

Laverstock and Ford, inc. Hampton Park & Old Sarum

Parish Housing Needs Survey

Survey Report

November 2013

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1. Parish Summary

The parish of Laverstock and Ford, which includes Hampton Park and Old Sarum, is largely within the South Wiltshire Community Area within the local authority area of Wiltshire. Hampton Park is within the Salisbury Area, also in Wiltshire.

- There is a population of 5,472 according to the 2011 Census, comprised of 2,154 households.¹ It is likely that this has now increased to over 6000 due the construction of many new dwellings. Laverstock & Ford Parish includes four separate and distinct communities. Laverstock, Ford, Hampton Park and Old Sarum.
- **Laverstock** The village of Laverstock lies mostly to the east of the River Bourne and is separated from the city of Salisbury by the railway line from Salisbury to London.
- There are three secondary schools that serve the greater Salisbury community and they all share one campus and playing field. There is also a Primary School, a church and a village hall that hosts many clubs and youth organisations.
- There is one public house, a convenience store and a take-away food business. Several bus routes run through the village to other destinations and there is a dedicated service that links the village to Salisbury city centre.
- The Laverstock & Ford Sport & Social Club has a floodlit football ground, stadium, training ground and licensed clubhouse. It hosts the Laverstock & Ford Football Club that currently plays in Division One of the Wessex League.
- The River Bourne Community Farm has become a major feature of Laverstock in recent years. It has a Farm shop and café and hosts many community events.
- **Ford** The village of Ford lies on the other side of the River Bourne to the north of Laverstock. It is just south of Old Sarum Airfield and was originally the site of the officers married quarters for the airfield when it was in military ownership. It has expanded with several small developments of new dwellings but has no community facilities other than a bus service.
- **Hampton Park** Hampton Park was built in the 1990s and lies on a western extension of the Parish boundary to the north of Salisbury City. It is contiguous with a similar development that lies within the City boundary. It has a convenience store, a veterinary surgery, doctor's surgery and dentist. It is also connected to the city centre by a dedicated bus service.
- There is one primary school, a large green/public open space with an all-weather cricket pitch and a Pavilion/Community Centre that hosts a pre-school and many other clubs and organisations.
- Hampton Park is currently in a new phase of expansion with 550 new dwellings in the course of construction between the original development and Ford. A new primary school is part of this development.
- **Old Sarum** Old Sarum has recently undergone a major expansion with 630 new dwellings completed, under construction or planned to the north of the airfield. A new primary school has been built as part of this development and a Community Centre and a Local Centre

¹ <http://www.nomisweb.co.uk/> 2011 census, table ks101ew (usual resident population) and 2011 census, table qs405ew (tenure – households).

are planned in the near future. There is currently a small Community Room facility for residents.

- In the centre of this development is the Raymond McEnhill stadium, which is the home of the Salisbury City Football Club currently playing in the Premier Division of the Football Conference.
- A major feature of Old Sarum is the airfield, which was one of the earliest military airfields dating from 1917. It has been given Conservation Area status because of its historic buildings and their context in a unique airfield environment.

2. Introduction

In the summer of 2013, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Laverstock and Ford Parish Council, to establish if there was a proven need for affordable housing in the parish for local people, and potentially to use the findings of the survey to help inform the affordable housing provision on any future development sites in the parish.

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

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 need for affordable housing among local people (or those who have a need to live in the parish or the locality) of Laverstock and Ford.

- '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 packing in July 2013. The questionnaires were distributed in the parish from 1st 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 14th October 2013. The forms were recorded and analysed by the Housing Strategy department at Wiltshire Council.

- A total of 2690 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 30.4% with 817 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 Laverstock and Ford parish.
- Ten 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 Laverstock and Ford. This section also describes the levels of new affordable housing, if any, which would be supported by residents of the parish.

