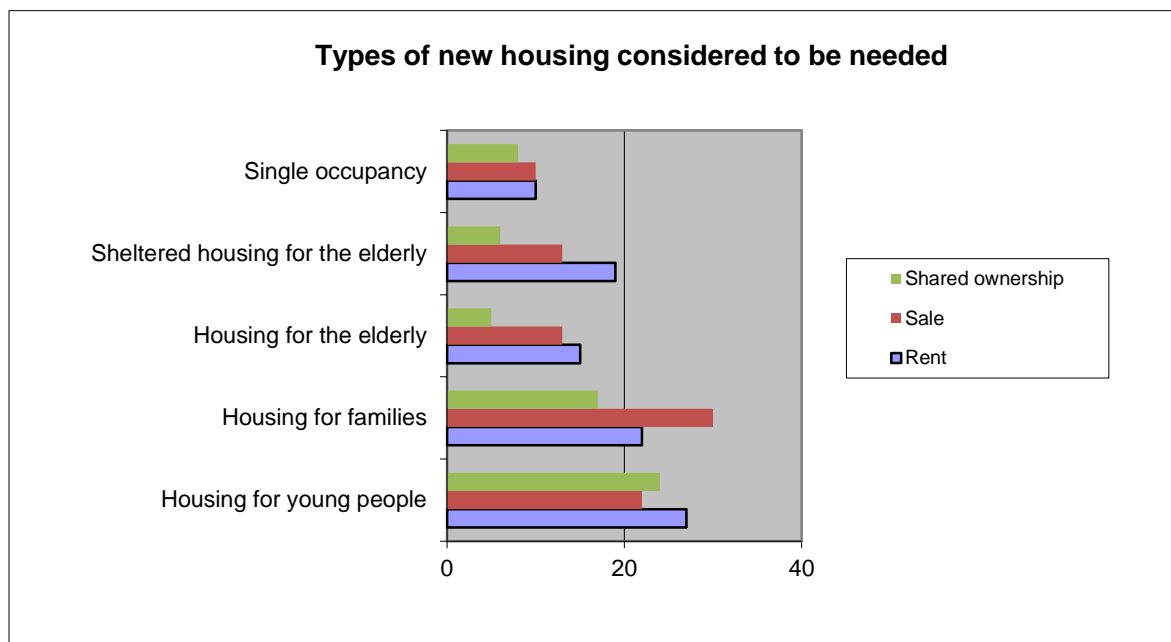
Type and tenure needed

Residents were asked to indicate what type and tenure of housing they thought was most needed in the Parish. 31 people (27% of respondents) said that there should be no new housing. Respondents who recognised a need for new housing felt there is need for the following types (respondents could select more than one option and percentages are of total response rates):

	To Rent	For Sale	Shared Ownership
Housing for young people	23.9%	19.5%	21.2%
Housing for families	19.5%	26.5%	15.0%

Housing for the elderly	13.3%	11.5%	4.4%
Sheltered housing for the elderly	16.8%	11.5%	5.3%
Single occupancy	8.8%	8.8%	7%
TOTAL	82.30%	78%	53%

Four people (3.5%) did not answer the question. Five people (4%) said they did not have an opinion.



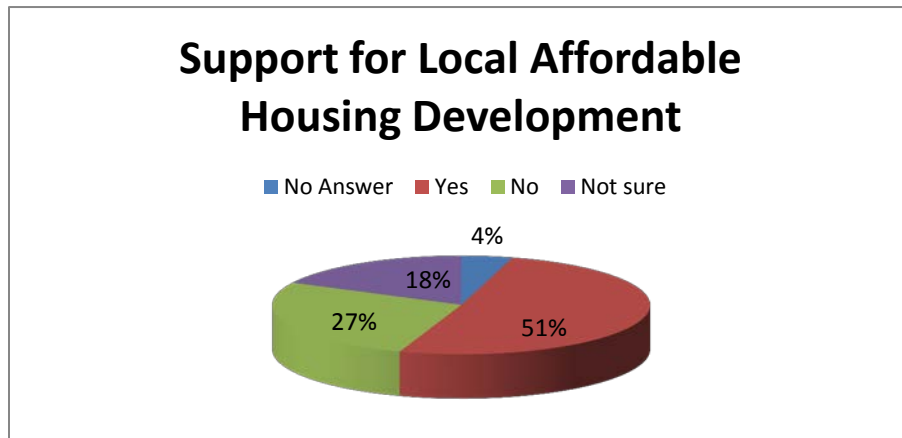
In total there was an expressed view of need as follows:

Housing for families	73 responses
Housing for young people	69 responses
Sheltered housing for the elderly	38 responses
Housing for the elderly	33 responses
Single occupancy housing	28 responses
Rented housing	93 responses
Housing for sale	88 responses
Shared ownership	60 responses

This indicates that there is a perception that young people and families primarily, face most difficulties in accessing suitable housing locally.

The greatest individual priority was expressed as housing for sale for families (30 responses), followed closely by rented housing for young people (27 responses).

When asked whether they would be in favour of a small residential development in Kings Walden to help meet local needs for affordable housing, 51% (58 respondents) said that they would be; this is a relatively high level of support. 27% of respondents said that they would not be in favour and 17.5% were not sure. Five people did not answer the question.



Where could affordable housing be located?

There were many suggestions for where affordable housing could be built. Individual responses are not provided here but suggestions are grouped in [Appendix 1](#).

