

Stanton St Quintin

Parish Housing Needs Survey

Survey Report

June 2018

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1. Parish Summary

The Parish of Stanton St Quintin is in the Chippenham Community Area in the north of Wiltshire. Stanton St Quintin is a small village and civil parish, with a population, according to the 2011 census, of 851. There are 240 residential properties. The St Quintin suffix is the surname of a 13-century lord of the manor. It is about 4 miles (6.4 km) north of Chippenham and 5 miles (8.0 km) south of Malmesbury. The parish includes the hamlet of Lower Stanton St Quintin, 0.6 miles (0.97 km) to the northeast on the A429. The M4 Motorway and Junction 17 built in 1971 runs near the southern edge of the parish.

The village has a hall and a primary school. The primary school caters for 4 -11 years old and has approximately 100 pupils. Within Stanton St. Quintin is the Anglican Church of St Giles it is a Grade II listed building, dating from the 12th century. In 1888 the chancel was rebuilt by C.E. Ponting and the nave windows by Christopher Whall were installed. Near to Saint Giles is Stanton Manor, listed in the Domesday Book. The Hotel was once owned by Elizabeth 1's Lord High Treasurer, Lord Burghley. It was rebuilt in 1840 and retains the original fireplaces and galleried hall.

Stanton St. Quintin Village has various group activities many of which use the Village Hall it is also serviced by bus to Chippenham and Malmesbury.

Within the Parish boundary is a Roman villa site which was found in Stanton Park in the west of the parish, about 3 miles east of the Fosse Way. Stanton Park is designated a county wildlife park. Stanton St. Quintin Quarry and Motorway cutting are geological Sites of Specific Scientific Interest.

The southern part of Hullavington Airfield (formerly RAF Hullavington) is in the parish, along with the associated barracks which were renamed Buckley Barracks in 2003. All this land is within a conservation Area. Part of the former airbase was acquired by Dyson for future development.

Members of the Parish are working with the community in the production of a Neighbourhood Plan following the introduction of the Localism Act.

2. Introduction

In Spring 2018 Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Stanton St Quintin 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 Homes England 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 Stanton St Quintin 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 5th March 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 11th April 2018. The forms were recorded and analysed by the Service Development Officers at Wiltshire Council.

- A total of 268 questionnaires were distributed to the parish.

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 White Horse Housing Association.

² 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.

- 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 34.7% with 93 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 Stanton St Quinton.
- 4 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 Stanton St Quintin. 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 Stanton St Quintin. 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

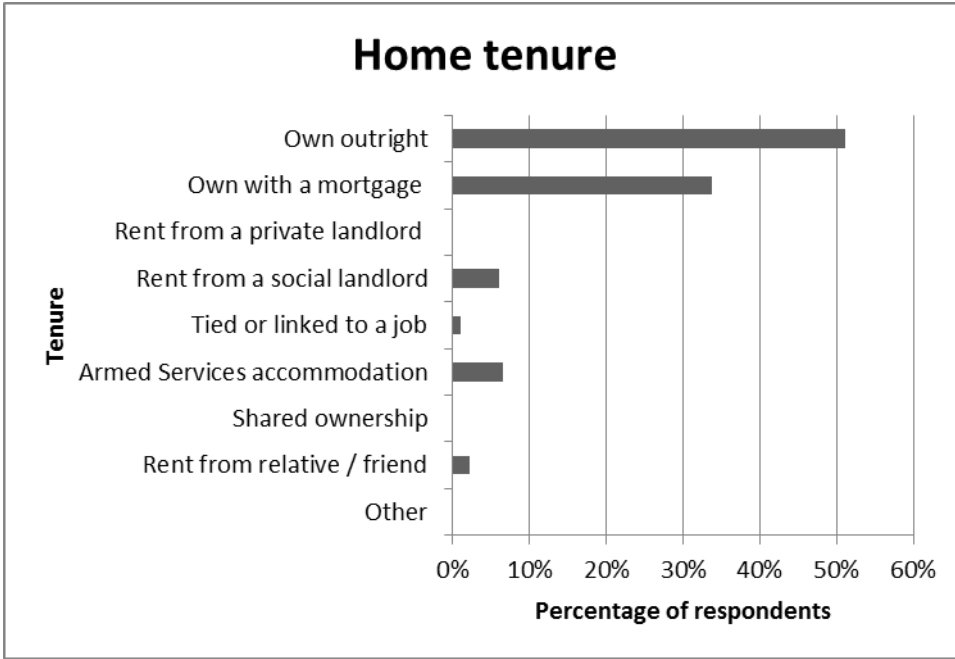
The first question asked on the survey was whether the respondents' home in Stanton St Quintin was their main home. 100% of those who replied said that it was.

