

Orcheston

Parish Housing Needs Survey

Survey Report

September 2017

Wiltshire Council
County Hall, Bythesea Road, Trowbridge BA14 8JN

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1. Parish Summary

- The parish of Orcheston is in Amesbury Community Area within the local authority area of Wiltshire.
- There is a population of 339 according to the 2011 Census, comprised of 114 households.
- The parish includes the settlements of Orcheston and Elston.
- The village is served by a bus service between 0730 hrs and 1800 hrs Monday to Saturday.
- There are no village shops or pubs.
- Appleford School, specialising in dyslexia, is in Elston which also has a veterinary practice, racing stables, an outdoor therapy centre for disadvantaged young people and a mobile toilet hire company.
- Orcheston has a mixed arable and dairy farm, a caravan park and a cattery. There are two churches, one of which is cared for by the Churches Conservation Trust.
- There is a well-used village hall.
- The doctor's surgery and a Coop store are in neighbouring Shrewton (1 mile).

2. Introduction

In spring 2017, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Orcheston 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 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 Service Development and Enabling 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).¹
- 'The Wiltshire Rural Investment Partnership brings together representatives from the economic development, regeneration, spatial planning, service development and enabling 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.'²

¹ 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.

² 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.

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 Orcheston 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 on the 20th July 2017.

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 25th August 2017. The forms were recorded and analysed by the Service Development Officers at Wiltshire Council.

- A total of 114 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 36.0% with 41 replies received.
- This report describes the views only of the residents who returned the questionnaires and these views may not be representative of the wider population of Orcheston.
- 1 response was 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 Orcheston. 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 Orcheston. 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).

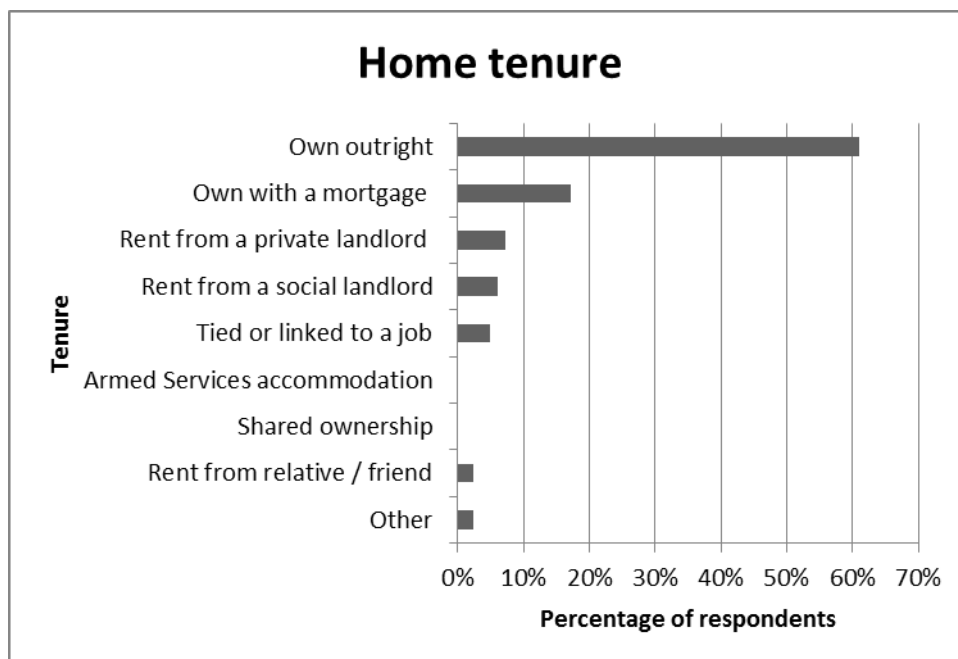
Part One – Households currently living in the parish

The first question asked on the survey was whether the respondents' home in Orcheston was their main home. 100% of those who replied said that it was.