Comments from those not in support of affordable housing development

78 comments were received from people who were unsure or against an affordable housing development. Grouped comments from those people who did not support a local affordable housing development are provided in [Appendix 2](#). (Five people did not answer the question).

Lack of housing opportunities locally

In 19 households (17%), members of the family had moved out of the area because they could not afford to buy or rent suitable accommodation. 6 people did not answer this question.

3 households (3%) had someone living with them because they were unable to find or afford suitable accommodation of their own. 7 people did not answer this question.

14 households (12.5%) said that if suitable accommodation were available a member of their close family, not currently living with them, would wish to return to the Parish. This number may or may not include some of the 19 indicated above who moved out of the area.

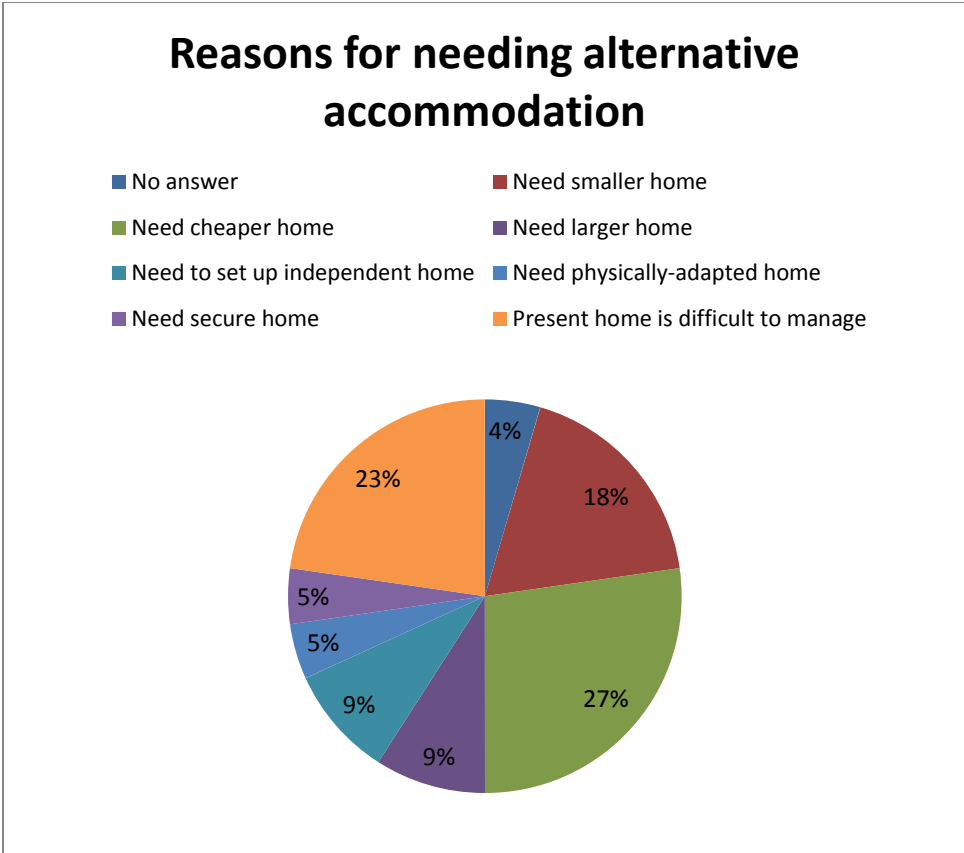
Section Two: questions for people expressing a housing need within 5 years

18 respondents answered questions in Section Two of the questionnaire, indicating that they, or someone within their household, needed to move within five years.

Percentage figures for the responses in this section are provided as a total of these respondents who expressed housing need (i.e. 18=100%) unless indicated otherwise.

Why is housing needed?

Some respondents gave more than one reason for wishing to move, (so this is reflected in the greater percentages in the chart). The reasons given for needing housing were:



6 respondents said they needed a cheaper home, 5 said their present home was too difficult to manage, and 4 said they needed a smaller home. Also, 2 respondents said they needed a larger home, 2 an independent home and 1 needed a more secure home. 1 person did not answer the question.

Characteristics of people who need housing

3 families, 3 singles and 11 couples responded to needing housing, with 1 describing their household as ‘other group’.

Size of household needing accommodation within the next five years

	Number	Percent
One person	3	17%
Two people	11	62%
Three people	2	11%
Four people	2	11%

Most respondents (14, which is 79%) said their households will require accommodation for 1 or 2 people only.

The responses evidence a total of 39 people being in housing need; the characteristics of these people are as follows:

	Number
Total females	21
Total males	18
Total aged 0-12	4
Total aged 13-17	3
Total aged 18-24	2
Total aged 25-34	6
Total aged 35-59	8
Total aged 60-75	14
Total aged 76+	2

There was a relatively high number of older people in housing need (60 – 75yrs), who represented 36% of all housing needed, followed by those in mid-age (35-59) representing 21% of the need.

There was also a larger number of couple households needing housing (11 of the 18 households; 61%).

