

# HOUSING NEEDS SURVEY

## **Edington**

Survey Report: December 2025

*This report has been produced by; Wiltshire Council, County Hall, Bythesea Road, Trowbridge BA14 8JN*

**Wiltshire Council**

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# CONTENTS PAGE

## PART ONE

### Introduction

What is a Housing Needs Survey ?  
Aim of the Survey  
Housing Need Definition

### Housing Definitions

Housing Definitions Glossary

### Census Data

Census Data Overview and use of secondary data  
Census Data for Parish - People  
Census Data for Parish - Households

### Survey Distribution and Methodology

Survey Distribution and Methodology  
Response Rate  
Report Structure

## PART TWO

### Profile of Respondents (Population Data)

Gender, Age, Employment, Disability

### Profile of Respondents (Household Data)

Connection to Parish, current home data

### Housing Development

Attitudes towards new Housing Development

### Retirement Housing Aspirations

Current Residents

## PART THREE

### Housing Affordability Assessment Flowchart

Housing Affordability Assessment Flowchart

### Summary of Respondents wishing to move

Parish connection, reason(s) for needing to move

### Summary of Household Preferences

Ground floor, Specialist Housing and Tenure preference

### Summary of Property Purchasing Intentions

First Time buyers, property size required, financial means

## PART FOUR

### Market House Price Averages and Affordability Assumptions

Analysis of market house prices

### Private Rent and Affordable Housing Price Averages

Analysis of private rent and Affordable Housing rents

### Shared Ownership and Discount Market Unit Averages

Analysis of Shared Ownership & Discount Market prices

### Affordability - Edington Respondents' Analysis

Analysis of affordability

### Current Social Housing Stock

Analysis of current social housing stock

### Recommendations

Recommendations for Market, Intermediate and Social Housing

### Data References

Sources used and referenced

# PART ONE - INTRODUCTION

## WHAT IS A HOUSING NEEDS SURVEY?

Housing Needs Surveys assess the housing requirements of a parish including the size, tenure and adaptability of dwellings needed. They help local authorities, parish councils and communities to plan for future housing development by providing evidenced-based information on local housing needs, particularly for affordable housing.

Housing Needs Surveys can be used to inform Neighbourhood Plans and, where they identify a need for Affordable Housing, can be used to support planning applications for small 100% Affordable Housing schemes to meet local needs.

In addition to a Housing Needs Survey, secondary evidence (for example census data) can be useful in providing a broader picture and in comparing the parish with other areas.

## AIM OF THE SURVEY

The aim of the survey is to investigate the affordable housing needs of households with a local connection to the parish of Edington. It considers the needs of:

- households who already live in the parish.
- households who, although they don't currently live in the parish, have a local connection (for example through work or close family connection) and would like to move into the parish.

The primary data produced by a Housing Needs Survey provides detailed robust evidence of need in order to assist in meeting a community's housing needs. In addition, secondary data has been incorporated into the Rural Housing Needs Report to offer context and background information about the parish and its wider community.

## HOUSING NEED DEFINITION

**'Housing need' can be defined as the need for an individual or household to obtain housing that is suitable for 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
- Such problems may be concerned with housing costs, size, adaptability, location, layout, state of repair, or security of tenure
- Housing need can relate to both market and affordable housing.

# PART ONE - HOUSING DEFINITIONS

The following terms were used in the Rural Housing Needs survey to help respondents understand the questions and definitions used.

**Adapted Housing:** a property that has been modified to improve its accessibility and make it easier for someone to live independently. Changes can be minor or major, including lowered kitchen worktops, widened doorways, level access shower, a stair lift, and external ramping. An Occupational Therapy assessment decides what changes are needed and whether the current home can be adapted, or if a move is better

**Affordability:** whether a household or individual can afford housing costs without financial strain

**Affordable Housing:** for people who cannot afford the housing that meets their needs on the open market. Includes homes for sale or rent. Certain criteria must be met to qualify

**Affordable Rented Housing:** homes owned by housing associations or the council, rented at a maximum of 80% of local market rates. Usually offered through Wiltshire Council's Choice Based Lettings system to households on the Housing Register. Certain criteria must be met to qualify

**Co-housing:** co-housing communities are run by their residents and include a mix of private and communal space. Households have a self-contained home with the benefit of shared spaces like a communal lounge, workspace or large kitchen for group meals

**Choice Based Lettings:** a system used by social housing providers to allocate affordable housing. It enables households to express an interest for advertised properties, rather than being directly allocated a property

**Community Led Housing:** community led projects that engage local people to help deliver affordable housing in their area. Often delivered in partnership with a Registered Provider

**Discount Market Units:** a type of affordable housing that enables properties to be purchased at a discount from the open market value. The discount remains in place when the property is resold. Certain criteria must be met to qualify

**Extra Care Housing:** schemes for people aged 55 or over, to own or rent apartments with personal care and housing support available on-site, 24 hours a day. Private market extra care schemes are usually sold or let on the open market, whereas affordable Extra Care Housing is allocated through Wiltshire Council's Housing Register in consultation with Wiltshire Council's Adult Social Care Team

**Housing Register:** a list of households needing housing and who are eligible to bid for Affordable Rented Housing and Social Rented Housing in Wiltshire Council's administrative area

# PART ONE - HOUSING DEFINITIONS

**Low-Cost Homes for First-Time Buyers:**

discounted homes for first-time buyers, often 30% below market value. The discount remains when resold. Certain criteria must be met to qualify

**Open Market Housing:** properties that are bought or sold on the open market with no restrictions or eligibility criteria as to who owns or occupies the property

**Private Rented Housing:** homes owned by private landlords or companies, let at market rates, usually for an initial fixed term of 6 or 12 months

**Registered Provider (or Registered Provider of Social Housing):** a housing organisation, such as a housing association or local authority landlord, that provides, manages and maintains Affordable Homes, and which is on the statutory register of social housing providers managed by the Regulator of Social Housing

**Self-Build Housing:** individuals or groups who organise the design and build of their own homes, or hire professionals to do it for them. This can involve finding land, obtaining planning permission and undertaking or overseeing the construction process

**Shared Ownership Housing:** households buy a share of a property from a Registered Provider (usually between 10 percent and 75 percent) and pay affordable rent on the rest. Further shares can be bought. Certain criteria must be met to qualify

**Sheltered Housing:** affordable social housing for people aged over 60, or those with physical or sensory needs. Tenants have their own property, with support services and additional communal areas. Most often let through Wiltshire Council's Housing Register or Choice Based Lettings scheme

**Social Rented Housing:** homes owned and managed by registered providers, housing associations or the council, let to households in need at about 50% below market rates (rates set nationally). Usually allocated through Wiltshire Council's Housing Register or Choice Based Lettings scheme. Certain criteria must be met to qualify

**Supported and Specialist Housing:** accommodation with support or care for people (such as those with a learning disability) to live as independently as possible. Homes are often shared but single households may be accommodated. Housing is provided by Registered Providers or the council, and allocated through Wiltshire Council's Housing Register, in consultation with Adult or Children's Social Care Teams

# PART ONE - CENSUS DATA (2021) FOR EDINGTON

## SECONDARY DATA

### CENSUS DATA

Census data is information collected from a national count of all people and households, providing a detailed snapshot of a country's population and its characteristics. This data is used by governments and other organisations to plan and fund public services like housing, education, and healthcare, and to make informed policy decisions. The data includes demographics, employment, and housing information and is used to compare different regions and track population changes over time.<sup>1</sup>

<sup>1</sup> <https://www.ons.gov.uk/census/aboutcensus/aboutthecensus>

### OVERVIEW OF CENSUS DATA

#### CENSUS DATA - PEOPLE

The data in this section provides an overview of the population breakdown for Edington. The charts show gender profile, disability status, economic activity status and the age profile of all residents.

#### CENSUS DATA - HOUSEHOLD

The data in this section provides an overview of household information for Edington. The charts show household tenure, number of bedrooms in current homes, household size and whether the home is recorded as a second home.

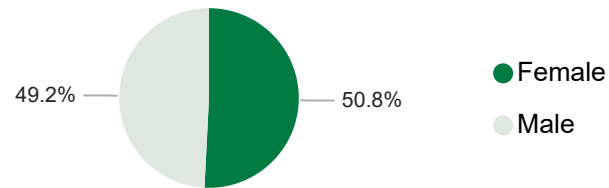
### SECONDARY DATA

Census data serves as a reliable source of secondary information, providing a representative overview of the parish population.

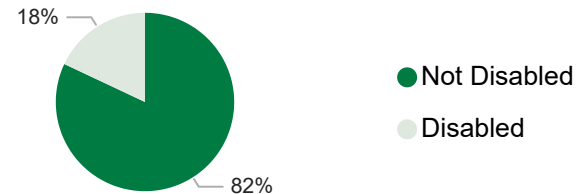
It offers an up-to-date picture of key demographic and housing characteristics across rural communities. Incorporating this data helps contextualise survey results.

# PART ONE - CENSUS DATA FOR PARISH (POPULATION)

PARISH GENDER PROFILE (%)



PARISH DISABILITY PROFILE (%)



EDINGTON TOTAL POPULATION = 701

## KEY FINDINGS<sup>2</sup>:

### Gender Profile

- Edington: **49.2% male, 50.8% female**
- Wiltshire: **49.34% male, 50.67% female**

This shows that the gender balance mirrors that of the Wiltshire average.

### Disability

The disability profile also mirrors that of the Wiltshire average. (**Wiltshire: 83.1% not disabled, 16.9% disabled**) compared to **Edington (82% not disabled and 18% disabled)**.