The 2011 Census data for Orcheston indicates that 61.4% of households in the parish were owner-occupying, 18.4% were renting from social landlords, 16.7% were privately renting and 4.0% of households were living rent free.³

The chart below shows the tenure of respondents to the survey. The majority (78%) of respondents were owner-occupiers, while 4.9% of respondents were living in socially rented properties, 7.3% were renting from a private landlord or letting agency, 4.9% were living in accommodation tied to their employment, 2.4 % were renting accommodation from a relative or friend and 2.4% 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.

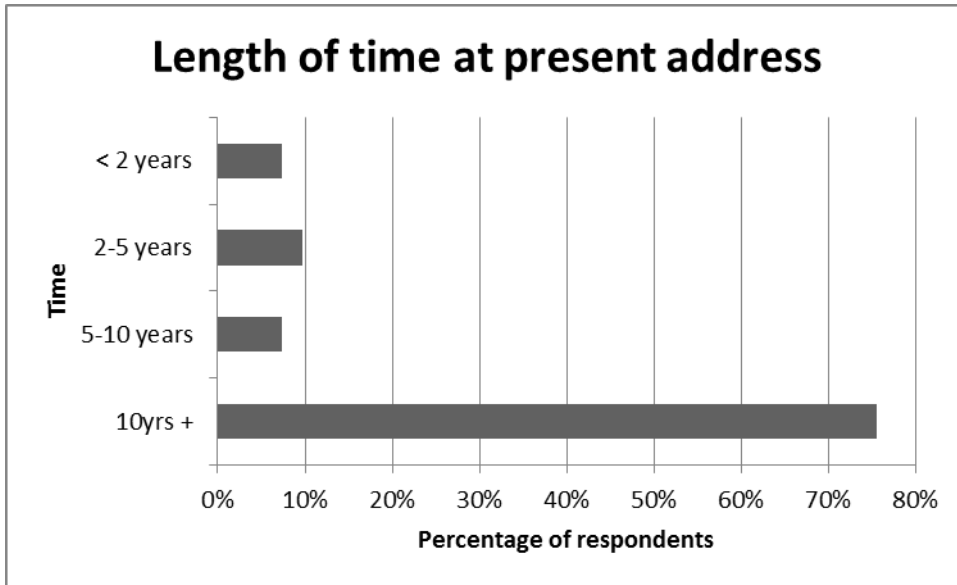
Chart 1



³ <http://www.nomisweb.co.uk/>

The chart below 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:

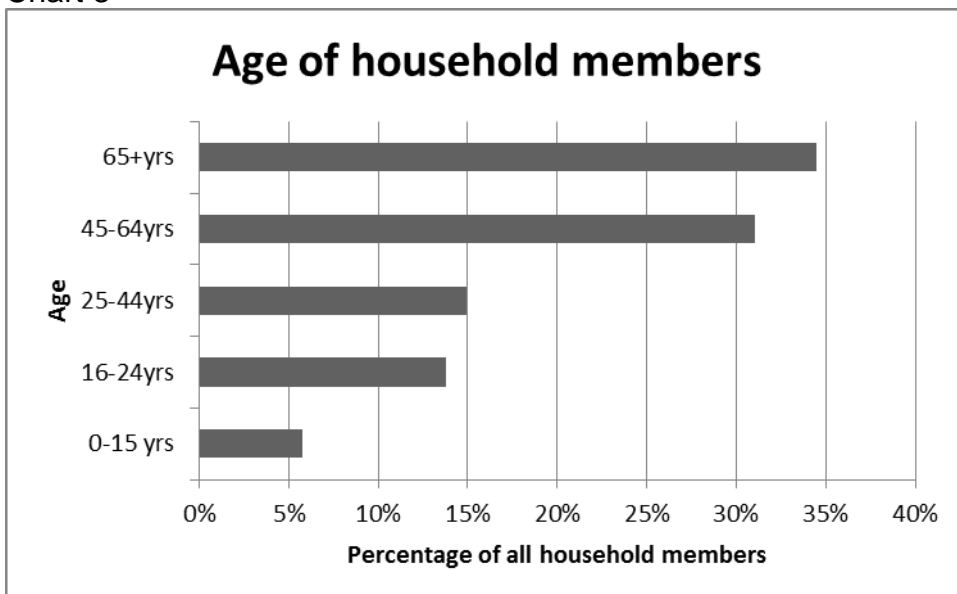
Chart 2



Many respondents to the survey lived in large family homes, with 14.6% of respondents having five or more bedrooms in their property. 29.3% lived in four bedroom homes, 34.1% had three bedrooms, 19.5% two bedrooms and 2.4% of respondents lived in homes with one bedroom.

The spread of ages recorded in the survey indicates that around a third (34.5%) of respondents' household members were aged 65+:

Chart 3



As shown in the chart above, there were fewer households responding to the survey with members aged under 45 and with children aged under 16. This indicates a spread of different household types in Orcheston, from older person households with fewer members, to younger households 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 can indicate an ongoing need for local housing. The table below shows how far people in the respondents' households travelled to work:

Table 1

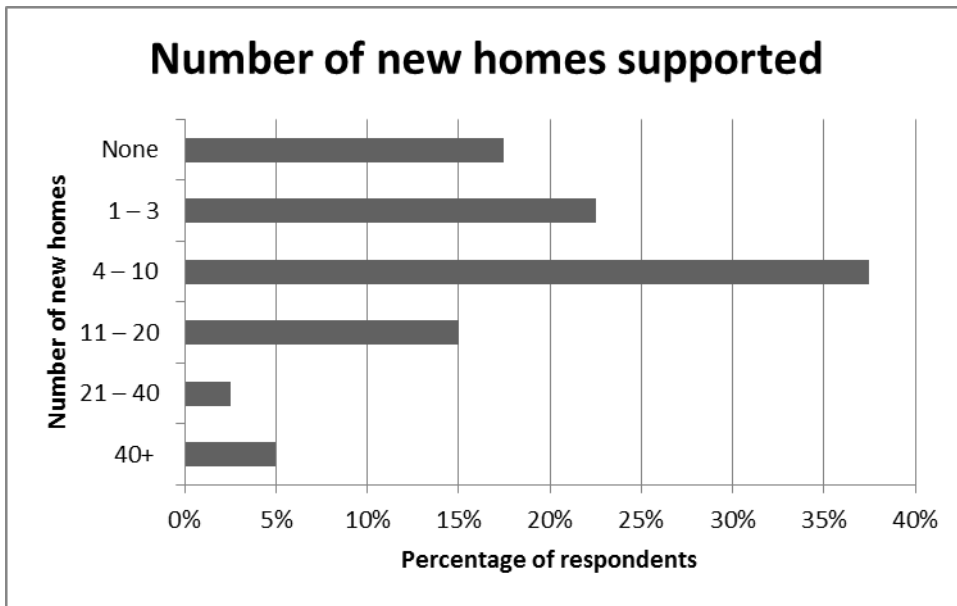
Q9	Distance to work				
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	Total
Person 1	6	5	9	3	23
Person 2	3	3	5	1	12
Person 3	0	2	2	0	4
Person 4	0	1	0	0	1
Person 5	0	0	0	0	0
Total	9	11	16	4	40

These results suggest a mixed level of sustainability for new housing development in Orcheston, indicated by the survey respondents' access to local sources of employment. Half of the households' working members usually travel less than ten miles to their place of work and half travel more than that. This suggests 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 7.7% of respondents (three households) answered 'yes', indicating a low level of sustained need for housing in the parish.

