

Seend

Parish Housing Needs Survey

Survey Report

June 2016

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1. Parish Summary

Seend is a village and civil parish about 3 miles (5 km) southeast of the market town of Melksham, Wiltshire, England. It lies about 3.5 miles (6 km) west of Devizes and 5.5 miles (9 km) miles northeast of the county town of Trowbridge. The Parish includes the sub-village of Seend Cleeve and the hamlets of Inmarsh, Martinslade, Seend Head, Sells Green and The Stocks (the latter being contiguous with Seend Cleeve). The Census of 2011 recorded a population of 1,132 people.

Seend village is on a hilltop more than 90 metres (300 ft.) above sea level. The hill is bordered to the west and south by Semington Brook, a tributary of the River Avon, and to the east by Summerham Brook, which is a tributary of Semington Brook. The village's High Street is the A361 Trowbridge-Devizes road; the A365 links the A361 with Melksham and passes through Sells Green.

The Domesday Book of 1086 does not mention a manor of Seend. In the 11th century Seend may have been part of the royal manor of Melksham. The earliest known record of the tenancy of the manor of Seend dates from 1190 when it was held by Wigan of Cherburgh.

Economic History

The Kennet and Avon Canal was built between 1794 and 1810. It passes about 0.4 miles (640 m) north of Seend village and even closer to Seend Cleeve. Renovation of the canal commenced in the 1980's and today it is used extensively by canal boat enthusiasts and on the towpath by walkers, cyclists and fishermen.

The Great Western Railway opened the Devizes Branch Line in 1857, passing about 0.6 miles (970 m) north of Seend village, and in 1858 Seend station was built to serve the area. Bromham and Rowde Halt was opened in 1909 at Sells Green, close to the north bank of the canal; the name was chosen because freight was expected to come from the horticultural area around Bromham. The line and stations were closed in 1966.

The opening of the railway encouraged quarrying of the iron ore field, which began in the middle of the 19th century and continued intermittently for the next century or so. 77,984 tons of brown haematite were quarried between 1855 and 1861 and a further 86,443 tons between 1871 and 1874. Quarrying was renewed during the Second World War and was still continuing in 1950. Seend Ironstone Quarry and Road Cutting is now a Geological Site of Special Scientific Interest;

There is a strong farming community of livestock and arable farmers. There are a significant number of small-scale businesses. There is one large employer (Bluemay – a specialist manufacturer of engineering components for industry) within the Parish.

Many inhabitants travel to the neighbouring towns for work and some inhabitants commute to London.

There is a caravan park that is used all the year around.

Facilities and Services within the Parish include:

The Church of England Parish Church of the Holy Cross is built of rubble stone faced with ashlar. The oldest part may be the low west tower, which predates the late-15th-century. Construction of Seend Methodist Chapel began in 1774 and was completed in 1775; it was opened by John Wesley. The building is red brick with ashlar stone quoins and lancet windows in an Early English style grouped in pairs and triplets. It has been a Grade 2 listed building since 1981. As of 2016 the chapel is still in use;

Seend Church School was built by Thomas Bruges in 1832 and opened the following year. It is now Seend Church of England Voluntary Aided Primary School and is part of the Academy Trust of Melksham. There is also a pre-school playgroup and a 'bouncy-club' for younger children.

The Parish has four public houses: the Bell Inn towards the west of Seend village, The Barge Inn and the Brewery Inn at Seend Cleeve, and the Three Magpies at Sells Green. It has three community buildings; the Community Centre, the Lye Field Pavilion and Recreational Field and the WI Hall - although this building is now used for storage. The Community Centre and Lye Field Buildings are hired regularly by a whole range of village organisations. The buildings are also available for hire by individuals and organisations not based in the Parish.

It has a post office and stores, located on the High Street.

It has a successful community bus that operates scheduled services and is available for hire. There are many village organisations, societies and sports activities. A full list of which may be found in the Parish Magazine. There are many informal groups, for example book clubs.

There is a population of 1,132 according to the 2011 Census, comprised of 479 households.¹

2. Introduction

In October 2015, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Seend 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 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. They also assist the Parish Council in helping to inform planning applications.

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 Service Development and Enabling team to assist in the delivery of new affordable housing.