### Employment and Economic Activity

- Edington: **54.7% employed, 43.3% retired, 2.0% unemployed**
- Wiltshire: **60.2% employed, 37.5% retired, 2.3% unemployed**

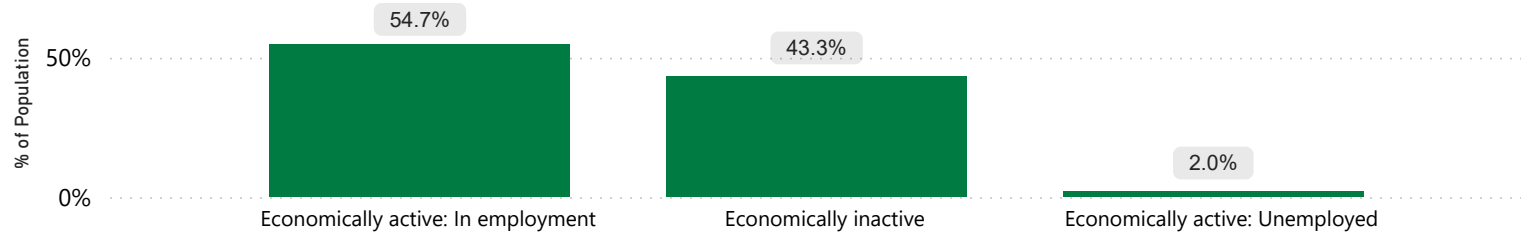
Edington has lower employment and higher retirement rates, suggesting an older population.

### Age Profile

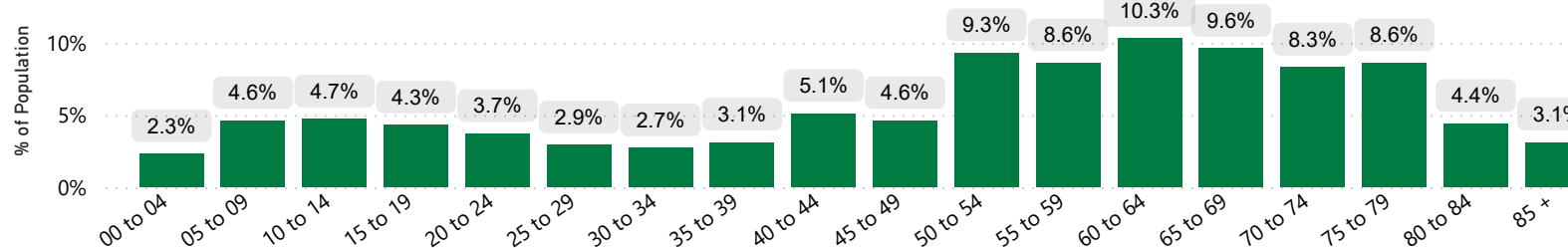
- Edington: **34% aged 65+, 32.8% aged 45–64**
- Wiltshire: **22.9% aged 65+, 26.8% aged 45–64**

This demonstrates that Edington has a significantly older population, with **66.8% aged 44+** compared to Wiltshire's average of **49.8%**.

PARISH ECONOMIC ACTIVITY STATUS (%)



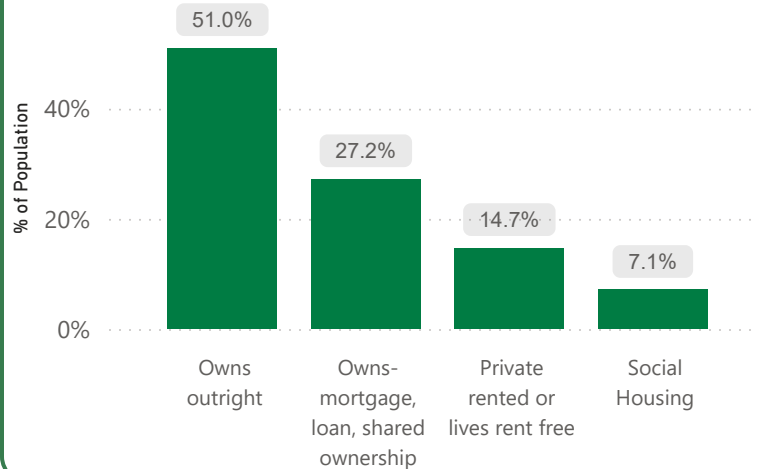
PARISH AGE PROFILE (%)



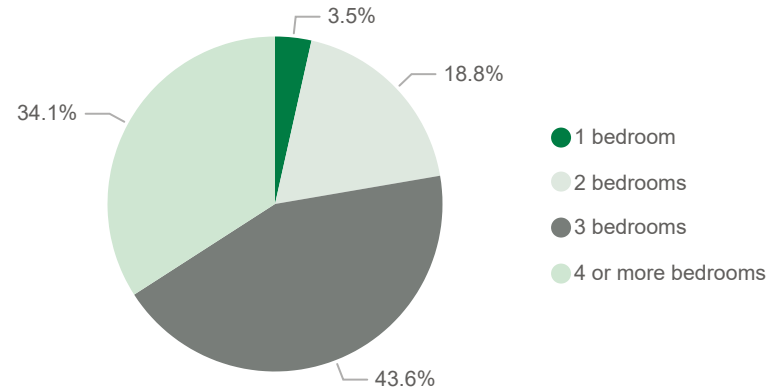
<sup>2</sup> <https://www.ons.gov.uk/visualisations/customprofiles/build/>

# PART ONE - CENSUS DATA FOR PARISH (HOUSEHOLD)

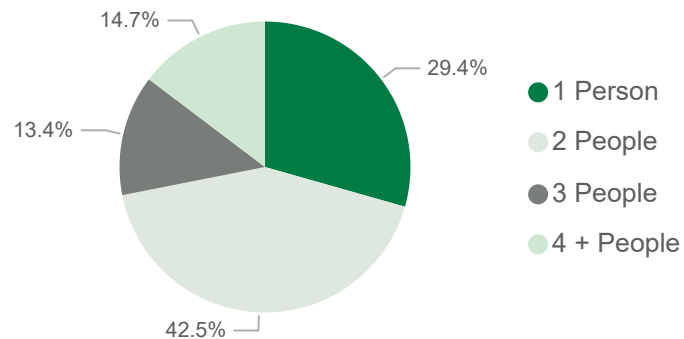
## HOUSEHOLD TENURE (%)



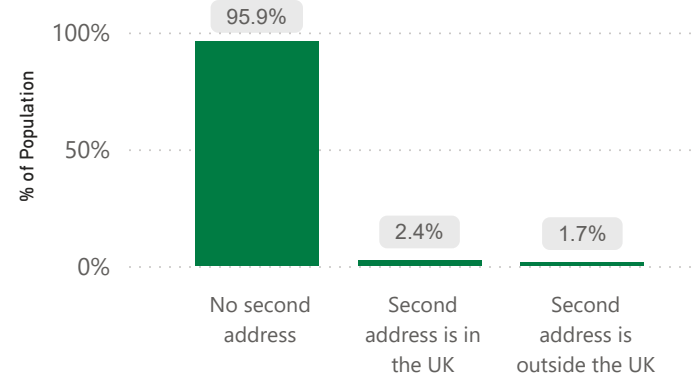
## NUMBER OF BEDROOMS PER HOME (%)



## HOUSEHOLD SIZE (%)



## SECOND ADDRESS INDICATOR (%)



## KEY FINDINGS<sup>2</sup>:

### Housing Tenure

- Edington: **78.2%** owner-occupied, **14.7%** private rented, **7.1%** social rented
- Wiltshire: **68%** owner-occupied, **17.5%** private rented, **14.5%** social rented

It is evident from the 2021 Census data that Edington has higher home ownership, slightly lower private renting, and much lower rented social housing compared to Wiltshire.

### Property and Household Size

- Larger homes- (3+ bedrooms): **77.7%**
- Smaller homes- (1-2 bedrooms): **22.3%**
- Household size **71.9%** consist of 1-2 people

Edington's housing stock is mostly represented by larger family-sized homes, with relatively few smaller properties, yet most households are small. This indicates there is likely to be a high level of under-occupation.

### Second Homes

**95.9%** of households of those living in Edington have no second address. **4.1%** spend at least 30 days of the year living at a second address outside of the parish.

<sup>2</sup> <https://www.ons.gov.uk/visualisations/customprofiles/build/>

# PART ONE - SURVEY DISTRIBUTION AND METHODOLOGY

## SURVEY DISTRIBUTION AND METHODOLOGY

Wiltshire Council carried out a Housing Needs Survey, at the request of parish council between 3 November and 24 November 2025.

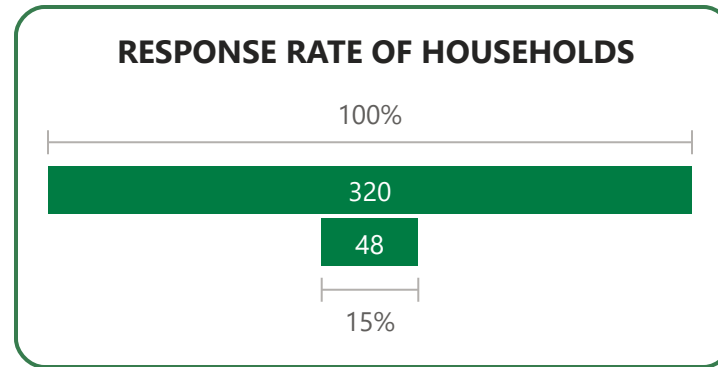
The parish council took responsibility for promoting the survey locally and delivered a postcard to each residential address and business in the parish. Each household which lived in the parish or wanted to move into the parish (and had a local connection through work or close family connection) were asked to complete a questionnaire.

Households were encouraged to complete the survey online. However, paper copies of the survey were provided on request together with stamped addressed envelopes to return the completed questionnaire directly to Wiltshire Council.

The survey responses were analysed by the Housing Enabling Team at Wiltshire Council, applying the data protection policy to ensure that all survey responses remain anonymous.

## RESPONSE RATE

A total of 320 households are within the parish. 48 households completed the survey. This represents a 15% response rate which is considered to be a low response.



Of the response rates:

- **58%** of respondents are age 65+
- **40%** of respondents are age 44-64+
- **2%** of respondents are age 18-44

**This survey captured little interest from the age group 18-44 and therefore the results may not be representative of the demographics of Edington as a whole.**

## REPORT STRUCTURE

This report considers the views only of the residents who completed the questionnaires and may therefore not be representative of the wider population of Edington.

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 and housing preferences into old age. This section also describes the amount and types of new housing, if any, which would be supported by residents who responded to the survey.