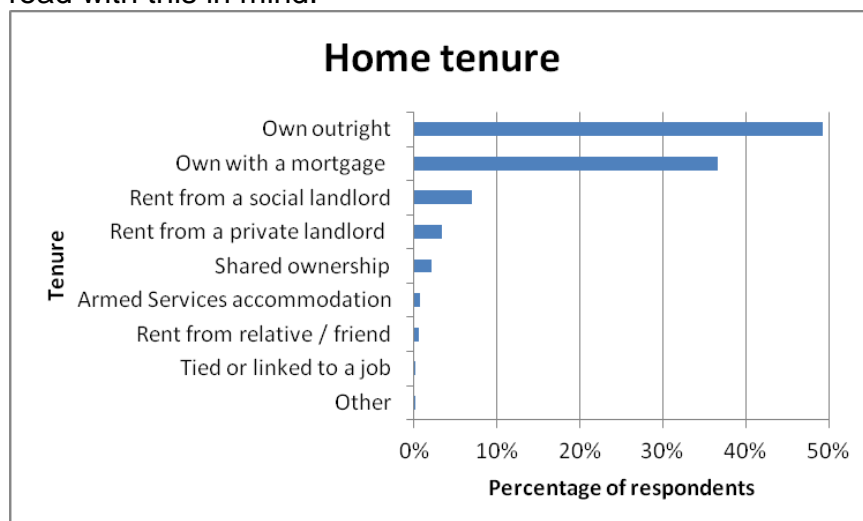
The second section examines the households who have declared a need for new housing in Laverstock and Ford. The section begins by describing the overall need for both market and affordable housing in the parish. A financial assessment is then made in order to determine the numbers of households who have 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 Laverstock and Ford was their main home. 99.6% of those who replied indicated that their home in this parish is their main home.

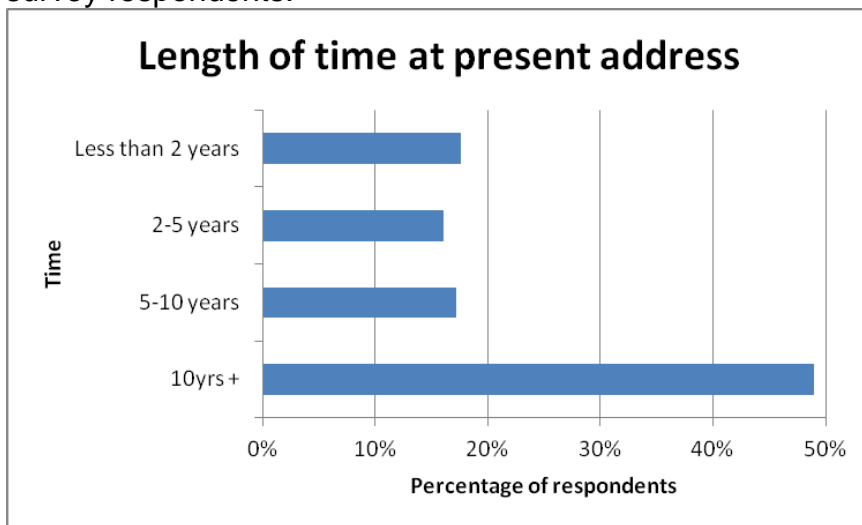
The 2011 Census data for Laverstock and Ford indicates that 74.8% of households in the parish were owner-occupying, 14% were renting from social landlords, 8.7% were privately renting, 1.7% were living in shared ownership (part owned, part rented) homes, and 0.8% of households were living rent free.⁴

The chart below shows the tenure of respondents to the survey. The majority (85.8%) of respondents were owner-occupiers, while 7% of respondents were living in socially rented properties, 3.4% were renting from a private landlord or letting agency, and 2.1% of respondents were 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 toward owner-occupiers, and the rest of this section should be read with this in mind.