¹ 2011 Census. <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) in Seend 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 at the end of February 2016.

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 11th April 2016. The forms were recorded and analysed by the Service Development and Enabling team at Wiltshire Council.

- A total of 510 questionnaires were distributed to households in the Parish
- Everyone was asked to complete the first section of the form.
- If a household considered itself to have a need, or likely to have a need, of affordable housing within the next five years, it was invited to complete the rest of the survey.

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.

- There was an excellent response rate of 42% with 214 replies received.
- This report describes the views only of the residents who returned the questionnaires.
- Four 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 Seend. This section also describes the levels of new 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 Seend. 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 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 the Parish was their main home. 99.5% of those who replied said that it was.

The 2011 Census data for Parish of Seend indicates that 75.8% of households in the Parish were owner-occupying, 12.5% were renting from social landlords, 9.6% were renting privately and 1.9% of households were living rent free.⁴

The chart below shows the tenure of respondents to the survey. The majority (88.3%) of respondents were owner-occupiers, while 6.1% of respondents were living in socially rented properties, 5.2% were renting from a private landlord or letting agency, and 0.5% were living in a tenure described as 'other'. These results indicate a bias in the survey responses toward those living in owner-occupied homes and the rest of this section should be read with this in mind.

Chart 1

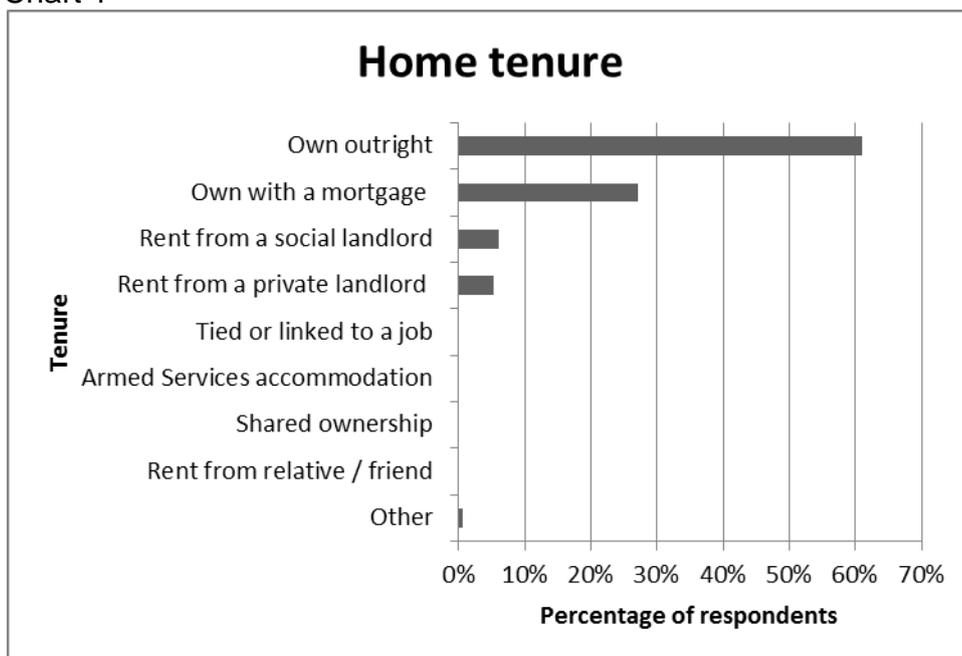
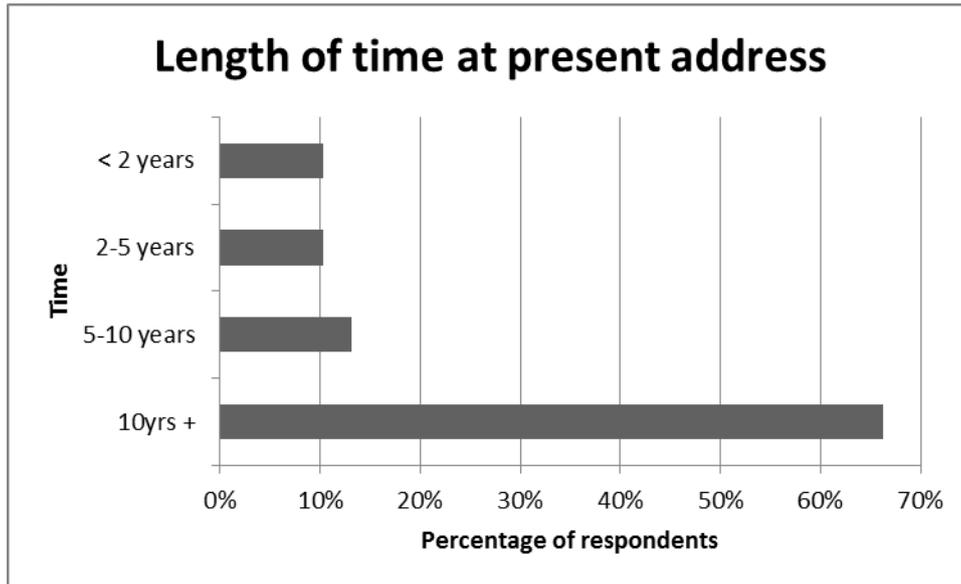


