

The Winterbournes

Parish Housing Needs Survey

Survey Report

January 2016

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1. Parish Summary

The Winterbournes civil parish is in Amesbury Community Area in the south east of the local authority area of Wiltshire.

- There is a population of 1,238 according to the 2011 Census, comprised of 510 households.¹
- The parish is situated four miles north east of Salisbury. The main settlement runs either side of the A338 north towards Tidworth and Marlborough.
- The Winterbournes comprise the three ancient hamlets of Winterbourne Earls, Winterbourne Dauntsey and Winterbourne Gunner, which have joined together to form the parish of The Winterbournes. The hamlet of Hurdcott within Winterbourne Earls is separated by farmland from the nearest residential area. The parish is 1,091 hectares in extent.
- The parish's dwellings mostly lie in the main settlement area located along the lower lying land between the River Bourne and the railway line. There is a mix of housing including retirement homes, bungalows, flats and family homes with a housing density below the national average as would be expected in a rural community. The main settlement area is about two miles long and has developed over the centuries as a typical "ribbon development" along the A338 beside the River Bourne. Although developments, particularly in the last century, have given some depth on either side of the A338, development away from the road is limited by the river to the west and the railway to the east. The course of the railway through the parish is either atop a steep embankment or in deep cuttings.
- By far the greater part of the parish, approximately 90%, is agricultural or countryside. This is therefore a rural parish with agriculture as the main local industry and land use. In addition there are a number of local businesses, including two pubs, a garage, village stores with a post office, a kitchen design company and others. There is also a well-used village hall. By far the largest non-agricultural enterprise in the parish is the Defence CBRN Training Centre which occupies 350 hectares of land in the north east sector of the parish.
- The Winterbournes is a vibrant community and has a range of amenities which serve the catchment area of the parish and which include a primary school, nursery school, three churches (Anglican and Methodist), a cricket ground, a playing field and a children's play park. Part of the Monarch's Way, a national footpath, runs through the parish. The parish also enjoys several bus services, to Salisbury in the south and north to Tidworth and beyond.

2. Introduction

In mid-2015, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with The Winterbournes Parish Council, to establish if there was a proven need for affordable housing in the parish and potentially to use the findings of the survey to inform the parish plan.

Such surveys assist officers in identifying those areas with the greatest housing problems so that scarce financial resources can be put to best use.

¹ 2011 Census. <http://www.nomisweb.co.uk/>

Experience has shown that these surveys need to be carried out at regular intervals if the results are to remain relevant in identifying trends.

- The Principal Development Officers are employed by Wiltshire Council's new housing team to assist in the delivery of new affordable housing.
- The Principal Development Officers work closely with rural communities, housing associations, local authorities and landowners to meet the affordable housing needs of rural communities.
- The survey is funded by members of the Wiltshire Rural Investment Partnership (WRIP).²
- 'The Wiltshire Rural Investment Partnership brings together representatives from the economic development, regeneration, spatial planning, new housing and housing strategy teams of Wiltshire Council together with Registered Provider [housing association] partners and the Homes and Communities Agency to enable and promote the sustainable delivery of new build housing in the rural communities of Wiltshire.'³

3. Aim

The aim of carrying out the survey is to investigate the affordable housing needs of local people (or those who need to live in the parish) in The Winterbournes parish.

- 'Housing need' can be defined as the need for an individual or household to obtain housing that is suitable to their circumstances.
- It implies that there are problems or limitations with the household's current housing arrangements and that the household is unable to afford or to access suitable accommodation in the private sector.
- Such problems may be concerned with housing costs, size, location, layout, state of repair, or security of tenure either immediately or in the future.

4. Survey Distribution and Methodology

In order to carry out the housing needs survey, questionnaires were delivered to the Parish Council for distribution on 11th August 2015.

To encourage a good response, households were given a pre-paid envelope in which to return the completed survey. The council applies the data protection policy to responses, ensuring that all survey responses remain anonymous.

