

Dauntsey

Parish Housing Needs Survey

Survey Report

October 2013

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1. Parish Summary

The parish of Dauntsey is in Malmesbury Community Area within the local authority area of Wiltshire.

- There is a population of 590 according to the 2011 Census, comprised of 232 households.¹
- Dauntsey Village is situated some 6 miles from the ancient towns of Malmesbury and Royal Wootton Bassett. The nearest major towns are Swindon (12 miles) and Chippenham (9 miles). The M4 Motorway was built straight through Dauntsey Parish and as a result, Dauntsey is a 'disjointed' village with a scattering of its houses in five main clusters on both sides of the motorway, each grouping being about a mile away from the others.
- The parish covers some 1,348 hectares and includes several working farms. The river Avon flows through one part of the village and in earlier times the village had links by canal and railway. These links are long gone as a result of closures as are the village shop, garage and Post Office and more recently the public house. The latter has been listed as an Asset of Community Value and the Wilts & Berks Canal Trust have proposals to re-open both the public house and the adjacent canal at Dauntsey Lock.
- Dwellings range in size and age from small alms houses to Dauntsey Park House and from thatched farm cottages to bungalows, semi-detached, detached and council-built homes.
- Most recently 15 new-build houses and 4 affordable homes, together with an office development, have been constructed in The Green, the most populated area.
- The Brinkworth Earl Danby's Lower School is thriving and expanding, attracting youngsters from outside the parish, and its school hall, partly financed by the Dauntsey Community, has provided the village with a facility it has lacked and produces the possibility of bringing the geographically split population together.
- The Parish Church of St James the Great serves the village and is renowned for a recently restored Doom Board.
- A Parish Plan was produced to cover the period of 2007 to 2012 and has recently been updated to include an Action Plan to 2018.

2. Introduction

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

¹ <http://www.nomisweb.co.uk/>

- 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

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 Dauntsey 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 27th September 2013. The forms were recorded and analysed by the Housing Strategy department at Wiltshire Council.

- A total of 272 questionnaires were distributed to the parish.
- Everyone was asked to complete the first section of the form.

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.

- 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 19.9% with 54 replies received.⁴
- 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 Dauntsey.
- 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 Dauntsey. 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 Dauntsey. 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

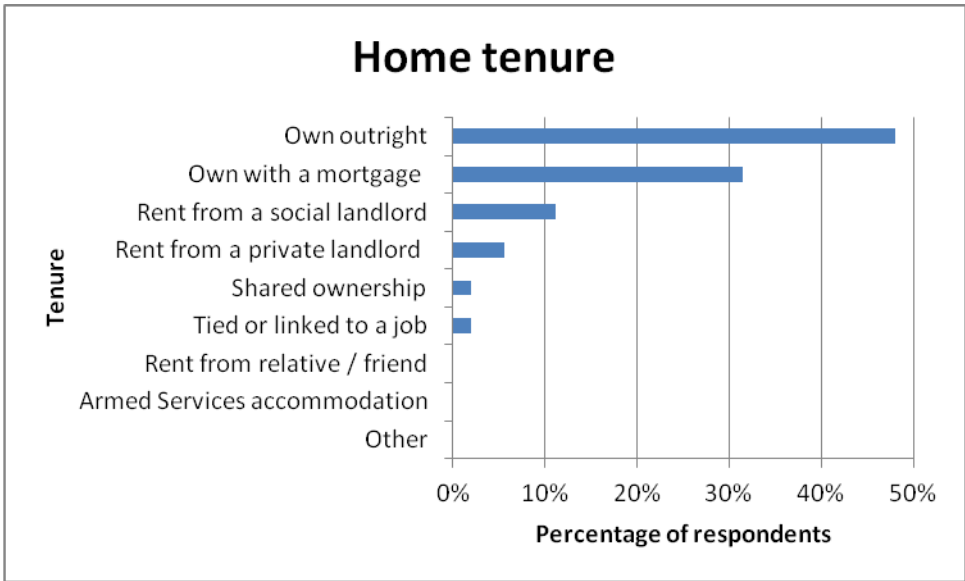
The first question asked on the survey was whether the respondents' home in Dauntsey was their main home. All of those who replied said that it was.

