

Horningsham

Parish Housing Needs Survey

Survey Report

January 2013

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1. Parish Summary

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

- There is a population of 420 according to the 2001 census, comprised of 180 households. ONS predictions for 2011 suggest a population of 400 in 180 households.¹
- The parish of Horningsham lies off the A350 and is five miles from Warminster
- Horningsham forms part of the Longleat Estate.
- At Baycliffe Farm, near the boundary with Maiden Bradley, is the site of an early Iron Age settlement. An entry in the Domesday Book describes the village as very small, being occupied by one cottager and four smallholders.
- Close to the parish boundary on the road to Frome are the remains of Woodhouse Castle. In the 17th century it was owned by the Cavalier Arundel family and consequently attacked during the English Civil War.
- The parish changed hands several times before the Thynnes purchased it for the second time in 1716. The Vernon family, who held it during the 12th century, were the founders of the village church. The Stantons then held it for the next 200 years, selling to Sir John Thynne c. 1550. After the Civil War the manor was in the possession of the Arundels. Sir John Thynne (Longleat's builder) had already increased the size of the parish by buying more land. His descendant Thomas Thynne, 1st Marquess of Bath was very interested in forestry, and engaged Capability Brown to plant large plantations of beech and pine. Gradually forestry and farming were established as the two main sources of employment. The situation did not change until the late 20th century, when tourism took over.
- Facilities and services within the parish include:
 - A Parish Church was founded in the 12th century but has been virtually rebuilt twice in 1783 and 1843.
 - A Congregational Church Chapel, known as the Old Meeting House. The Chapel was built in 1556. It was used by the Scotsmen employed by Sir John Thynne to help build Longleat House. The claim that this is the oldest Free Church in England is unsubstantiated, but it is believed to be the oldest still in use for worship.
 - A thriving primary school.
 - A public house, the Bath Arms, 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.

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

2. Introduction

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

- '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 November 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 21st December 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 below average response rate of 18.2% with 40 replies received.²
- The received data refer only to themselves (i.e. to the survey respondents) and should not be taken as indicative of the population of Horningsham.
- One response was 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 Horningsham. 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 Horningsham. 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).

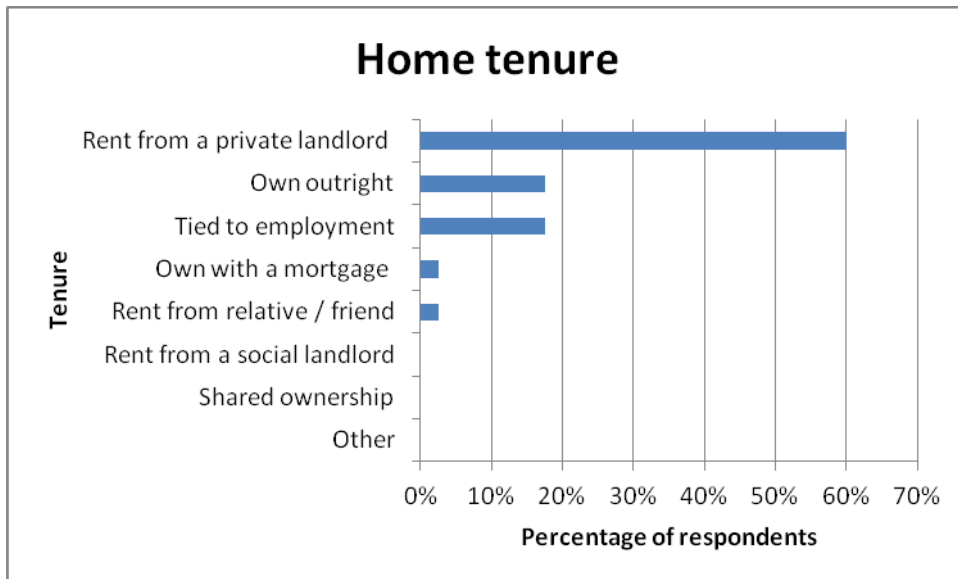
Part One – Households currently living in the parish

The first question asked on the survey was whether the respondents' home in Horningsham was their main home. All of those who replied indicated that their home in Horningsham is their main home.

