

# **Donhead St Andrew and Donhead St Mary**

**Rural Housing Needs Survey**

**Survey Report**

**January 2015**

<b>Contents</b>	<b>Page</b>
Summary of the parishes	3
Introduction	3
Aim	4
Survey distribution and methodology	4
Key findings	5
Part 1 – Households living in the parishes	5
Part 2 – Housing need	9
Affordability	12
Summary	13
Recommendations	14

## 1. Summary of the parishes

The parishes of Donhead St Andrew and Donhead St Mary are in Tisbury Community Area in the south of the local authority area of Wiltshire.

- The parishes have a combined population of 1,568 according to the 2011 Census, comprised of 642 households.<sup>1</sup>
- The parishes include the villages of Donhead St Mary and Donhead St Andrew and the smaller settlements of Charlton, Coombe and Ludwell. It is four miles to Shaftesbury and seventeen miles to Salisbury.
- There are 91 council homes in the parishes. Donhead St Mary village is well serviced with three shops, including a post office, and mobile library visits. There is an active village hall with playing fields and a children's play area. The village has a primary school and pre-school provision. There is also a car repair workshop / garage. Buses run on a two hourly weekday service to Shaftesbury. It is essentially a farming area with some home-based, self-employed workers.
- Donhead St Mary parish has two churches and a pub/restaurant. Donhead St Andrew parish has one church and a pub/restaurant.
- Home working is increasing. There are some second homes (rather than holiday homes).

## 2. Introduction

In late 2014, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with the local parish councils, to establish if there was a proven need for affordable housing in the parishes for local people, and potentially to use the findings of the survey to inform the neighbourhood 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).<sup>2</sup>
- '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

---

<sup>1</sup> Wiltshire Council (May 2013) 'Wiltshire Census 2011, Selected Statistics Profile Tool', online at <http://www.intelligencenetwork.org.uk/population-and-census/>

<sup>2</sup> The members of WRIP that contribute to the survey funding are Wiltshire Council and six registered providers of social housing (housing associations) - Aster, GreenSquare, Guinness, Stonewater, Selwood Housing and Wiltshire Rural Housing Association.

and the Homes and Communities Agency to enable and promote the sustainable delivery of new build housing in the rural communities of Wiltshire.<sup>3</sup>

### 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 parishes or the locality) of the Donheads.

- '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 Donhead St Andrew Parish Council for distribution to their parishioners at the end of October 2014, and were posted to residential households in Donhead St Mary at the beginning of November 2014.

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

The returned questionnaires were recorded and analysed by the Housing Strategy and Knowledge Management departments at Wiltshire Council. The council applies the data protection policy to responses, ensuring that all survey responses remain anonymous.

- A total of 749 questionnaires were distributed.
- 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 35.6% with 267 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 the parishes.
- Four responses were made online.

---

<sup>3</sup> Para 1.1, 'Purpose', *Terms of Reference for the Wiltshire Rural Investment Partnership*. Full WRIP membership: Wiltshire Council, Aster, Wiltshire Rural Housing Association, Stonewater, GreenSquare, Guinness, 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 parishes in order to provide a description of the current housing situation. This section also describes the levels and types of new affordable housing that are supported by residents of the parishes.

