

Newton Toney

Parish Housing Needs Survey

Survey Report

December 2018

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1. Parish Summary

- Newton Toney is a civil parish in the south of the county of Wiltshire. Its primary settlement is the village of Newton Toney, in the centre of the parish, which is approximately nine miles north east of Salisbury and 13 miles south east of Andover in Hampshire, about 30 miles north-west of Southampton and about 40 miles south-east of Bath. Nearby towns and villages include Cholderton, Allington, Amesbury and Grateley.
- The parish is made up of 2,386 acres and lies on Upper Chalk. Newton Toney's eastern boundary is also the county border, where Wiltshire ends, and Hampshire begins. In the 19th century heavy belts of trees were planted on the parish boundaries. The River Bourne runs through the centre of the village and roads and houses line either side of it. The highest land in the parish is 170 metres above sea level at Tower Hill in the south east corner. Portway, a Roman road to Salisbury, comes through the south eastern portion of the parish.
- There is a population of 381 according to the 2011 census comprising of 171 households.
- The parish of Newton Toney is in the ward of Bulford, Allington and Figcheldean within the area of Wiltshire Council.
- There is a primary school and a play school in the village for the children.
- The community services are – a village hall, children's play area and playing field
- There are three defibrillator units installed at various locations in the village.
- Newton Toney is part of the Bourne Valley Link Scheme with volunteers providing neighbourly services to those in need, especially those living alone or without means of transport in the Bourne Valley Parishes.
- Newton Toney also has a church (St Andrew, Grade II listed), a public house, and a mobile library service.
- There is a 730 acre RSPB reserve, Winterbourne Down reserve, located at Newton Toney.
- There are infrequent bus services to both Salisbury and Tidworth.
- There is no shop in Newton Toney, but there is a post office located at the Newton Toney memorial hall with opening hours of twice weekly. There are two local farms within the village.
- For housing allocation purposes Newton Toney is grouped together with the villages of Cholderton, Allington and Boscombe.
- There are approximately 19 affordable rented properties in Newton Toney, being mainly a mix of bungalows and family sized homes.

2. Introduction

In Autumn 2018, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Newton Toney 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 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 Newton Toney 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 November 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.

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.

Residents were asked to return the completed surveys in the pre-paid envelopes by 7th December 2018. The forms were recorded and analysed by the Service Development Officers at Wiltshire Council.

- A total of 171 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 37.4% with 64 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 Newton Toney.
- 2 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 Newton Toney. 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 Newton Toney. 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

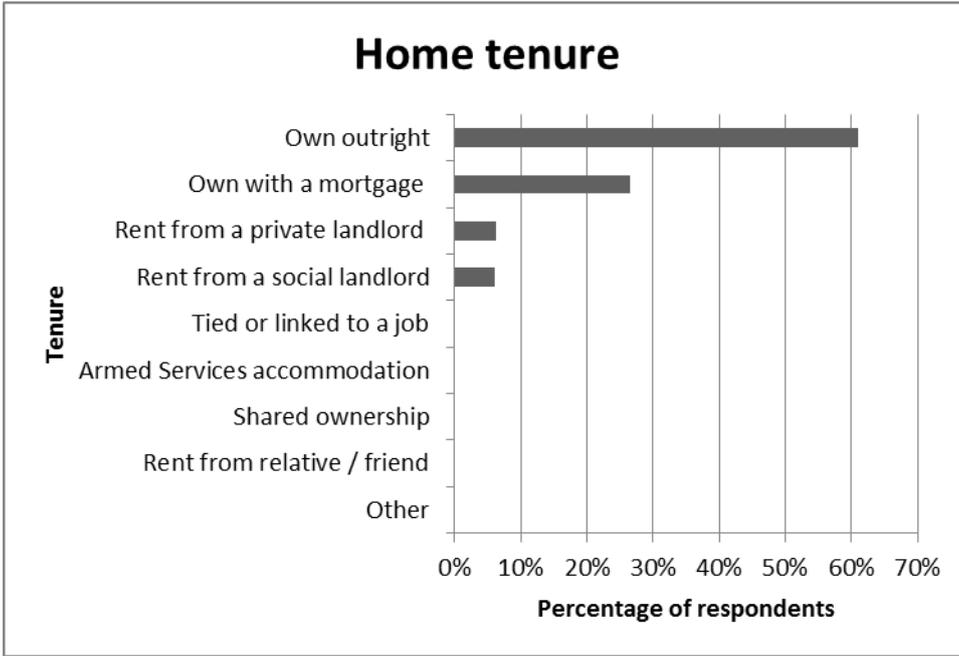
The first question asked on the survey was whether the respondents' home in Newton Toney was their main home. 100% of those who replied said that it was.

