

Quidhampton

Parish Housing Needs Survey

Survey Report

June 2012

Contents	Page
Parish summary	3
Introduction	4
Aim	4
Survey distribution and methodology	5
Key findings	5
Part 1 – People living in parish	6
Part 2 – Housing need	10
Affordability	13
Summary	14
Recommendations	15

1. Parish Summary

The parish of Quidhampton is in the South-West Community Area within the local authority area of Wiltshire.

- There is a population of 400 according to the 2001 census, comprised of 170 households. ONS predictions for 2011 suggest a population of 410 in 180 households.¹
- Quidhampton lies just off the A36 approximately three miles west of Salisbury, and approximately two miles from Wilton.
- Although there is no primary school in Quidhampton there are a range of primary schools within a three mile radius, including:

Bemerton St. John Primary School, Lower Bemerton	0.9 miles
Pembroke Park Primary School, Devizes Road, Salisbury	1.7 miles
Wilton & Barford Primary School, Wilton	1.8miles
Manor Fields Primary School, Wilton Road, Salisbury	1.8 miles
Woodlands Primary School, Winding Way, Salisbury	1.9 miles
Sarum St Pauls Primary School, Westminster Road, Salisbury	2.2 miles

- There are also a number of pre-schools in the area, including Wilton Pre-School which is 1.8 miles from Quidhampton, and a range of pre-schools within the Salisbury City area.
- There are no shops and no post office in the village of Quidhampton. The nearest shops are either in Wilton Road, Salisbury, or Wilton town centre, which are respectively 1.2 and 1.3 miles away.
- There is a regular bus service from Salisbury to Wilton which calls at Quidhampton, and there is a national cycle route that runs through the village along Lower Road into Salisbury.
- Early on weekdays and Saturdays the R3 bus and various longer distance buses are routed through the village on their way to Salisbury, and from 10.43am until early evening the R8 bus provides an hourly service to and from Salisbury and Wilton routed through Lower Bemerton. Buses to Wilton from Quidhampton start from 10.10am, and 9am on Sundays. The R3 bus is routed both ways through the village in the evenings, and runs hourly until late. On weekdays and Saturdays, villagers also make use of the R3 bus that stops every 20 minutes on the nearby A36 in order to come back from Salisbury and walk down into the village, but rarely board in the other direction owing to having to cross the busy road. On Sundays, the R3 bus is routed through the village every hour from around 9am to 11pm, with an early bus routed to Salisbury before 6.30am.
- There is one pub in the village of Quidhampton, The White Horse. Community activities take place at the pub and in its garden, and at the nearby village hall. Both are centrally located in the village.
- There is a church situated in Lower Bemerton, 1.1 miles along Lower Road on the edge of Salisbury.

¹ <http://www.intelligencenetwork.org.uk/population-and-census/>

2. Introduction

In early 2012, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Quidhampton 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.

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 Wiltshire Rural Investment Partnership and Wiltshire Council.

3. Aim

The aim of carrying out the survey is to investigate the affordable housing need for local people (or those who have a need to live in the parish or the locality) of Quidhampton.

- 'Housing need' can be defined as the need for an individual or household to obtain housing which 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 in May 2012.

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 8th June 2012. The forms were recorded and analysed by the Housing Strategy department at Wiltshire Council.

- A total of 220 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 good response rate of 31.4% with 69 replies received.
- The received data refer only to themselves (i.e. to the survey respondents) and should not be taken as indicative of the population of Quidhampton.
- Two 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 Quidhampton. This section also describes the levels of new affordable housing, if any, which would be supported by residents of the parish.

