

Report on the Bovingdon Parish Housing Needs Survey January / February 2019

FINAL
Version 3 (09/07/19)

CDA Herts 2019 (c)

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1.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 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 potentially be used to provide affordable housing in perpetuity in that community. This is generally the case with smaller settlements below 2000 people. Nonetheless, as with Bovingdon, where the population is over 2000, housing need surveys can prove to be a useful tool both in gauging the level of local support for affordable housing and for providing data to inform the mix of affordable provision in the future, identifying priorities for delivery. The survey results can also be a catalyst for bringing forward affordable housing schemes.

Affordable housing provision should seek to address the needs of the local community by accommodating households who are unable to satisfy their housing requirements through the normal housing market. This approach helps to ensure that communities are able continue to develop as sustainable, mixed and inclusive communities, particularly in times where there is often a wide disparity between income levels and housing costs. In Hertfordshire the ratio of average house prices to incomes is around 13 (and in Dacorum it is 12)¹. This presents a significant problem when attempting to secure finance for mortgages where typically lenders will only provide between 3.5 and 4.5 times income. Whilst local employment levels are high, wage rises have not kept pace with house price inflation. In Dacorum, 27% of people claiming housing benefit are employed, suggesting that their incomes have been assessed as inadequate to meet their housing costs.

Background to the Survey

CDA Herts has been working for a number of years with Parish and District Councils across Hertfordshire, including in Dacorum, to assist them in identifying local housing needs at parish or village level. For Bovingdon, the request to us to conduct a Housing Needs Survey came initially from the Parish Council who wished to review the need for affordable housing in the parish as part of the neighbourhood planning exercise also underway in the village. CDA worked in partnership with Bovingdon Parish Council who arranged for the printing, distribution and collection of the questionnaires.

The district council (Dacorum Borough Council) is currently reviewing its own Local Plan. As a part of that process, the council is required to demonstrate that there is a land supply available for housing and economic development that satisfies the target level of housing delivery that it has been allocated (through an Objectively Assessed Need process (OAN)). Where councils are unable to demonstrate that there is a five year land supply they risk having their local development plan rejected at examination which may in course risk opening the way to undesired and unplanned development.

As part of their statutory duty as the local planning authority, Dacorum BC have consulted on sites within the Borough that could potentially contribute towards meeting their housing allocation

¹ Data from; National Housing Federation. *Home Truths 2017/18 The housing market in the East of England*. 2018. National Housing Federation, London.

(OAN). This was carried out under the draft (Issues and Options) Local Plan consultation during November to December 2017. In addition, it also undertook a Call for Sites exercise to understand what other land may be available for development. At the time of writing (March 2019), in preparing work for the Neighbourhood Plan this has led to consultation on several sites which could collectively deliver hundreds of additional homes within the Parish. Some of these potential sites are categorised as “greenfield”, being previously undeveloped (their current use has not been researched). The council’s affordable housing policies suggest that these sites could deliver up to 40% affordable housing.

In due course Dacorum BC will need to decide through the Local Plan process what level of development the village should accommodate and whether this would involve any future release of land from the Green Belt for housing.

Purpose

The housing needs survey provides a snapshot of the need for alternative accommodation for 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 affordable housing in the area. Housing Needs Surveys generally set out to identify which locations are considered to be potentially suitable for a small housing development to accommodate any local needs identified by the survey. However, in the case of this survey it was agreed that as residents were also being asked about suitable sites for development as part of the neighbourhood planning consultation exercise, duplication could be avoided and that section of this survey was removed, with respondents asked to complete that section of the companion neighbourhood planning survey if they knew of potential sites.

The survey seeks to quantify the level and type of housing need within the area. This includes an assessment of whether those seeking accommodation are able to 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 only to assess housing need; if such a need is identified, the possible solutions can be considered separately. Further consultation would take place about any consequential plans for affordable housing development. Affordable housing for rent should normally be allocated through the Housing Register based on individual circumstances. The overriding priority is that housing goes to people in need.

Alternative means of affordable housing delivery

Not all affordable housing is necessarily provided by local authorities or housing associations. Locality, (a charity specialising in community advocacy) provide a description of Community-led Housing;

“Community-led housing projects are run by individual community groups determined to build the types of homes that local people need and want.

It is usually developed by, with and for a community-led organisation or enterprise, and is controlled and in some cases owned by a community-led organisation or enterprise.

These projects aim to solve local problems by working for and with the local community.”

To reflect a growing awareness of and interest in community-led housing as an alternative means of delivering affordable housing, survey respondents are asked in the housing needs

questionnaire if they support community-led housing or are interested in becoming involved in a community-led project.

Methodology

In conjunction with the neighbourhood planning consultation questionnaire a hand delivery method of distribution was used for the survey. According to the census of 2011, there were 1925 households in the Parish of Bovingdon. In total, 2085 survey forms were distributed. The additional 160 surveys (from the 1925 households in 2011) can be attributed to a number of factors including a small population increase in the intervening eight years from the last census as well as deliveries to non-domestic premises.

An online version of the survey was also made available through Survey Monkey tm, mirroring the questions asked in the hard copy paper version. The Survey Monkey online portal permits only one submission per IP address. An advertisement was also provided to the Parish Council for distribution which provided links to the online survey through their own website.

Collection of the surveys was managed by the Parish Council themselves with contributors asked to return completed forms to the Parish Council offices.

CDA Herts Housing Needs Questionnaire (Appendix 3) has been accepted by local authorities in Hertfordshire, a number of whom have contributed to its design. It is broadly similar to that used by Rural Housing Enabling services across in England and Wales.

In interpreting the results of the survey, 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 that a 10% deposit is required and that a mortgage of 3.5 times 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. The information given by respondents has been taken at face value except where it is clear and obvious that errors in the completion of the questionnaire have occurred.

Neither completed application forms, nor the names and addresses of respondents are disclosed released to any third parties including County, Parish or District Councils; these remain confidential to CDA Herts. Where express permission has been 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. The full CDA Herts privacy statement is accessible at <http://www.cdaherts.org.uk/privacy-statement/>

2. INTRODUCTION

The 2085 survey questionnaires were delivered to addresses in the parish of Bovingdon by the 14th January 2019, to be returned by the 1st February 2019 printed deadline. Publicity to encourage completion of the surveys was undertaken by the neighbourhood planning team with posters displayed in the community. Social media was also used by the Parish Council to publicise the survey and to provide links to the online survey.

The total numbers of completed survey questionnaires received was 465 – a response rate of 22% based on the 2085 forms circulated. 162 surveys were completed online with 303 paper surveys completed. Relative to other surveys carried out in the county and regionally this is a reasonable response rate and within the expected range.

The following pages summarise the main points arising from the survey. Percentages shown are the percentages of returned forms (465 = 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

Bovingdon is in the south of the Hertfordshire Local Authority of Dacorum. It is surrounded by attractive countryside with opportunities for walking, cycling and horse riding along a network of local paths and bridleways.

The main employer in the village is HMP The Mount prison which is run by the HM Prison service, housing just over 1000 inmates. It is a category C prison for adult male offenders. It is built on part of the old Bovingdon airfield which served as a base for the US 8th Air Force in WW2 and as operational up until the late 1960s. Two of the runways survive and are used for various activities and events, the largest and most regular of which is a Saturday and Bank Holiday Market which has over 400 stalls and attracts large numbers of visitors.

The Parish has public transport links between nearby Hemel Hempstead and Uxbridge (via Chesham) which runs roughly hourly, with extra services during term time. There is no rail service. Hemel Hempstead train station is just over three miles away with frequent fast commuter services into London Euston in under 30 minutes and Milton Keynes (c. 30 minutes) along with a service to Tring with infrequent direct trains to Birmingham New Street.

Bovingdon Primary Academy is part of the Aspire Academies Trust and in its previous guise as Bovingdon Primary was rated 'Outstanding' by Ofsted. It has a roll of roughly 450 pupils taking children from rising 5 to 11. There is no secondary school in the parish, with the closest ones being in Hemel Hempstead, Kings Langley, Berkhamsted or Chesham, however Chesham lies over the border into Buckinghamshire which operates a selective grammar and secondary modern system.

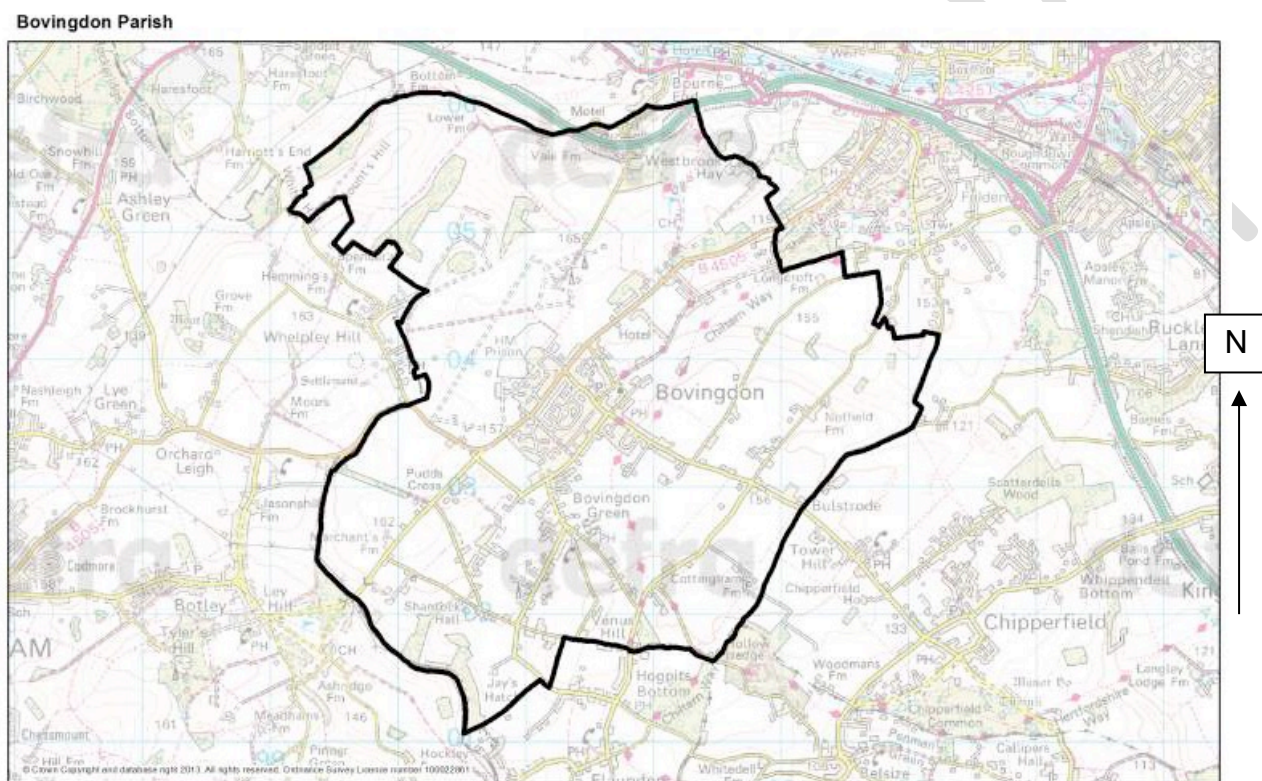
The village is served by two pubs and has two grocery stores, a café, restaurant, library and other small shops serving the local community. There is a library (staffed by volunteers), medical centre and community hall in the village. There is an Anglican Church of England church, dedicated to St Lawrence along with a Baptist church. A golf course (Little Hay) is situated on the outskirts of the village. There is also a thriving football and tennis club.

This appears to be a lively community with an active parish council and several sport, recreational and community groups within the parish.

Recent housing development in the village has included a retirement complex of 34 units for the over 60s by McCarthy and Stone. Two bedroom apartments are currently available to purchase from £440,000 (plus service charges). The Local Plan currently allocates land (Local Allocation LA6) on Chesham Road (adjacent to the prison) for 60 homes, but this is yet to be implemented.

