

Edington

Parish Housing Needs Survey

Survey Report

July 2014

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1. Parish Summary

Edington is in Westbury Community Area in the west of the local authority area of Wiltshire. There is a population of 734 according to the 2011 Census, comprised of 325 households.¹

Edington is situated on the northern escarpment of Salisbury Plain. It is a historically important village as the site of the Battle of Ethandun (Edington) in 878 AD between King Alfred and the Danes. This led to the establishment of Wessex and is the starting point for England as we know it today.

The village has many interesting buildings including the 14th century Priory Church which hosts the internationally renowned Edington Music Festival held annually and hosts choristers and musicians from some of Britain's greatest cathedrals.

Amongst the picturesque buildings there are several thatched houses, an old forge, smithy and the recently renovated "Three Daggers" public house. The village is surrounded by attractive countryside which offers an excellent variety of footpaths, many of which give spectacular views from Salisbury Plain.

Community spirit in the village is very strongly centred around the refurbished parish hall and Edington has many groups and associations which put on a wide variety of events and activities including:

- Jazz Festival
- Music Evenings
- Summer Ball
- Village Fair and Evening Party in the playing field
- Cider Making Day
- Pumpkin Day
- Annual Scarecrow Walk
- Flower and Produce Show

Employment opportunities exist at the Edington Station Yard Ltd (previously a disused siding following the closure of the station and taken over by a group of shareholders). Other employment activities are to be found at the Three Daggers Pub and the 3 Carrots Farm Shop.

The survey report must be read in full but the Parish Council are pleased to note the high response (47%).

- 99% of respondents live in the village
- 92% are owner occupiers with 4% socially rented and 2% rented from a landlord
- 65% of respondents have lived in the village for more than 10 years
- Strong acceptance for the need for some development, particularly social rented accommodation

Results of the survey will be used to help develop the new Edington Neighbourhood Plan over the coming months.

¹ <http://www.nomisweb.co.uk/> 2011 Census, Tables KS101EW and QS405EW.

2. Introduction

In March 2014, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Edington Parish Council, to establish if there was a proven need for affordable housing in the parish for local people, and potentially to use the findings of the survey to inform the parish plan.

Such surveys assist officers in identifying those areas with the greatest housing problems so that scarce financial resources can be put to best use.

Experience has shown that these surveys need to be carried out at regular intervals if the results are to remain relevant in identifying trends.

- The Principal Development Officers are employed by Wiltshire Council's new housing team to assist in the delivery of new affordable housing.
- The Principal Development Officers work closely with rural communities, housing associations, local authorities and landowners to meet the affordable housing needs of rural communities.
- The survey is funded by members of the Wiltshire Rural Investment Partnership (WRIP).²
- 'The Wiltshire Rural Investment Partnership brings together representatives from the economic development, regeneration, spatial planning, new housing and housing strategy teams of Wiltshire Council together with Registered Provider [housing association] partners and the Homes and Communities Agency to enable and promote the sustainable delivery of new build housing in the rural communities of Wiltshire.'³

3. Aim

The aim of carrying out the survey is to investigate the need for affordable housing among local people (or those who have a need to live in the parish or the locality) of Edington.

- '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 seven registered providers of social housing (housing associations) - Aster, GreenSquare, Guinness, Jephson Housing, Raglan Housing, 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, Raglan Housing Association, GreenSquare, Guinness, Jephson Housing Association, 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 Edington Parish Council for distribution to the parishioners in the middle of June 2014.

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

Residents were asked to return the completed surveys in the pre-paid envelopes by 18th July 2014. The forms were recorded and analysed by the Housing Strategy department at Wiltshire Council. The council applies the data protection policy to responses, ensuring that all survey responses remain anonymous.

- A total of 365 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 an excellent response rate of 47.1% with 172 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 Edington parish.
- Nine 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 Edington. This section also describes the levels of new affordable housing, if any, which would be supported by residents of the parish.

The second section examines the households who have declared a need for new housing in Edington. 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 financial assessment are summarised in the 'Recommendations' of the report (Section 8).