Where housing is wanted

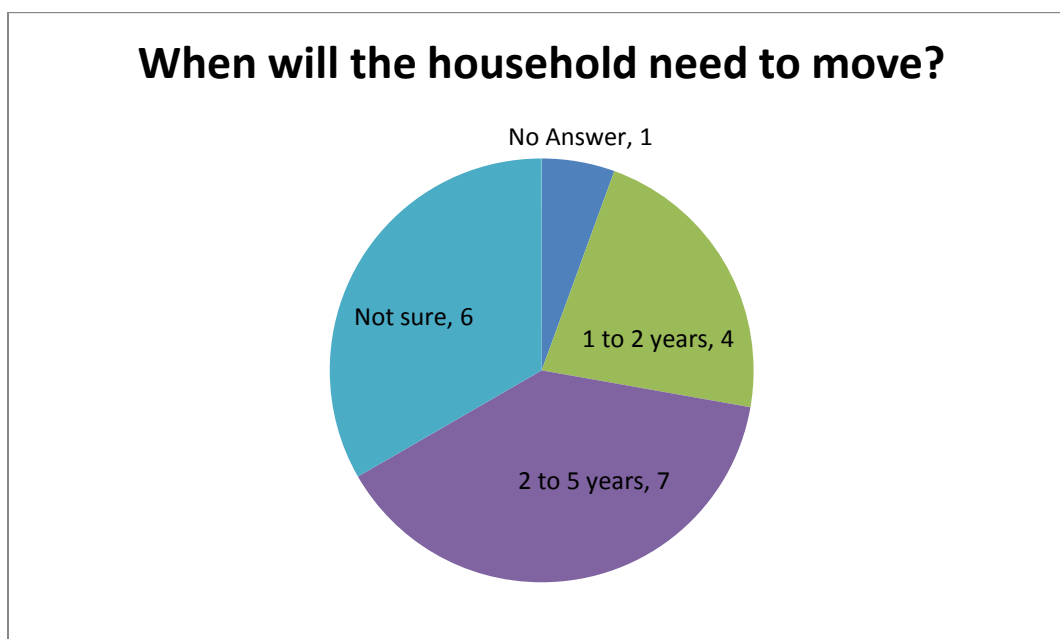
All of the respondents (18) wanted housing in the parish/village itself.

	Number	Percent
In Parish/Village	18	100%

The survey was made available to current residents of Kings Walden parish with the option for the survey questionnaire to be made available to those with ties to the parish, such as those who previously lived in the parish and wish to return, or those who work locally and wish to live in the parish.

When does the household need to move?

	Number	Percent
No Answer	1	5.6%
Within 1 year	0	
1 to 2 years	4	22.2%
2 to 5 years	7	38.9%
Not sure	6	33.3%



None of respondents said they needed to move within a year, 22% within one to two years and 39% within 2 to 5 years. 33% of respondents were not sure when they needed to move. 1 respondent did not answer the question.

Characteristics of Housing required

Type of Housing

	Number	Percent
House	10	43.5%
Bungalow	8	34.8%
Flat	4	17.4%
Sheltered Accommodation	1	4.3%

Some respondents ticked 2 or more boxes, indicating a choice of housing types (a total of 23 responses were given). Houses and bungalows were the most popular type of housing (43.5% and 35% respectively), followed by flats (17%). 1 person expressed a need for sheltered accommodation.

Tenure of housing

The 18 respondents seeking to move and find new accommodation indicated the following tenure preferences. (Some noted 2 or more responses; a total of 24 responses were given):

	Number	Percent
No Answer	0	
To buy own home	11	45.8%
To rent from the council	5	20.8%
To rent from a Housing Association	3	12.5%
To rent from a private landlord	1	4.2%
Shared ownership	4	16.7%
Special Housing Needs	0	

The greatest response was a preference to buy their own home (11), with a further 4 wanting a shared ownership option. 8 wanting to rent from a social landlord (5 from the

council, 3 from a Housing Association), and 1 respondent wished to rent privately. No respondents expressed any wish for special housing needs. One person did not answer the question.

Minimum number of bedrooms required

	Number	Percent
One	0	
Two	12	66.7%
Three	5	27.8%
No Answer	1	5.6%

The most popular number of bedrooms desired in the new home was 2 (67%) with the rest (28%) requiring three bedrooms. One respondent didn't answer the question.

Economic circumstances of households needing housing

Individuals in employment

2 of the 18 households (11%) said they had no one employed within them, 3 (17%) households had one person in employment and 8 household (44%) had two people in employment. 5 respondents did not answer this question.

	Number	Percent
No Answer	5	27.8%
None	2	11.1%
One	3	16.7%
Two	8	44.4%

Household's gross annual income

Only 12 of the 18 respondents provided income details (6 did not respond). Of the 12 that responded, 2 had gross annual household income of under £12,000, 1 between £16,001 - £25,000. 1 households had annual income in the range £25,001-£30,000 and 2 between £30,001 - £40,000. 5 households responded to having over £40,001 gross annual incomes.

	Number	Percent
No Answer	6	33.3%
Under £8,000	1	5.6%
£8,000 - £12,000	1	5.6%
£12,001 - £16,000	1	5.6%
£16,001 - £20,000	0	
£20,001 - £25,000	1	5.6%
£25,001 - £30,000	1	5.6%
£30,001 - £40,000	2	11.1%
£40+	5	27.8%

Weekly rent or mortgage available

Respondents reported a range of values that they could afford to pay for housing weekly: 2 household said they could afford £40 - £59 weekly and 1 x £60 - £79. 5 x £100 - £129 weekly, 2 x £130- £159 weekly and 1 x £160 - £199 weekly. 3 households could pay £200 and over per week, and 6 households did not answer the question.