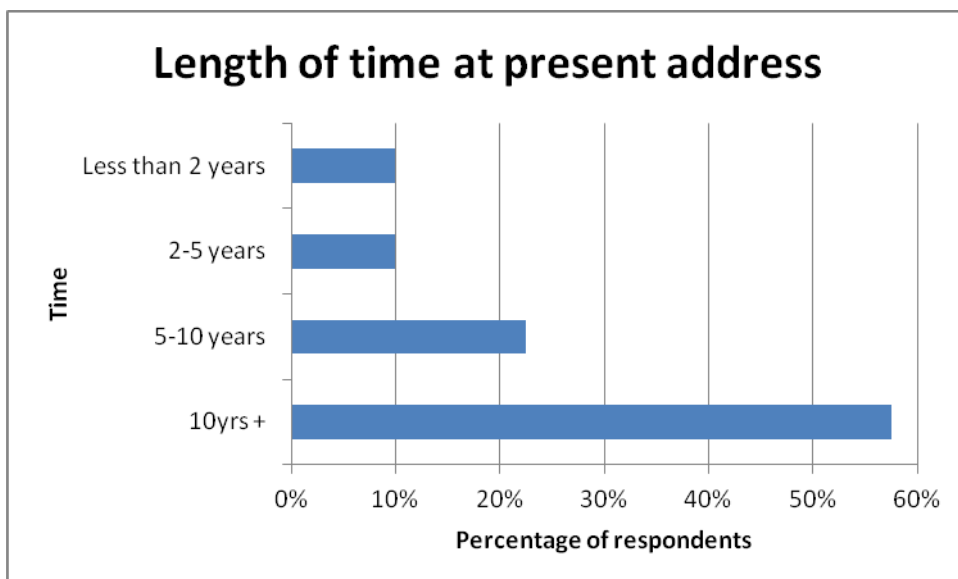
² Current average response rate, by parish, to the Wiltshire rural housing needs surveys is 33.6%.

The 2001 Census data for the Horningsham & Deverills South 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.³

The chart below shows the tenure of respondents to the survey. The majority (60%) of respondents were living in privately rented accommodation, while 20% of respondents were owner-occupiers, 17.5% lived in accommodation tied to employment, and 2.5% rented from relatives or friends. No responses were received from those living in socially rented properties. This suggests a significant bias in the survey responses toward those living in privately rented accommodation, and the rest of this section should be read with this in mind.



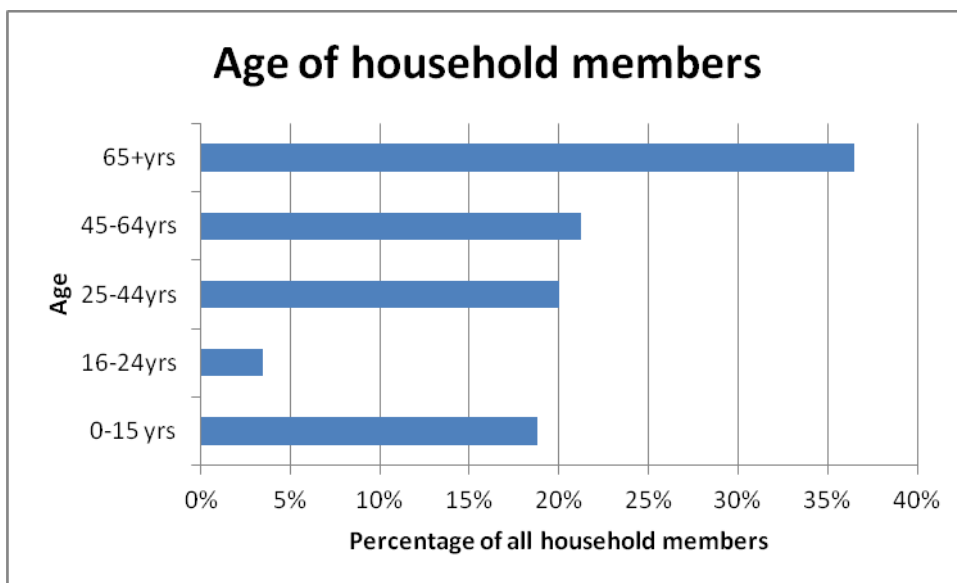
The chart below indicates the length of time respondents have lived in Horningsham. It shows that the majority of people who responded to the survey have lived in the parish for more than ten years.



³ Percentages do not sum due to independent rounding.

The survey also shows that the majority of respondents live in larger family homes, with 75% of respondents having 3 or more bedrooms in their property, 22.5% having two bedrooms and only 2.5% of respondents living in a home with one bedroom. The majority of respondents (62.5%) live in detached properties.