The 2011 Census data for Stanton St Quintin indicates that 61.8% of households in the parish were owner-occupying, 10.5% were renting from social landlords, 25.9% were privately renting and 1.8% of households were living rent free.³

The chart below shows the tenure of respondents to the survey. The majority (84.8%) of respondents were owner-occupiers, while 5.4% of respondents were living in socially rented properties, 6.5% of respondents were living in Armed Services Accommodation and 2.2% living with a friend or relative. 1.1% of respondents described living in accommodation tied to employment and no respondents indicated that they were living in private rented accommodation. 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.

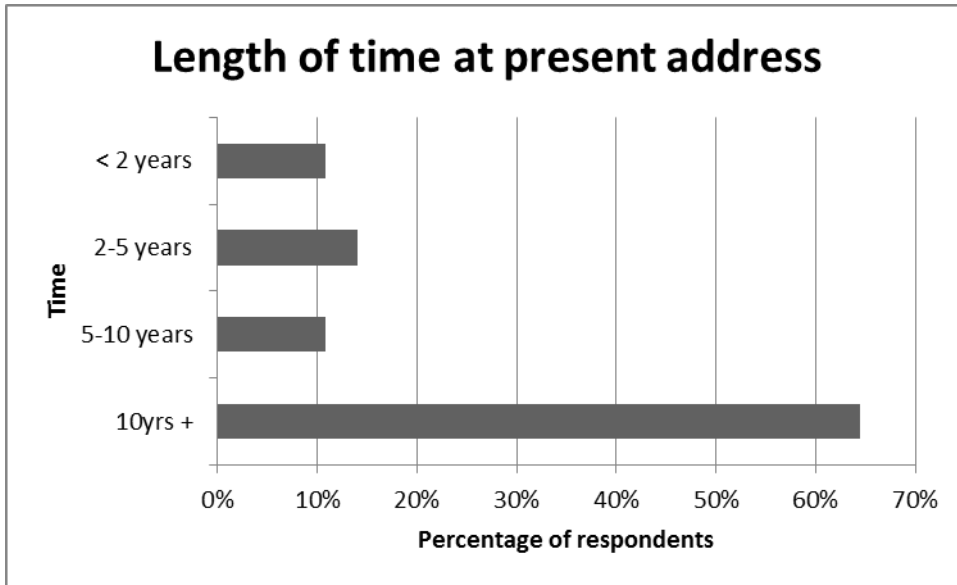
³ <http://www.nomisweb.co.uk/>

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:

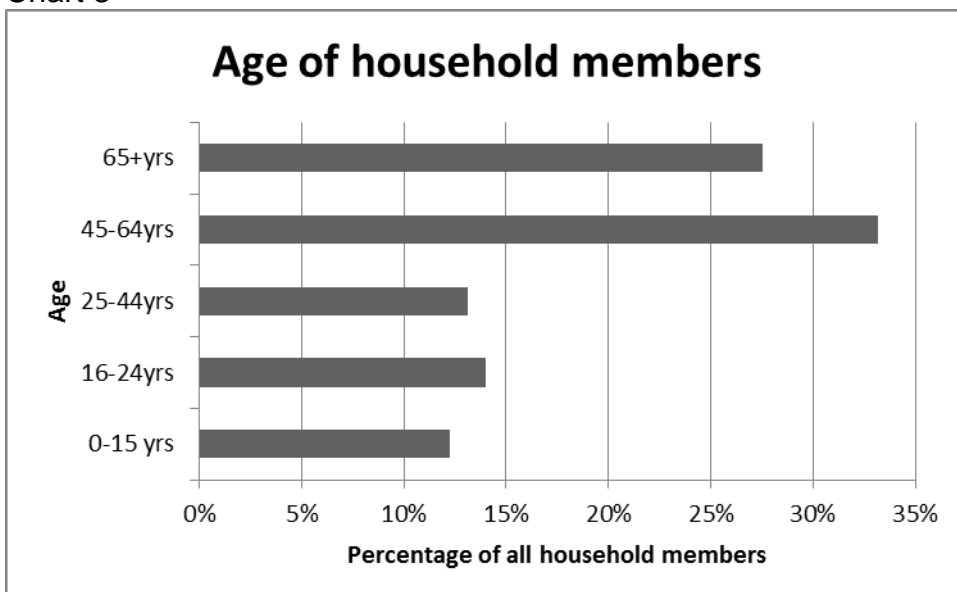
Chart 2



Many respondents to the survey lived in large family homes, with 17.2% of respondents having five or more bedrooms in their property. 43.4% lived in four bedroom homes, 23% had three bedrooms, 6.5% two bedrooms. No respondents reported living in a home with one bedroom.

