

Hullavington

Parish Housing Needs Survey

Survey Report

June 2017

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1. Parish Summary

The parish of Hullavington is in the Chippenham Community Area within the local authority of Wiltshire.

- There is a population of 1223 according to the 2011 census, comprised of 510 households (in June 2017 there were 939 on the electoral register, 170 children in the village school, 67 in Malmesbury School and 5/6 attending Chippenham schools). There are 510 residential properties in the parish.
- Hullavington is situated in the north of the county, approximately three miles north of Junction 17 of the M4, approximately five miles south of Malmesbury and seven miles north of Chippenham.
- Hullavington is well placed for access to Swindon, Bath, Bristol and Cirencester.

There is a wide range of facilities in the parish, including: The Church, which dates back to mediaeval times; A Church of England primary school; Bus services to secondary schools in Malmesbury and Chippenham; A pre-school situated in the grounds of the primary school; A play area also within the school grounds; An hourly bus service to Malmesbury and Chippenham (no. 92); A garage, shop and post office; A cemetery; A public house; A village hall, which is used regularly by various groups including dancing, keep fit, music, art and poetry groups, Mount Zion Church, Brownies and toddler groups.

- There is a village website: <http://www.hullavingtonparishcouncil.org.uk>
- The parish council has a good relationship with the adjacent military barracks (Buckley Barracks) and is looking forward to creating a good relationship with Dyson as the new Technical Campus is developed on the airfield.
- Members of the Parish Council are working with the community in the production of a Neighbourhood Plan following the introduction of the Localism Act.

2. Introduction

In March 2017, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Hullavington 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).¹
- 'The Wiltshire Rural Investment Partnership brings together representatives from the economic development, regeneration, spatial planning, service development and enabling teams of Wiltshire Council together with Registered Provider [housing association] partners and the Homes and Communities Agency to enable and promote the sustainable delivery of new build housing in the rural communities of Wiltshire.'²

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 Hullavington 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.

¹ The members of WRIP that contribute to the survey funding are Wiltshire Council and six Registered Providers of social housing (housing associations) - Aster, GreenSquare, Guinness, Stonewater, Selwood Housing and Wiltshire Rural Housing Association.

² Para 1.1, 'Purpose', *Terms of Reference for the Wiltshire Rural Investment Partnership*. Full WRIP membership: Wiltshire Council, Aster, Wiltshire Rural Housing Association, GreenSquare, Guinness, Stonewater, Selwood Housing, the Homes and Communities Agency, and the Wiltshire Community Land Trust.

- 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 8th May 2017.

To encourage a good response, households were given a pre-paid envelope in which to return the completed survey. The council applies the data protection policy to responses, ensuring that all survey responses remain anonymous.

Residents were asked to return the completed surveys in the pre-paid envelopes by 16th June 2017. The forms were recorded and analysed by the Service Development Officers at Wiltshire Council.

- A total of 510 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 very good response rate of 36.5% with 186 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 Hullavington.
- 3 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 Hullavington. 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 Hullavington. 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).

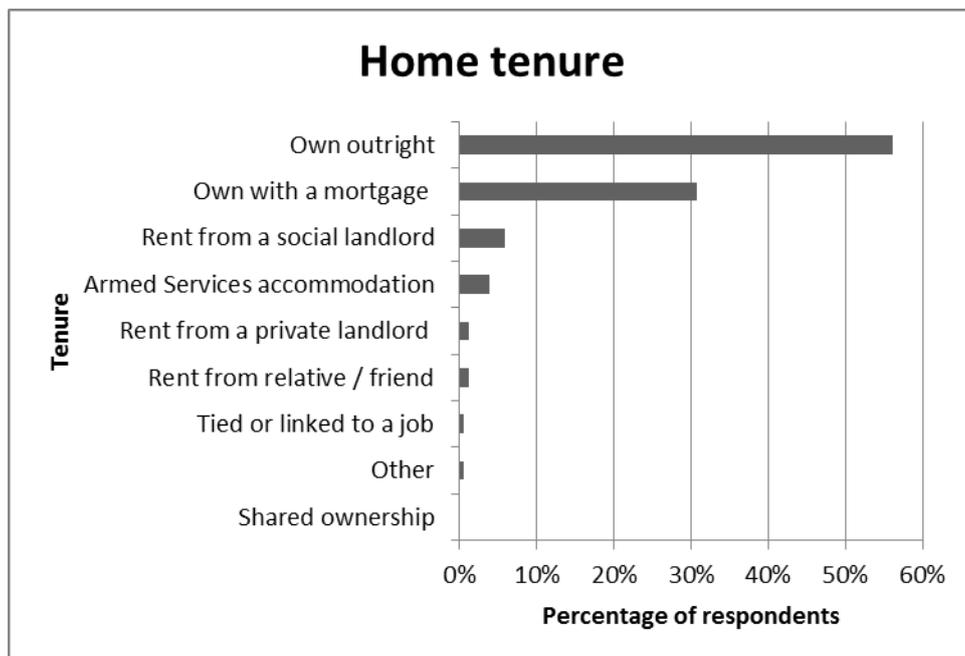
Part One – Households currently living in the parish