The 2011 Census data for Newton Toney indicates that 70.8% of households in the parish were owner-occupying, 11.1% were renting from social landlords, 15.8% were privately renting and 2.3% of households were living rent free.³

The chart below shows the tenure of respondents to the survey. The majority (87.5%) of respondents were owner-occupiers, while 6.3% of respondents were living in socially rented properties and 6.3% were renting from a private landlord or letting agency. No respondents reported living in accommodation tied to their employment or living with relative/friends. 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.

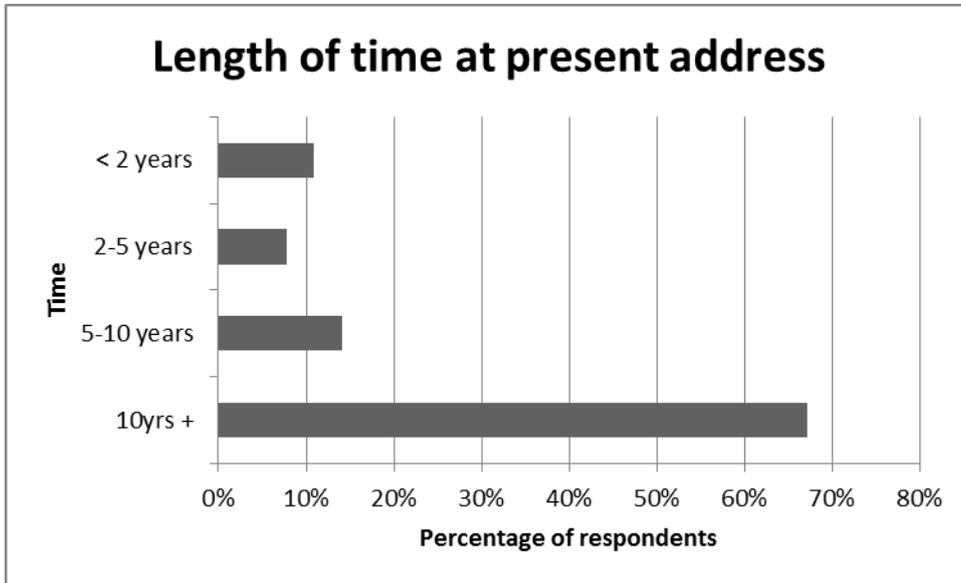
³ <http://www.nomisweb.co.uk/>

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:

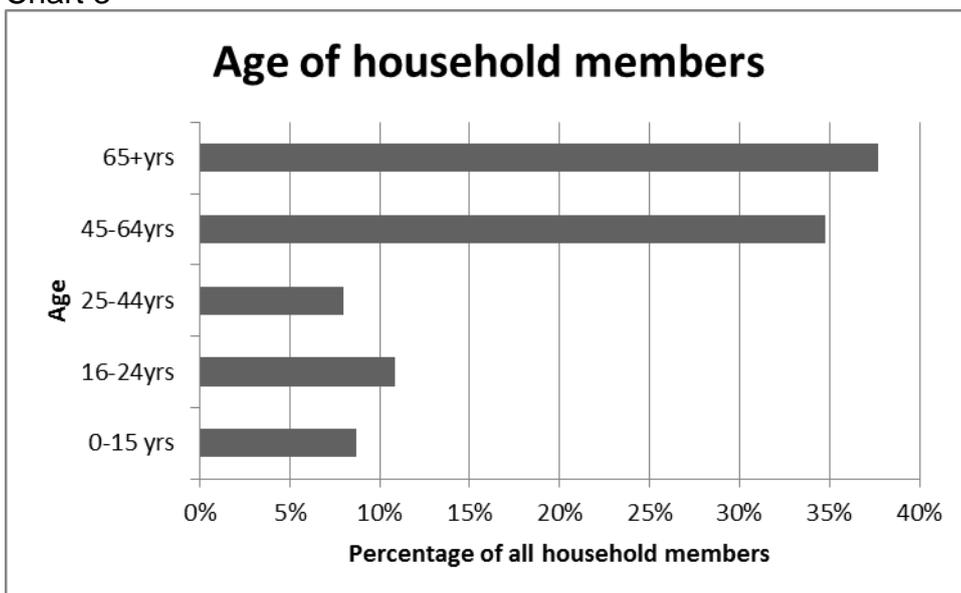
Chart 2



Many respondents to the survey lived in large family homes, with 10.9% of respondents having five or more bedrooms in their property. 35.9% lived in four bedroom homes, 39.1% had three bedrooms, 12.5% two bedrooms and 1.6% of respondents lived in homes with one bedroom.