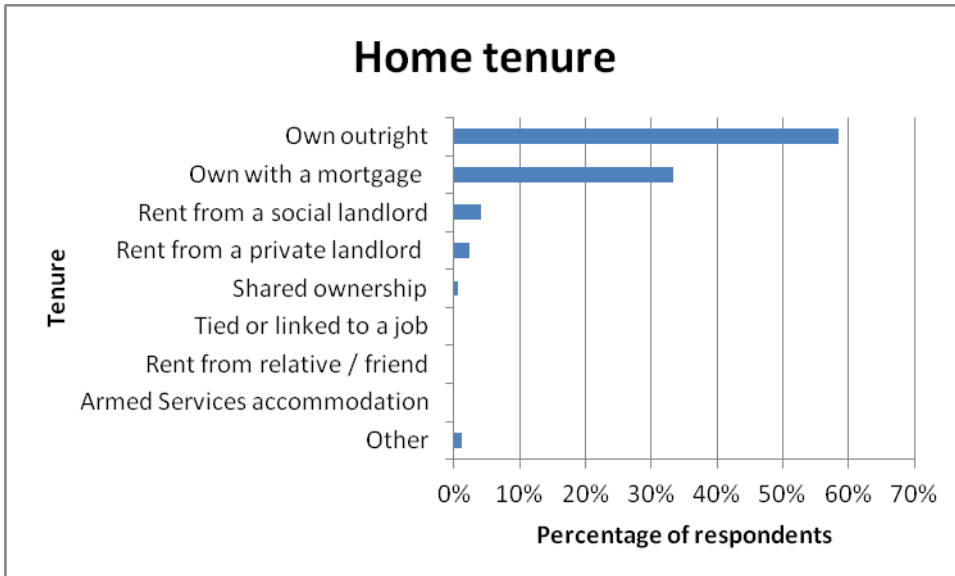
Part One – Households currently living in the parish

The first question asked on the survey was whether the respondent's home in Edington was their main home. 98.8% declared that it was.

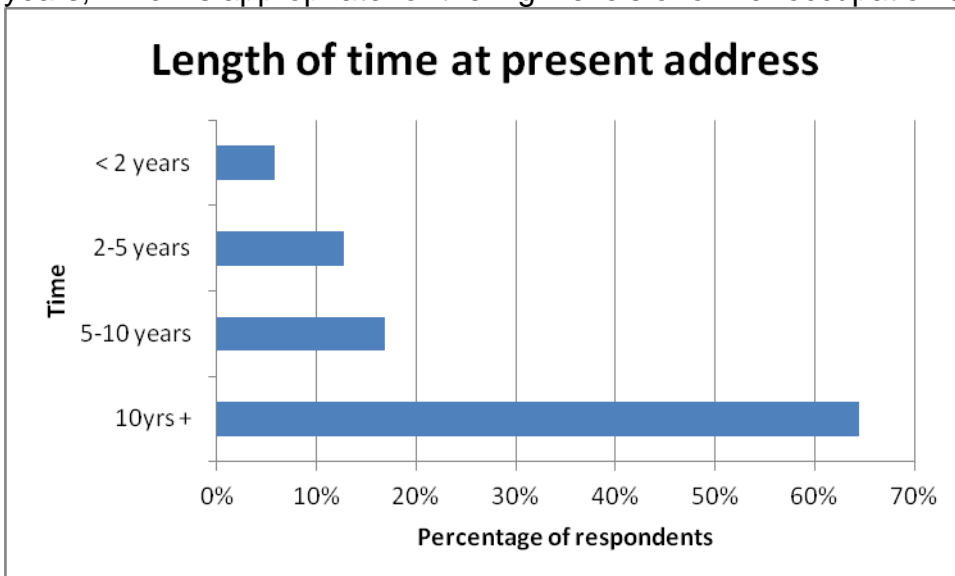
The 2011 Census data for Edington indicates that 78.8% of households in the parish were owner-occupying, 8.9% were renting from social landlords, 10.8% were privately renting, 0.3% were living in shared ownership (part owned, part rented) homes, and 1.2% of households were living rent free.⁴

⁴ <http://www.nomisweb.co.uk/> 2011 Census, Table QS405EW.

The chart below shows the tenure of respondents to the survey. The majority (91.8%) of respondents were owner-occupiers, while 4.1% of respondents were living in socially rented properties, 2.3% were renting from a private landlord or letting agency, 0.6% were living in shared ownership homes, and 1.2% were living in a tenure described as 'other'. These results indicate a significant bias in the survey responses toward owner-occupiers and the rest of this section should be read with this in mind.