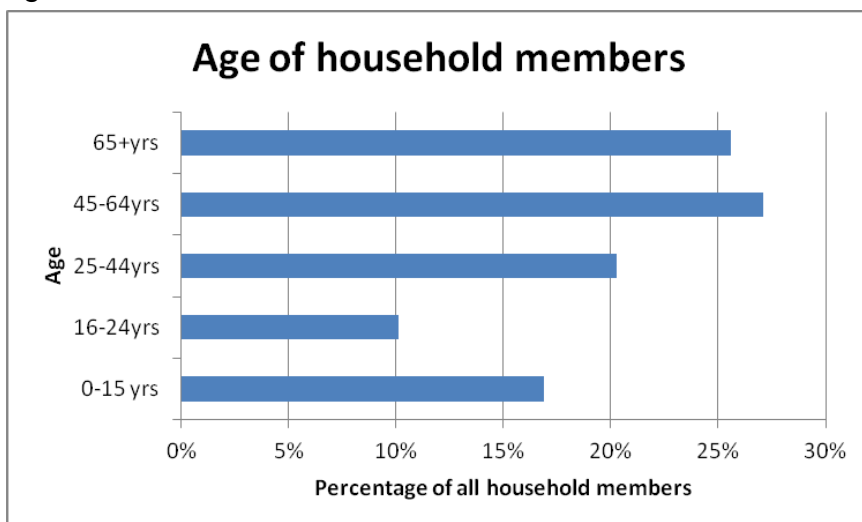


⁴ <http://www.nomisweb.co.uk/> 2011 census, table qs405ew (tenure – households).

The chart below indicates the length of time that respondents have lived in Laverstock and Ford parish. Nearly half the 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 (39.8% in homes with four or more bedrooms), which is a slightly higher proportion of homes with four or more bedrooms than was recorded for the parish in the 2011 Census (35.2%). Rates of under-occupation recorded in the 2011 Census were also slightly above the Wiltshire average.⁵ Under-occupation is often more prevalent among older person households, and indeed the spread of ages recorded in the survey indicates that just over a quarter (25.6%) 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 Laverstock and Ford parish, from older person households with fewer members, to many younger households with children.

⁵ Occupancy ratings (bedrooms). <http://www.nomisweb.co.uk/>

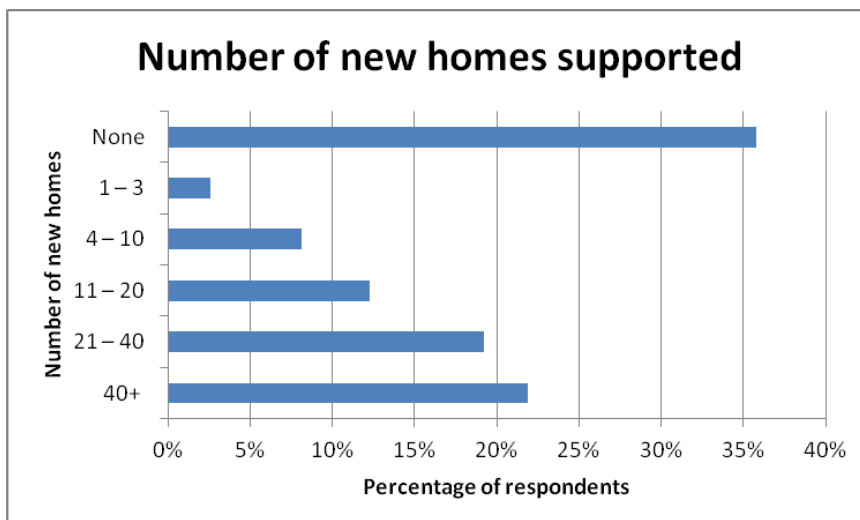
The distance travelled to work can also be a good measure of the sustainability of local development, as more people working locally can indicate an ongoing need for local housing. The table below shows how far people in the respondents' households travelled to work:

Persons in household	Distance to work				
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	Total
Person 1	124	194	130	60	508
Person 2	99	137	72	19	327
Person 3	9	23	2	2	36
Person 4	5	4	1	0	10
Person 5	0	1	0	0	1
Total	237	359	205	81	882

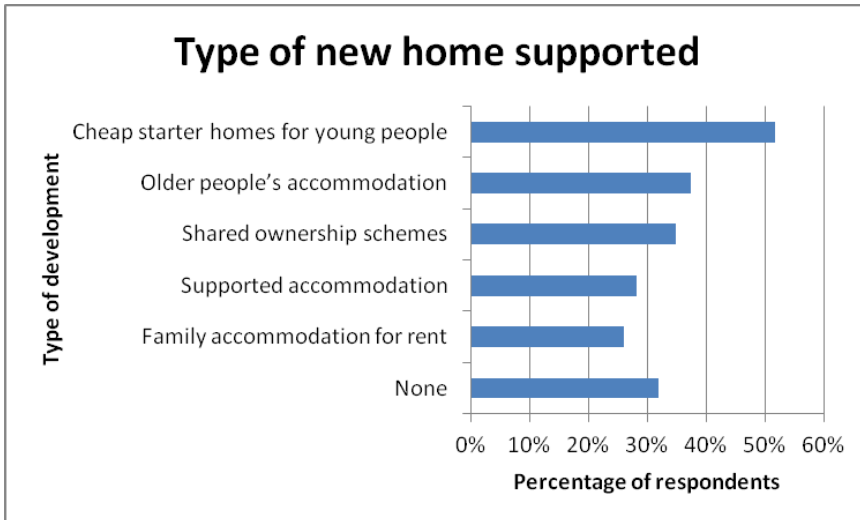
These results endorse the sustainability of new housing development in Laverstock and Ford parish, measured by the survey respondents' access to employment. Just over two thirds (67.6%) of the respondents' working household members usually travel less than ten miles to their place of work, which indicates good sources of local employment in the Salisbury area. Commuter links through Salisbury also suggest that access to employment over a wider area is viable for many parish residents.

