

# **East Knoyle**

**Parish Housing Needs Survey**

**Survey Report**

**August 2011**

**Wiltshire Council  
County Hall, Bythesea Road, Trowbridge BA14 8JN**

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## 1. Parish Summary

The parish of East Knoyle is in the South West Community Area within the local authority of Wiltshire.

- There is a population of 640 according to the 2001 census, comprised of 290 households. ONS predictions for 2011 suggest a population of 670 in 310 households.<sup>1</sup>
- East Knoyle lies on the A350 road about nine miles south of Warminster, fifteen miles west of Salisbury, two miles south-west of Hindon and five miles north of Shaftesbury.
- There is one locally supported shop and post office.
- There is a bus stop in the village and the number 84 bus goes from East Knoyle to Salisbury once a day from Tuesday to Saturday, and the number 86 from Antsy to Shaftesbury every Thursday, giving access to the rail network.
- The mobile library stops in the village once or twice a month.
- Local primary schools that teach the 4 to 11 age category are located in Semley and Hindon, and older children usually travel between two and five miles to nearby secondary schools.

East Knoyle has very good road links to the towns and city nearby and yet the village retains a remote and communal atmosphere, with a community based website to inform visitors and residents of all the events and facilities in the area.

## 2. Introduction

In early 2011, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with the parish council to establish if there was a proven need for affordable housing in the parish of East Knoyle 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, registered providers of social housing, 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.

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

### **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 East Knoyle.

- '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 2011.

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 16th June 2011. The forms were recorded and analysed by the Housing Strategy department at Wiltshire Council.

- A total of 325 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 32.9% with 107 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 East Knoyle.
- Nil 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 East Knoyle. This section also describes the levels of new affordable housing, if any, which would be supported by residents of the parish.

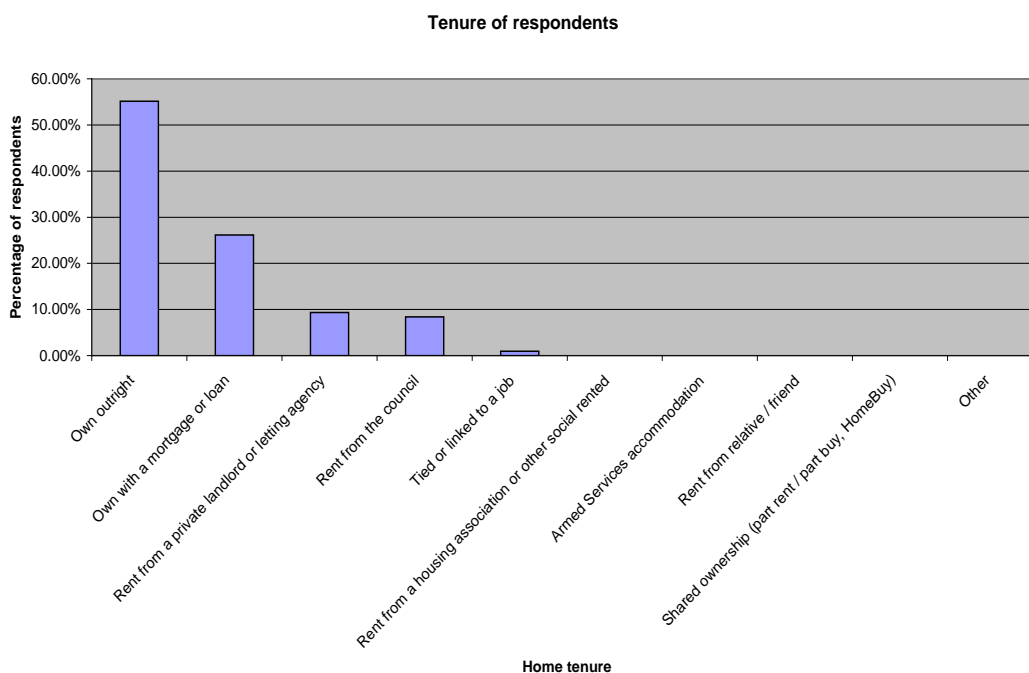
The second section examines the households who have declared a need for new housing in East Knoyle. The section begins by describing the overall need for both market and affordable housing in the parish. A financial assessment is then made in order to determine the numbers of households who have a current 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