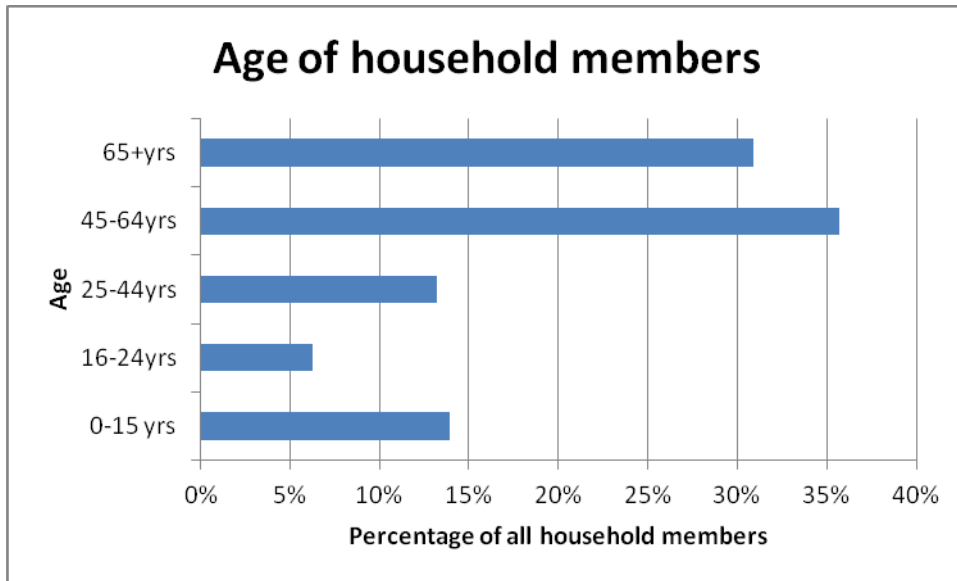
The chart below indicates the length of time that respondents have lived in Edington parish. Most of the people who responded to the survey have lived in the parish for more than ten years, which is appropriate for the high levels of owner occupation among survey respondents.



Edington parish has a higher proportion of homes with four or more bedrooms than is average in Wiltshire. The 2011 Census recorded 32.6% of homes in Edington as having four or more bedrooms, compared to 26.4% across Wiltshire as a whole.⁵ Among the survey respondents, 37.8% lived in homes with four or more bedrooms, while a larger proportion lived in three bedroom homes (43.6%). 18% of the survey respondents lived in two bedroom homes and 0.6% in homes with one bedroom.

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

The 2011 Census describes 23.6% of the population of Edington parish as aged 65+ (18.2% in Wiltshire), while 30.9% of the survey respondents' household members were aged 65+:



As shown in the chart above, however, there were also significant numbers of households responding to the survey with members aged 25-64 and with children aged under 16. This indicates a spread of different household types among the survey respondents, from older person households with fewer members, to many younger households with children.

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

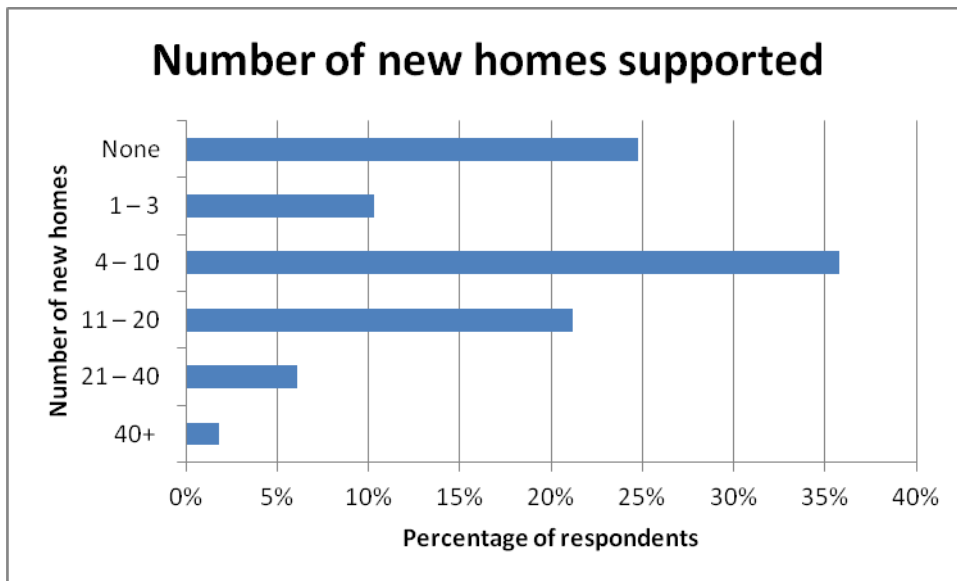
Persons in household	Distance to work				Total
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	
Person 1	13	36	33	12	94
Person 2	6	23	14	7	50
Person 3	2	5	1	0	8
Person 4	0	0	0	0	0
Person 5	0	0	0	0	0
Total	21	64	48	19	152