The second section considers the housing needs of respondents. A financial assessment is used to consider the need for market housing, affordable home ownership and affordable rented accommodation. The need for older persons accommodation and adapted housing is also considered. The results of this assessment are provided in the recommendations of the report.

# PART TWO - SURVEY FINDINGS

## HOUSEHOLDS CURRENTLY LIVING IN THE PARISH

### PART TWO OVERVIEW

Part Two of the Rural Housing Needs Report presents findings from all survey respondents, regardless of whether they identified a housing need. This section provides an overview of respondent demographics, community attitudes toward housing development, and retirement aspirations.

The results offer a snapshot of the groups engaged and their perspectives, helping to inform future planning and policy consideration

Responses were received from 48 respondents.

### SUMMARY OF PART TWO

#### PROFILE OF RESPONDENTS

Age, gender, employment status and disability status

#### PROFILE OF RESPONDENTS

Connection to the Parish, current property size and tenure

#### ATTITUDES TOWARDS HOUSING DEVELOPMENT

Respondents attitudes towards development types and future housing development in the Parish

#### RETIREMENT HOUSING ASPIRATIONS

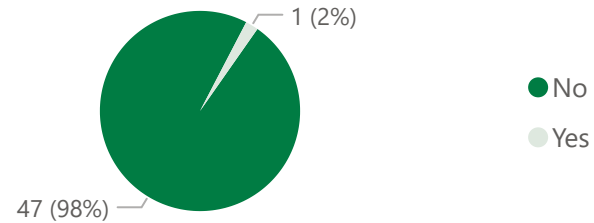
Retirement aspirations in the community

### USE OF PRIMARY DATA

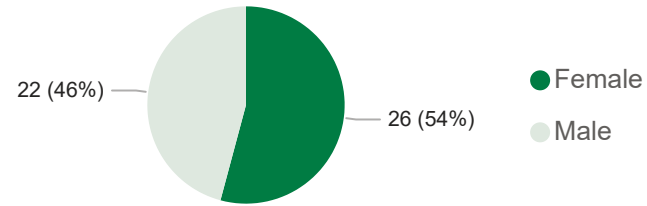
Primary data refers to information collected directly from the source. In this case, respondents of the Rural Housing Needs Survey. It is accurate, reliable, current, and tailored to the specific requirements of Wiltshire Council and the parish council.

# PART TWO - PROFILE OF SURVEY RESPONDENTS

## DISABILITY STATUS (RESPONSES)



## GENDER PROFILE (RESPONSES)



TOTAL RESPONSES = 48

### KEY FINDINGS:

#### Profile of Respondents

This section looks at existing households in the parish based on survey responses. Respondents were asked their disability status, gender, age and employment.

#### Gender and Disability

There was a fairly even response rate between both male and female respondents, 54% females and 46% males. 98% of respondents do not have a disability. This is reflective of the 2021 Census data.

#### Employment and Age Profile

The majority of respondents have indicated that they are retired and not economically active. This is reflective of the age profiling of the respondents

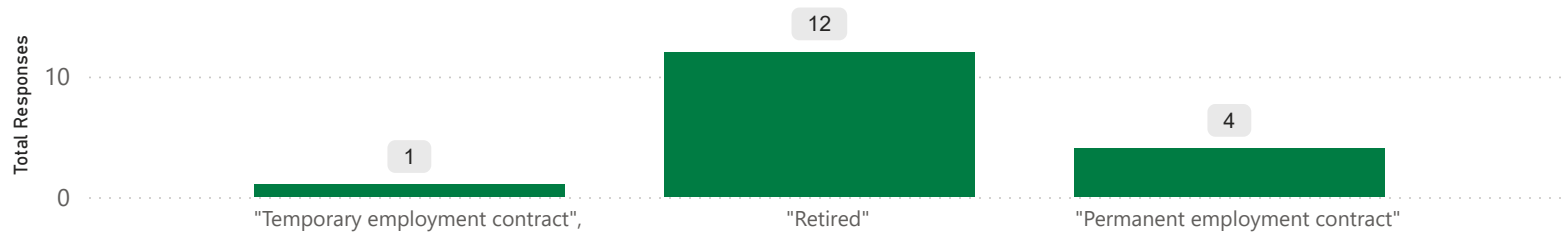
**65+ years:** 58% (28 respondents)

**45-64 years:** 40% (19 respondents)

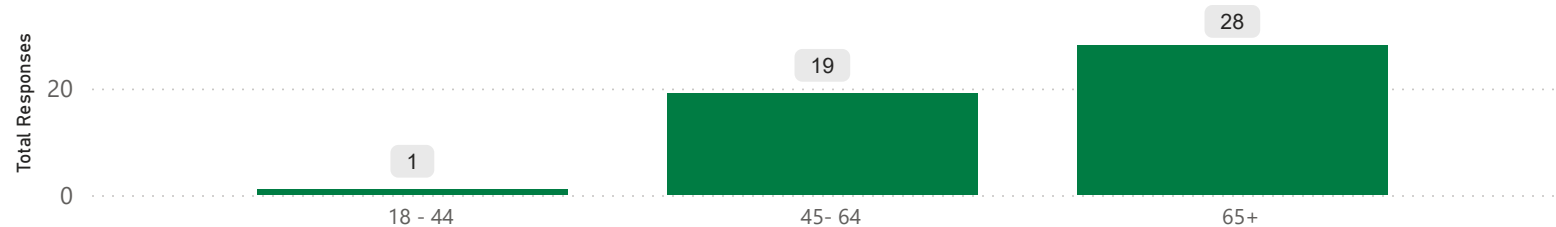
**18-44 years:** 2% (1 respondent)

The survey responses are biased towards those aged 65+ and the result should be interpreted with this bias in mind.

## EMPLOYMENT STATUS (RESPONSES)

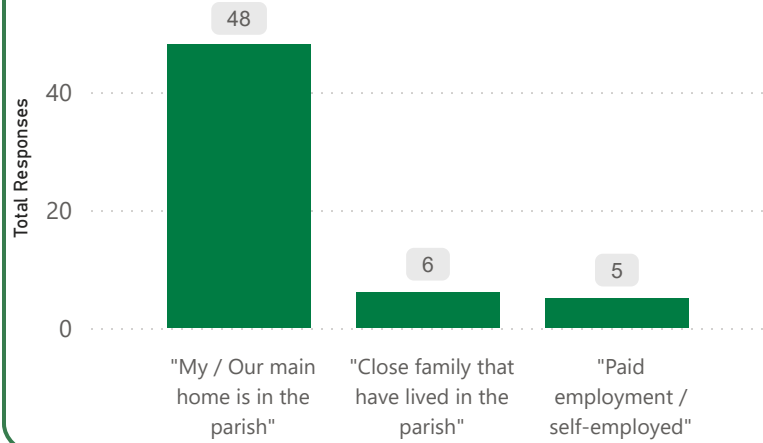


## AGE PROFILE (RESPONSES)

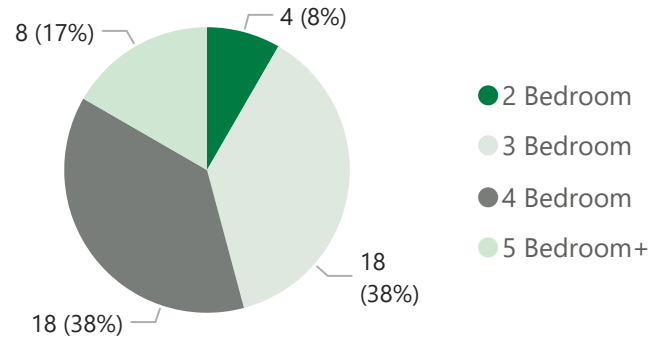


# PART TWO - PROFILE OF RESPONDENTS (HOUSEHOLD DETAILS)

## CONNECTION TO THE PARISH



## TOTAL NUMBER OF BEDROOMS (PER HOUSEHOLD)



## KEY FINDINGS:

### Parish Connection

Survey respondents were asked their connection to the parish (multiple options could be selected)

- 100%** Main home was in the parish
- 13%** Have close family in the parish
- 10%** Employed in the parish

### Property Size

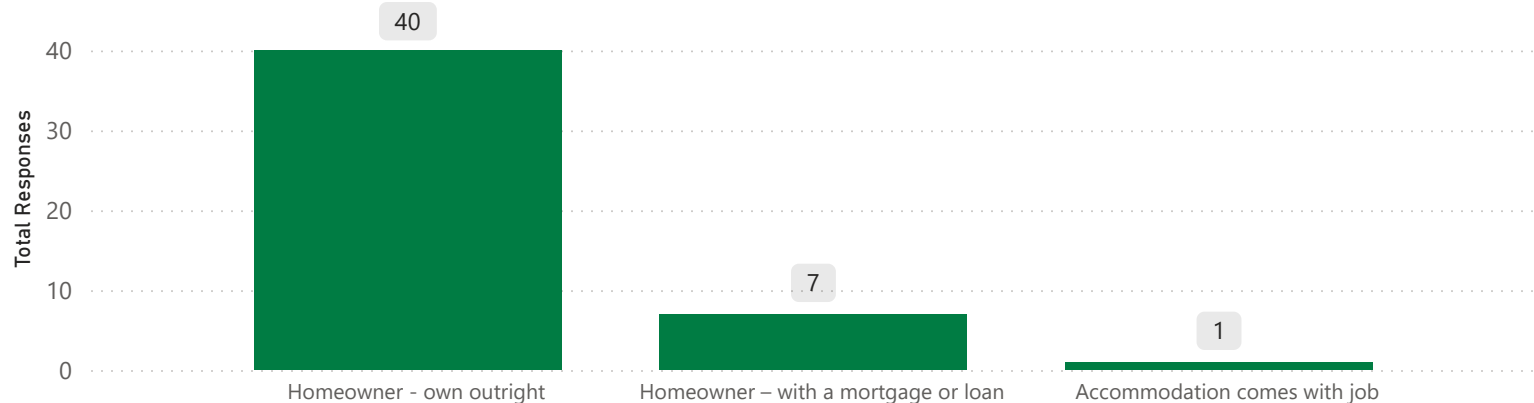
**55%** of respondents have 4+ bedrooms  
**38%** have three bedrooms  
**8%** have 2 bedrooms  
 No respondents to the survey reported living in a home with one bedroom.  
 This mirrors the 2021 Census data and suggests a prevalence of larger family homes amongst the respondents.

