

# Shrewton

## Parish Housing Needs Survey

### Survey Report

July 2013

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## 1. Parish Summary

The parish of Shrewton is in the Amesbury Community Area within the local authority area of Wiltshire.

- There is a population of 1870 according to the 2011 Census, comprised of 799 households.<sup>1</sup>
- Shrewton is well served with facilities including two public houses – however there is a need for further commercial outlets including the possibility of a community café and offices.
- The village is well supported by retail outlets including a Co-operative supermarket providing extended opening hours, a garage and filling station, which also retails not only fuel and repair facilities, but magazines, newspapers and food including a coffee making facility. The provision of further catering facilities within the village could be expanded for the benefit of the village and visitors.
- There is a post office located within the Co-op. In addition the village has two doctors' surgeries, a butcher and a hairdresser, and several Bed and Breakfast establishments.
- Public transport, though limited with a two hourly bus service through the village from Salisbury to Devizes, this transport link is supplemented by a local Wiltshire Link Scheme, which also gives help with transport needs. There is no direct public transport to Amesbury; the nearest area of expanded employment opportunities for the village.
- There is a parish church together with a Methodist church and GUL all of which support the community. The village has some youth organisations i.e. Guides, Scouts, Cubs etc., but no youth club. There is a pre-school within the village including a new Primary School. There is also a recreational facility, with a playground, which also provides sporting activities including football and cricket. A social club is organised for the village and also provides entertainment including discos etc. There is a thriving Day Centre for the over-sixties and an enthusiastic Women's Institute (WI). The WI has a team who are responsible for village matters, including floral displays throughout the village and river clearing when practicable.

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<sup>1</sup> <http://www.nomisweb.co.uk/>

## **2. Introduction**

In early 2013, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Shrewton 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 Shrewton.

- '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 April 2013.

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 22<sup>nd</sup> May 2013, and the deadline was subsequently extended to 14<sup>th</sup> June 2013 to allow people time to respond following some late deliveries of the questionnaires. The forms were recorded and analysed by the Housing Strategy department at Wiltshire Council.

- A total of 850 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 29.2% with 248 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 Shrewton.
- Sixteen 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 Shrewton. This section also describes the levels of new affordable housing, if any, which would be supported by residents of the parish.

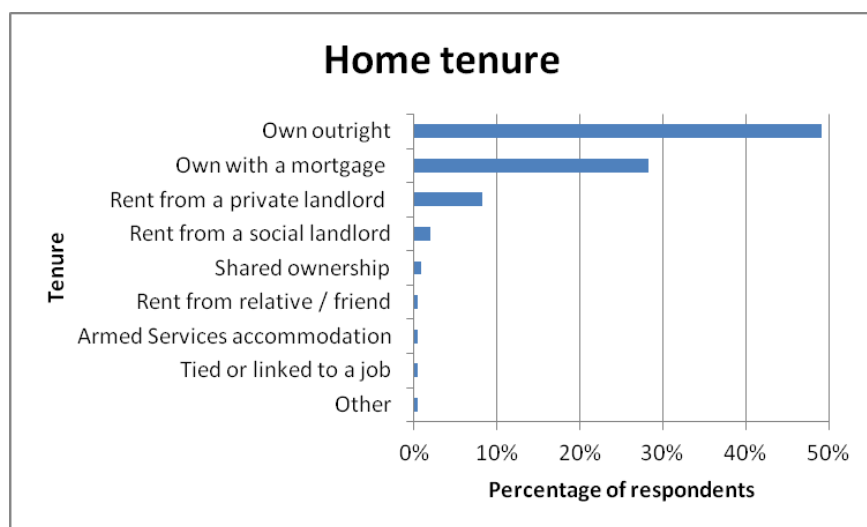
The second section examines the households who have declared a need for new housing in Shrewton. The section begins by describing the overall need for both market and affordable housing in the parish. A financial assessment is then made in order to determine the numbers of households who have a current 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 Shrewton was their main home. 99.2% of those who replied indicated that their home in Shrewton is their main home.

