

Broad Hinton and Winterbourne Bassett

Housing Needs Survey

Survey Report

December 2015

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1. Summary of the Parishes

The parishes of Broad Hinton and Winterbourne Bassett are in Marlborough Community Area within the local authority area of Wiltshire.

- The two parishes have a combined population of 809 according to the 2011 Census, comprised of 321 households.¹
- Although separate civil parishes, Broad Hinton and Winterbourne Bassett form a unified administrative area with a single parish council.
- The parishes are in the North Wessex Downs Area of Outstanding Natural Beauty and on the edge of the Marlborough Downs. The highest point is Hackpen Hill, at 272m above sea level, which has on it one of the famous Wiltshire White Horses.
- **Broad Hinton** lies at the head of the Kennet valley. It covers 1,260 hectares / 3,144 acres, is 192m / 630ft above sea level and lies 11.5km / 7 miles north-west of Marlborough. The village was formed from the amalgamation of two earlier settlements of Hinton Columbers and Hinton Wase.
- The settlement of Uffcott, 2.3km / 1.3 miles to the east of Broad Hinton village centre, lies within Broad Hinton parish and comes within the remit of Broad Hinton and Winterbourne Bassett Parish Council for local government purposes.
- Broad Hinton has a primary school, two public houses, The Barbury Inn and The Crown Inn, a village shop and post office and a village hall. It has sports clubs including a cricket club and a badminton club. It also has societies including a Women's Institute and an amateur dramatics society.
- The parish church of Broad Hinton dates probably from the 13th century. It was called St. Mary's in the 13th century but in the 19th century was re-dedicated as St Peter ad Vincula.
- **Winterbourne Bassett** covers 886 hectares / 2,190 acres and is 10.5 km / 6 miles north-west of Marlborough. It is the most northerly of three rectangular parishes, Winterbourne Monkton, Berwick Bassett and Winterbourne Bassett, which lie across the valley of the upper Kennet. From east to west it measures 5 km and from north to south, at its widest point, 2 km. The name Winterbourne comes from the small streams at the head of the Kennet and is shared by its neighbouring settlements. The name Bassett belonged to Alan Basset, who was the lord of the manor in 1194.
- The village has a public house and restaurant called The White Horse.
- The parish church of Winterbourne Bassett dates from the 14th century and is dedicated to St Katherine and St Peter. It was possibly solely dedicated to St Peter originally; the St Katherine dedication being added in the 16th century.

¹ 2011 Census, www.nomisweb.co.uk/. Parish data: Winterbourne Bassett (usual resident population of 159 in 64 households) and Broad Hinton (usual resident population of 650 in 257 households).

2. Introduction

In mid-2015, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with the Parish Council, to establish if there was a proven need for affordable housing in the parishes and potentially to use the findings of the survey to inform local neighbourhood planning.

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 affordable housing needs of local people (or those who have a need to live in the parishes or the locality) in Broad Hinton and Winterbourne Bassett.

- '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 six registered providers of social housing (housing associations) - Aster, GreenSquare, Guinness, Stonewater, 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, GreenSquare, Guinness, Stonewater, 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 the Parish Council for distribution at the beginning of September 2015.

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 16th October 2015. The forms were recorded and analysed by the Housing Strategy and Knowledge Management departments at Wiltshire Council.

- A total of 321 questionnaires were distributed in the parishes (259 in Broad Hinton and 62 in Winterbourne Bassett).
- 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 an excellent response rate of 43% with 138 responses received (116 from Broad Hinton and 22 from Winterbourne Bassett).
- 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 Broad Hinton and Winterbourne Bassett.
- Seven responses were made online.

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 in Broad Hinton and Winterbourne Bassett. This section also describes the levels and types of new housing that were supported by residents of the parishes.

The second section examines the households who declared a need for new housing in Broad Hinton and Winterbourne Bassett. The section begins by describing the overall need for both market and affordable housing in the parishes. A financial assessment is then made in order to determine the numbers of households who have a current need for new *affordable* (i.e. non-market) housing. The results of this financial assessment are summarised in the 'Recommendations' of the report (Section 8).

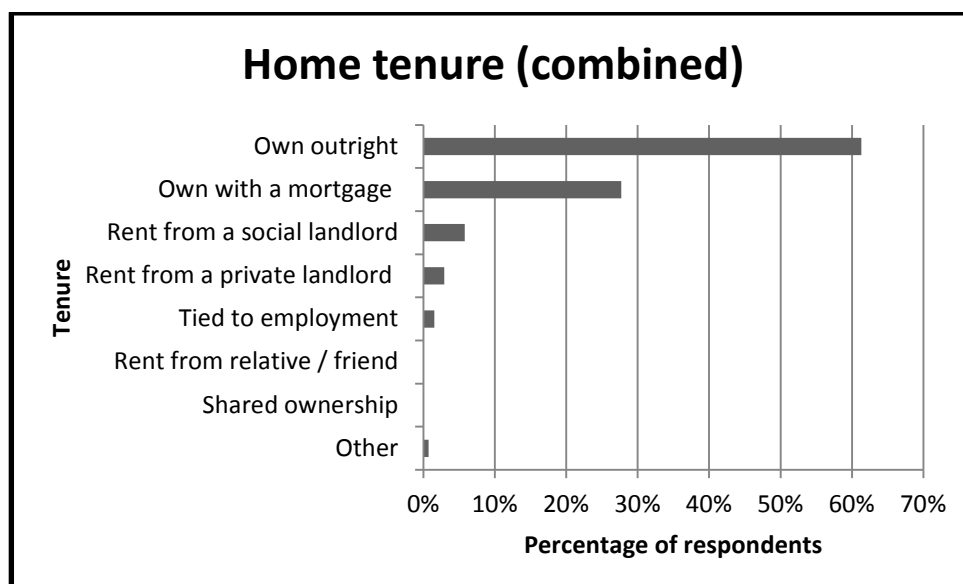
Part One – Households currently living in the parishes

The first question asked on the survey was whether the respondent's home in Broad Hinton or Winterbourne Bassett was their main home. All of those who replied, from both parishes, indicated that their home in the parish was their main home.

