

North Newnton

Parish Housing Needs Survey

Survey Report

March 2018

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1. Parish Summary

The parish of North Newton is in Pewsey Community Area within the local authority area of Wiltshire. The parish is comprised of three hamlets: North Newton, Bottlesford and Hilcott which lie in an Area of Outstanding Natural Beauty (AONB) in the Vale of Pewsey. Part of Hilcott is a conservation area. There are many great walks in the area suitable for dogs and bridleways for horses.

There are several listed buildings, and three working farms in this traditional rural parish.

The village hall, set back from the road in Hilcott, has seating up to 60 people with kitchen and toilet facilities, the hall is available for hire. There is a Community Coffee Morning on the third Saturday of the month from 10:30 to 12.00. There is usually a raffle and it is an excellent opportunity to meet friends old and new. Other activities at the Village Hall include: Parish Council meetings, Weekly Whist, Monthly Military Whist, U3A Whist twice a month, Valued Lives monthly, Quiz Nights, Scarecrow Trail, and other fundraising activities.

The village has two defibrillators (also known as an AED - Automatic External Defibrillator) accessible to all 24 hours a day, 365 days a year. One is located in the telephone box outside the Woodbridge Inn; the other outside the village hall in Hilcott.

The historic parish church of St James, located in beautiful riverside surroundings at the end of the lane by Falkner's Farm, was first mentioned in 1258. Services are listed on the website or The Messenger, our Pewsey Vale church magazine.

There are two pubs in the parish, The Woodbridge Inn, North Newton and The Seven Stars, Bottlesford. Just outside the parish boundary are a General Stores with Post Office in Upavon and Whitehall Garden Centre, with cafes, shops, and a gym.

A local bus service connects Bottlesford, Hilcott and North Newton with both Pewsey and Devizes. This is the 'Connect2Wiltshire' service. The X5 from Woodbridge connects Salisbury to Marlborough and Swindon. The Combine Community Bus offers regular services, trips and group hire. There is Community Speedwatch project on both Rushall Road and Upavon Road and where Broad Street meets the Beechingstoke parish boundary to the north.

2. Introduction

In Autumn 2017, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with North Newnton Parish Council, to establish if there was a proven need for affordable housing in the parish and potentially to use the findings of the survey to inform the parish plan.

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

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

- The Principal Development Officers are employed by Wiltshire Council's Service Development and Enabling Team to assist in the delivery of new affordable housing.
- The Principal Development Officers work closely with rural communities, housing associations, local authorities and landowners to meet the affordable housing needs of rural communities.
- The survey is funded by members of the Wiltshire Rural Investment Partnership (WRIP).¹
- 'The Wiltshire Rural Investment Partnership brings together representatives from the economic development, regeneration, spatial planning, service development and enabling teams of Wiltshire Council together with Registered Provider [housing association] partners and the Homes and Communities Agency to enable and promote the sustainable delivery of new build housing in the rural communities of Wiltshire.'²

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 North Newnton 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.

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.

4. Survey Distribution and Methodology

In order to carry out the housing needs survey, questionnaires were delivered to the Parish Council for distribution on the 20th November 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 22nd December 2017. The forms were recorded and analysed by the Service Development Officers at Wiltshire Council.

- A total of 198 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 34.8% with 69 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 North Newnton.
- 6 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 North Newnton. 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 North Newnton. 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).

