

# **Bratton**

**Parish Housing Needs Survey**

**Survey Report**

**October 2018**

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## 1. Parish Summary

Bratton is in Westbury Community Area in the local authority area of Wiltshire.

There is a population of 1,248 according to the 2011 Census, comprised of 512 households.

The parish includes the small, picturesque village of Bratton and lies just east of Westbury on the north edge of Salisbury Plain. Located three miles from the town of Westbury (mainline train to London), twenty miles from the Roman City of Bath and twenty miles from the historical city of Salisbury.

Bratton has a thriving community of clubs, societies and social groups. In the centre of the village is The Duke public house, Hillworth Stores/Post Office, Bratton Community Primary School, the village green including a young children's play park, a Doctor's Surgery, along with three halls (Jubilee Hall, Pavilion and the Church Institute) all regularly used for activities, fundraising events as well as talks and private functions.

The Westbury White Horse and the earthworks of Bratton Castle Iron Age hill fort are both in Bratton parish. Notable buildings in the village are St James's Church, Bratton House, Bratton Baptist Chapel and a fine 17th century Court House.

## 2. Introduction

In Summer 2018, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Bratton Parish Council, to establish if there was a proven need for affordable housing in the parish and potentially to use the findings of the survey to inform the neighbourhood plan.

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

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).<sup>1</sup>
- 'The Wiltshire Rural Investment Partnership brings together representatives from the economic development, regeneration, spatial planning, service development and enabling

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<sup>1</sup> 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 White Horse Housing Association.

teams of Wiltshire Council together with Registered Provider [housing association] partners and Homes England to enable and promote the sustainable delivery of new build housing in the rural communities of Wiltshire.<sup>2</sup>

### **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 Bratton 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 18<sup>th</sup> June 2018.

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 25<sup>th</sup> July 2018. The forms were recorded and analysed by the Service Development Officers at Wiltshire Council.

- A total of 552 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 35.7% with 197 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 Bratton.
- 6 responses were made online.

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<sup>2</sup> Para 1.1, 'Purpose', *Terms of Reference for the Wiltshire Rural Investment Partnership*. Full WRIP membership: Wiltshire Council, Aster, White Horse Housing Association, GreenSquare, Guinness, Stonewater, Selwood Housing, Homes England, and the Wiltshire Community Land Trust.

## 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 Bratton. 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 Bratton. 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 Bratton was their main home. 100% of those who replied said that it was.

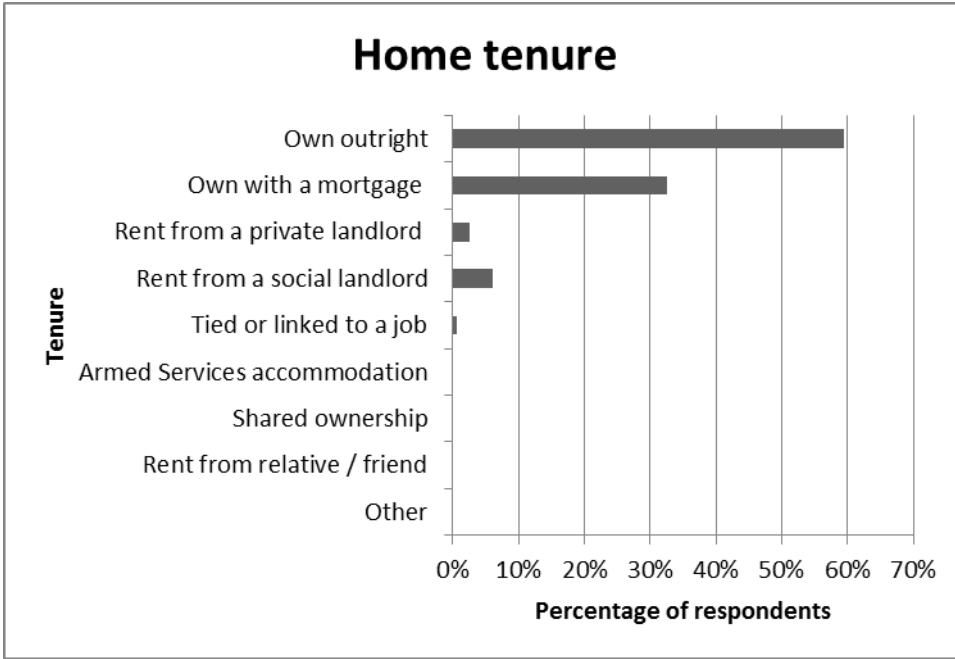
The 2011 Census data for Bratton indicates that 78.7% of households in the parish were owner-occupying, 11.4% were renting from social landlords, 8.7% were privately renting and 1.0% of households were living rent free.<sup>3</sup>