Further analysis of the current housing market for the village is given in Appendix 1 of this report.

Figure 1 Map of Bovingdon Parish



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PARISH PROFILE

According to the census of 2011 there were 5285 residents in the parish of Bovingdon living in 1925 households.

Of these:

- 55.4% of residents were male and 44.6% were female²
- 17.2% were aged between 0 and 15
- 67.3% were of working age (aged 16 to 64)
- 15.5% were aged 65 and over

² This unusual gender imbalance may be accounted for by the presence of male inmates of The Mount prison.

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

Detached houses	30.1%
Semi-detached houses	30.3%
Terraced houses	21.6%
Flats (purpose built)	14.9%
Flats (other)	2.9%
Caravans/ other temporary accommodation	0.9%

The **tenure** of housing within the parish was:

Owner occupied	76.2% (1468)
Social rented	10.7% (207) (England average = 17.7%)
Private rented	11.4% (219)
Other rented	1.7% (33)

The 207 social rented properties reported in the 2011 census (local council and housing association aggregated) in the parish, represented 39% fewer compared to the England average as a whole and 41% fewer than the average for Hertfordshire.

Local Authority Housing Register Data

Dacorum Borough Council provided outline data relating to those currently registered with them for social housing within the parish.

They reported that there were (March 2019):

55 active applications for people that live in Bovington

1 bed – 39
2 bed – 14
3 bed – 1
4 bed – 1

35 of those have stated they want to stay in Bovington

3. SURVEY RESULTS

SECTION ONE: ALL HOUSEHOLDS

Q1 Connection to the Parish

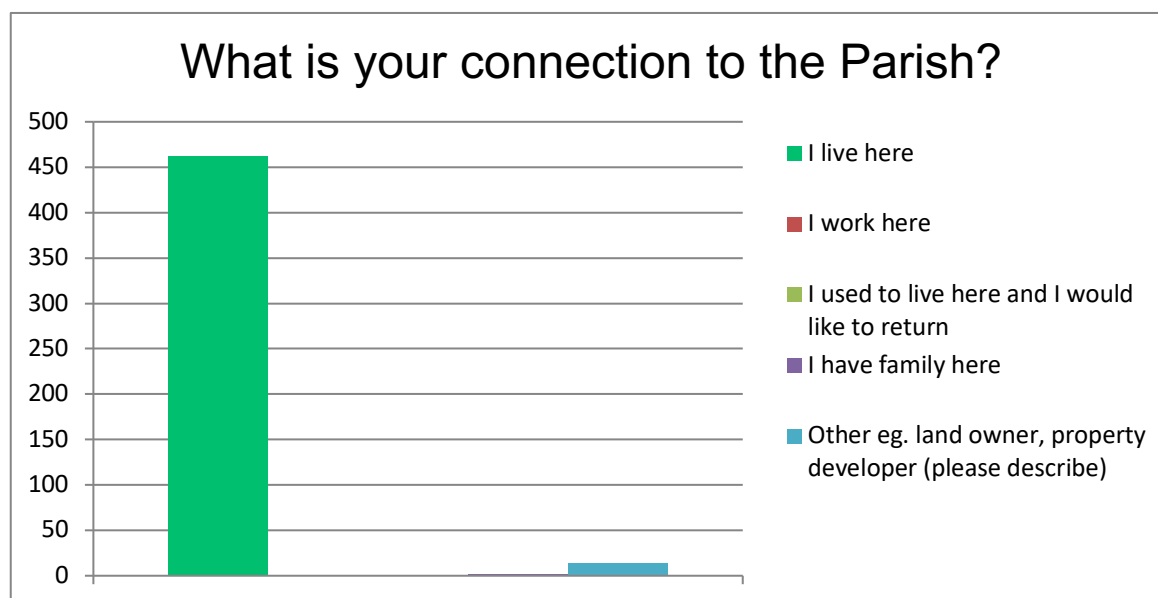


Figure 2 Connection to the Parish

Of the 465 respondents, 99.3% currently live in the parish. One respondent reported that they used to live in the parish and would like to return. It was possible to discern from the Comments section of the survey that a small number of respondents additionally reported that they had children who had moved away in order to better afford housing.

Q2 Support for Affordable Housing

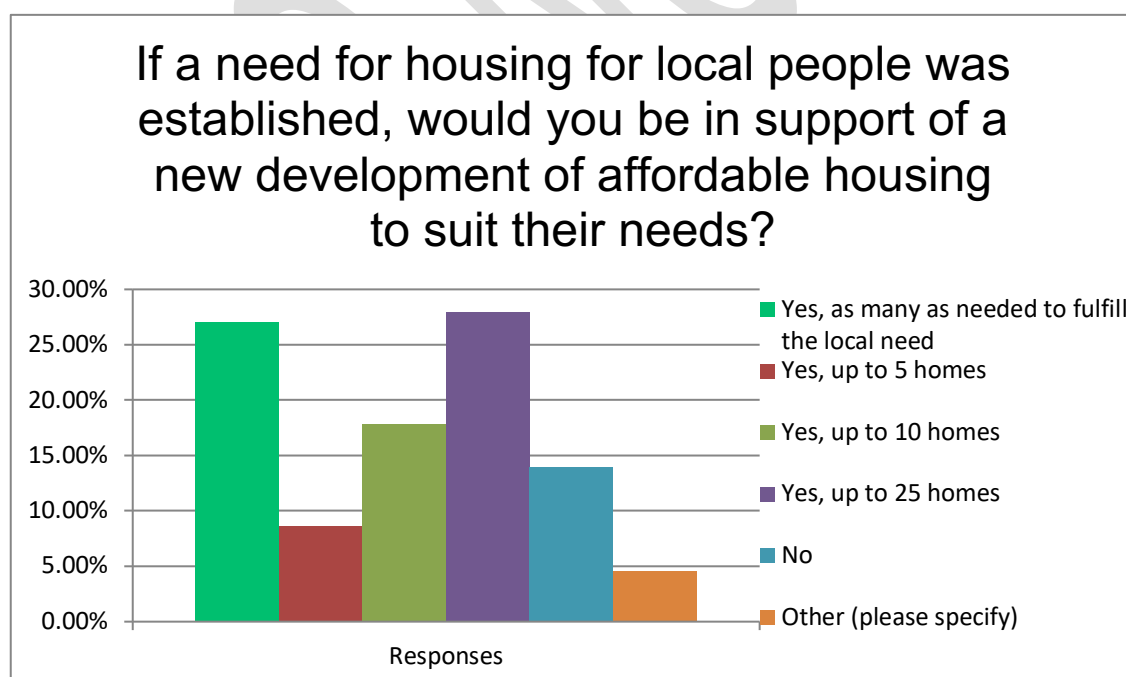


Figure 3. Support for affordable housing

84% of respondents said that they supported some form of affordable housing in the parish. The largest percentage showing support was in the “Yes, up to 25 homes category” with 27.96% in the “As many as needed to fulfil the local need” category, at 27.10%.

13.98% of respondents selected “No” and opposed any form of new affordable home provision in the area. 21 respondents selected “Other” here. It was possible to discern that 11 of these supported some form of affordable housing. Five did not offer any further comment and were therefore interpreted as answering “No”. One respondent argued that a lack of employment in the village should be addressed before additional housing was provided. Another commented that whilst the village had plentiful social housing, it was difficult for people to get on the housing ladder and that this needed to be addressed as a priority.

Further responses are summarised and discussed in the COMMENTS section of this report (p.15).

Q3 Potential sites

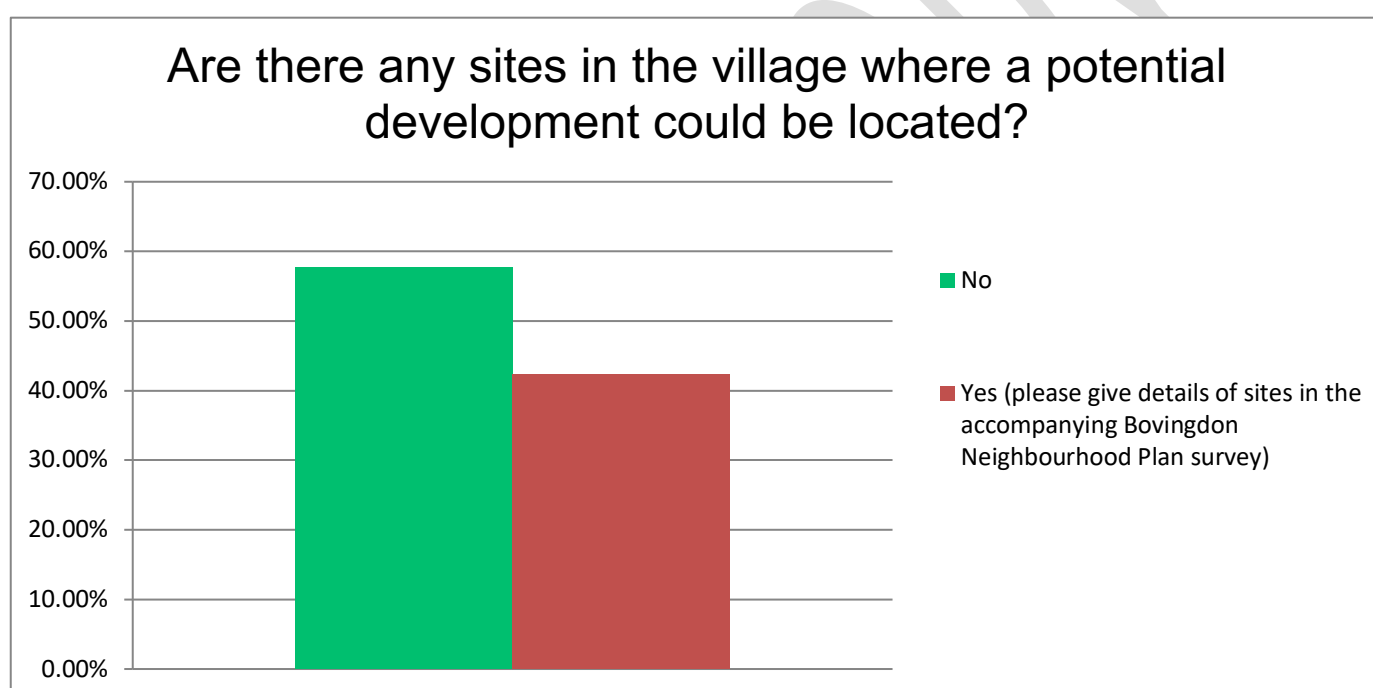


Figure 4. Potential sites

197 respondents (42.3%) reported that they were aware of potential sites for a development of affordable homes. As agreed with the Neighbourhood Planning group, the survey did not seek to identify specific potential sites for affordable housing development (because a similar location consultation exercise was being carried out in parallel for the Neighbourhood plan consultation exercise). This meant that for those completing the survey online, there was no opportunity to suggest sites unless they added this as part of their general comments at the conclusion of the survey. The question included a prompt for contributors to provide details in the accompanying neighbourhood planning survey. However, 70 of those completing the paper questionnaire chose to offer locations on the form. The “CFS” references that were given by respondents derive from Dacorum Borough Council’s call for sites in 2017.

No further comment is offered on the suitability, deliverability, viability or sustainability of any of the locations offered by contributors.

Some of the descriptions given of the locations are hard to pinpoint. Table 1 provides a brief summary overview of the locations suggested and the frequency with which they occur. Where submissions do not relate to specific locations they have not been included.

