

Enford

Parish Housing Needs Survey

Survey Report

September 2014

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1. Parish Summary

The parish of Enford is in Tidworth Community Area in the east of the local authority area of Wiltshire.

- There is a population of 619 according to the analysed 2011 Census figures, comprised of 261 households.¹
- Enford is found in the south-east of Wiltshire, on the north east corner of the Salisbury Plain. It is almost fifteen miles directly north of Salisbury and seven miles south of Pewsey. The River Avon flows southwards through the middle of the parish.
- The parish of Enford contains Enford village and, in addition, includes the areas and hamlets of Compton, Fifield, East Chisenbury, West Chisenbury, Littlecott, New Town, Longstreet and Coombe.
- The majority of the land surrounding Enford village is owned by the Ministry of Defence, there is a small amount of Council owned land, and otherwise it is individually/privately owned properties.
- Enford used to support a village shop, a bakery, a garage and hardware store but over time these have all become unviable businesses and the village now just has a pub, a Parish Hall and Reading Room and a Village Hall. Being on a C road, (though this is used as a 'rat run') it is an 'out of the way' village - pretty but with few facilities.

2. Introduction

In early 2014, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Enford 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 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

¹ In the case of Enford parish, the 2011 Census output area statistics also include part of the parish of Upavon. Wiltshire Council's Corporate Research team has analysed and disaggregated these figures to provide accurate information for the parish of Enford alone. Please see Wiltshire Council (May 2013) 'Wiltshire Census 2011, Selected Statistics Profile Tool', online at <http://www.intelligencenetwork.org.uk/population-and-census/>

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.

- ‘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 Enford.

- ‘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 Enford Parish Council for distribution to the parishioners at the end of July 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 5th September 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 301 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 33.6% with 101 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 Enford parish.
- Three responses were made online.

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.

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 Enford. This section also describes the levels of new affordable housing that would be supported by residents of the parish.

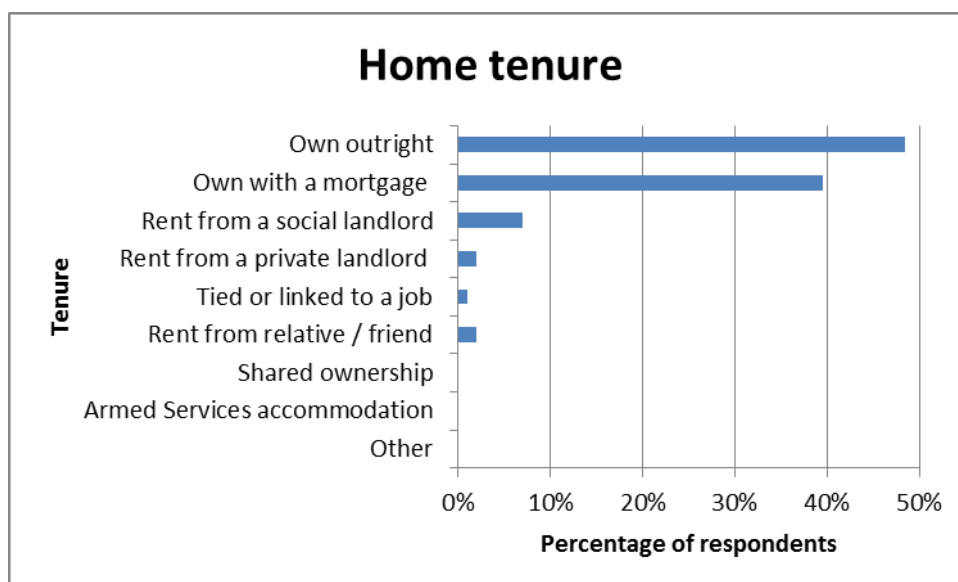
The second section examines the housing need in Enford.

Part One – Households currently living in the parish

The first question asked on the survey was whether the respondent's home in Enford was their main home. 97% of the respondents declared that it was.