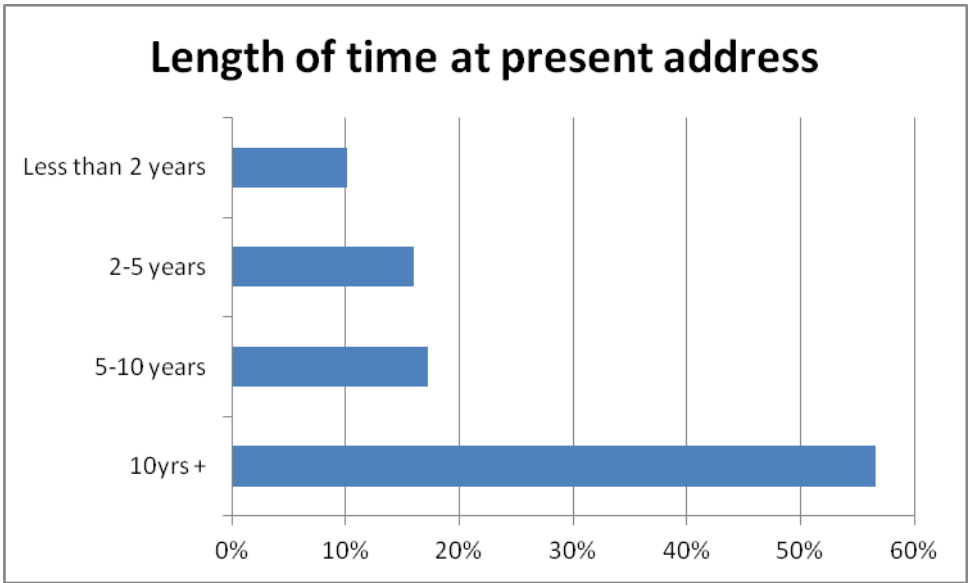
The 2011 Census data for Shrewton indicates that 69.1% of households in the parish were owner-occupying, 15.1% were renting from social landlords, 12.6% were privately renting, 1.9% were living in shared ownership (part owned, part rented) homes, and 1.3% of households were living rent free.<sup>2</sup>

The chart below shows the tenure of respondents to the survey. The majority (77.5%) of respondents were owner-occupiers, while 2% of respondents were living in socially rented properties, 8.2% were renting from a private landlord or letting agency, and 0.8% living in shared ownership homes. The remainder were either renting from a relative or friend, living in Armed Services accommodation or in accommodation tied to their employment, or were living in a tenure described as 'other'. These results indicate a bias in the survey responses, particularly away from those living in socially rented homes, and the rest of this section should be read with this in mind.



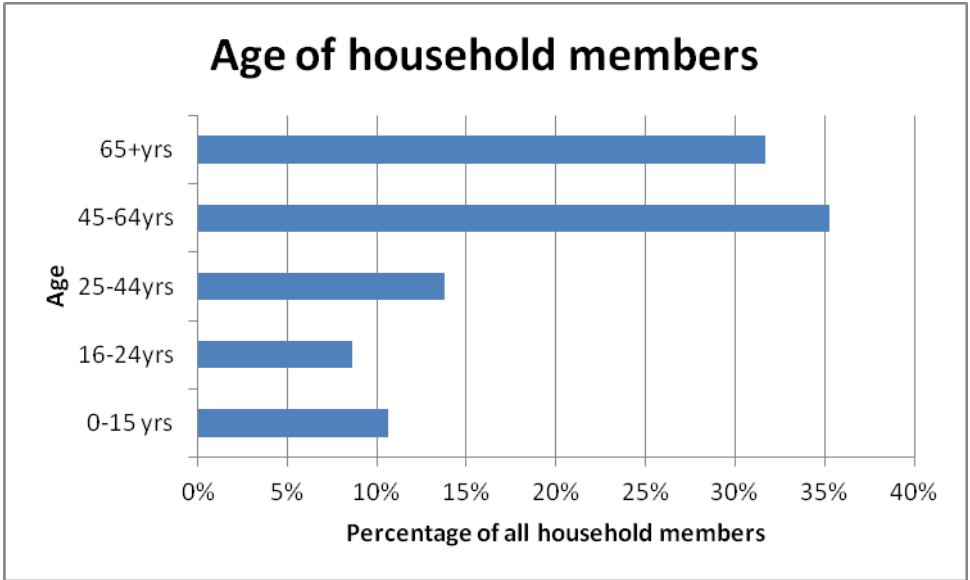
The chart below indicates the length of time that respondents have lived in Shrewton. It shows that the majority of people who responded to the survey have lived in the parish for more than ten years, which is appropriate for the high levels of owner occupation among survey respondents.