Table 1 Potential locations

Sites Suggested	No of Suggestions
Bovingdon Airfield	20
CFS 37 Former Bobsleigh Hotel Site	10
Bovingdon Market (Airfield)	2
Off Box Avenue	1
Chesham Road	1
CFS 40 (Hempstead Lane / Vicarage Lane) & 41 (Highcroft Paddocks, Hempstead Road)	1
CFS 39 (Hempstead Road, Site C)	1
CFS 43 (St Lawrence Close) & 45 (Shantock Lane)	4
CFS 91a & b (Green Lane)	1
CFS 44 (Homefield)	1
CFS 36 (Vicarage Lane), & CFS 35 (Grange Farm)	1
BOV H4	1
Duckhall Farm	1
Hempstead Road (north side) behind Duckhall Farm	1
Grange Farm	1
Highcroft Paddock	2
Hyde Lane	1
Long Lane	2
Molyneaux Avenue (right side)	2
Moody Homes (field behind)	2

Q4 Who should housing be for?

All households answering the questionnaire were asked,

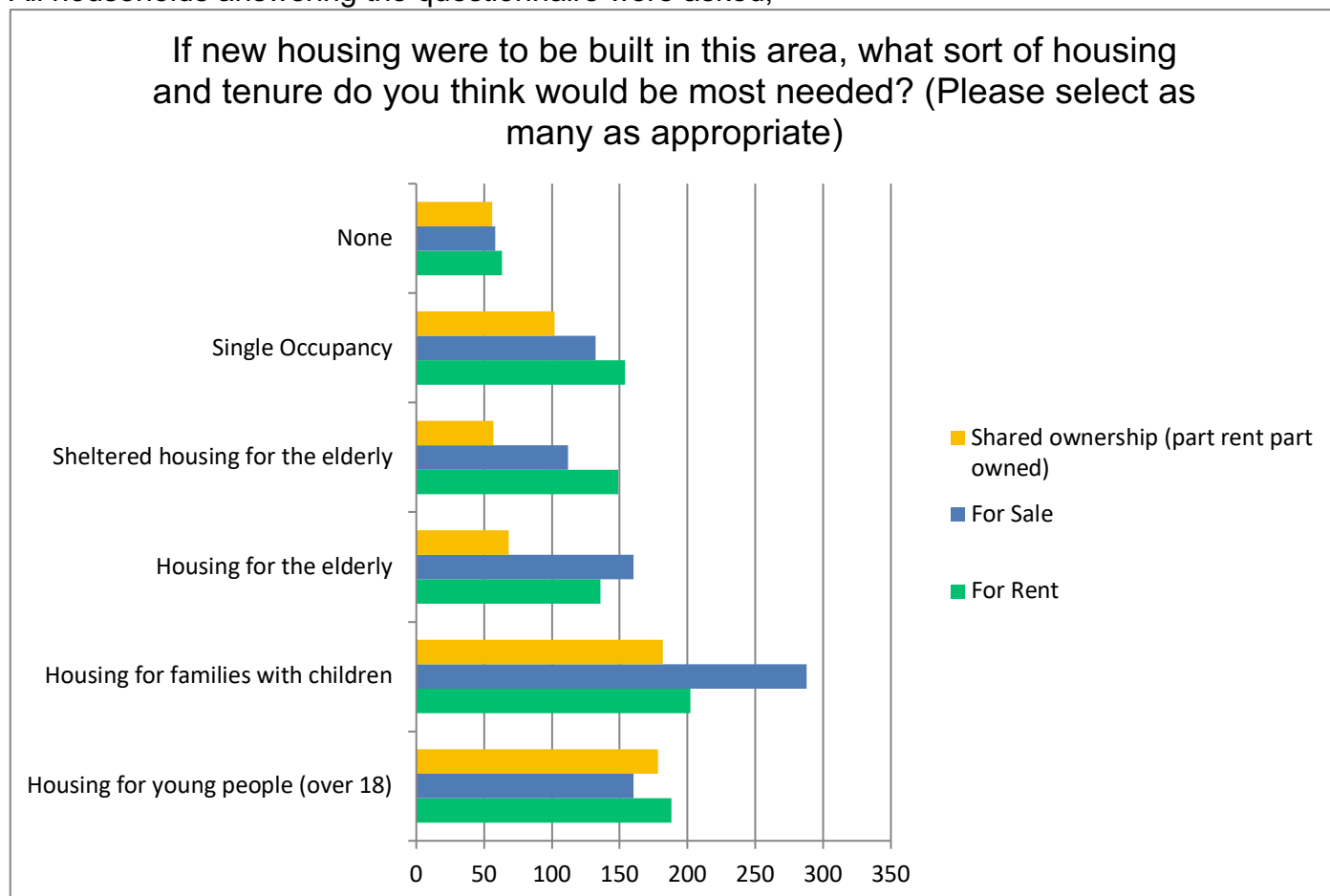


Figure 5. Opinions of housing recipients / tenure types

Respondents were invited to select as many categories as they wished. The highest single category selected was housing for sale for families with children (selected by 288 out of 465 contributors, representing 62% support). 202 selected homes for rent in the “Housing for Families” category, which was the highest overall, selected through all tenure types 672 times. This was the only category where “For sale” was selected significantly above “For rent”.

Table 2, below, shows the frequency with which each option was selected and the percentage of selections from the maximum of 465 respondents – 100%).

Table 2

	For Rent		For Sale		Shared ownership		Total
Housing for young people (over 18)	40.43%	188	34.41%	160	38.28%	178	526
Housing for families with children	43.44%	202	61.94%	288	39.14%	182	672
Housing for the elderly	29.25%	136	34.41%	160	14.62%	68	364
Sheltered housing for the elderly	32.04%	149	24.09%	112	12.26%	57	318
Single Occupancy	33.12%	154	28.39%	132	21.94%	102	388
None	13.55%	63	12.47%	58	12.04%	56	177
Other							21

Table 2. Who housing should be for?

There was a strong level of support for housing across all categories and tenure types. Shared ownership was viewed as being a less popular option for the elderly, whether sheltered or general needs housing (12.26% and 14.62% respectively). Housing for rent was perceived as being the most appropriate option in the housing for young people category, perhaps reflecting the difficulties that young people face in securing adequate finance for house purchase. "Housing for young people" was the second most selected option across all tenure types (526 in total), also showing a strong level of support.

The question also provided the opportunity to provide additional comments on the "Other" category. 21 responses were provided, including seven amounting to "I don't know". Four respondents felt that housing should be shared across all recipients and tenures or tailored to the local demand. Two mentioned the importance of local connections (for affordable housing eligibility) and two referred to genuine affordability. One contributor spoke eloquently about the difficulties of expanding Bovingdon without increasing employment opportunities and the importance of maintaining a viable sustainable community. One respondent expressed an interest in self-build projects. Another referred to the need to house people on low incomes who contribute to the local community, such as teachers and NHS workers. One commented that the building of smaller homes could enable older people to downsize.

COMMENTS (Q 25)

“Thank you for completing the survey. If there is any further relevant information or comment that you would like to include, such as the importance to you of energy efficiency or that a development should fit into the style and character of the village, please provide it here.”

Comments were received from 176 of the respondents. The survey software provides a “word cloud” which provides a snapshot of the responses based upon the frequency with which particular words occur. The size of the word illustrates its frequency of use in the Comments section.



A word cloud visualization of comments from a survey. The words are arranged in a grid-like fashion, with some words appearing in larger fonts than others, indicating their frequency. The words are color-coded in shades of blue, green, and red. The most prominent words include 'development', 'housing', 'village', 'energy', 'efficiency', 'roads', 'parking', 'need', 'Bovingdon', 'built', 'area', 'congestion', 'people', 'flats', 'affordable', 'housing', 'airfield', 'infrastructure', 'local', 'people', 'homes', 'many', 'housing', 'needed', 'see', 'properties', 'However', 'small', 'market', 'traffic', 'considered', 'High Street', 'young', 'people', 'community', 'work', 'keeping', 'issues', 'enough', 'large', 'provided', 'problem', 'high', 'additional housing', 'new housing', 'us', 'given', 'planning', 'housing', 'development', 'extra', 'old', 'new housing', 'development', 'existing', 'grow', 'also', 'town', 'improved housing built'.

especially social housing energy
efficient current land downsize one priced children style character village good people
live affordable cars site buy Energy
efficiency years families place include make use increase roads village
already must want already sites new space moved rent will around
und local think live new
homes school please development residents parkin
g style need within village new
builds housing important Bovingdon etc built facilities
es area congestion people flats affordable
housing airfield infrastructure local
people homes many housing
needed see properties However small market traffic considered
d High Street young
people community work keeping issues enough large provided problem
blem high additional housing new housing us given planning housing
development extra old new housing
development existing grow also town improved housing built

Figure 7. Comments “word cloud”

Whilst there is a high level of support (84%) for some form of affordable housing in Bovington (Q2) many people took the opportunity to express their concerns and preferences. Data labels were manually attached to each comment in an attempt to capture some of the essence of the comments made. This is presented in Figure 8 in the form of a pie chart.

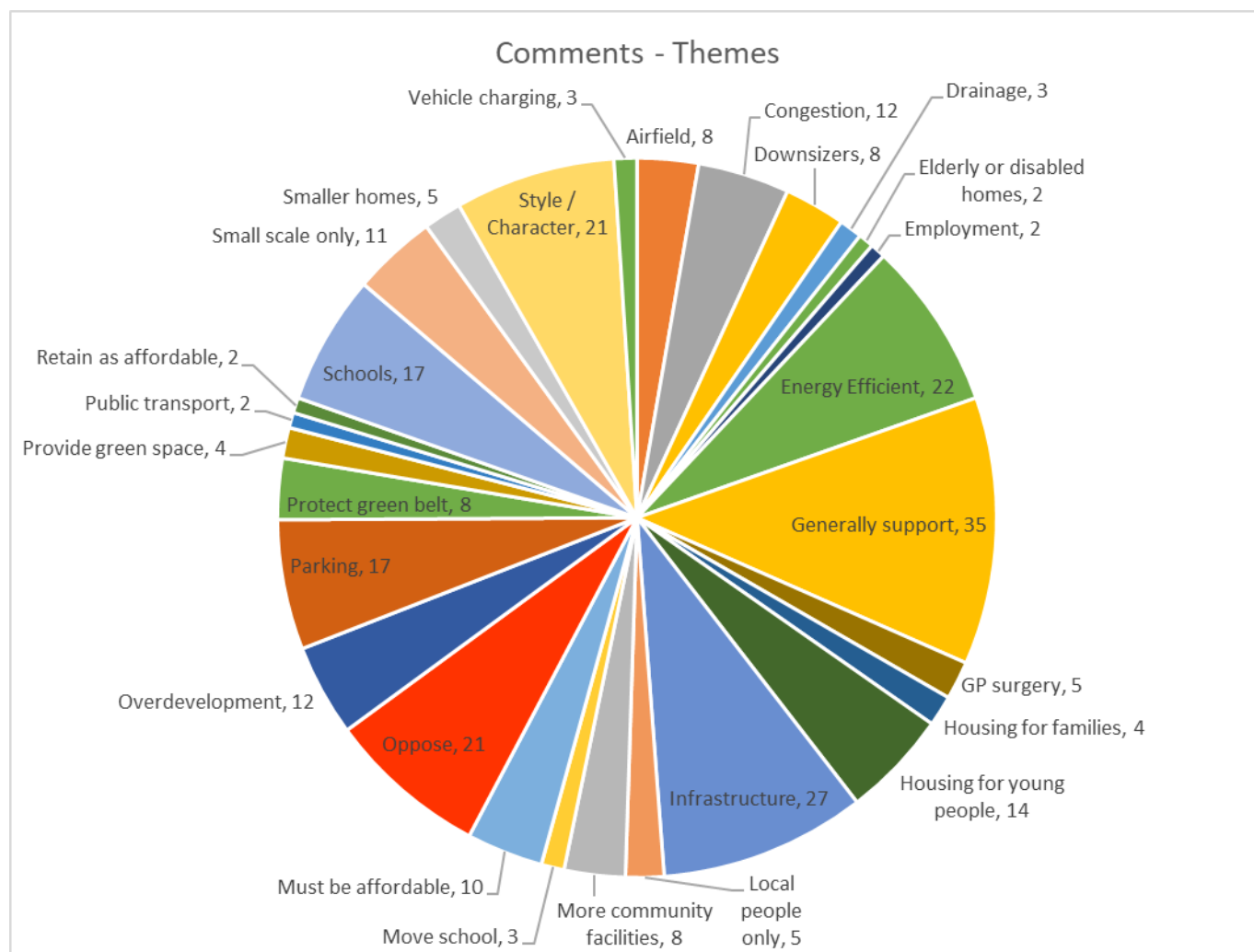


Figure 8. Comments (themes)

The classification of comments is a largely subjective process and not comprehensive. Various concerns were expressed about the infrastructure of the village and its ability to cope with further development. Parking and congestion were raised as significant issues of concern, with several respondents suggesting that any new development should be tied to moving the village primary school, which is understood to contribute to congestion in the High Street in particular. The ability of the primary school to provide additional places was also questioned along with the inadequacy of provision of medical services, particularly GP services for any additional residents. Several felt that more community facilities were needed in the village. There was support for protecting the green belt as much as possible.

