

Idmiston

Parish Housing Needs Survey

Survey Report

May 2014

Contents	Page
Parish summary	3
Introduction	4
Aim	4
Survey distribution and methodology	5
Key findings	5
Part 1 – People living in parish	5
Part 2 – Housing need	10
Affordability	12
Summary	13
Recommendations	14

1. Parish Summary

Idmiston is in Amesbury Community Area in the south of the local authority area of Wiltshire.

- The parish has a population of 2,130 residents and 909 dwellings distributed across six settlements of Idmiston, Porton, Porton Camp, Gomeldon, West Gomeldon and East Gomeldon. The last three are known collectively as the Gomeldons.¹
- The parish, which is predominantly rural, covers some 2,221 hectares. It is situated some six miles north east of Salisbury and a similar distance south of Amesbury.
- Porton is identified in the emerging Wiltshire Core Strategy as a Large Village where residential development should predominantly take the form of small housing sites within the defined limits of development. It currently comprises some 422 dwellings and provides a range of basic services. These include a doctors' surgery, a post office and food store, a hot food takeaway, two churches, a ladies hairdresser, a car sales and repairs business, a hotel, an aquatics and garden centre, a primary school, a community hall and a children's play ground.
- Gomeldon, East Gomeldon and West Gomeldon are together identified in the emerging Core Strategy as a Small Village where development will be limited to infill within existing built areas. Gomeldon has 51 dwellings and a primary school and is in comfortable walking distance of the facilities in Porton. East Gomeldon is larger with 253 dwellings and no facilities other than a children's play ground. West Gomeldon, which comprises a scatter of 20 dwellings, also has no facilities.
- Idmiston, which has 125 dwellings and no facilities, is not identified within the settlement hierarchy of the emerging Core Strategy. Porton Camp with 38 dwellings can be taken as also being in that category. There is a general presumption against development in small settlements not identified in the settlement strategy.
- Whilst these villages remain rural in nature, they do tend to have a dormitory function and are also home to a significant number of retired people. Working residents commute to Salisbury, Andover and the surrounding defence establishments and even to London. It is thought that commuting patterns are unlikely to change in the foreseeable future.
- The Salisbury to Waterloo rail line passes through the parish and can be accessed from stations at Salisbury and Grateley which is within easy reach by car. Frequent bus services to Salisbury are available on weekdays but for those without private transport Amesbury and Andover can be difficult to access.
- The parish is the home of the Defence Science Technology Laboratory, which with Public Health England employs 2,000 people at Porton Down. The creation of a science campus on the site projects a further 2,000 new jobs. It is anticipated that this will be a significant driver of the sub-regional housing market when this comes to fruition.

¹ <http://www.nomisweb.co.uk/> 2011 Census, Table ks101ew (usual resident population).

2. Introduction

In early 2014, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Idmiston 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 inform a parish plan or a neighbourhood plan. Affordable housing in the parish could potentially be delivered on residential development sites in accordance with the affordable housing policy of the Core Strategy, or on rural exceptions sites in accordance with the rural exceptions sites policy of the Core Strategy.

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

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 Idmiston.

- '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.

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.

4. Survey Distribution and Methodology

In order to carry out the housing needs survey, questionnaires were delivered to Idmiston Parish Council for distribution to the parishioners at the end of March 2014.

To encourage a good response, households were given a pre-paid envelope in which to return the completed survey.

Residents were asked to return the completed surveys in the pre-paid envelopes by 12th May 2014. The forms were recorded and analysed by the Housing Strategy department at Wiltshire Council. The council applies the data protection policy to responses, ensuring that all survey responses remain anonymous.

- A total of 924 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 very good response rate of 36.8% with 340 replies received.
- The received data refer only to themselves (i.e. to the survey respondents) and should not be taken as indicative of the wider population of Idmiston parish.
- Five 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 Idmiston. 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 Idmiston. 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).