### Tenure

**98%** of respondents are owner-occupiers

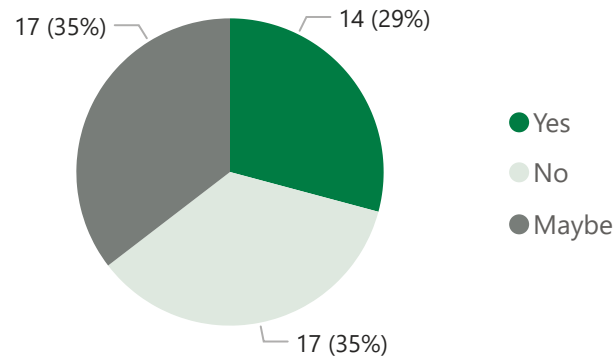
These results indicate a bias in the survey responses towards those living in owner-occupied homes and the rest of this section should be read with this in mind.

## CURRENT TENURE TYPES

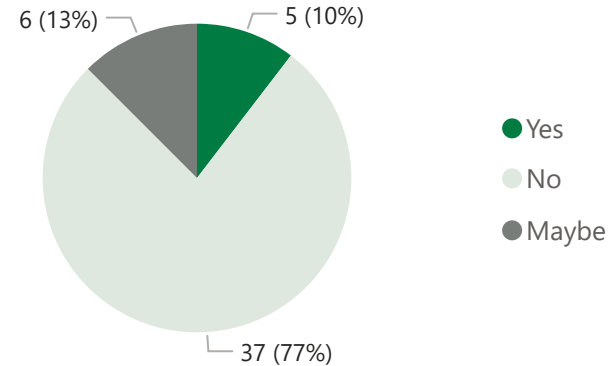


# PART 2 - ATTITUDES TOWARDS NEW HOUSING DEVELOPMENT

## SUPPORT FOR CO-HOUSING



## SUPPORT FOR COMMUNITY LED HOUSING



## KEY FINDINGS:

Residents were asked their opinions on the delivery of new housing in the parish. Multiple options were allowed.

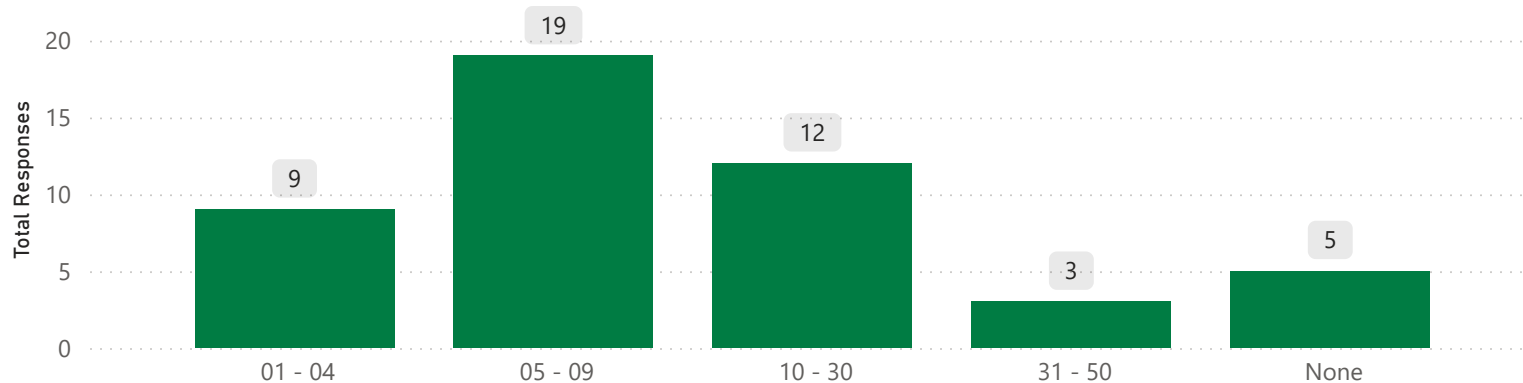
**Co-Housing and Community Led Housing**  
**29%** of Respondents supported co-housing, with an additional **35%** 'maybe' interested.

There was limited support for Community Led Housing with **77%** of respondents voting against.

**Number of new homes supported**  
**90%** of respondents support new housing in Edington with the most popular option for between 5-9 homes (**40%**).

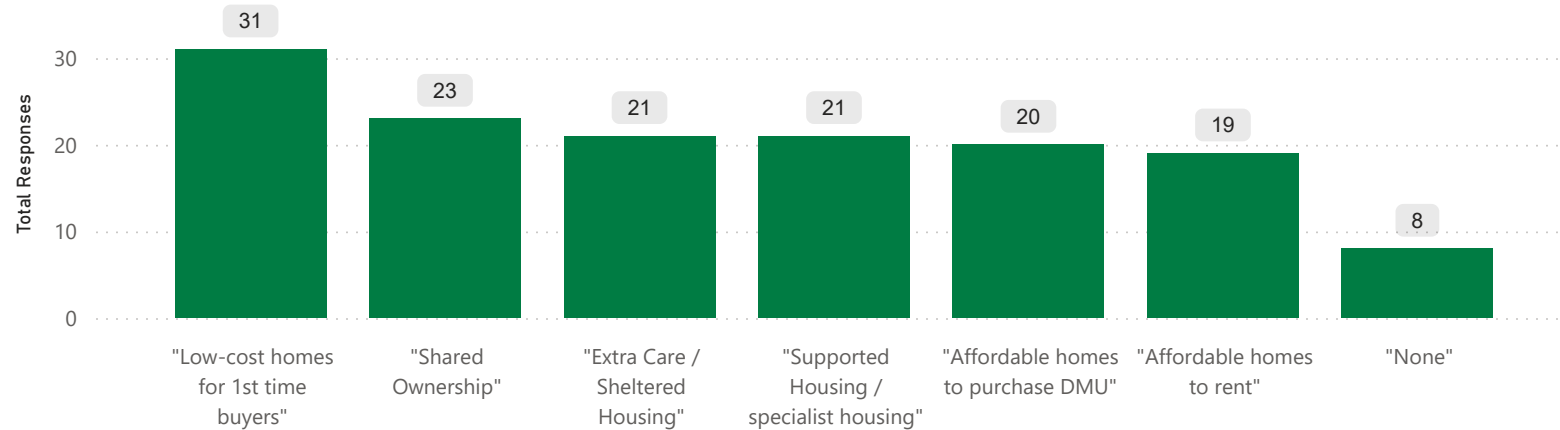
**10%** of respondents were opposed to any new housing in Edington.

## NUMBER OF NEW HOME SUPPORTED

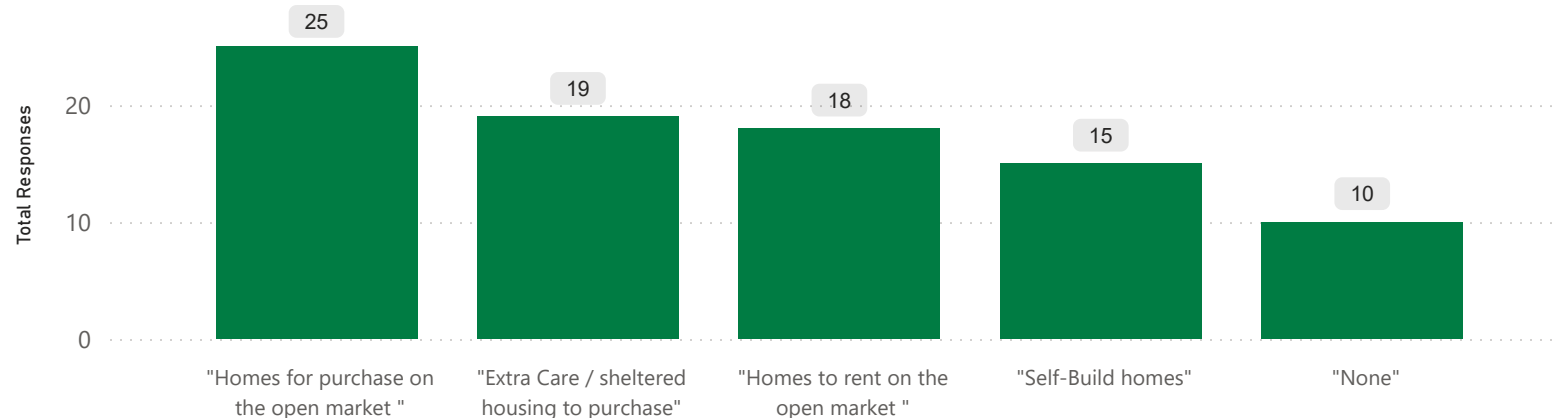


# PART 2 - ATTITUDES TOWARDS NEW HOUSING DEVELOPMENT

## TYPES OF NEW AFFORDABLE HOMES SUPPORTED



## TYPE OF NEW MARKET HOMES SUPPORTED



### KEY FINDINGS:

#### **Affordable Homes**

Most respondents supported new Affordable homes for first time buyers. However support was evident across all tenures.

**8** respondents did not support any new affordable homes.

(Multiple options could be selected)

#### **Open Market Homes**

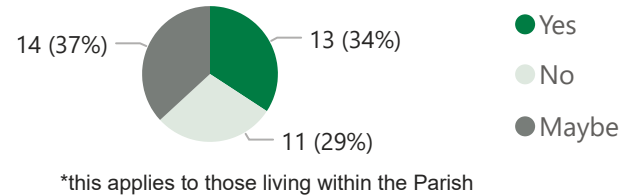
Most respondents supported new open market homes, particularly homes to purchase and extra care / sheltered homes for sale.