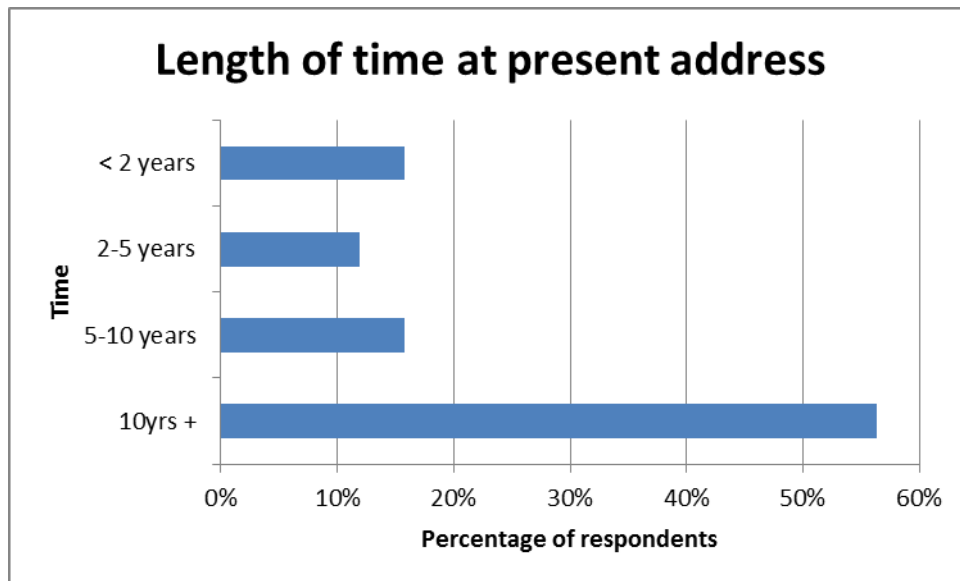
The analysed 2011 Census data for Enford indicates that 67% of households in the parish were owner-occupying, 16.5% were renting from social landlords, 16.1% were privately renting, none were living in shared ownership (part owned, part rented) homes, and 0.8% of households were living rent free.⁴

The following chart shows the tenure of respondents to the survey. The majority (88.1%) of respondents were owner-occupiers, while 6.9% of respondents were living in socially rented properties and 2% were renting from a private landlord or letting agency. A further 2% were renting from a relative or friend, and 1% lived in accommodation tied to their employment. These results indicate a significant bias in the survey responses toward owner-occupiers and away from those living in rented accommodation, and the rest of this section should be read with this in mind.

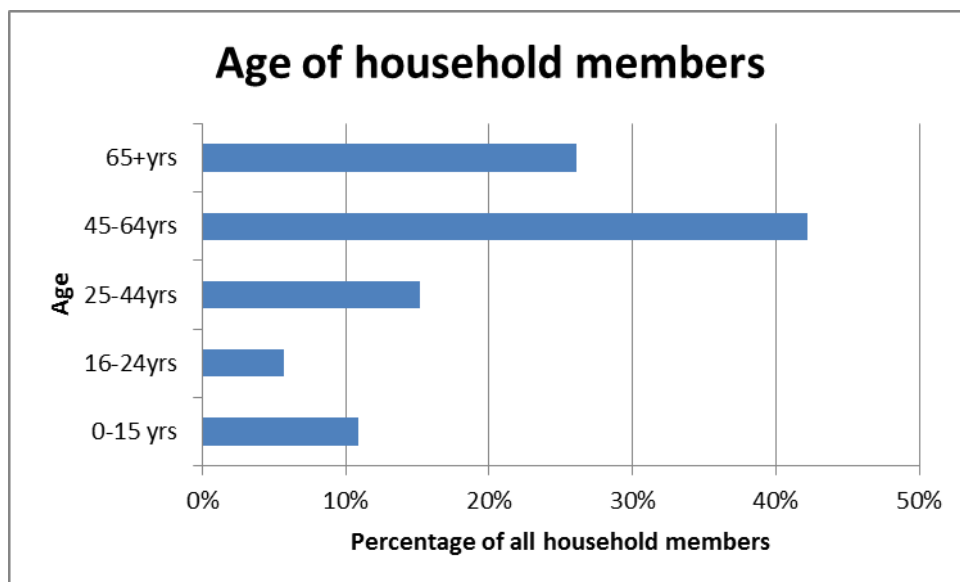


⁴ Wiltshire Council (May 2013) 'Wiltshire Census 2011, Selected Statistics Profile Tool', online at <http://www.intelligencenetwork.org.uk/population-and-census/>

The chart below indicates the length of time that respondents have lived at their present address. 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.