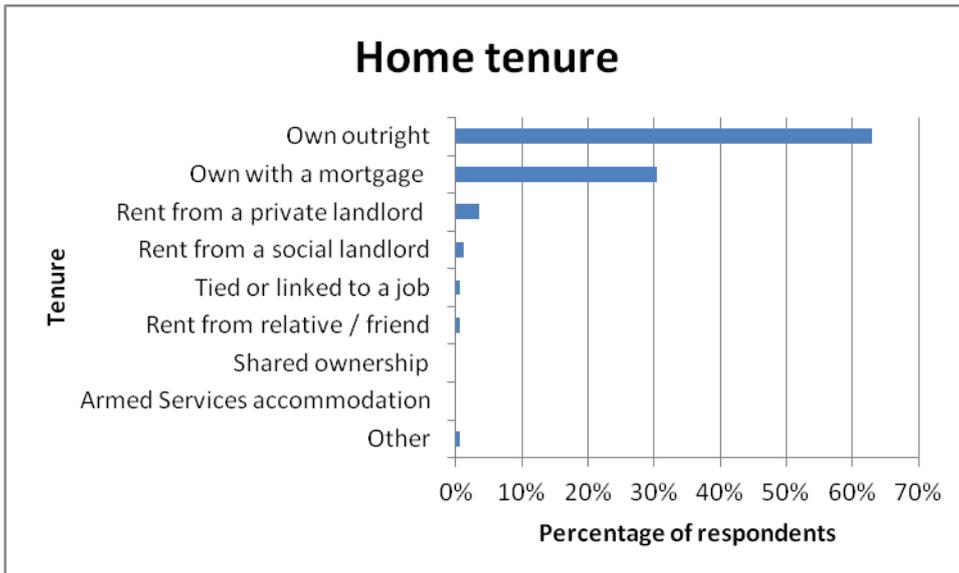
Part One – Households currently living in the parish

The first question asked on the survey was whether the respondent's home in Idmiston was their main home. 99.7% declared that it was.

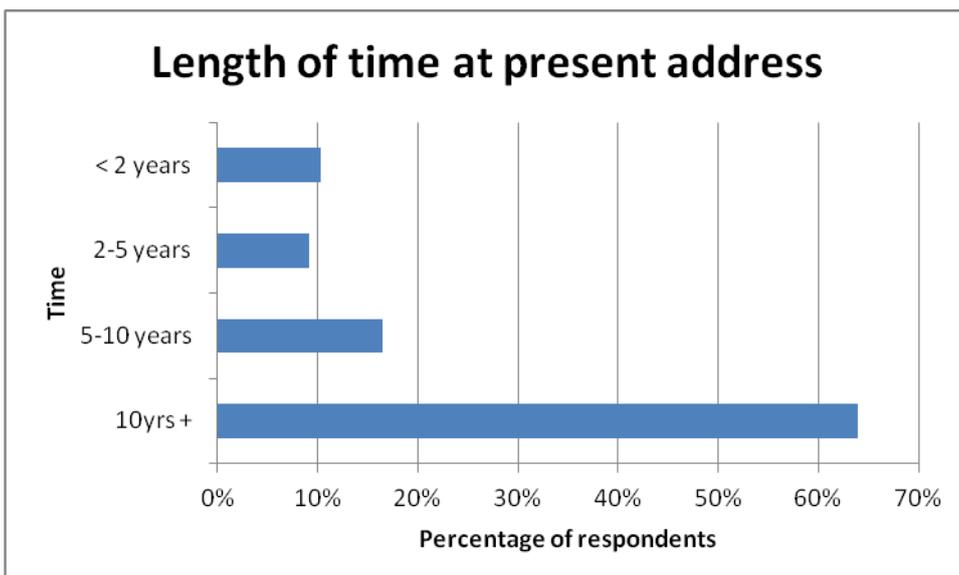
The 2011 Census data for Idmiston indicates that 83.4% of households in the parish were owner-occupying, 3.6% were renting from social landlords, 10.5% were privately renting, 0.8%

were living in shared ownership (part owned, part rented) homes, and 1.7% of households were living rent free.⁴

The chart below shows the tenure of respondents to the survey. The majority (93.5%) of respondents were owner-occupiers, while 1.2% of respondents were living in socially rented properties, 3.6% were renting from a private landlord or letting agency, 0.6% were renting from a relative or friend, 0.6% of respondents were living in accommodation tied to their employment, and 0.6% in a tenure described as 'other'. These results indicate a significant bias in the survey responses toward owner-occupiers and the rest of this section should be read with this in mind.