The spread of ages recorded in the survey indicates over a third (37.7%) of respondents' household members were aged 65+ with a further third (34.8%) of respondents aged 45-64.

Chart 3



The distance travelled to work can 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

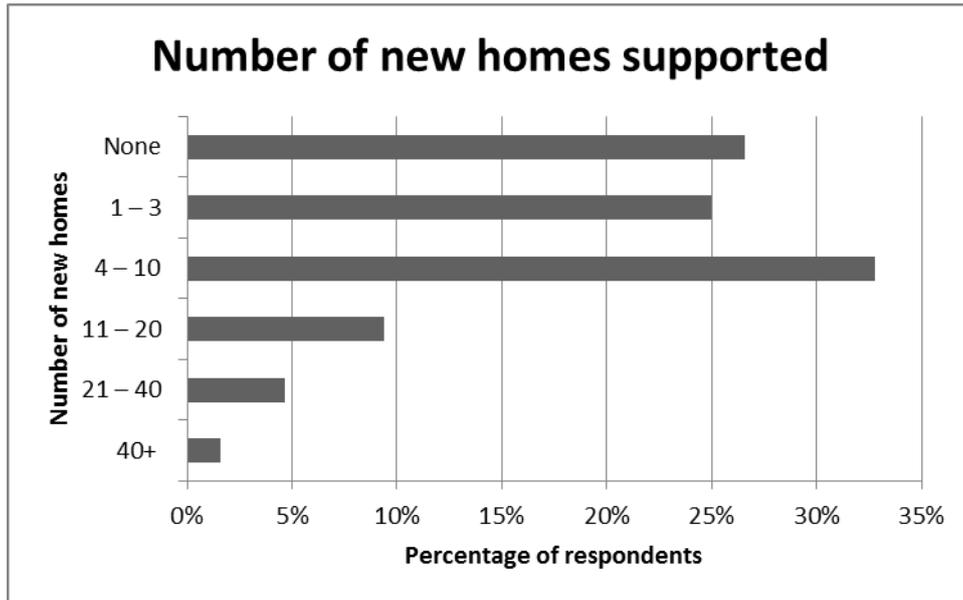
Persons in household	Distance to work				
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	Total
Person 1	8	15	6	5	34
Person 2	2	10	8	2	22
Person 3	3	2	1	0	6
Person 4	0	2	0	0	2
Person 5	0	0	0	0	0
Total	13	29	15	7	64

These results suggest a mixed level of sustainability for new housing development in Newton Toney, indicated by the survey respondents' access to local sources of employment. 65.6% of the households' working members usually travel less than ten miles to their place of work, 34.3% travel more than that, suggesting that there are 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 6.5% of respondents (four households) answered 'yes', indicating a low level of sustained need for housing in the parish.

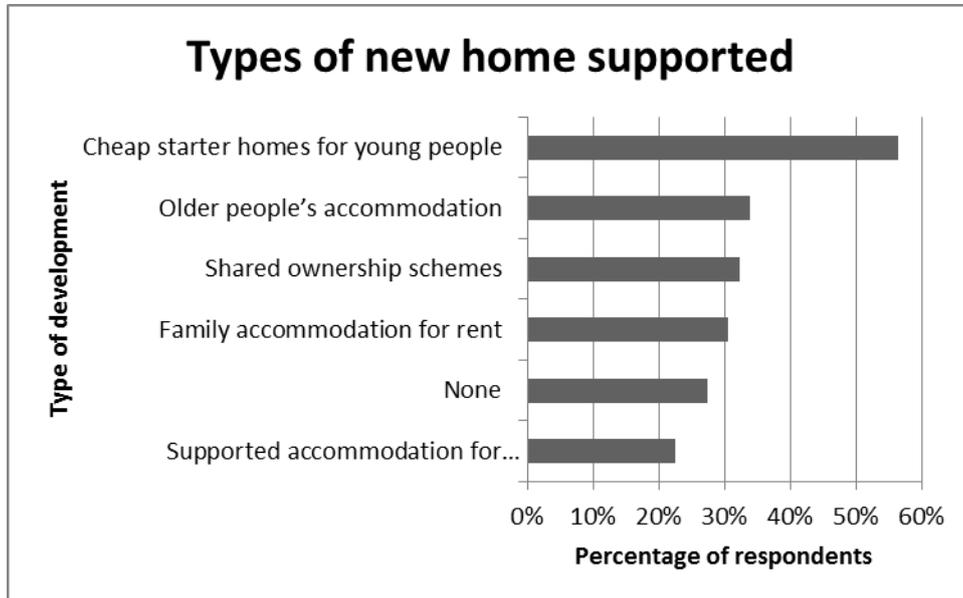
Respondents were then asked how many new homes they would support being built in the parish. A large majority of respondents (73.4%) were in support of some new housing in Newton Toney, with the most popular option (32.8% of respondents) being for between four and ten new homes. 26.6% of respondents were opposed to any new housing in Newton Toney 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 Newton Toney by the survey respondents were affordable starter homes for young people (56.5%) and older persons' accommodation (33.9%). 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