In commenting on the nature of any potential development comments were offered expressing a preference for smaller homes and for small scale development (11 responses). Homes for downsizers were viewed by eight respondents as a priority for the area, along with housing for young people (14) (as reflected in those reporting individual housing need). There were also those who straightforwardly opposed new housing (21 comments), one saying,

I feel this village is over-populated now with huge demands on doctors, schools etc. Parking is a nightmare. Just driving through the village is dangerous. No, No, No.

However, this is contrasted with the next respondent who offered qualified support,

All further development should be built in a local style/kind. Energy efficiency and bin stores should be compulsory as well as off-street parking. The youngsters who have lived here all their lives cannot afford to stay in Bovingdon because of house prices.

In shaping the nature of any new development there was a high frequency in expressing a desire to maintain the character of the village (21 of the data tags). A recurring theme was that, *“Development must be matched by improvements to infrastructure”*. Energy efficiency of any new development was also raised as a priority (22 tags), a further two contributors suggesting that electric vehicle charging points should also be provided as part of future provision.

Some used the comments section to give their opinion on the various sites that have been proposed around the village. Some provided detailed commentary that has been anonymised and passed to the neighbourhood planning group. The Airfield was referred to as a preferred location for new housing on eight occasions in the Comments section despite there being no apparent proposals to site housing there. One commented *“Bovingdon Market brings absolutely nothing to the village and proposed developments should start with that land in the first instance.”*

The importance of any new affordable housing being genuinely affordable and for local people or the fear that new housing would not go to local people was referenced by more than a dozen people.

There were a small number of contributors who were particularly opposed to the notion of social housing particularly if that brought people in from outside the village.

Dissatisfaction was expressed over recent local development with little or no affordable element *“WE DO NOT NEED 4/5 BED HOUSES”* (contributor’s capitalisation).

Consistent with other housing needs survey reports, the detailed comments have not been reproduced, partly in order to avoid inadvertently identifying individual contributors. However, a full list of the many detailed, well considered and valuable comments have been provided to Bovingdon Parish Council, on whose behalf this survey was carried out, for their consideration. The level of engagement with the process was extremely positive.

Q5 SECTION 2 Assessing Housing Need

Is anyone in your household in need of new or alternative accommodation within the Parish? (This includes those in current need and also anyone who is predicted to need housing within the next 5 years). WE PARTICULARLY WANT TO HEAR FROM HOUSEHOLDS WHOSE NEED FOR HOUSING IS NOT MET BY THE CURRENT NORMAL HOUSING MARKET IN THE AREA

55 respondents answered YES to this question, (just under 12% of respondents) and went on to complete Section 2 of the questionnaire which explores the nature of housing need in more depth. For the purpose of assessing housing need 55 = 100% of those reporting a need for housing.

Q6 – Length of connection to the parish

The survey seeks to establish the local connections of those people expressing housing need. All of those completing this section of the survey had a connection of at least two years, with 45 out of 55 having a local connection of more than ten years.

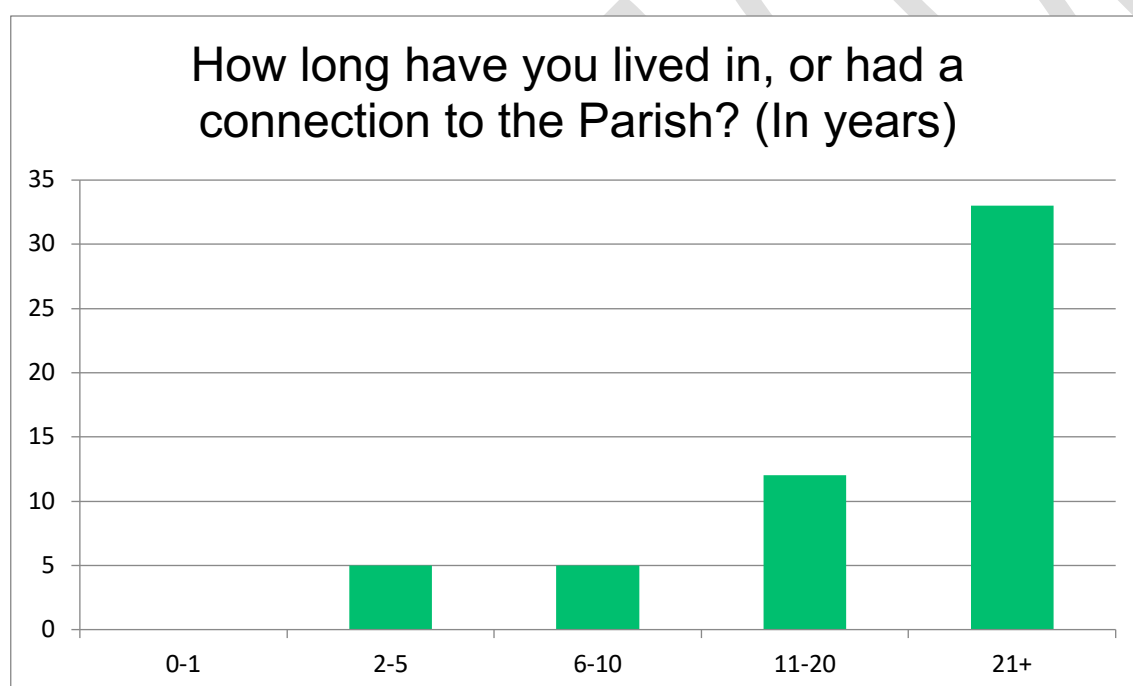


Figure 9. Connection to the Parish

Why is housing needed?

The reasons given for needing housing were:

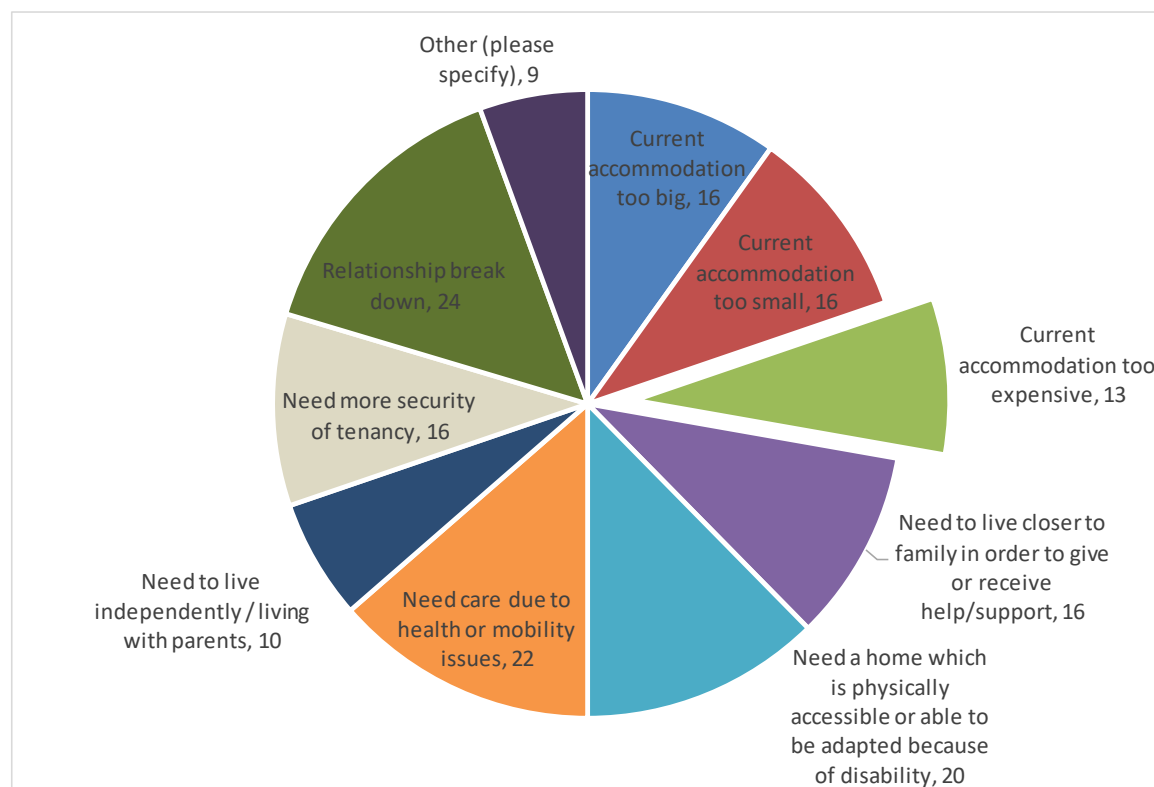


Figure 10 Reasons for housing need

The questionnaire asked people in housing need to give a reason for needing alternative housing. This was weighted. Figure 10 above gives the responses falling in the “Important, Very Important and Most Important”. To reflect the fact that an individual’s reasons for needing housing may be complex, the questionnaire enabled respondents to select more than one category. Hence, the 55 respondents made selections in the “Important, Very Important and Most Important” categories in 153 instances.

10 respondents indicated they need an independent home and 16 needed a larger home, along with 16 needing a smaller home. 20 required a physically adapted home and 22 indicated that they need care because of health or mobility issues. 13 reported that their current accommodation was too expensive. 16 reported a need to live closer to family in order to give or receive support. The questionnaire did not attempt to establish the nature of the help being sought. 16 reported that a motivation for requiring alternative housing was that they needed more security of tenancy. Security of tenancy was an issue for 16 respondents. Relationship breakdown was the highest single category reported with 24 mentions across the “important” categories.

All of those who added comments in this section had also selected at least one of the other categories. The 9 comments all related to further commentary to confirm their reason for needing alternative accommodation.

The family makeup of those in Need

The questionnaire asks: What is the family makeup of those in need?

Answer Choices	Responses
A single adult	26
An adult couple	10
A family with 1 child	2
A family with 2 children	5
A family with 3 or more children	1
A single elderly person	2
An elderly couple	6
A single parent	2
Other (please specify)	1
Answered	55

Table 3 Family makeup

Most respondents (44, which is 80% of those reporting housing need) reported that their households will require accommodation for one or two people only. Two respondents would need accommodation for three people, five for four people and two respondent needed accommodation for five people (this included the one respondent who recorded “other” whose circumstances could not be assigned to one of the other categories as was the case with three others).