These results describe a mixed level of sustainability for new housing development in Edington parish, as measured by the survey respondents' access to employment. While 55.9% of the respondents' working household members usually travel less than ten miles to their place of work, 44.1% travel more than that, suggesting a potential lack of more local sources of employment.

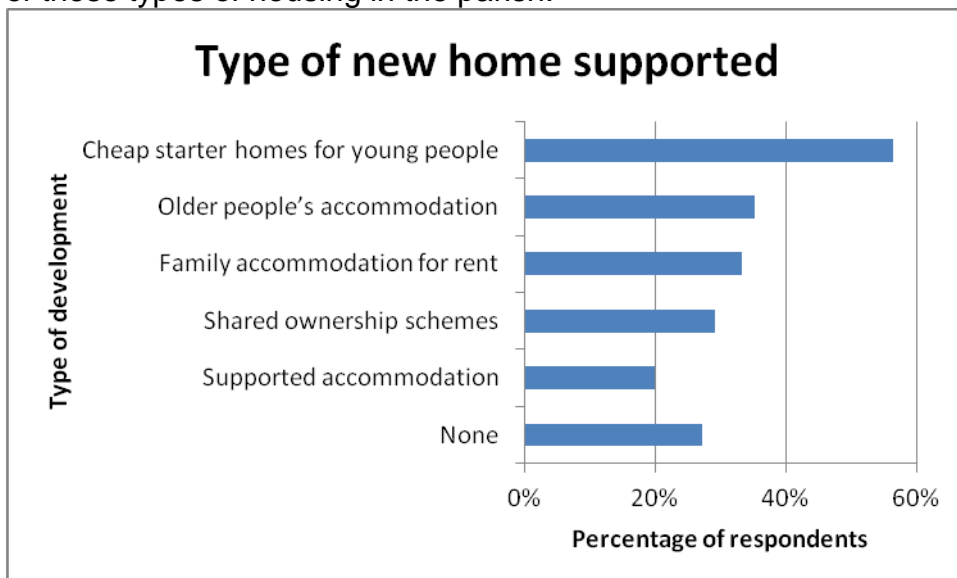
Respondents were also asked whether anyone currently living in their household would need separate accommodation in the parish now or in the near future, to which 3% of respondents (five households) answered 'yes'. This indicates a low sustained need for housing in the parish.

Respondents were then asked whether they were in support of new homes being built in the parish and, if so, how many new homes they would support. The majority of respondents (75.2%) were in support of some new housing in Edington parish, with 35.8% of respondents

supporting the development of between four and ten new homes. 24.8% of respondents were opposed to any new housing in Edington parish:



Respondents were asked what types of housing development, if any, they would support. 56.4% of the survey's respondents supported the development of affordable starter homes for young people, with 35.2% of respondents also supporting the development of older persons' accommodation and 33.3% the development of new family accommodation for rent. 29.1% endorsed the development of shared ownership schemes and 20% supported new accommodation for residents with disabilities. 27.3% were opposed to the development of any of these types of housing in the parish:

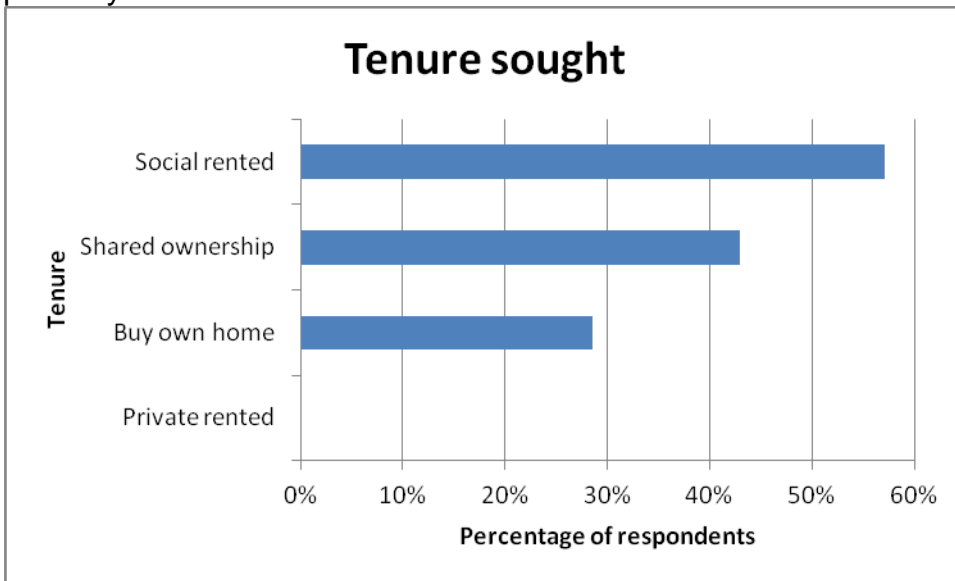


Part two – Households requiring accommodation in the parish

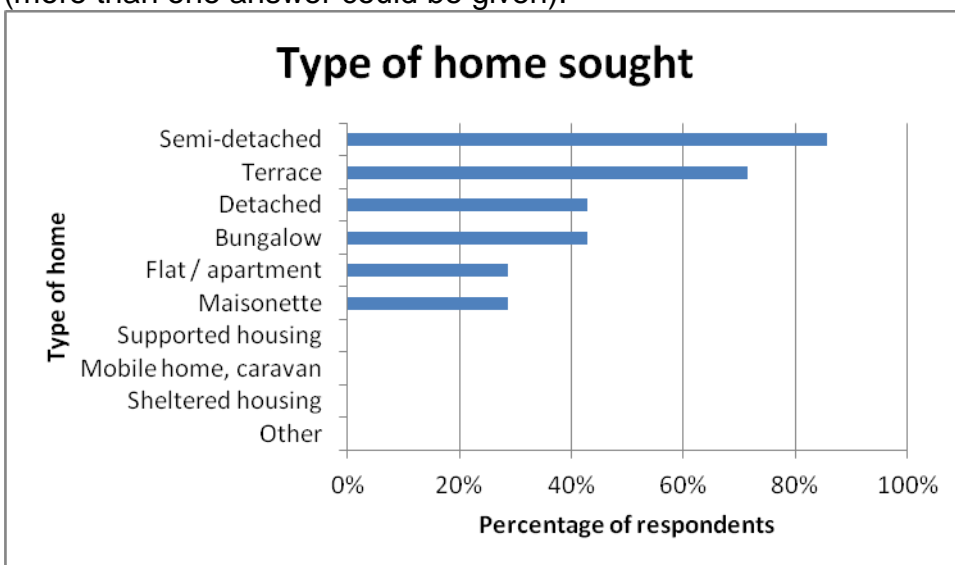
This part of the report looks initially at all the responses to section two of the survey in order to give a broad picture of the need for both market and affordable housing in the parish. A financial assessment is then made in order to describe in more detail the need for specifically affordable housing.

Seven respondents replied to this section of the survey, indicating their need for housing in Edington.