<sup>2</sup> <http://www.nomisweb.co.uk/>



The majority of respondents to the survey live in larger family homes, with 75.8% of respondents having 3 or more bedrooms in their property, 16.8% having two bedrooms and 7.4% of respondents living in a home with one bedroom. The majority of respondents (56.8%) live in detached properties.

These responses indicate relatively high levels of under-occupation in Shrewton. While a majority of respondents live in larger homes, a majority (74.6%) 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 nearly 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 25-64 and with children aged under 16. This indicates a spread of different household types in Shrewton, from older person households with fewer members, to younger households with children.

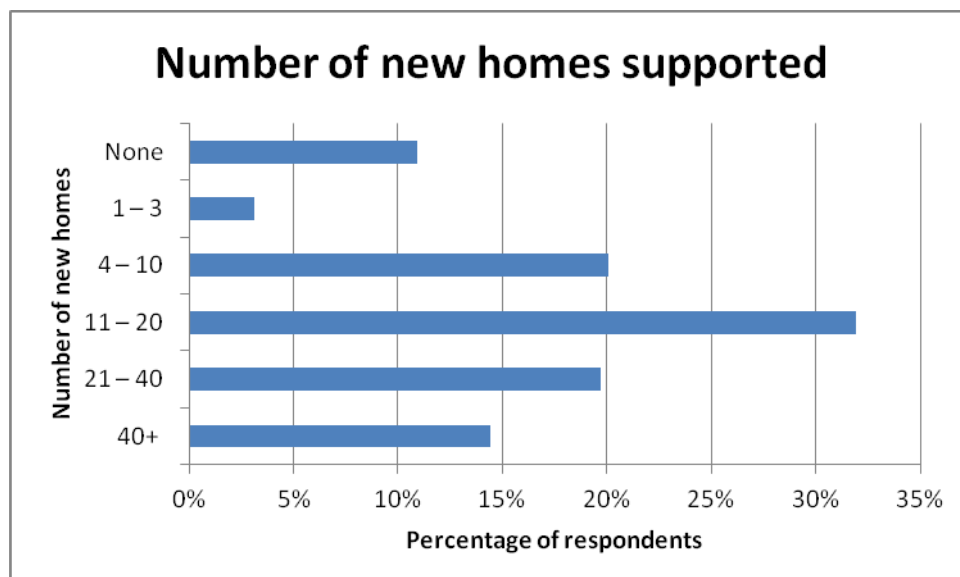
The distance travelled to work can also be a good measure of the sustainability of local development, as more people working locally can indicate an ongoing need for local housing. The table below shows how far people in the respondents' households travelled to work:

Persons in household	Distance to work				
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	Total
Person 1	19	31	60	19	129
Person 2	6	19	52	6	83
Person 3	1	5	5	0	11
Person 4	0	2	1	0	3
Person 5	0	1	0	0	1
<b>Total</b>	<b>26</b>	<b>58</b>	<b>118</b>	<b>25</b>	<b>227</b>

These results suggest a mixed level of sustainability for new housing development in Shrewton, indicated by the survey respondents. While 37% of households' working members usually travel less than ten miles to their place of work, the majority travel more than that, suggesting 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 6.9% of respondents answered 'yes', indicating a sustained need for housing in the parish.