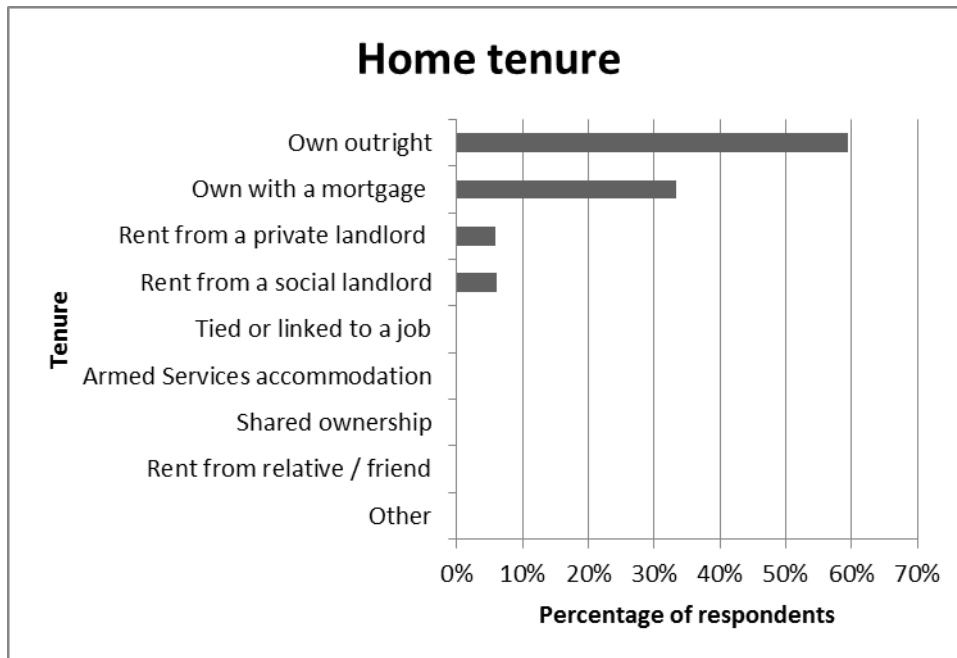
Part One – Households currently living in the parish

The first question asked on the survey was whether the respondents' home in North Newton was their main home. 98.5% of those who replied said that it was.

The 2011 Census data for North Newton indicates that 80.9% of households in the parish were owner-occupying, 7.9% were renting from social landlords, 9% were privately renting and 2.2% of households were living rent free.³

The chart below shows the tenure of respondents to the survey. The majority (59.4%) of respondents were owner-occupiers, while 6.1% of respondents were living in socially rented properties, 5.8% were renting from a private landlord or letting agent. 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.

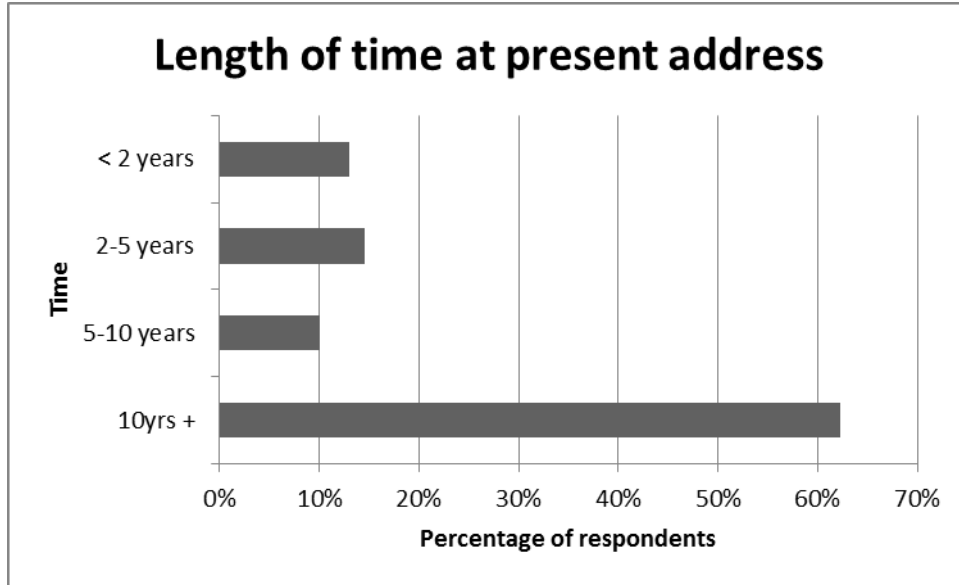
Chart 1



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:

³ <http://www.nomisweb.co.uk/>

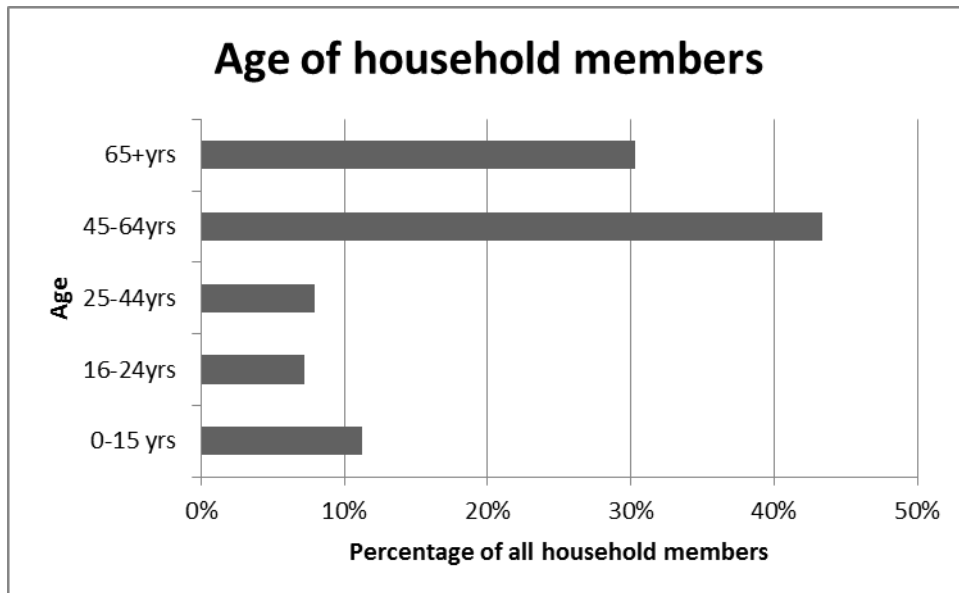
Chart 2



Many respondents to the survey lived in large family homes, with 11.6% of respondents having five or more bedrooms in their property. 33.9% lived in four bedroom homes, 39.1% had three bedrooms, 15.9% two bedrooms and 1.4% of respondents lived in homes with one bedroom.

The spread of ages recorded in the survey indicates that over 70% of respondents' household members were aged 45+:

Chart 3



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

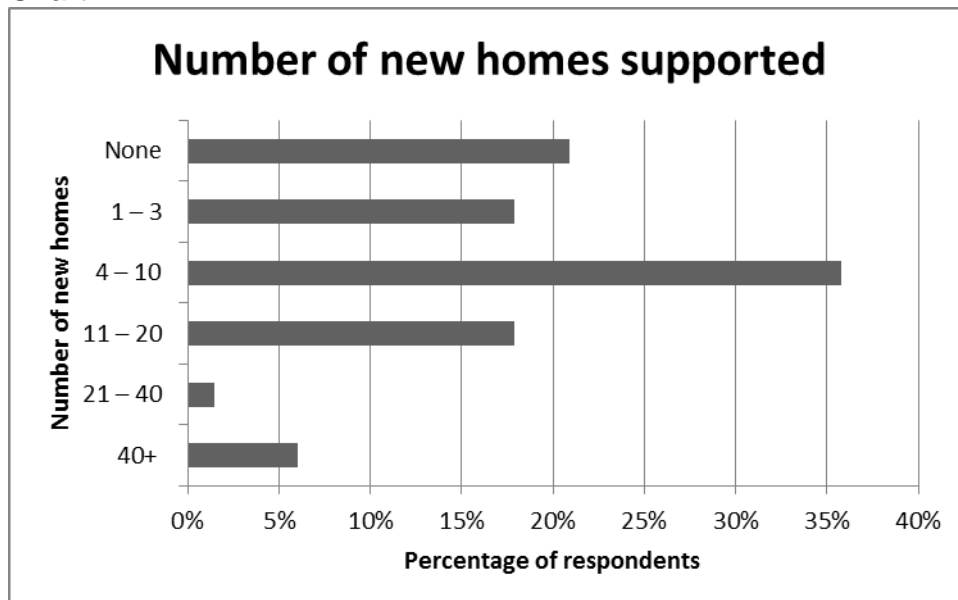
Persons in household	Distance to work				Total
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	
Person 1	11	11	13	8	43
Person 2	2	4	10	4	20
Person 3	0	1	0	1	2
Person 4	0	0	0	0	0
Person 5	0	0	0	0	0
Total	13	16	23	13	65

These results suggest a mixed level of sustainability for new housing development in North Newton, indicated by the survey respondents' access to local sources of employment. While 45% of the households' working members usually travel less than ten miles to their place of work, 55% of the respondents 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 6% of respondents (four 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 (79.1%) were in support of some new housing in North Newton, with the most popular option (35.8% of respondents) being for between four and ten new homes. 20.8% of respondents were opposed to any new housing in North Newton parish:

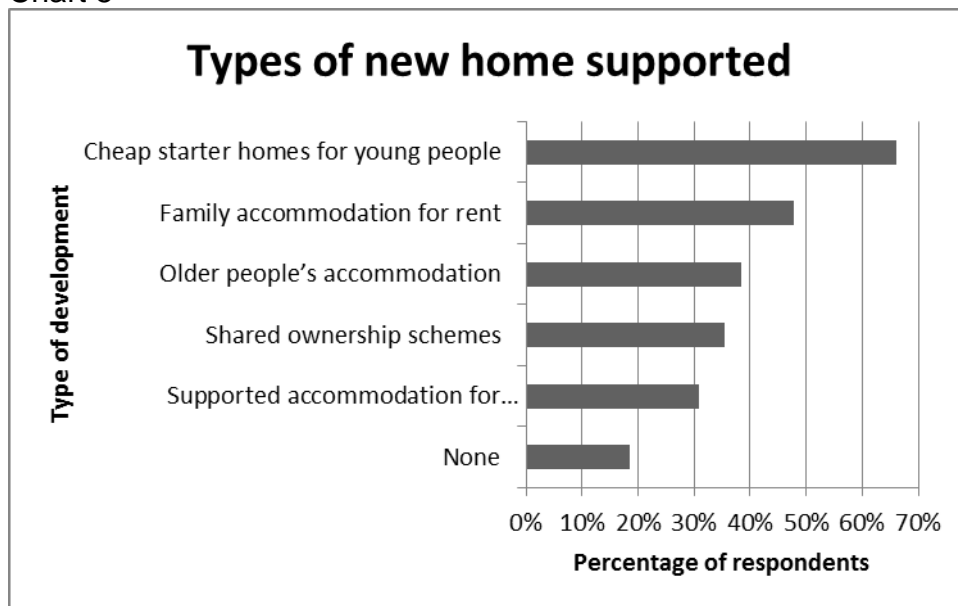
Chart 4



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 North Newton by the survey respondents were affordable starter homes for young people (66.2%) and family

accommodation for rent (47.7%). 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 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 North Newnton are then made in order to describe in more detail the need for specifically affordable (i.e. non-market) housing.

One respondent replied to this section of the survey, indicating their need for housing in North Newnton.

The respondent requiring accommodation in the parish was asked what type of tenure they sought. The expressed need was to buy or have shared ownership of their home. The respondent also indicated a desire for affordable rented accommodation.

Respondents to this section were also asked what type of housing they required. The respondent expressed a need for a semi-detached or detached two bedroom home, but it should be noted 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, this would mean this respondent would be eligible for a one bedroom rented property.

The respondent was then asked if there was a lack of suitable existing housing in North Newnton to which the response was 'yes'.

In order to assess the need for **affordable** housing in North Newnton 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.

The household responding to this section did not report owning a property or having any equity. They also reported being in a lower income bracket with limited savings.

Comparing income, savings and equity levels with affordability in North Newnton suggests that this household 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. The household also specified that they would like to purchase or have shared ownership of a new home. However from the financial information provided the household would not meet the financial criteria for low cost home ownership.

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 North Newnton area:⁴

Bedrooms	February 2018
1	£210,700
2	£275,500
3	£349,300
4	£522,100
5+	£726,600

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 North Newnton cost £275,500 then a household may require £41,325 as a deposit. Annual household income would have to be at least £66,907 for a single applicant or £78,058 for joint applicants. The Annual Survey of Hours and

⁴ House price estimates from the Mouseprice local area guide to the SN9 postcode area, www.mouseprice.com/area-guide/average-house-price/. Please note that the SN9 postcode covers a wider area than North Newnton parish and that there may be significant internal variation in house prices.

Earnings indicates that the gross annual median income of employed persons in Wiltshire in 2016 was £21,817:⁵

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

7. Summary

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

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

- In February 2018, there were no households on the Wiltshire Council Housing Register seeking affordable accommodation in North Newton parish.⁶
- The 2011 Census recorded fourteen social homes in the parish.⁷ These properties represent 7.9% of the total housing in North Newton, which is lower than the Wiltshire affordable housing average of 14.7%.⁸
- The social housing North Newton had a zero re-let rate in the past year. From January to December 2017 no properties were re-let in the parish.⁹

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

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

⁶ Wiltshire Council, Housing Strategy, live tables.

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

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

⁹ Wiltshire Council, Housing Strategy, live tables.

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 housing¹⁰

- 1 x one bedroom homes

Shared ownership / discount market homes¹¹

- None

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.