

Longbridge Deverill and Crockerton

Parish Housing Needs Survey

Survey Report

September 2012

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1. Parish Summary

The parish of Longbridge Deverill is in the Warminster Community Area within the local authority area of Wiltshire.

- There is a population of 880 according to the 2001 census, comprised of 360 households. ONS predictions for 2011 suggest a population of 850 in 370 households.¹
- The parish of Longbridge Deverill lies off the A350, 2.3 miles south of Warminster.
- Longbridge Deverill includes the settlements of Hill Deverill and Crockerton. The first evidence of organised villages in this area was around 600 B.C. An Iron Age site is located on Cow Down at Longbridge Deverill.
- Longbridge and Crockerton belonged to the Abbots of Glastonbury from the 10th century. After the Reformation they were bought by Sir John Thynne and sold in the 1940s to help pay death duties.
- The Alms houses were given by Sir James Thynne of Longleat in 1665, with rooms for six men and two women. The building has since been made into three flats.
- Facilities and services within the parish include:
 - Church of St. Peter and St. Paul, Longbridge Deverill
 - Church of the Assumption of the Virgin Mary, Hill Deverill, Longbridge (private dwelling)
 - Congregational Chapel, Crockerton, Longbridge Deverill (private dwelling)
 - Holy Trinity Church, Crockerton, Longbridge Deverill (private dwelling)
 - Primitive Methodist Chapel, Longbridge Deverill (private dwelling)
 - Wesleyan Methodists, Longbridge Deverill (private dwelling)
 - Baptist Chapel, Crockerton, Longbridge Deverill (private dwelling)
 - two public houses, both with restaurant facilities
 - a well-supported Village Hall used by many local groups including the Parish Council as well as being available for private hire
 - A thriving primary school, established in 1845 by the Marquis of Bath
 - A service station
 - A nursing home
 - A watercress farm
 - A small industrial estate

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

2. Introduction

In mid-2012, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Longbridge Deverill and Crockerton 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 Longbridge Deverill and Crockerton.

- '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 July 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 31st August 2012. The forms were recorded and analysed by the Housing Strategy department at Wiltshire Council.

- A total of 450 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% with 139 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 Longbridge Deverill and Crockerton.
- Six 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 Longbridge Deverill and Crockerton. This section also describes the levels of new affordable housing, if any, which would be supported by residents of the parish.

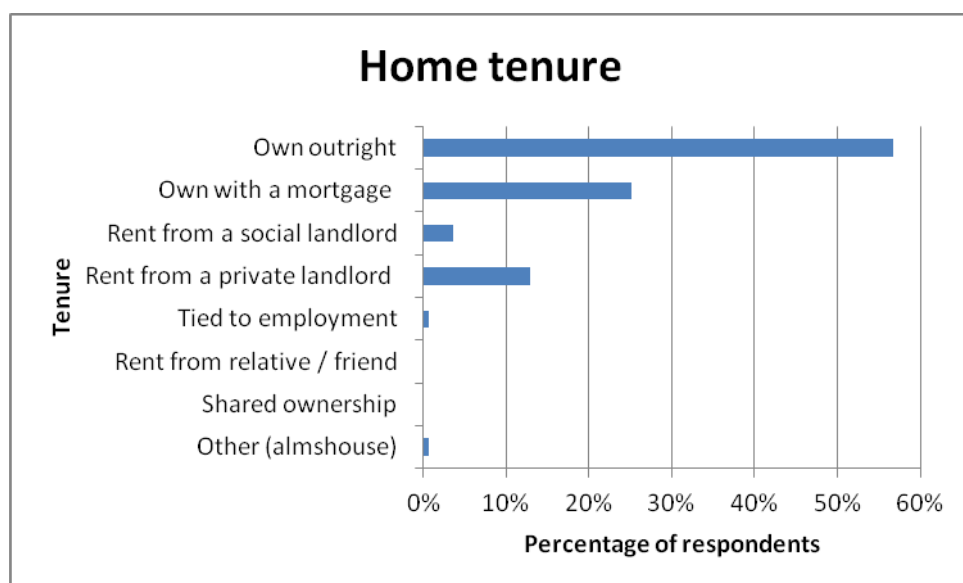
The second section examines the households who have declared a need for new housing in Longbridge Deverill and Crockerton. The section begins by describing the overall need for both market and affordable housing in the parish. A financial assessment is then made in order to determine the numbers of households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