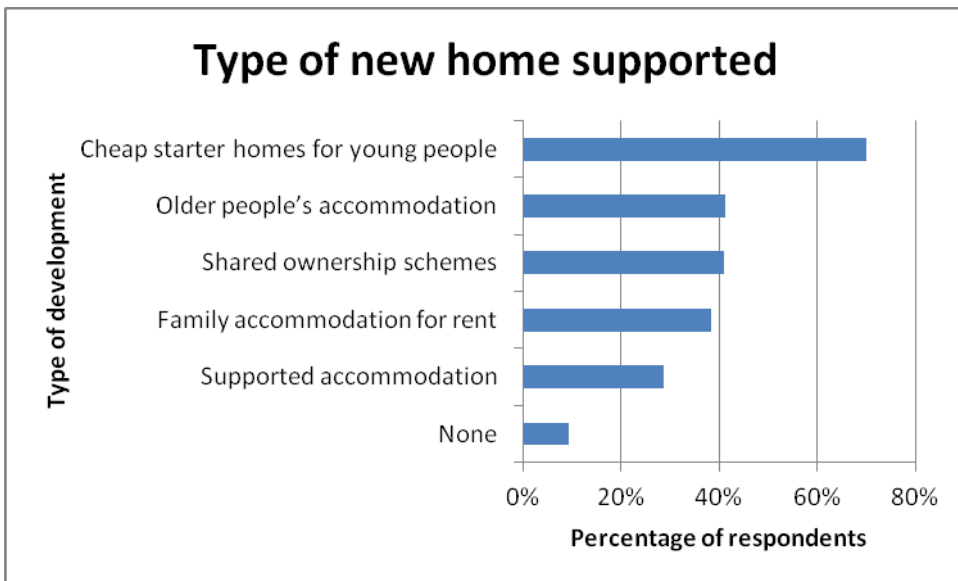
Respondents were then asked how many new homes they would support being built in the parish. The majority of respondents (89.1%) were in support of new housing in Shrewton, with the most popular option being for between eleven and twenty new homes (31.9% of respondents). 10.9% of respondents were opposed to any new housing in Shrewton parish:



Respondents were asked what types of housing development, if any, they would support. Just over seventy percent of respondents supported the development of affordable starter homes for young people, with 41.4% of respondents also supporting the development of older persons' accommodation and 41% the development of shared ownership homes. 38.5%



endorsed the development of family accommodation for rent, and 28.7% supported new accommodation for tenants with disabilities. 9.4% of respondents reiterated their opposition to any new housing in the parish:

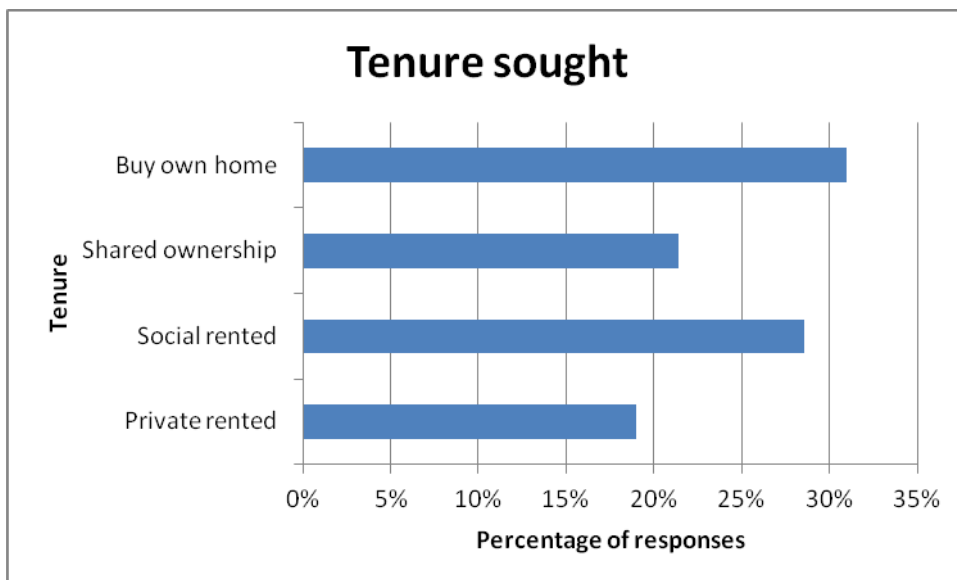


## Part two – Households requiring accommodation in the parish

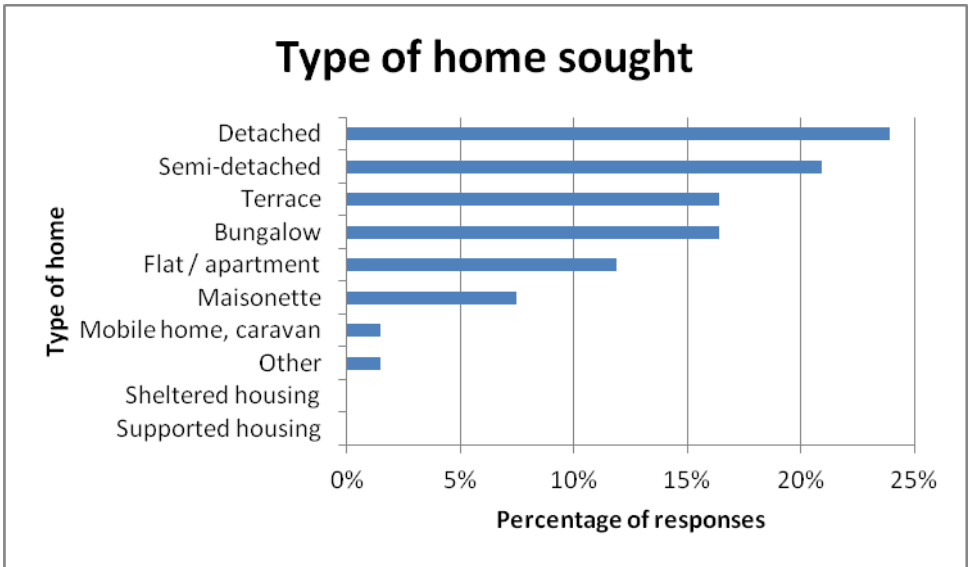
This part of the report looks initially at all the responses to section two of the survey in order to give a broad picture of the need for both market and affordable housing in the parish. A financial assessment is then made in order to describe in more detail the need for specifically affordable housing.

Twenty-five respondents replied to this section of the survey, indicating their need for housing in Shrewton. All but one of these households have a local connection to Shrewton, either living or working in the parish, having family members there, or having previously lived there themselves.

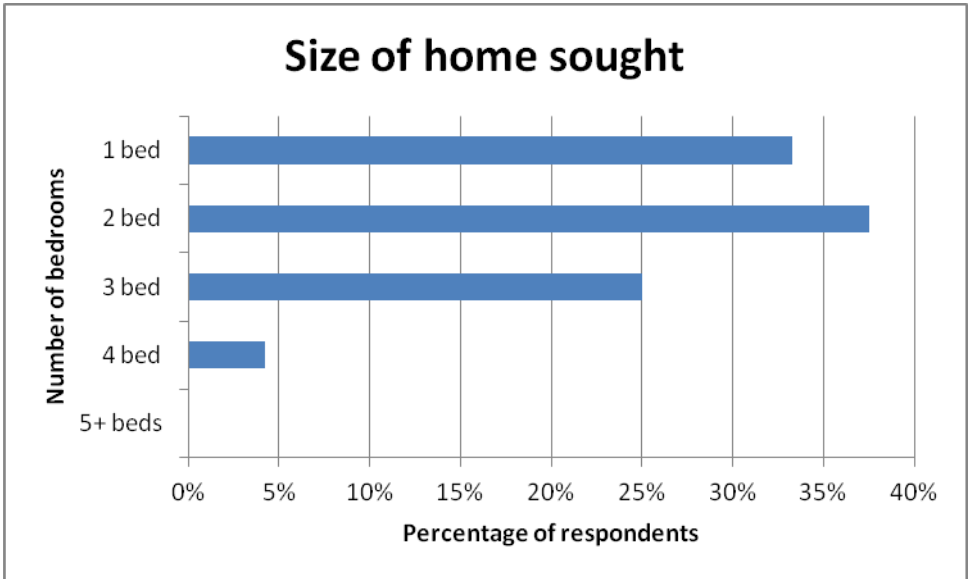
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with open-market ownership the most desired. Households could indicate more than one response:



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



In terms of size, the expressed need was mainly for properties with between one and three bedrooms. No need was declared for properties with five or more bedrooms:



The respondents were then asked if there was a lack of suitable existing housing in Shrewton to meet their needs, to which 91.3% answered 'yes.'

In order to assess the need for **affordable** housing in Shrewton, 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.

Only four of the twenty five households responding to this section of the survey reported having equity in an existing property, and the estimated levels of this were predominantly low, with two households describing the value remaining in their property after mortgage and debts were paid off as under £20,000. Sixteen of the twenty five households possessed no savings, and a further five estimated their savings at under £15,000. While levels of savings and equity were low overall, however, household incomes were more varied. Seven households described higher gross household incomes of more than £40,000 pa; eight between £20,000 and £40,000 pa, and the remaining households indicated lower gross household incomes of less than £20,000 pa. Two households were on very low incomes of less than £10,000 pa.