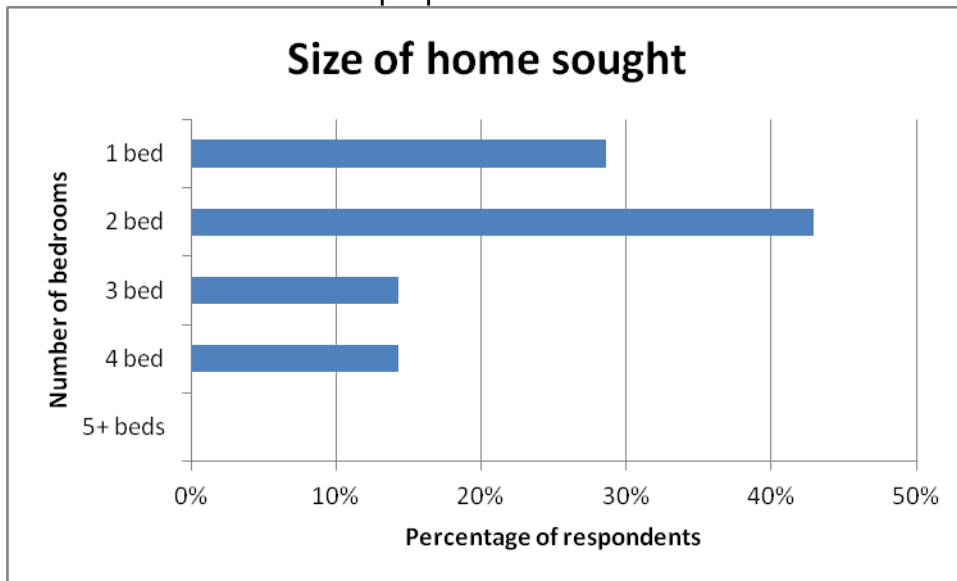
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The most desired tenure was social rented, while no needs were expressed for privately rented homes. Households could indicate more than one response:



Respondents to this section were also asked what type of housing they required, with the largest majority seeking semi-detached properties. Full responses are given in the chart below (more than one answer could be given):



In terms of size, the respondents expressed a need for properties with one to four bedrooms. No need was declared for properties with five or more bedrooms:



The respondents were then asked if there was a lack of suitable existing housing in Edington parish to meet their needs, to which all answered ‘yes.’

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

Income levels were mainly low, with three households declaring very low gross incomes of less than £14,000pa. Three of the seven households had savings and, for all three, the amount declared was under £10,000. Only one household reported having positive equity in an existing property.

Comparing income, savings and equity levels with affordability in Edington suggests that all **seven** 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 Edington, presented in Section 8.

Of the households meeting the criteria for affordable housing, two were headed by people aged 25-44, four by people aged 45-64 and one by a person aged 65+. One household included children aged under 16.

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 Edington area:⁶

Bedrooms	March 2014 – May 2014
1	£104,700
2	£147,500
3	£190,300
4	£289,600
5+	£414,300

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 Edington cost £147,500 then a household may require £22,125 as a deposit. Annual household income would have to be at least £35,821 for a single applicant or £41,792 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in the West Wiltshire area in 2011 was only £21,593:⁷

- 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 BA13 postcode area, www.mouseprice.com/area-guide/average-house-price/ . Please note that the BA13 postcode covers a wider area than Edington parish and that there may be significant internal variation in house prices.

⁷ 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.

Additional information:

- In April 2014, there were three households on the Wiltshire Council Housing Register seeking affordable accommodation in Edington parish. These households are seeking properties with between one and three bedrooms, and any full assessment of housing need in the parish **must** take account of the Register.⁸
- The 2011 Census describes 29 social homes in the parish. These properties represent 8.9% of the total housing in Edington, which is lower than the Wiltshire affordable housing average of 14.7%.⁹
- Social housing in Edington had a zero re-let rate in 2013; during the year, no social homes were let in the parish.¹⁰
- The low levels and turnover of the social stock in Edington 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 Wiltshire Council, Housing Strategy, live tables.

⁹ <http://www.nomisweb.co.uk/> 2011 Census, Table QS405EW.

¹⁰ Homes4Wiltshire choice-based lettings records. This figure excludes transfers carried out by individual 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 development in the parish, based on the responses to the survey. Please note that this report provides a description of the affordable housing needs only of those who responded to the survey, and as such may underestimate the total affordable housing need in the parish.

This 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 fully determining local housing need.

Subsidised rented housing ¹¹

- 3x one bedroom homes (1x providing help with personal care)
- 1x three bedroom home

Shared / Low cost home ownership

- 1x one bedroom home
- 1x two bedroom home
- 1x four 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 changes by the 2012 Welfare Reform Act.