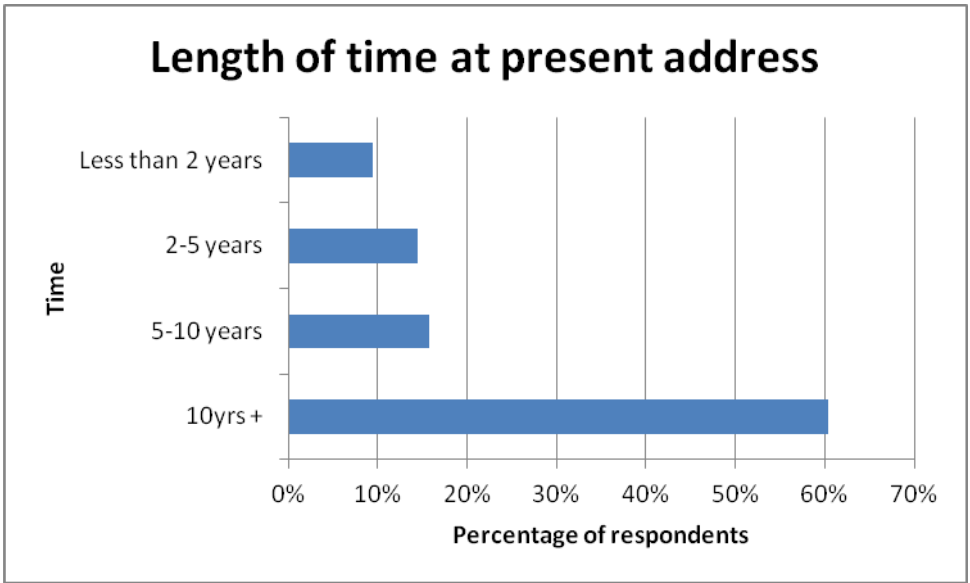
The 2001 Census data for the local output area indicates that 54.1% of households in the area were owner-occupying, 5.3% were renting from social landlords, 29.7% were privately renting, and 11% of households were living rent free.²

The chart below shows the tenure of respondents to the survey. The majority (82%) of respondents were owner-occupiers, while 3.6% of respondents were living in socially rented properties, 12.9% were renting from a private landlord or letting agency, 0.7% were living in almshouse accommodation, and 0.7% in tied housing. This suggests a significant bias in the survey responses toward owner-occupiers and away from private renters and those living rent free: the rest of this section should be read with this in mind.



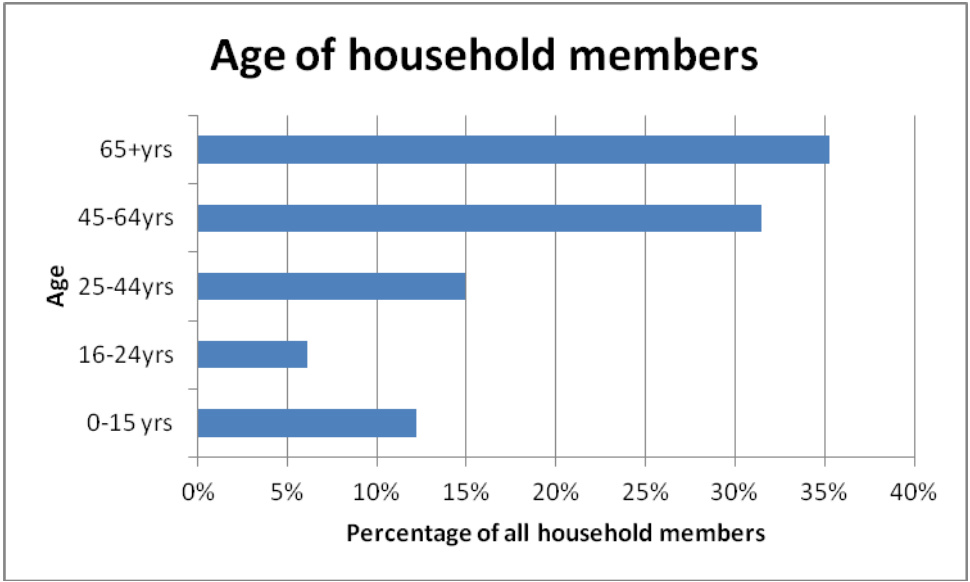
The chart below indicates the length of time respondents have lived in Longbridge Deverill and Crockerton. It shows that the majority of people who responded to the survey have lived in the parish for more than ten years, which is appropriate for the high levels of owner occupation among survey respondents.

² Percentages do not sum due to independent rounding.



The survey also shows that the majority of respondents live in larger family homes, with 82% of respondents having 3 or more bedrooms in their property, 15.8% having two bedrooms and only 2.2% of respondents living in a home with one bedroom. The majority of respondents (67.6%) live in detached properties.