Reply	Number	Percent
No Answer	4	22.22
Under £40p/w	0	
£40 - 59p/w	2	11.11
£60 - 79p/w	1	5.55
£80 - 99p/w	0	
£100 - 129p/w	5	27.77
£130 - 159p/w	2	11.11
£160 - 199p/w	1	5.55
£200+ p/w	3	16.66
TOTAL	18	100%

Availability of a deposit to buy housing

2 respondents had no deposit available. 3 respondents had £1,000-£5000, and 5 had £5,000-£10,000 available. Only 3 respondents had a sizable deposit of £10,000-£20,000 available. 5 respondents did not answer this question.

Reply	Number	Percent
No Deposit	2	11.1%
Less than £1000	0	
£1000 - 5000	3	16.7%
£5,000 - 10,000	5	27.8%
£10,00 - 20,000	3	16.7%
£20,000 +	0	
No answer	5	27.8%
TOTAL	18	100%

Registration as being in housing need

Are you on the District Council waiting list?

11 of the respondents in need of housing were not on the North Hertfordshire DC housing list; only 3 respondents were on the list. 4 people did not respond to the question.

Reply	Number	Percent
No Answer	4	22.2%
Yes	3	16.7%
No	11	61.1%
TOTAL	18	100%

Reason for not being registered

Of those who are not registered, 3 believed they did not qualify, 3 think they would have to wait too long to qualify for a Council home and 3 gave their reason as "other". 2 household did not give a reason.

Reply	Number	Percent
No Answer	2	18.2%
I do not have a Council home	0	0.0%
I do not qualify for a Council home	3	27.3%
I will have to wait too long for a council home	3	27.3%
Other	3	27.3%
TOTAL	11	100%

ASSESSMENT OF AFFORDABLE HOUSING NEED²

In total 18 respondents answered questions in Section 2 indicating that they or someone in their household were in need of affordable housing.

11 respondents of these indicating that they, or someone within their household, needed to move within five years. Another 6 said they were not sure when they need to move, and 1 did not answer the question (this respondent may or may not wish to move within 5 years, but a view was taken that they would wish to move in that time). All 18 responses are therefore considered to reflect a potential need for housing within the Parish.

The 18 questionnaires were examined in detail and the need indicated was as follows:

All 18 respondents reported that the accommodation would be desirable within the parish.

All 18 responses are therefore considered to reflect a potential need for housing within the parish. These can be analysed further as:

Expressed a desire to buy on the open market: (11)

11 households expressed a desire to buy their home on the open market.

4 respondents consequently did not complete the affordable housing section and, without income details, it is assumed they can afford to buy on the open market as they desire. They were therefore not assessed to require affordable housing.

7 respondents completed the questions on affordability. Assessing the income and deposit levels required to buy locally (see Appendix 3 for context and method), it is judged that only 2 of these are likely to be able to meet their housing needs locally on the open market.

The other 5 respondents are considered to require different housing options: for 3 of the respondents, shared ownership could be an option. Assessing affordability levels for the remaining 2, it was noted that in one case there were insufficient levels of deposit to be considered for shared ownership options; and in the other case, there was

² Data is not collected to assess individuals' eligibility for applying for social housing; consequently for reporting purposes it is assumed that all would be eligible. Detailed assessment of the personal circumstances of individuals and their consequent specific housing need is also not possible from the data and it is generally assumed that where a requirement for housing has been expressed that this would be considered a housing need under the 2014 Common Housing Allocation Scheme, except when in clear contradiction. Where information is available on respondents' likelihood to be allocated housing (eg sufficient resources to buy on open market and consequent likelihood to be awarded Band D, Low Priority) this has been taken into account.

a second preference for social / affordable rental. They were therefore assessed as requiring the social / affordable rent option.

Assessed Need	Preference expressed
1x2 bed unit(rental)	1x2 bed bungalow/sheltered
1x2 bed unit (rental)	1x2 bed flat/house
1x2 bed unit (shared ownership)	1x2 bed flat/house
2x3 bed unit (shared ownership)	2x3 bed house

Expressed an interest in shared ownership: (2)

2 households indicated a wish to acquire shared ownership, and both provided income details to allow assessment of whether this could be a feasible option. It was judged that 1 household had too low an income and deposit level for shared ownership to be viable and social / affordable rental would be appropriate.

1 household had a deposit available and annual income that would make shared ownership a feasible option, and this need is reported below.

Assessed Need	Preference expressed
1x2 bed unit(shared ownership)	1x2 bed house
1x3 bed unit (rental)	1x3 bed flat/house

Neither of the above respondents were on the common housing register (waiting list). One had lived in the parish for 3 years, the other for 25 years.

Expressed a preference for rental (Council or HA) housing: (5)

4 respondents shared the age range 60-75yrs, and wished to move as their current homes were too difficult to manage. Other reasons included a wish for a smaller or cheaper home; and a wish for a physically adapted home.

The remaining 1 respondent reflected the need of a young single person wishing to set up an independent home from a family accommodation.

(NB: NHDC have sold and transferred their housing stock to North Herts Homes, so are no longer a landlord; however the perception can still remain that councils own rented property).

Assessed Need	Preference expressed
1x1 bed unit(rental)	1x1 bed flat
1x2 bed unit (rental)	1x2 bed flat
2x2 bed unit (rental)	2x2 bed bungalow
1x2 bed unit (rental)	1x2 bed bungalow/house

3 respondents were already on the common housing register (waiting list). The 2 that were not gave reasons indicating 'I will have to wait too long for a council home' and 'do not qualify'.

