

# Challenges for the West Housing Market Area Delivery of Affordable Housing

**Jane Thomas Herefordshire Council**  
**Nick Wood Shropshire Council**

**21st October 2009**



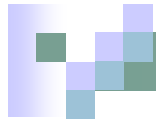
# Overview of Herefordshire/Shropshire

- Demographics
- Housing needs
- Targets
- Delivery programme
- Challenges for the West Market Housing Area



# Herefordshire

- 217,973 hectares
- 178,000 population (mid year 2007)
- Hereford City and 5 market towns
- 40 wards
- 241 parishes
- Predominately rural area

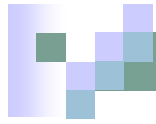


## Affordability levels

Median house prices	£197,000
Median earnings	£20,304

### **Affordability levels to purchase**

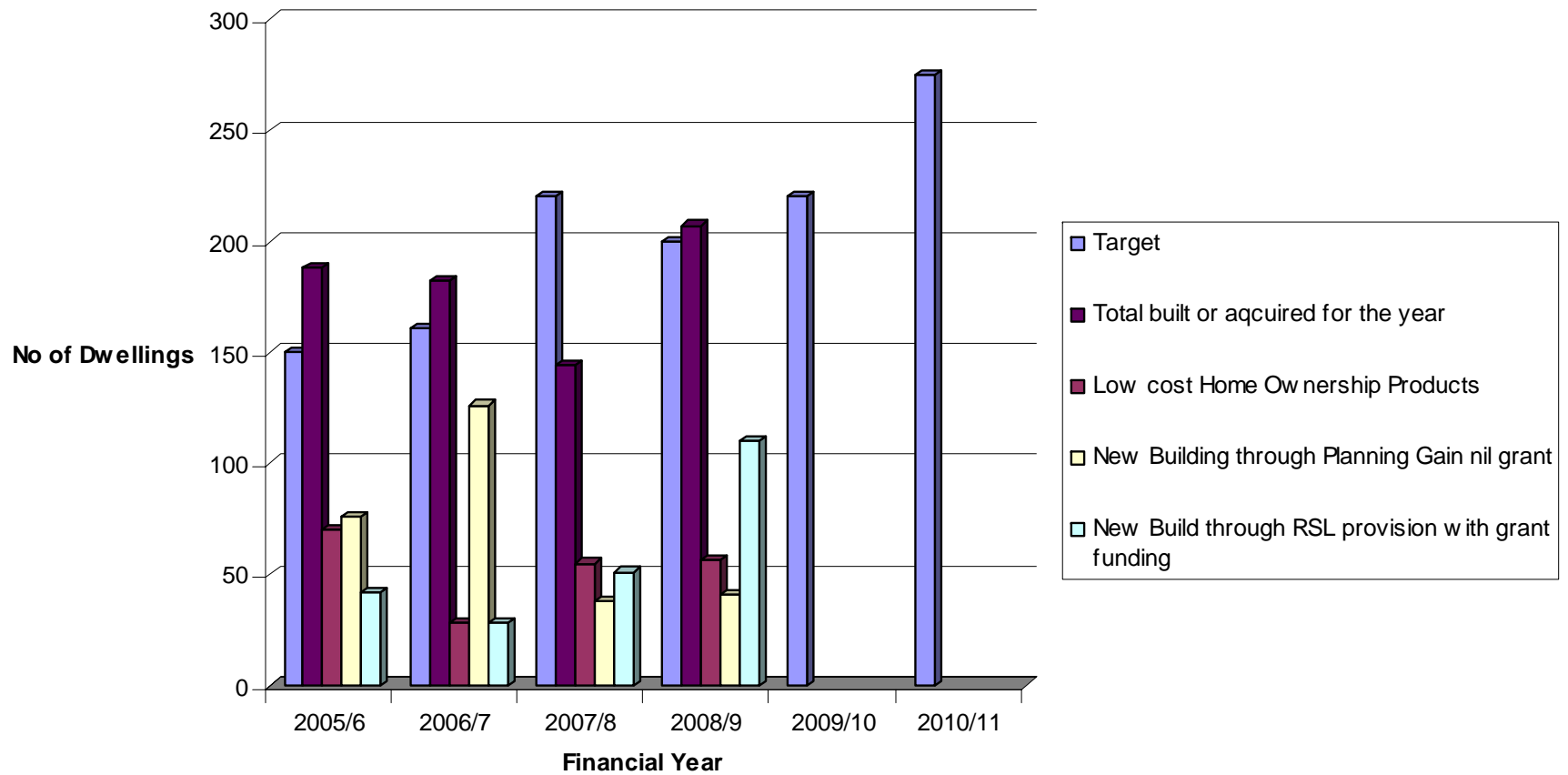
Single earner	1 bed	£75,000
Dual earner	2 bed	£93,000
Dual earner	3 bed	£98,000