These responses indicate relatively high levels of under-occupation in Longbridge Deverill and Crockerton. While the majority of respondents live in larger homes, the majority (77.7%) 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 numbers of households responding to the survey with members aged 45-64, 25-44 and with children aged under 16 years old. This indicates a spread of different household types in Longbridge Deverill and

Crockerton, from older person households with fewer members, to many younger households with children.

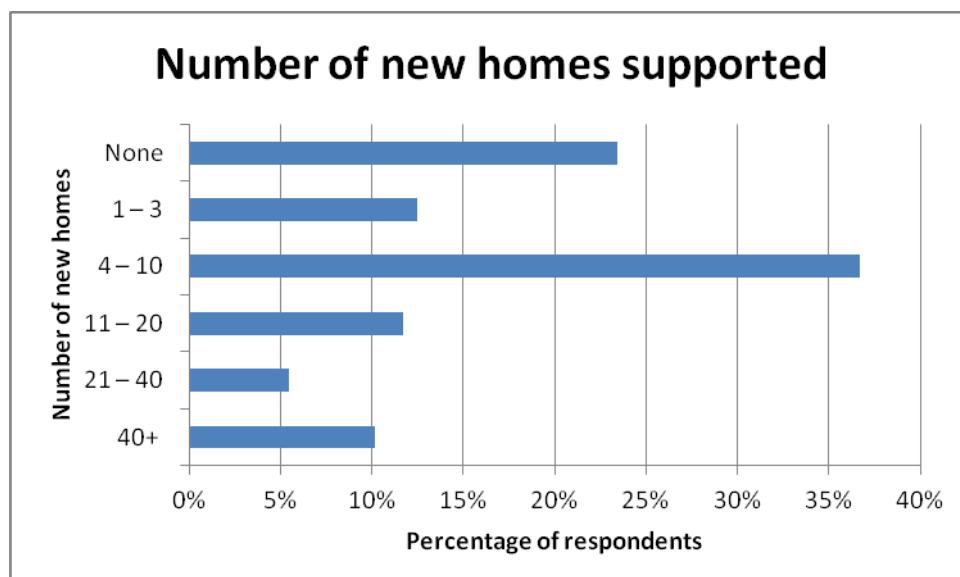
The distance travelled to work can also be a good measure of the sustainability of local development, as more people working locally can indicate an ongoing need for local housing. The table below shows how far people in the respondents' households travelled to work:

Persons in household	Distance to work				Total
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	
Person 1	17	28	27	6	78
Person 2	3	12	13	5	33
Person 3	2	0	1	0	3
Person 4	0	0	0	0	0
Person 5	0	0	0	0	0
Total	22	40	41	11	114

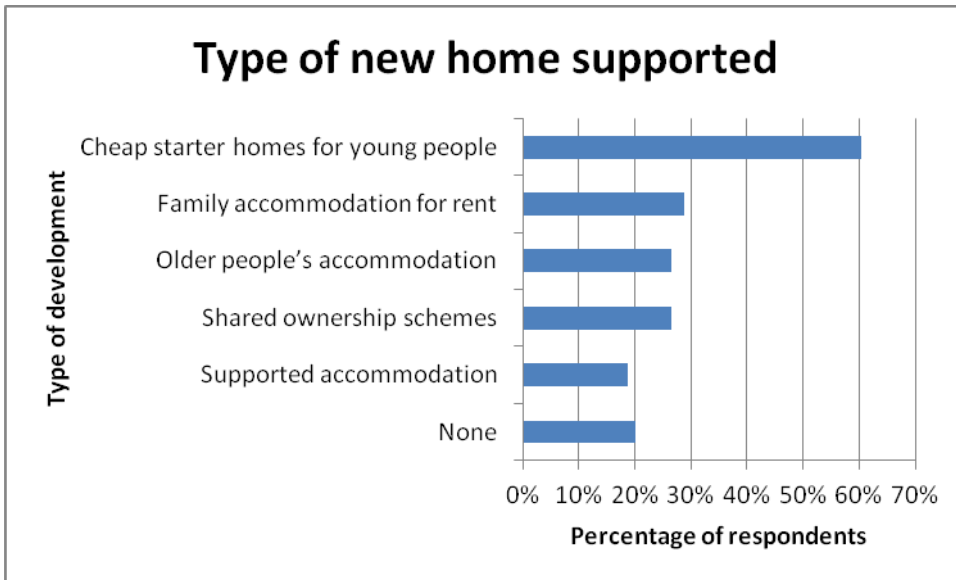
These results suggest a mixed level of sustainability for new housing development in Longbridge Deverill and Crockerton, indicated by the survey respondents. While the majority of households' working members (54.4%) usually travel less than ten miles to their place of work, a significant proportion also 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 6.1% of respondents answered 'yes'. This result indicates a sustained need for housing in the parish.