The analysed 2011 Census describes 14.4% of the population of Enford parish as aged 65+ (18.2% in Wiltshire), while 26.1% 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.

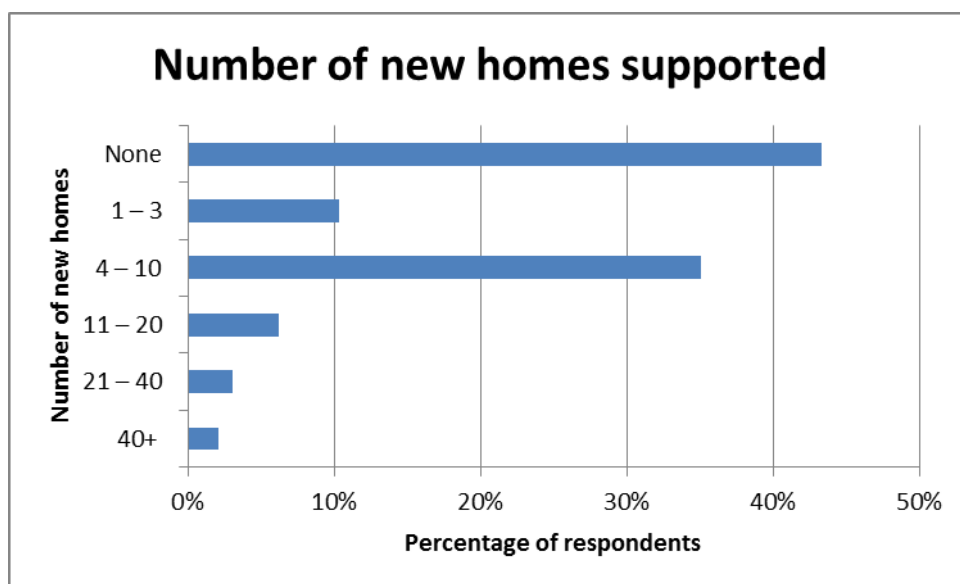
The distance travelled to work is often a good measure of the sustainability of local development, as more people working locally can indicate an ongoing need for local housing. The table below shows how far people in the respondents' households travelled to work:

Persons in household	Distance to work				Total
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	
Person 1	6	18	32	8	64
Person 2	7	11	19	5	42
Person 3	1	2	0	0	3
Person 4	1	0	0	0	1
Person 5	0	0	0	0	0
Total	15	31	51	13	110