The spread of ages recorded in the survey indicates that around a third (33.2%) of respondents' household members were aged 45-64 with a further 27.5% aged 65+:

Chart 3



As shown in the chart above, there were also a significant number of households responding to the survey with members aged 25-64 and with children aged under 16. This indicates a spread of different household types in Stanton St Quintin, 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

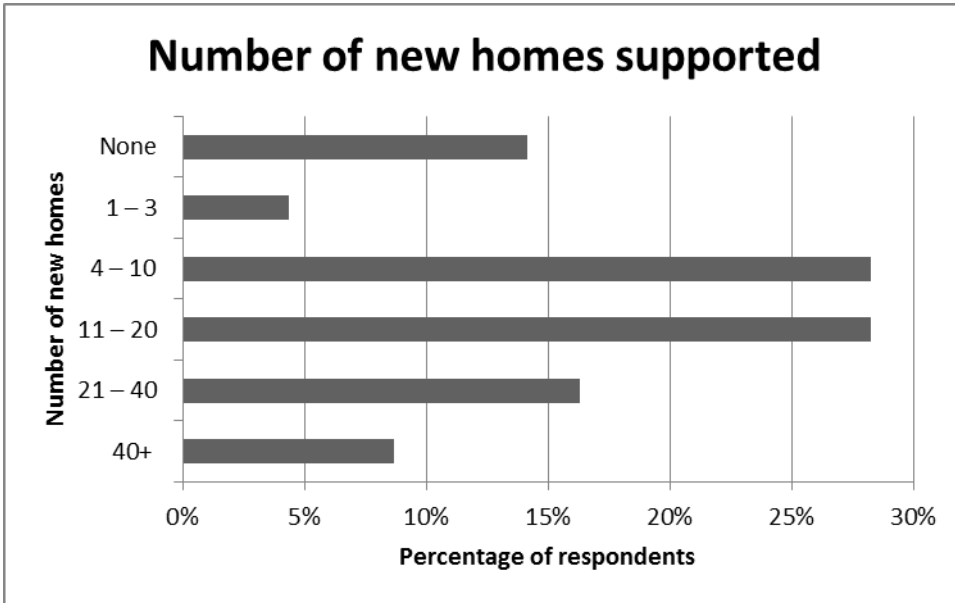
Persons in household	Distance to work				
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	Total
Person 1	11	10	29	7	57
Person 2	6	16	14	2	38
Person 3	2	0	5	0	7
Person 4	0	1	2	0	3
Person 5	0	0	0	0	0
Total	19	27	50	9	105

These results suggest a mixed level of sustainability for new housing development in Stanton St Quintin, indicated by the survey respondents' access to local sources of employment. While 43.8% of the households' working members usually travel less than ten miles to their place of work, 56.2% 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 5.4% of respondents (five households) answered 'yes', indicating a low level of sustained need for housing in the parish.

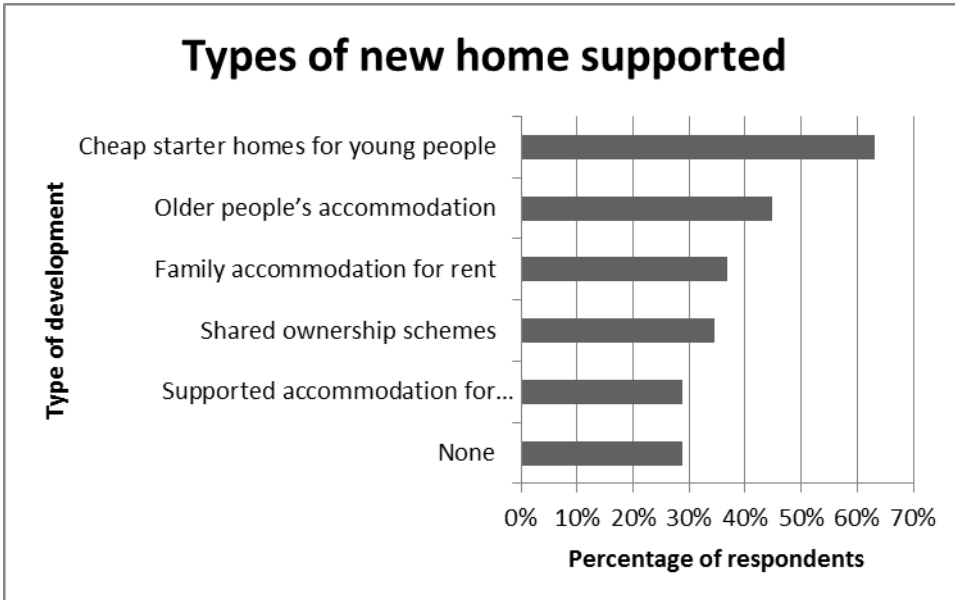
Respondents were then asked how many new homes they would support being built in the parish. A large majority of respondents (85.9%) were in support of some new housing in Stanton St Quintin. The most popular options were for between four and ten homes (28.3%) and between eleven and twenty homes (28.3%). 14.1% of respondents were opposed to any new housing in Stanton St Quintin 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 Stanton St Quintin by the survey respondents were affordable starter homes for young people (63.2%) and older persons' accommodation (44.8%). Full results are given in the chart below (more than one answer could be given):