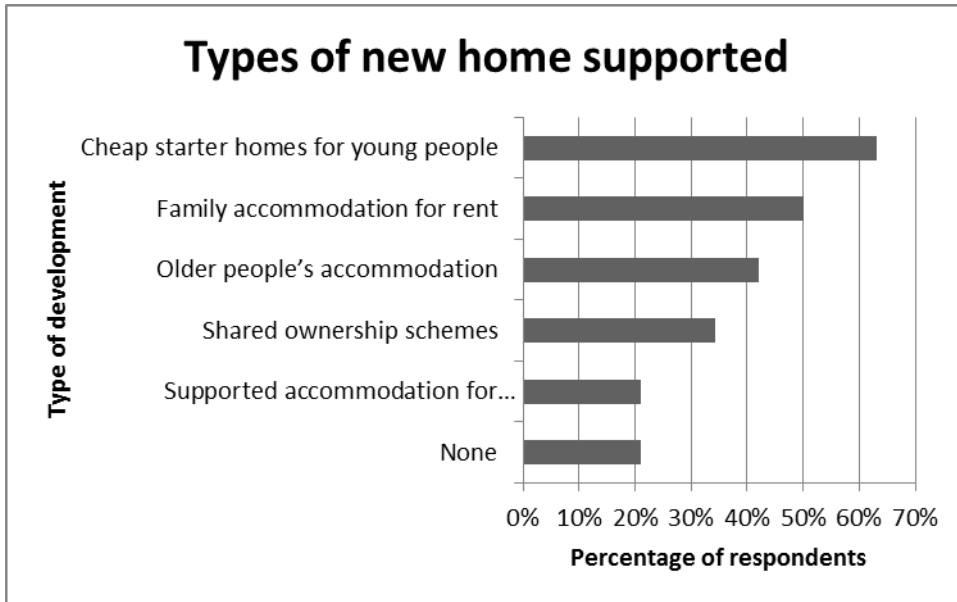
Respondents were then asked how many new homes they would support being built in the parish. A large majority of respondents (82.5%) were in support of some new housing in Orcheston, with the most popular option (37.5% of respondents) being for between four and ten new homes. 17.5% of respondents were opposed to any new housing in Orcheston parish:

Chart 4



Respondents to this section were finally asked what types of housing development, if any, they would support. The types of housing considered most needed in Orcheston by the survey respondents were cheap starter homes for young people (63.2%) and family accommodation to rent (50%). Full results are given in the chart below (more than one answer could be given):

Chart 5



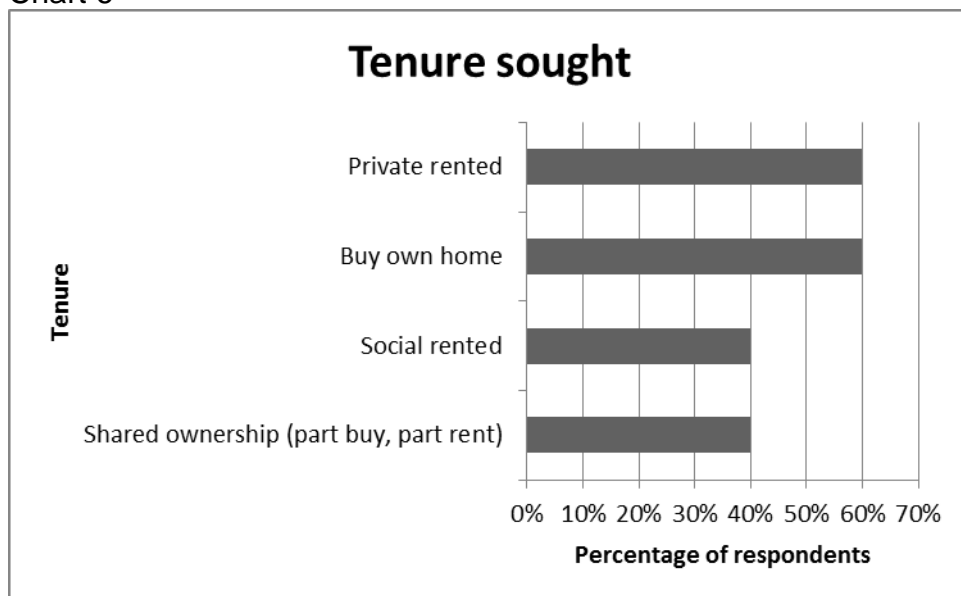
Part two – Households requiring accommodation in the parish

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 Orcheston 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 Orcheston. The most frequent reasons given for needing to move were to move to cheaper accommodation (two households), currently renting, wishing to buy (two households) and to move to bigger accommodation (two households). More than one response could be given.

