

Orcheston

Parish Housing Needs Survey

Survey Report

November 2013

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1. Parish Summary

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

- There is a population of 339 according to the 2011 Census, comprised of 114 households.¹
- The parish includes the settlements of Orcheston and Elston.
- The village is served by a bus service between 0730 hrs and 1800 hrs Monday to Saturday.
- There are no village shops or pubs.
- Appleford School, specialising in dyslexia, is in Elston which also has a veterinary practice, racing stables and an engineering business that converts vehicles to horseboxes.
- Orcheston has a caravan park and a cattery. There are two churches, one of which is cared for by the Churches Conservation Trust.
- There is a well-used village hall.
- The doctor's surgery and a Coop store are in neighbouring Shrewton (1 mile).

2. Introduction

In summer 2013, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Orcheston 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 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

¹ <http://www.nomisweb.co.uk/>

² The members of WRIP that contribute to the survey funding are Wiltshire Council and seven Registered Providers of social housing (housing associations) - Aster, GreenSquare, Guinness, Jephson Housing, Raglan Housing, 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, Raglan Housing Association, GreenSquare, Guinness, Jephson Housing Association, Selwood Housing, the Homes and Communities Agency, and the Wiltshire Community Land Trust.

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 or the locality) of Orcheston 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 in September 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 18th October 2013. The forms were recorded and analysed by the Housing Strategy department at Wiltshire Council.

- A total of 114 questionnaires were distributed around 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 34.2% with 39 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 Orcheston.
- No 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 Orcheston. This section also describes the levels of new affordable housing, if any, which would be supported by respondents to the survey.

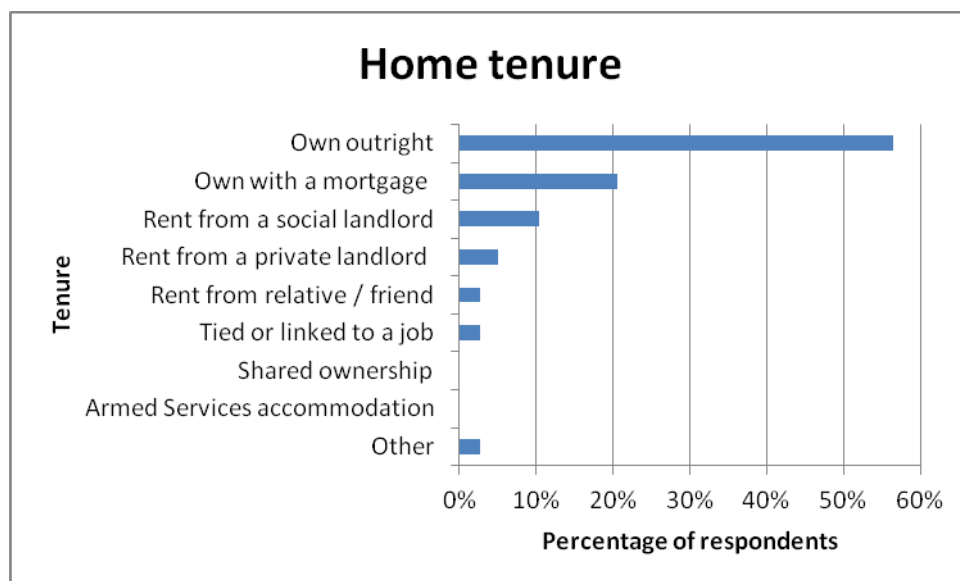
The second section examines the households who have declared a need for new housing in Orcheston. The section begins by describing the overall housing needs expressed by the survey respondents. A financial housing assessment is then made in order to determine the numbers of households who have a current 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 Orcheston was their main home. All replied that it was.