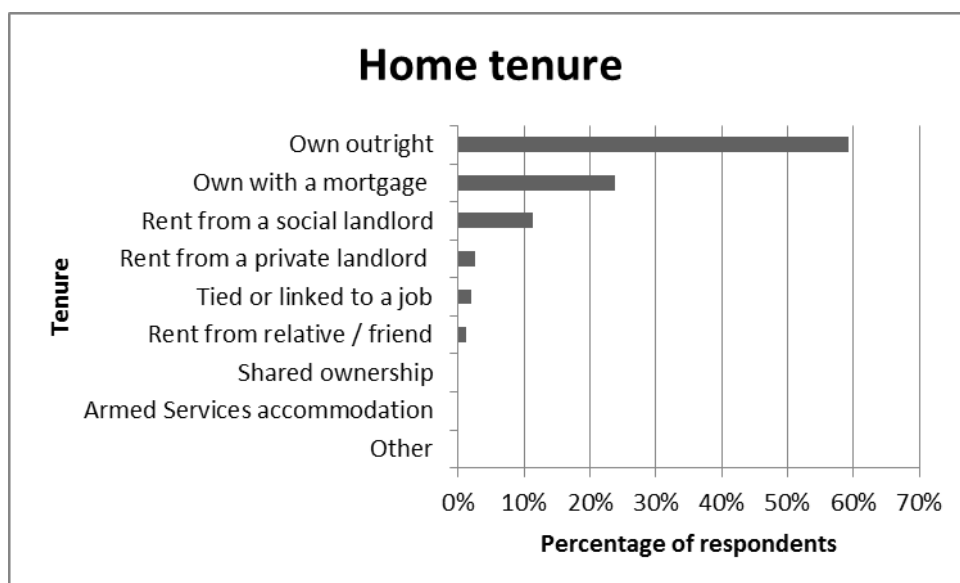
The second section examines the housing need in the parishes.

### Part One – Households currently living in the parishes

The first question asked on the survey was whether the respondent's home in the parish was their main home. 96.5% of the respondents declared that it was.

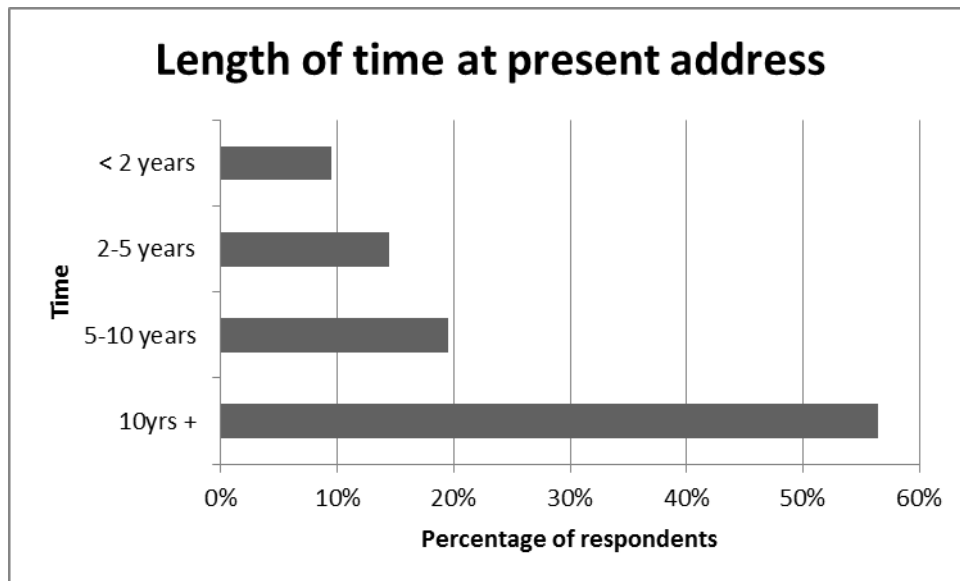
The 2011 Census figures for Donhead St Andrew and Donhead St Mary indicate that 69.2% of households in the parishes were owner-occupying, 14.6% were renting from social landlords, 11.1% were privately renting, 0.3% were living in shared ownership (part owned, part rented) homes, and 4.8% of households were living rent free.<sup>4</sup>

The following chart shows the tenure of respondents to the survey. The majority (83%) of respondents were owner-occupiers, while 11.3% of respondents were living in socially rented properties and 2.6% were renting from a private landlord or letting agency. A further 1.1% of the respondents rented their home from a relative or friend, and 1.9% lived in accommodation tied to their employment. These results indicate a 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.