The 2011 Census data for Dauntsey indicates that 75% of households in the parish were owner-occupying, 8.2% were renting from social landlords, 14.7% were privately renting, 1.3% were living in shared ownership (part owned, part rented) homes, and 0.9% of households were living rent free.⁵

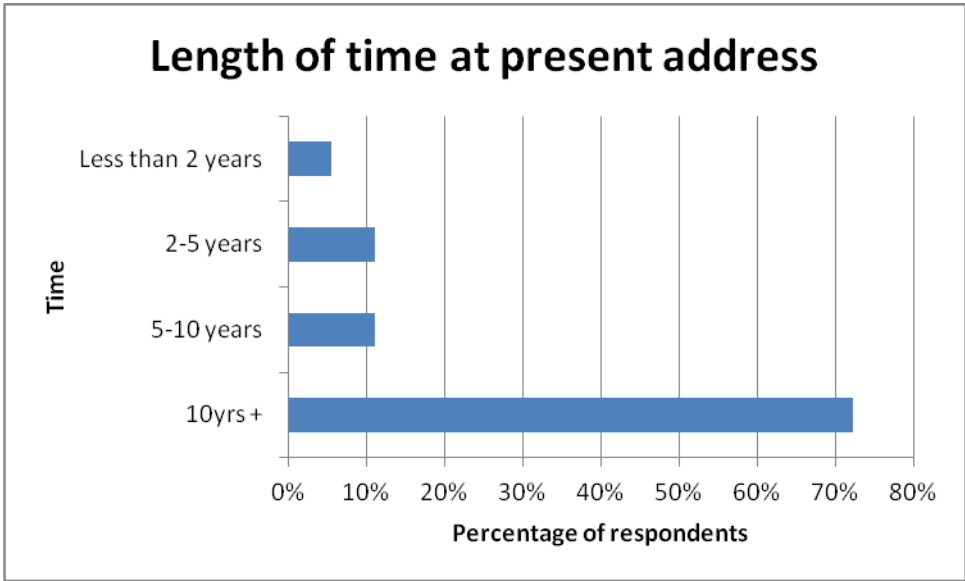
The chart below shows the tenure of respondents to the survey. The majority (79.6%) of respondents were owner-occupiers, while 11.1% of respondents were living in socially rented properties, 5.6% were renting from a private landlord or letting agency, 1.9% living in shared ownership homes, and 1.9% living in accommodation tied to their employment. These results indicate a bias in the survey responses away from those living in privately rented homes, and the rest of this section should be read with this in mind.

⁴ The current average response rate, by parish, to the rural housing needs surveys is 32.3%.

⁵ <http://www.nomisweb.co.uk/>

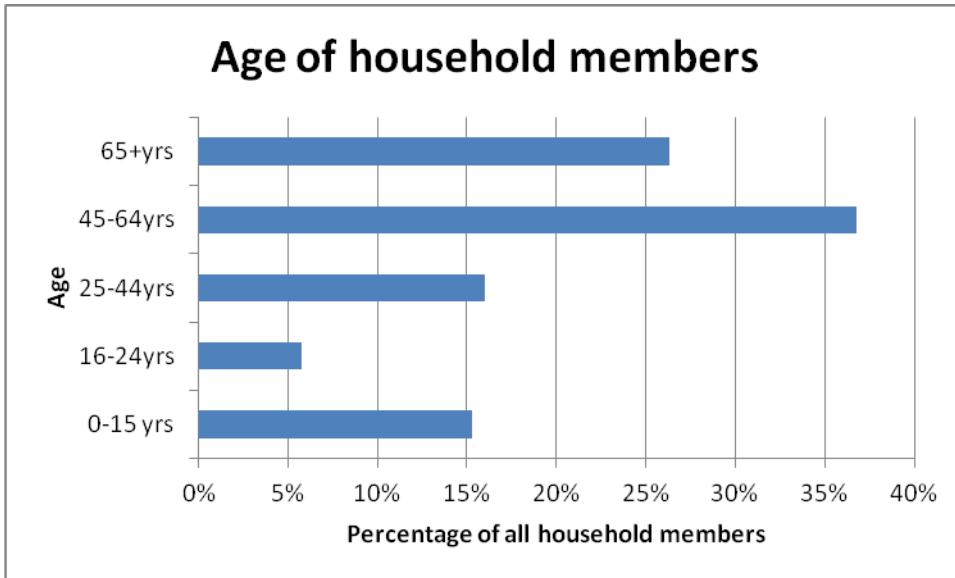


The chart below indicates the length of time that respondents have lived in Dauntsey. It shows that the majority of people who responded to the survey have lived in the parish for more than ten years, which is appropriate for the high levels of owner occupation among survey respondents:



Many respondents to the survey lived in large family homes, with 16.7% of respondents having five or more bedrooms in their property. A third lived in four bedroom homes, another third had three bedrooms, 11.1% two bedrooms and 5.6% of respondents lived in homes with one bedroom.