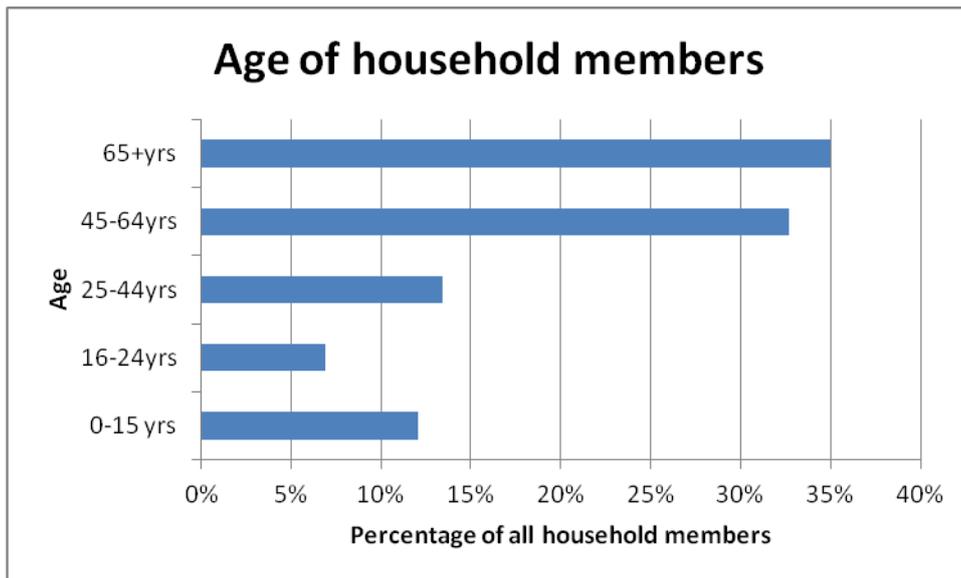
The chart below indicates the length of time that respondents have lived in Idmiston parish. Most of the people who responded to the survey have lived in the parish for more than ten years, which is appropriate for the high levels of owner occupation among survey respondents.



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

Idmiston parish has a higher proportion of homes with four or more bedrooms than is average in Wiltshire. The 2011 Census recorded 32.4% of homes in Idmiston as having four or more bedrooms, compared to 26.4% across Wiltshire as a whole.⁵ Among the survey respondents, 36.3% lived in homes with four or more bedrooms, while a larger proportion lived in three bedroom homes (46.6%). 16.2% of the survey respondents lived in two bedroom homes and 0.9% in homes with one bedroom.

The 2011 Census describes 22.4% of the population of Idmiston parish as aged 65+ (18.2% in Wiltshire), while 35% of the survey 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 among the survey respondents, from older person households with fewer members, to many younger households with children.

The distance travelled to work is often 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:

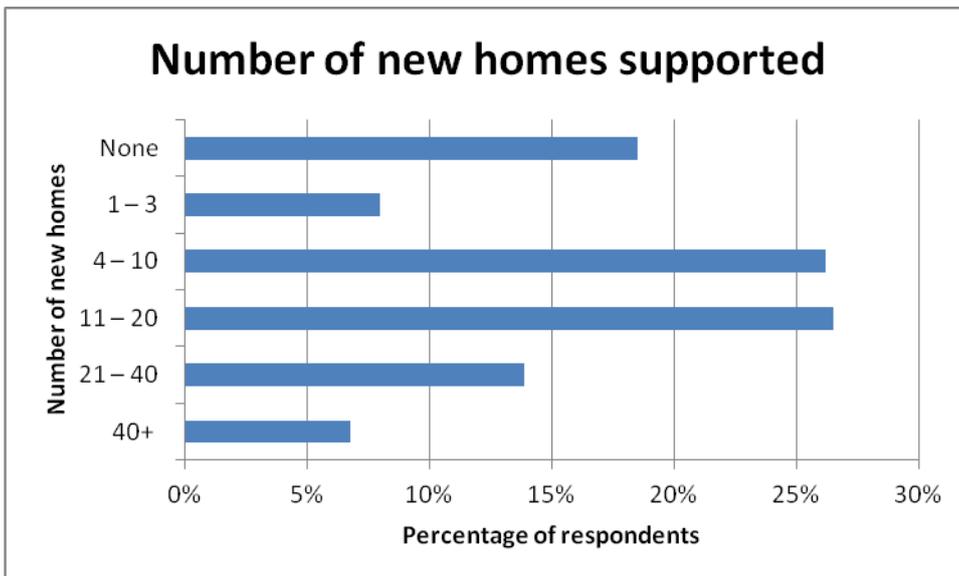
Persons in household	Distance to work				Total
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	
Person 1	39	77	49	18	183
Person 2	15	68	35	6	124
Person 3	1	9	4	0	14
Person 4	0	2	0	1	3
Person 5	0	0	0	1	1
Total	55	156	88	26	325