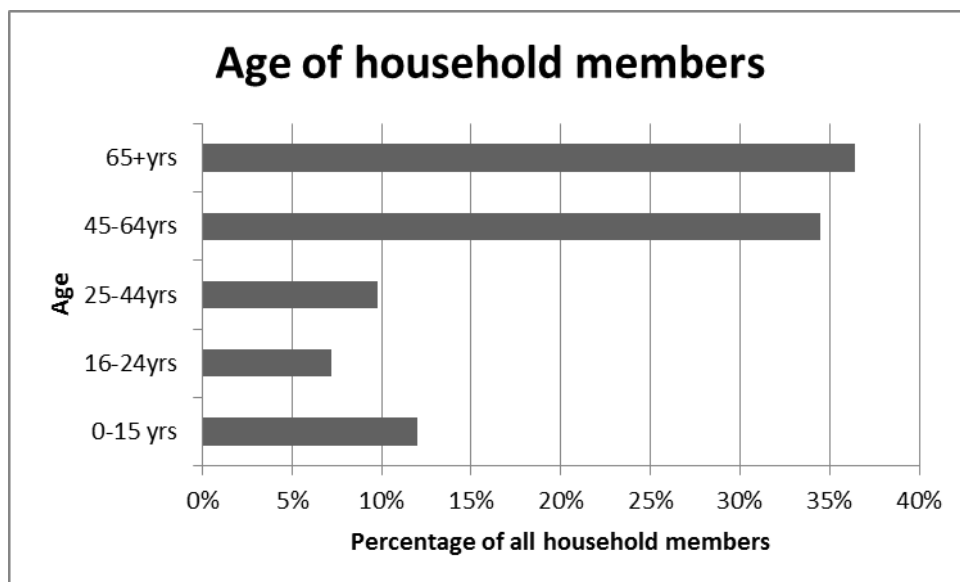


<sup>4</sup> Wiltshire Council (May 2013) 'Wiltshire Census 2011, Selected Statistics Profile Tool', online at <http://www.intelligencenetwork.org.uk/population-and-census/>

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 2011 Census describes 23.7% of the population of the parishes as aged 65+ (18.2% in Wiltshire), while 36.4% of the survey respondents' household members were aged 65+. The chart below shows the ages of all members of the survey respondents' households:



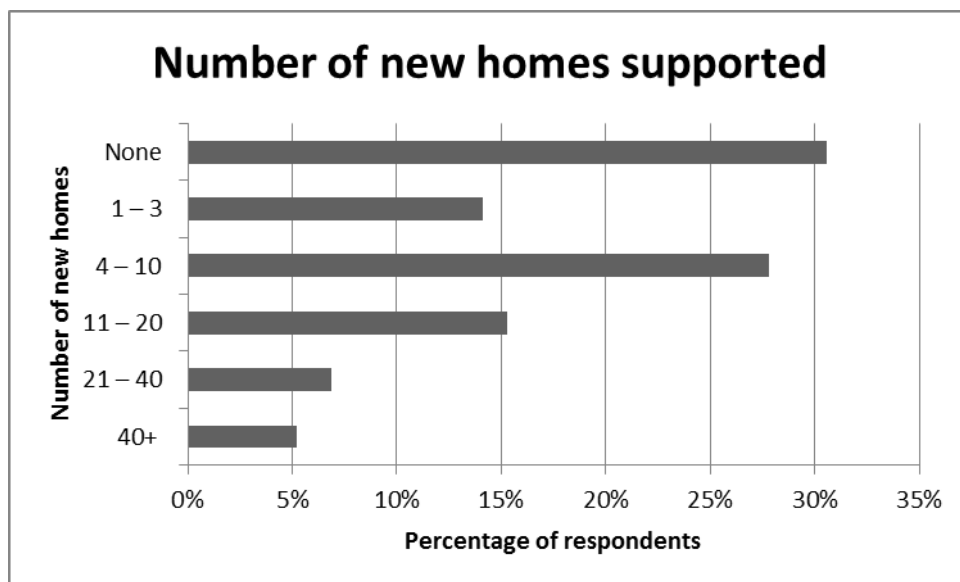
The distance travelled to work is often a good measure of the sustainability of local development, as more people working locally can indicate an ongoing need for local housing. The table below shows how far people in the respondents' households travelled to work:

Persons in household	Distance to work				
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	Total
Person 1	28	38	42	23	131
Person 2	18	27	28	4	77
Person 3	1	2	2	1	6
Person 4	1	0	1	1	3
Person 5	0	0	0	0	0
<b>Total</b>	<b>48</b>	<b>67</b>	<b>73</b>	<b>29</b>	<b>217</b>

These results indicate a mixed level of sustainability for new housing development in the parishes, as measured by the survey respondents' access to employment. 53% of the respondents' working household members usually travel less than ten miles to their place of work, while 47% travel more. This suggests, despite the Donheads' proximity to Shaftesbury, a potential lack of more local sources of employment.