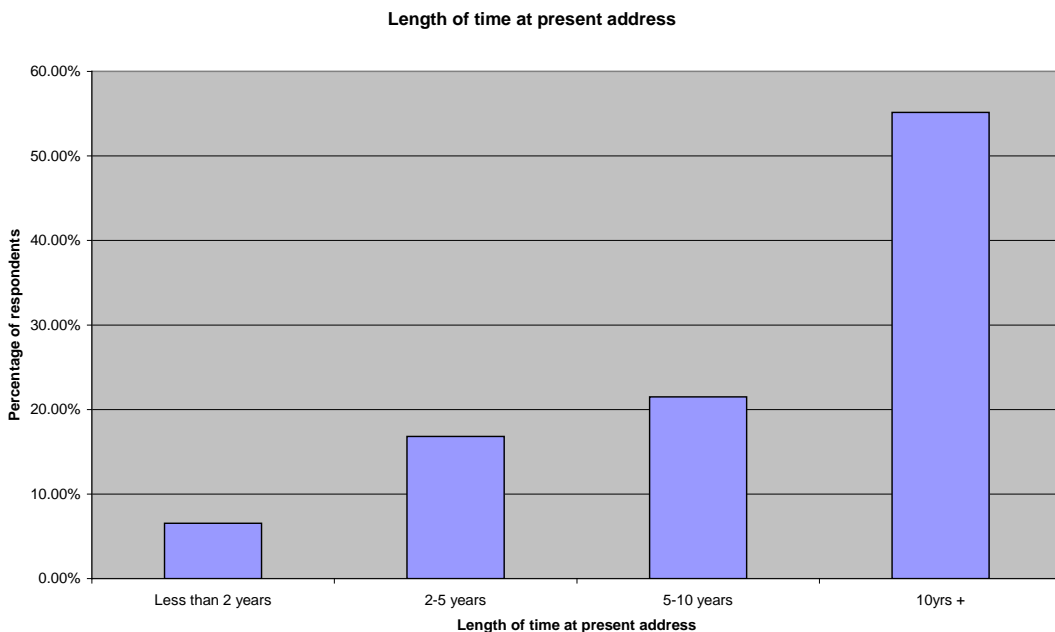
The first question asked on the survey was whether the respondents' home in East Knoyle was their main home. 95.3% of those who replied indicated that their home in East Knoyle is their main home, and 4.7% that it is their second home.

The 2001 Census data for the Knoyle ward indicates that 72.36% of households in the ward were owner-occupying, 11.18% were socially renting, 11.6% were privately renting, and 4.85% of households were living rent free.

The chart below shows the tenure of respondents to the survey. The majority (81.3%) of respondents were owner-occupiers. 9.4% lived in private rented properties and 8.4% in socially rented, while 0.9% of respondents lived in accommodation tied to their employment.



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



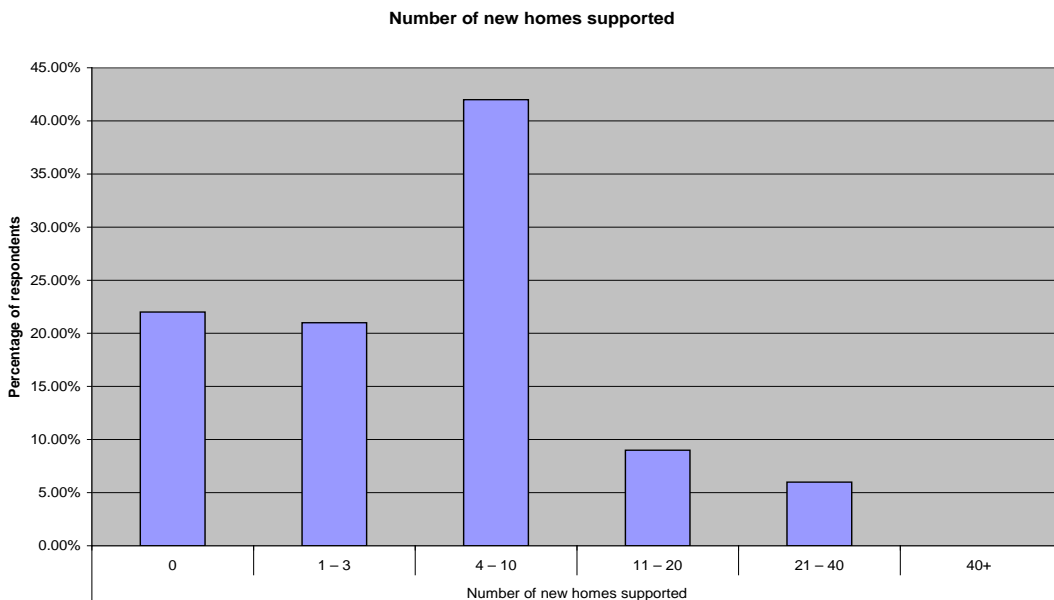
The survey shows that the majority of respondents to the East Knoyle survey live in larger family homes, with 83.2% of respondents having 3 or more bedrooms in their property, 15.9% having two bedrooms and only 0.9% of respondents living in a home with one bedroom. The majority of respondents (52.3%) live in detached properties.