The 2011 Census indicates different tenure patterns in the two parishes, with Winterbourne Bassett having a higher proportion of social rented homes than Broad Hinton, and slightly lower proportions of owner-occupied, privately rented and shared ownership homes:

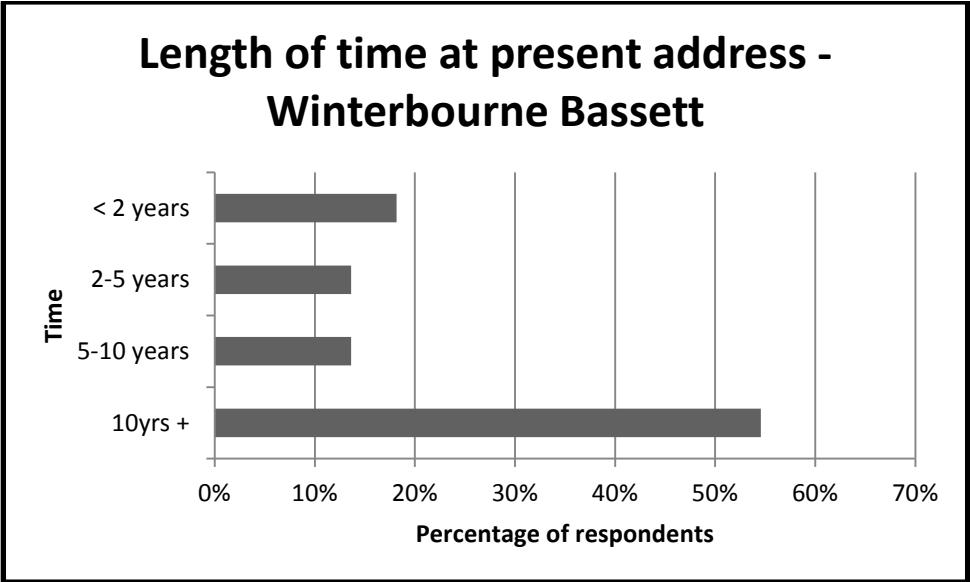
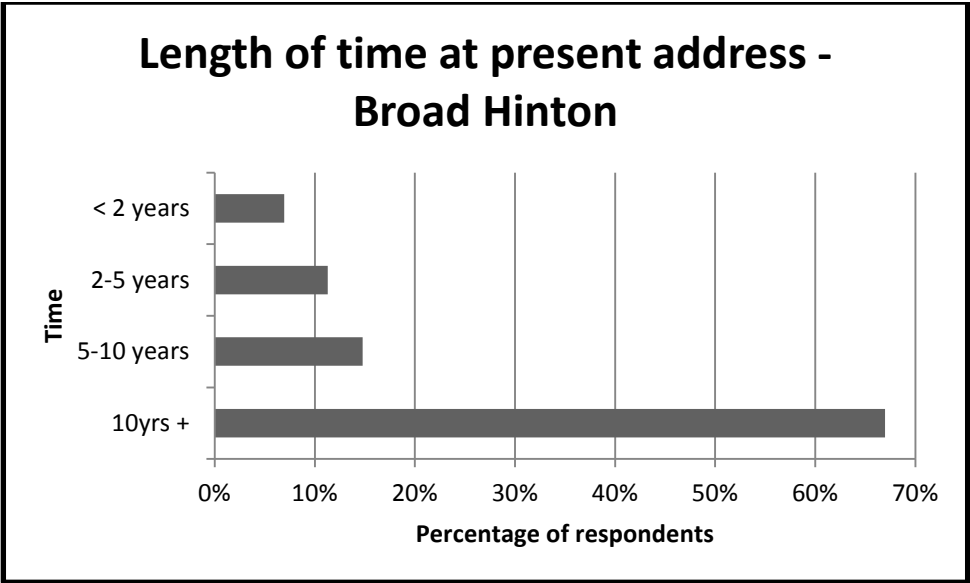
	2011 Census - tenure				
	Owner-occupied	Private rented	Social rented	Shared ownership	Rent free
Broad Hinton	73.9%	8.6%	13.6%	0.4%	3.5%
Winterbourne Bassett	70.3%	6.3%	21.9%	0.0%	1.6%
Combined	73.2%	8.1%	15.3%	0.3%	3.1%

The chart below shows the tenure of respondents to the survey, combined for both parishes. The majority (89%) of respondents were owner-occupiers, while 5.8% of respondents were living in socially rented properties, and 2.9% were renting from a private landlord or letting agency. Smaller proportions of respondents were living in accommodation tied to their employment (1.5%) or living in a tenure described as 'other' (0.7%). These results indicate a bias in the survey responses toward owner-occupiers and away from those living in rented homes, and the rest of this section should be read with this in mind.⁴



The two charts below indicate the length of time respondents have lived in Broad Hinton and Winterbourne Bassett, respectively. As shown, there was some variation between the parishes, with a lower proportion of respondents in Broad Hinton having lived at their present address for less than two years than in Winterbourne Bassett. However, a majority of respondents in both parishes had lived at their current address for more than ten years, which is appropriate for the levels of owner occupation among survey respondents:

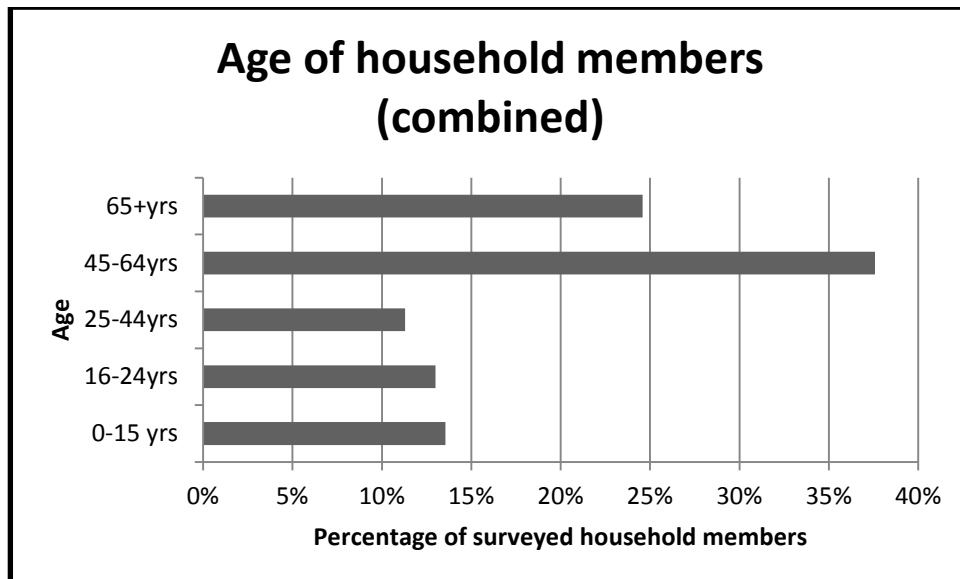
⁴ Tenure responses by parish. Broad Hinton: owner-occupied (89.6%), private rented (3.5%), social rented (5.2%), tied to employment (1.7%). Winterbourne Bassett: owner-occupied (86.4%), private rented (0.0%), social rented (9.1%), other (4.5%).



Both Broad Hinton and Winterbourne Bassett parishes have a higher proportion of large homes with four or more bedrooms than is average in Wiltshire. The 2011 Census recorded 54.7% of homes in Winterbourne Bassett, and 49.8% in Broad Hinton, as having four or more bedrooms, compared with 26.4% across Wiltshire as a whole.⁵ The survey responses reflected this variation as a slightly higher proportion of respondents from Winterbourne Bassett lived in homes with four or more bedrooms (63.6%) than did in Broad Hinton (60%). Conversely, while some respondents from Broad Hinton lived in smaller one and two bedroom homes (12.2%), the survey received no responses from households living in one and two bedroom homes in Winterbourne Bassett. In both parishes, the most prevalent types of home lived in by the the survey respondents were detached properties (70.4% of Broad Hinton respondents; 81.8% Winterbourne Bassett).

⁵ <http://www.nomisweb.co.uk/> 2011 Census, Table QS411EW.

The 2011 Census described 18% of the population of Broad Hinton parish and 14.5% of the population of Winterbourne Bassett as aged 65+ (18.2% average in Wiltshire). Collectively, 24.6% of the survey respondents' household members from both parishes were aged 65+, indicating a bias in the survey responses toward older members of the parishes:



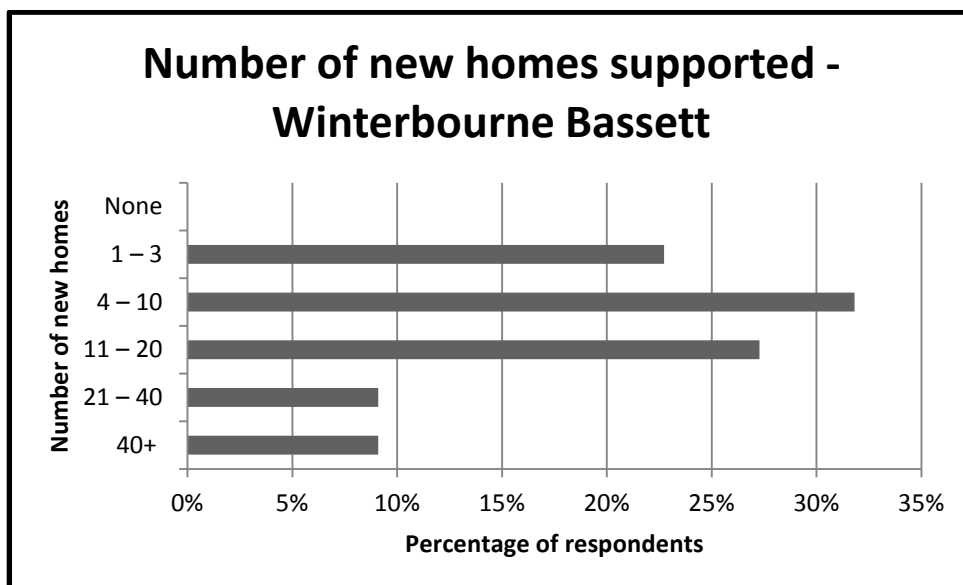
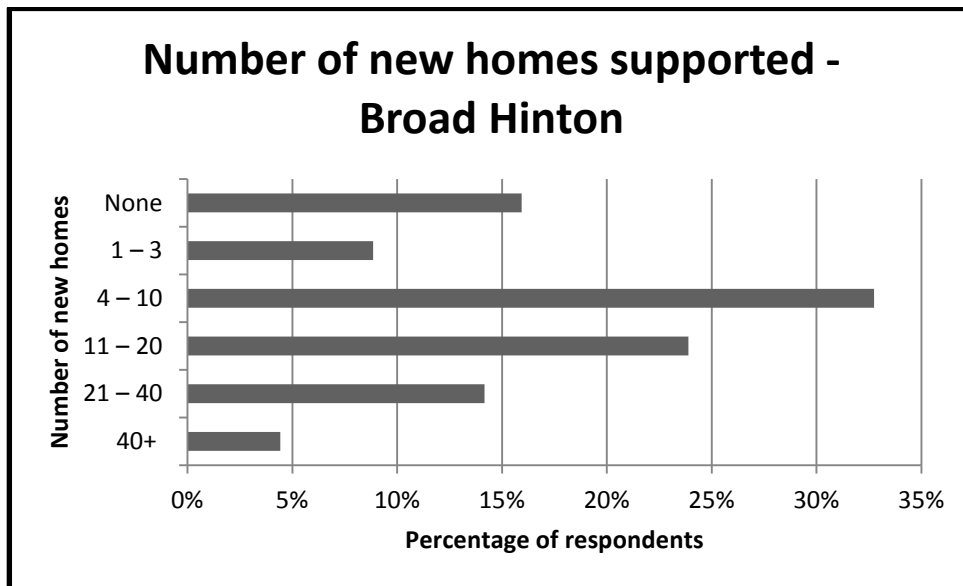
The distance travelled to work is often a good measure of the sustainability of local development, as more people working locally can indicate an ongoing need for local housing. The table below shows how far people in the respondents' households travelled to work, from both parishes:

Persons in household	Distance to work				Total
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	
Person 1	21	37	18	18	94
Person 2	18	28	12	2	60
Person 3	3	4	3	1	11
Person 4	1	0	0	0	1
Person 5	0	0	0	0	0
Total	43	69	33	21	166

These results suggest a good level of sustainability for new housing development in Broad Hinton and Winterbourne Bassett, as indicated by the survey respondents' access to employment. While 32.5% of households' working members usually travel more than ten miles to their place of work, 67.5% travel less than that, which suggests that both parishes generally benefit from good access to appropriate sources of local employment.

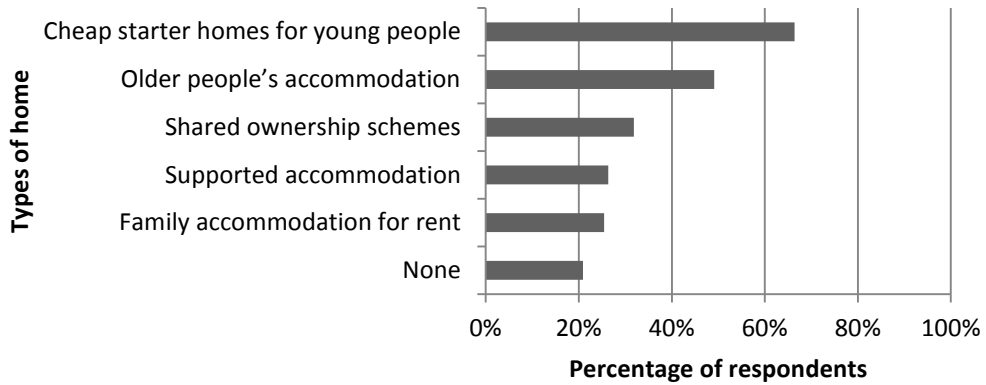
Respondents were also asked whether anyone currently living in their household would need separate accommodation in the parish now or in the near future, to which 7% of respondents from Broad Hinton (eight households) and 4.5% from Winterbourne Bassett (one household) answered 'yes'.

Respondents were then asked how many new homes they felt were needed in their parish. The majority of respondents in both parishes saw a need for some new local housing in their parish (84.1% in support from Broad Hinton and 100% from Winterbourne Bassett). Full results for each parish are given in the two charts below:

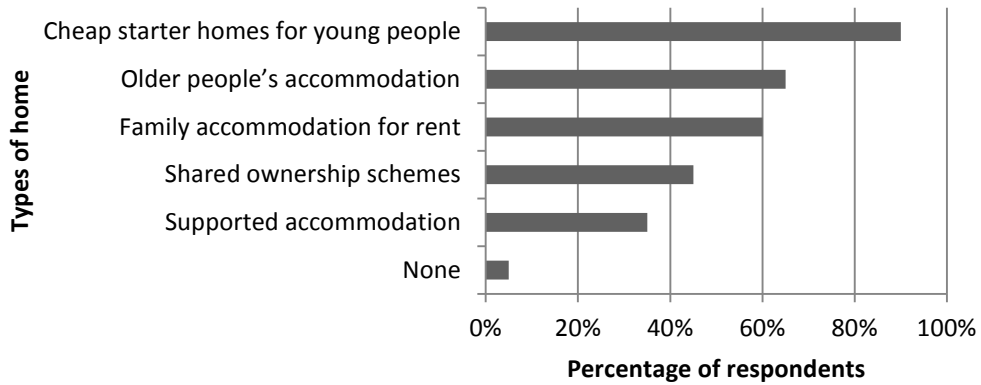


Respondents were then asked what types of development they supported. In both parishes, the most prevalent support was for affordable starter homes for young people (66.4% of respondents in Broad Hinton; 90% in Winterbourne Bassett), followed by older people’s accommodation (49.1% in Broad Hinton; 65% in Winterbourne Bassett). There was a significantly higher proportion of support for new family homes for rent in Winterbourne Bassett (60%) than in Broad Hinton (25.5%). 20.9% of respondents from Broad Hinton and 5% from Winterbourne Bassett did not support any of the suggested types of new homes. Full responses for each parish are given in the charts below (more than one answer could be given):

Types of new homes supported - Broad Hinton



Types of new homes supported - Winterbourne Bassett



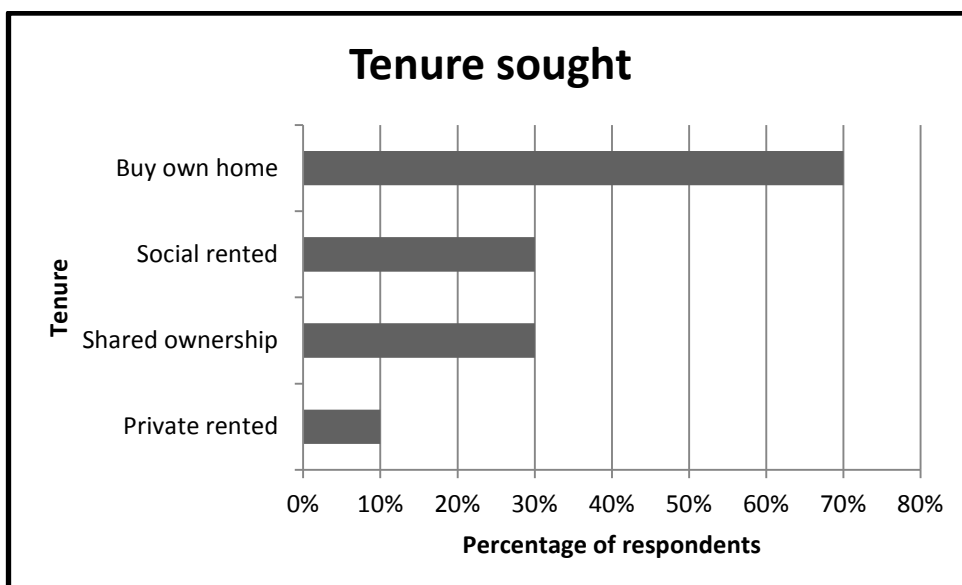
Part Two – Households requiring accommodation in the parishes