Chart 2 overleaf, indicates the length of time that respondents have lived in their current home. It shows that the majority of people who responded to the survey have lived in the Parish for more than ten years, which is appropriate for the high levels of owner occupation among survey respondents:

⁴ <http://www.nomisweb.co.uk/>

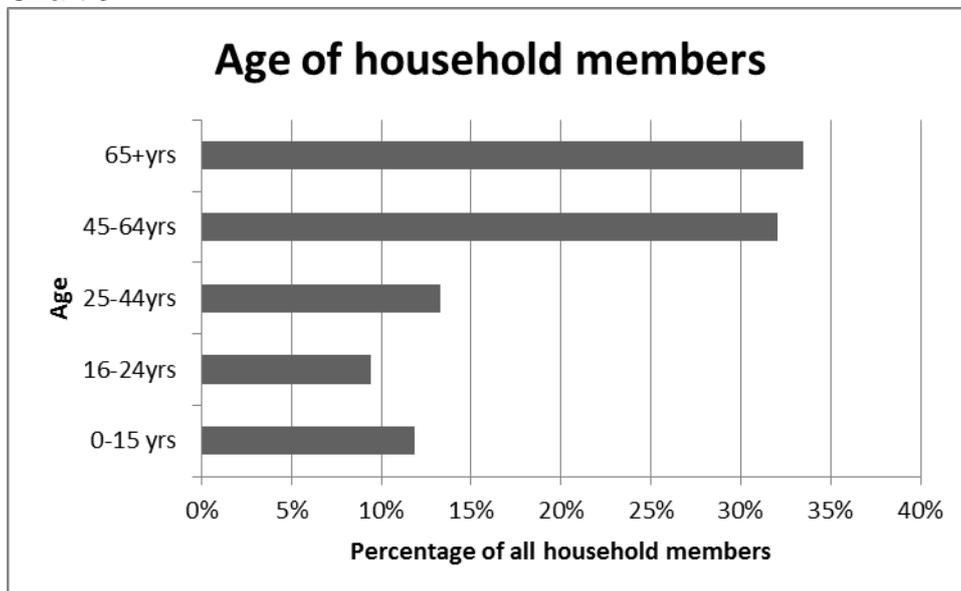
Chart 2



Many respondents to the survey lived in large family homes, with 12.3% of respondents having five or more bedrooms in their property; 32.1% lived in four bedroom homes; 39.2% had three bedrooms; 14.2% two bedrooms and 2.4% of respondents lived in homes with one bedroom.