Residents were asked to return the completed surveys in the pre-paid envelopes by 2nd October 2015. The forms were recorded and analysed by the Housing Strategy and Knowledge Management departments at Wiltshire Council.

² The members of WRIP that contribute to the survey funding are Wiltshire Council and six Registered Providers of social housing (housing associations) - Aster, GreenSquare, Guinness, Stonewater, Selwood Housing and Wiltshire Rural Housing Association.

³ Para 1.1, 'Purpose', *Terms of Reference for the Wiltshire Rural Investment Partnership*. Full WRIP membership: Wiltshire Council, Aster, Wiltshire Rural Housing Association, GreenSquare, Guinness, Stonewater, Selwood Housing, the Homes and Communities Agency, and the Wiltshire Community Land Trust.

- A total of 655 questionnaires were distributed to the parish.
- Everyone was asked to complete the first section of the form.
- If a household considered itself in need, or likely to be in need, of affordable housing within the next five years, it was invited to complete the rest of the survey.
- There was a very good response rate of 36.5% with 239 replies received.
- This report describes the views only of the residents who returned the questionnaires and these views may not be representative of the wider population of The Winterbournes.
- Seven responses were made online.

5. Key Findings

This report is divided into two parts. The first section looks at existing households in the parish in order to provide a description of the current housing in The Winterbournes. This section also describes the levels of new housing, if any, which would be supported by respondents to the survey.

The second section examines the households who have declared a need for new housing in The Winterbournes. The section begins by describing the overall need for both market and affordable housing in the parish. A financial assessment is then made in order to determine the numbers of households who have a current need for new affordable housing. The results of this assessment are summarised in the recommendations of the report (Section 8).

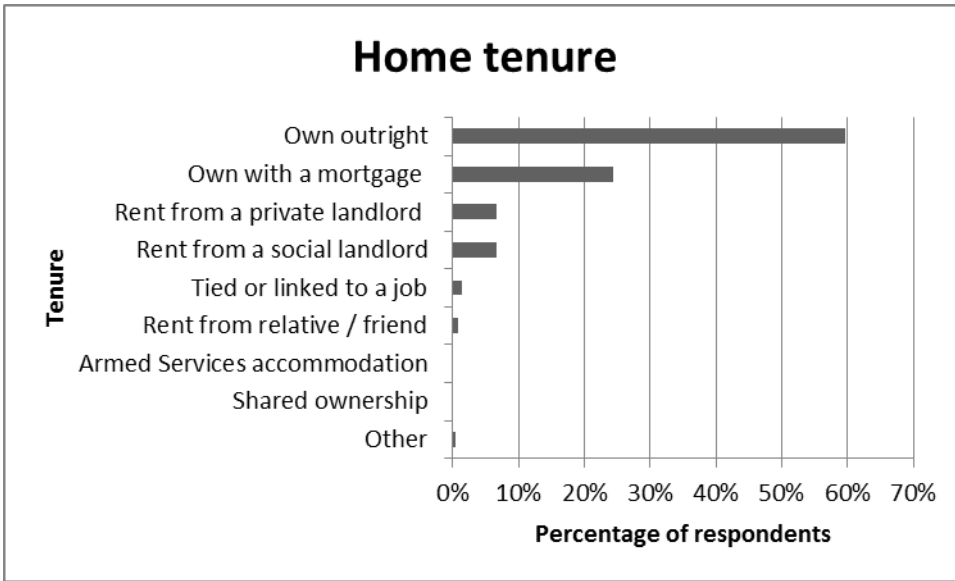
Part One – Households currently living in the parish

The first question asked on the survey was whether the respondents' home in The Winterbournes was their main home. 99.1% of those who replied said that it was.