⁵ <http://www.nomisweb.co.uk/> 2011 Census, Table QS411EW (Number of bedrooms).

These results describe a good level of sustainability for new housing development in Idmiston parish, as measured by the survey respondents' access to employment. 64.9% of the respondents' working household members usually travel less than ten miles to their place of work, while 35.1% travel more, suggesting that Idmiston benefits from good access to local employment sources.

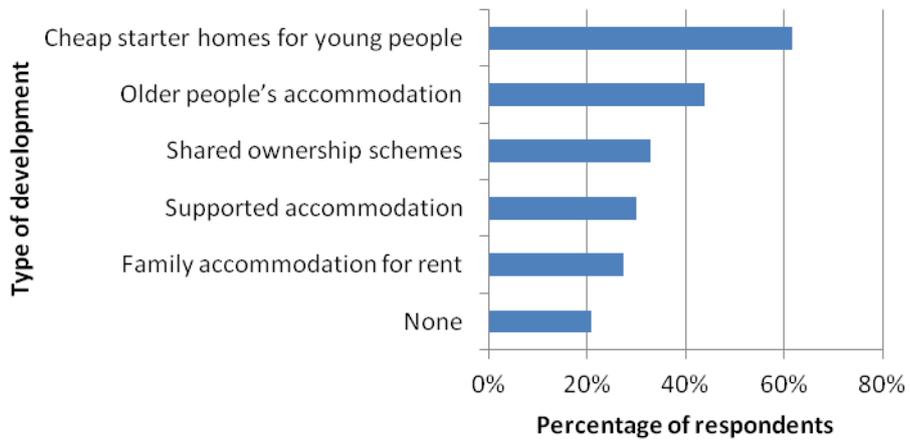
Respondents were also asked whether anyone currently living in their household would need separate accommodation in the parish now or in the near future, to which 4.9% of respondents (16 households) answered 'yes'. This indicates a sustained, ongoing need for housing in the parish.

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 (81.5%) were in support of some new housing in Idmiston parish, with 26.5% of respondents supporting the development of between eleven and twenty new homes and 26.2% supporting between four and ten. 18.5% of respondents were opposed to any new housing in Idmiston parish:



Respondents were asked what types of housing development, if any, they would support. 61.8% of the survey's respondents supported the development of affordable starter homes for young people, with 43.8% of respondents also supporting the development of older persons' accommodation and 32.8% the development of new shared ownership homes. 30% endorsed the development of new accommodation for residents with disabilities, and 27.4% supported new family accommodation for rent. 20.8% of respondents reiterated their opposition to any new housing in the parish:

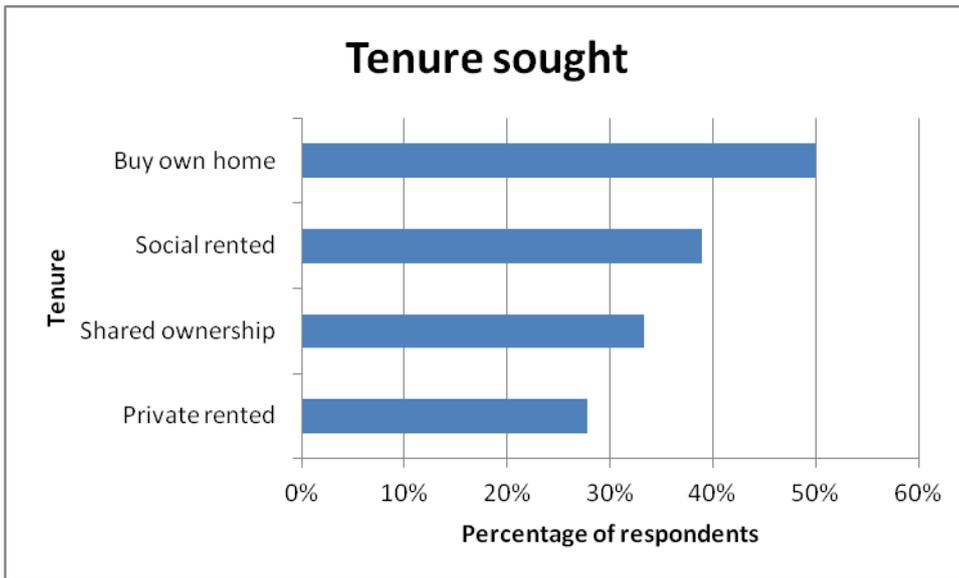
Type of new home supported



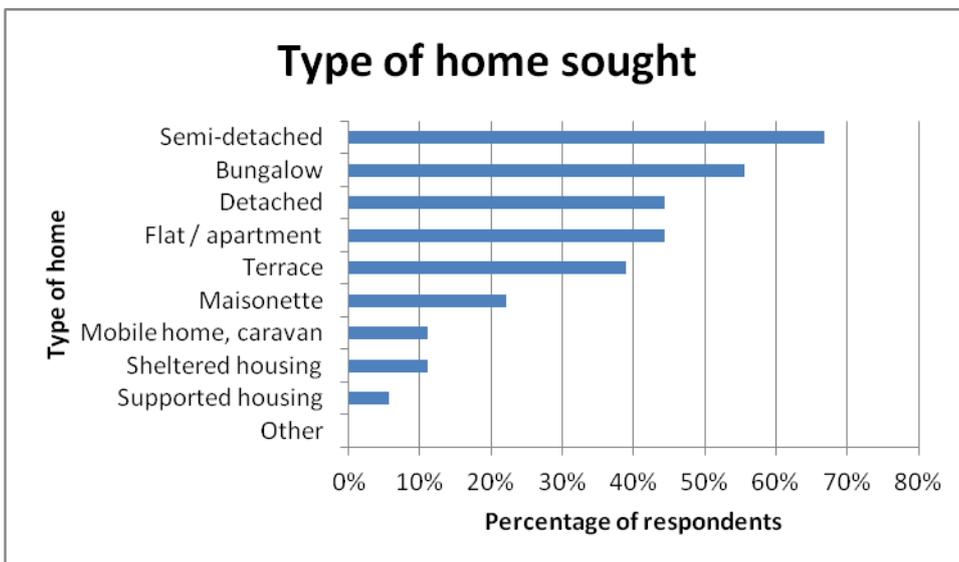
Part two – Households requiring accommodation in the parish

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.

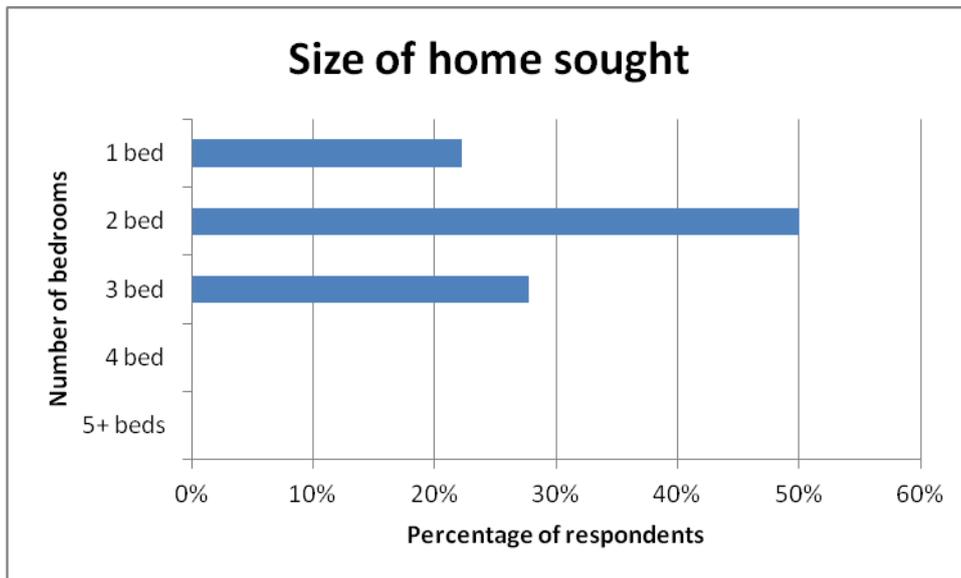
Eighteen respondents replied to this section of the survey, indicating their need for housing in Idmiston. All declared a local connection to Idmiston, either working or currently living in the parish. The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with 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. Full responses are given in the chart below (more than one answer could be given):