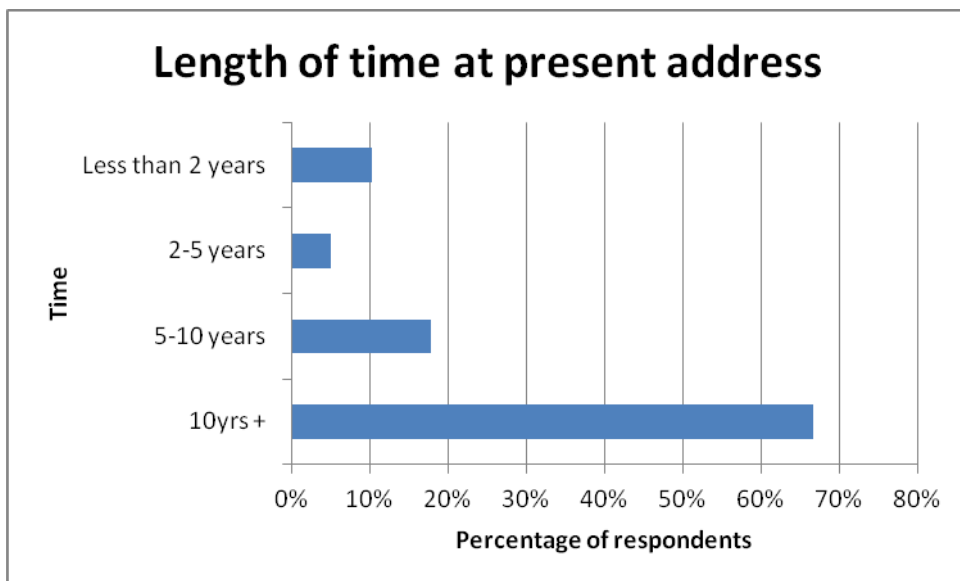
The 2011 Census data for Orcheston indicates that 61.4% of households in the parish were owner-occupying, 18.4% were renting from social landlords, 16.7% were privately renting and 3.5% of households were living rent free.⁴

The chart below shows the tenure of respondents to the survey. The majority (76.9%) of respondents were owner-occupiers, while 10.3% of respondents were living in socially rented properties, 5.1% were renting from a private landlord or letting agency, and the remaining three households were either living rent free, in accommodation tied to their employment, or in a tenure described as 'other'. These results indicate a bias in the survey responses toward owner-occupiers, and the rest of this section should be read with this in mind.



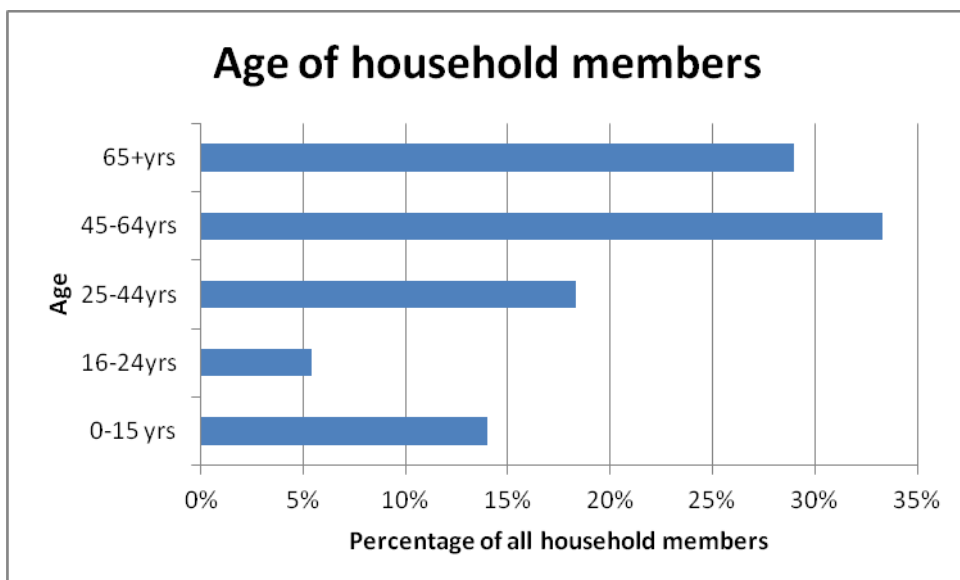
⁴ <http://www.nomisweb.co.uk/>

The chart below indicates the length of time that respondents have lived in Orcheston. 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 12.8% of respondents having five or more bedrooms in their property. 28.2% lived in four bedroom homes, 30.8% had three bedrooms, 28.2% two bedrooms and no respondents lived in homes with one bedroom.

The spread of ages recorded in the survey indicates that 29% of respondents' household members were aged 65+:



As shown in the chart above, however, there were significant proportions of households responding to the survey with members aged 25-64 and with children aged under 16. This suggests a variety of different household types in Orcheston, from older person households with fewer members, to younger households with children.