**10** respondents did not support any new market homes.

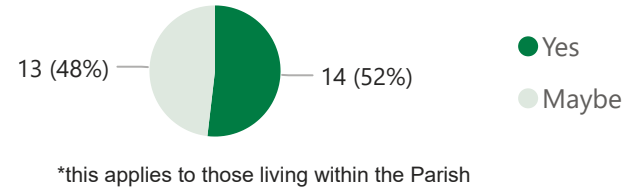
(Multiple options could be selected)

# PART 2 - RETIREMENT HOUSING ASPIRATIONS

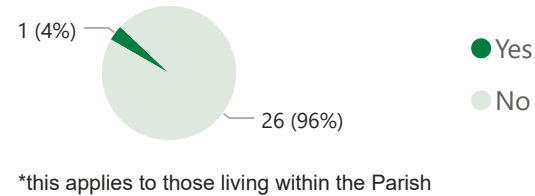
## RESPONDENTS SEEKING TO MOVE



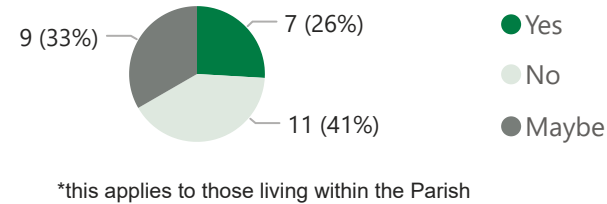
## RESPONDENTS SEEKING TO DOWNSIZE



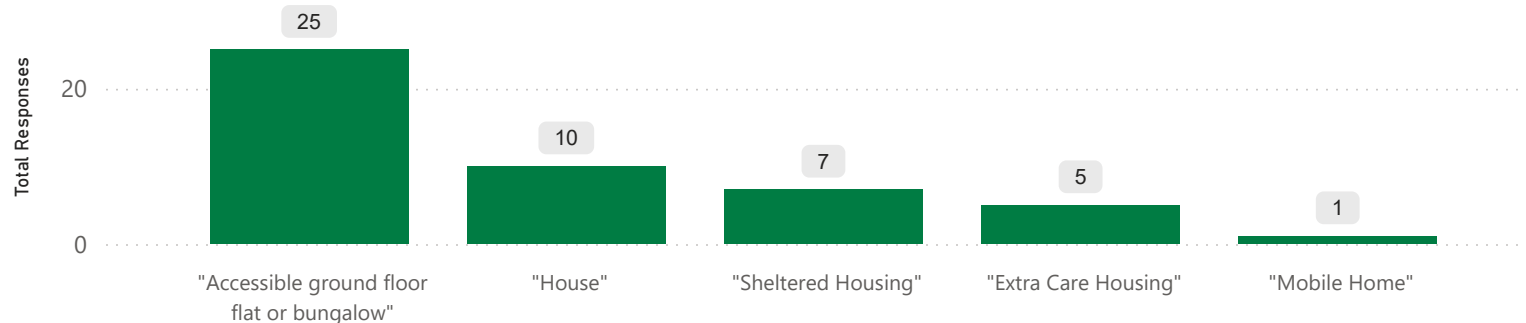
## RESPONDENTS INTERESTED IN SELF BUILD



## RESPONDENTS INTERESTED IN CO-HOUSING



## TYPES OF PROPERTIES SOUGHT BY RETIREES



## KEY FINDINGS:

The following details the housing aspirations of those households in retirement.

### Downsizing

**79%** of respondents (38) live in a household where at least one member is aged 60 or over. 27 of the 38 respondents answered 'yes' or 'maybe' to wanting to move within the Parish. Of these, **52%** (14 respondent) answered 'yes' to wanting to downsize in the parish, and **48%** were 'maybe' interested in downsizing.

### Self Build and Co-Housing

There was very limited support for self-build homes as a retirement option, with **96%** of respondents not interested.

**26%** of respondents aged 65+ were interested in Co-Housing and **33%** 'maybe' interested.

### Type of properties sought by Retirees

There was strong preference for accessible ground floor flats / bungalows (25 responses). Other preferred options include houses, sheltered housing, extra care housing and mobile homes were supported.

(Multiple options could be selected)

# PART THREE SURVEY FINDINGS

## HOUSING NEED

### PART THREE OVERVIEW

Part Three of the Rural Housing Needs Report aims to identify the unmet housing needs of all survey respondents.

A total of 14 respondents identified a housing need and a requirement to move. However 5 of the 14 respondents provided insufficient information to enable reliable interpretation and housing recommendations. Therefore this section will focus on the housing needs of 9 respondents.

The reasons for needing to move, combined with affordability analysis, housing costs, rent and tenure preference, alongside anticipated re-let and sale rates (detailed in Part 4) inform recommendations for future housing provision within Edington.

### SUMMARY OF PART THREE

#### FLOWCHART

The flowchart shows the assumptions made about housing need and affordability

#### SUMMARY OF RESPONDENTS WISHING TO MOVE

Data showing the number of respondents wishing to move, parish connection reason, and the respondents main reason for needing to move within the parish

#### SUMMARY OF PROPERTY PURCHASE INTENTIONS

Data showing the number of previous home owners / first time buyers, size of property required, funding stream for purchasing a property, and ground floor requirements

#### SUMMARY OF DISABILITY AND ADAPTATIONS REQUIRED

Data showing disability and adaptation requirements

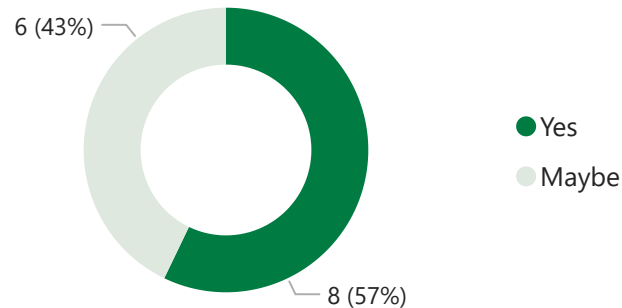
### WHAT IS HOUSING NEED?

‘Housing need’ can be defined as the need for an individual or household to obtain housing that is suitable to their circumstances.

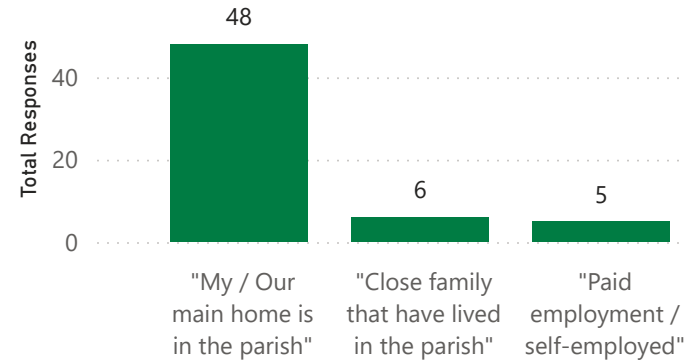


# PART THREE - SUMMARY OF RESPONDENTS WISHING TO MOVE

## NUMBER OF RESPONDENTS WANTING TO MOVE WITHIN THE PARISH



## NUMBER OF RESPONDENTS WITH A CONNECTION TO THE PARISH



## KEY FINDINGS:

- **Total respondents stating a housing need:** 14
- **Insufficient information provided:** 5 respondents
- **Analysis Focus:** 9 respondents

14 respondents replied to this section of the survey, indicating a housing need and a requirement to move to another property in Edington. Whilst 14 respondents identified a housing need, 5 of the 14 respondents provided insufficient information to enable reliable interpretation and housing recommendations. Therefore this section (Part 3) will focus on the housing needs of **9** respondents.

### Reason(s) for needing to move.

The survey asked the reason(s) why respondents needed to move. The most common reasons for needing to move were:

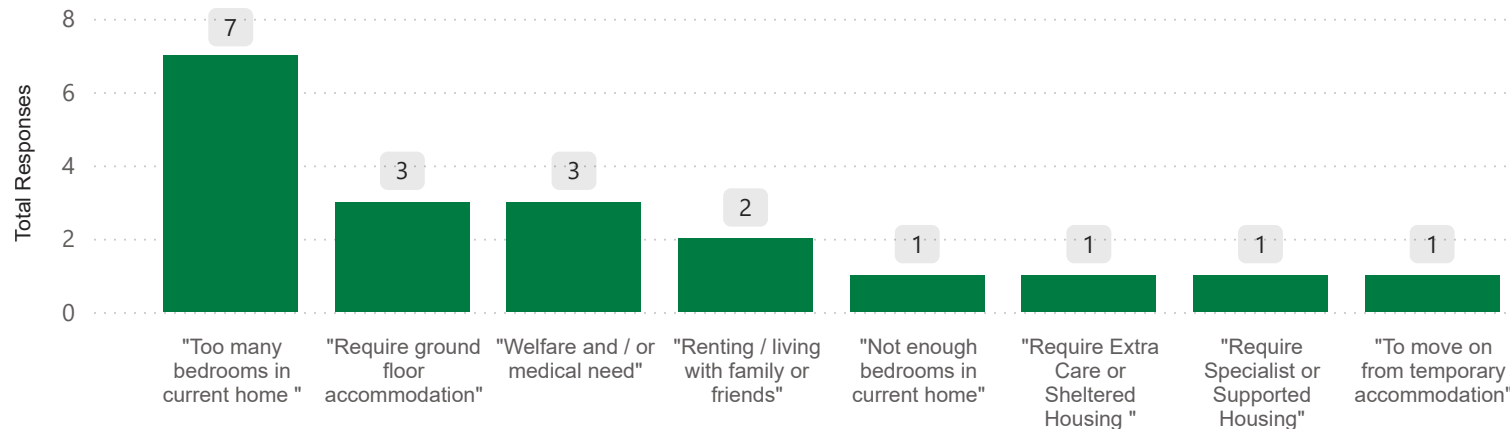
- Too many bedrooms in the current home
- Requirement for ground floor accommodation
- Health/ Welfare needs

Other reasons included,

- Living with family and wanting to move on
- Not enough bedrooms in current home
- Require Extra Care or Sheltered Accommodation
- Require Specialist or supported housing
- To move on from Temporary accommodation