The first question asked on the survey was whether the respondents' home in Hullavington was their main home. 99.5% of those who replied said that it was.

The 2011 Census data for Hullavington indicates that 67.3% of households in the parish were owner-occupying, 10.6% were renting from social landlords, 21% were privately renting and 0.6% of households were living rent free.³

The chart below shows the tenure of respondents to the survey. The majority (87%) of respondents were owner-occupiers, while 5.9% of respondents were living in socially rented properties, 3.8% were living in Armed Services accommodation, 1.1% were renting from a private landlord or letting agency, 0.5% were living in accommodation tied to their employment, and 0.5% were living in a tenure described as 'other'. These results indicate a bias in the survey responses toward those living in owner-occupied homes and the rest of this section should be read with this in mind.

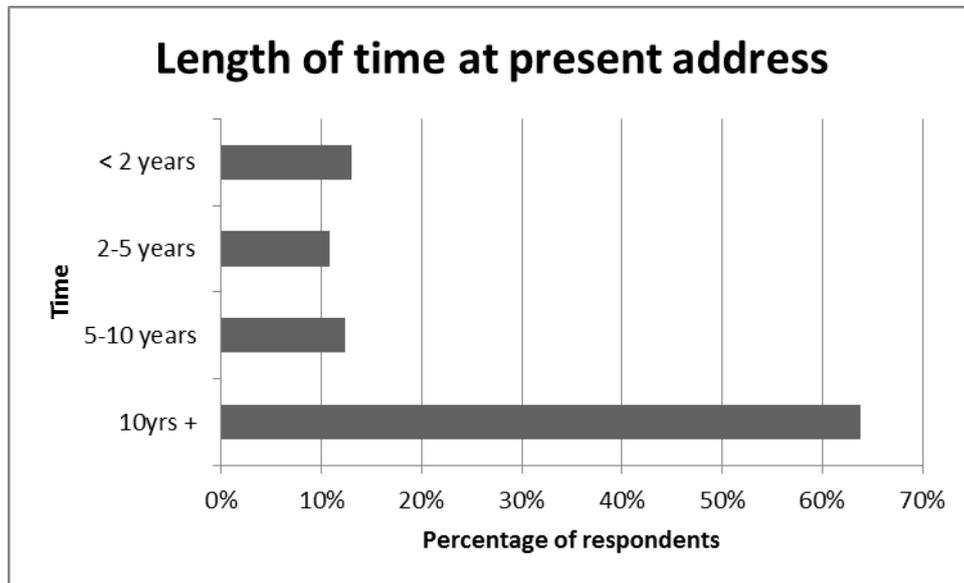
Chart 1



³ <http://www.nomisweb.co.uk/>

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

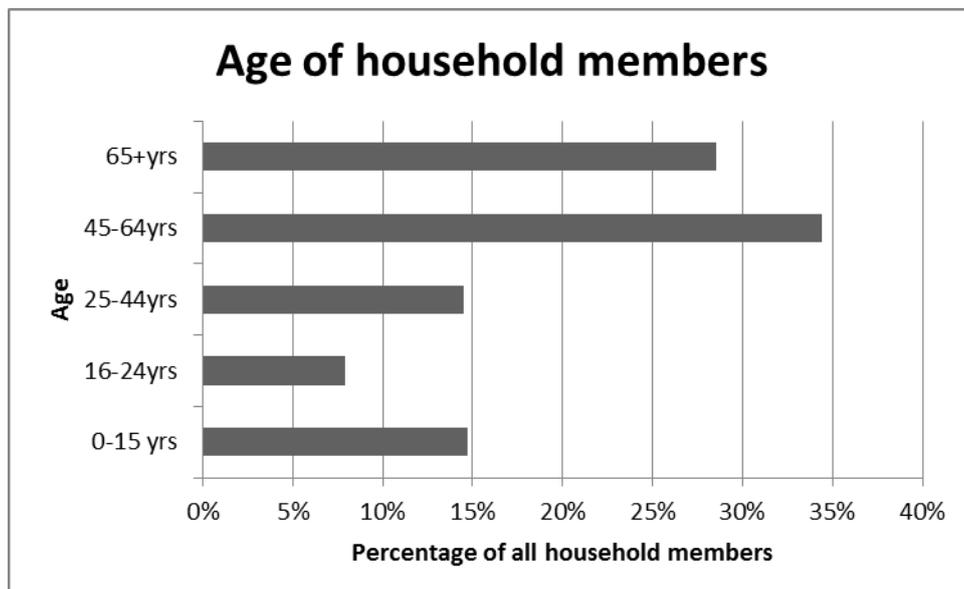
Chart 2



Many respondents to the survey lived in large family homes, with 10.3% of respondents having five or more bedrooms in their property. 36.2% lived in four bedroom homes, 44.3% had three bedrooms, 8.1% two bedrooms and 1.1% of respondents lived in homes with one bedroom.