4 of the respondents have lived in the parish from 12 to 63 years; one for 3 years.

Total affordable housing need expressed

A need for a total of 12 affordable units can be identified:

- 1 x 1 bed flat
- 3 x 2 bed flat or house
- 1 x 2 bed house
- 1 x 2 bed bungalow/sheltered
- 2 x 2 bed bungalow
- 1 x 2 bed house or bungalow
- 3 x 3 bed flat or house

CONCLUSIONS

1. We consider that there is some need for affordable housing in Kings Walden in order to meet purely local needs. This assessment is based only on those who completed Section Two of the Housing Needs Survey questionnaire indicating a housing need and willingness to live within the parish. The assessment does not include the needs of those people who expressed a preference for buying on the open market but who provided insufficient detail to assess their ability to do so; it does include those who preferred to buy or part-buy whose income indicates that social housing would be the most suitable housing tenure(s) for them.

12 forms were received and assessed as having a need for local affordable housing. Following general planning guidance this would lead to a recommendation of up to 6 units. In order to serve the needs of the community, the following units could be considered:

- 1 x 1 bed unit
- 4 x 2 bed units
- 1 x 3 bed unit

2. It is considered that the most significant need is for two bed accommodation for two person households who need cheaper, smaller or more manageable homes.
3. Within this number, there is a need for alternative (2 bed) accommodation for older people, with bungalows being preferred.
4. It is considered that the greatest tenure need is for general needs rent, however there also appears to be some realistic demand for shared ownership tenure and the possibility of a shared ownership scheme could be considered.
5. Discussions on finalising the size and tenure, as well as suitable sites etc, should take place with the Parish Council, the relevant Housing Association and Local Authority should a scheme go ahead.

APPENDIX ONE: SUGGESTED SITES FOR A SMALL DEVELOPMENT OF AFFORDABLE HOUSING

47 comments and suggestions for sites considered suitable for a small development of affordable housing (should it be needed) were provided.

Comments and suggested sites have been analysed and grouped below:

Aggregated suggested sites and responses	Number	Percent
Old Allotments on Mill Way	4	8.5%
Orchard Way	2	4.25%
The Heath: - Unused field on the Heath (bordered by Brownings Ln & Daley Hall Rd). - Opp house in the Heath - Behind commercial garage on Heath	3	6.4%
The Old Walled Garden, Kings Walden, Bury Estate	1	2%
Heath Road: - Heath Rd, end of Oxford Rd - Top Heath Rd, nr Mill Way - Colemans Rd; corner of Heath Rd & Kings Walden Rd	3	
Garage site opposite Heath farm	1	2%
Prisoner of war camp on Pasture Lane.	1	2%
On land either side of Tee junction for Preston, Hitchin etc (so current houses keep views & access)	1	2%
Other side of Colman's Rd	1	2%
Windmill Rd, Breachwood Grn, Whitwell	1	2%
Field behind houses Mill Way.	1	2%
In field at bottom of Lower Rd	1	2%
Fields between BWG & Darley Hall	1	2%
<u>No Specific location:</u>		
Breachwood Grn	7	14.9%
Nr access to public transport, schools, existing settlements, main roads	4	8.5%
Infill land	2	4.25%
Brownfield site in the village	2	4.25%
on waste land currently not in use	1	2%
Darley Rd, Mill Way.	2	4.25%
Kings Walden village	3	6.4%
Between Breachwood Grn & Darley Hall	2	4.25%
A large house on a large plot	1	2%
Ley Grn, Preston or Offley	1	2%
Small development between Breachwood Grn & Kings Walden	1	2%
Total	47	

The suitability of individual site suggestions can be explored further should it be decided to proceed with a scheme.

APPENDIX TWO: COMMENTS AND REASONS FOR NOT SUPPORTING A DEVELOPMENT OF AFFORDABLE HOUSING

50 comments were received from respondents explaining objections to or reservations about a small development of affordable housing for local people.

Comments are grouped below:

Aggregated responses	Number	Percentage
Infrastructure can't cope with expansion (inadequate shop, medical facilities, transport, roads, pressure on school places etc)	19	38%
Would change the rural nature of the area, countryside should be preserved	8	16%
Concerned houses would not remain for locals, or would bring in 'social problems' from Luton	3	6%
The parish already has adequate housing (affordable and otherwise), don't need more	5	10%
Concerns over Luton Airport expansion	3	6%
Depends on location being suggested	3	6%
Not sure where can build as lots of farmland around	1	2%
we're in an open market, but subsidies create imbalance	1	2%
How would they remain affordable? There are always properties for sale & rent in Parish at the moment, they should be made affordable.	1	2%
Brownfield sites should be used before greenfield in Green Belt areas.	1	2%
Concerned that if you tell planners the village needs housing, they will plan further developments in the village	1	2%
New housing would take up farming or allotment land. No facilities in village.	1	2%
Don't want urban sprawl	1	2%
affordable housing would be a disaster for BWG	1	2%
Any new housing must have enough on-site parking as roads already busy	1	2%
Total	50	

APPENDIX THREE: ACCESSIBILITY OF LOCAL HOUSING (COST, NATURE AND AVAILABILITY)

Housing for open market sale

Land Registry data for March 2014 provides recent average house prices of flats, terraced and semi-detached houses. The average house price in Hertfordshire was £258,610 in March 2014 (source Land Registry <http://www.landregistry.gov.uk/public/house-prices-and-sales/search-the-index>).

