

Hulland Ward – Statement on Need March 2013

The Parish of Hulland Ward has 417 households, but only 14 of these are affordable homes for rent and 10 for shared ownership through a housing association. 18 of the 24 affordable homes have been in the last 7 years.

The current housing stock in Hulland Ward is owned and managed by Dales Housing and Peak District Rural Housing Association. Table 1 below shows the current stock and its turnover since 2007 (first let not included). The turnover of the homes is very low – 1 every 2 years.

Table 1: Affordable Housing Stock in Hulland Ward and turnover

| Dwelling Type | Current Affordable Housing Stock | Additional information | Turnover since 2007 | Housing Association |
|----------------------------------|---|-------------------------------|----------------------------|----------------------------|
| 2 bed houses-rent | 2 | New in 2008 | 0 | PDRHA |
| 2 bed houses – shared ownership | 2 | New in 2008 | 0 | PDRHA |
| 3 bed houses-rent | 2 | New in 2008 | 1 | PDRHA |
| 3 bed houses-shared ownership | 2 | New in 2008 | 0 | PDRHA |
| 2 bed bungalows-rent | 4 | New in 2006 | 1 | PDRHA |
| 2 bed bungalows-shared ownership | 6 | New in 2006 | 0 | PDRHA |
| 3 bed houses | 6 | | 1 | Dales Housing |
| Total | 24 | | 3 | |

Additional information on the local housing market in Hulland Ward

Census 2011 data shows the tenure profile of Hulland Ward.

Table 2: Table Census data - Household Tenure

| Tenure - Households March 2011 | | |
|--|---------------------|-------------------------|
| | Hulland Ward | Derbyshire Dales |
| | Parish | |
| All Households | 417 | 30744 |
| Owned; Total | 353 | 22269 |
| Owned; Owned Outright | 240 | 13513 |
| Owned; Owned with a Mortgage or Loan | 113 | 8756 |
| Shared Ownership (Part Owned and Part Rented) | 7 | 229 |
| Social Rented; Total | 14 | 3736 |
| Social Rented; Rented from Council (Local Authority)* | 5 | 1330 |
| Social Rented; Other Social Rented | 9 | 2406 |
| Private Rented; Total | 32 | 3860 |
| Private Rented; Private Landlord or Letting Agency | 27 | 3423 |
| Private Rented; Relative or Friend of Household Member | 5 | 276 |
| Living Rent Free | 11 | 650 |

*The local authority housing stock is now owned and managed by Dales Housing. Individuals responding to the Census will report their understanding of their landlord and this may not reflect the actual management arrangements in all cases.

The table shows the lack of options that a local person will face should they not be able to afford to purchase a property. For the population of Hulland Ward that cannot afford a terraced property (cheapest property for sale on rightmove.co.uk is a 2 bed bungalow for £158,500), a household will only be able to choose between renting from a housing association or the private rented sector, 14% of the stock of homes in Hulland Ward. At the time of writing this report, only one property is currently available to privately rent on rightmove.co.uk, a 3 bed detached bungalow for £580pcm.

Housing Need – Home-Options Data

An indicator of need is the number of Hulland Ward residents registered on Home-Options, the District Council's Choice-based Lettings System (our Housing Register). There are currently 18 residents of Hulland Ward registered on Home-Options. Home-Options bands people according to their level of housing need with A being the highest and D the lowest.

Table 3 below shows the household's banding and their bedroom need.

Table 3 Hulland Ward residents registered on Home-Options – banding, no. of bedrooms required and age profile

| Banding | No of households | 1 bed required | 2 bed required | 3 bed required | Age profile |
|---------|------------------|----------------|----------------|----------------|---------------------------------|
| B | 2 | 1 | 1 | 0 | 25-39 |
| C | 8 | 5 | 2 | 1 | Younger - only 1 x 60+ |
| D | 8 | 5 | 2 | 1 | 4 x 60+ 3 x 50+ 1 x 25-39 |
| Totals | 18 | 11 | 5 | 2 | |

Table 4 Hulland Ward – No. of households per band and reason for banding

| Banding | Reason for Banding | No. of households |
|--------------|--|-------------------|
| B | Homeless with a duty to accommodate | 1 |
| | Under occupying | 1 |
| C | Sharing facilities | 6 |
| | Homeless without priority need | 1 |
| | Medium medical needs | 1 |
| D | Owner occupiers | 3 |
| | Private rented with desire to move | 3 |
| | Social housing tenants with desire to move | 2 |
| Total | | 18 |

If we focus on the higher bands of B and C, tables 3 and 4 above show that there are 10 households in band B and C and their requirements are 6 x 1 bed accommodation, 3 x 2 bed accommodation and 1 x 3 bed accommodation. 8 of the households are in band D and have the lowest priority as they are owner occupiers or private/social housing tenants with a desire to move.

Bidding data from Home-Options – Hulland Ward

| Status or Let Date | Band | Bids | Type | Allocation | Landlord | N° Bedrooms | Tenure |
|--------------------|------|------|----------|---------------|----------|-------------|--------|
| 2007 | C | 7 | House | General needs | Dales | 3 | rent |
| 2008 | B | 2 | House | General needs | PDRHA | 3 | rent |
| 2008 | B | 2 | House | General needs | PDRHA | 3 | rent |
| 2008 | B | 3 | House | General needs | PDRHA | 2 | rent |
| 2008 | C | 5 | House | General needs | PDRHA | 2 | rent |
| 2009 | A | 2 | Bungalow | Age 55+ | PDRHA | 2 | rent |
| 2011 | C | 10 | House | General needs | PDRHA | 3 | rent |

The bidding data shows a relatively low demand for the homes, and the bungalow was re-advertised twice.

In summary, at the current time, there are 10 households (in bands B and C) in Hulland Ward registered on Home-Options who would struggle to meet their housing need locally due to the very low turnover in the affordable housing stock. The need is for smaller house types - 1 and 2 bedroom homes, with only one household requiring a 3 bed house. Although 1 bed properties lack flexibility in the rural context they may be useful in assisting people affected by the Welfare Reform Bill to downsize.

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