The chart below shows the tenure of respondents to the survey. The majority (91.9%) of respondents were owner-occupiers, while 5.1% of respondents were living in socially rented properties, 2.5% were renting from a private landlord or letting agency, 0.5% of respondents were living in accommodation tied to their employment. 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.

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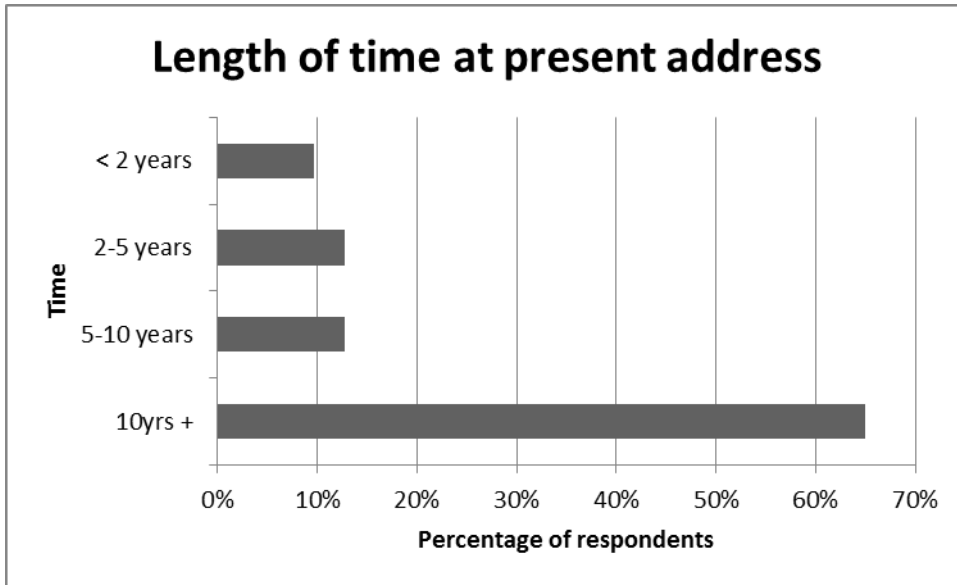
<sup>3</sup> <http://www.nomisweb.co.uk/>

Chart 1



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:

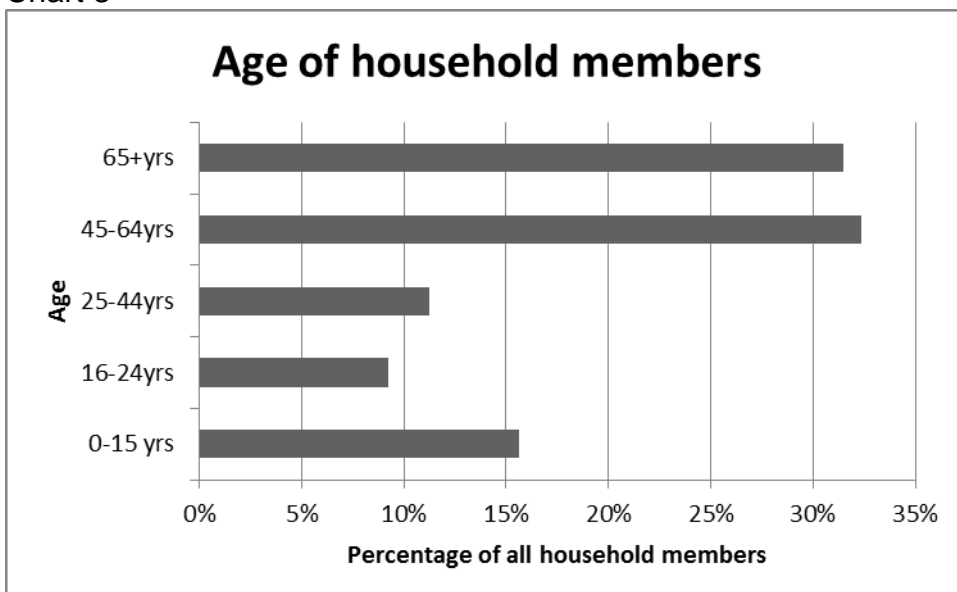
Chart 2



Many respondents to the survey lived in large family homes, with 10.7% of respondents having five or more bedrooms in their property. 38.8% lived in four bedroom homes, 33.7% had three bedrooms, 13.3% two bedrooms and 3.8% of respondents lived in homes with one bedroom.

The 2011 Census describes 21.5% of the population of Bratton parish as aged 65+ (18.2% in Wiltshire). The spread of ages recorded in the survey, however, indicates that 31.5% of respondents' household members were aged 65+.

Chart 3



As shown in the chart above, there were also significant numbers of households responding to the survey from households with members aged 45-64 and with children aged under 16. This indicates a spread of different household types in Bratton, 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

Persons in household	Distance to work				
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	Total
Person 1	14	45	40	10	109
Person 2	12	29	22	3	66
Person 3	0	6	6	2	14
Person 4	0	2	3	0	5
Person 5	0	0	0	0	0
<b>Total</b>	<b>26</b>	<b>82</b>	<b>71</b>	<b>15</b>	<b>194</b>

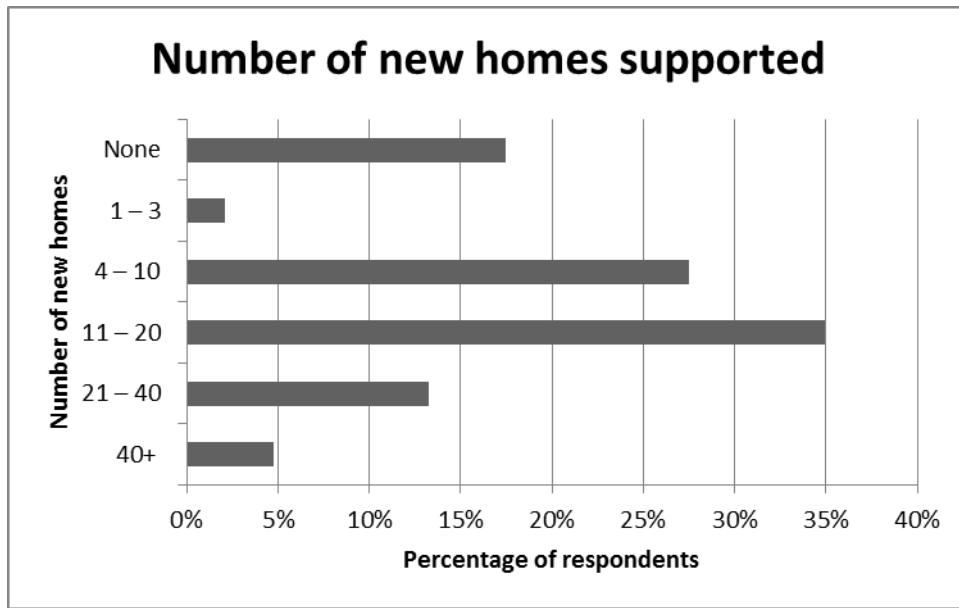
These results suggest a mixed level of sustainability for new housing development in Bratton, indicated by the survey respondents' access to local sources of employment. While 55.7% of the households' working members usually travel less than ten miles to their place of work, 44.3% travel more than that, 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 5.8% of respondents (eleven 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 Bratton, with the most popular option (34.9% of respondents) being for between eleven and twenty new homes. 17.5% of respondents were opposed to any new housing in Bratton parish:

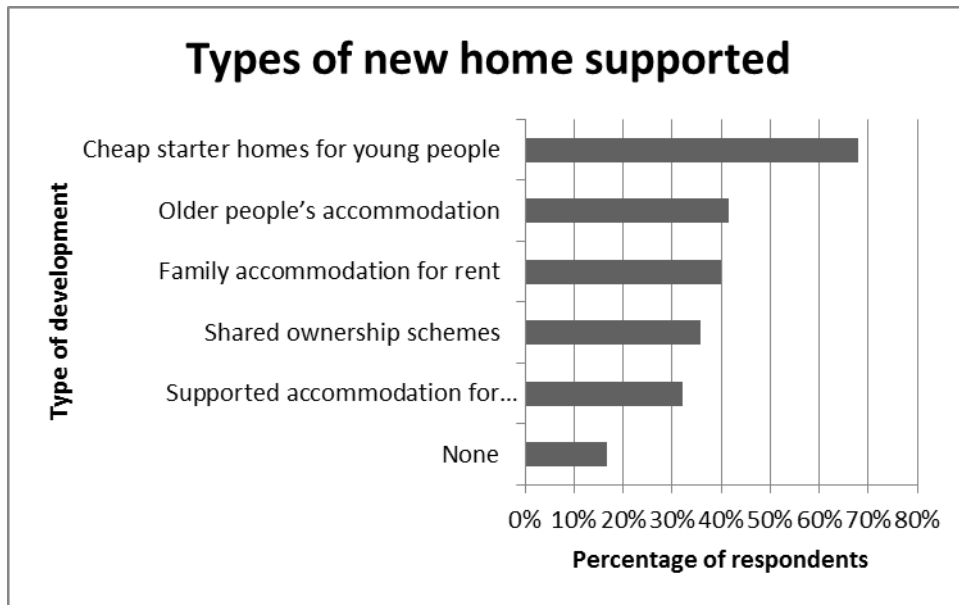


Chart 4



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 Bratton by the survey respondents were affordable starter homes for young people (67.9%) and older persons' accommodation (41.5%). 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**

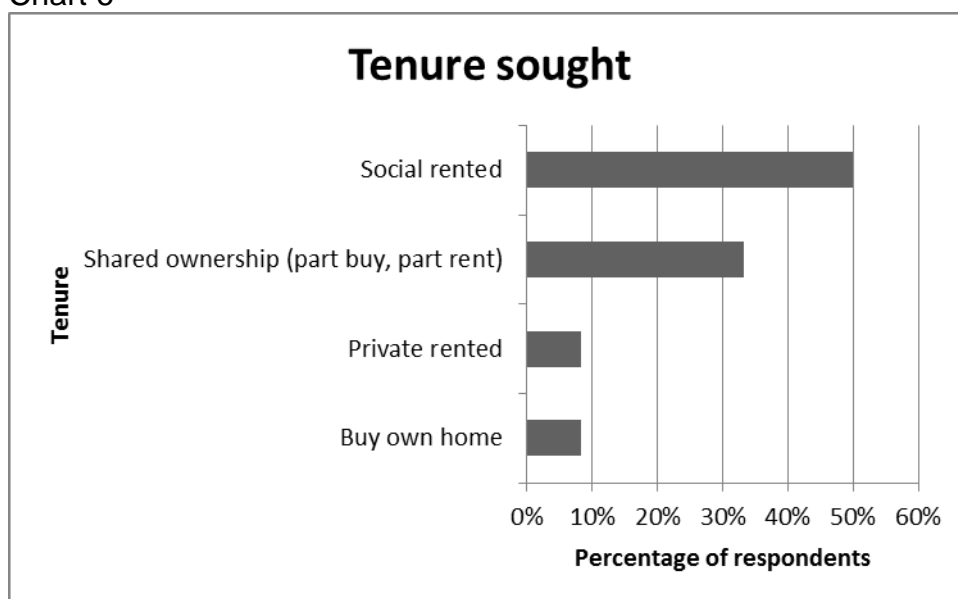
This section of the report looks initially at all the responses to section two of the survey in order to give a broad picture of the need for both market and affordable housing in the parish. A

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

Eight respondents replied to this section of the survey, indicating their need for housing in Bratton. The most frequent reason given for needing to move was currently living with family but want to live independently in the parish (three households.) Other reasons included currently renting and want to buy, current home too big, current home too small, access problems in current property such as stairs and to live closer to shops and services.