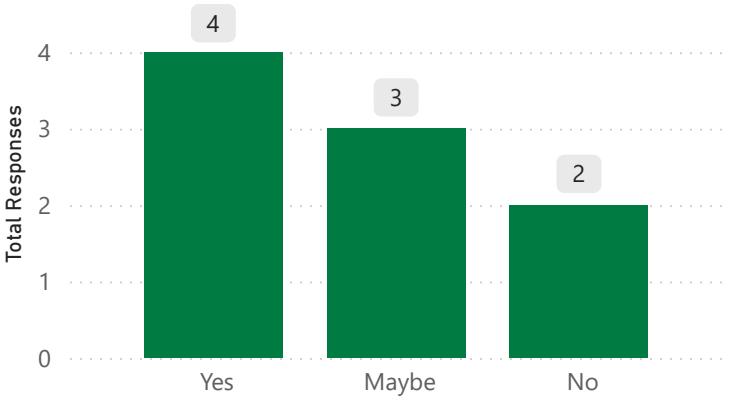
(Multiple options could be selected)

## RESPONDENTS' REASONS FOR NEEDING TO MOVE

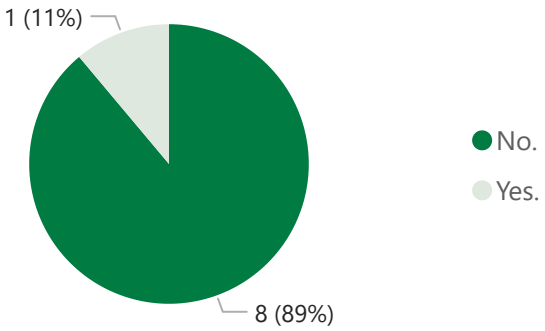


# PART THREE - SUMMARY OF HOUSING PREFERENCES

## HOUSEHOLDS REQUIRING GROUND FLOOR



## HOUSEHOLDS REQUIRING SPECIALIST HOUSING



## KEY FINDINGS:

**Ground Floor Accommodation**  
4 respondents indicated a need for ground floor accommodation, with a further 3 respondents answering 'maybe'. The remaining 2 respondents did not indicate a need for ground floor accommodation.

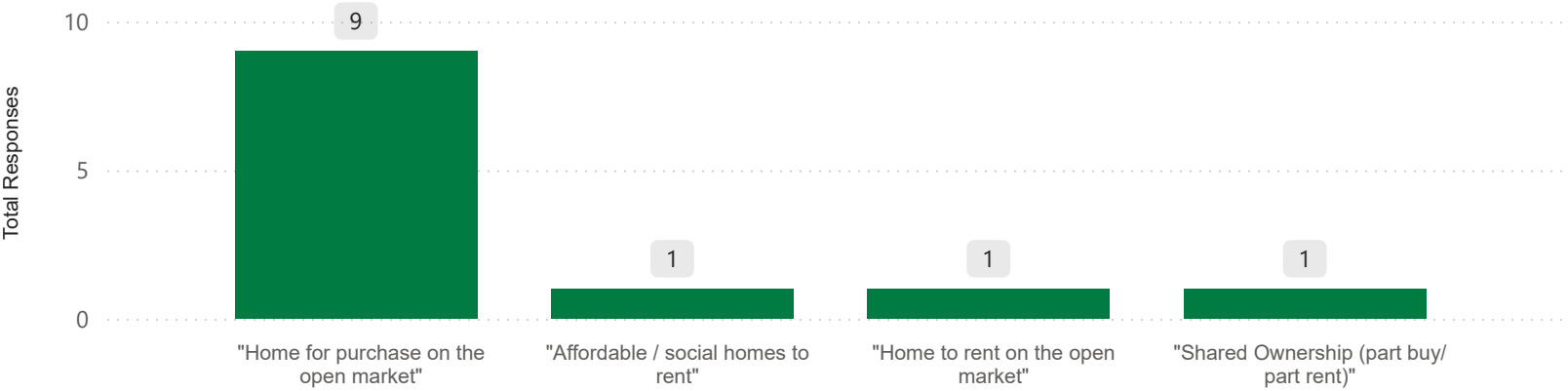
**Specialist Housing**  
89% of respondents did not require specialist housing.

**Tenure Preferences**  
The respondents were asked what type of open market tenure and affordable housing tenures they sought.

Homes for purchase on the open market was the most desired tenure, with some interest in affordable / social homes to rent, homes to rent on the open market, and low cost home ownership options.

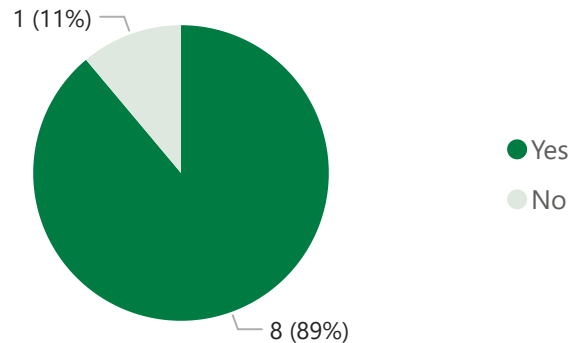
(Multiple options could be selected)

## TENURE PREFERENCES OF HOUSEHOLDS

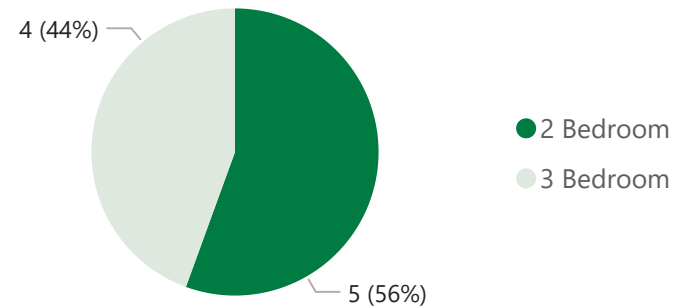


# PART THREE - SUMMARY OF PROPERTY PURCHASING INTENTIONS

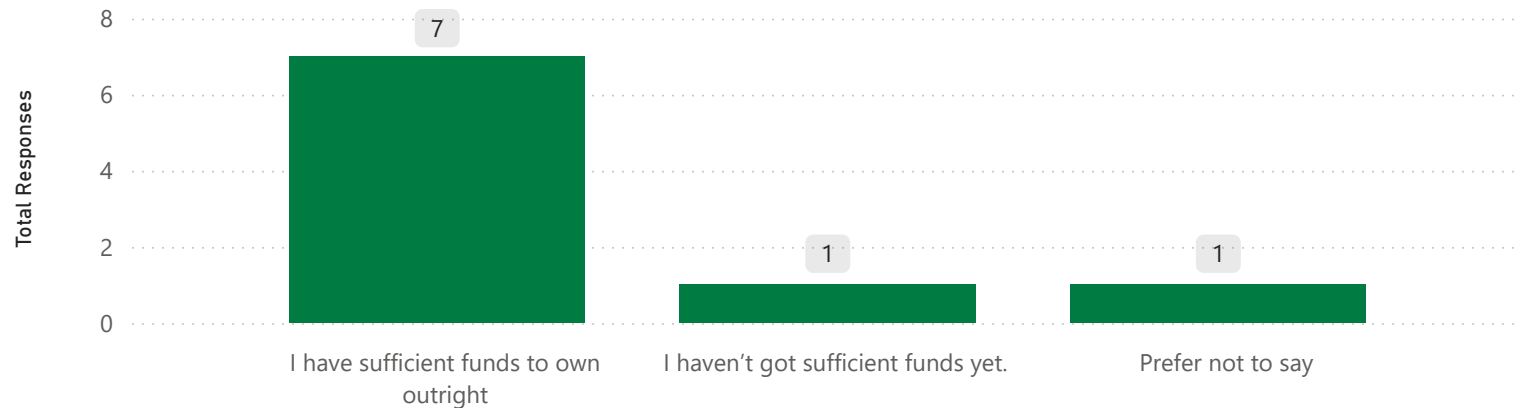
## HOUSEHOLDS THAT CURRENTLY/ HAVE PREVIOUSLY OWNED THEIR HOME



## PROPERTY SIZE REQUIRED FOR PURCHASE



## FINANCIAL MEANS TO PURCHASE



## KEY FINDINGS:

The survey asked those with a housing need if they were seeking to purchase a property, and how they would fund the purchase. 9 respondents intend to purchase a property on the open market (100%).

### Home Ownership

Respondents were asked about their home ownership status.

### Current or Previous Home Owners (Not First-Time Buyers):

8 respondents (89%) have owned a property or are current homeowners.

### Never Owned a Property (Potential First-Time Buyers):

1 respondent (11%) have not owned a property before and is not currently a home owner.

### Property Size for Purchase

56% of respondents (5) indicated they require a 2 bedroom property, whilst 44% (4) stated a 3 bedroom property.

### Financial means to purchase a property

7 respondents (78%) stated that they have sufficient funds to purchase outright. 1 respondent (11%) does not yet have sufficient means to purchase and 1 respondent (11%) preferred not to say.

# PART FOUR - SURVEY FINDINGS

## AFFORDABILITY AND HOUSING COSTS

### OVERVIEW OF PART FOUR

Part Four presents findings on the affordability analysis of open market purchase, private rent housing costs, Shared Ownership and Discount Market Unit housing costs, as well as Affordable and Social Rent costs.

The analysis considers financial capacity, housing costs, rent and tenure preferences, and requirements, alongside anticipated re-lets of existing social housing stock and sale rates.

- It would be unlikely that a household would be able to purchase a property on the open market in this parish without a large deposit, some equity in an existing property or a substantial income.
- First time buyers seeking open market housing would generally struggle to meet the criteria necessary for obtaining their own home.
- In some cases intermediate housing (shared ownership, discount market units or First Homes) would be a suitable option, whilst in other instances affordable rented accommodation would be appropriate.

These factors inform recommendations for future housing provision within Edington.