Comparing income, savings and equity levels with affordability in Shrewton suggests that nine of the households responding to the financial questions would not require public support in order to achieve their required housing.

The remaining sixteen households 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 Shrewton, presented in section 8.

Of the households meeting the criteria for affordable housing, just over half (56.3%) were headed by people aged 25-44, and 31.3% by people aged 45-64. One household was younger, aged 16-24, and one household was aged 65+.

## 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 Shrewton area:<sup>3</sup>

<b>Bedrooms</b>	<b>Jan 2013 – March 2013</b>
1	£132,100
2	£181,600
3	£226,300
4	£349,500
5+	£526,500

### 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 Shrewton cost £181,600 then a household may require £27,240 as a deposit. Annual household income would have to be at least £44,103 for a single applicant or £51,453 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in the Salisbury district area in 2011 was only £20,226:<sup>4</sup>

- 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.

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<sup>3</sup> House price estimates from the Mouseprice local area guide to the SP3 postcode area, [www.mouseprice.com/area-guide/average-house-price/](http://www.mouseprice.com/area-guide/average-house-price/) . Please note that the SP3 postcode covers a wider area than the Shrewton parish and that there may be significant internal variation in house prices.

<sup>4</sup> 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.

The following indicates the **minimum** need over the next three years for new affordable housing, 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 these parishes.

- In the fourth quarter of 2012/13, there were fifty-two households on the Wiltshire Council Housing Register seeking affordable accommodation in Shrewton parish: six of these households are also described in section 8 of this report as in need of affordable housing. The remaining households on the Register are seeking properties with between one and four bedrooms, and any full assessment of housing need in the parish must take account of the Register.<sup>5</sup>
- The 2011 Census recorded one hundred and twenty one social homes in the parish.<sup>6</sup> These properties represent 15.1% of the total housing in Shrewton, which is slightly higher than the Wiltshire affordable housing average of 14.7%.<sup>7</sup> However, many of Shrewton's affordable homes (52 homes, or 43% of its social housing) are specialised homes for older people or those with a recognised medical need, and as such are not available for let except to households meeting these criteria.
- Social housing in Shrewton had a 6.6% re-let rate in the past year: from the first to the fourth quarter of 2012/13, eight social homes were re-let in the parish.<sup>8</sup>
- The majority of the social housing in Shrewton (c. 88%) is not subject to local connection restrictions regarding letting, meaning that these homes can be rented to households with no previous connections to the parish. This, combined with the prevalence of specialist social housing in the parish, suggests 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.
- While this survey's recommendations describe the need for affordable housing (see section 8 below), it should be noted that of the nine households responding to section two and deemed *not* to be in need of affordable housing, all but one described a lack of suitable accommodation in Shrewton. These households possess the financial capacity to either rent or purchase open-market accommodation and their description of the lack of such suggests a potential need for an open-market or mixed tenure development in the area.

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<sup>5</sup> Wiltshire Council, Housing Strategy, live tables.

<sup>6</sup> Table QS405EW, 2011 Census: Tenure – Households, English parishes / Welsh communities.

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

<sup>8</sup> 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.

As described in section 7, the survey is only a quarter of the evidence required to fully assess housing need in the parishes. 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 fully determining local housing need.

### Subsidised rented housing <sup>9</sup>

- 8x one bedroom homes for singles / couples (1x single level accommodation, 1x single level accommodation with warden / 24hr support)
- 3x two bedroom homes for families
- 1x three bedroom home for a family

### Shared / Low cost home ownership

- 4x two bedroom homes for couples / families

### Sheltered housing for older people

- None

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<sup>9</sup> Please note that recommendations for numbers of bedrooms in subsidised rented properties are made in line with the 'family size' criteria implemented as part of the Housing Benefit changes by the 2012 Welfare Reform Act.