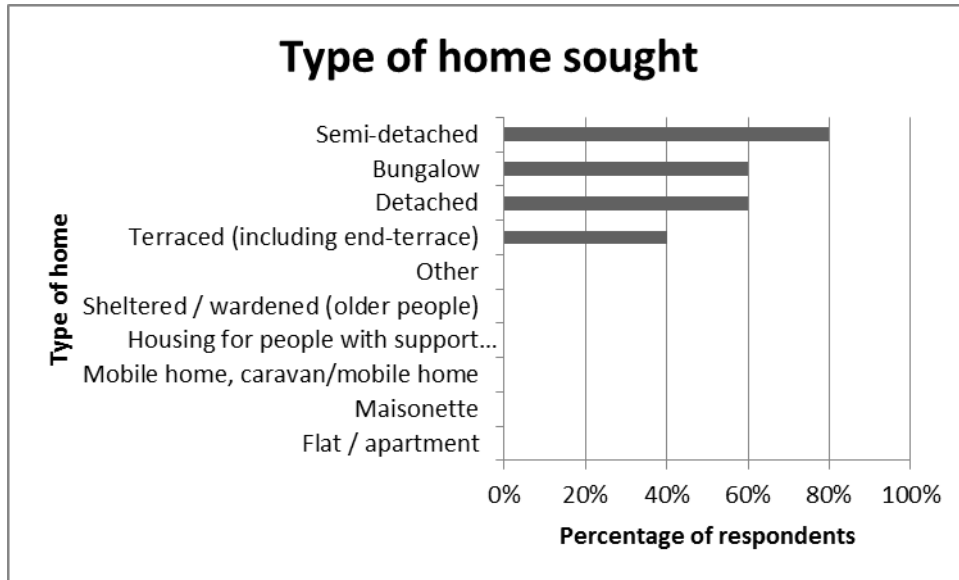
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with market purchase and private rented homes the most desired. Households could indicate more than one response:

Chart 6



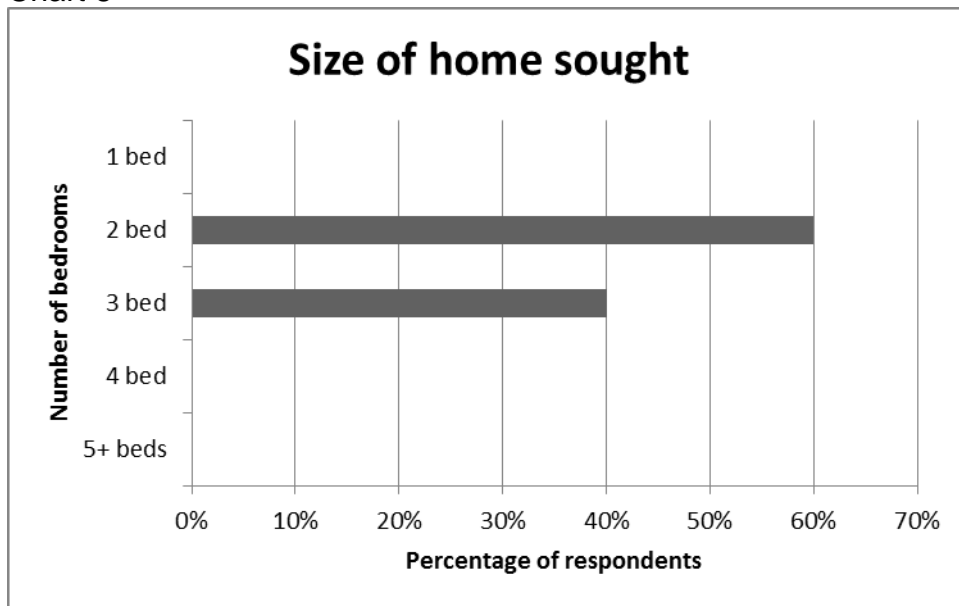
Respondents to this section were also asked what type of housing they required. The most sought-after type was semi-detached properties. Full responses are given in the chart below (more than one answer could be given):