The responses evidence a total of 83 people whose ages and genders of those in housing need were given. However, 12 provided “I’d rather not say responses”. The characteristics of these people who did not respond in detail amounted to an additional 20 people: **The total number of people in households who completed Part 2 of the survey was therefore 103.**

How many people in your household are in housing need? (Please enter the number of each)	
Answer Choices	Responses
Male 0-12	4
Male 12-17	7
Male 18-25	10
Male 26-54	15
Male 55-69	5
Male 70+	7
Female 0-12	5
Female 12-17	1
Female 18-25	5
Female 26-54	11
Female 55-69	4
Female 70+	9
I'd rather not say	20
TOTAL	103

Table 4. Ages and genders of those in need

The highest number of respondents who provided age and gender details needing housing were in the 26-54 age group (26 responses), representing 25% of all housing needed, followed by

those aged 70+, at 16 representing 15.5% of the need, closely followed by 15 18-25 year olds. 17 children (Under 18) were recorded (16.5%). From those who opted for the “I’d rather not say” category, it was possible to discern that 8 were likely to be people of retirement age, with a further 5 appearing to be young adults living with parents of other family members and in need of independent accommodation.

Where housing is wanted (Q11)

The survey was made available to current residents of Bovingdon 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. The questionnaire asks where people whether people are looking for housing in the parish, in a neighbouring parish or “somewhere else”.

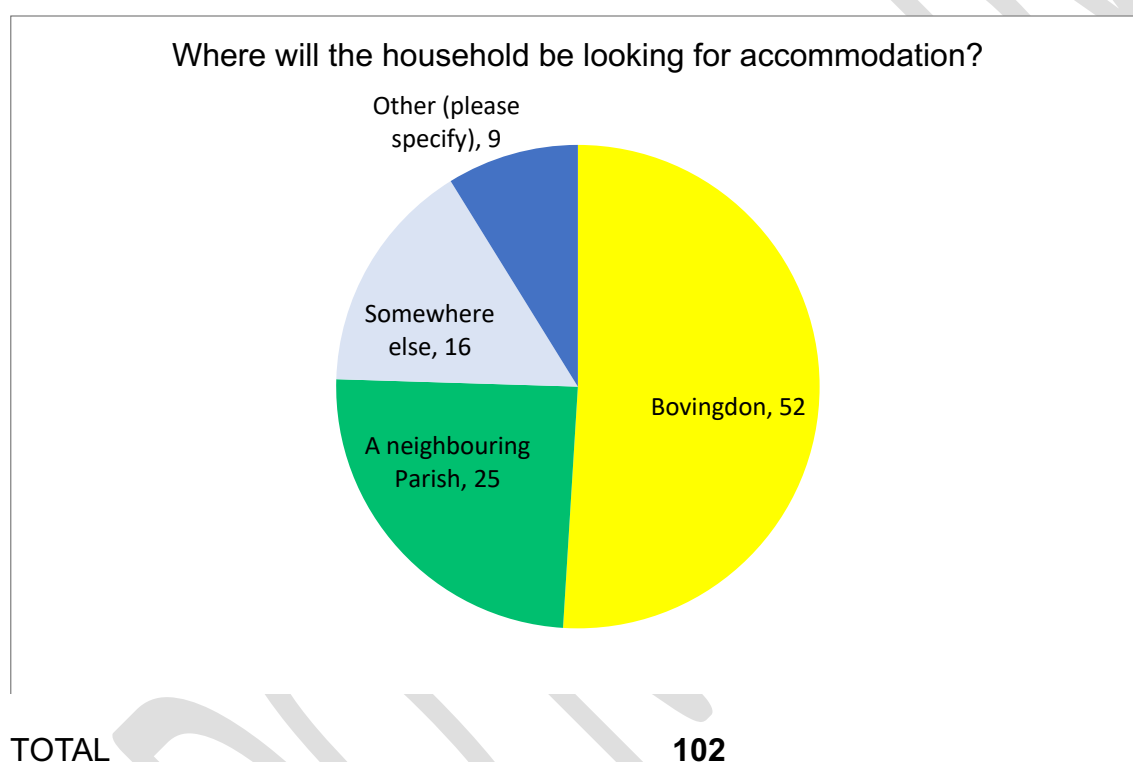


Table 5. Desired location where housing is required

Of the 55 respondents, only **one** selected “In a neighbouring parish” without also choosing within the parish of Bovingdon. All of the respondents selecting “Somewhere else” ALSO selected within the parish of Bovingdon, with the exception of two. Analysis of those two responses who selected “Somewhere else” without selecting Bovingdon or a neighbouring parish revealed that they did so because they believed that they would never be able to afford housing within the Parish. For that reason they have been treated for the purpose of this survey as people who would wish to remain in Bovingdon.

Of the 9 who responded “Other”, three did not select Bovingdon as an additional choice, however two of those also suggested that affordability was their motivation for doing so. One respondent selecting “other” also selected a neighbouring parish and is therefore retained for consideration. 54 are considered to be potentially interested in alternative accommodation within Bovingdon and one in a neighbouring parish.

When do households need to move?

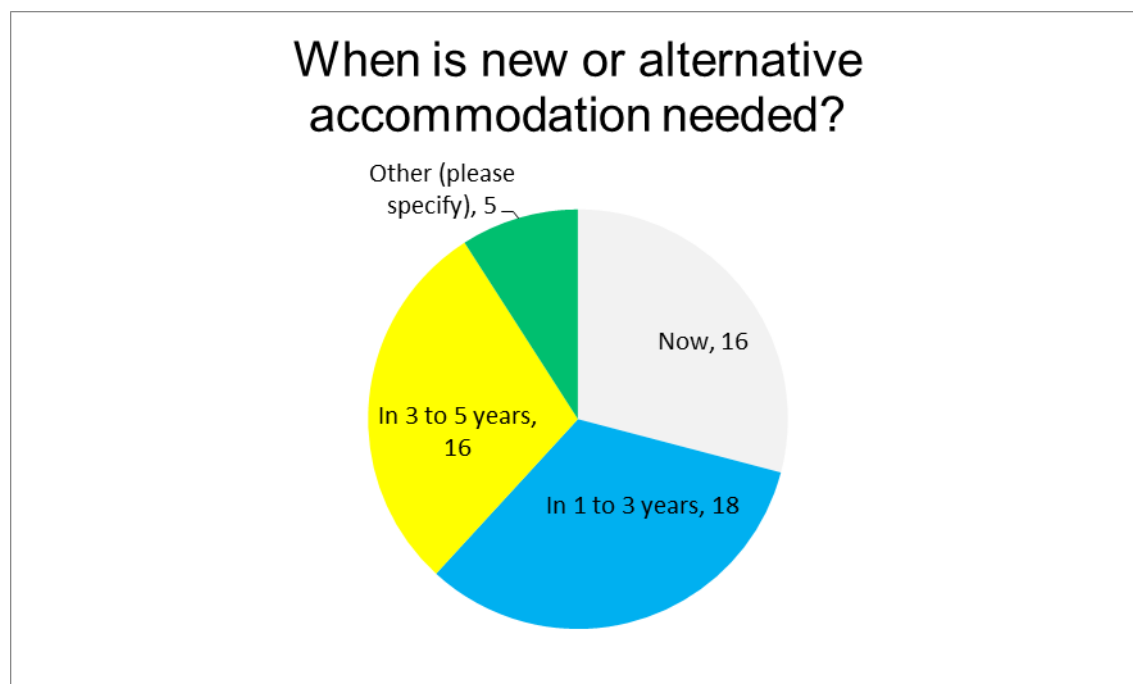


Figure 11. Timescales for new accommodation

34 (62%) of the respondents reported a need to move either immediately or within three years. 16 reported a need to move within 3 to 5 years. Of the five who replied "Other", one suggested 5-10 years, which would exclude them from being in medium term need (though this will clearly change), three should be included in the "immediately category" and the other in the 3-5 year category.

Characteristics of Housing required (Q 15)

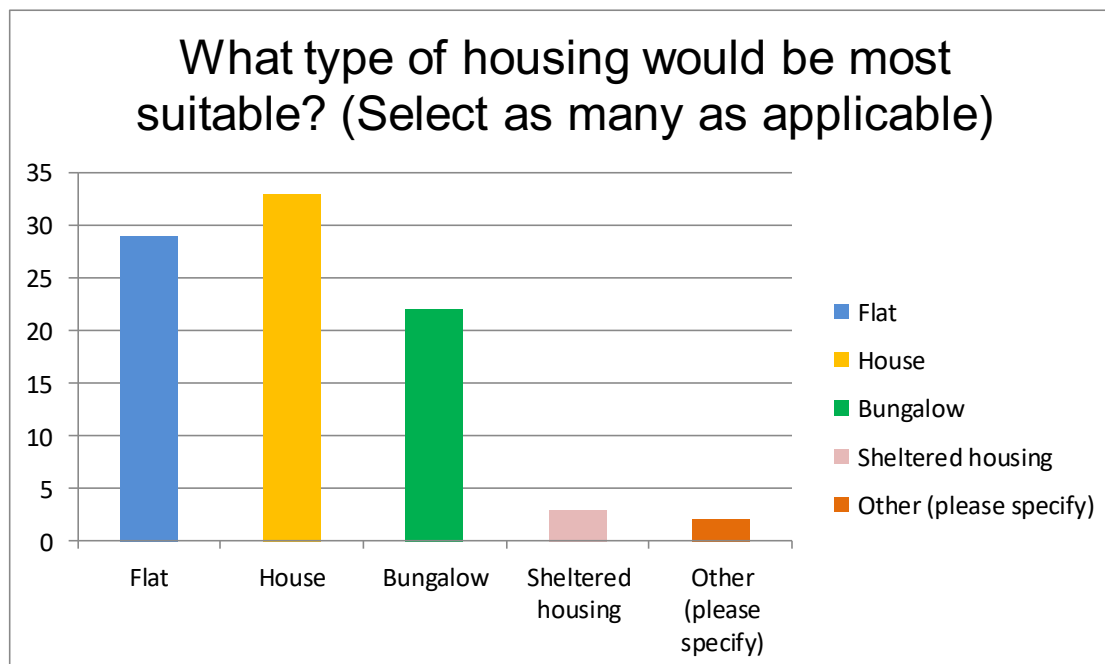


Figure 12 Type of accommodation preference

A total of 89 responses were made by the 55 who completed part 2 of the questionnaire. Houses were the most sought-after type of housing (33 responses), followed by flats (29) and bungalows (22). Three respondents expressed a need for sheltered accommodation. For those responding "other", one required a property with a garden and the other specified "Maisonette".

Tenure of housing preferences

The 55 respondents seeking to move and find new accommodation indicated the following tenure preferences: They were able to choose multiple tenure types (Total = 113);

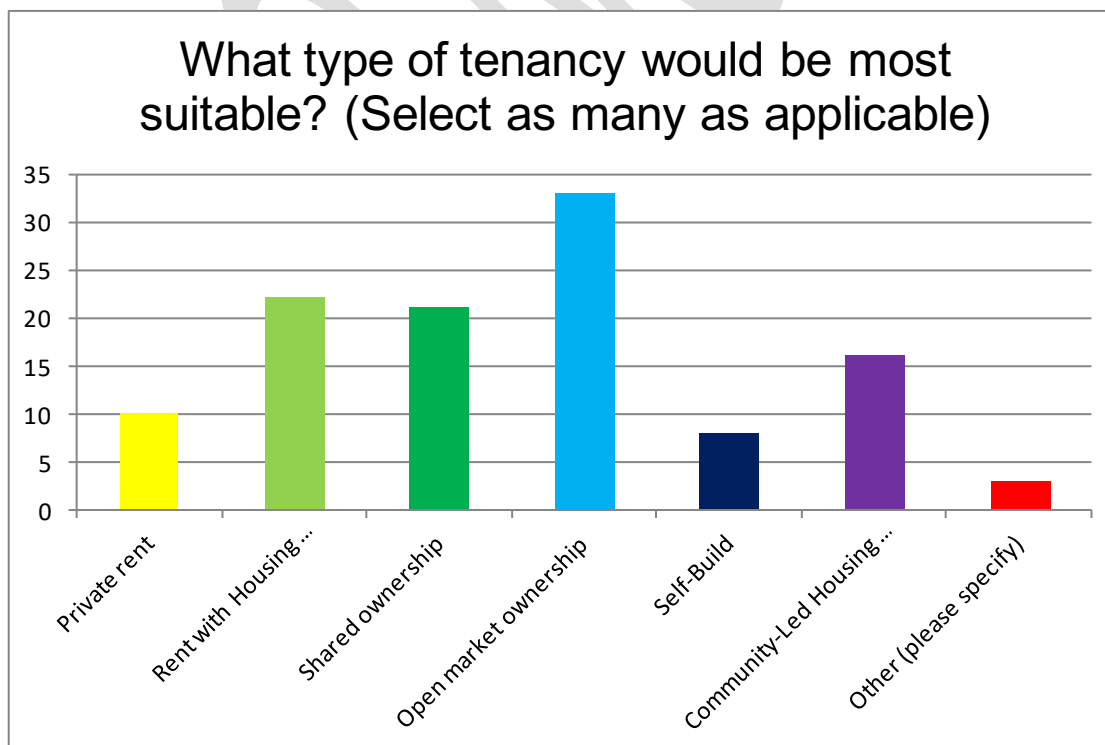


Figure 13 Tenure preferences (housing need)

The largest response was a preference to buy their own home (33 responses). 21 respondents wished for a shared ownership option, 22 indicated a wish to rent from a housing association or the council and 10 to rent from a private landlord.