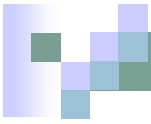


# Housing Need

Housing Register	5,219 total
Strategic Housing Market Area Assessment	1,113 per annum
Local Housing Need Surveys	729 total

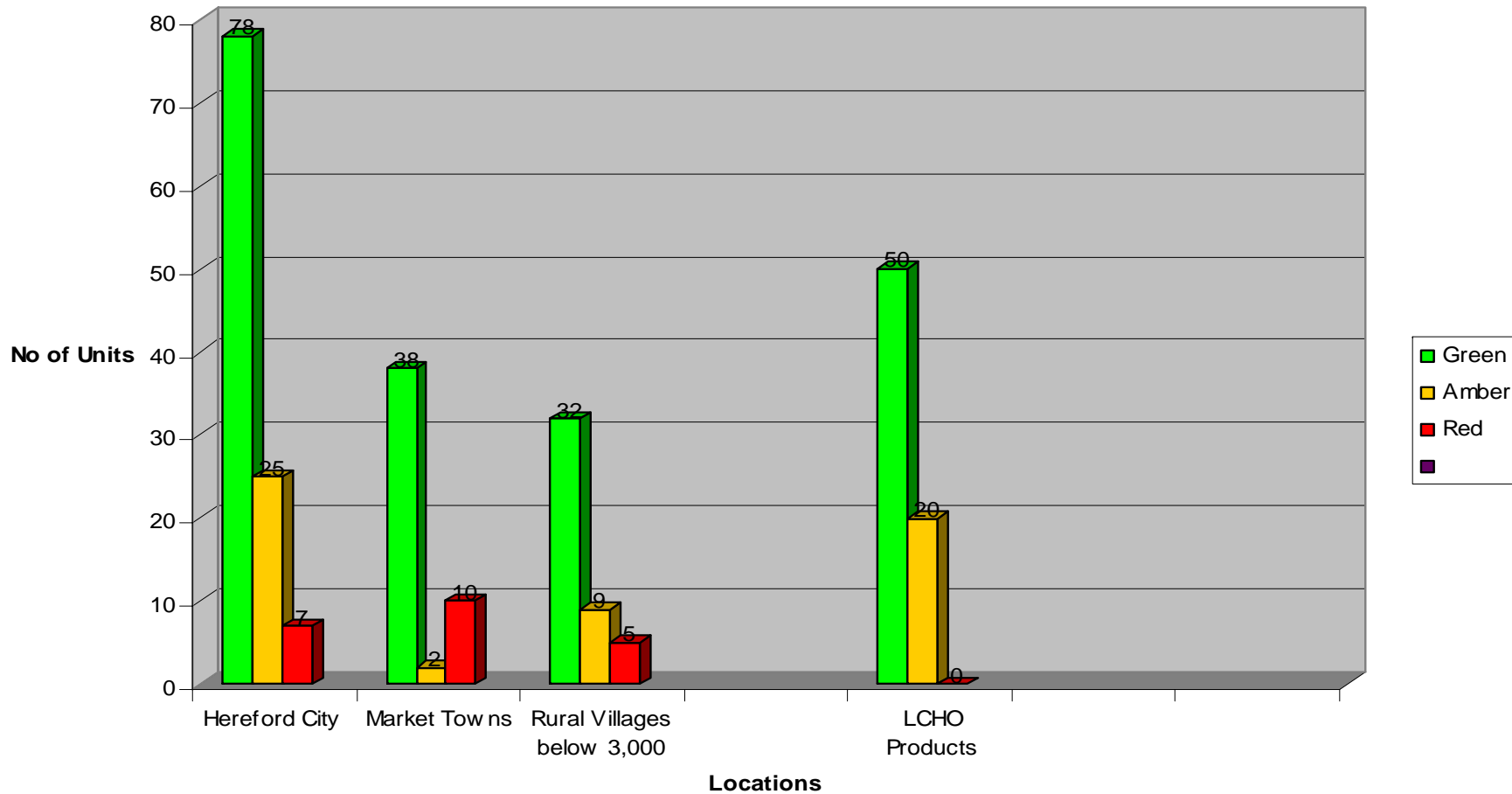
# Summary of Dwellings Delivered

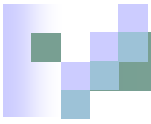




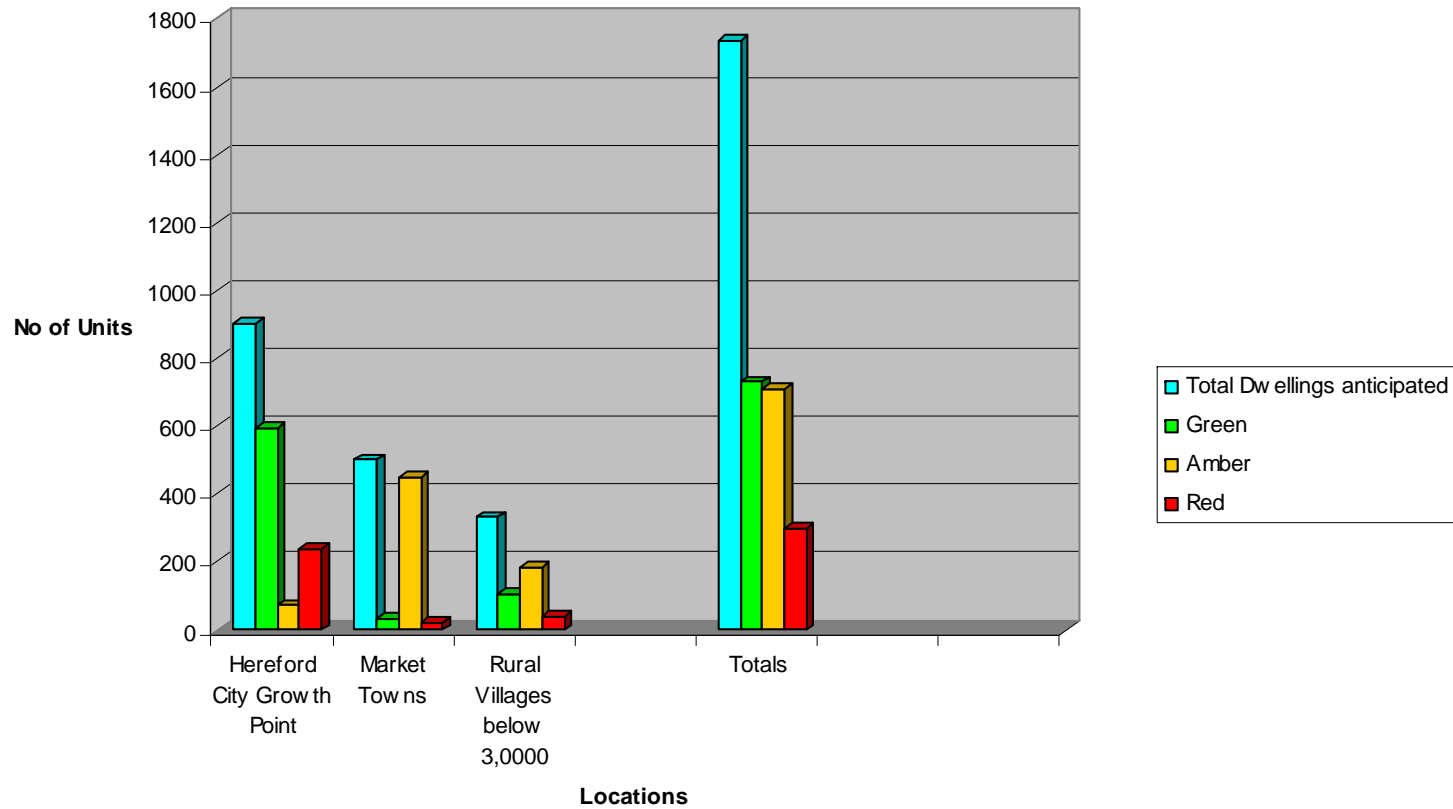
# Affordable Housing Delivery Plan 09-10

## LAA target (NI155) - 220





# Affordable Housing Delivery Plan 09-13





# Shropshire

- 319,736 hectares
- 290,900 population (mid year 2007)
- Shrewsbury & 13 market towns
- 63 wards – 74 Councillors
- 335 parishes
- 28 LJC areas
- Predominately rural area



## Affordability levels

Median house prices	£173,000.
Median earnings	£21,335.
Median household inc	£27,900.

### **Affordability levels to purchase**

Single earner	£74,500.
Dual earner	£76,300.



# Housing Need

- Housing Register 5,771 total
- Strategic Housing Market  
Area Assessment 1,525 per annum



# Summary of Dwellings Delivered

- 2008 – 09.
- Delivered 362 affordable homes via the 5 old Boroughs and Districts before LGR.



## **Affordable Housing Delivery Plan 09-10**

- Performance is measured nationally by NI 155 (completions).
- Target = 270 completions.
- Performance measured locally by LPSA 8.
- Target = 100 commencements (towards cumulative target of 926 commencements 2006 – 11).



## **Affordable Housing Delivery Plan 09-13**

- 2010 – 11 target = 456 homes.
- 2011 – 12 target = 484 homes.
- 2012 – 13 target = tbd.
  
- Currently a portfolio of 230 sites with a potential to deliver 2,200 homes.



# Challenges for the West Housing Market Area – delivery of affordable housing

- Homes & Communities Agency (HCA)
- Financial Resources
- Political & Community Support
- Planning Policies



Working together for the people of Herefordshire