Chart 7



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

Chart 8



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

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

It should be noted that only 3 of the five households provided financial information. None 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 low, with no households declaring more than £4,999 in savings. Income levels were also low. The median gross income bracket reported by the ten respondents was £20,000 - £21,499.

Comparing income, savings and equity levels with affordability in Orcheston suggests that two of the five 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 Orcheston, presented in Section 8.

Of the households not considered to be in housing need, two households stated that they were living in accommodation tied to employment. These households may have a need for affordable accommodation in the future when their employment ends. Although not enough information was provided to enable an assessment of their eligibility for affordable housing, based on the information and preferences provided it is likely that the two households would seek:

- a 2 or 3 bedroom private rented property, and
- a 2 bedroom social rented property.

The final household not included in the recommendations of this report stated that they would like to buy a two bedroom property and it appears from the information provided that they have sufficient resources for this, but they have stated that there is a lack of suitable housing in the parish to meet their needs, which may suggest there is a need for a small mix tenure development.

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 Orcheston area:⁴

Bedrooms	September 2017
1	£180,400
2	£277,100
3	£340,100
4	£505,400
5+	£747,800

⁴ House price estimates from the Mouseprice local area guide to the SP3 postcode area, www.mouseprice.com/area-guide/average-house-price/. Please note that the SP3 postcode covers a wider area than Orcheston parish and that there may be significant internal variation in house prices.

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 times 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 Orcheston cost £277,100 then a household may require £41,565 as a deposit. Annual household income would have to be at least £67,296 for a single applicant or £78,512 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in Wiltshire in 2014 was £21,817.⁵

- 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.

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 September 2017, there were no households on the Wiltshire Council Housing Register seeking affordable accommodation in Orcheston parish, any full assessment of housing need in the parish must take account of the Register.⁶
- The 2011 Census recorded twenty one social homes in the parish.⁷ These properties represent 18.4% of the total housing in Orcheston, which is higher than the Wiltshire affordable housing average of 14.7%.⁸
- The social housing in Orcheston had a 0% re-let rate in the past year: from the second quarter of 2016/17 to the first quarter of 2017/18, with no social homes re-let in the parish.⁹

⁵ Annual Survey of Hours and Earnings, 2016, 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.

⁶ Wiltshire Council, Housing Strategy, live tables.

⁷ Table QS405EW, 2011 Census: Tenure – Households, English parishes / Welsh communities.

⁸ Table QS405EW, 2011 Census: Tenure – Households, local authorities in England and Wales.

⁹ Wiltshire Council, Housing Strategy, live tables.

- The low 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.

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. The recommendations describe a snapshot of the need for affordable housing at the time the survey was conducted and do not take account of future changes in need, for example arising from the changing housing needs of employees of local businesses. The recommendations may not represent the parish's full housing need as responses were not received from every household, for example households which are on the Housing Register but have not completed a questionnaire are not included in these recommendations (see Section 7). In order to fully assess the housing need in the parish, the recommendations need to be considered alongside evidence provided by Wiltshire Council's Housing Register, the Strategic Housing Market Assessment, and the advice of allocation staff who manage the Register.

Subsidised rented housing ¹⁰

- 1 x three bedroom homes

Shared ownership / discount market homes¹¹

- 1 x two bedroom homes

Sheltered housing for older people

- None

¹⁰ 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.

¹¹ Please note that recommendations for numbers of bedrooms in shared ownership/discounted market properties are based on the number of bedrooms wanted by respondents, applicants can purchase the size of home they are able to afford.