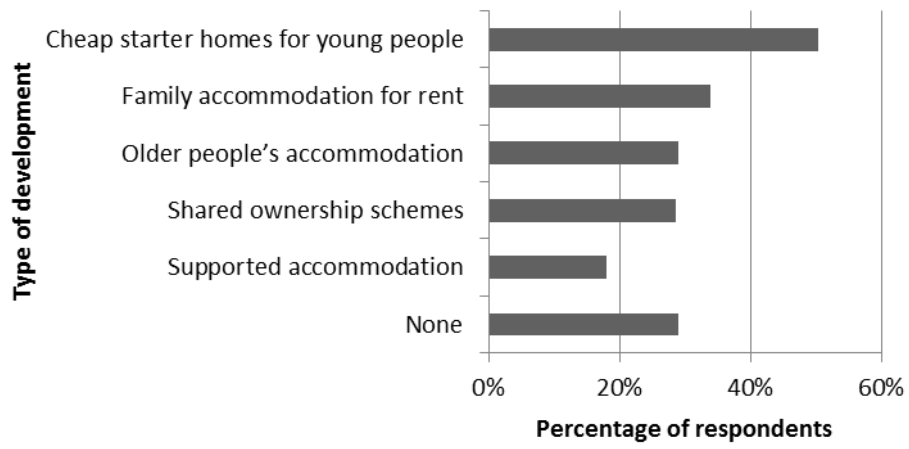
Respondents were also asked whether anyone currently living in their household would need separate accommodation in the parish now or in the near future, to which 3.2% of respondents (eight households) answered 'yes'. This indicates a low sustained need for housing in the parishes.

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. A majority of respondents (69.4%) were in support of some new housing in the parishes, with 27.8% of respondents supporting the development of between four and ten new homes. 30.6% of respondents were opposed to any new housing in the parishes:



Respondents were finally asked what types of housing development, if any, they would support. 50.4% of the survey's respondents supported the development of affordable starter homes for young people, with 33.9% of respondents also supporting the development of family accommodation for rent and 29% new older persons' accommodation. 28.6% endorsed the development of new shared ownership homes and 18.1% new accommodation for residents with disabilities. 29% of respondents reiterated their opposition to new housing in the parishes:

## Types of new home supported



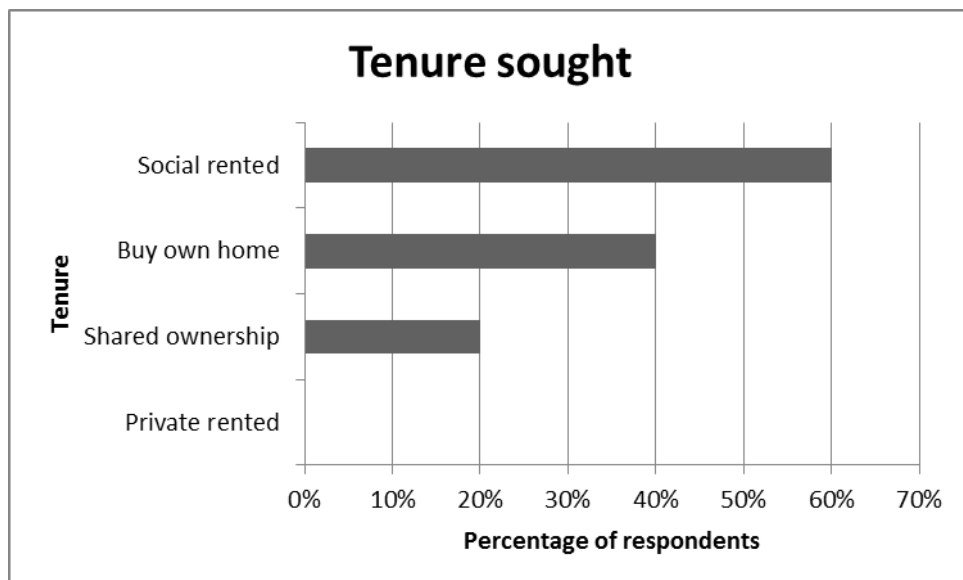


## Part two – Households requiring accommodation in the parishes

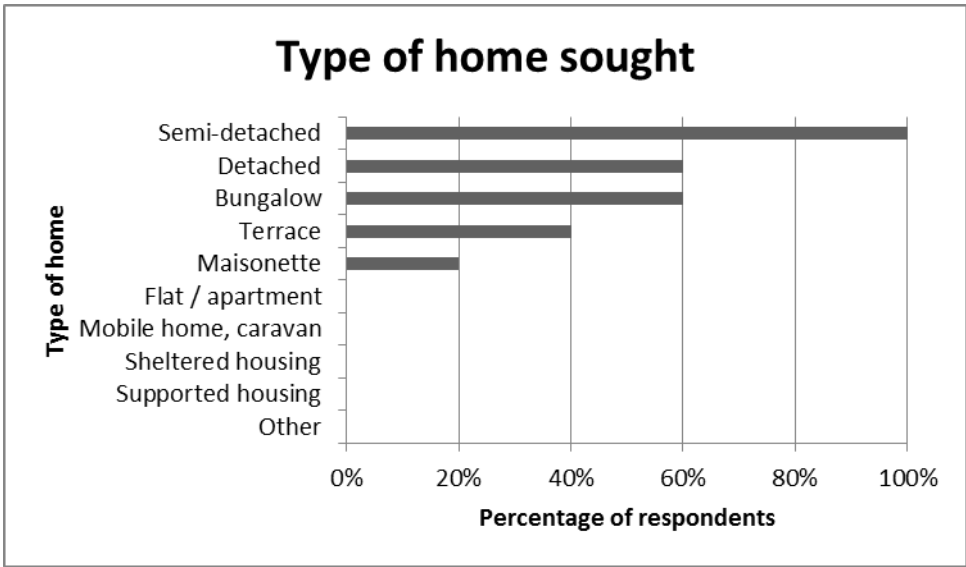
This part of the report looks initially at all the responses to section two of the survey in order to give a broad picture of the need for both market and affordable housing in the parishes. A financial assessment and an evaluation of the current affordable housing are then made in order to describe in more detail the need for specifically affordable (i.e. non-market) housing.

Five respondents replied to this section of the survey, indicating their need for housing in the parishes. The most popular reasons for needing to move were that the respondents were living with their families and wanted to live independently, or were living in overcrowded homes and needed larger properties.

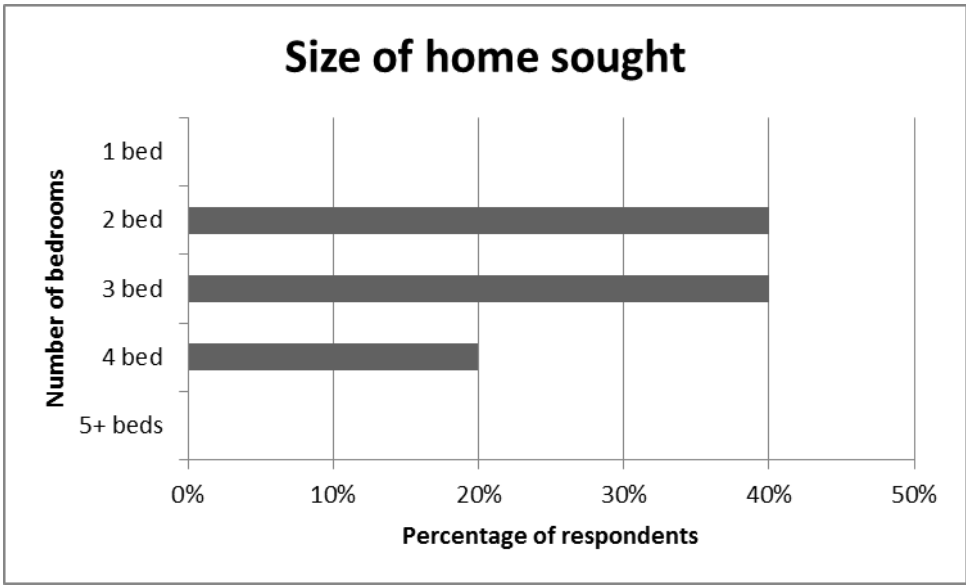
The respondents requiring accommodation in the parishes were asked what type of tenure they sought. Socially rented properties were the most desired, while no need was expressed for privately rented homes. Households could indicate more than one response:



Respondents to this section were also asked what type of housing they required. The most sought-after types were semi-detached homes, followed by bungalows and detached properties. Full responses are given in the chart below (more than one answer could be given):



In terms of size, the most popular options were for two and three bedroom homes and respondents also expressed a need for properties with four bedrooms. No need was declared for homes with one, or with more than four, bedrooms:



The respondents were then asked if there was a lack of suitable existing housing in the Donheads to meet their needs, to which four of the five households answered 'yes'.

In order to assess the need for **affordable** housing in the Donheads, it is necessary to consider the equity, income and savings levels of respondents. Please note that due to the low number of respondents to this section of the survey and the need to preserve their confidentiality, 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 among the respondents were predominantly low, with only one household declaring more than £20,000 in savings. Income levels were also notably low. Two of the five households declared very low gross household

incomes of below £10,999pa, and only one household reported a gross income of more than £30,000pa.

Comparing income, savings and equity levels with affordability in the Donheads suggests that one household would **not** require public support in order to achieve their required housing. The remaining four 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 these parishes, presented in Section 8.

## 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 Donhead St Andrew and Donhead St Mary area:<sup>5</sup>

<b>Bedrooms</b>	<b>Aug 2014 – Oct 2014</b>
1	£131,400
2	£197,800
3	£246,000
4	£381,100
5+	£594,000

### 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 the parishes cost £197,800 then a household may require £29,670 as a deposit. Annual household income would have to be at least £48,037 for a single applicant or £56,043 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:<sup>6</sup>

- It would be unlikely that a household would be able to purchase a property in these parishes 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.

---

<sup>5</sup> House price estimates from the Mouseprice local area guide to the SP7 postcode area, <http://www.mouseprice.com/area-guide/average-values/> . Please note that the SP7 postcode covers a wider area than Donhead St Andrew and Donhead St Mary parishes and that there may be significant internal variation in house prices.

<sup>6</sup> 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.

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 also be taken into account.

- On the 21<sup>st</sup> January 2015, there were **nine** households on the Wiltshire Council Housing Register in need of affordable accommodation in the Donheads parishes: none of these households are described in Section 8 of this report as in need of affordable housing. The households on the Register are seeking properties with either one or two bedrooms, and any full assessment of housing need in the parishes must take account of the Register.<sup>7</sup>
- The 2011 Census recorded 94 social homes in the parishes.<sup>8</sup> These properties represent 14.6% of the total housing in the Donheads, which is an average proportion of affordable housing for Wiltshire (14.7% in Wiltshire as a whole).<sup>9</sup>
- The social housing in the Donheads had a 6.4% re-let rate in the past year: from the first to the fourth quarter of 2013/14, six social homes were re-let in the parishes.<sup>10</sup>
- The levels and turnover of social housing in the parish suggest that **one** 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 the household specifying an interest in market purchase, and able to afford this, also described a lack of suitable accommodation in the Donheads. This household requires a two bedroomed detached, semi-detached or bungalow home, and their description of the lack of such suggests a potential need for an open-market or mixed tenure development in the area.

---

<sup>7</sup> Wiltshire Council, Housing Strategy, live tables.

<sup>8</sup> Table QS405EW, 2011 Census: Tenure – Households, English parishes / Welsh communities.

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

<sup>10</sup> 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. 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 these parishes. 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 properly determining local housing need.

### **Subsidised rented housing**<sup>11</sup>

- 1x three bedroom home
- 1x four bedroom home

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

- 1x two bedroom home

### **Sheltered housing for older people**

- None

---

<sup>11</sup> 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.