These responses indicate relatively high levels of under-occupation among the survey respondents. While the majority live in larger homes, the majority (75%) 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 Horningsham, 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 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:

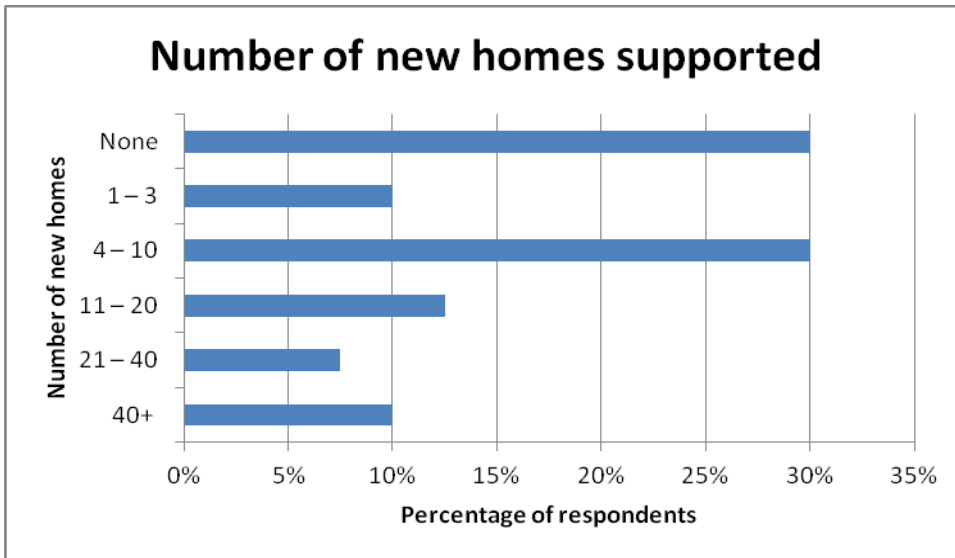
Persons in household	Distance to work				Total
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	
Person 1	14	6	5	1	26
Person 2	4	6	1	2	13
Person 3	0	2	0	0	2
Person 4	0	0	0	0	0
Person 5	0	0	0	0	0
Total	18	14	6	3	41

These results suggest a good level of sustainability for housing development in Horningsham, indicated by the survey respondents. The majority of households' working members (78%)

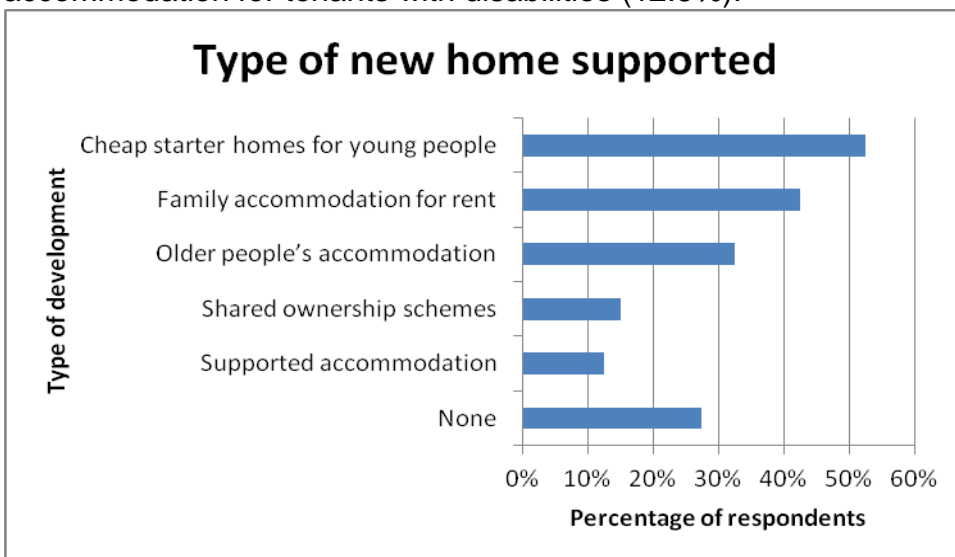
usually travel less than ten miles to their place of work, indicating the presence of local sources of employment.