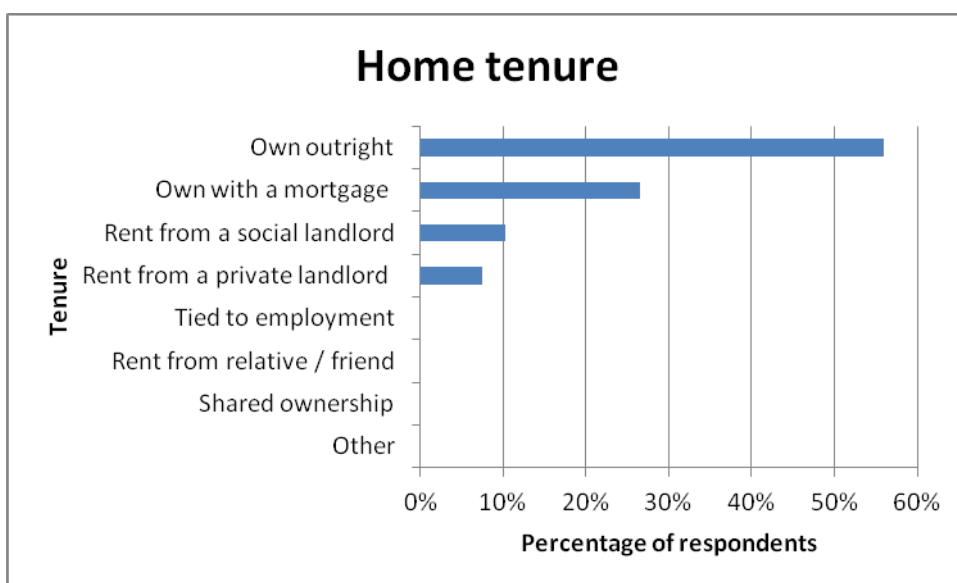
The second section examines the households who have declared a need for new housing in Quidhampton. The section begins by describing the overall need for both market and affordable housing in the parish. A financial assessment is then made in order to determine the numbers of households who have a current need for new *affordable* housing. The results of this financial 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 Quidhampton was their main home. 98.5% of those who replied indicated that their home in Quidhampton is their main home.

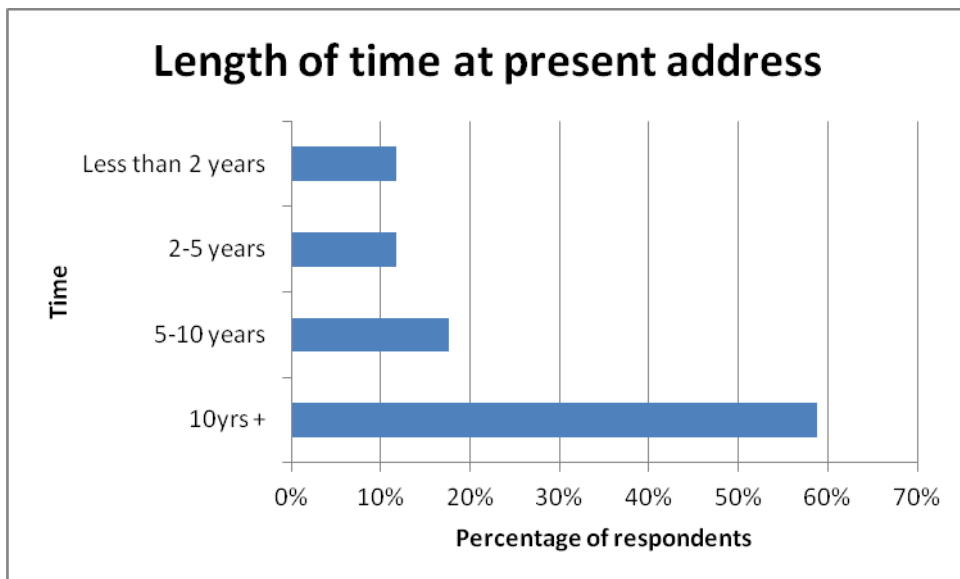
The 2001 Census data for the Wilton Rural & Quidhampton output area indicates that 57.9% of households in the area were owner-occupying, 30.5% were renting from the council or other social landlords, 9.3% were privately renting, and 2.3% of households were living rent free.

The chart below shows the tenure of respondents to the survey. The majority (82.4%) of respondents were owner-occupiers, while 10.3% of respondents were living in socially rented properties and 7.4% in privately rented accommodation.²