### SUMMARY OF HOUSING COSTS

#### OPEN MARKET HOUSE PRICES - AVERAGES FOR EDINGTON AND WILTSHIRE

Data -Average Open Market house prices for Edington and Wiltshire by bed size

#### PRIVATE RENT AVERAGES FOR EDINGTON AND NATIONALLY, AND AFFORDABLE RENT AND SOCIAL RENT AVERAGES IN WILTSHIRE

Data -Average private rental figures for Edington and Nationally by bed size.

Data - Average Affordable Housing rental figures for Affordable Rent and Social Rent in Wiltshire by bed size

#### SHARED OWNERSHIP AND DISCOUNT MARKET UNITS - AVERAGES PARISH AND WILTSHIRE WIDE

Data - Average house prices for shared ownership and discount market units for Edington and Wiltshire

#### AFFORDABILITY - EDINGTON RESPONDENTS ANALYSIS

Data - How respondents housing costs are currently being paid, and affordability

#### CURRENT SOCIAL HOUSING STOCK

Analysis of current social housing stock

#### HOUSING NEED RECOMMENDATIONS PAGE

Recommendations for Market, Intermediate and Social Housing

# PART FOUR

## MARKET HOUSE PRICE AVERAGES AND AFFORDABILITY ASSUMPTIONS

### OPEN MARKET HOUSE PRICES AND AFFORDABILITY ASSUMPTIONS

#### Open Market House Prices and Affordability

In order to investigate affordability, further research has been carried out on house prices and market rent in the area. The tables show the average house prices for 1-4 bedroom properties in Edington, compared to the Wiltshire average.<sup>3</sup>

#### Assumptions Relating to Affordability of a Mortgage

The Annual Survey of Hours and Earnings (ONS) indicates that the gross annual median income of full time employed persons in Wiltshire as of April 2025 was £37,861 (estimated).<sup>4</sup>

Typically, a household making a mortgage application can obtain a mortgage of 3.5 times their annual income. Households would generally expect to need a deposit of around 5% of the purchase price.

Therefore, if an average terraced property sold on the open market in Edington for £246,730 then a household may require £12,500 as a deposit and would require an annual household income of at least £67,000.

<sup>3</sup> <https://landregistry.data.gov.uk>

<sup>4</sup> <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/bulletins/annualsurveyofhoursandearnings/2025>

### OPEN MARKET HOUSE PRICES

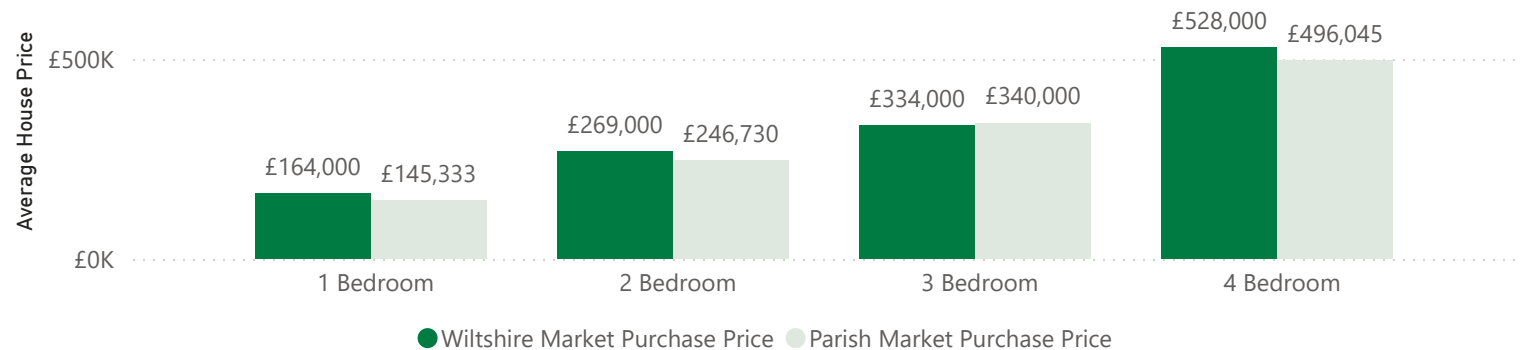
#### MARKET HOUSE PRICES - PARISH

House Size	Market Purchase Price
1 Bedroom	£145,333
2 Bedroom	£246,730
3 Bedroom	£340,000
4 Bedroom	£496,045

#### MARKET HOUSE PRICES - WILTSHIRE WIDE

House Size	Market Purchase Price
1 Bedroom	£164,000
2 Bedroom	£269,000
3 Bedroom	£334,000
4 Bedroom	£528,000

#### MARKET HOUSE PRICES - WILTSHIRE AND PARISH AVERAGES



# PART FOUR - PRIVATE RENT AND AFFORDABLE HOUSING AVERAGES AND AFFORDABILITY ASSUMPTIONS

## PRIVATE RENT, SOCIAL AND AFFORDABLE RENT

### Private Rent and Affordability

Average private rents for 1-4 bedroom properties in Wiltshire and nationally (Sep 2025) were reviewed to assess affordability.<sup>5</sup>

### Assumptions Relating to Affordability of Private Renting

The Office for National Statistics (ONS) considers that a private rent is affordable if the household would spend 30% (or less) of their gross income on rent (for new or existing tenancies). 30% is therefore the affordability threshold. Any household who would need to spend more than 30% of their income on rent is assumed to require Affordable Housing.<sup>6</sup>

### Affordable and Social rent and Affordability

The tables show the average Social and Affordable rent costs in Wiltshire for the period 2024-2025.<sup>7</sup>

It is assumed that Social Rent is around 50% of the market rate. and that Affordable Rent is around 80% of the market rate.

### Assumptions Relating to Affordability of Affordable & Social Rent

It is assumed that all social rented housing (whether Social Rent or Affordable Rent) will be let at a rent which is capped at the Local Housing Allowance rate. This ensures that tenants who qualify for universal credit or housing benefit will have their housing costs fully covered.

<sup>5</sup><https://www.ons.gov.uk/economy/inflationandpriceindices/bulletins/privaterentandhousepricesuk/september2025>

<sup>6</sup><https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/privaterentalaffordabilityengland/2024>

<sup>7</sup> <https://www.homes4wiltshire.co.uk>

## PRIVATE RENT AVERAGES

### PRIVATE RENT COSTS - WILTSHIRE

House Size	Monthly Rent Cost
1 Bedroom	£713
2 Bedroom	£926
3 Bedroom	£1,160
4 Bedroom	£1,665

### PRIVATE RENT COSTS - NATIONAL

House Size	Monthly Rent Cost
1 Bedroom	£840
2 Bedroom	£1,067
3 Bedroom	£1,283
4 Bedroom	£1,816

## SOCIAL RENT AND AFFORDABLE RENT AVERAGES

### SOCIAL RENT - WILTSHIRE

House Size	Social Rent Monthly
1 Bedroom	£502.93
2 Bedroom	£577.80
3 Bedroom	£656.72
4 Bedroom	£950.69

### AFFORDABLE RENT - WILTSHIRE

House Size	Affordable Rent Monthly
1 Bedroom	£597.35
2 Bedroom	£765.44
3 Bedroom	£911.52
4 Bedroom	£1,094.47

# PART FOUR - SHARED OWNERSHIP AND DISCOUNT MARKET UNIT AVERAGES AND AFFORDABILITY ASSUMPTIONS

## SHARED OWNERSHIP AND DISCOUNT MARKET UNIT COSTS

### Low Cost Home Ownership (LCHO) and Affordability

Average estimated costs for Shared Ownership and Discount Market Units, for 1-4 bedroom properties in Edington and Wiltshire (Sep 2025) were reviewed to assess affordability.<sup>3</sup>

### Assumptions Relating to Affordability of LCHO

A household eligible for a home offered under the Shared Ownership scheme has the potential to buy a share in a property between 10% - 75% of the purchase price and then pay a low-cost rent on the remaining share. The average share sold in Wiltshire is 29%. A mortgage deposit of 5-10% of the value of the share will be required.

- Shared Ownership - Assuming a 2 bed home is purchased with a 29% share (£71,552) of the open market value, paying an affordable rent on the share retained by the Registered Provider, and with a 5% deposit, an annual household income of at least £26,000 is required (based on the figures presented in the table and an interest rate at 3.9%).
- Discount Market Units purchased at 30% discount (i.e. 70% of open market price). Assuming a household obtains a mortgage based on 3.5 times their annual income and having a 5% deposit, a household would require an annual income of at least £53,800 for a 2 bed home in Edington (based on the figures presented in the table).

<sup>3</sup> <https://landregistry.data.gov.uk>

## SHARED OWNERSHIP

### BASED ON WILTSHIRE HOUSE PRICE

House Size	Market Price	10% Share	29% Share
1 Bedroom	164,000	16,400	47,560
2 Bedroom	269,000	26,900	78,010
3 Bedroom	334,000	33,400	96,860
4 Bedroom	528,000	52,800	153,120

### BASED ON PARISH PRICE

House Size	Market Price	10% Share	29% Share
1 Bedroom	145,333	14,533	42,147
2 Bedroom	246,730	24,673	71,552
3 Bedroom	340,000	34,000	98,600
4 Bedroom	496,045	49,605	143,853

## DISCOUNT MARKET UNITS (DMU)

### BASED ON WILTSHIRE HOUSE PRICE

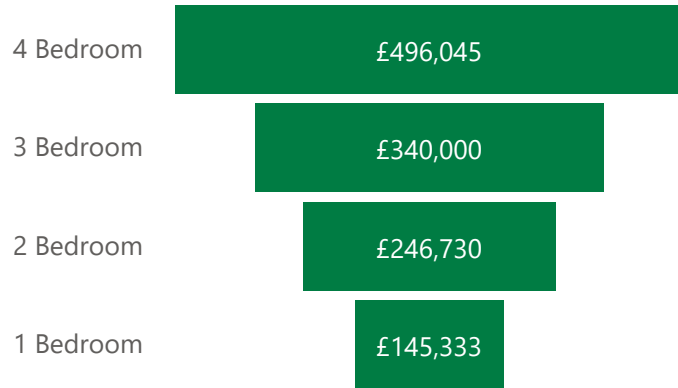
House Size	Market Price	DMU Price
1 Bedroom	164,000	114,800
2 Bedroom	269,000	188,300
3 Bedroom	334,000	233,800
4 Bedroom	528,000	369,600