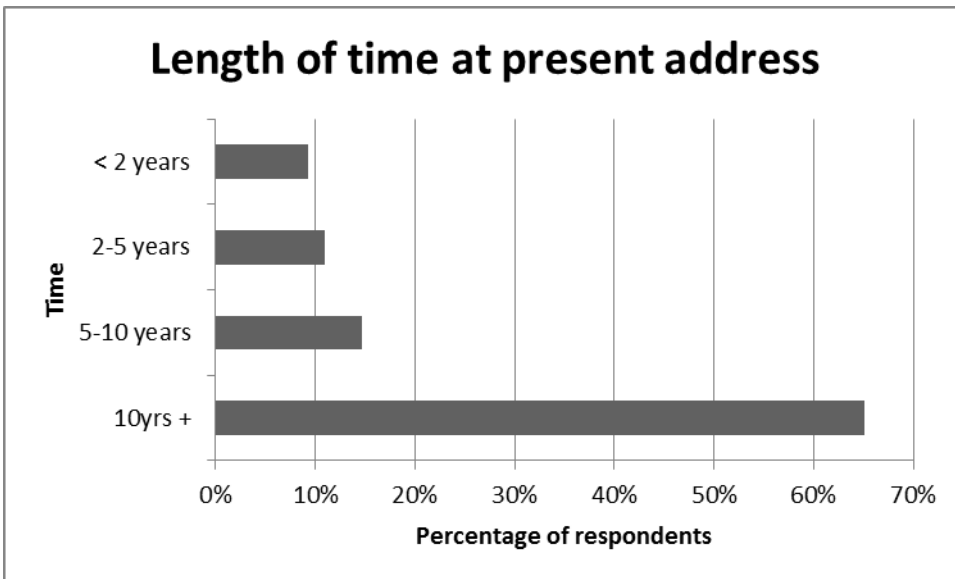
The 2011 Census data for The Winterbournes indicates that 68.8% of households in the parish were owner-occupying, 11.4% were renting from social landlords, 18.2% were privately renting, 0.4% were living in shared ownership (partly rented, partly owned) homes and 1.2% of households were living rent free.⁴

The chart below shows the tenure of respondents to the survey. The majority (84%) of respondents were owner-occupiers, while 6.7% of respondents were living in socially rented properties, 6.7% were renting from a private landlord or letting agency, 1.3% were living in accommodation tied to their employment, 0.8% were renting from a relative or friend and 0.4% were living in a tenure described as 'other'. These results indicate a bias in the survey responses toward those living in owner-occupied homes and the rest of this section should be read with this in mind.

⁴ <http://www.nomisweb.co.uk/>

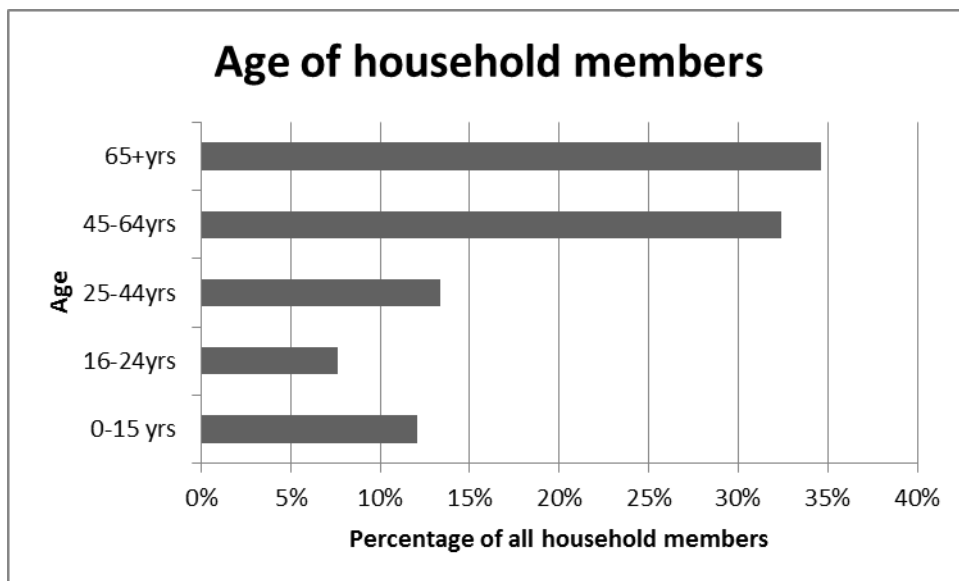


The chart below indicates the length of time that respondents have lived in their current home. It shows that the majority of people who responded to the survey have lived in the parish for more than ten years, which is appropriate for the high levels of owner occupation among survey respondents:



Many respondents to the survey lived in large family homes, with 10.9% of respondents having five or more bedrooms in their property. 26.9% lived in four bedroom homes, 42.4% had three bedrooms, 17.6% two bedrooms and 2.1% of respondents lived in homes with one bedroom.

The spread of ages recorded in the survey indicates that just over a third (34.6%) of respondents' household members were aged 65+:



As shown in the chart above, there were significant numbers of households responding to the survey with members aged 25-64 and with children aged under 16. This indicates a spread of different household types in The Winterbournes, from older person households with fewer members, to younger households with children.

The distance travelled to work can also be a good measure of the sustainability of local housing development, as more people working locally can indicate an ongoing need for local housing. The table below shows how far people in the respondents' households travelled to work:

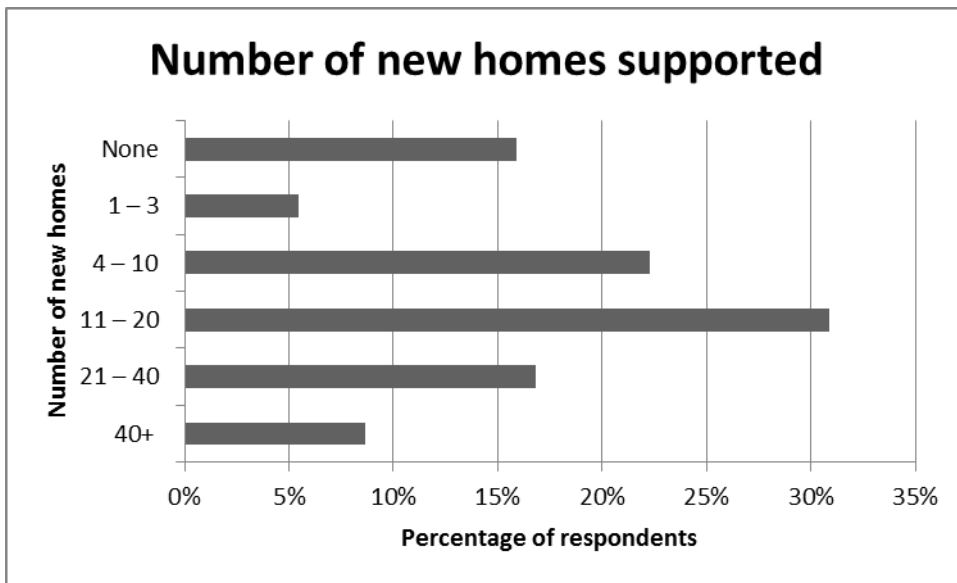
Persons in household	Distance to work				Total
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	
Person 1	22	56	29	16	123
Person 2	17	51	16	2	86
Person 3	1	7	2	1	11
Person 4	1	3	0	0	4
Person 5	0	0	0	0	0
Total	41	117	47	19	224

These results suggest a good level of sustainability for new housing development in The Winterbournes, indicated by the survey respondents' access to local sources of employment. While 29.5% of the households' working members usually travel more than ten miles to their place of work, 70.5% travel less than that, suggesting that the parish's residents generally benefits from good access to sources of suitable local employment.