Chart 5



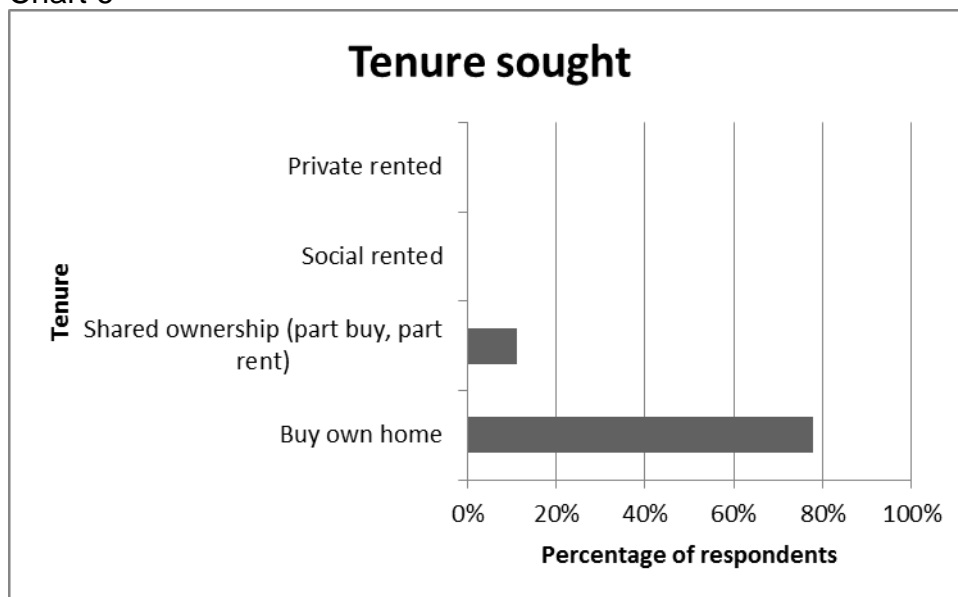
Part two – Households requiring accommodation in the parish

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 Stanton St Quintin 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 Stanton St Quintin. The most frequent reasons given for needing to move were currently renting and would like to buy (five households) and to move to cheaper accommodation (two households). Other reasons included current home is too small, current home is too big and problems with condition of the home. More than one answer could be given.

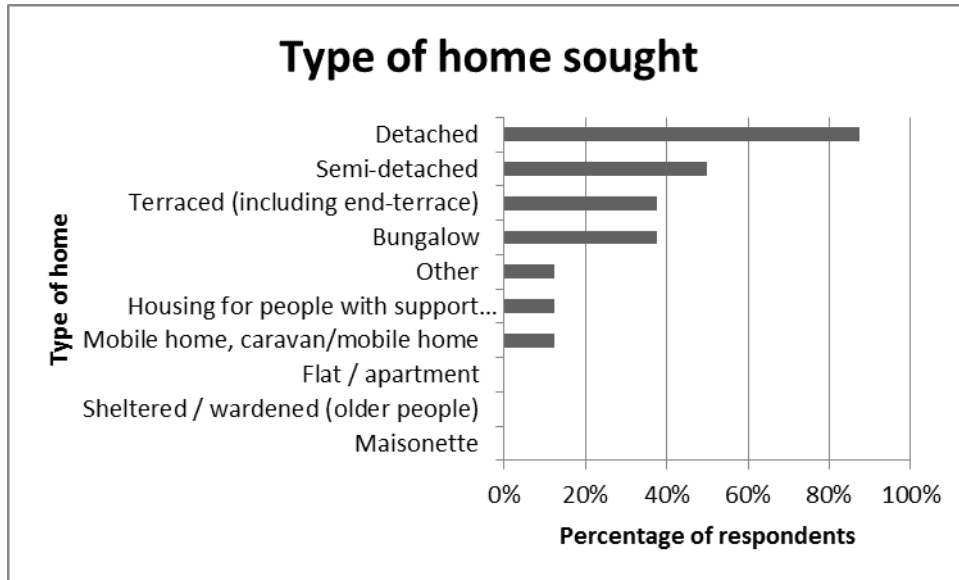
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was to buy own home (77.8%) or shared ownership (11.1). The remaining households expressed a need for armed services accommodation. Households could indicate more than one response:

Chart 6



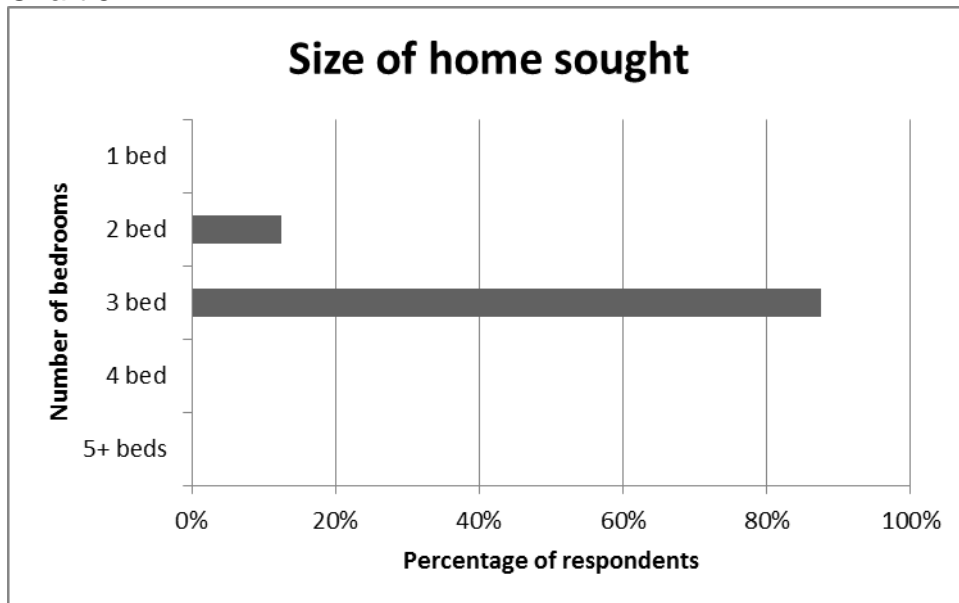
Respondents to this section were also asked what type of housing they required. The most sought-after type was detached properties. Full responses are given in the chart below (more than one answer could be given):

Chart 7



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

Chart 8



The respondents were then asked if there was a lack of suitable existing housing in Stanton St Quintin to meet their needs, to which all eight households answered 'yes'.

In order to assess the need for **affordable** housing in Stanton St Quintin, 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 of the households responding to this section of the survey reported having equity in an existing property. Estimated levels of savings among the respondents were mixed with savings reported from £1-£2499 to savings of more than £200,000. Income was again varied with one household reporting a gross household income of under £15,499 per annum and three households reporting gross income of £50,000 or more. The median gross income bracket reported by the respondents was £37,500 to £39,999pa.

Comparing income, savings and equity levels with affordability in Stanton St Quintin suggests that one of the eight 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 Stanton St Quintin, presented in Section 8.

Of the remaining households, three households expressed a desire to purchase a home. However based on the income, savings and declared equity these 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.

Three households expressed a desire to purchase alternative accommodation. On assessing levels of equity, savings and income an open market purchase was achievable to these households. It should be noted that these households were homeowners.

One household did not declare any financial information and the data provided was inconsistent therefore we have been unable to determine the housing need for this household.

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 Stanton St Quintin area:⁴

Bedrooms	April to June 2018
1	£195,500
2	£242,600
3	£297,100
4	£472,300
5+	£748,200

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 Stanton St Quintin cost £242,600 then a household may require £36,390 as a deposit. Annual household income would have to be at least £58,917 for a single applicant or £68,737 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 £21,817.⁵

- 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 Stanton St Quintin parish and that there may be significant internal variation in house prices.

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.

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 2018 there were no households on the Wiltshire Council Housing Register seeking affordable accommodation in Stanton St Quintin parish.⁶
- The 2011 Census recorded twenty four social homes in the parish.⁷ These properties represent 10.5% of the total housing in Stanton St Quintin, which is lower than the Wiltshire affordable housing average of 14.7%.⁸
- The social housing in Stanton St Quintin had a zero re-let rate in the past year. No homes were re-let in the parish in the last year.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.

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.

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.

Subsidised rented housing ¹⁰

- None

Shared ownership / discount market homes¹¹

- 1x Three 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.