This is well above the national average for England of £169,124 in March 2014.

The average selling prices for each type of property in Hertfordshire are shown below (sourced from [Land Registry March 2014 figures](#)):

Area	Detached Average	Semi-detached Average	Terraced Average	Flat Average
Hertfordshire	£524,276	£297,837	£224,198	£163,151

The average property prices in April 2014 for properties in North Hertfordshire are provided below (source [Nestoria](#)):

1 bed	2 bed	3 bed	4 bed
£125,657	£186,486	£318,332	£501,759

National Housing Federation East of England provides average (mean) house price information annually (Home Truths 2013/14, The housing market in East of England) along with an assessment of affordability:

	Average house (mean) price 2012	Average incomes (median) 2012	Ratio of house prices to incomes	Income needed for a 75% mortgage at 3.5 x
England	£242,535	£21,429	11.3	£51,971
East of England	£235,941	£21,923	10.8	£50,558
Hertfordshire	£323,211	£24,846	13.0	£69,259
North Hertfordshire	£270,790	£25,542	10.6	£58,026

On researching property for sale and recently sold in the parish of Kings Walden, average sale price (in Breachwood Green villages) was £298,550 (9 sales in last 1 year). The lowest sale price of properties sold in the last year was £215,000 (2 bed terraced house).

The lowest sale price in the last 3 years was £172,000 for a 2 bed house (August 2013). Only 3 of the 22 properties sold in Breachwood Green were for £220,000 or less in the last 3 years.

There are 6 properties for sale currently in Breachwood Green; 1x 2 bed bungalow with an asking price of £295,000, 1x 3 bed semi-detached house at £349,950, 3x 4 bed detached houses with an average asking price of £514,983 and 1x 5 bed detached house for £625,000.

[Source: Zoopla area search 'Breachwood Green' 21/5/14.](#)

Properties in the village of Kings Walden are far more scarce and generally more costly; with only 2 x 5 bed properties currently being available for sale in the village; both for £1,195,000.

There were only 3 properties sold in the village in the last 5 years; the average selling price was £459,998 (the cheapest sold was for £275,000).

[Source: Zoopla area search 'Kings Walden' 21/5/14.](#)

To assess affordability of the local properties available for sale, we applied the National Housing Federation's method for assessing affordability (which assumes a 10% deposit is available and that a mortgage of 3.5 x income will be available) to the properties identified on Zoopla. It should be noted that individual circumstances will affect people's eligibility for a mortgage on this basis and it is likely that some of the people in housing need will not be offered as high a mortgage in the current economic climate.

Applying this method, in order to purchase the cheapest property currently available in the parish at £295,000, a 10% deposit of £29,500 would need to be available, plus an annual salary of £75,857 would be necessary to secure the 90% required mortgage value of £265,500 – clearly well beyond the reach of many local people and particularly first time buyers.

To purchase the cheapest available property in the last 12 months (£172,000) a buyer would need a 10% deposit of £17,200 and an annual income of £44,228 (to secure borrowing for a mortgage of £154,800).

Housing for private rental

Average monthly private sector rents in North Hertfordshire District were as follows in March 2013 ([Source Valuation Office Agency; via NHH website 'Rent Comparison 2012-13'](#)):

1 bed properties	2 bed properties	3 bed properties	4 bed property
544	775	900	1683

Availability of private rental property: census data for 2011 indicates that approximately 25% of households in Kings Walden Parish is private rental, equalling 100 homes.

Social housing/affordable homes

Average Housing Association monthly rents in North Hertfordshire District to March 2013 are provided below ([Source Homes and Community Agency; via NHH website 'Rent Comparison 2012-13'](#)):

1 bed properties	2 bed properties	3 bed properties	4 bed property
362	431	466	524

Information available from North Herts Homes indicates that there are 37 affordable housing units (general needs) provided within the parish of Kings Walden as follows:

9x 2 bed units
28x 3 bed units

Turnover and availability of social/affordable premises to households in local housing need (within the past 12 months):
3x 3 bed units

Shared ownership

Shared ownership affordability can be estimated by assuming the household will purchase 30 per cent share of the property. To buy this 30%, the householder would need at least a 10% deposit for the share; they can then borrow on mortgage up to 3.5 times their income to purchase the remaining amount of the share. Rent would also be payable on the un-sold equity (70 per cent) at a rate of 70% of social/affordable rent. It is likely that a service charge will also be applicable, and some landlords may also consider outstanding debt when conducting their assessment of affordability.

APPENDIX FOUR: HOUSING NEEDS SURVEY QUESTIONNAIRE

Our Mission is to build sustainable rural communities and voluntary community sector infrastructure in Hertfordshire



Kings Walden Parish Council Housing Needs Survey *To be completed by Head(s) of Household*

ALL REPLIES WILL BE TREATED IN COMPLETE CONFIDENCE. The District and Parish Councils will be provided with an overall statistical analysis via the Community Development Action Hertfordshire.

Where individual responses may be shared, this is clearly indicated below.

Please complete and return this questionnaire by 26th March 2014

Introduction

This housing needs survey questionnaire will help us to find out how many people within the Parish need housing and determine the type of accommodation that would be most appropriate. It may be the case that you need to move to a smaller or larger home or you have children who will be requiring accommodation of their own in the near future. Alternatively, a friend or relation may have moved away from the Parish to obtain affordable accommodation, but would want to return if suitable housing is available.