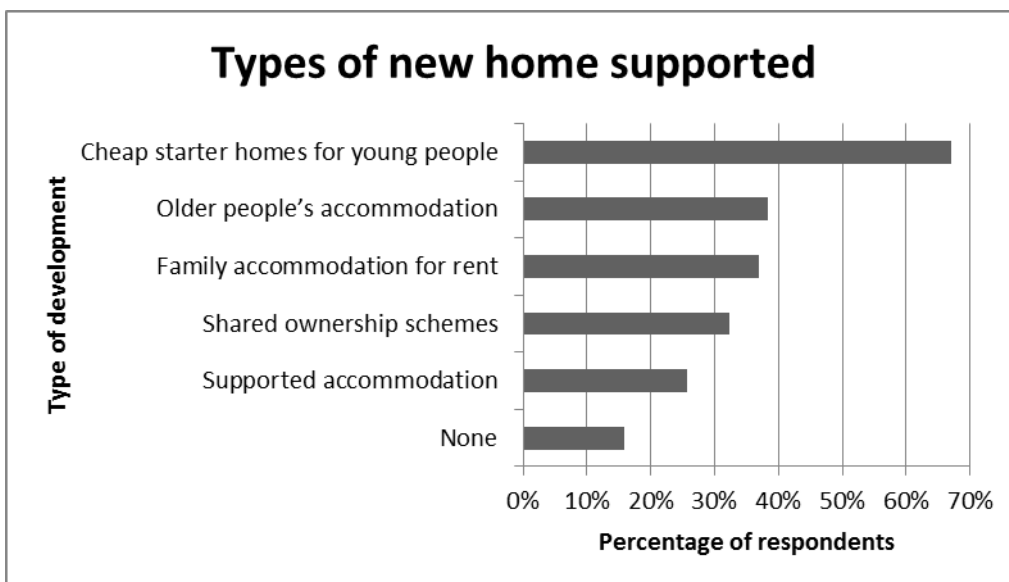
Respondents were also asked whether anyone currently living in their household would need separate accommodation in the parish now or in the near future, to which 6.8% of respondents (fifteen households) answered 'yes', indicating a sustained need for housing in the parish.

Respondents were then asked how many new homes they would support being built in the parish. A majority of respondents (84.1%) were in support of some new housing in The Winterbournes, with the most popular option (30.9% of respondents) being for between eleven

and twenty new homes. 15.9% of respondents were opposed to any new housing in The Winterbournes parish:



Respondents to this section were finally asked what types of housing development, if any, they would support. The types of housing considered most needed in The Winterbournes by the survey respondents were affordable starter homes for young people (67.1%) and older persons' accommodation (38.3%). Full results are given in the chart below (more than one answer could be given):