## STATEMENT FROM SHREWTON PARISH COUNCIL FOR INSERTION AT SECTION 3 OF THE HOUSING NEEDS SURVEY.

- 1 **SHREWTON VILLAGE;** Shrewton Village has a long history, the Sale of Stonehenge Monument to the Nation by Mr Chubb a villager back in the twenties, the result of this being the villagers' are not entitled to free access to the monument. There is also a lock up in the village dating back to the nineteenth century – it is also a progressive village in that it is on the main road between Salisbury and Devizes.

- 2 **FACILITIES WITHIN THE VILLAGE;** Shrewton is well served with facilities including: 2 x public houses – however the services of these outlets is rather limited and there is a need for further commercial outlets including the possibility of a community café and offices.

The village is well supported by retail outlets including a Co-op supermarket providing extended opening hours, a garage and filling station; which also retails not only fuel and repair facilities, but magazines, newspapers and food including a coffee making facility. The provision of further catering facilities within the village could be expanded for the benefit of the village and visitors.

There is a post office located within the Co-Op. In addition the village has two doctors' surgeries, a butcher and a hairdresser several Bed and Breakfast establishments.

Public transport, though limited with a two hourly bus service through the village from Salisbury to Devizes, this transport link is supplemented by a local Wiltshire Link Scheme, which also gives help with transport needs. There is no direct link to Amesbury on public transport; the nearest area of expanded employment opportunities for the village.

There is a parish church together with a Methodist church and GUL all of which support the community. The village has some youth organisations i.e. Guides, Scouts, Cubs etc., but no youth club, there is a pre-school within the village including a new Primary School. There is also a Recreational facility, with a playground, which also provides sporting activities including Football and Cricket. A Social Club which is organised for the village it also providing entertainment including discos etc. There is a thriving Day Centre for the over sixties and an enthusiastic Women's Institute (WI). The WI have a team who are responsible for village matters, including floral displays throughout the village and river clearing when practicable.

- 3 **NEIGHBOURHOOD PLAN:** Shrewton Parish Council, is pleased to support the Neighbourhood Planning Team for Shrewton 2026.

There has been much discussion as to the most appropriate plan to follow, particularly, in view of implications being placed on local villages within the Amesbury Board Area by the Ministry of Defence(MOD) plans to bring service personnel back from Germany. There will be great, emphasis on the housing requirements of the returnees and this could impact on the village.

The need for a Village Plan is being addressed by a Neighbourhood Planning Team (NTP), who are working with the Parish Council in producing the Village Plan. The Parish Council recognises the increased tasks and expectations being placed on the planning team in respect of the MOD plans and are formalising their arrangements with the NPT to ensure they provide with the necessary support. Villager participation is being encouraged to ensure the plan is a success.



- a. In order to support the NPT; the council will encourage the planning for the village by:
  - B Supporting the Neighbourhood Plan for Shrewton 2026, by taking into account the requirements of organisations, businesses and individuals within the village as far as reasonably possible.
  - C To take account of the Wiltshire Core Strategy, the Shrewton HNS and the MOD area plans within the Neighbourhood Plan for Shrewton 2026.
  - D To authorise the Planning Team to engage with the MOD, Wiltshire Council, Housing Communities Agency, and other councils and authorities, as required on behalf of Shrewton's interests and in pursuit of the Neighbourhood Plan.
  - E To encourage other Parish Councils and government organisations to collaborate in the development of the Neighbourhood Plan, and to refer to Shrewton Parish Council any other Parish Council that wishes to participate in the Neighbourhood Plan.
  - F To require the Planning Team to brief the Shrewton Parish Council on a regular basis and conduct public meetings on at least a quarterly basis and as requested by any major village organisation.
- 4 In support Shrewton PC undertakes to encourage the Planning Team in any way necessary to deliver an effective Neighbourhood Plan. This includes:
  - a. Providing all relevant and available documents and information.
  - b. Channelling any helpful and relevant ideas, initiatives and activities towards the Planning Team.
  - c. Finding and attracting sufficient villagers to participate in the Planning Team and supporting working groups
  - d. Addressing any issues referred to it by the Planning Team.
  - E The council has agreed to appoint villager: Patrick Curry to chair the Planning Team Meetings and its activities.

Having a village plan will ensure there is adequate infrastructure for leisure, health, community and housing. The Council fully support the Planning Team and the villagers in their commitment to producing this plan and wish them well in their endeavors.

Carole Slater

Shrewton Parish Council

September 2013