The survey asked how far people in the household travelled to work: the majority of respondents indicated that members of their households usually travelled less than 2 miles to work, with the main form of transport being by car.

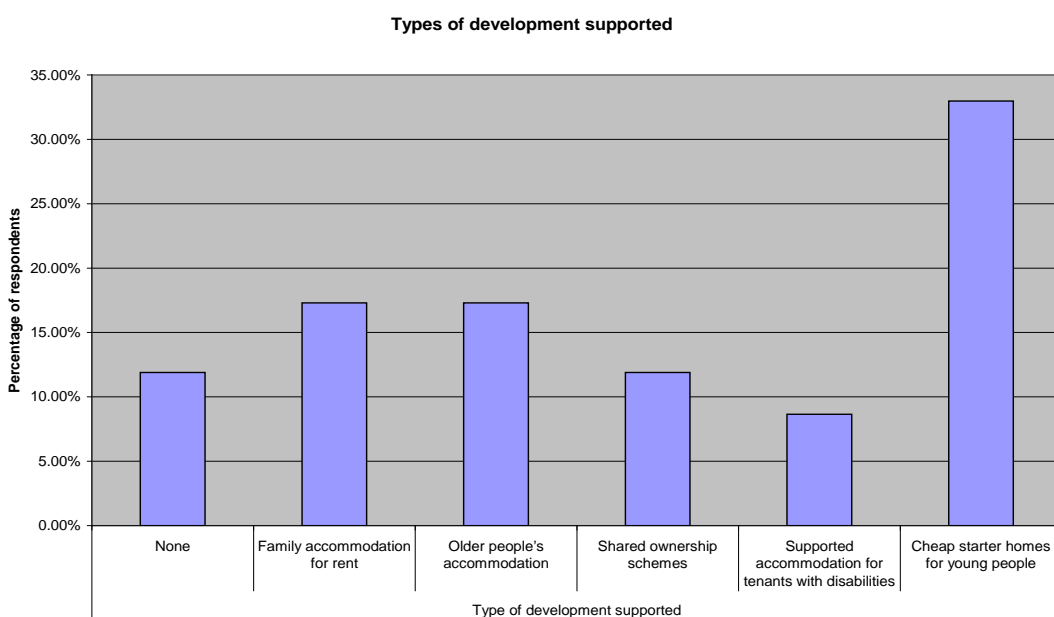
	Distance to work				Total
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	
<b>Person 1</b>	26	15	13	9	63
<b>Person 2</b>	19	11	11	4	45
<b>Person 3</b>	2	4	1	3	10
<b>Person 4</b>	0	1	1	1	3
<b>Total</b>	47	31	26	17	121

Respondents were asked whether anyone currently living in their household would need separate accommodation in the parish now or in the near future, to which one respondent answered 'yes.'

Respondents were then asked how many new homes they would support being built in the parish. The majority of respondents (42%) indicated that they would support new housing developments of between 4 and 10 new homes:



Respondents were asked what types of development they would support. The majority of respondents (32.97%) indicated that they would support the development of cheap starter homes for young people, and more than 15% of respondents also supported both the development of family accommodation for rent and older people's accommodation.