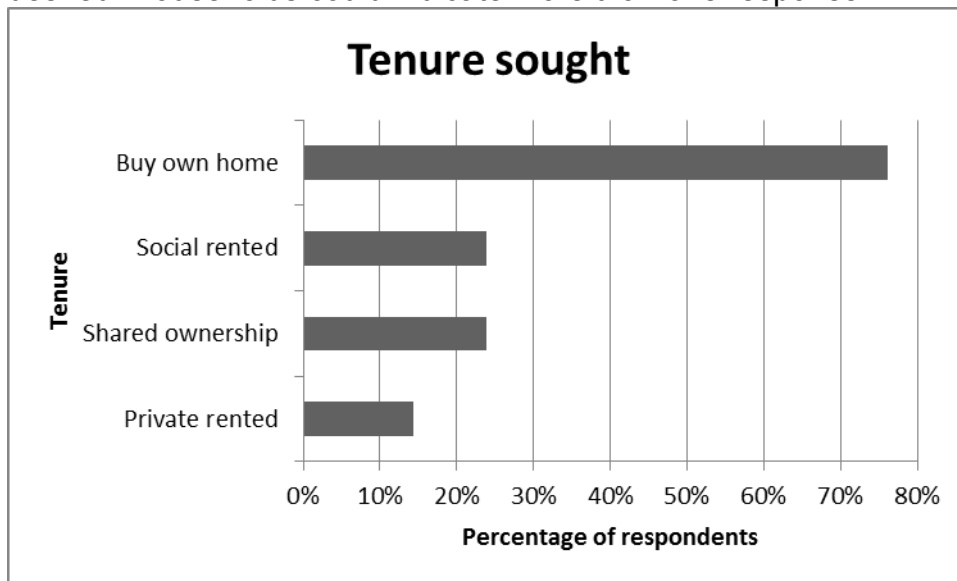


Part two – Households requiring accommodation in the parish

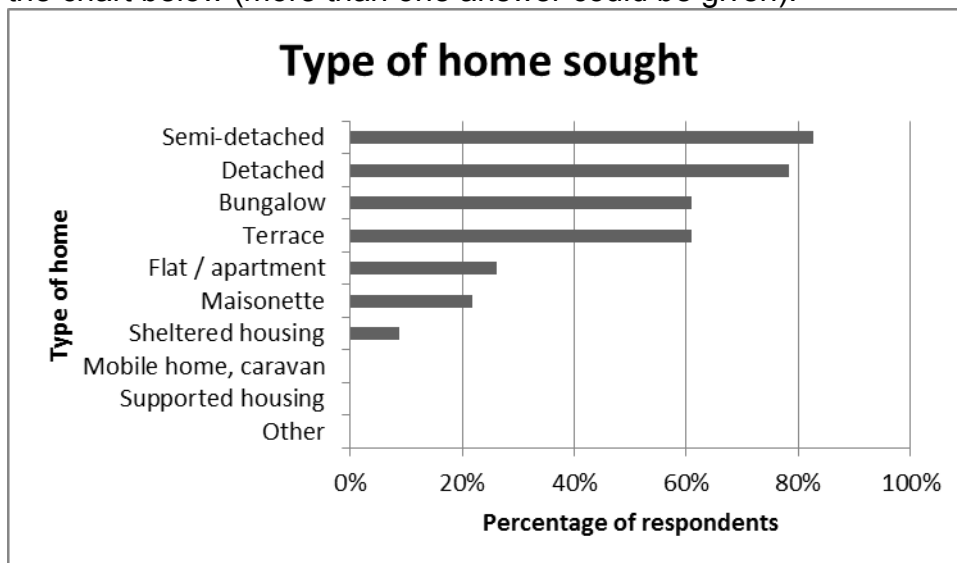
This section of the report looks initially at all the responses to section two of the survey in order to give a broad picture of the need for both market and affordable housing in the parish. A financial assessment and an evaluation of the current affordable housing in The Winterbournes are then made in order to describe in more detail the need for specifically affordable (i.e. non-market) housing.

Twenty three respondents replied to this section of the survey, indicating their need for housing in The Winterbournes.

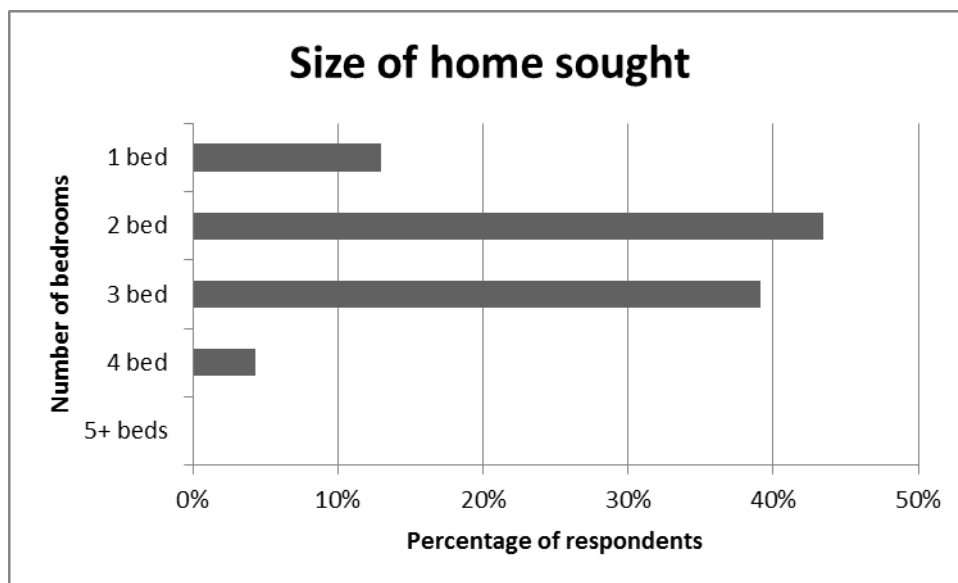
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with purchased homes the most desired. Households could indicate more than one response:



Respondents to this section were also asked what type of housing they required. The most sought-after types were semi-detached and detached properties. Full responses are given in the chart below (more than one answer could be given):



In terms of size, the most popular option was for two bedroom homes and respondents also expressed a need for properties with one, three and four bedrooms. No need was declared for homes with five or more bedrooms:



The respondents were then asked if there was a lack of suitable existing housing in The Winterbournes to meet their needs, to which twenty one of twenty two households answered 'yes' (one respondent did not answer this question).

In order to assess the need for **affordable** housing in The Winterbournes, it is necessary to consider the equity, income and savings levels of respondents. Please note that due to the need to preserve the confidentiality of respondents, only a short summary of the financial assessment is presented below. Please note as well that one household did not complete the financial section of the questionnaire in sufficient detail to be assessed, and is therefore excluded from the recommendations below.

Only four of the twenty two households responding to this section of the survey reported having equity in an existing property, and the estimated levels of this were generally low, with only one household describing the value remaining in their property, after mortgages and loans were repaid, as over £140,000.

Thirteen households reported savings. Levels of these savings were mixed, with two households reporting high savings of over £100,000 and four households describing lower savings of less than £5,000. Income levels were similarly mixed: four households reported high gross incomes of more than £50,000pa while another four reported very low gross annual incomes of less than £10,000pa. The median gross household income bracket reported by the twenty two respondents was £23,000-£24,499pa.

Comparing income, savings and equity levels with affordability in The Winterbournes suggests that **ten** of the twenty two households would require public assistance in order to achieve their required housing and so would be considered 'in housing need' as defined in Section 3 of this report. These households inform the recommendations of this survey report for new affordable housing in The Winterbournes, presented in Section 8.

Of the remaining twelve households, eleven declared sufficient financial resources to either purchase or to privately rent a home in The Winterbournes on the open market. However, ten of these eleven households also described a lack of suitable existing accommodation in the parish to meet their needs. The table below summarises their requirements. The households' description of the lack of such suitable accommodation suggests a potential need for an open market or mixed tenure development in the parish.

The Winterbournes – market needs summary			
Tenure sought	Size	Support needs	Number of households expressing need
Market purchase	2 bed	1 x single level	5
Market purchase	3 bed	No	2
Private rent	1 bed	No	2
Private rent	2 bed	No	1
Private rent	3 bed	No	1

The remaining household responding to this section of the survey stated that they wished to purchase rather than to rent a property, but declared insufficient financial resources to afford the deposit and mortgage on an affordable low-cost home. This household is excluded from the recommendations for new affordable housing, made in Section 8.

6. Affordability

In order to investigate affordability, further research has been carried out on house prices in the area.

It is possible to estimate the average property prices in The Winterbournes parish area:⁵

Bedrooms	July 2015 – Sept 2015
1	£166,600
2	£197,200
3	£237,500
4	£343,000
5+	£531,200

Example calculation for a mortgage

Typically, a household making a single application can obtain a mortgage of 3.5 times their annual income, or 3x annual income for joint applications. Households would generally expect to need a deposit of around 15% of the total price.