Instructions

All households should complete Questions 1 to 11.

Most questions can be answered by ticking a box.

If you will need different housing within the next 5 years and would like to live within the parish (or this applies to someone else currently living with you), complete Questions 12 to 24. If new housing will be needed by more than one household, please copy the pages and complete questions 12-24 for each household in need, and submit all responses together.

Couples/families currently living apart and looking for new housing together should only complete Questions 12-24 on one form, to avoid duplication.

People who used to live in the parish and wish to return may also respond and should request a form from CDA Herts on 01707 695504. Please add a note to your response to explain where you are currently living and what connection you have with the parish.

If you think you might need 'affordable' housing (ie you cannot afford to buy or rent private housing locally) please answer ALL the questions - your needs cannot be properly assessed without the full details.

Present Accommodation

1. How many people currently live in your home?
Please include any students temporarily away from home.

2. Please indicate the gender and age groups of the people currently living in your home, including yourself. *Please put the numbers of people in the appropriate boxes.*

	0 – 12	13 – 17	18 – 24	25 – 34	35 – 59	60 – 75	76+
Male	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Female	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

3. Who owns your home?

Self	<input type="text"/>	Housing Association	<input type="text"/>	Private Landlord	<input type="text"/>
Local Authority	<input type="text"/>	Employer	<input type="text"/>	Other <i>(please indicate below)</i>	<input type="text"/>

.....

4. What type of accommodation is it?

Please tick all boxes which apply.

Flat/Maisonette	<input type="checkbox"/>	Terraced	<input type="checkbox"/>
Bungalow	<input type="checkbox"/>	End of Terrace	<input type="checkbox"/>
House	<input type="checkbox"/>	Semi – Detached	<input type="checkbox"/>
Other <i>(please describe below)</i>	<input type="checkbox"/>	Detached	<input type="checkbox"/>

.....

5. How many rooms does your home have?

Bedrooms	<input type="text"/>	Dining Rooms	<input type="text"/>	Living Rooms/Lounges	<input type="text"/>
Bathrooms	<input type="text"/>	Kitchens	<input type="text"/>	Other rooms <i>(please describe below)</i>	<input type="text"/>

.....
.....

6. Do you share any rooms with other people who are not part of your household?
(for example with other tenants, or a landlord)

If YES please describe below. Yes No

.....
.....

7. How long have you lived in the Parish? years

8. Where did you live before moving to the Parish?

Always lived in the parish

Elsewhere *(please state the village/town and county)*

.....
.....
.....

Your Opinion

9. If some new housing were to be built in this area, what sort of housing and tenure do you think would be most needed? (please tick appropriate box)

	For Rent		For Sale		Shared Ownership*
Housing for young people	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Housing for families	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Housing for the elderly	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Sheltered housing for the elderly	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
Single occupancy	<input type="checkbox"/>		<input type="checkbox"/>		<input type="checkbox"/>
No new housing rent	<input type="checkbox"/>	No opinion	<input type="checkbox"/>		* ie. part purchase/part

10a Would you be in favour of a small development of affordable housing for local people if there were a proven need?

Yes No Not sure

NB Responses to questions 10b and 10c may be listed individually in Housing Needs Survey report to Parish/ District Council.

10b If "YES" have you any suggestions where it might be located?

.....

10c If "NO" please briefly state your reasons. If "NOT SURE" please give any comments.

.....

11. Do any of the following apply to you or any member of your household? (please tick the appropriate box)

a) Have any members of your family moved out of the area because they could not afford to buy or rent accommodation? Yes No

b) Are any members of your household living with you because they are unable to find or afford suitable accommodation of their own? Yes No

c) If suitable accommodation were available, would any member of your close family (ie. sons, daughters, mother, father) not presently living in the Parish wish to return? Yes No

If you have answered “YES” to Question 11b, please tell us about their housing needs in Questions 12-24. If you answered “YES” to Question 11c please arrange for them to complete a separate form, available from CDA Herts 01707 695504.

If no one in your household needs different housing within the next 5 years you have completed the survey. Thank you for taking the time to complete this survey.

Only complete the following questions (12-24) if you, or someone in our household, will need housing in the next 5 years and would like to live locally:

Your Accommodation Needs

12. What is your main reason for needing to move? (Please tick one box only)

Need larger home	<input type="checkbox"/>	Need smaller home	<input type="checkbox"/>
Need to set up independent home	<input type="checkbox"/>	Need physically-adapted home	<input type="checkbox"/>
Need to be closer to a carer or / dependent, to give or receive support	<input type="checkbox"/>	Need to be closer to employment	<input type="checkbox"/>
Need secure home	<input type="checkbox"/>	Need to avoid harassment	<input type="checkbox"/>
Need cheaper home	<input type="checkbox"/>	Present home is difficult to manage	<input type="checkbox"/>
Other (please specify below)	<input type="checkbox"/>	Need change of tenure	<input type="checkbox"/>

.....

**13. Who needs housing?
 a) Will the (new) household be a**

group Single person alone Couple Family Other

b) Please indicate the sex and age of persons who will move into the new household.
Please include any students temporarily away from home.

	0 – 12	13 – 17	18 – 24	25 – 34	35 – 59	60 – 75	76+
Male	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Female	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

14. Where will the (new) household be looking for accommodation?
If possible please name the area to which you would like to move.

In this parish/village

Anywhere else?