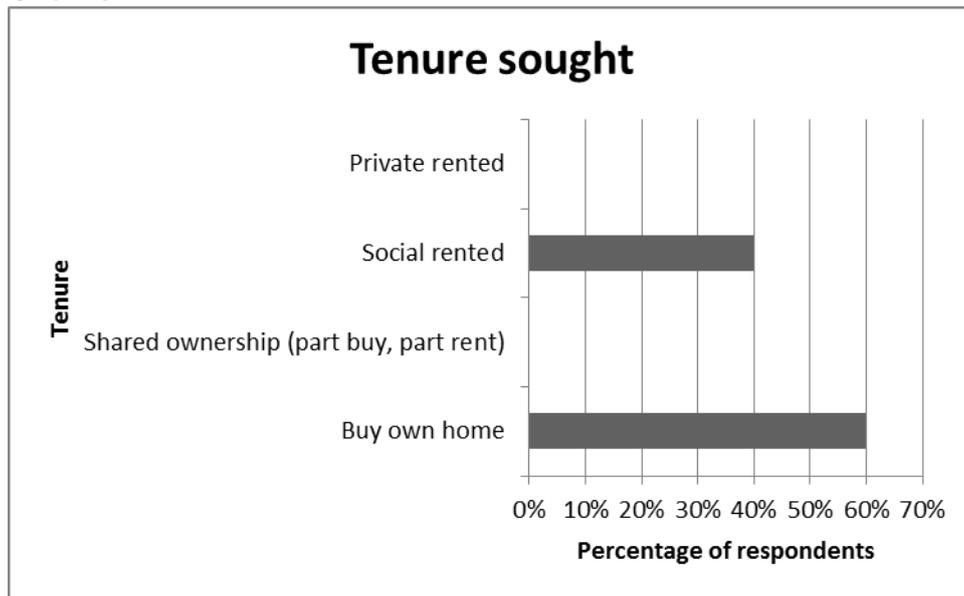
This section of the report looks initially at all the responses to section two of the survey in order to give a broad picture of the need for both market and affordable housing in the parish. A financial assessment and an evaluation of the current affordable housing in Newton Toney are

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

Five respondents replied to this section of the survey, indicating their need for housing in Newton Toney. The most frequent reasons given for needing to move were to be closer to friends/other family (two households), and to move to a better environment (two households).

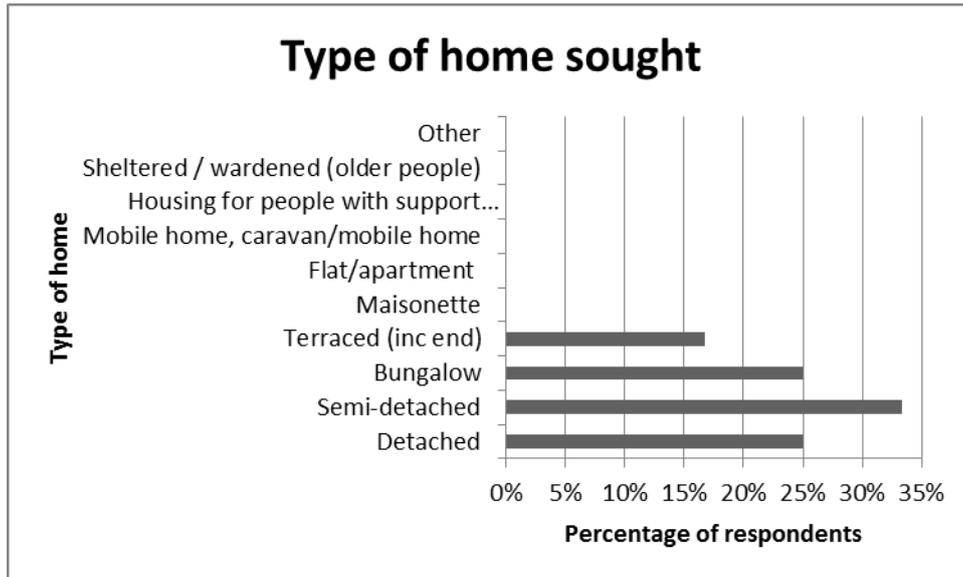
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was to buy own home and social rented with buy own home the most desired. Households could indicate more than one response:

Chart 6



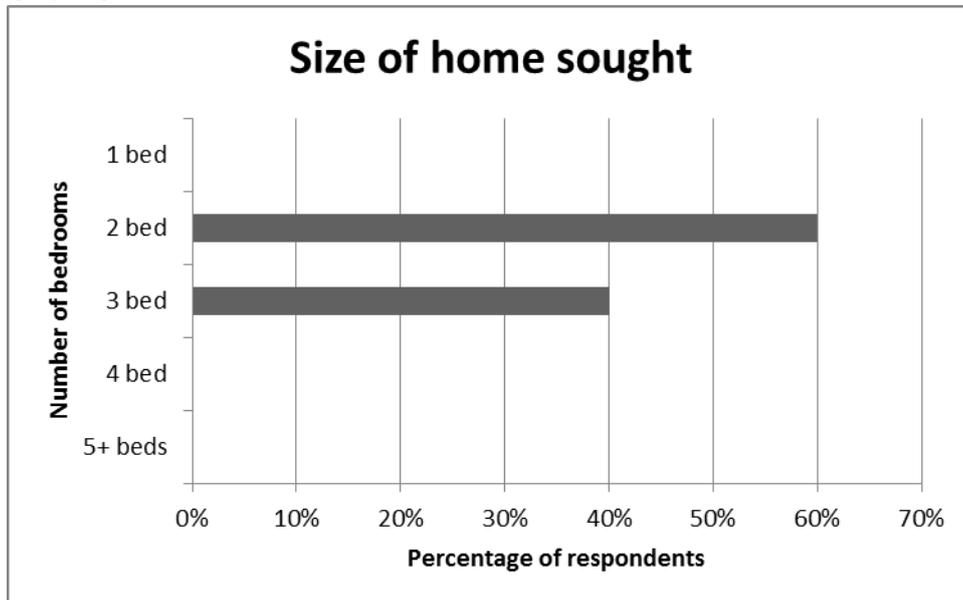
Respondents to this section were also asked what type of housing they required. The most sought-after were semi-detached properties. Full responses are given in the chart below (more than one answer could be given):

Chart 7



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

Chart 8



The respondents were then asked if there was a lack of suitable existing housing in Newton Toney to meet their needs, to which four households answered 'yes'. One household did not answer the question.

In order to assess the need for **affordable** housing in Newton Toney, 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 two of the households responding to this section of the survey reported having equity in an existing property and estimated levels of savings among the respondents was low. Three households reported no savings and the remaining two households declared savings of less than £14,999. Income levels were mixed with all households reporting an income of between £20,000 and £35,000pa. No household reported income of more than £40,000pa. The median gross income bracket reported by the five respondents was £27,500 - £28,999pa.

Comparing income, savings and equity levels with affordability in Newton Tony suggests that three of the 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 Newton Toney, presented in Section 8.

Of the remaining two households, one expressed a desire to purchase a home only. However based on the income, savings and declared equity the households' aspirations were unachievable and did not meet the financial criteria for low cost home ownership. The second household expressed a desire to move to bigger socially rented accommodation however in line with Homes4Wilts allocations policy they would be considered adequately housed in the socially rented accommodation they currently occupy. It should also be noted that both of these households would be considered to be adequately housed and are therefore 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 Newton Toney area:⁴

Bedrooms	December 2018
1	£197,200
2	£235,100
3	£275,800
4	£395,700
5+	£623,800

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 Newton Toney cost £235,100 then a household may require £35,265 as a deposit. Annual household income would have to be at least £57,096 for a single applicant or £66,612 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 SP4 postcode area, www.mouseprice.com/area-guide/average-house-price/ . Please note that the SP4 postcode covers a wider area than Newton Toney 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 December 2018 there were no households on the Wiltshire Council Housing Register seeking affordable accommodation in Newton Toney parish. It should be noted however that the housing register is not static and any full assessment of housing need in the parish must take account of the Register as it changes.⁶
- The 2011 Census recorded nineteen social homes in the parish.⁷ These properties represent 11.1% of the total housing in Newton Toney, which is lower than the Wiltshire affordable housing average of 14.7%.⁸
- The social housing in Newton Toney had a 5.3% re-let rate in the past year: from the third quarter 2017 to third quarter of 2018, only one social home was re-let in the parish.⁹
- The low levels and turnover of social housing in the parish suggest that **very few** 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. 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

- 1x two bedroom home

Shared ownership / discount market homes¹¹

- 1x two bedroom home
- 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.