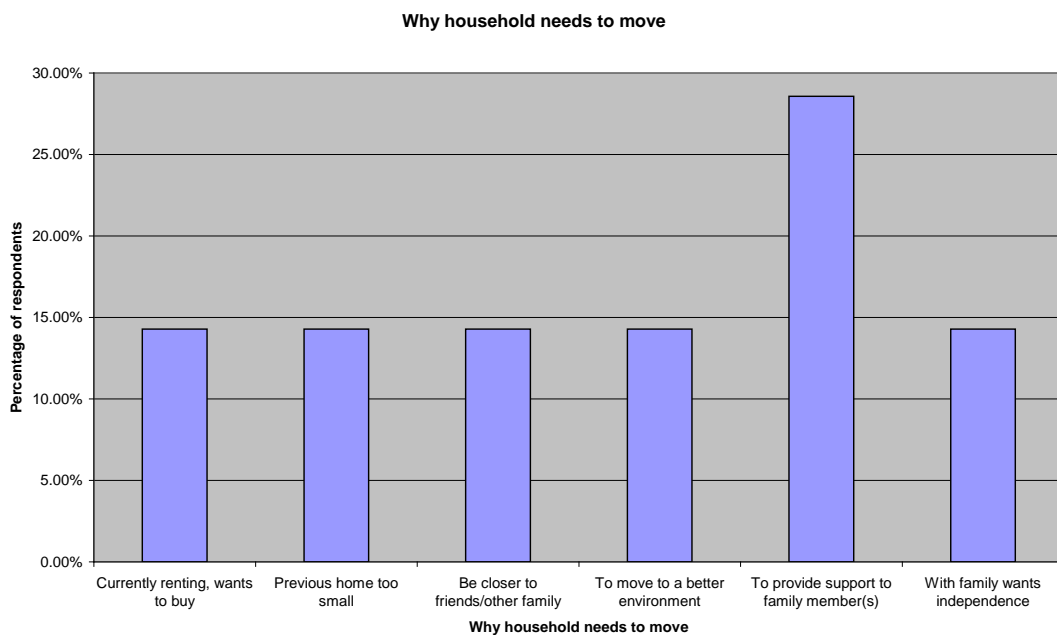


## Part two – Households requiring accommodation in the parish

Four respondents replied to this section of the survey, indicating their need for housing in East Knoyle.

All of these households either currently live in East Knoyle or have previously lived there.

Respondents to this section were asked why they needed to move and their reasons are given below (respondents were asked to tick all reasons that applied):



The respondents requiring accommodation in the parish were asked what type of tenure they sought. There was a need expressed both for subsidised or open-market purchase, and for social rented homes. A need was also expressed for sheltered housing.

None of the households responding to this section indicated a need for an adapted property.

The need expressed for sizes of property varied from a minimum need for a two-bedroom property to a minimum need for a four-bedroom property. 75% of these households indicated that they needed an extra bedroom in addition to their minimum need, for example to provide room for friends/family to visit.

The respondents were asked if there was a lack of suitable existing housing in East Knoyle to meet their needs, and all answered 'yes.'

The majority of respondents to this section possessed relatively high levels of equity in their existing properties, and were seeking to buy property: however, low levels of other savings, and debt, and the generally large-sized properties (3-bedroom plus) needed by the respondents indicate a difficulty in affording such properties on the open market, and as such these households would be considered 'in housing need' as defined in section 3 of this report.



The need for large, family properties expressed by respondents to this section contrasts with the need expressed by households on Wiltshire Council's Housing Register. At quarter 4 2010/11, there were three households on the Register seeking affordable accommodation in East Knoyle, one needing a minimum of a three-bedroom property, but the other two requiring smaller homes, each with a minimum of one bedroom.

## 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 East Knoyle:<sup>2</sup>

Bedrooms	May 2011	Jun 2011
1	£122,000	£117,000
2	£192,000	£196,000
3	£276,000	£277,000
4	£408,000	£398,000

### 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 East Knoyle cost £196,000 then a household may require £29,400 as a deposit. Annual household income would have to be at least £47,600 for a single applicant or £55,533 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 2010 was only £20,046:<sup>3</sup>

- Considering the average prices of homes in East Knoyle it would be unlikely that a household would be able to purchase a property without a large deposit, some equity in an existing property or a substantial income.
- First time buyers would generally struggle to meet any of 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>2</sup> House price estimates from the Nestoria house price widget. See <http://www.nestoria.co.uk/help/add-house-prices-to-your-website#data> for detail on methods used to estimate house price.

<sup>3</sup> Annual Survey of Hours and Earnings, 2010. [http://www.statistics.gov.uk/downloads/theme\\_labour/ASHE-2010/tab8-7a.xls](http://www.statistics.gov.uk/downloads/theme_labour/ASHE-2010/tab8-7a.xls) Note that while the mortgage calculation refers to household income, i.e. to the combined income of all persons in the home, the ASHE data refer 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 be taken into account.

- It is 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.
- Those who have expressed a genuine need have been considered in the recommendations, rather than those with a wish to move.
- Housing development in East Knoyle should take account of anticipated housing need as well as the number of households in immediate need of more suitable accommodation.
- The total social housing stock in the parish is 31 homes.<sup>4</sup> These properties represent just 9.5% of the total housing stock in the parish, which is considerably lower than the Wiltshire social housing average of 19.2%.
- Social housing in East Knoyle has a very low re-let rate: from quarter 2 2010 to quarter 4 2010/11, no social homes were re-let in the parish.<sup>5</sup>
- The small amount of social housing stock in the parish and the very low re-let rate of the stock that is available suggest that most households in need would not be able to access any social housing within the parish.

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<sup>4</sup> Housing Strategy team, live tables.

<sup>5</sup> *Ibid.*

## **8. Recommendations**

This survey's recommendations describe the need of households unable to afford accommodation on the open market.

The following indicates the minimum need over the next three years for affordable housing development in the parish, based on the responses to the survey.

### **Subsidised rented housing**

- 1 x two bed home for a couple / family

### **Shared / Low cost home ownership**

- 2 x three bed home for a family
- 1 x four bed home for a family