The spread of ages recorded in the survey indicates that around a third (34.4%) of respondents' household members were aged between 45 and 64 years:

Chart 3



As shown in the chart above, there were less numbers of households responding to the survey with members aged 25-44 and with children aged under 16. This indicates a spread of different household types in Hullavington, from older person households with fewer members, to younger households with children.

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

Table 1

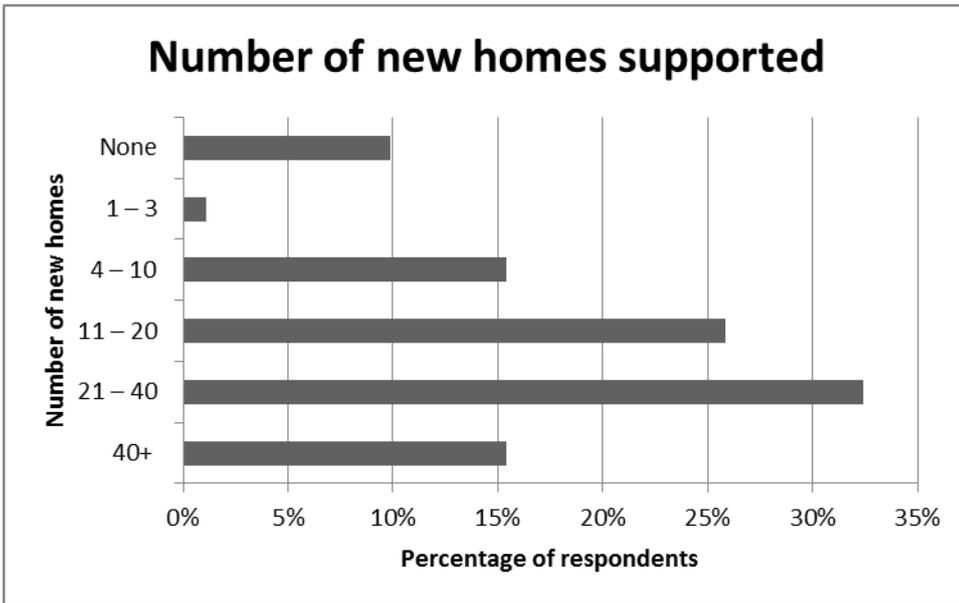
Q9	Distance to work				
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	Total
Person 1	19	31	49	12	111
Person 2	15	21	31	4	71
Person 3	1	6	5	0	12
Person 4	2	2	1	0	5
Person 5	0	1	0	0	1
Total	37	61	86	16	200

These results suggest a mixed level of sustainability for new housing development in Hullavington, indicated by the survey respondents' access to local sources of employment. While 49% of the households' working members usually travel less than ten miles to their place of work, 51% 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 4.5% of respondents (eight households) answered 'yes', indicating a low level of sustained need for housing in the parish.