The spread of ages recorded in the survey (Chart 3) indicates that around a third (33.5%) of respondent's household members were aged 65+:

Chart 3



As shown in chart 3 above, there were a significant number 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 Seend, from households with older people with fewer members, to households with younger people 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 may indicate an ongoing need for local housing. The table 1 below shows how far people in the respondents' households travelled to work:

Table 1

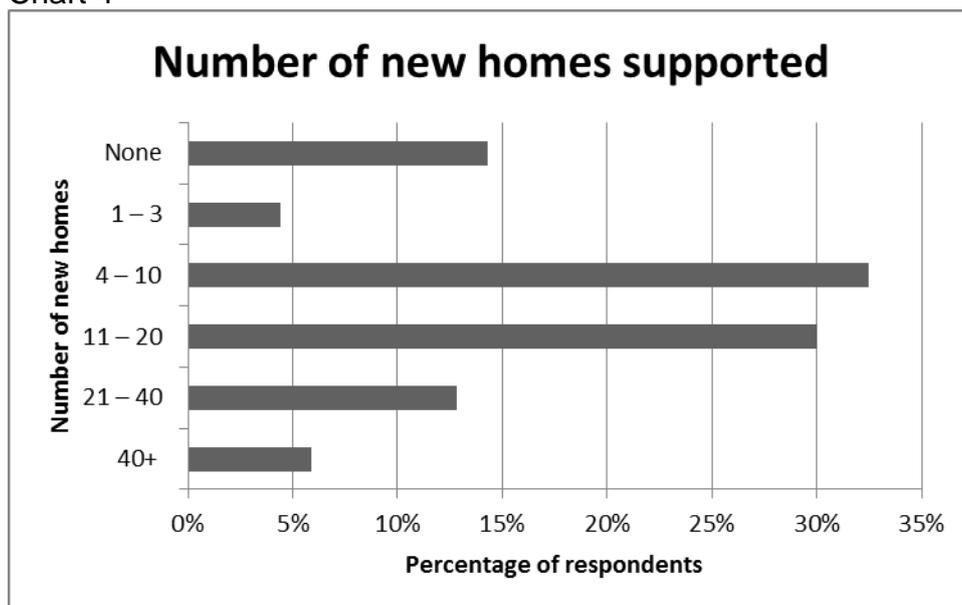
Persons in household	Distance to work				Total
	Up to 2 miles	2 - 10 miles	11 - 50 miles	51 miles +	
Person 1	21	36	49	17	123
Person 2	17	25	27	9	78
Person 3	1	5	4	1	11
Person 4	0	2	1	0	3
Person 5	0	0	0	0	0
Total	39	68	81	27	215

These results suggest a mixed level of sustainability for new housing development in the Parish, indicated by the survey respondents' access to local sources of employment. Approximately half of the households working members usually travel less than ten miles to their place of work.

Respondents were also asked whether anyone currently living in their household requires separate accommodation in the parish now or in the near future, to which 8.5% of respondents (17 households) answered 'yes', indicating a low level of sustained need for housing in the Parish.

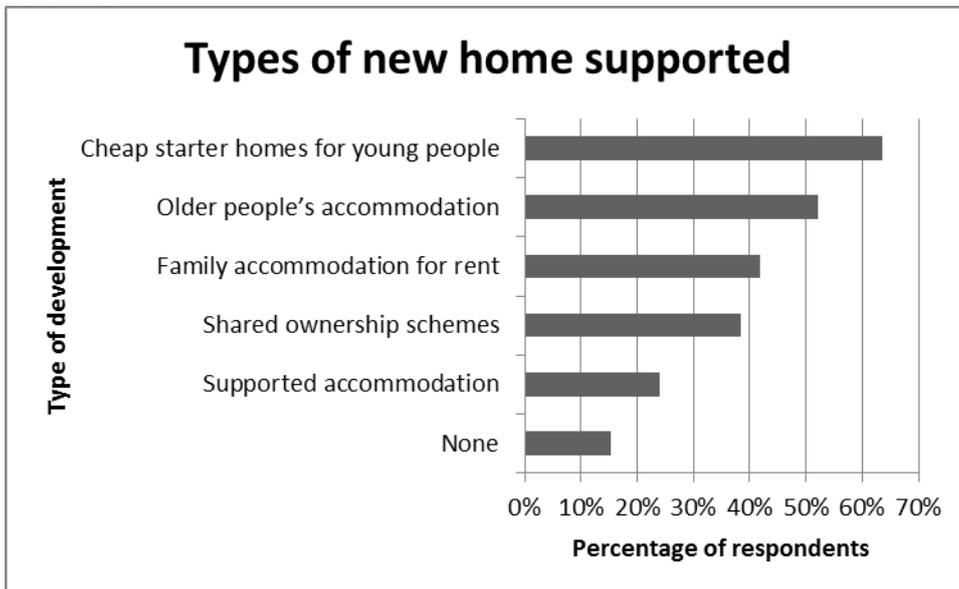
Respondents were then asked how many new homes they would support being built in the Parish. A large majority of respondents (85.7%) were in support of some new housing in Seend, with the most popular option (32.5% of respondents) being for between four and ten new homes. 14.3% of respondents were not in support of any new housing in Seend parish:

Chart 4



Respondents to this section were asked what types of housing development, if any, they would support. The types of housing considered most needed in the Parish by the survey respondents, were affordable starter homes for young people (63.5%) and accommodation for older people (24.1%). Full results are given in the chart below (more than one answer could be given):

Chart 5



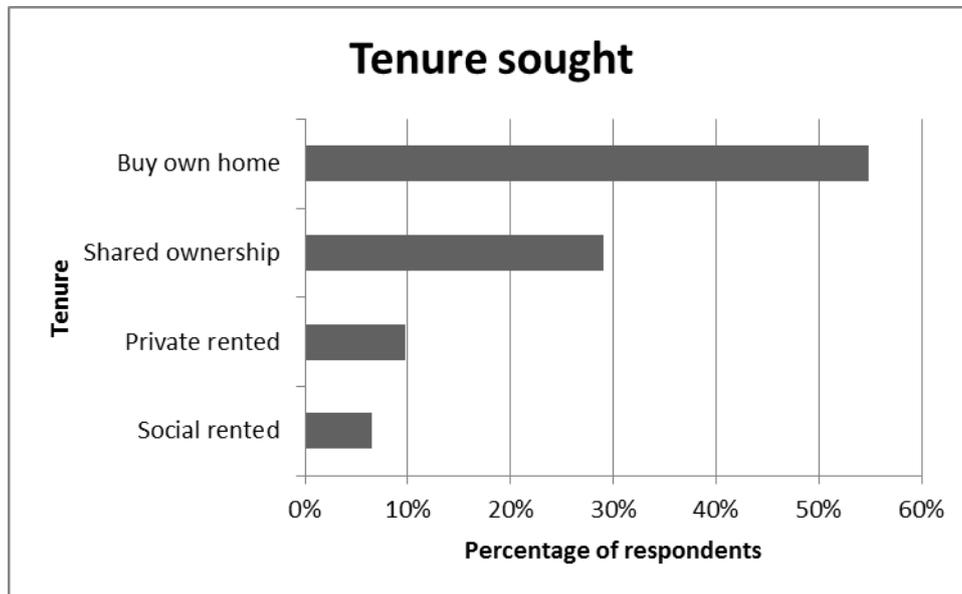
Part two – Households requiring accommodation in the Parish

This section 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 and an evaluation of the current affordable housing in the Parish are then made in order to describe in more detail the need for specifically affordable (i.e. non-market) housing.

Nineteen respondents replied to this section of the survey, indicating their need for housing in the Parish. The most frequent reasons given for needing to move were to move away from living with family or friends (six households), currently renting and wishing to buy a property (six households), to move to cheaper accommodation (five households) and because their current accommodation is too small (five households).

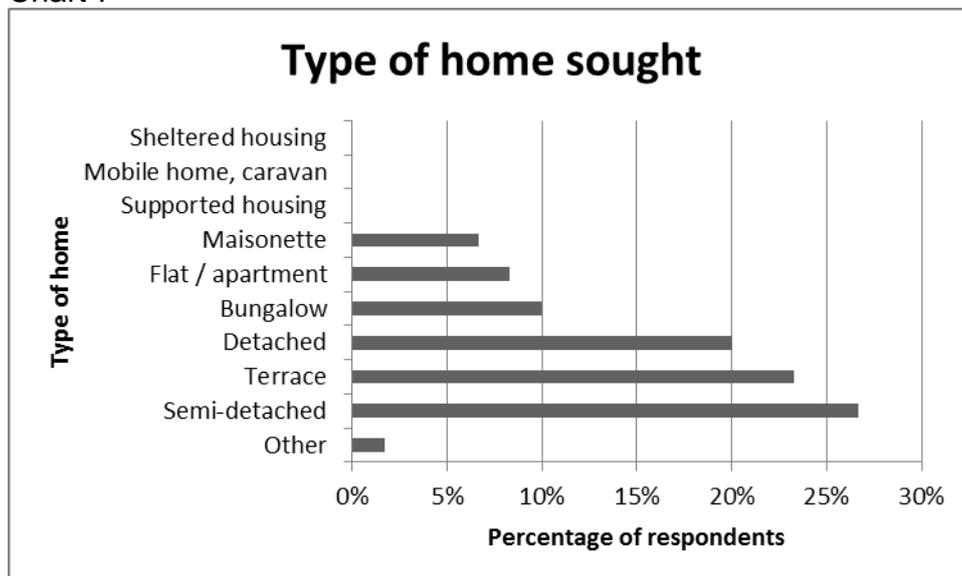
The respondents requiring accommodation in the Parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with private owned homes the most desired. Households could indicate more than one response:

Chart 6



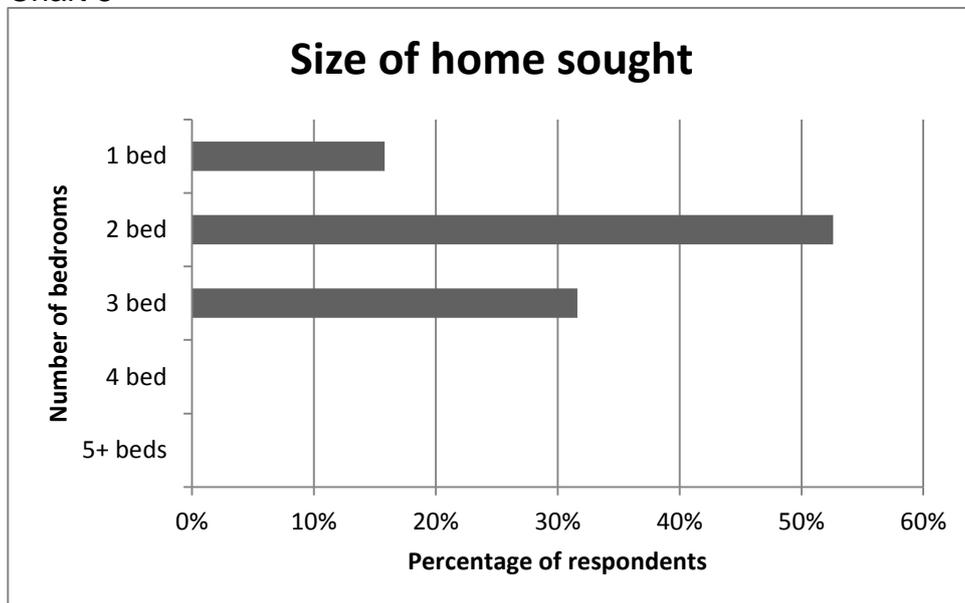
Respondents to this section were also asked what type of housing they required. The most sought-after type was semi-detached properties. Full responses are given in the chart below (more than one answer could be given):

Chart 7



In terms of size, the most popular option was for two bedroom homes and respondents also expressed a need for properties with one and three bedrooms. For homes with four or more bedrooms – no respondent declared a need:

Chart 8



The respondents were then asked if there was a lack of suitable existing housing in the Parish to meet their needs, to which eighteen out of nineteen households answered ‘yes’.

In order to assess the need for **affordable** housing in the Parish, 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.

Six households responding to this section of the survey reported having equity in an existing property. The estimated levels of savings among the respondents was mixed, with three households reporting debt or no savings, and 13 out of the 19 households declared savings, of varying amounts from less than £5,000 to over £90,000. Income levels of respondents were mixed. Five of the nineteen households reported gross incomes of less than £16,999pa, four between £18,500 and £24,499pa. Three households reported a gross household income of between £50,000 and £74,999pa. The median gross income bracket reported by the nineteen respondents was £24,500-£25,999pa.