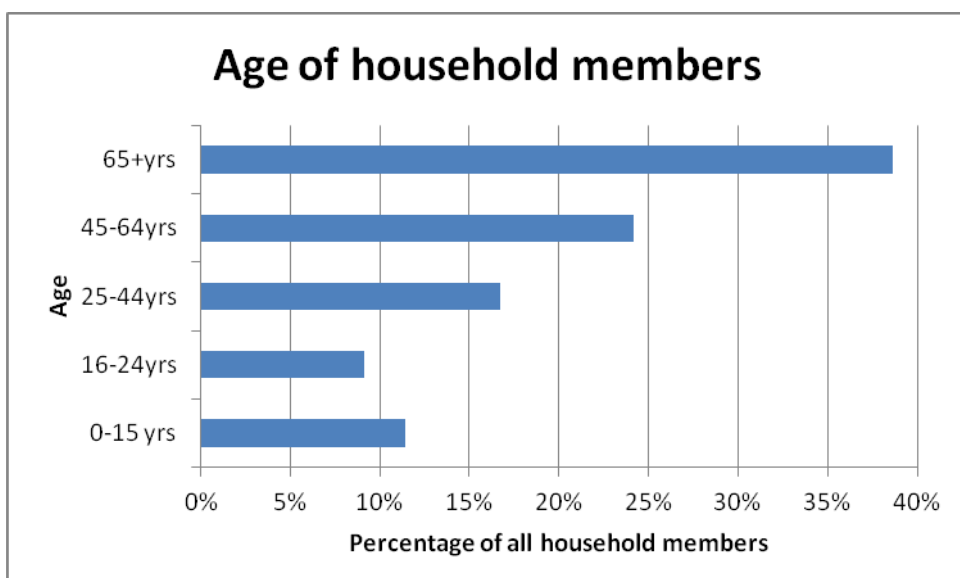
² Percentages do not sum due to independent rounding. Please note as well that, in comparison with the spread of tenures described above in the Census, this suggests a bias in the survey toward owner-occupiers and away from those living in socially rented properties. However, the Wilton Rural & Quidhampton Census area exceeds the boundaries of Quidhampton parish and social housing levels in Quidhampton parish in fact represent only 13.2% of total housing stock, suggesting that the tenures described by the survey respondents are more closely representative of those of the population of Quidhampton parish itself.

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



The survey also shows that the majority of respondents live in larger family homes, with 73.5% of respondents having 3 or more bedrooms in their property, 25% having two bedrooms and only 1.5% of respondents living in a home with one bedroom. The majority of respondents (39.7%) live in semi-detached properties.

These responses indicate relatively high levels of under-occupation in Quidhampton. While the majority of respondents live in larger homes, the majority (76.8%) also have households composed of two or fewer persons. These levels of under-occupation are an expected corollary of larger numbers of older person households, among which under-occupation is more common, and indeed the spread of ages recorded in the survey indicates that over a third of respondents' household members were aged 65+:



As shown in the chart above, however, there were also significant proportions of households responding to the survey with members aged 25-64 and with children aged under 16 years old. This indicates a spread of different household types in Quidhampton, from older person households with fewer members, to many younger households with children.

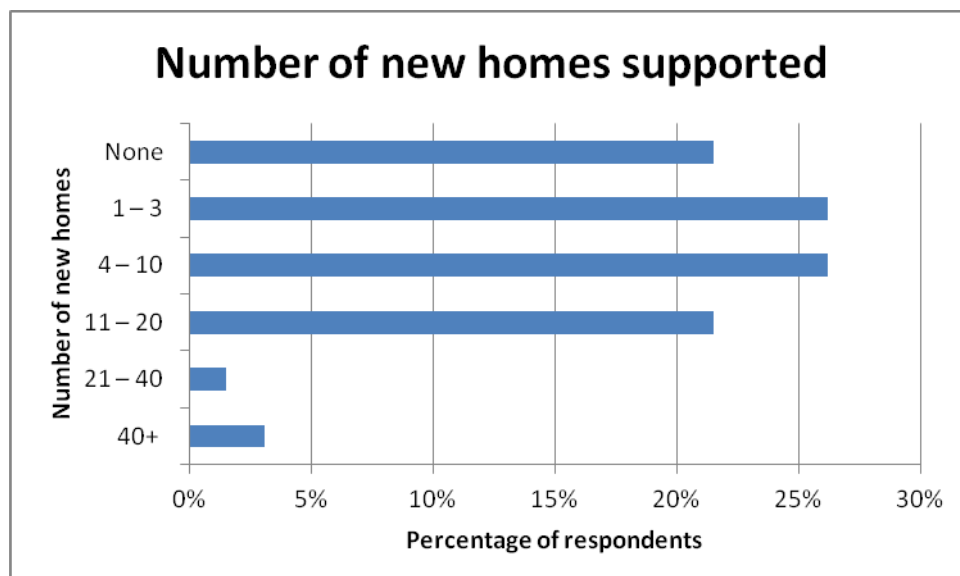
The distance travelled to work can also be a good measure of the sustainability of local development, as more people working locally can indicate an ongoing need for local housing. The table below shows how far people in the respondents' households travelled to work:

Persons in household	Distance to work				Total
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	
Person 1	7	16	8	5	36
Person 2	8	7	6	2	23
Person 3	0	1	0	0	1
Person 4	0	1	0	0	1
Person 5	0	0	0	0	0
Total	15	25	14	7	61

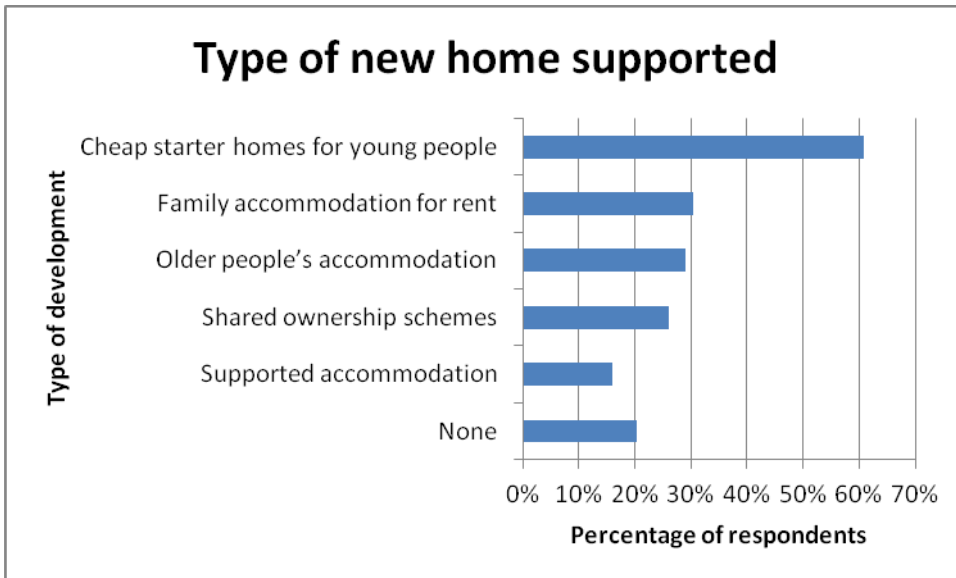
These results suggest a mixed level of sustainability for new housing development in Quidhampton, indicated by the survey respondents. While the majority of households' working members (65.6%) usually travel less than ten miles to their place of work, a significant proportion also travel more than that, which suggests a potential lack of more local sources of 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 7.6% of respondents answered 'yes'. This result does indicate a sustained need for housing in the parish.

Respondents were then asked how many new homes they would support being built in the parish. The majority of respondents indicated that they would support new housing developments that deliver either between one and three, or four and ten, new homes:



Respondents were asked what types of development they would support. Over half (60.9%) of respondents supported the development of cheap starter homes for young people, with 30.4% of respondents supporting the development of family accommodation for rent. 29% supported new older people's accommodation and 26.1% endorsed the development of shared ownership homes. There was less support (15.9% of respondents) for supported accommodation for tenants with disabilities.



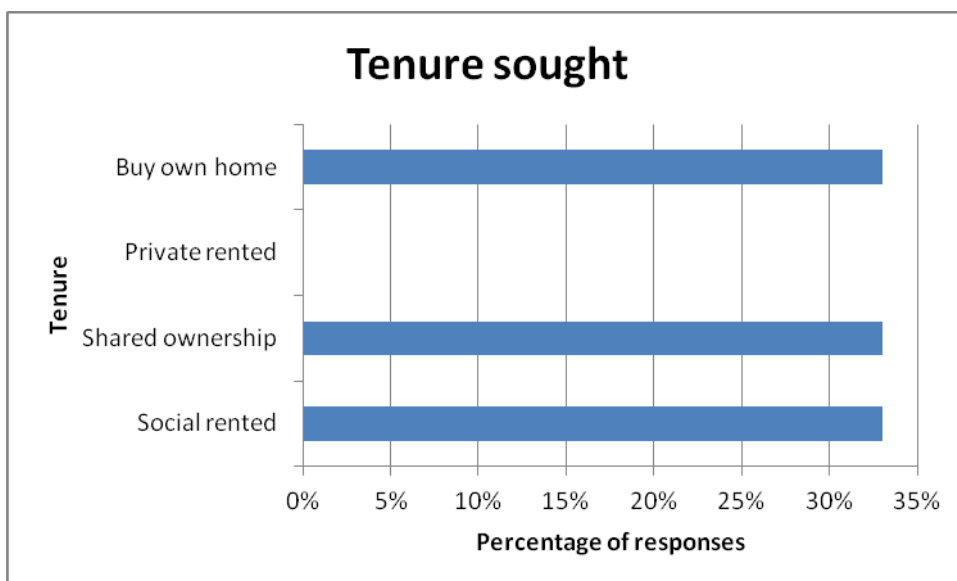
Part two – Households requiring accommodation in the parish