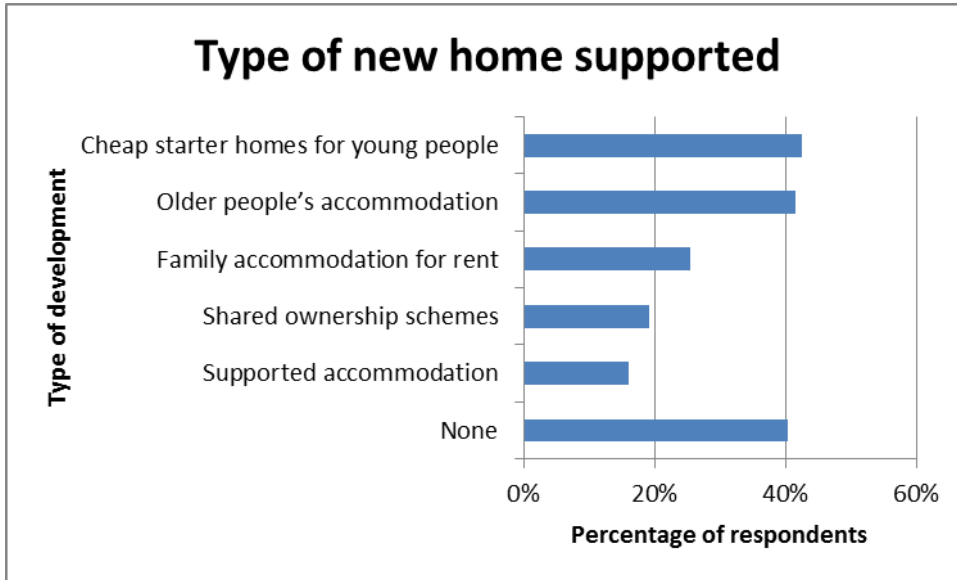
These results describe a mixed level of sustainability for new housing development in Enford parish, as measured by the survey respondents' access to employment. 41.8% of the respondents' working household members usually travel less than ten miles to their place of work, while 58.2% travel more, suggesting 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 only 2.1% of respondents to the question (two households) answered 'yes'. This indicates a very low sustained 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 (56.7%) were in support of some new housing in Enford parish, with 35.1% of respondents supporting the development of between four and ten new homes. 43.3% of respondents were opposed to any new housing in Enford parish:



Respondents were asked what types of housing development, if any, they would support. 42.6% of the survey's respondents supported the development of affordable starter homes for young people, with 41.5% of respondents also supporting the development of older persons' accommodation and 25.5% new family accommodation for rent. 19.1% endorsed the development of new shared ownership homes and 16% new accommodation for residents with disabilities. 40.4% of respondents reiterated their opposition to new housing in the parish:



Part two – Households requiring accommodation in the parish

This part of the report usually examines the responses to section two of the survey, which asks about the needs of the survey respondents for new housing in the parish. However, in Enford's case, no section two survey responses were returned. This is the first time since the current rural housing needs survey programme began in August 2011 that a parish has returned no section two responses.⁵

It should be noted that while Enford's overall response rate to the survey was good (33.6%), return rates from those living in social and private rented homes were low. The analysed 2011 Census figures indicate 16.5% of the parish's households live in social rented homes, while only 6.9% of the survey's responses came from households living in this tenure; and, likewise, while the analysed Census figures indicate 16.1% of households in the parish live in private rented homes, only 2% of the survey responses were from households living in this tenure. As housing need is often concentrated in households living in the rented sector, it is therefore possible that the low response rates from this sector of Enford's population mean that a level of 'hidden' housing need remains within the parish. However, the lack of any section two responses to the survey nonetheless indicates that the need for housing in Enford is significantly lower than in many of Wiltshire's other rural parishes.

This is borne out by the Wiltshire Council Housing Register, which records households actively seeking new affordable homes. On the 23rd September 2014, there were five households on the Register seeking accommodation in Enford (as 'first preference parish'), of which four were in the 'bronze' band (which indicates a desire for new housing, rather than a 'need' as defined in Section 3 of this report). The remaining household currently lives in insecure accommodation in Enford and requires separate, appropriate, two-bedroomed accommodation in the parish. No member of the household has specialist housing needs, e.g. for an adapted or sheltered home.

As the analysed Census figures indicate, Enford parish already has 43 social/affordable homes, representing 16.5% of the parish's housing stock. This is a higher proportion of affordable housing than in Wiltshire as a whole (14.7%). The affordable stock in Enford is owned by Aster Communities and includes one leasehold property, with the remainder available as general needs rented accommodation. While only one of these 43 homes was re-let in 2013/14, the type and relatively high proportion of the affordable housing in Enford suggests that the household in need of accommodation in Enford on the Register should be able, in time, to meet its needs through access to an existing affordable home in the parish.

⁵ 61 parishes surveyed, August 2011 to August 2014.

8. Recommendations

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

This survey is only a quarter of the evidence required to fully assess housing needs in the parish. 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

- None

Shared / Low cost home ownership

- None

Sheltered housing for older people

- None