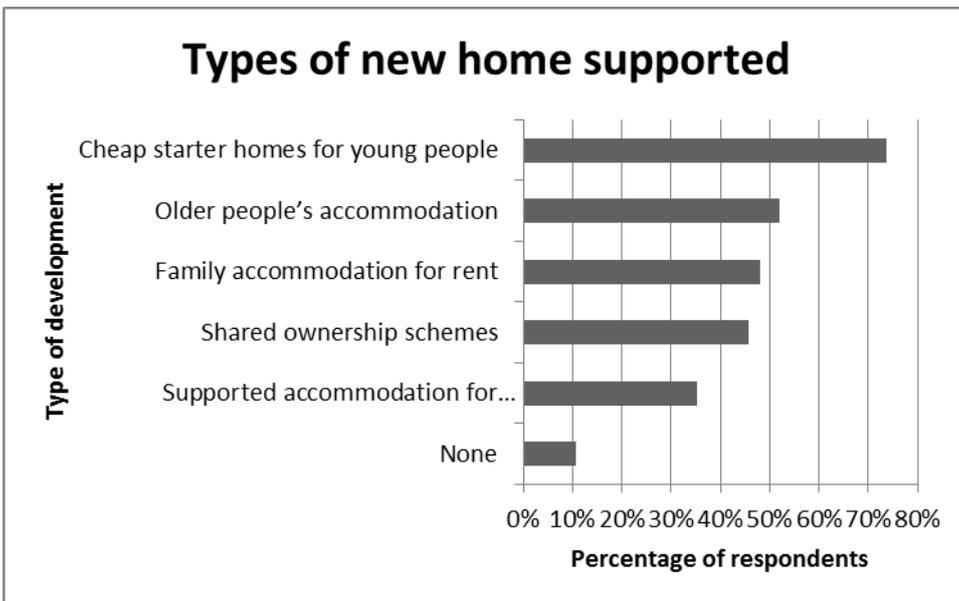
Respondents were then asked how many new homes they would support being built in the parish. A large majority of respondents (90.1%) were in support of some new housing in Hullavington, with the most popular option (32.4% of respondents) being for between twenty one and forty new homes. 9.9% of respondents were opposed to any new housing in Hullavington 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 Hullavington by the survey respondents were affordable starter homes for young people (73.7%) and older persons' accommodation (52%). Full results are given in the chart below (more than one answer could be given):

Chart 5



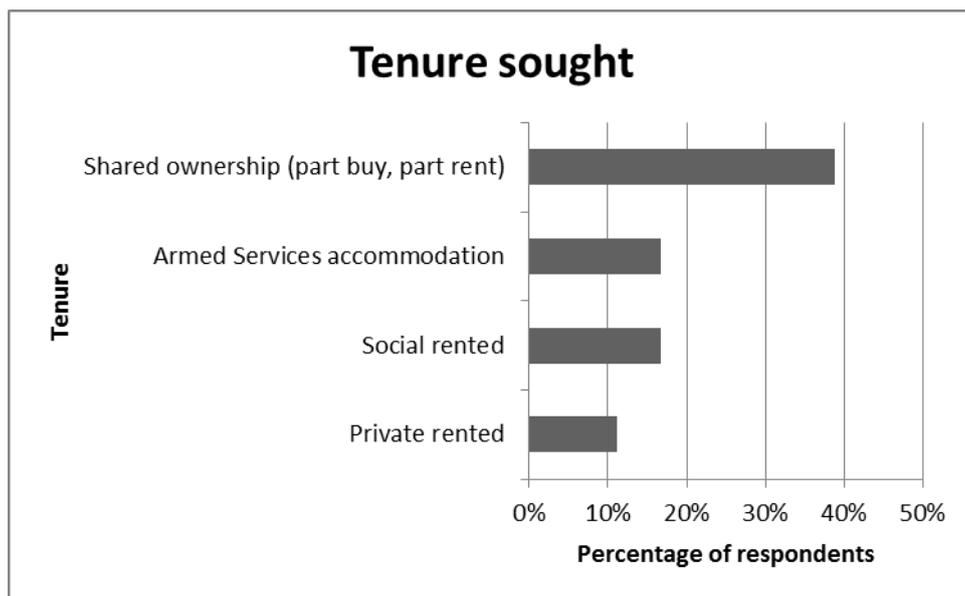
Part two – Households requiring accommodation in the parish

