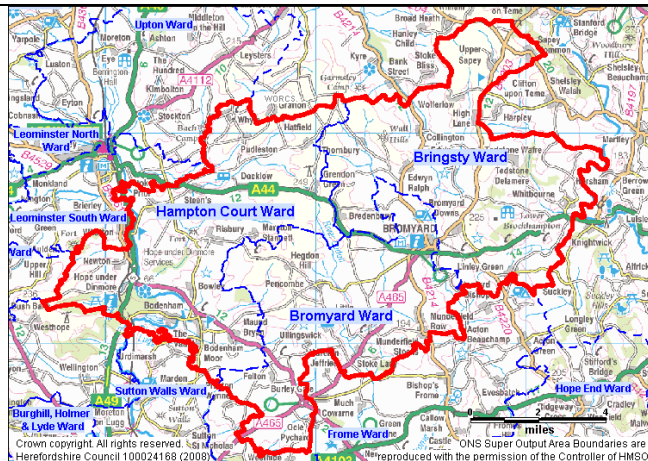


Socio-economic characteristics		
Age	HMA	Herefordshire
Under 16	16%	18%
16-retirement age	58%	58%
Retirement age +	26%	24%
% of population born outside the UK	3.0%	3.3%
Indices of deprivation 2007		
% of population living in income deprived households	12.2%	11.7%
Tenure		
<i>Source: census 2001</i>	HMA	Herefordshire
Owner occupied	72.2%	71%
Socially rented	14.2%	15%
Privately rented	8.8%	9%
Shared ownership	0.7%	1%
Living rent free or other	4.1%	4%
Dwelling type		
<i>Source: census 2001</i>	HMA	Herefordshire
Detached	55%	43%
Semi-detached	23%	27%
Terraced	12%	18%
Flat / Maisonette	9%	10%
Caravan or other temporary structure	1%	1%
Prices		
Market entry prices – Bromyard HMA <i>Source: GLH/JGC Online Survey, Jan 2011</i>		
	To buy	To rent
1 bed	75,000	425
2 bed	124,000	550
3 bed	179,000	650
4 beds	276,000	900
Mean price for standard property – Bromyard town <i>Source: Zoopla house price index</i>		
	Bromyard	Herefordshire
Mean price over 2008-2010	£216,700	£212,200
Number of properties		
<i>Source: council tax records March 2009</i>	HMA	Herefordshire
Properties	5,716	6% of county
Vacant properties	121 (2%)	2%
Second homes	48 (1%)	1%
Overcrowding <i>Source: census 2001</i>	3.1%	4%
Under occupancy <i>Source: census 2001</i>	85.0%	82%
Housing Needs assessment		
<i>Sources: Experian household income data and GLH/JGC Online Survey, both from 2011</i>		
Income required to access market housing	£30,914	
% of newly forming households unable to access market housing 2011 – 16 (compared to 80% across Hfds)	76%	
Need for non-market housing 2011-16	43	
Therefore annual need 2011-16	9	
Income required to access intermediate housing	£22,841	
Of the households unable to afford market housing, % able to afford intermediate housing:	100% (43)	
Of the households unable to afford market housing, % requiring social housing:	0%	
Future housing requirements 2006-2026		
Urban	500	
Rural	316	
Total	816 (5% of county total)	
Affordable housing target	40%	



Estimated housing requirements by size 2006-2026

	1-bed	2-bed	3-bed	4+ bed	Total
Market Housing	17	148	296	29	490
	3%	30%	60%	6%	
Affordable Housing	95	125	94	12	326
	29%	38%	29%	4%	
Affordable Housing - Urban	71	76	47	6	200
	36%	38%	24%	3%	
Affordable Housing - Rural	24	49	47	6	126
	19%	39%	37%	5%	
Short-Term Need 2011-16	-12	7	29	17	43
	-29%	17%	71%	41%	