In an adjoining parish/village (*which?*).....

Elsewhere

15. When do those requiring accommodation need to move?

Within 1 year	1 to 2 years	2 to 5 years	Not Sure
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

16. What type of accommodation would meet your needs?
NB with affordable housing, generally: houses = families, bungalows/sheltered accommodation = older people (bungalows also for people with disabilities)

House	<input type="text"/>	Bungalow	<input type="text"/>	Flat	<input type="text"/>
	Sheltered Accommodation	<input type="text"/>		Other (please describe below)	<input type="text"/>

.....

17. Would you prefer:

To buy your own home	<input type="text"/>	To rent from the council	<input type="text"/>
To rent from a Housing Association	<input type="text"/>	To rent from a private landlord	<input type="text"/>
Shared ownership (part rent / part buy)	<input type="text"/>	Special housing needs	<input type="text"/>

18. What is the minimum number of bedrooms required? Bedrooms 1 2 3 4

Affordable Housing

Questions 19 – 24 should be answered by those who are unlikely to be able to purchase a home on the open market to meet their housing need. The information is required to assess whether there is a need for affordable housing and whether shared ownership could be possible.

Individual responses are kept confidential.

19. How many members of the new household are in employment?

20. Current annual gross income of the household, before tax, of the household requiring accommodation (couples should indicate a joint income figure)

Under £8,000	<input type="text"/>	£8,000 - £12,000	<input type="text"/>	£12,001 - £16,000	<input type="text"/>
£16,001 - £20,000	<input type="text"/>	£20,001 - £25,000	<input type="text"/>	£25,001 - £30,000	<input type="text"/>
£30,000 - £40,000	<input type="text"/>	£40,000+	<input type="text"/>	Please state amount	
...£.....					

21. How much per week could the household afford to pay in rent or mortgage? (please tick appropriate box)

Under £40 per week	<input type="checkbox"/>	£40 - £59	<input type="checkbox"/>	£60 - £79	<input type="checkbox"/>
£80 - £99	<input type="checkbox"/>	£100 - 129	<input type="checkbox"/>	£130 - £159	<input type="checkbox"/>
£160 - £199	<input type="checkbox"/>	£200+	<input type="checkbox"/>		

22. How much could be put down as a deposit on a home? (please tick appropriate box)

No deposit	<input type="checkbox"/>	Less than £1000	<input type="checkbox"/>	£1000 - £5000	<input type="checkbox"/>
£5000 to £10,000	<input type="checkbox"/>	£10,000 to £20,000	<input type="checkbox"/>	£20,000+	<input type="checkbox"/>

Exact amount? £.....

23. Are you on the District Council's Housing Waiting List / Housing Register?

Yes No

24. If you have answered "NO" to Question 23, but you are in housing need, please indicate why you have not registered on the Council's waiting list.

I do not have a Council home I will have to wait too long to get a Council home
I do not qualify for a Council home Other (please state below)

.....

If you are in need of housing and have not already registered on the Council's Housing Waiting List, you are advised to contact the Council's Housing Department at North Herts District Council. Help towards rent through housing benefit is available in certain circumstances. You can obtain information about the Housing Waiting List and Housing Benefit from the Council.

If you have answered questions 12-24 and would like us to pass on your contact details to the relevant Housing Association in the event that an affordable housing scheme goes ahead, please provide your name and address below. This will help make sure your household's needs are considered. Your other responses will remain confidential and there is no commitment.

Name: _____

Address: _____

Thank you. Please return this form to North Herts District Council in the pre-paid envelope provided.

KINGS WALDEN PARISH COUNCIL

12th February 2014

Housing Needs Survey in Breachwood Green

Dear Resident,

Looking to the future, the Kings Walden Parish Council is seeking to create and sustain a viable community of all age groups, able to live and work in the surrounding areas.

For many people living and working in our parish it is a challenge to find affordable housing which meets their needs. The Parish Council is working with Community Development Action Hertfordshire (CDA), and North Herts District Council to assess the nature and extent of current housing needs in the parish, especially in Breachwood Green, and in particular to review and establish whether there is a need for affordable housing to meet the needs of people who have a strong local connection with this parish (through residency or employment) but cannot otherwise afford the housing they require locally.

As we are a small community, it is particularly important that we accurately capture what local people want and need, in detail, in order to decide whether to proceed with a development of affordable housing and what type of housing to include in such a development. It is important to provide the right type of housing that people with a local connection really need and can also afford.

Please read all the information you have been sent and follow the instructions on the questionnaire carefully (supplying full details to all the questions if you think you may need affordable housing).

ANY INFORMATION YOU SUPPLY WILL BE TREATED IN THE STRICTEST CONFIDENCE.

Information given as part of the Housing Needs Survey will only be seen by CDA and will be presented only in an anonymous compiled format to the Parish Council and other partners.

The questionnaire is being distributed to local households and can also be completed by friends and family who currently live elsewhere but who have a strong connection with the parish and would wish to live in the area. Extra forms can be obtained from CDA, tel. 01707 695504.

If a need for affordable housing is confirmed through the survey, a small affordable housing project could be provided, restricted to local people who cannot afford to rent or buy on the open market. Dependent on results, this could include housing for rent or shared ownership.

Any such development would only go forward after relevant consultation and planning permission and on a suitable site.

Thank you very much for your co-operation.

Yours sincerely,



Angela Herrmann
Chairman, Kings Walden Parish Council.

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