Respondents were then asked how many new homes they would support being built in the parish. Results here were mixed: over a third of respondents indicated that they would support new housing developments that delivered between four and ten new homes, but there was also considerable support (23.4%) for no new housing in Longbridge Deverill and Crockerton, and for larger developments of 11+ new properties:



Respondents were asked what types of development they would support. Over half (60.4%) of respondents supported the development of cheap starter homes for young people, with 28.8% of respondents supporting both the development of family accommodation for rent. 26.6% endorsed the development both of new older persons' accommodation and of shared ownership schemes. There was less support (18.7% of respondents) for supported accommodation for tenants with disabilities.

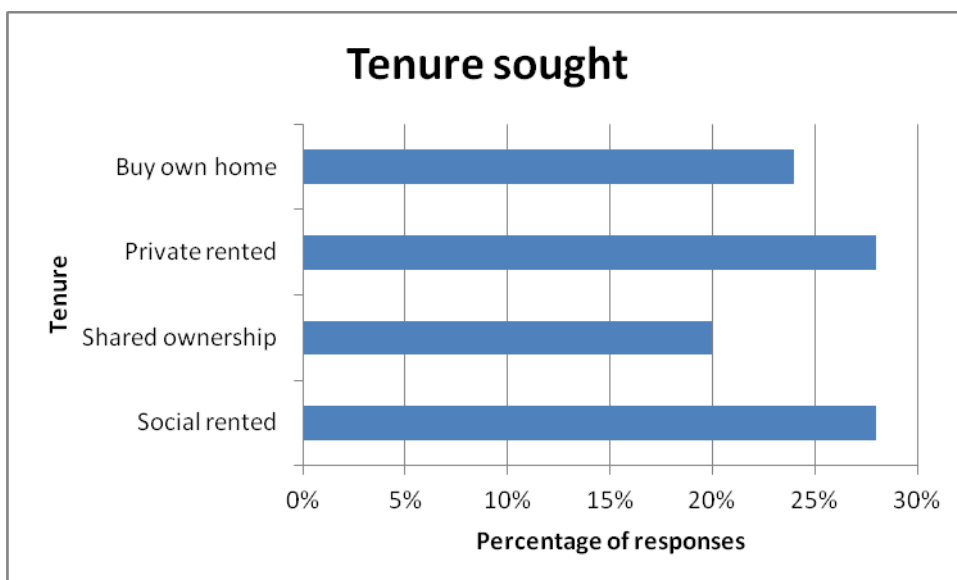


Part two – Households requiring accommodation in the parish

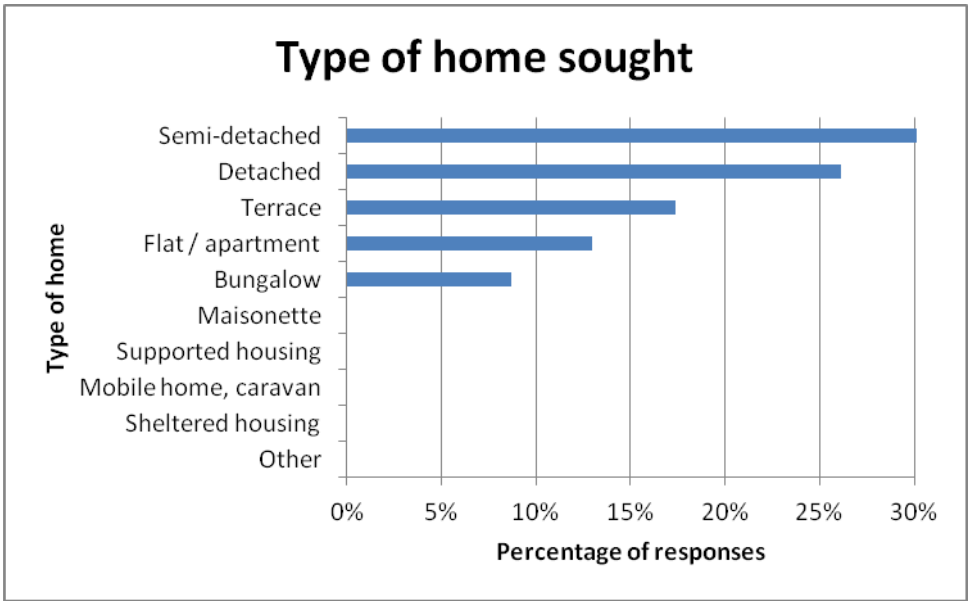
This part of the report looks initially at all the responses to section two of the survey in order to give a broad picture of the need for both market and affordable housing in the parish. A financial assessment is then made in order to describe in more detail the need for specifically affordable housing.