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 7.2% of respondents (59 households) answered 'yes'. This indicates a sustained, ongoing need for housing in the parish.

Respondents were then asked whether they were in support of new homes being built in the parish and, if so, how many new homes they would support. The majority of respondents (64.2%) were in support of some new housing in Laverstock and Ford parish, but opinions on how many new homes would be appropriate were divided, with 21.9% of respondents supporting the development of more than forty new homes and 19.2% supporting between twenty-one and forty new homes. 35.8% of respondents were opposed to any new housing in Laverstock and Ford parish:



Respondents were asked what types of housing development, if any, they would support. Just over half (51.7%) supported the development of affordable starter homes for young people, with 37.5% of respondents also supporting the development of older persons' accommodation and 34.9% the development of shared ownership homes. 26.1% endorsed the development of family accommodation for rent, and 28.3% supported new accommodation for tenants with disabilities. 32% of respondents reiterated their opposition to any new housing in the parish:

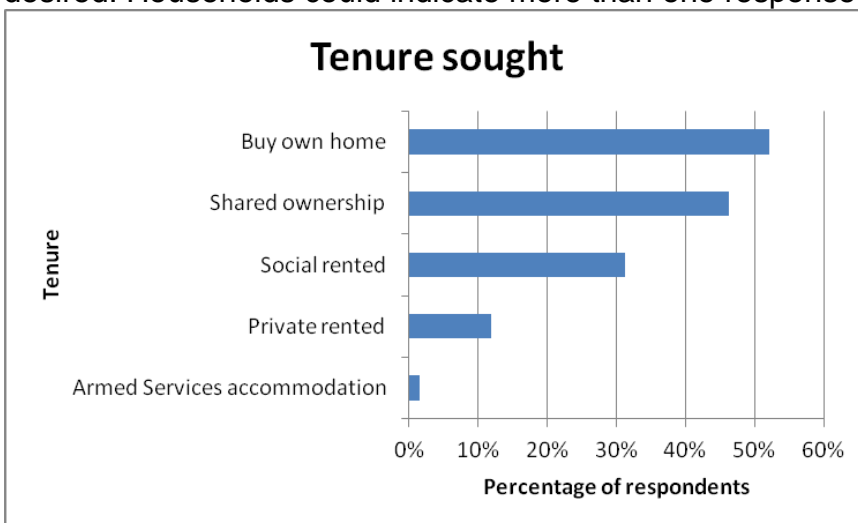


Part two – Households requiring accommodation in the parish

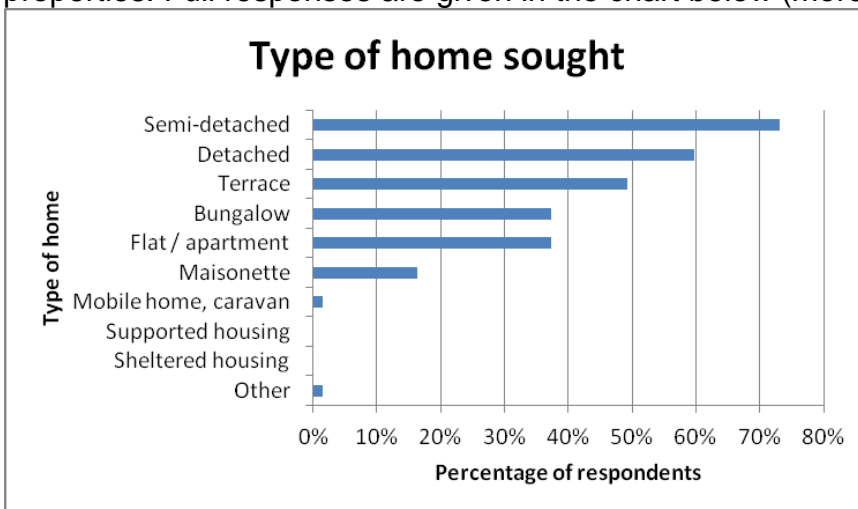
This part of the report looks initially at all the responses to section two of the survey in order to give a broad picture of the need for both market and affordable housing in the parish. A financial assessment is then made in order to describe in more detail the need for specifically affordable housing.