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 5.9% of respondents answered 'yes'. This result also 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. These results were mixed. 30% of respondents were opposed to any new housing development in the parish, while another 30% supported developments delivering between four and ten new homes. Full responses are given in the chart below:



Respondents were asked what types of development they would support. 27.5% reiterated their opposition to any new housing in Horningsham, while over half (52.5%) of respondents supported the development of cheap starter homes for young people. 42.5% of respondents supported the development of family accommodation for rent, and 32.5% endorsed the development of new older people's accommodation. There was less support for the development of shared ownership homes (15% of respondents) and for supported accommodation for tenants with disabilities (12.5%).



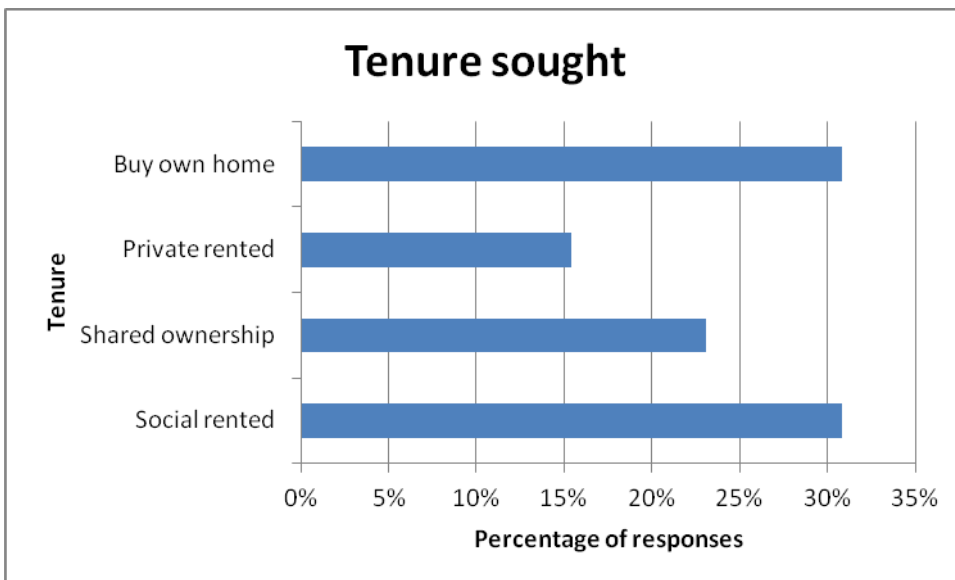
Part two – Households requiring accommodation in the parish

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.

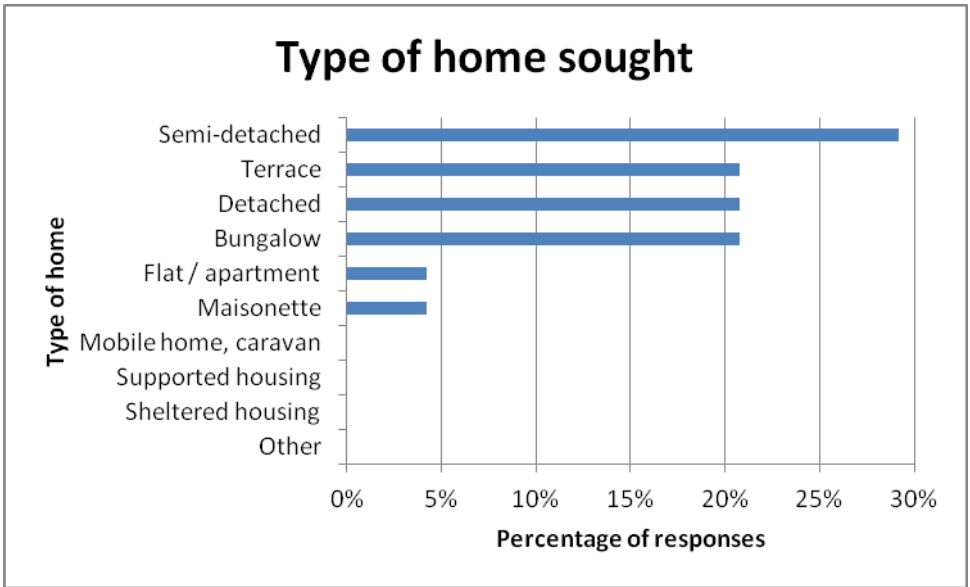
Nine respondents replied to this section of the survey, indicating their need for housing in Horningsham.

All of these households have a local connection to Horningsham, either currently living or working in the parish.