This survey also provided an option for “Community-led” housing (16) and “Self build” with 8 responses.

Minimum number of bedrooms required Q 16

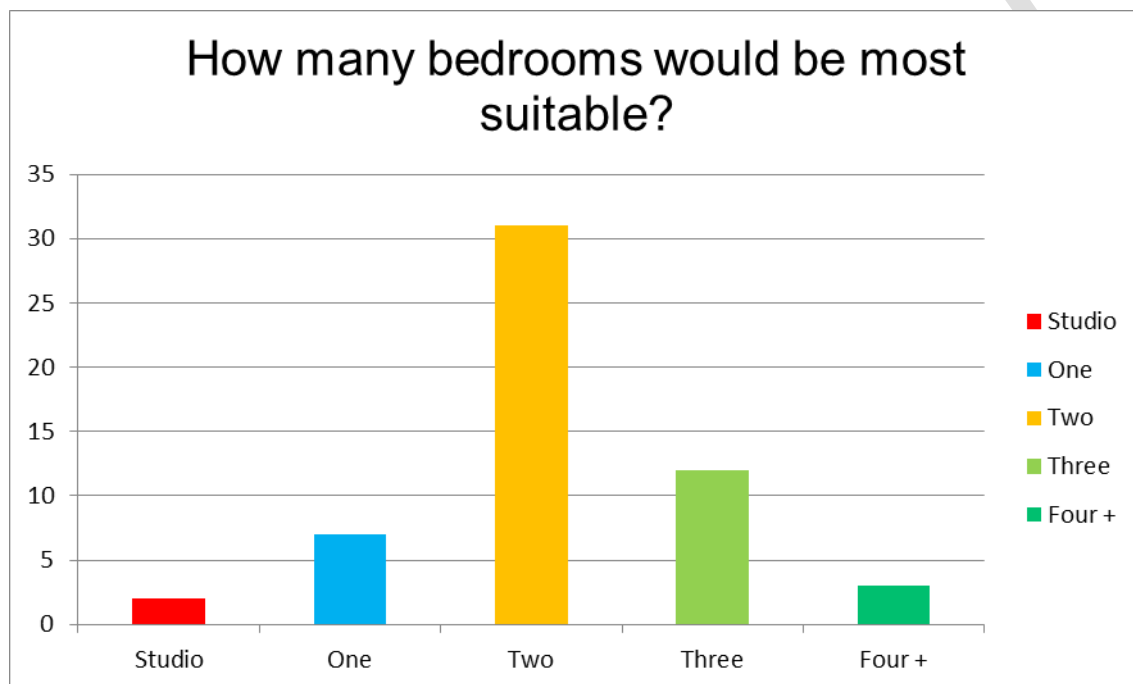


Figure 14. Number of bedrooms required

The questionnaire asks respondents about their preferred number of bedrooms, without making an objective assessment at this stage, of entitlement or need. The most prevalent number of bedrooms desired in the new home was two (31 times), followed by three bedrooms (12 times), one bedroom or studio was specified on 9 occasions. Four bedrooms were requested by three respondents.

Economic circumstances of households needing housing Households' gross annual income (Q20)

37 of the 55 respondents provided income details (eighteen did not). Of the 37 who responded, three had gross annual household income of under £10,000 and nine between £10,001 - £20,000. eleven had income between £20,001 - £30,000 and five of £30,001 - £40,000. Two households responded as having over £80,001 gross annual incomes.

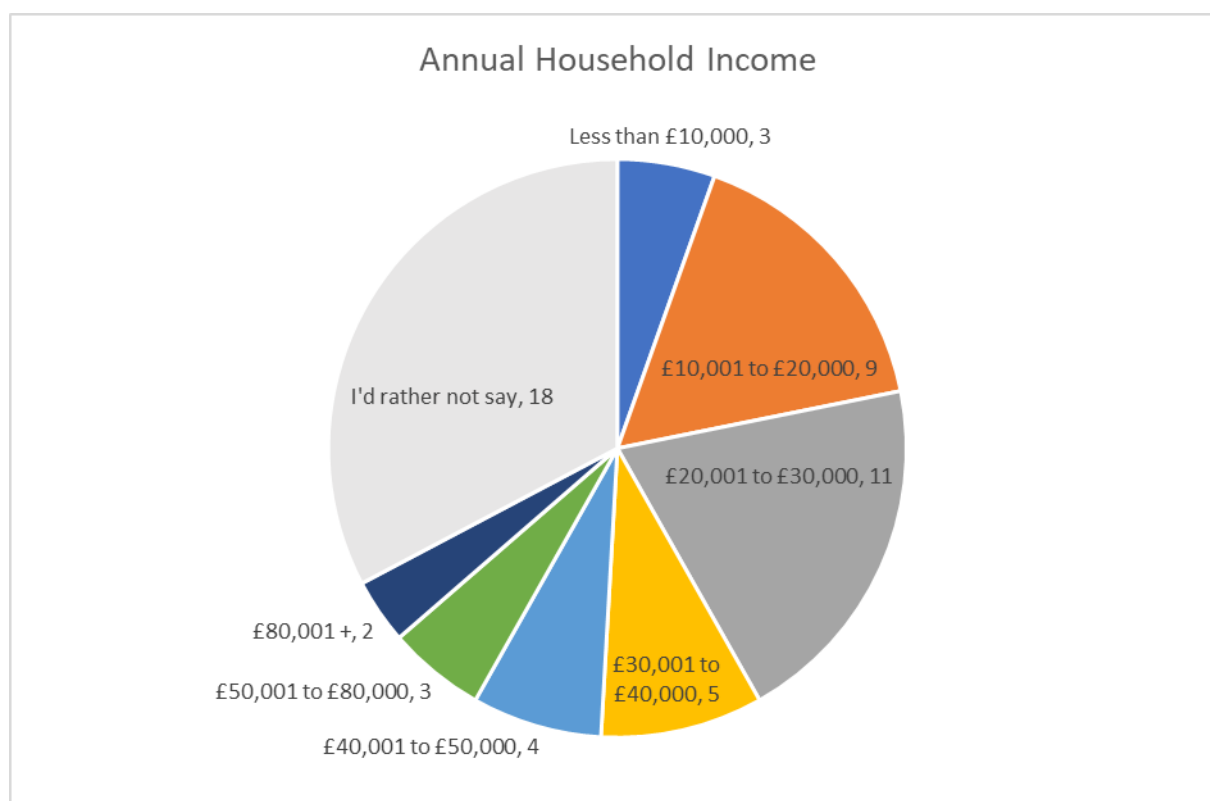


Table 6. Income data

Weekly rent or mortgage available (Q 21)

Respondents reported a range of values that they could afford to pay for housing weekly. 42 of the 55 respondents provided details (13 did not). Fourteen households said they could afford £99 or under weekly and 20 said that they could afford between £100 - £199. Eight households reported that they could afford to pay £200 and over per week.

Under £40 per week	9.52%	4
£40-59	7.14%	3
£60-79	11.90%	5
£80-99	4.76%	2
£100-129	19.05%	8
£130-159	16.67%	7
£160-199	11.90%	5
£200+	19.05%	8
	Answered	42

Table 7. Money available for rent / mortgage

Availability of a deposit to buy housing

37 of the 55 respondents provided details (eighteen did not). Twelve respondents had no deposit available, seven had less than £5,000, and five between £5,001 and £10,000. Three respondents had a deposit of £10,000 - £20,000 and two had £20,001 - £30,000 and over available. Four respondents reported £30,001 - £40,000 and four had over £40,000 for a deposit.

No	21.82%	12
Less than £5,000	12.73%	7
£5,001 to £10,000	9.09%	5
£10,001 to £20,000	5.45%	3
£20,001 to £30,000	3.64%	2
£30,001 to £40,000	7.27%	4
£40,001 to £50,000	1.82%	1
£50,000 +	5.45%	3
I'd rather not say	32.73%	18

Table 8 Deposit available

Registration as being in housing need

“Is the person(s) in need currently on the Local Authority's Housing Register (Waiting List)?”

50 out of the 55 respondents reporting they are in need of housing were not registered on the Dacorum Borough Council housing register, five respondents were on the list.

Answer Choices	Responses	
Yes	9.09%	5
No	90.91%	50

Table 9. Housing waiting list registration

Reason for not being registered

Q 19. "If the person(s) in need are not on the Local Authority's Housing Waiting List, please explain why they are not registered. (They / you will need to register with the local authority for consideration of any future affordable housing scheme.)"

Consistent with other surveys conducted by CDA Herts of this type, only a small minority of the respondents reporting housing need say that they are currently on the Local Authority Housing Register. Of the 50 who are not registered on the Dacorum Borough Council Housing Register, the reasons given for not registering are as follows: 20 thought they would not qualify for a council home, seven thought they would have to wait too long for a council home and two thought they would be excluded because they do not already have a council home. 24 households did not give a reason. Of the three who responded "other", one was not yet 18, one was in the process of becoming eligible for the list and one further respondent had answered in another category.

They / you do not currently have a council / housing association home	3.77%	2
They / you do not think they qualify for a council / housing association home	37.74%	20
They / you would have to wait too long for a council / housing association home or there aren't any available	13.21%	7
Not applicable / Skip this question	45.28%	24
Other (please specify)		3

Table 10. Reasons for not registering

4. ASSESSMENT OF AFFORDABLE HOUSING NEED

Presentation of Survey Results

NOTE

*In this section of the survey report we report on the type of housing that was selected by each contributor. We refer to this as the “**Expressed Need**”. We carry out an assessment of the eligibility / suitability of the applicants for the type of housing that they have expressed. We then set out a suggested “**Assessed Need**” which reconciles the aspirations of applicants with the reality of what may be available to them. This helps to build a wide picture of the affordable housing need without being prescriptive about delivery. Because each applicant is able to make more than one choice of housing type / tenure (for example Shared Ownership and Affordable Rent, Flat and House), the total number of units identified in this section exceeds the number of respondents. The **Assessed** need sets out the maximum number of each type of housing that could potentially be delivered in each category.*

*In the [Conclusions](#) section of the report, a **NET** figure is provided for the total number of housing units required. This provides the total number of units for which we have established a short or medium term local need (removing any double counting). There will be a wide range of options available for delivery that could potentially meet the housing needs of the local community. We do not believe that it is appropriate for this report to prescribe the mix of housing required and limit the options available. Section 4 helps to build a picture of the available options that could meet the needs and aspirations of the community. Nonetheless, there will be households in the survey, for whom **socially rented accommodation appears to be the only viable option**. To make this clear, the conclusions of the report give a suggested minimum number of required socially rented properties.*

In total 55 respondents answered questions in Section 2 indicating that they or someone in their household were in need of affordable housing.