Twelve respondents replied to this section of the survey, indicating their need for housing in Longbridge Deverill and Crockerton. Eleven of these households have a local connection to Longbridge Deverill and Crockerton, either living or working in the parish, or having previously lived there.

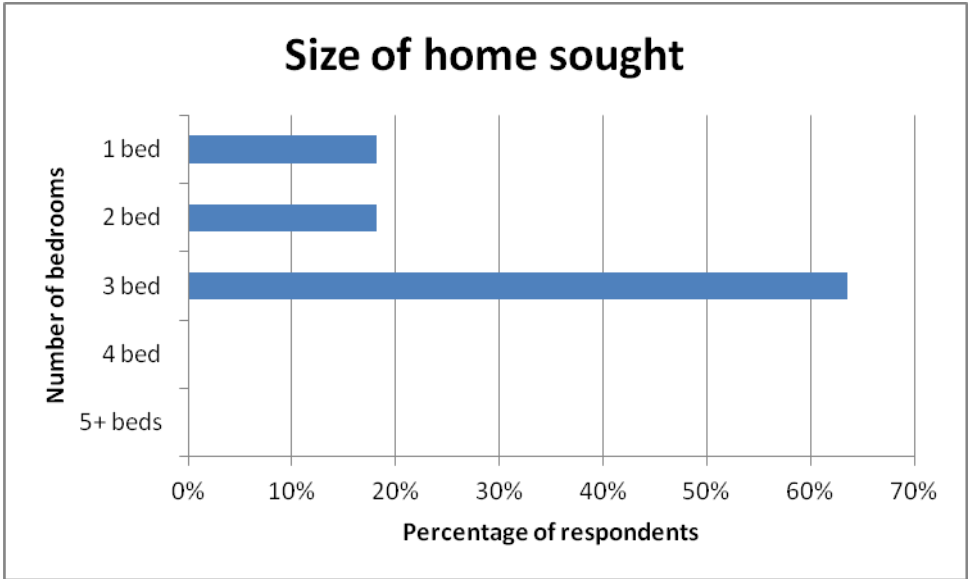
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with social and private rented accommodation the most desired. Households could indicate more than one response:



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



The need was mainly for three-bedroom properties. No need was expressed for properties with 4 or more bedrooms:



The respondents were then asked if there was a lack of suitable existing housing in Longbridge Deverill and Crockerton to meet their needs, to which all answered 'yes.'

In order to assess the need for **affordable** housing in Longbridge Deverill and Crockerton, 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.

None of those who responded to these questions reported having equity in existing properties. 54.5% possessed no savings and only 9.1% estimated their savings at over £15,000. Income levels were for the majority low: 90.9% of respondents estimated a combined gross household income of below £30,499 pa, and 72.7% of below £19,999.

Comparing income, savings and equity levels with affordability in Longbridge Deverill and Crockerton suggests that **two of the households responding to 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 Longbridge Deverill and Crockerton, 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 Longbridge Deverill and Crockerton, presented in section 8.

Of the households meeting the criteria for affordable housing, four were headed by people aged 25-44, four by people aged 45-64 and one by people aged 65+. Two thirds contained children aged under 16.

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 Longbridge Deverill and Crockerton area:³

Bedrooms	Jun 2012- Aug 2012
1	£100,900
2	£155,300
3	£199,100
4	£306,000
5+	£503,700

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 Longbridge Deverill and Crockerton cost £155,300 then a household may require £23,295 as a deposit. Annual household income would have to be at least £37,716 for a single applicant or £44,002 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in the West Wiltshire area in 2011 was only £21,593:⁴

- 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 BA12 postcode area, www.mouseprice.com/area-guide/average-house-price/ . Please note that the BA12 postcode covers a wider area than Longbridge Deverill and Crockerton 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 Longbridge Deverill and Crockerton 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 first quarter of 2012/13, there were six households on the Wiltshire Council Housing Register seeking affordable accommodation in Longbridge Deverill and Crockerton 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.
- Social housing in Longbridge Deverill and Crockerton had a zero re-let rate in 2011/12: from April 2011 to April 2012, no social homes were re-let in the parish.⁵
- The low levels and turnover of social housing in Longbridge Deverill and Crockerton 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 *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 bedroom home for a single / couple
- 1x two bedroom home for a family
- 7x three bedroom homes for families

Shared / Low cost home ownership

- None

Sheltered housing for older people

- None