This part 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 is then made in order to describe in more detail the need for specifically affordable housing.

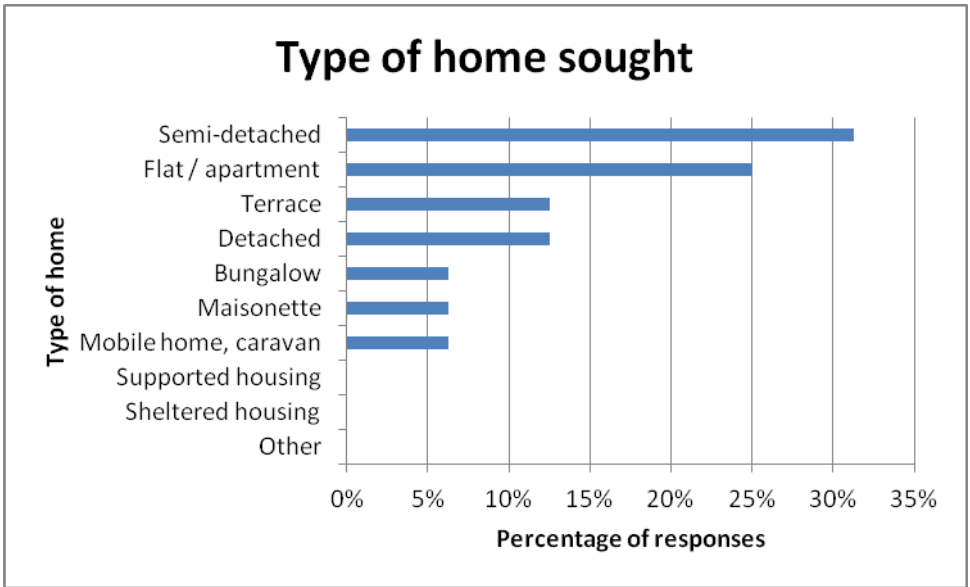
Seven respondents replied to this section of the survey, indicating their need for housing in Quidhampton.

All of these households have a local connection to Quidhampton, either living or working in the parish, or having previously lived there.

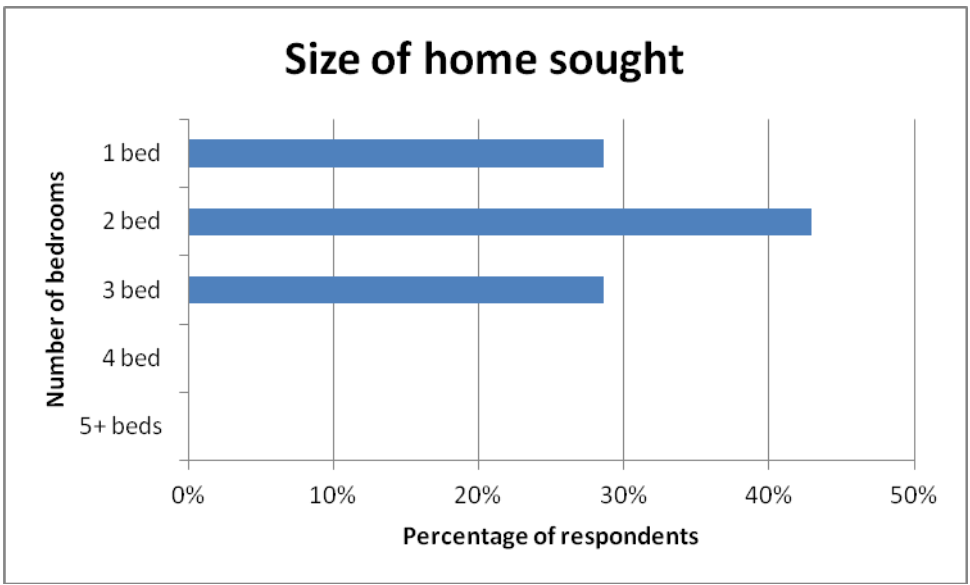
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for shared or market purchase, and for social rented homes: no need was expressed for privately rented accommodation. Households could indicate more than one response:



Respondents to this section were also asked what type of housing they required, with the majority seeking semi-detached properties, followed by flats or apartments. Full responses are given in the chart below (more than one answer could be given):



The need for sizes of property varied from one- to three-bedroom properties. No need was expressed for properties with 4+ bedrooms:



The respondents were then asked if there was a lack of suitable existing housing in Quidhampton to meet their needs, to which 100% answered 'yes.'

In order to assess the need for **affordable** housing in Quidhampton, it is necessary to consider the equity, income and savings levels of respondents. One respondent did not complete the financial declaration section of the survey, and as such cannot be included in the financial analysis. Please note, as well, that due to the low numbers of respondents to this section of the survey, and to the need to preserve respondents' confidentiality, only a short summary of the financial assessment is presented below.

Income levels were low: half of respondents had incomes below £14,000pa. Half of the households had savings, although the majority of these were below £5,000. Only one household had equity in an existing property.

Comparing income, savings and equity levels with affordability in Quidhampton suggests that **one of the households that answered the financial questions would not require public support in order to achieve their required housing**. The remainder, due to low levels of income and savings and to the cost of open market housing in Quidhampton, would be considered 'in housing need' as defined in section 3 of this report. These households inform the recommendations of this survey for new affordable housing in Quidhampton, presented in section 8.

Of the households meeting the criteria for affordable housing, four households were headed by people aged 45-64. 40% (two households) had children aged under 16. No households headed by persons aged 65+ were found to be in need of affordable housing.

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 Quidhampton area:³

Bedrooms	March 2012- May 2012
1	£126,400
2	£175,500
3	£216,500
4	£352,700
5+	£444,600

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 Quidhampton cost £175,500 then a household may require £26,325 as a deposit. Annual household income would have to be at least £42,621 for a single applicant or £49,725 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in the Salisbury area in 2011 was only £20,226:⁴

- 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.

³ House price estimates from the Mouseprice local area guide to the SP2 postcode area, www.mouseprice.com/area-guide/average-house-price/ . Please note that the SP2 postcode covers a wider area than the Quidhampton parish and that there may be significant internal variation in house prices.

⁴ Annual Survey of Hours and Earnings, 2011, Table 8.7a, 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.

- It is generally difficult to get accurate data on the housing need of single people, especially the under 25s, and surveys of this type tend to underestimate the figures.
- Housing development in Quidhampton should take account of anticipated future housing need (as described in the Wiltshire Strategic Housing Market Assessment) as well as the number of households in immediate need of more suitable accommodation.
- In the fourth quarter of 2011/12, there were five households on the Wiltshire Council Housing Register seeking affordable accommodation in Quidhampton parish: one of these households is also reported on in this report as in need of affordable housing. The remaining households on the Register are seeking properties with between one and three bedrooms and any full assessment of housing need in the parish should take account of the Register.
- There are twenty-five affordable homes in the parish.⁵ These properties represent 13.2% of the total housing stock in the parish, which is lower than the Wiltshire affordable housing average of 19.2%.
- The social housing in Quidhampton had a zero re-let rate in 2011/12: from April 2011 to April 2012, no social homes were re-let in the parish.⁶
- The low levels and turnover of social housing in Quidhampton indicate that **none of the households responding to section two of the survey and in need of affordable housing could meet their needs through access to the existing social housing of the parish.**

⁵ Housing Strategy team, live tables.

⁶ *Ibid.*

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.

Subsidised rented housing

- 1x one bed home for single/couple
- 2x two bed homes for families

Shared / Low cost home ownership

- 1x three bed home for family

Sheltered housing for older people

- None

Supported or adapted housing

- 1x two bed wheelchair accessible, rented home, with support with personal care, for family