### BASED ON PARISH PRICE

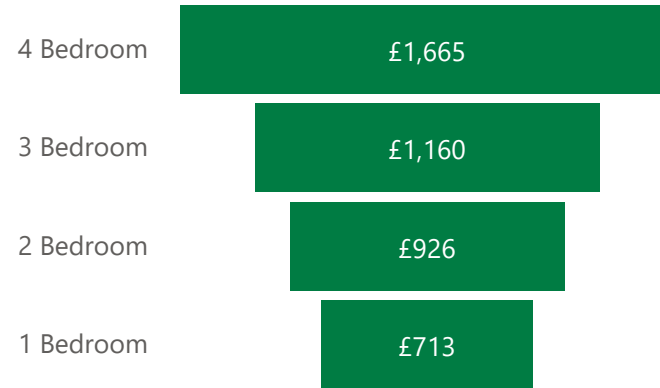
House Size	Market Price	DMU Price
1 Bedroom	145,333	101,733
2 Bedroom	246,730	172,711
3 Bedroom	340,000	238,000
4 Bedroom	496,045	347,231

# PART FOUR - AFFORDABILITY EDINGTON RESPONDENTS ANALYSIS

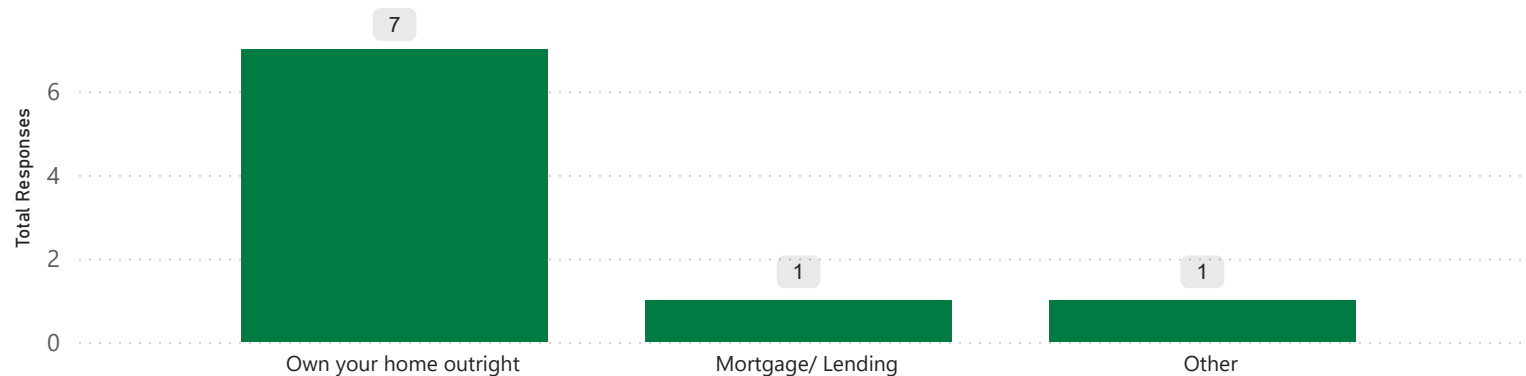
## AVERAGE MARKET PURCHASE PRICES (£)



## AVERAGE MARKET RENT PRICES (£)



## RESPONDENTS HOUSING COSTS - FINANCING METHODS



## KEY FINDINGS:

To assess the need for affordable housing in Edington, it is necessary to consider respondents' equity, income and savings levels. Due to confidentiality requirements, only a brief summary of the financial assessment is presented below.

### Key General Observations

- It is unlikely that a household could purchase a property on the open market in this parish without a large deposit, existing equity in a property or a substantial income.
- First time buyers seeking open market housing would generally struggle to meet the criteria necessary to obtain their own home.
- In some cases intermediate housing (shared ownership, discount market units or First Homes) would be a suitable option, whilst in other instances affordable rented accommodation would be appropriate.

### Affordability Analysis

Comparing respondents' income, savings and equity with local property prices suggests that the majority of respondents can resolve their housing needs by purchasing a suitable property on the open market.

The survey also identified that private renting may resolve housing needs of some households.

# PART FOUR - CURRENT SOCIAL HOUSING STOCK

## SOCIAL HOUSING STOCK IN EDINGTON

### Assumptions relating to availability of stock

The 2021 Census recorded 22 social homes in the parish. These properties represent 7.1% of the total housing in Edington, which is lower than the Wiltshire affordable housing average of 14.5%.<sup>2</sup>

One social home has been re-let in Edington over the last three years.<sup>7</sup>

The low levels and turnover of social housing in the parish suggest that **very few** of the households considered to be in need of social rented housing could meet their needs through accessing the existing social housing of the parish.

**% of Social Housing Stock in Edington and Wiltshire Averages**



### Households already on the Council's Housing Register

Where the Housing Enabling Team is able to identify that a household with a local connection to the parish is on the Housing Register, but hasn't completed a survey, that household's requirements will be added to the recommendations. Please note that it will not be possible to identify every household that falls into this category due to the confidential nature of the survey.

Three respondents indicated that they were registered on the Council Housing Register. However data as of November 2025 confirms that no households currently registered have selected Edington as their preferred parish. The Council's operates a 'choice-based' lettings system and therefore households may have chosen other parishes as their preferred areas, rather than Edington.

<sup>2</sup> <https://www.ons.gov.uk/visualisations/customprofiles/build/>

<sup>7</sup> <https://www.homes4wiltshire.co.uk>

### Assumptions relating to bedroom entitlement

Whether or not a property is affordable is dependent on its size. If a household has indicated an intention to purchase a larger property than the analysis suggests they can afford, will be considered to be in need of a smaller property provided that a smaller property would meet their household's bedroom requirements.

Recommendations for numbers of bedrooms in subsidised rented properties are made in line with the 'family size' criteria implemented as part of the Housing Benefit changes by the 2012 Welfare Reform Act and Universal Credit Regulation 2013. 8, 9.

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.

In making recommendations for the number of bedrooms, we have considered the age of children in two years time to predict the bedroom requirement at the likely time of development.

<sup>8</sup> <https://www.legislation.gov.uk/ukpga/2012/5/contents>

<sup>9</sup> <https://www.legislation.gov.uk/uksi/2013/376/contents>

# RECOMMENDATIONS

## INTRODUCTION

The following recommendations indicates the minimum need over the next three years for new affordable housing development in the parish, based on the responses to the survey and the Council's Housing Register.

Please note that the recommendations represents the minimum need for the following reasons:

- The recommendations are a snapshot of need at the time that 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 are based only on the questionnaires that were completed together with any need identified on the Housing Register. The recommendations may not represent the parish's full housing need as responses were not received from every household.

## ADDITIONAL SOURCES TO BE CONSIDERED

This survey's recommendations concentrate on those households who are unable to afford accommodation on the open market as well as those households that may be seeking alternative housing on the open market

This is a snapshot of need and may demonstrate a lower housing need as it only reflects those that have completed the survey. At the time of any planning application, the following additional sources must also be considered.

- **Wiltshire Council Housing Register** – for confirmed demand
- **Local Strategic Housing Market Assessment (SHMA)** – for broader market trends and projections.

## SUMMARY OF RECOMMENDATIONS

### MARKET HOUSING

Detailed recommendations of property type and size

### INTERMEDIATE HOUSING

Detailed recommendations of property type and size

### SOCIAL HOUSING

Detailed recommendations of property type and size

# RECOMMENDATIONS

Taking into account finances, cost of housing and rent, and tenure preferences - together with likely re-let and sale rates - it is estimated that the following properties are required.

## MARKET HOUSING

**Market homes required to purchase:**

- 1 x 2 bed House
- 2 x 2 bed Bungalows
- 2 x 3 bed Houses
- 2 x 3 bed Bungalows

**Market homes required to rent:**

- 1 x 2 bed House

**Market Specialised Housing required:**

- 1 x 2 bed Extra Care Unit

## INTERMEDIATE HOUSING

No recommendations

No recommendations

No recommendations

## SOCIAL HOUSING

No recommendations

No recommendations

No recommendations

# REFERENCES PAGE

This section lists all sources referenced in this report.

These sources have been consulted to ensure accuracy in the findings and recommendations presented.

Readers may refer to these sources for further information or to verify the data and analysis presented in this report.

## Referenced Sources

- 1 Census (2021), Census Data. Available at: <https://www.ons.gov.uk/census/aboutcensus/aboutthecensus> (Accessed: November 2025)
- 2 Census (2021), Census Data. Available at: <https://www.ons.gov.uk/visualisations/customprofiles/build/> (Accessed: November 2025)
- 3 HM Land Registry (2025), UK House Price Index and Data. Available at: <https://landregistry.data.gov.uk> (Accessed 2025)
- 4 Office for National Statistics (2025), Employee Earnings in the UK. Available at: <https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/earningsandworkinghours/bulletins/annualsurveyofhoursandearnings/2025> (Accessed: November 2025)
- 5 Office for National Statistics (2025), Private Rent and House Prices, UK. Available at: <https://www.ons.gov.uk/economy/inflationandpriceindices/bulletins/privaterentandhousepricesuk/september2025> (Accessed: November 2025)
- 6 Office for National Statistics (2025), Private Rental Affordability - England, Wales and Northern Ireland. Available at: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/bulletins/privaterentalaffordabilityengland/2024> (Accessed: November 2025).
- 7 Homes4Wiltshire (2025), Homes4Wiltshire. Available at: <https://www.homes4wiltshire.co.uk> (Accessed: November 2025)
- 8 Legislation.gov.uk (2025), Welfare Reform Act 2012. Available at <https://www.legislation.gov.uk/ukpga/2012/5/contents> (Accessed: November 2025)
- 9 Legislation.gov.uk (2025), The Universal Credit Regulations 2013. Available at: <https://www.legislation.gov.uk/uksi/2013/376/contents> (Accessed: November 2025)