Comparing income, savings and equity levels with affordability in the Parish suggests that six of the nineteen households would require public assistance in order to achieve their required housing and so 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 Seend, 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 Seend area:⁵

Bedrooms	Nov 2015 – Jan 2016
1	£135,200
2	£174,700
3	£222,100
4	£322,300
5+	£445,100

Example calculation for a mortgage

Typically, a household making a single application can obtain a mortgage of 3.5 times their annual income, or 3 x 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 Seend cost £174,700 then a household may require £26,205 as a deposit. Annual household income would have to be at least £42,427 for a single applicant or £42,427 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in Wiltshire in 2015 was £21,467.⁶

- 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.

⁵ House price estimates from the Mouseprice local area guide to the SN12 postcode area, www.mouseprice.com/area-guide/average-house-price/. Please note that the SN12 postcode covers a wider area than Seend parish and that there may be significant internal variation in house prices.

⁶ Annual Survey of Hours and Earnings, 2015, resident analysis. Gross annual pay of employed persons resident in Wiltshire, www.nomisweb.co.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 on page 15) 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 2016, there was one household on the Wiltshire Council Housing Register seeking affordable accommodation in Seend parish, looking for a four bedroom property. Any full assessment of housing need in the parish must take account of the Register.⁷ None of the respondents to the survey stated that they were on the housing Register.
- The 2011 Census recorded 60 social homes in the Parish.⁸ These properties represent 12.5% of the total housing in Seend, which is lower than the Wiltshire affordable housing average of 14.7%.⁹
- The social housing in the Parish had a 0% re-let rate in the past year: from the fourth quarter 2014/15 to the third quarter of 2015/16, with no social homes re-let in the parish.¹⁰
- 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.
- However, one of the six households deemed financially eligible for affordable housing specified in their survey response that they were seeking privately, rather than socially, rented accommodation or shared ownership accommodation. This household declared no savings suggesting that shared ownership would not be an option; their declared maximum rental price was also low for this area. The household described a lack of suitable accommodation for their needs in the Parish, and it is notable that the Parish has a small proportion of privately rented homes (9.6% of the total parish stock), the turnover of these is low and rents are generally higher than the LHA. Given this household's preference for renting privately, it is **not** included in the recommendations of this report for new subsidised rented homes, but the lack of availability of low cost privately rented homes in Seend does indicate a need for an open-market or mixed tenure development in the area. The household is seeking a two bedroomed semi-detached home.

⁷ Wiltshire Council, Housing Strategy, live tables.

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

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

¹⁰ 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 the Parish. As described in Section 7, the survey is only a quarter of the evidence required to fully assess housing need 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 properly determining local housing need.

Subsidised rented housing ¹¹

- None

Shared ownership / discount market homes

- 2 x one bedroom homes
- 3 x two bedroom homes

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 changes by the 2012 Welfare Reform Act.

Seend Parish council have asked for additional information from the survey to be published to enhance the report.

Section 1

Respondents were asked what type of home they live in. Almost all of respondents to this question live in detached, semi-detached or terraced houses.

Table 2

Home Type		% of Total
Detached	130	61.3%
Semi-detached	55	25.9%
Terraced (including end-terrace)	26	12.3%
Mobile home, caravan, mobile structure	0	0.0%
Converted flat / apartment	0	0.0%
Purpose built flat / apartment	0	0.0%
Maisonette	0	0.0%
Other	1	0.5%
Total	212	

Respondents were asked whether their home had any adaptations. They could select more than one answer. Over 80% of the respondent's homes had no adaptations.

Table 3

Adaptations		% of Totals
None	185	81.5%
Stair lift	8	3.5%
Access ramps	3	1.3%
Grab rails	17	7.5%
Level access shower	11	4.8%
Lifeline / Care-connect	3	1.3%
Total	227	

Respondents were asked to give the employment status of all household members not in full time education.

Table 4

Employment status	NOs of people in household
Working full time	143
Working part time	70
Unemployed seeking work	3
Unemployed not seeking work	17
Retired	165
Total	398

As well as the distance travelled to work, included above, respondents were asked to state how household members travelled to work.