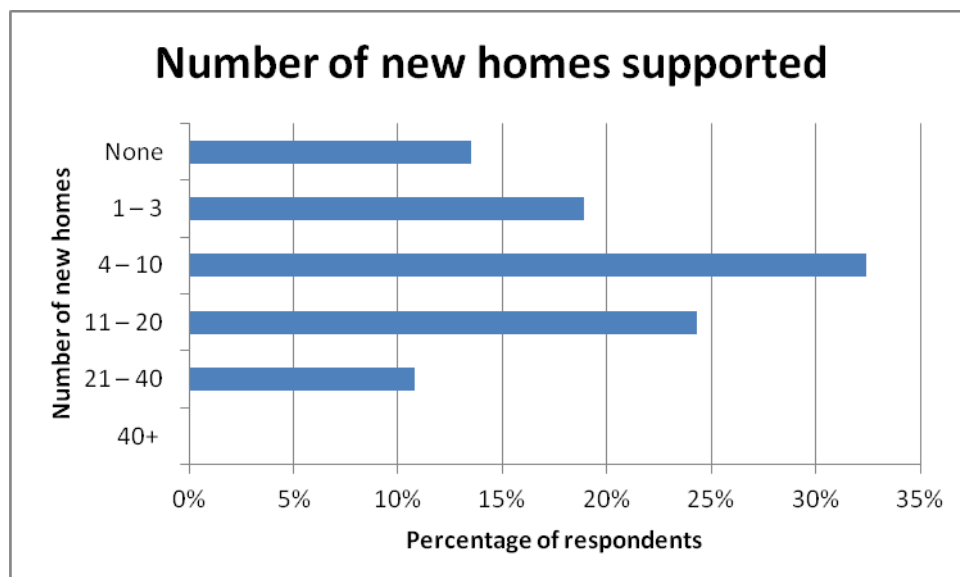
The distance travelled to work can also be a good measure of the sustainability of local housing development, as more people working locally can indicate an ongoing need for local housing. The table below shows how far people in the respondents' households travelled to work:

Persons in household	Distance to work				
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	Total
Person 1	8	3	7	6	24
Person 2	4	4	5	1	14
Person 3	2	1	1	0	4
Person 4	1	0	0	0	1
Person 5	0	0	0	0	0
Total	15	8	13	7	43

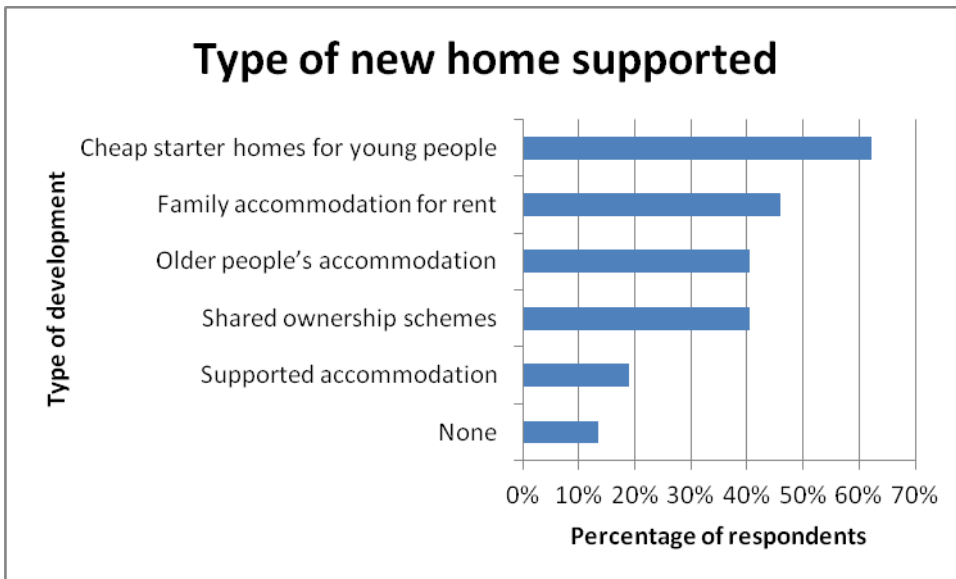
These results suggest a mixed level of sustainability for new housing development in Orcheston, indicated by the survey respondents. While 53.5% of households' working members usually travel less than ten miles to their place of work, 46.5% travel more than that, suggesting a potential lack of more local 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 19.4% 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. A majority of respondents (86.5%) were in support of some new housing in Orcheston, with the most popular option (32.4% of respondents) being for between four and ten new homes. 13.5% of respondents were opposed to any new housing in Orcheston 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 Orcheston by the survey respondents were affordable starter homes for young people (62.2%) and family accommodation for rent (45.9%). Full results are given in the chart below:

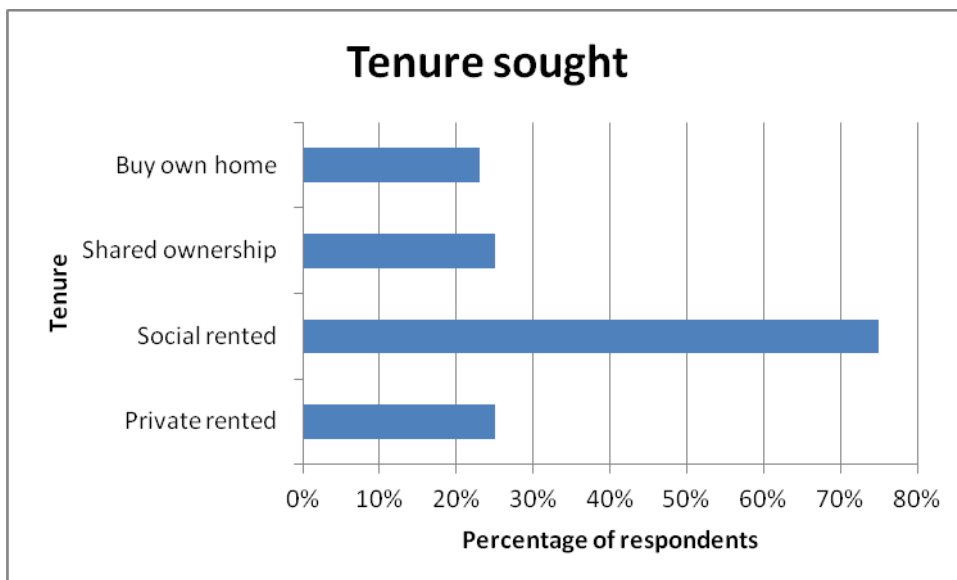


Part two – Households requiring accommodation in the parish

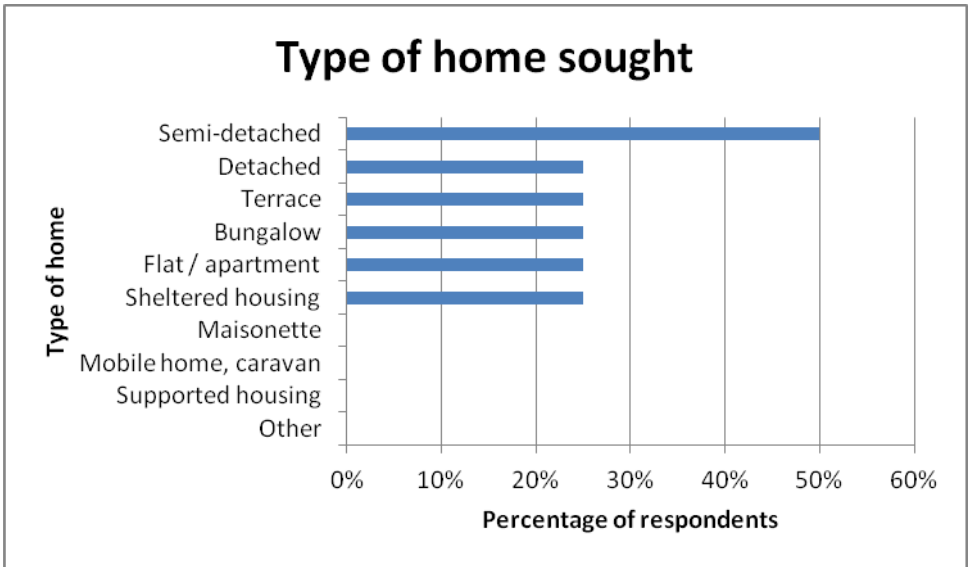
This part of the report looks initially at all the responses to section two of the survey in order to give a broad picture of the housing needs expressed by the survey respondents. A financial assessment and an evaluation of the current affordable housing in Orcheston are then described in order to present the need for new affordable housing (Section 8).

Four respondents replied to this section of the survey, indicating their need for new housing in Orcheston. All currently live in the parish and the most popular reason for needing to move was that the respondents were currently living with their families, and want to live independently in the parish.