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 Hullavington are then made in order to describe in more detail the need for specifically affordable (i.e. non-market) housing.

Eighteen respondents replied to this section of the survey, indicating their need for housing in Hullavington. The most frequent reasons given for needing to move were currently renting, wanting to buy (6 respondents), to be closer to friends and family (5 respondents) and living with family and wanting independence (4 respondents)

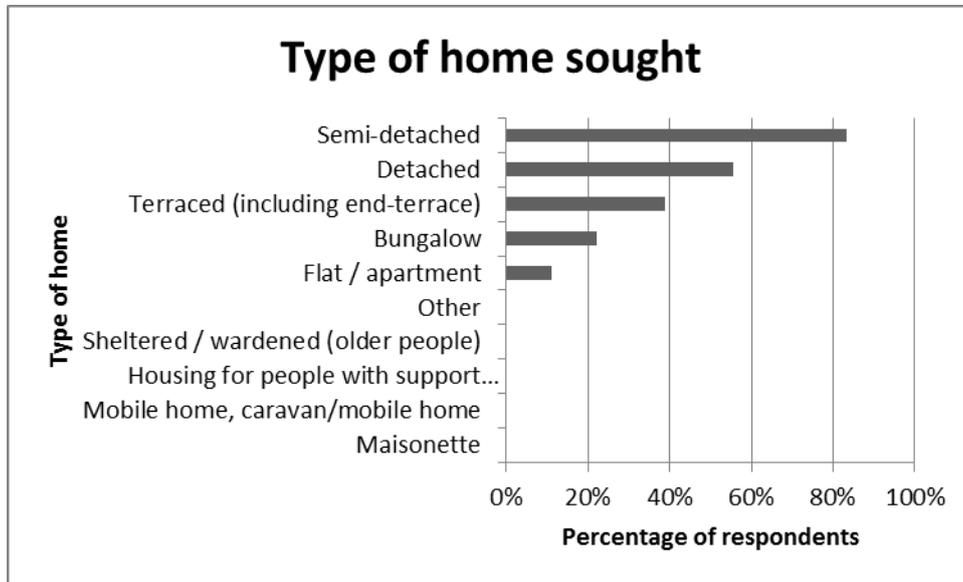
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with shared ownership homes the most desired. Households could indicate more than one response:

Chart 6



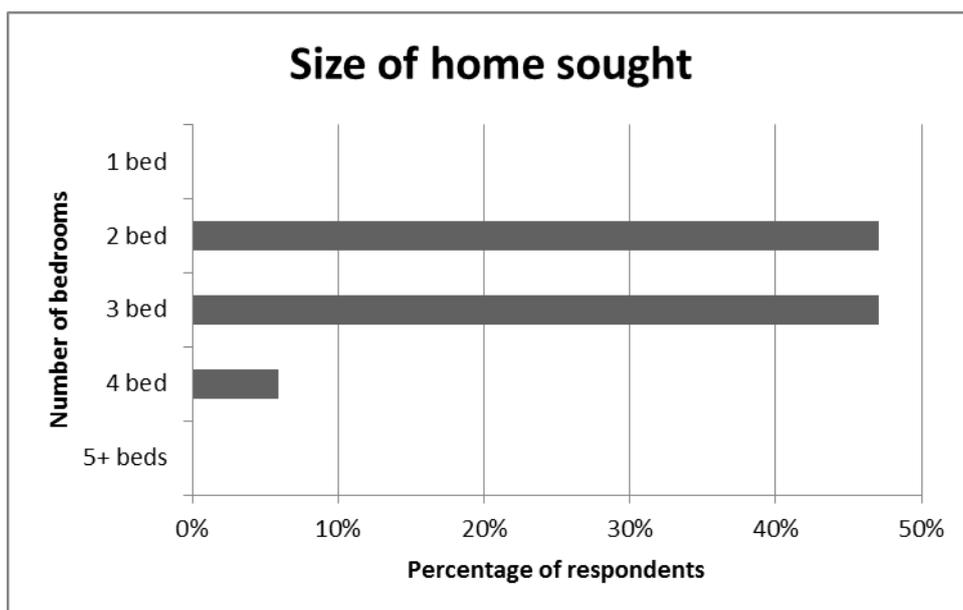
Respondents to this section were also asked what type of housing they required. The most sought-after type was semi - detached properties. Full responses are given in the chart below (more than one answer could be given):