The spread of ages recorded in the survey indicates that around a fifth (21.5%) of respondents' household members were aged 65+:



As shown in the chart above, there were 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 Dauntsey, from older person households with fewer members, to younger households with children.

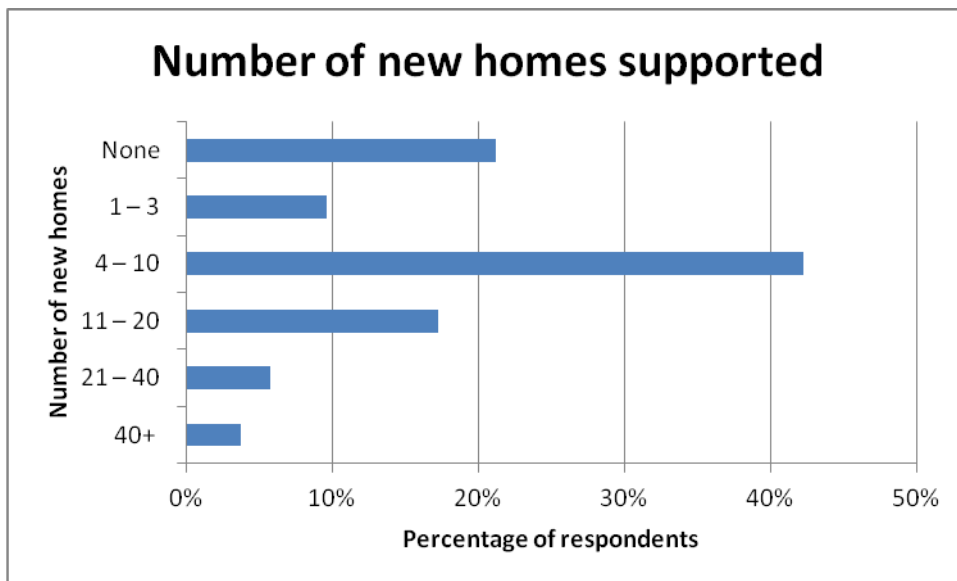
The distance travelled to work can also be a good measure of the sustainability of local housing development, as more people working locally can indicate an ongoing need for local housing. The table below shows how far people in the respondents' households travelled to work:

Persons in household	Distance to work				Total
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	
Person 1	9	8	11	4	32
Person 2	2	7	6	3	18
Person 3	1	2	2	0	5
Person 4	0	0	2	0	2
Person 5	0	0	0	0	0
Total	12	17	21	7	57

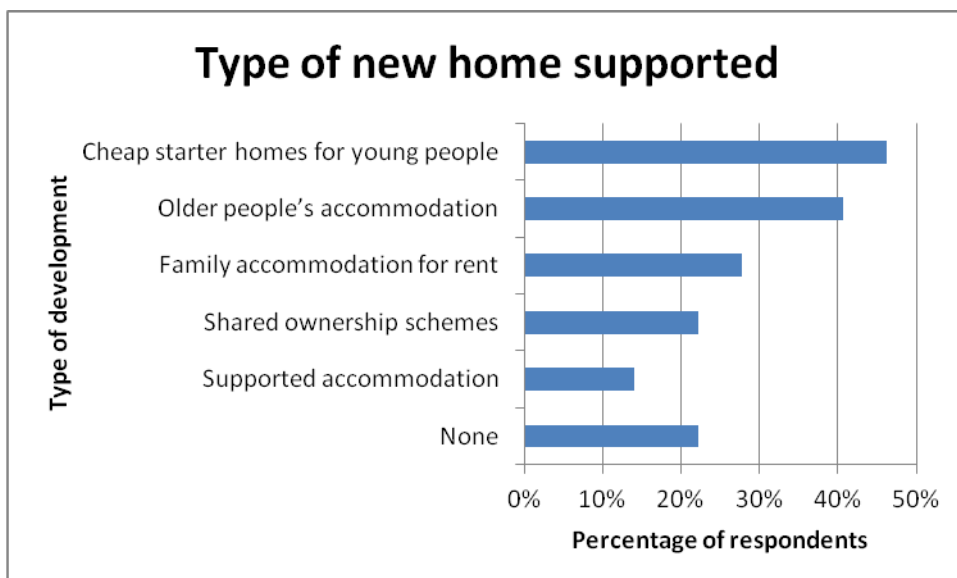
These results suggest a mixed level of sustainability for new housing development in Dauntsey, indicated by the survey respondents. While 50.9% of households' working members usually travel less than ten miles to their place of work, 49.1% travel more than that, suggesting a potential lack of more local 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 9.6% 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 (78.8%) were in support of some new housing in Dauntsey, with the most popular option (42.3% of respondents) being for between four and ten new homes. 21.2% of respondents were opposed to any new housing in Dauntsey 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 Dauntsey by the survey respondents were affordable starter homes for young people (46.3%) and older people's accommodation (40.7%). Full results are given in the chart below:

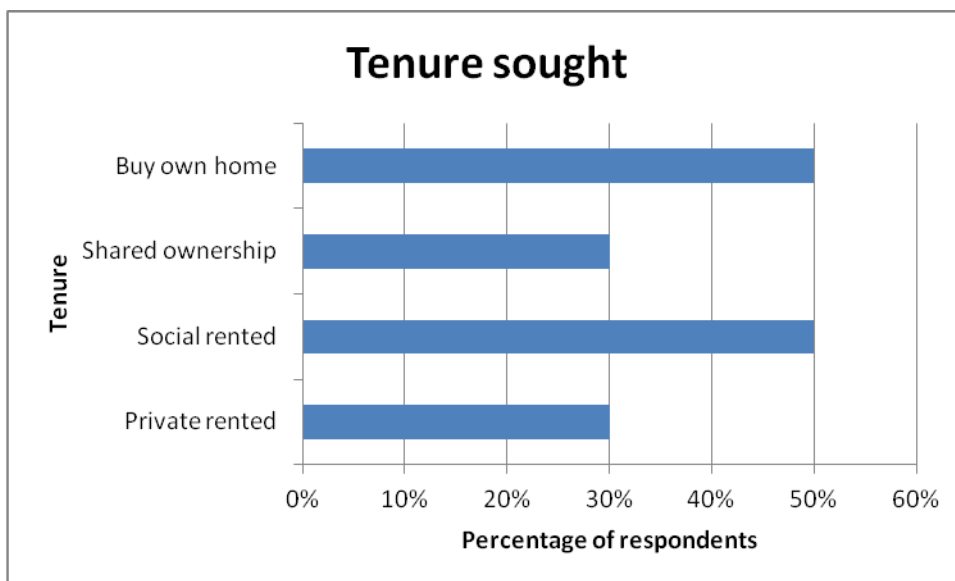


Part two – Households requiring accommodation in the parish

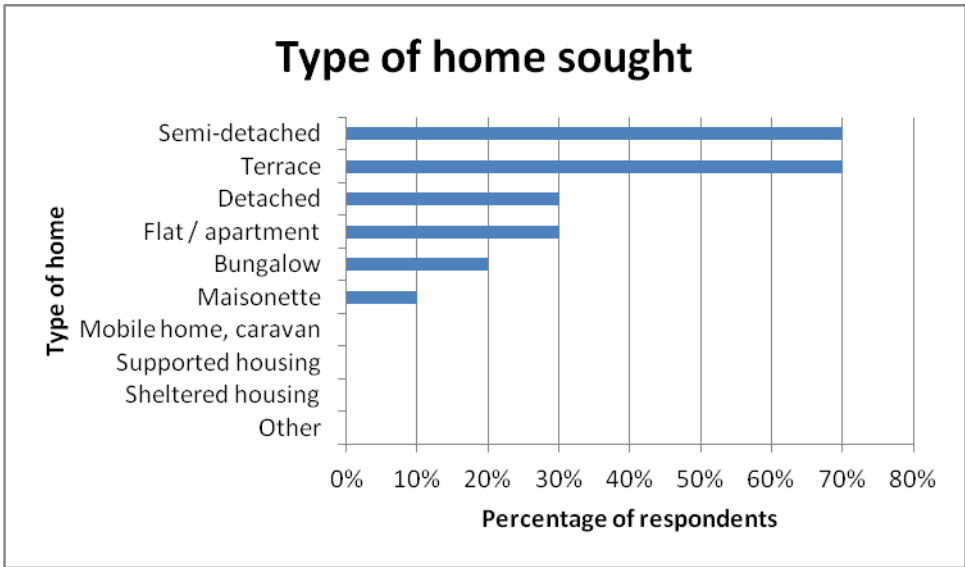
This part of the report looks initially at all the responses to section two of the survey in order to give a broad picture of the housing needs expressed by the survey respondents. A financial assessment and an evaluation of the current affordable housing in Dauntsey are then described in order to present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

Ten respondents replied to this section of the survey, indicating their need for housing in Dauntsey. Eight of these households currently live in the parish and one previously lived there, while one household declared no local connection to Dauntsey. The most popular reason for needing to move was that the respondents were currently living with their families, and wanted to live independently (four respondents).