Table 5

	Transport to work								
	Work from home	Car	Bicycle	Motorbike	Bus	Train	Walk	Other	Total
Person 1	19	101	2	3	2	6	5	7	145
Person 2	14	61	0	1	1	3	8	2	90
Person 3	0	10	0	0	0	0	0	0	10
Person 4	0	3	0	0	0	0	0	0	3
Person 5	0	0	0	0	0	0	0	0	0
Total	33	175	2	4	3	9	13	9	248
%	13.31%	70.56%	0.81%	1.61%	1.21%	3.63%	5.24%	3.63%	

Respondents were asked to indicate how many family members had permanently moved out of the majority in the last five years. 10 respondents indicated that 1 family member had moved away and 10 respondents indicated that 2 family members had moved away.

Table 6

Total household members moved from Parish	% of Totals
1	65.5%
2	34.5%
3	0.0%
4	0.0%
5+	0.0%
Total	29

The respondents were then asked the reasons that family members had moved out of the parish. A maximum of five reasons were asked for. Living closer to employment and living independently were the most popular reasons.

Table 7

Reasons for moving out of the parish.								
To move to cheaper accommodation	Previous home was too small	Previous home was too big	Access problems (e.g. steps, stairs)	A problem with the condition of the home	Relationship breakdown	To live with partner	To move closer to transport links	To move closer to friends / other family
4	0	0	0	0	1	8	2	1
To live closer to employment	To live closer to shops and services	To move to a better environment	To move to a safer area	To move to a school catchment	To live independently	To receive higher levels of care	Unable to manage in previous home	Eviction, end of tenancy or repossession
14	3	0	0	0	12	1	0	0

The respondents were asked what types of development they would support. The results of this were analysed by age of person completing the form.

Table 8

Age of person completing form	None	Family accommodation	Older People's accommodation	Shared ownership	Supported accommodation	Cheap Starter homes	Total
65+	11	41	57	30	24	63	226
45 - 64	11	17	17	18	12	21	96
25 - 44	3	8	10	6	5	12	44
16 - 24	0	7	9	3	0	2	21
0 - 15	4	11	6	7	5	13	46
total	29	84	99	64	46	111	433

Section 2

Respondents were asked to give their reasons for needing to move, up to five reasons could be selected. Wanting to buy (14%), needing independence (14%), needing cheaper accommodation (11.6%), and current home being too small (11.6%) were the most popular choices.

Table 9

Reasons for moving													
Cheaper accommodation		Currently renting, wants to buy		Current home too small		Current home too big		Access problems (e.g. steps, stairs)		Problem with condition of home		Relationship breakdown	
5	11.6%	6	14.0%	5	11.6%	3	7.0%	1	2.3%	4	9.3%	1	2.3%
To live with partner		To move closer to transport links		Be closer to friends/other family		To live closer to employment		To live closer to shops and services		To move to a better environment		To move to a safer area	
2	4.7%	0	0.0%	2	4.7%	0	0.0%	1	2.3%	2	4.7%	2	4.7%
To move into school catchment area		To receive higher levels of care		Unable to manage in previous home		Eviction, end of tenancy, or repos		To study		To provide support to family member(s)		With family wants independence	
0	0.0%	0	0.0%	1	2.3%	0	0.0%	0	0.0%	2	4.7%	6	14.0%
With friends wants independence		Other											
0	0.0%	0	0.0%										

Respondents were asked what type of tenure their household needed. The results are shown in chart 6 above. The full results are shown here. They were able to select more than one reason. The majority (54.8%) indicated that they would like to own their own home.

Table 10

Tenure required		
Buy own home	17	54.8%
Shared ownership (part buy, part rent)	9	29.0%
Social rented	2	6.5%
Private rented	3	9.7%
Armed Services accommodation	0	0.0%
Total	31	

3 people gave 3 reasons, 10 people gave 2 reasons

The respondents were asked to indicate what type of accommodation their household was seeking. The results are shown in Chart 7 above. More than one option could be selected. Semi-detached (26.7%) properties were the most popular choice. The full results are shown here.

Table 11

Type of accommodation household is seeking		
Detached	12	20.0%
Semi-detached	16	26.7%
Terraced (including end-terrace)	14	23.3%
Flat / apartment	5	8.3%
Maisonette	4	6.7%
Bungalow	6	10.0%
Mobile home, caravan/mobile home	2	3.3%
Housing for people with support needs	0	0.0%
Sheltered / warden (older people)	0	0.0%
Other	1	1.7%
Total	60	