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 is then made in order to describe in more detail the need for specifically affordable (i.e. non-market) housing.

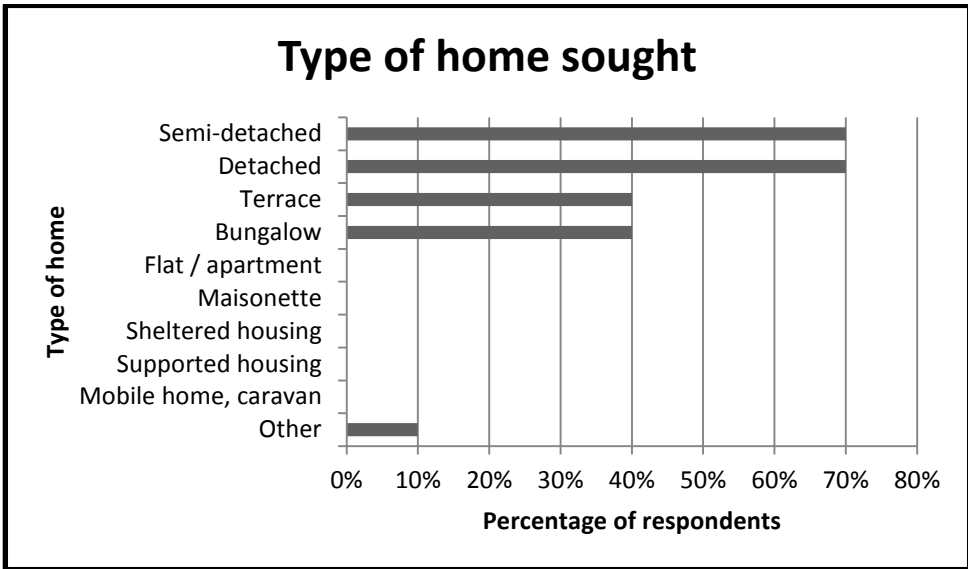
Ten respondents from Broad Hinton and none from Winterbourne Bassett returned this section of the survey, and the results that follow therefore apply only to Broad Hinton.

All ten respondents declared a local connection to Broad Hinton, either through currently living there, having previously lived there, currently working there, or having family members who currently live in the parish.

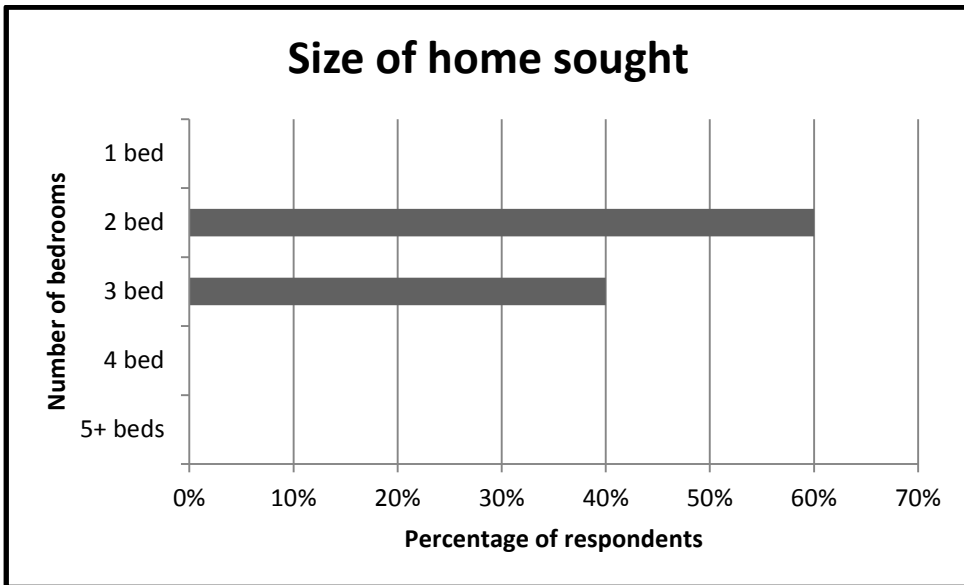
The respondents requiring accommodation were asked what type of tenure they sought. The most desired tenure was owned homes. Households could indicate more than one response:



Respondents to this section were also asked what types of housing they required, with the majority seeking semi-detached or detached homes. Full responses are given in the chart below (more than one answer could be given). The 'other' response was specified as 'to live close to family in a granny annexe or small bungalow in garden':



In terms of size, six of the respondents were seeking two bedroom homes, and four required three bedroom homes, while no respondents required homes with one bedroom or with more than three bedrooms:



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

Levels of equity, savings and incomes were extremely mixed. Five of the ten households reported having positive equity in existing properties, and four of these estimated the levels of equity remaining after outstanding mortgages and loans were repaid to be in excess of £140,000. Levels of savings, by contrast, were generally quite low, with only one household reporting savings over £40,000 and four households reporting that they had no savings. Gross household income levels were also mixed: three households reported low incomes of less than

£14,000pa, while two reported higher incomes of more than £50,000pa. The median gross income bracket of the respondents was £26,000 - £27,499pa.