54 of these respondents indicated that they, or someone within their household, needed to move within five years. 54 responses are therefore considered to reflect a potential short to medium term need for housing within the Parish.

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

54 respondents reported that the accommodation would be desired within the parish, or would accept living in an adjoining Parish. One respondent wanted to live elsewhere and on examination was also found to potentially have the resources to meet their needs on the open housing market.

53 respondents 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: (33)

Part 2 of the survey is designed to identify those people who are unable to meet their housing need through the normal functioning of the housing market. However, inevitably some contributors complete the questionnaire despite having the means to purchase their own property. Others who express a desire to own their own property may complete this section because the type of property that they seek (for example adapted homes for the elderly and disabled) are not readily available within the parish.

15 households expressed a desire to buy their home on the open market without expressing **any another tenure** preference. Assessing the income and deposit levels required to buy locally, it is judged that only four of these are likely to be able to meet their housing needs locally on the open market. Even so, one of these ineligible respondents still gave as a reason for requiring housing that it was locally unaffordable. One other respondent reported a need for alternative housing in more than five years.

Five of the respondents opting for home ownership gave insufficient information to determine whether they had the finances available to buy on the open market. **These five all sought some form of housing appropriate for the elderly or disabled.** Because of the absence of financial information they are not included in the assessment of housing need.

Due to insufficient levels of deposit or income to purchase on the open market the remaining respondents expressing a preference only for outright ownership were assessed for either shared ownership, sheltered housing to rent or buy or affordable rental alternatives (depending on levels of income / deposit available).

Assessed Need (interested in outright ownership)
1x1 bed unit (sheltered / adapted)
5x2 bed units (sheltered / adapted)
6x2 bed units (shared ownership)
2x3 bed units (shared ownership)
6x1 bed units (affordable rent)
4x2 bed units (affordable rent)

Table 11. Assessed need - wish to own outright

Four households expressed an interest in Community-led housing and two were interested in pursuing self-build options.

Expressed an interest in shared ownership: (21)

21 households indicated an interest in shared ownership, however due to insufficient levels of income or deposit to purchase through the shared ownership option, only twelve were considered as being potentially eligible for shared ownership. None of the 12 potentially eligible for shared ownership had income levels likely to be above that for eligibility for shared ownership. Only two opted for shared ownership without selecting any other preferred tenure types. The remaining respondents were considered for affordable rental options. One respondent expressing interest in shared ownership was considered in need of sheltered or adapted housing.

Assessed Need (Interested in shared ownership)
7x1 bed units (rental)
1x2 bed unit (rental)
1x1 bed unit (shared ownership)
8x2 bed units (shared ownership)
3x3 bed units (shared ownership)
1x1 bed unit (sheltered / adapted)

Table 12. Assessed need - shared ownership

Four respondents were interested in community-led housing with three also interested in self-build options.

Expressed a preference for Social / Affordable rental (Council or HA) housing: (22)

Of the 22 respondents indicating a wish to rent from a Housing Association or Council, only five were registered on the Council Housing Register. Six provided a preference for social / affordable rented accommodation as their only preferred tenure option. For those who opted for Shared Ownership and Housing Association / Council rented accommodation, where it was discernible (through financial information provided) that shared ownership was a possibility, this was given preference in terms of the assessed need for the purposes of reporting.

Assessed Need (Interested in social rent)
9x1 bed unit(rental)
2x2 bed unit (rental)
1x3 bed unit (rental)
1x1 bed unit (sheltered / adapted)
1x1 bed unit (shared ownership)
5x2 bed unit (shared ownership)
1x3 bed unit (shared ownership)

Table 13. Assessed need - social rental

Expressed a preference for private rental housing: (10)

10 households selected private rental as a possible tenure option, none of those selected this option alone. Within the ten selecting "Private Rental", three were considered potentially able to afford local market rents based on income data. They have been retained within the overall assessment of housing need however, because they also expressed an interest in other tenure types for which they could, on detailed assessment, remain eligible.

Self – Build and Community–led Housing (24)

Self-build and Community-led housing were selected on 24 occasions by 14 respondents (with both options selected by five respondents). Of these only two selected Self-build or Community-led housing as their only preferred tenure option. Assessing the financial position of the 14 selecting these options is problematic as the finances required are not certain. Of the 14, three had income levels and income available for rent or mortgage that were sufficiently low that involvement in such schemes could be potentially problematic. The remaining eleven had the following assessed housing need:

Assessed Need (Self-build, CLH)
4 x 1 Bed Unit
5 x 2 Bed Unit
2 x 3 Bed Unit

Table 14 Assessed need - Self-build and community led housing

Sheltered Housing, housing adapted for the disabled and housing for the elderly

Q15 of the questionnaire asks about the preferred type of housing. Three of the respondents expressed an interest in sheltered housing, with 22 expressions of interest in a bungalow. The three opting for sheltered housing also expressed an interest alternatively in a bungalow. It is not always possible to discern if their actual choice should be interpreted as “sheltered bungalow”. Of the 22 people in all who selected “bungalow” as a potential property type, **six could not be assessed either because they had income sufficient to buy on the open market or because they had not provided any financial information in order to make an assessment**, however it was clear that their motivation for completing the questionnaire was their desire to either downsize or move to more age appropriate property for people of retirement age.

Q.12 of the questionnaire, which specifically asks the main reason for seeking alternative accommodation gives a clue to the motivation for some of those requiring alternative accommodation. “Need a home that is physically accessible” was selected in the “Important” categories on 10 occasions with “Need care due to health or mobility issues” selected 11 times.

Assessed Need (Sheltered / accessible housing)
5 x 1 Bed
4 x 2 Bed

Table 15 Assessed need / sheltered housing

5. CONCLUSIONS

We consider that there is some need for affordable housing in Bovington 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 for their ability to do so to be assessed; it does include those who preferred to buy or part-buy but whose income indicates that social housing (including shared ownership) could be the most suitable housing tenure(s) for them.

The reason for excluding 11 of the respondents who completed section two vary between those who appear to have the means to buy or rent on the open market, those whose desire for new housing is too long term to be considered and the largest number (seven in total) who appeared to be people of retirement age who had not provided any financial information in order to make an assessment of need.

Total affordable housing need assessed

A need for a total of **44**³ affordable units can be identified.⁴

The respondents desired properties of the following types and minimum bedroom numbers:⁵

Type	Affordable rent minimum	Total
1 bed flat	14	17
2 bed flat	3	7
2 bed house	2	7
3 bed house	1	4
1 bed sheltered / bungalow / accessible	2	5
2 bed sheltered / bungalow / accessible	2	4

This can be summarised as:

22 x 1 bed units
18 x 2 bed units
4 x 3 bed units

Table 16. Number of units (Gross)

³ Where housing needs surveys are carried out in order to provide evidence to support housing provision on rural exception sites this figure is ordinarily halved to ensure that there is a residual local need at the time of housing delivery.

⁴ Self-build has not been separated out from these figures

⁵ Recommended tenure types have not been provided because there may be more than one potential option for each household other than for affordable rent where this may be the only viable option.

Further evidence of need is provided by the households recorded as being registered on the local authority housing waiting list (March 2019), 55⁶ active applications for people living in Bovingdon.

1 bed – 39
2 bed – 14
3 bed – 1
4 bed – 1

Table 17 (Local Authority housing applicants)

There appears to be some broad commonality between the survey outcome and the local authority waiting list data.

1. It is considered that the most significant need is for affordable (general need) one bed accommodation for rent for single people (as well as a slightly smaller number of 2 bedroom households). The reasons for needing housing is predominantly for people needing independence, physically adapted homes or cheaper homes.
2. Within this number, there is also a need for alternative 1 and 2 bed sheltered accommodation for older people, and bungalows. The survey suggests that there is also a further need for market housing suitable for the elderly and downsizers.
3. It is considered that the greatest tenure need is for affordable (general need) rent however there is also a demand for shared ownership tenure which could be considered.

RECOMMENDATIONS

4. Discussions on the size and tenure of housing, as well as suitable sites etc, should take place between the Parish Council, relevant Housing Associations and the Local Authority before finalising the housing mix.
5. There is evidence of sufficient interest in community-led housing and self-build in this area that this could also be further explored as a means of delivering some of the affordable housing needed within the parish.

The Local Authority should consider how it can accommodate the local identified need, including through the existing LA6⁷ housing allocation and in preparing the new Local Plan, particularly through any future potential allocation in the village.

⁶ Five of those reporting housing need (completing section 2 of the survey) were also on the LA Housing Register

⁷ Dacorum Borough Council LA6 Master Plan (Adopted 12 July 2017)

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

Housing for open market sale

Land Registry data provides recent average house prices of flats, terraced and semi-detached houses. The average house price in Hertfordshire was £441,791 in 2016/2017 (source National Housing Federation Home Truths 2017/18).

This is well above the national average for England and Wales of £288,898 for the same period.

The average selling prices for each type of property in Hertfordshire and Dacorum are shown below (sourced from Land Registry Jan 2019 figures):

Area	Detached Average	Semi-detached Average	Terraced Average	Flat Average
National	£349363	£214858	£183520	£203066
Dacorum	£821132	£449701	£344123	£260661

Table 18. Average (sold) house prices (Herts)

Bovingdon parish is within the postcode of HP3, which also encompasses Chipperfield, Flaunden and south-west Hemel Hempstead. The average current property asking prices (April 2019) for properties in the postcode of HP3 are provided below (source Zoopla):

Average: **£440,213**

Property type	<u>1 bed</u>	<u>2 beds</u>	<u>3 beds</u>	<u>4 beds</u>	<u>5 beds</u>
<u>Houses</u>	-	£342,596 (25)	£416,049 (98)	£589,139 (67)	£743,567 (14)
<u>Flats</u>	£218,944 (19)	£310,806 (69)	£430,000 (1)	-	-
<u>All</u>	£218,944 (19)	£319,261 (94)	£416,190 (99)	£589,139 (67)	£743,567 (14)

Table 19. Average asking prices HP3 (Source; Zoopla.co.uk)

National Housing Federation East of England provides average (mean) house price information annually (Home Truths 2017/18, The housing market in East of England) along with an assessment of affordability:

	Mean house price 2016/17	Mean annual earnings 2017	Ratio of house prices to incomes	Income needed for a 80% mortgage at (3.5 x income)	Mean monthly private sector rents 2016/17
England	£288,898	£28,444	10.2	£66,034	£852
Dacorum	£429,118	£34,372	12.5	£98,034	£1,076

Table 20. Housing cost and affordability ratios

On researching property for sale in the parish of Bovingdon (on Zoopla), there were 28 properties available; 12 x 4+ bed houses between £475,000 and £1,500,000, 7 x 3 bed houses ranging from £385,000 to £590,000, 5 x 2 bed houses from £280,000 to £595,000. Flats; 3 x 2 bed flats between £195,000 and £440,000 (McCarthy & Stone) and one 1 bed flat at £210,000. There were no bungalows available. Source: Zoopla 16/04/19

The National Housing Federation's method for assessing affordability was used, which assumes a 10% deposit is available and that a mortgage of 3.5 x income will be available. (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 to purchase the cheapest property currently available in the parish (£195,000), a 10% deposit (£19,500) would be needed, plus an annual salary of £50,000 for a 90% mortgage of £292,500 and monthly mortgage payments of £832 per month over 25 years for a repayment mortgage (equivalent to £192 per week).

Applying this method to the **average cost of a one or two bed property** in the village (£378,555), a 10% deposit would be £37,855, with an annual salary requirement of £97,000 and monthly repayments (at 3% repayment mortgage) of £1615 per month over 25 years (equivalent to £372 per week).

Housing for private rental

Availability of private rental property: census data 2011 indicates that approximately 11.4% of housing in the parish is private rental, equating to 219 homes (11.4% of the total).