Chart 7



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

Chart 8



The respondents were then asked if there was a lack of suitable existing housing in Hullavington to meet their needs, to which 94% of respondents said 'yes'.

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

Three households responding to this section of the survey reported having equity in an existing property, although ten of the households stated that they owned their properties outright. The estimated levels of savings among the respondents was mixed, five households declared no savings and two with savings in excess of £100,000. Income levels were also mixed. Five of the eighteen households reported gross incomes of less than £20,000, while six households reported gross incomes of £40,000 or more. The median gross income bracket reported by the ten respondents was £29,000-£30,499 p.a.

Comparing income, savings and equity levels with affordability in Hullavington suggests that seven of the eighteen 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 Hullavington, presented in Section 8.

Of the remaining households, six households were deemed to have sufficient resources to purchase their required housing on the open market. Unfortunately, the responses from five households did not provide sufficient information or the information provided was inconsistent, so analysis of their housing needs was not possible and these households are excluded from the recommendations of this report.

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 Hullavington area:⁴

Bedrooms	June 2017
1	£187,800
2	£228,900
3	£285,200
4	£457,300
5+	£712,600

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 Hullavington cost £228,900 then a household may require £34,335 as a deposit. Annual household income would have to be at least £55,590 for a single applicant or £64,855 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in Wiltshire in 2015 was £21,467.⁵

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

⁴ House price estimates from the Mouseprice local area guide to the SN14 postcode area, www.mouseprice.com/area-guide/average-house-price/ . Please note that the SN14 postcode covers a wider area than Hullavington parish and that there may be significant internal variation in house prices.

⁵ Annual Survey of Hours and Earnings, 2015, resident analysis. Gross annual pay of employed persons resident in Wiltshire, www.nomisweb.co.uk . Note that while the mortgage calculation refers to household income, i.e. to the combined income of all persons in the home, the ASHE figure refers to individual income.

7. Summary

This survey's recommendations (see Section 8 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 June 2017, there were two households on the Wiltshire Council Housing Register seeking affordable accommodation in Hullavington parish. None of the households completing section two of the survey stated that they were on the housing register. Any full assessment of housing need in the parish must take account of the Register.⁶
- The 2011 Census recorded 50 social homes in the parish.⁷ These properties represent 10.6% of the total housing in Hullavington, which is lower than the Wiltshire affordable housing average of 14.7%.⁸
- The social housing in Hullavington had a 6% re-let rate in the past year: from the first to the fourth quarter of 2016/17, three social homes were re-let in the parish.⁹
- The low levels and turnover of social housing in the parish suggest that **none** of the households responding to section two of this survey and in need of affordable accommodation could meet their needs through accessing the existing social housing of the parish.

⁶ Wiltshire Council, Housing Strategy, live tables.

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

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

⁹ Wiltshire Council, Housing Strategy, live tables.

8. Recommendations

This survey's recommendations concentrate on households unable to afford accommodation on the open market.

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

Subsidised rented housing ¹⁰

- 2 x two bedroom homes
- 1 x three bedroom home

Shared ownership / discount market homes¹¹

- 1 x two bedroom home
- 2 x three bedroom home
- 1 x four bedroom home

Sheltered housing for older people

- None

¹⁰ Please note that recommendations for numbers of bedrooms in subsidised rented properties are where possible made in line with the 'family size' criteria implemented as part of the Housing Benefit changes by the 2012 Welfare Reform Act.

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