Comparing income, savings and equity levels with affordability in Broad Hinton suggests that six of the ten households would **not** require public assistance 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 four households inform the recommendations of this survey for new affordable housing in Broad Hinton, 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 Broad Hinton and Winterbourne Bassett areas:⁶

Bedrooms	July 2015 – Sept 2015
1	£128,900
2	£191,800
3	£243,400
4	£373,400
5+	£518,300

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 Broad Hinton and Winterbourne Bassett costs £191,800 then a household may require £28,770 as a deposit. Annual household income would have to be at least £46,580 for a single applicant or £54,343 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in Wiltshire in 2013 was £19,524.⁷

- 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 SN4 postcode area, <http://www.mouseprice.com/area-guide/average-values/> . Please note that the SN4 postcode covers a wider area than Broad Hinton and Winterbourne Bassett parishes and that there may be significant internal variation in house prices.

⁷ Annual Survey of Hours and Earnings, 2013, Table 7.7a, Gross annual pay of employed persons, 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.

- In October 2015, there were no households on the Wiltshire Council Housing Register seeking affordable accommodation with a 'first preference' for either the Broad Hinton or Winterbourne Bassett parishes.⁸
- The 2011 Census described twenty two socially rented homes in Broad Hinton (8.6% of all homes in the parish), and four in Winterbourne Bassett (6.3%). In both cases, this represents a lower proportion of socially rented homes than the Wiltshire average of 14.7%.⁹
- The affordable housing in Broad Hinton had an 9.1% re-let rate over the past year, with two socially rented homes let to new households during the year. Both of these lettings were three bedroom homes. No socially rented properties were re-let in the past year in Winterbourne Bassett.¹⁰
- While the Housing Register's current 'first preference' need for affordable homes in Broad Hinton is zero, the levels and types of turnover of the social housing indicate that none of the households responding to the survey and in need of affordable accommodation could be expected to meet their needs through accessing the existing social housing of this parish.
- While this survey's recommendations describe the need for affordable housing (see Section 8 below), it should also be noted that **all** of the seven households responding to section two of the survey and able to meet their housing needs through market provision described a lack of suitable accommodation in the parish. These households possess the financial capacity to either rent or to 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:

Broad Hinton – market need summary				
Tenure sought	Size	Type	Support needs	Lack of suitable homes?
Private rented	3 bed	Detached / semi-detached	None	Yes
Owner-occupied	2 bed	Bungalow / single level annexe	Single level	Yes
Owner-occupied	2 bed	Detached / semi-detached	None	Yes
Owner-occupied	2 bed	Detached / bungalow	None	Yes
Owner-occupied	3 bed	Detached / semi-detached / terrace / bungalow	None	Yes
Owner-occupied	3 bed	Detached / semi-detached	None	Yes

⁸ Wiltshire Council, Housing Strategy, live tables.

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

¹⁰ This excludes internal transfers carried out by 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, 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 ¹¹

- 2x two bedroom homes

Shared ownership / discounted market homes

- 1x two bedroom home
- 1x three bedroom home

Sheltered housing for older people

- None

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 reforms by the 2012 Welfare Reform Act.

9. Parish Council survey – summary

ADDITIONAL PARISH COUNCIL SURVEY

Response

In addition to the main Wiltshire Council Survey, residents were given the option of completing a further set of questions posed by the Parish Council. These were also returned with the completed Wiltshire Council surveys in the pre-paid envelopes by 16th October 2015. There was no provision for on-line responses. The forms were recorded and analysed by a sub-committee of the parish council established for this task.

- There was a slightly lower response rate than for the Wiltshire Council section although high at 38.2% from Broad Hinton & Uffcott and 35.5% from Winterbourne Bassett (99 responses from Broad Hinton and 22 from Winterbourne Bassett).
- 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 parish.

The Report

This parish report is divided into two parts.

The first part asked residents to answer questions, regarding any future development, relating to the sizes and types of houses they would prefer, the location of any development and the timescale for such development.

The second part allowed residents to provide comments under the Free Thinking heading.

Full details of all the actual responses are available to be seen on the Broad Hinton Village Hall website: www.broadhinton.org.uk/the-village/parish-council/