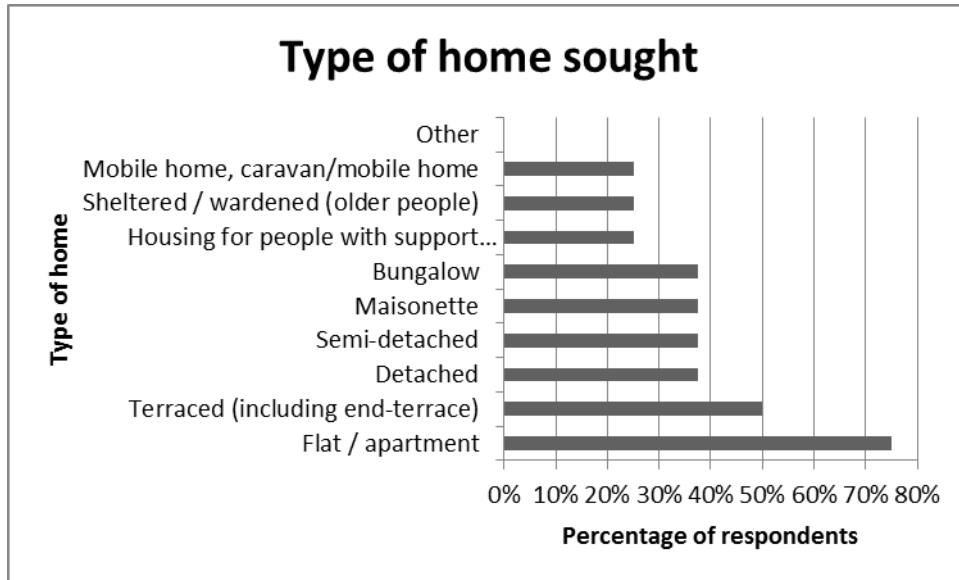
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with socially rented homes the most desired. Households could indicate more than one response:

Chart 6



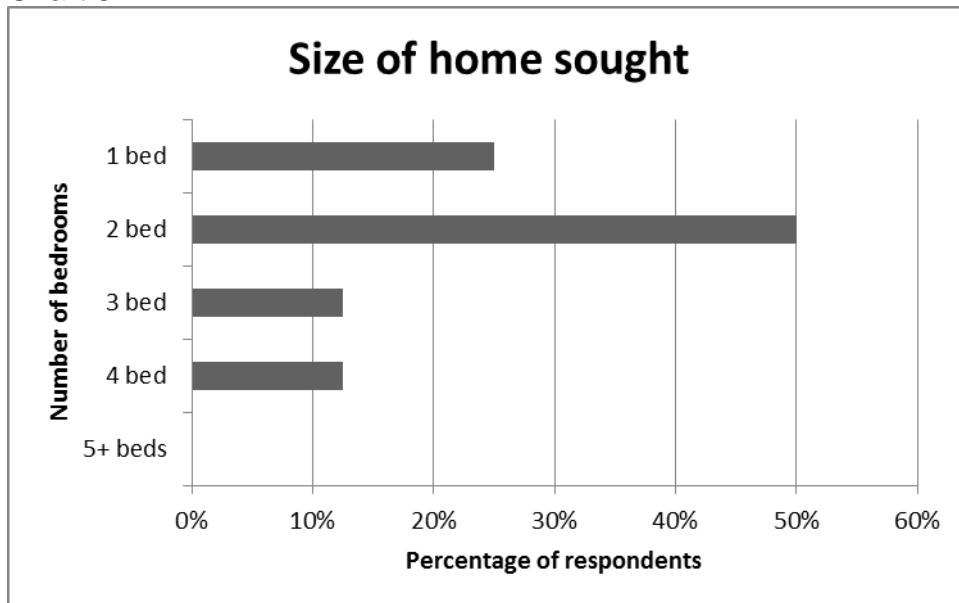
Respondents to this section were also asked what type of housing they required. The most sought-after type was flat/apartment properties. Full responses are given in the chart below (more than one answer could be given):

Chart 7



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

Chart 8



The respondents were then asked if there was a lack of suitable existing housing in Bratton to meet their needs, to which seven households answered 'yes' one household answered 'no'.