As at the date of our search on Zoopla & Rightmove (April 2019), there were no properties available for private rent in Bovingdon. Current asking rents more widely in HP3 are as follows (Zoopla).

Average: **£1,112 pcm**

Property type	<u>1 bed</u>	<u>2 beds</u>	<u>3 beds</u>	<u>4 beds</u>
<u>Houses</u>	£643 pcm (7)	£1,575 pcm (5)	£1,331 pcm (10)	£1,706 pcm (8)
<u>Flats</u>	£806 pcm (19)	£1,041 pcm (26)	-	-
<u>All</u>	£762 pcm (26)	£1,127 pcm (31)	£1,331 pcm (10)	£1,706 pcm (8)

Table 21. Asking rents in HP3

Social housing/affordable homes

Average social housing general needs **weekly** rents in Bovingdon to March 2019 are provided below (Source:): Dacorum BC

1 bed flat	1 bed bungalow	2 bed flat	2 bed house	3 bed house
£72	£103	£112	£120	£123

Table 22. Bovingdon average social rents (general needs) - monthly

Information available from Dacorum Borough Council indicates that there are 93 Dacorum Borough Council (DBC) affordable housing units (general needs) provided within the parish of **Bovingdon**:

Additionally, there are 30 DBC sheltered housing units in Bovingdon.

The turnover and availability of social/affordable premises to households in local housing need reflects the following:

17 lettings in 2017/18 of which two were sheltered properties

Five lettings in 2018/19 (to mid March 2019) of which one was sheltered.

Shared ownership

Shared ownership affordability can be estimated by assuming the household will purchase 30% 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 at 2.5% on the un-sold equity (70 per cent). Service charges may be applicable, and some landlords may also consider outstanding debt when conducting their assessment of affordability.

* The HCA model shared ownership agreement recommends that purchasers buy an initial percentage of between 25% and 75% dependent on circumstances. Staircasing in rural areas of populations of 3,000 or less are also restricted to a maximum of 80%.

APPENDIX 2 SUGGESTED SITES

Sites Suggested	No of Suggestions
Bovingdon Airfield	20
CFS 37 Former Bobsleigh Hotel Site	10
Bovingdon Market	2
Off Box Avenue	1
Chesham Road	1
CFS 40 (Hempstead Lane / Vicarage Lane) & 41 (Highcroft Paddocks, Hempstead Road)	1
CFS 39 (Hempstead Road, Site C)	1
CFS 43 (St Lawrence Close) & 45 (Shantock Lane)	4
CFS 91a & b (Green Lane)	1
CFS 44 (Homefield)	1
CFS 36 (Vicarage Lane), & CFS 35 (Grange Farm)	1
BOV H4	1
Duck Farm	1
Hempstead Road (north side) behind Duck Farm	1
Grange Farm	1
Highcroft Paddock	2
Hyde Lane	1
Long Lane	2
Molyneaux Avenue (right side)	2
Moody Homes (field behind)	2

APPENDIX 3 THE QUESTIONNAIRE

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Bovingdon Affordable Housing Needs Survey 2019

This survey is being conducted on behalf of Bovingdon Parish Council by CDA Herts, an independent charity, who work in partnership with communities, Local Authorities and Housing Associations, to find out whether people are in need of housing and to determine the type of accommodation that would be most appropriate.

Everyone with a connection to the Parish should answer SECTION 1 (questions 1 – 5). If you or someone within your household is in need of new or alternative housing please answer all of the questions.

Most questions are multiple choice with room for additional comments if necessary. The survey should take approximately 10 minutes to complete. There is an opportunity to add any additional comments you feel are relevant.

YOU CAN COMPLETE THIS SURVEY ONLINE GO TO: www.cdaherts.org.uk/rural-housing and please follow the links.

Please complete only one survey per household and if not completing online, return it to the Bovingdon Parish Council Office, 72 High St, Bovingdon HP3 0HJ by 1st February 2019 or telephone 01442 833036 to make collection arrangements. A 'household' is one family unit. If there is more than one family unit living within one home this would be considered as two separate 'households', each 'household' or family unit should complete one survey. Responses are anonymous. A final report will be published following this survey once analysis has been completed.

People who used to live in the Parish and may wish to return should also complete the survey. They should also go to www.cdaherts.org.uk/rural-housing and follow the links to the survey.

Additional print versions of the survey are available, please telephone CDA Herts on 01992 289060 or 289055. Help and advice in completing the survey is also available.

Thank You



St Lawrence Church, Bovingdon (reproduced courtesy of Parish of Bovingdon)

SECTION ONE - ALL HOUSEHOLDS

*** 1. What is your connection to the Parish?**

- ☐ I live here
- ☐ I work here
- ☐ I used to live here and I would like to return
- ☐ I have family here

Other eg. land owner, property developer (please describe)

*** 2. If a need for affordable housing for local people was established, would you support a new development of housing to suit the needs of local people?**

- ☐ Yes, as many as needed to fulfill the local need
- ☐ Yes, up to 5 homes
- ☐ Yes, up to 10 homes
- ☐ Yes, up to 25 homes
- ☐ No (if no, please give your reasons in the "any further comments" section at the end of the survey)

*** 3. Are there any sites in the village where a potential development could be located.**

- ☐ No
- ☐ Yes (please give details of sites in the accompanying Neighbourhood Planning survey)

* 4. If new housing were to be built in this area, what sort of housing and tenure do you think would be most needed? (Please select as many as appropriate)

	For Rent	For Sale	Shared ownership (part rent part owned)
Housing for young people (over 18)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Housing for families with children	<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"/>
None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify)

* 5. Is anyone in your household in need of new or alternative accommodation within the Parish? (This includes those in current need and also anyone who is predicted to need housing within the next 5 years). WE PARTICULARLY WANT TO HEAR FROM HOUSEHOLDS WHOSE NEED FOR HOUSING IS NOT MET BY THE NORMAL HOUSING MARKET IN THE AREA.

☐ Yes (**NOW complete SECTION 2 (All) of the questionnaire**)

☐ No (Please skip the next section and complete the "Any further comments" (Q.25, Section 3) at the end of the survey)

PLEASE COMPLETE SECTION 2 BEGINNING ON THE NEXT PAGE IF YOU ARE IN HOUSING NEED otherwise turn to p.8

SECTION 2 Households in Housing Need **ONLY**.

* 6. How long have you lived in, or had a connection to the Parish? (In years)

- ☐ 0-1 ☐ 11-20
☐ 2-5 ☐ 21+
☐ 6-10

* 7. How many people, including yourself, currently live in your household?

- ☐ 1 ☐ 4
☐ 2 ☐ 5
☐ 3 ☐ 6
☐ Other (please specify)

* 8. How many bedrooms does your home have?

- ☐ 1 ☐ 4
☐ 2 ☐ 5+
☐ 3

* 9. How would you best describe your current housing tenure?

- ☐ Rent privately ☐ Own without a mortgage
☐ Rent with Housing Association/Council ☐ Live with friends/family
☐ Own with a mortgage
☐ Other (please specify)

* 10. When is new or alternative accommodation needed?

- ☐ Now
☐ In 1 to 3 years
☐ In 3 to 5 years
☐ Other (please specify)

* 11. **Where will the household be looking for accommodation? (Tick as many as appropriate)**

- ☐ Bovingdon
- ☐ A neighbouring Parish
- ☐ Somewhere else (Please specify)

* 12. **ANSWERS TO THE FOLLOWING QUESTIONS RELATE SPECIFICALLY TO THE PEOPLE IN HOUSING NEED.** For what reason is alternative accommodation needed?

Select as many as applicable 1 = least important

	1 least important	2 not very important	3 important	4 very important	5 most important	N/A
Accommodation too big	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accommodation too small	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Accommodation too expensive	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Need to live closer to family in order to give or receive help/support	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Need a home which is accessible or adaptable (disability)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Need care due to health or mobility issues	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Living with parent need to live independently	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Need security of tenancy	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Relationship break down	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

* 13. What is the family makeup of those in need?

☐ A single adult

☐ An adult couple

☐ A family with 1 child

☐ A family with 2 children

☐ A family with 3 or more children

☐ A single elderly person

☐ An elderly couple

☐ A single parent

Other (please specify)

*** 14. How many people in your household are in housing need? (Please enter the ages of each, including children)**

Males, Ages

Females, Ages

I'd rather not say

*** 15. What type of housing would be most suitable? (Select as many as applicable)**

- ☐ Flat
- ☐ House
- ☐ Bungalow
- ☐ Sheltered housing
- ☐ Other (please specify)

*** 16. How many bedrooms would be most suitable?**

- ☐ Studio
- ☐ One
- ☐ Two
- ☐ Three
- ☐ Four +

*** 17. What type of tenancy would be most suitable? (Select as many as applicable)**

- ☐ Private rent
- ☐ Rent with Housing Association / Council
- ☐ Shared ownership
- ☐ Open market ownership
- ☐ Self-Build
- ☐ Community-Led Housing (normally social housing developed by the community for local people)

Other (please specify)

*** 18. Is the person(s) in need currently on the Local Authority's Housing Register (Waiting List)?**

- ☐ Yes ☐ No

19. If the person(s) in need are not on the Local Authority's Housing Waiting List, please explain why they are not registered. (They / you will need to register with the local authority for consideration of any future affordable housing scheme).

- ☐ They / you do not already have a council / housing association home
- ☐ They / you do not believe they qualify for a council / HA home
- ☐ You would have to wait too long for a council / HA home or there aren't any available
- ☐ Not applicable / Skip this question

Other (please specify)

* 20. What is the total annual household income, including benefits, of those who are in need of housing? (This information is needed in order to determine the affordability of potential new homes in the Parish. The information given here is anonymous and confidential.)

- | | |
|------------------------------------------|------------------------------------------|
| <input type="radio"/> Less than £10,000 | <input type="radio"/> £40,001 to £50,000 |
| <input type="radio"/> £10,001 to £20,000 | <input type="radio"/> £50,001 to £80,000 |
| <input type="radio"/> £20,001 to £30,000 | <input type="radio"/> £80,001 + |
| <input type="radio"/> £30,001 to £40,000 | <input type="radio"/> I'd rather not say |

21. How much per week could you / they afford to pay in rent or mortgage?

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

* 22. Does the person(s) in housing need have a deposit available?

- | | |
|------------------------------------------|------------------------------------------|
| <input type="radio"/> No | <input type="radio"/> £30,001 to £40,000 |
| <input type="radio"/> Less than £5,000 | <input type="radio"/> £40,001 to £50,000 |
| <input type="radio"/> £5,001 to £10,000 | <input type="radio"/> £50,000 + |
| <input type="radio"/> £10,001 to £20,000 | <input type="radio"/> I'd rather not say |
| <input type="radio"/> £20,001 to £30,000 | |

23. If you would like us to pass your contact details to a relevant Housing Association in the event that an affordable housing scheme goes ahead, please provide your contact details including name, address, telephone number and email. This will help make sure your household's needs are considered. Any personal data collected will only be used in connection with this survey and will be destroyed after 5 years.

Please go to cdaherts.org.uk/privacy-statement/ to read our privacy policy in full

Name:

Address:

Email:

Phone:

* 24. Do you consent for your contact details ONLY to be passed to our partnering Housing Association in connection with this survey and potential affordable housing in the Parish?

YES ☐ NO ☐

Affordable Housing Needs Survey – Bovingdon

SECTION 3 ALL HOUSEHOLDS General Comments

25. Thank you for completing the survey. If there is any further relevant information or comment that you would like to include (for example, the importance of energy efficiency, that housing should be provided for particular groups or how it should fit into the style and character of the village), please provide it here.

Thank you for completing the survey. The results will be collated in a report that will be shared with the community through the Parish Council.

Please return your survey by 1st February 2019 to

Bovingdon Parish Council Office

72 High Street

Bovingdon

HP3 0HJ

Or telephone 01442 833036 to make collection arrangements.