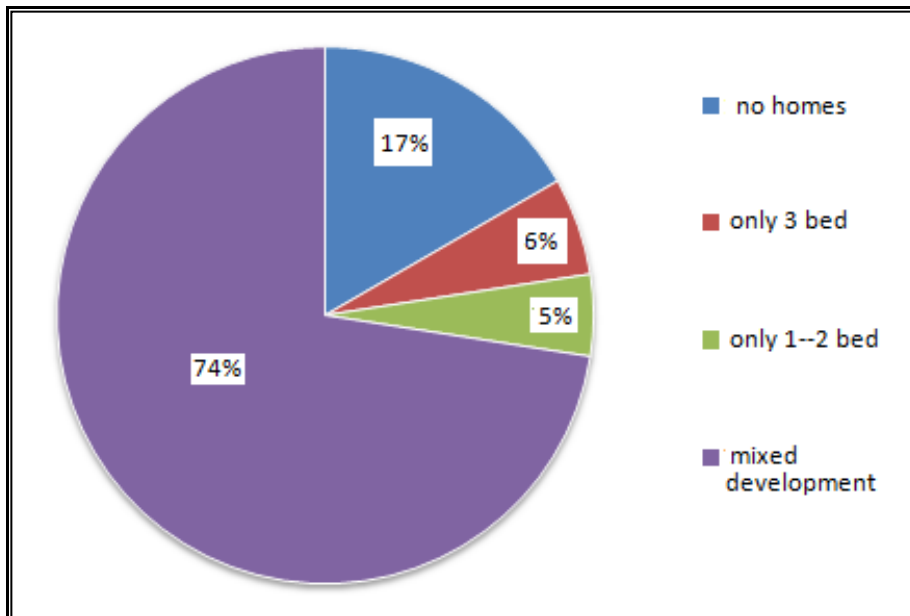
Section One

Q.1. Size and Types of Houses

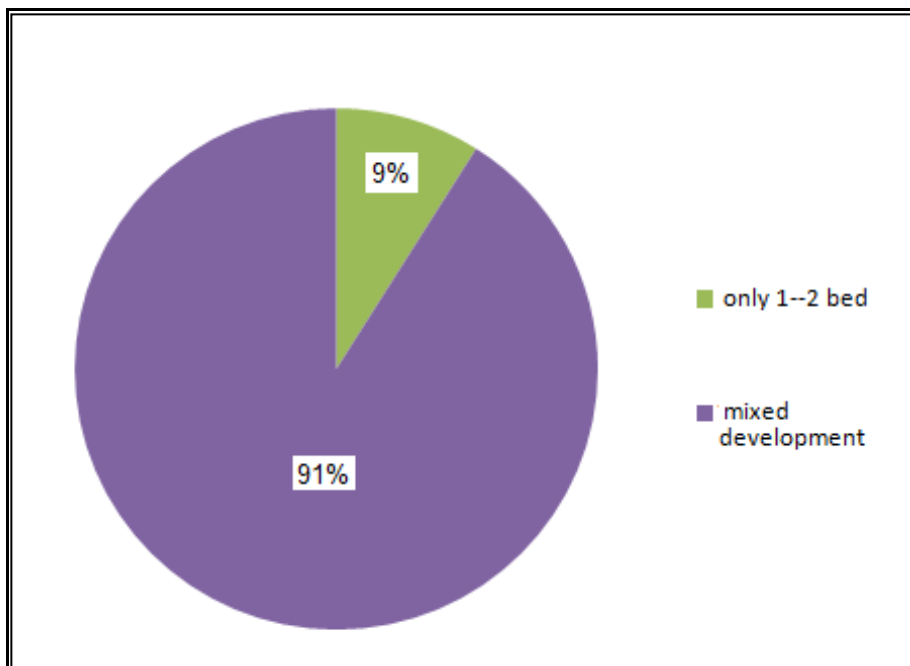
The first question asked was: 'what type and size of new housing should there be, if any?'

The charts below show that the vast majority of respondents favoured mixed development. Of those who were in favour of any development (and 17% in Broad Hinton were opposed to any development), 89% in Broad Hinton and 91% in Winterbourne Bassett preferred a mixture of sizes of houses.

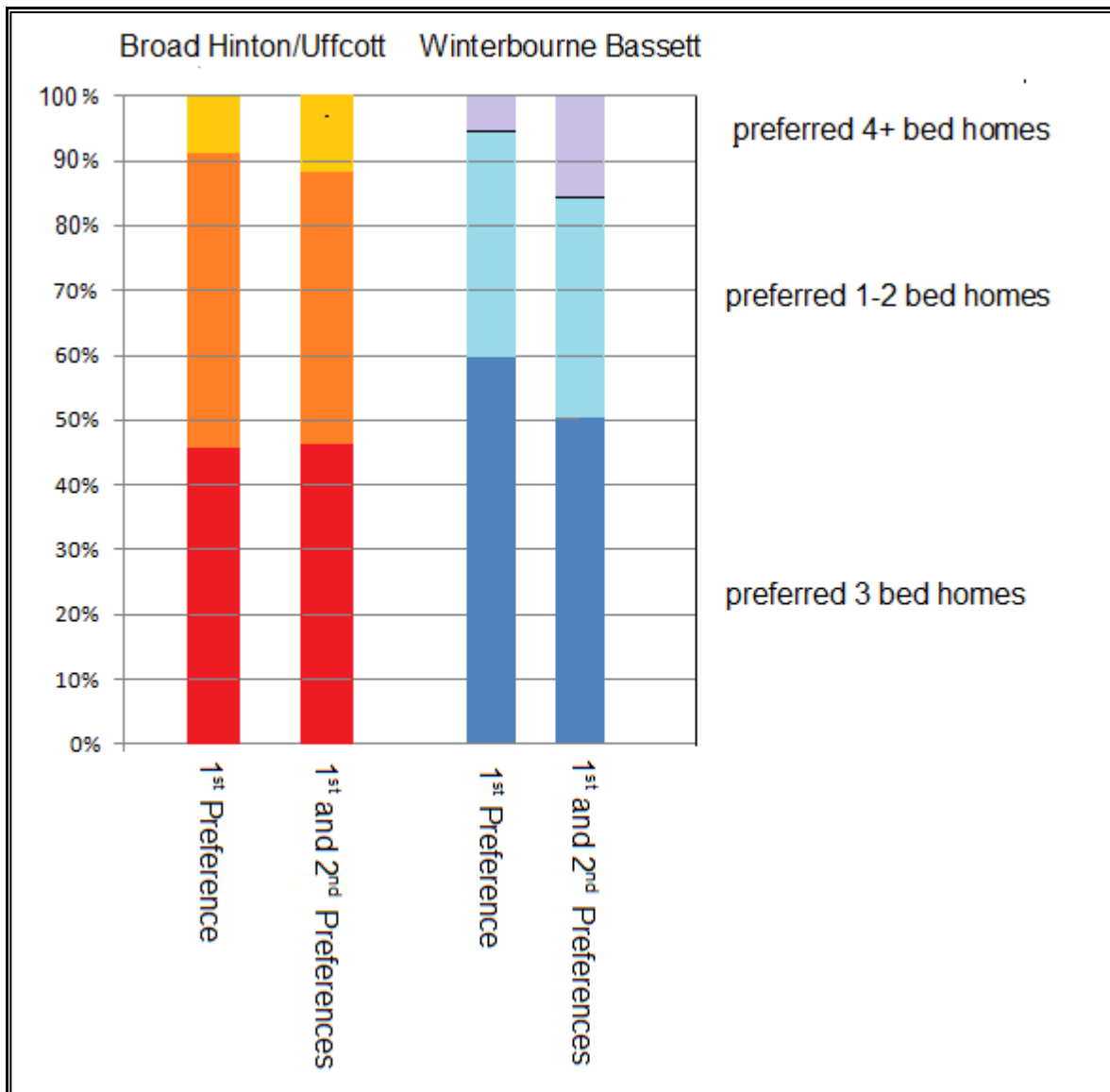
Broad Hinton & Uffcott



Winterbourne Bassett



Respondents were asked to rank sizes of homes in a priority order. There was slightly more support for 3 bed homes than 1-2 bed on first preference (46% to 45% in Broad Hinton; 60% to 35% in Winterbourne Bassett). Taking first and second preferences together there was little change although the provision of larger (4+ bedroom homes) increased in priority from 9% to 11% of respondents in Broad Hinton and from 5% to 15% in Winterbourne Bassett:



Residents were then asked to rank building types (bungalow, semi-detached, detached, flat, terraced, supported housing) in preference order from 1 – 6.

Broad Hinton & Uffcott response:

Type	1 st Preference	1 st & 2 nd Preferences
Bungalow	9%	22%
Semi-detached	43%	37%
Detached	32%	22%
Flats	0	1%
Terraced	7%	10%
Supported housing	9%	8%

Winterbourne Bassett response:

Type	1 st Preference	1 st & 2 nd Preferences
Bungalow	11%	15%
Semi-detached	26%	44%
Detached	37%	26%
Flats	0	0
Terraced	21%	12%
Supported housing	5%	3%

Q.2. Location

The next question sought views on whether, if there are to be any new houses, where they should they be located within the parish.

In Broad Hinton & Uffcott

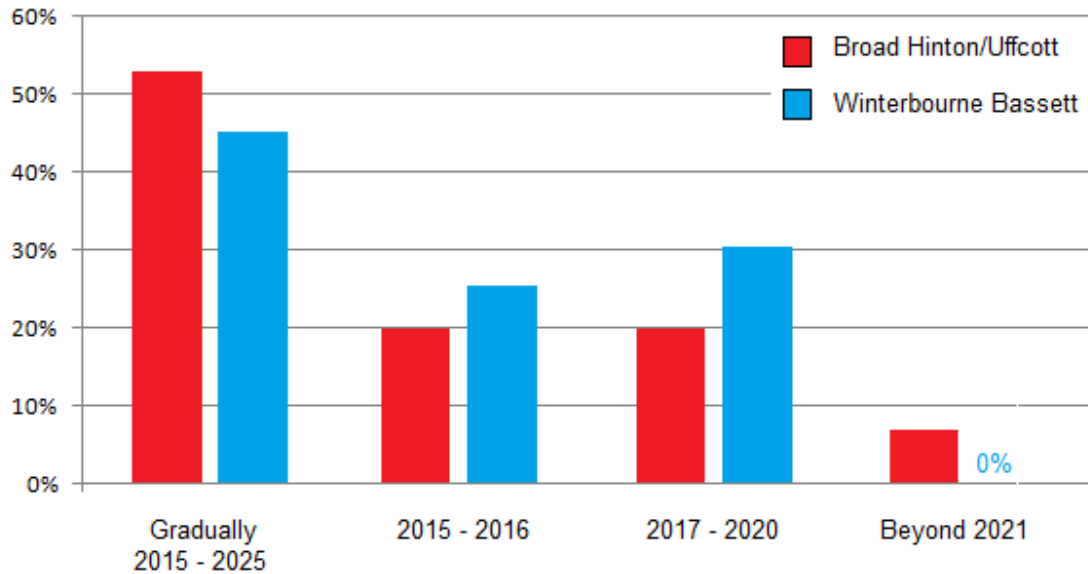
- 57% wanted any new houses to be spread thinly in small plots across Broad Hinton, Uffcott and Winterbourne Bassett
- 17% wanted any new development to be split into two or more plots in BH and WB
- 22% wanted any new development to be provided in one single plot in BH
- 3% wanted any new development to be provided in one single plot in WB

In Winterbourne Bassett

- 50% wanted any new houses to be spread thinly in small plots across the parish
- 25% wanted any new development to be split into two or more plots in BH and WB
- 25% wanted any new development to be provided in one single plot in BH
- 0% wanted any new development to be provided in one single plot in WB

Q.3. Timescale

To the question 'if there are to be any new houses, when would you want to have them built?' there were 6 responses from Broad Hinton which stated NEVER or gave no preference. Of those who stated a preference, the majority (53%) in Broad Hinton and the largest group (45%) in Winterbourne Bassett wanted to see development taking place gradually over the next 10 years. The chart that follows summarises all responses.



Section Two

Free Thinking responses – summary

In Broad Hinton and Uffcott 70 residents and in Winterbourne Bassett 10 residents took the opportunity to comment in the 'Free Thinking' section. All the comments have been copied verbatim and are available to be viewed on the parish website at: www.broadhinton.org.uk

In **Broad Hinton and Uffcott**, of those who commented, more were in favour of some development rather than against any development at all, although the scale of any development was frequently raised as a concern.

There was little support for any large-scale single development.

Major concerns over any development were as follows:

- breaching the building line
- the impact on the village environment within an Area of Outstanding Natural Beauty (AONB)
- the need for improvements to the infrastructure (roads, pavements, buses, etc).

The impact of additional car-parking near the school and village hall was concerning people.

There was more support for any development to be for smaller, affordable houses and bungalows rather than for more large houses. Many respondents hoped that any growth would create the opportunity for improved facilities to be provided in the village, particularly a children's playground.

In **Winterbourne Bassett**, of those who commented, far more were in favour of some development than against any further expansion.

Provision of smaller, affordable homes was the major requirement. The need to improve the infrastructure to cope with any new development was also of concern.

The Parish Council would like to thank all those who took the time to provide these comments. This feedback will assist in the formulation of a policy if, and when, any proposal is formally tabled for consideration.