In terms of size, the respondents expressed a need for properties with one to three bedrooms. No need was declared for properties with four or more bedrooms:



The respondents were then asked if there was a lack of suitable existing housing in Idmiston parish to meet their needs, to which all but one answered ‘yes.’

In order to assess the need for affordable housing in Idmiston parish, it is necessary to consider the equity, income and savings levels of respondents. Please note that in order to preserve the confidentiality of respondents, only a short summary of the financial assessment is presented below.

The median gross household income bracket of the respondents was £24,500-£25,999pa, with two households declaring low gross incomes of less than £10,000pa and two higher gross incomes of more than £50,000pa. Eleven households declared savings, of levels varying from less than £5,000 to more than £150,000, with the median level of savings among these eleven respondents being £20,000-£24,999. Three households reported having positive equity in an existing property, all with values estimated at more than £80,000.

Comparing income, savings and equity levels with affordability in Idmiston suggests that five of the eighteen households would not require public assistance in order to achieve their required housing. An additional household provided insufficient data on their questionnaire to properly assess their eligibility for affordable housing and as such is precluded from the analysis. The remaining **twelve** 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 Idmiston, presented in Section 8.

Of the twelve households meeting the criteria for affordable housing, three were headed by people aged 65+, six by people aged 45-64, one by a person aged 25-44 and two by people aged 16-24. Three 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 Idmiston area:⁶

Bedrooms	Dec 2013 – Feb 2014
1	£159,100
2	£176,000
3	£211,500
4	£305,700
5+	£468,100

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 Idmiston costs £176,000 then a household may require £26,400 as a deposit. Annual household income would have to be at least £42,743 for a single applicant or £49,867 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 from the Mouseprice local area guide to the SP4 postcode area, <http://www.mouseprice.com/area-guide/average-values/SP4> . Please note that the SP4 postcode covers a wider area than Idmiston 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 December 2013, there were **six** households on the Wiltshire Council Housing Register in **need** of affordable accommodation in Idmiston parish: one of these households is 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 three bedrooms, and any full assessment of housing need in the parish must take account of the Register.⁸
- The 2011 Census describes 32 social homes in the parish. These properties represent 3.6% of the total housing in Idmiston, which is considerably lower than the Wiltshire affordable housing average of 14.7%.⁹
- Social housing in Idmiston had a zero re-let rate in 2013; during the year, no social homes were let in the parish.¹⁰
- The very low levels and turnover of the social stock in Idmiston suggest that **none** of the households responding to section two of this survey and in need of affordable accommodation could meet its 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 the five households assessed in the financial section as ineligible for affordable housing also described a lack of suitable accommodation in Idmiston. These households possess the financial capacity to either purchase open-market accommodation (three households) or to rent privately (two households) and their description of the lack of such suitable accommodation in Idmiston 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.

These recommendations describe a snapshot of the need for affordable housing at the time the survey was conducted. They may not represent the parish's full housing need as responses were not received from every household. In order to fully assess the housing need in the parish, the recommendations need to be considered alongside evidence provided by Wiltshire Council's Housing Register, the Strategic Housing Market Assessment, and the advice of allocation staff who manage the Register.

Subsidised rented housing ¹¹

- 1x one bedroom home
- 2x two bedroom homes

Shared / Low cost home ownership

- 1x one bedroom home
- 5x two bedroom homes
- 1x three bedroom home

Sheltered housing for older people

- 2x two bedroom subsidised rented homes (1x wheelchair accessible, single level, providing support with personal care and access to an emergency response system such as Lifeline; 1x single level, with 24hr warden)

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.