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

Only one household responding to this section of the survey reported having equity in an existing property. Estimated levels of savings among the respondents were very low, two households supplied no savings data, two households responded that they had no savings and of the remaining households no households declared more than £14,999 in savings. Income levels were also notably low. Three of the ten households reported gross incomes of less than £10,000 per annum, while only one household reported an income of more than £20,000 per annum. The median gross income bracket reported by the eight respondents was £6,500 - £7,999pa.

Comparing income, savings and equity levels with affordability in Bratton suggests that 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 Bratton, presented in Section 8.

Of the three remaining households one household expressed a desire to purchase a home. However based on the income and savings declared the households aspirations were unachievable and did not meet the financial criteria for low cost home ownership. Therefore they are excluded from the recommendations of this report.

One household did not declare any financial information, or information relating to their current housing circumstances, therefore we have been unable to determine the housing need for this household.

One household expressed a desire to purchase alternative accommodation. On assessing levels of equity, savings and income an open market purchase was achievable to this household. It should be noted that this household was a homeowner.

## 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 Bratton area:<sup>4</sup>

<b>Bedrooms</b>	<b>June 2018 – Sept 2018</b>
1	£130,400
2	£191,800
3	£242,600
4	£361,800
5+	£526,800

### 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 Bratton cost £191,800 then a household may require £28,770 as a deposit. Annual household income would have to be at least £46,580 for a single applicant or £54,343 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in Wiltshire in 2016 was £21,817:<sup>5</sup>

- 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.

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<sup>4</sup> House price estimates from the Mouseprice local area guide to the BA13 postcode area, [www.mouseprice.com/area-guide/average-house-price/](http://www.mouseprice.com/area-guide/average-house-price/) . Please note that the BA13 postcode covers a wider area than Bratton parish and that there may be significant internal variation in house prices.

<sup>5</sup> Annual Survey of Hours and Earnings, 2016, resident analysis. Gross annual pay of employed persons resident in Wiltshire, [www.nomisweb.co.uk](http://www.nomisweb.co.uk) . Note that while the mortgage calculation refers to household income, i.e. to the combined income of all persons in the home, the ASHE figure refers to individual income.

## 7. Summary

This survey's recommendations (see Section 8 below) concentrate on those households who are unable to afford accommodation on the open market.

This is just a quarter of the research needed for this assessment: the Housing Register of Wiltshire Council, the local Strategic Housing Market Assessment and the advice from allocation staff who manage the Register must also be taken into account.

- In October 2018, there were four households on the Wiltshire Council Housing Register seeking affordable accommodation in Bratton parish seeking accommodation between one and four bedrooms, and any full assessment of housing need in the parish must take account of the Register.<sup>6</sup>
- The 2011 Census recorded fifty two social homes in the parish.<sup>7</sup> These properties represent 10.2% of the total housing in Bratton, which is lower than the Wiltshire affordable housing average of 14.7%.<sup>8</sup>
- The social housing in Bratton had a high re-let rate of 21.2% in the past year. From the third quarter of 2017 to the third quarter 2018 eleven social home were re-let in the parish.<sup>9</sup>
- This re-let rate suggests that **two** of the households responding to section two of this survey and in need of affordable accommodation could meet its 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

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<sup>6</sup> Wiltshire Council, Housing Strategy, live tables.

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

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

<sup>9</sup> Wiltshire Council, Housing Strategy, live tables.

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 <sup>10</sup>**

- 3 x One bedroom homes (1x bungalow/ground floor accommodation/wheelchair access)
- 1 x Three bedroom home
- 1 x Four bedroom home

### **Shared ownership / discount market homes<sup>11</sup>**

- None

### **Sheltered housing for older people**

- None

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<sup>10</sup> 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.

<sup>11</sup> 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.