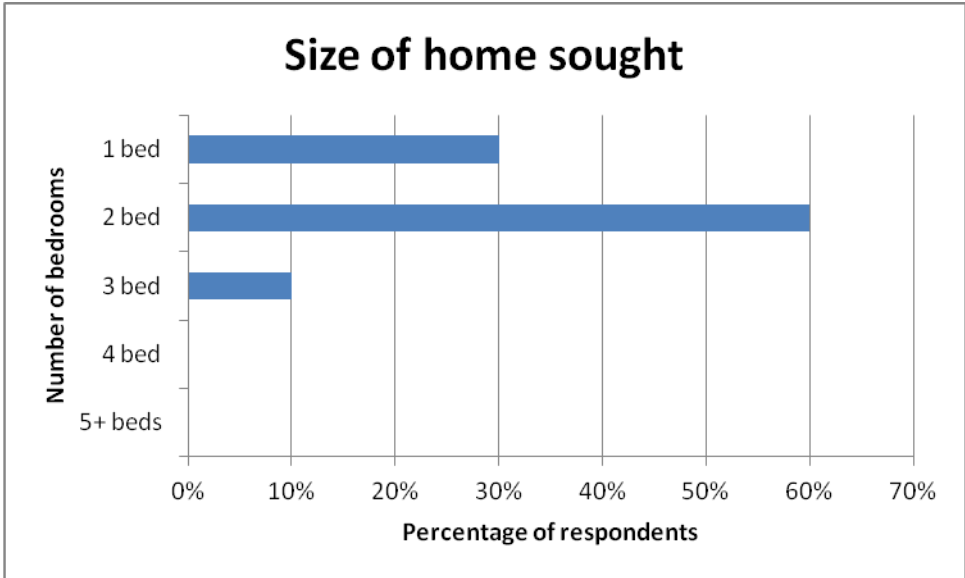
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with open market purchased homes and socially rented properties the most desired. Households could indicate more than one response:



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



The respondents were then asked if there was a lack of suitable existing housing in Dauntsey to meet their needs, to which 80% (eight households) answered 'yes.'

In order to assess the need for **affordable** housing in Dauntsey, it is necessary to consider the equity, income and savings levels of respondents. Please note that one household did not complete the financial declaration section of the questionnaire and as such cannot be included in the financial assessment. Please note as well that due to the need to preserve the confidentiality of respondents, only a short summary of the financial assessment is presented below.

Only one 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 only one household declaring more than £5,000 in savings. Income levels, however, were more varied. Three households described low gross incomes of less than £15,499 pa; four between £15,500 and £24,499; one between £24,500 and £30,499; while the remaining household declared a higher gross household income of £150,000+ pa.

Comparing income, savings and equity levels with affordability in Dauntsey suggests that one household would not require public support in order to achieve their required housing. A further two households specified in their responses that they wanted to purchase a home, rather than rent, but lacked the financial resources to afford low-cost ownership products.

The remaining six 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 Dauntsey, presented in Section 8.

Of the six households meeting the criteria for affordable housing, half were headed by people aged 45-64, two by people aged 25-44, and one was aged 65+. One household 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 Dauntsey area:⁶

Bedrooms	Apr 2013 – June 2013
1	£112,800
2	£157,100
3	£209,500
4	£316,800
5+	£462,100

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 Dauntsey cost £157,100 then a household may require £23,565 as a deposit. Annual household income would have to be at least £38,153 for a single applicant or £44,512 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in the North Wiltshire area in 2011 was only £20,149:⁷

- 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 from the Mouseprice local area guide to the SN15 postcode area, www.mouseprice.com/area-guide/average-house-price/ . Please note that the SN15 postcode covers a wider area than Dauntsey 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 this parish.

- On the 14th October 2013/14, there were four households on the Wiltshire Council Housing Register seeking affordable accommodation in Dauntsey parish: two 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 either one or two bedrooms, and any full assessment of housing need in the parish must take account of the Register.⁸
- The 2011 Census recorded nineteen social homes in the parish.⁹ These properties represent 8.2% of the total housing in Dauntsey, which is lower than the Wiltshire affordable housing average of 14.7%.¹⁰
- Social housing in Dauntsey 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.¹¹
- The low levels and turnover of social housing in the parish suggest 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.

⁸ Wiltshire Council, Housing Strategy, live tables.

⁹ Table QS405EW, 2011 Census: Tenure – Households, English parishes / Welsh communities.

¹⁰ Table QS405EW, 2011 Census: Tenure – Households, local authorities in England and Wales.

¹¹ 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 ¹²

- 3x one bedroom homes
- 1x two bedroom home

Shared / Low cost home ownership

- 2x two bedroom homes

Sheltered housing for older people

- None

¹² 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.