If an average two-bedroom property sold in The Winterbournes costs £197,200 then a household may require £29,580 as a deposit. Annual household income would have to be at least £47,891 for a single applicant or £55,873 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in Wiltshire in 2013 was £19,524:⁶

- It would be unlikely that a household would be able to purchase a property in this parish without a large deposit, some equity in an existing property or a substantial income.
- First time buyers would generally struggle to meet the criteria necessary for obtaining their own home.
- In some cases intermediate housing (shared ownership or low cost market housing) would be a suitable option, whilst in other instances affordable rented accommodation would be appropriate.

⁵ House price estimates from the Mouseprice local area guide to the SP4 postcode area, www.mouseprice.com/area-guide/average-house-price/ . Please note that the SP4 postcode covers a wider area than Winterbourne parish and that there may be significant internal variation in house prices.

⁶ Annual Survey of Hours and Earnings, 2013, Table 7.7a, Gross annual pay of employed persons, Office of National Statistics, <http://www.ons.gov.uk> . Note that while the mortgage calculation refers to household income, i.e. to the combined income of all persons in the home, the ASHE figure refers to individual income.

7. Summary

This survey's recommendations (see Section 8 below) concentrate on those households who are unable to afford accommodation on the open market.

This is just a quarter of the research needed for this assessment: the Housing Register of Wiltshire Council, the local Strategic Housing Market Assessment and the advice from allocation staff who manage the Register must also be taken into account.

- In October 2015, there were three households on the Wiltshire Council Housing Register seeking affordable accommodation in The Winterbournes parish: none of these households are described in Section 8 of this report as in need of affordable housing. The households on the Register are seeking properties with between one and three bedrooms, and any full assessment of housing need in the parish must take account of the Register.⁷
- The 2011 Census recorded fifty eight social homes in the parish.⁸ These properties represent 11.4% of the total housing in The Winterbournes, which is lower than the Wiltshire affordable housing average of 14.7%.⁹
- The social housing in The Winterbournes had a 3.4% re-let rate in the past year: from the third quarter of 2014/15 to the second quarter of 2015/16 inclusive, two social homes were re-let in the parish.¹⁰
- The levels and turnover of social housing in the parish, relative to the types of need declared in the survey responses, suggest that **none** of the households responding to section two of this survey and in need of affordable accommodation could meet their needs through accessing the existing social housing of the parish.
- However, one of the ten households deemed financially eligible for affordable housing was contacted by Wiltshire Council on the basis of their survey response, and is currently seeking accommodation outside the parish. This household is therefore excluded from the recommendations for new affordable housing in The Winterbournes.

⁷ Wiltshire Council, Housing Strategy, live tables.

⁸ Table QS405EW, 2011 Census: Tenure – Households, English parishes / Welsh communities.

⁹ Table QS405EW, 2011 Census: Tenure – Households, local authorities in England and Wales.

¹⁰ Wiltshire Council, Housing Strategy, live tables.

8. Recommendations

This survey's recommendations concentrate on households unable to afford accommodation on the open market.

The following indicates the minimum need over the next three years for new affordable housing development in the parish, based on the responses to the survey. Please note that this report provides a description of the affordable housing need only of those who responded to the survey, and as such may underestimate the total affordable housing need in the parish. As described in Section 7, the survey is only a quarter of the evidence required to fully assess housing need in the parish. Wiltshire Council's Housing Register, the Strategic Housing Market Assessment, and the advice of allocation staff who manage the Register **must** also be taken into account in properly determining local housing need.

Subsidised rented housing ¹¹

- 1x one bedroom home (assistance with personal care)
- 1x three bedroom home (single level, with access to e.g. Lifeline)

Shared ownership / discount market homes

- 1x two bedroom home
- 4x three bedroom homes
- 1x four bedroom home

Sheltered housing for older people

- 1x two bedroom subsidised rented home (single level)

¹¹ Please note that recommendations for numbers of bedrooms in subsidised rented properties are where possible made in line with the 'family size' criteria implemented as part of the Housing Benefit changes by the 2012 Welfare Reform Act.