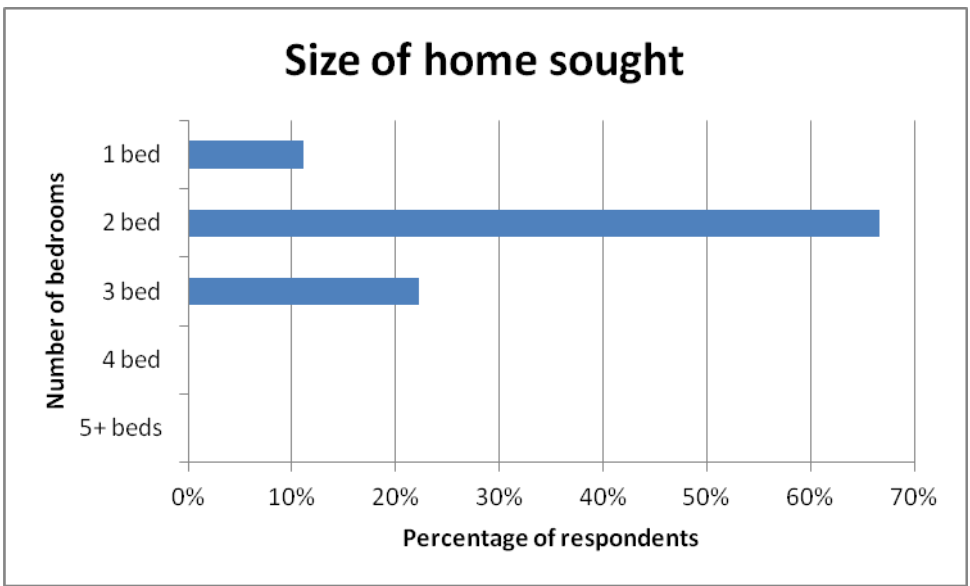
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The majority of expressed need was for market purchase and socially rented properties. Households could indicate more than one response:



Respondents to this section were also asked what type of housing they required, with the majority seeking semi-detached properties. 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 Horningsham to meet their needs, to which all answered 'yes.'

In order to assess the need for **affordable** housing in Horningsham, it is necessary to consider the equity, income and savings levels of respondents. Please note 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 predominantly low: 55.6% of respondents had combined gross household incomes below £15,499pa and only one had a gross income level above £30,000pa. Levels of household savings were mixed: two thirds of households had savings, and 22.2% had more than £25,000 in savings. None of the households responding to this section of the survey had equity in an existing property.

Comparing income, savings and equity levels with affordability in Horningsham suggests that **two 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 Horningsham, 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 Horningsham, presented in section 8.

6. Affordability

The housing stock in Horningsham has an unusual balance of tenures when compared to the rest of the county, with lower levels of social housing and sale properties, and higher levels of privately rented accommodation.

Approximately three quarters of the residential homes in the parish are owned by the Longleat Estate,⁴ and there are very low levels of market sales, with only four properties in Horningsham having been sold in the past seven years, at a mean average price of £602,500.⁵

- It would therefore 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.

⁴ Longleat Estate, property management.

⁵ <http://www.zoopla.co.uk/house-prices/horningsham/> Data on sold house prices is supplied to Zoopla via monthly updates from the Land Registry for England and Wales. There may be a delay of up to three months from when a property is actually sold to when it becomes officially recorded with Land Registry. Zoopla provides data on house prices for information only, on an 'as is' basis as supplied and accepts no liability for any errors or omissions.

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 Horningsham 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 second quarter of 2012, there were three households on the Wiltshire Council Housing Register seeking affordable accommodation in Horningsham parish: two of these households are also described in the recommendations of this report as in need of affordable housing. Any full assessment of housing need in the parish should take account of the Register.
- There is one affordable home in the parish, owned by Selwood Housing.⁶ This represents 0.25% of the total housing stock in the parish, which is very low in comparison with the proportion of affordable housing in Wiltshire as a whole (14.7%).⁷
- The low levels and turnover of social housing in Horningsham 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.**

⁶ Wiltshire Council, Housing Strategy, live tables.

⁷ Table QS405EW, 2011 Census: Tenure – Households, local authorities in England and Wales.

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 a single/couple
- 3x two bed home for families
- 1x three bed home for a family

Shared / Low cost home ownership

- 1x two bed home for a family
- 1x three bed home for a family (single-level)

Sheltered housing for older people

- None

Supported or adapted housing

- None