Sixty eight respondents replied to this section of the survey, indicating their need for housing in Laverstock and Ford. 91.2% of these households declared a local connection to Laverstock and Ford, either living or working in the parish, having family members there, or having previously lived there themselves.

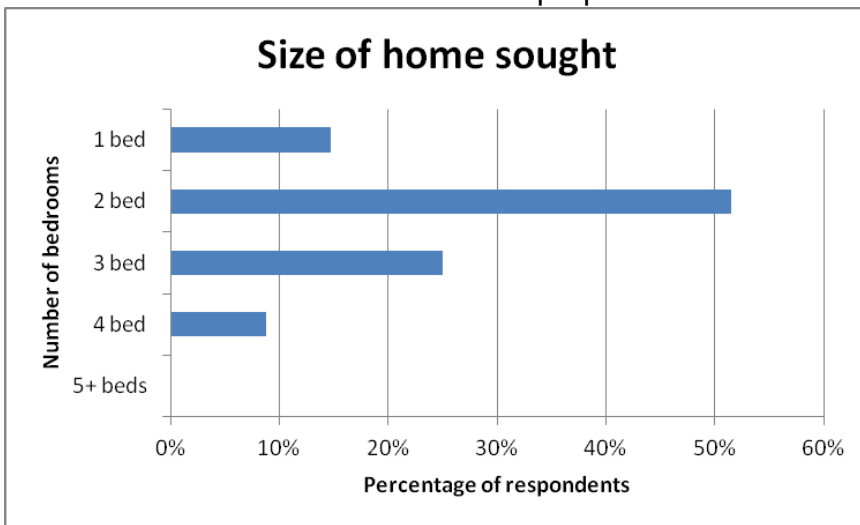
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with open-market ownership the most desired. Households could indicate more than one response:



Respondents to this section were also asked what type of housing they required, with the largest 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):



In terms of size, more than half the respondents expressed a need for properties with two 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 Laverstock and Ford parish to meet their needs, to which 93.8% answered 'yes.'

In order to assess the need for **affordable** housing in Laverstock and Ford parish, it is necessary to consider the equity, income and savings levels of respondents. Please note that four households did not complete the financial declaration section of the questionnaire and as such could not be included in the financial assessment.

Gross household income, monthly / annual	No. of hholds	Remaining equity	No. of hholds	Savings	No. of hholds
No data	4	No data	4	No data	4
Under £208 / Under £2,500	3	Nil or n/a	54	Nil	30
£208 - £416 / £2,500 - £4,999	4	Under £2,500	1	£1 - £2,499	12
£417 - £541 / £5,000 - £6,499	1	£14,000 - £15,499	1	£2,500 - £4,999	8
£542 - £666 / £6,500 - £7,999	3	£45,000 +	2	£5,000 - £9,999	2
£667 - £791 / £8,000 - £9,499	2	£80,000 +	1	£10,000 - £14,999	2
£792 - £916 / £9,500 - £10,999	5	£140,000 +	5	£15,000 - £19,999	1
£917 - £1,041 / £11,000 - £12,499	1			£25,000 - £29,999	4
£1,042 - £1,166 / £12,500 - £13,999	3			£30,000 - £39,999	1
£1,167 - £1,291 / £14,000 - £15,499	0			£50,000 - £99,999	3
£1,292 - £1,416 / £15,500 - £16,999	2			£200,000 or more	1
£1,417 - £1,541 / £17,000 - £18,499	1				
£1,542 - £1,666 / £18,500 - £19,999	1				
£1,667 - £1,791 / £20,000 - £21,499	3				
£1,792 - £1,916 / £21,500 - £22,999	1				
£1,917 - £2,041 / £23,000 - £24,499	2				
£2,042 - £2,166 / £24,500 - £25,999	0				
£2,167 - £2,291 / £26,000 - £27,499	2				
£2,292 - £2,416 / £27,500 - £28,999	1				
£2,417 - £2,541 / £29,000 - £30,499	1				
£2,542 - £2,666 / £30,500 - £31,999	1				
£2,667 - £2,791 / £32,000 - £33,499	1				
£2,792 - £2,916 / £33,500 - £34,999	1				
£2,917 - £3,124 / £35,000 - £37,499	3				
£3,125 - £3,332 / £37,500 - £39,999	2				
£3,333 - £3,541 / £40,000 - £42,499	2				
£3,542 - £3,749 / £42,500 - £44,999	3				
£3,750 - £3,957 / £45,000 - £47,499	2				
£3,958 - £4,166 / £47,500 - £49,999	6				
£4,167 - £6,249 / £50,000 - £74,999	4				
£6,250 - £8,332 / £75,000 - £99,999	2				
£8,333 - £12,499 / £100,000-£149,999	1				