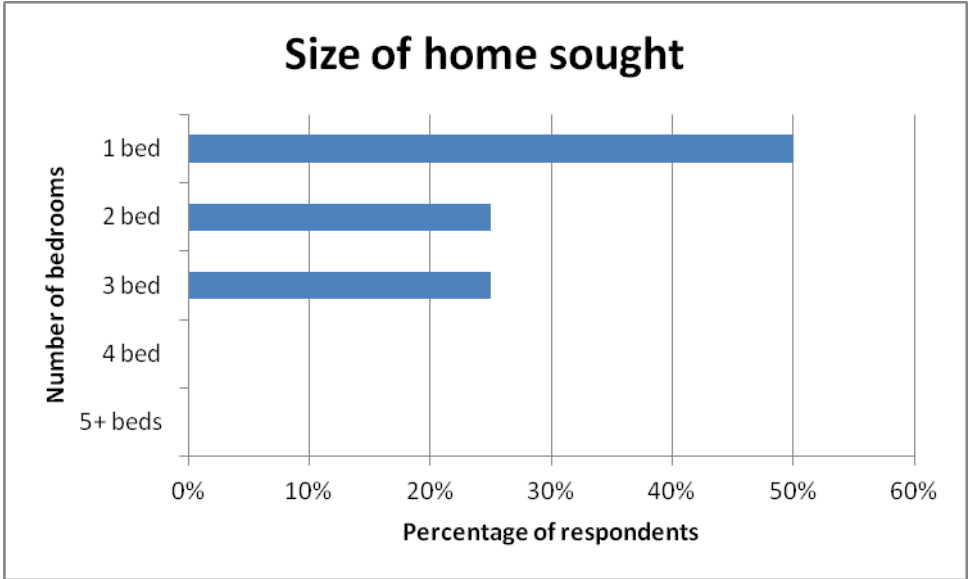
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with socially rented properties the most desired. Households could indicate more than one response:



Respondents to this section were also asked what type of housing they required. The most sought-after types of homes were semi-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 one bedroom homes, but respondents also expressed need for properties with two and three bedrooms. No need was declared for homes with four or more bedrooms:



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

None of the households responding to this section of the survey reported having equity in an existing property, and the estimated levels of savings were predominantly low, with none declaring more than £14,999 in savings. Income levels were also low, with two respondents describing gross household incomes of less than £15,499 pa.

Comparing income, savings and equity levels with affordability in Orcheston suggests that three of these four households would require public support in order to achieve their required housing.

These three 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 Orcheston, presented in Section 8.

6. Affordability

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

Land Registry records indicate low levels of market sales in Orcheston parish, with only twelve property sales in the past seven years, at a mean average sale price of £284,667. Two properties in this period sold for less than £200,000 and two for more than £400,000. Average sale prices by the numbers of bedrooms, where known, are given in the table below:⁵

Number of bedrooms	Number of verified sales, 2006-2013	Average sale price (mean)
1 bedroom	0	n/a
2 bedroom	0	n/a
3 bedroom	3	£304,667
4 bedroom	3	£387,667
5+ bedroom	0	n/a
n/k	6	£223,167
Total	12	£284,667

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.

With the average property sold in Orcheston costing £284,667, a household may require approximately £42,700 as a deposit. Annual household income would need to be in the region of £69,133 for a single applicant or £80,656 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 £20,226:⁶

- It would therefore be unlikely that a household would be able to purchase a property in Orcheston without a large deposit, some equity in an existing property or a very 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 <http://www.zoopla.co.uk/house-prices/> Data on sold house prices compiled by 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 is 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.

⁶ 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 this parish.

- At the end of the first quarter of 2013/14, there were three households on the Wiltshire Council Housing Register seeking affordable accommodation in Orcheston parish: two of these households are also described in Section 8 of this report as in need of affordable housing. The remaining household is seeking a two bedroom property, and any full assessment of housing need in the parish must take account of the Register.⁷
- The 2011 Census recorded twenty one social homes in the parish.⁸ These properties represent 18.4% of the total housing in Orcheston, which is higher than the Wiltshire affordable housing average of 14.7%.⁹
- Social housing in Orcheston had a zero re-let rate in the past year: from the first to the fourth quarter of 2012/13, no social homes were re-let in the parish.¹⁰
- Despite the above average proportion of social homes in the parish, their low turnover 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.

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.

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 ¹¹

- 1x one bedroom home
- 1x three bedroom home

Shared / Low cost home ownership

- None

Sheltered housing for older people

- 1x two bedroom, subsidised rented, single-level home

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.