Ten of the sixty four households responding to this section of the survey reported having equity in an existing property. The estimated levels of this were varied, with two households describing the value remaining in their property after mortgage and debts were paid off as less than £15,499. Thirty of the sixty four households possessed no savings, and a further twenty estimated their savings at under £5,000. While levels of savings and equity were low overall,

however, five households declared equity of over £140,000, and four reported savings of over £50,000. Gross household incomes were also varied. Thirteen households declared very low incomes of less than £9,499pa, while three households described higher incomes of £75,000+pa. The median income bracket of the respondents to the survey was £24,500-£25,999pa.

Comparing income, savings and equity levels with affordability in Laverstock and Ford suggests that twenty one of the sixty four households would not require public assistance in order to achieve their required housing. A further five households, while expressly seeking to purchase accommodation, rather than rent, lacked the financial resources to afford low-cost home ownership.

The remaining thirty eight 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 Laverstock and Ford, presented in section 8.

Of the households meeting the criteria for affordable housing, nearly half (48.6%) were headed by people aged 25-44. Thirteen households included 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 Laverstock and Ford area:⁶

Bedrooms	Apr 2013 – June 2013
1	£142,150
2	£178,550
3	£226,250
4	£321,550
5+	£475,250

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 the parish cost £178,550 then a household may require £26,783 as a deposit. Annual household income would have to be at least £43,362 for a single applicant or £50,589 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 £20,226:⁷

- 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.

⁶ House price estimates derived from the Mouseprice local area guide to the SP1 and SP4 postcode areas, www.mouseprice.com/area-guide/average-house-price/ . Please note that the postcode areas cover a wider region than Laverstock and Ford parish and that there may be significant internal variation in house prices.

⁷ 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 the parish.

- In October 2013, there were 116 households on the Wiltshire Council Housing Register seeking affordable accommodation in Laverstock and Ford parish: twelve 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.⁸
- Wiltshire Council and local providers of social housing (housing associations) have 370 social homes in the parish. These properties represent c. 14% of the total housing in Laverstock and Ford, which is very slightly lower than the Wiltshire affordable housing average of 15%.⁹
- Social housing in Laverstock and Ford had a low re-let rate of 1.1% in 2012/13; over this period, only four social homes were re-let in the parish.¹⁰
- This low re-let rate 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 twenty six households responding to the financial questions and deemed *not* to be in need of affordable housing, all but three described a lack of suitable accommodation in Laverstock and Ford. 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.

⁸ Wiltshire Council, Housing Strategy, live tables.

⁹ Table QS405EW, 2011 Census: Tenure – Households, local authorities in England and Wales.

¹⁰ Homes4Wiltshire choice-based lettings records. This figure excludes transfers carried out by individual social landlords within their own stock.

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

- 10x one bedroom homes for singles / couples
- 2x two bedroom homes for families (1x bungalow / single level accessible)
- 4x three bedroom homes for families

Shared / Low cost home ownership

- 2x one bedroom homes for singles / couples
- 9x two bedroom homes for couples / families
- 10x three bedroom homes for families (1x wheelchair accessible)
- 1x four bedroom home for a family

Sheltered housing for older people

- None

¹¹ 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.