

Heywood

Parish Housing Needs Survey

Survey Report

March 2019

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1. Parish Summary

The parish of Heywood is in Westbury Community Area within the local authority area of Wiltshire.

In the last Census in 2011 it had a population of 798 comprising 323 households. The parish is mainly rural and includes the settlements of Heywood, Dursley and Hawkeridge together with part of the northern edge of Westbury on The Ham and Storridge Road. The parish also contains the West Wilts Trading Estate and the Hawke Ridge Business Park, the latter being designated a Special Employment Area in the Wiltshire Core Strategy. The parish has a pub, The Royal Oak in Hawkeridge, a village hall in Heywood, a post office/corner shop on The Ham, a bar/nightclub and also a café in the West Wilts Trading Estate.

There are a number of Historic buildings in the parish including the Grade I listed Early Wing and the Grade II listed barn at Brook Hall. Other Grade II listed buildings include Heywood House, Blenches Mill, Court Farm, Fullingbridge Farmhouse, Hawkeridge Farmhouse and the redundant Church of the Holy Trinity in Heywood. The moat in the West Wilts Trading Estate is a scheduled monument.

2. Introduction

In winter 2018, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Heywood 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 Heywood 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 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.

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 11th February 2019.

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 18th March 2019. The forms were recorded and analysed by the Service Development Officers at Wiltshire Council.

- A total of 363 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 26.2% with 95 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 Heywood.
- 5 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 Heywood. 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 Heywood. 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).

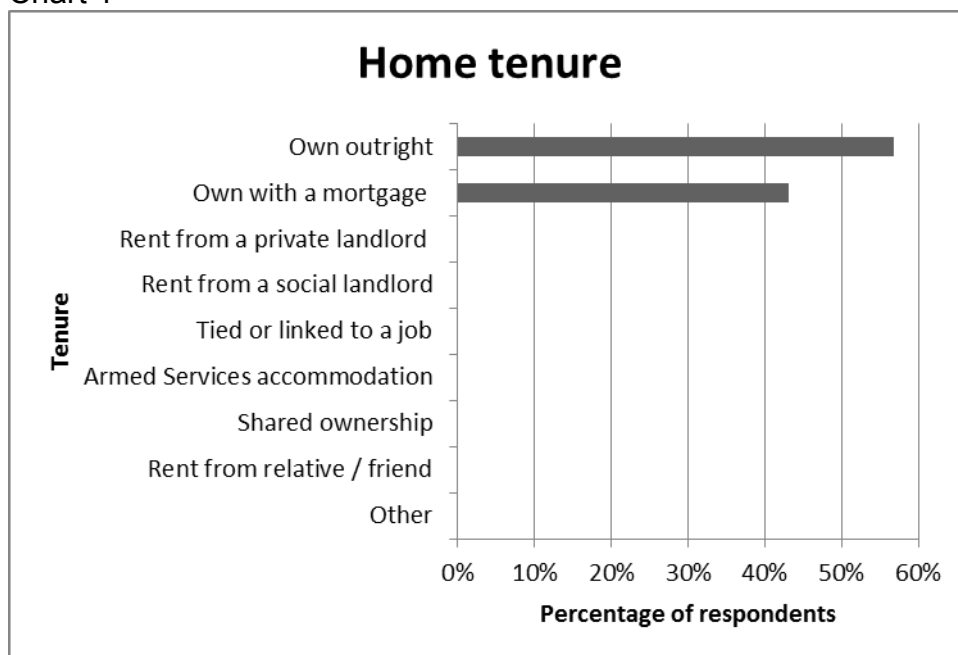
Part One – Households currently living in the parish

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

The 2011 Census data for Heywood indicates that 86.7% of households in the parish were owner-occupying, 5.6% were renting from social landlords, 6.5% were privately renting, 0.3% were living in shared ownership (part owned, part rented) homes and 0.9% of households were living rent free.³

The chart below shows the tenure of respondents to the survey. All (100%) of the respondents were owner-occupiers. This result indicates 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.

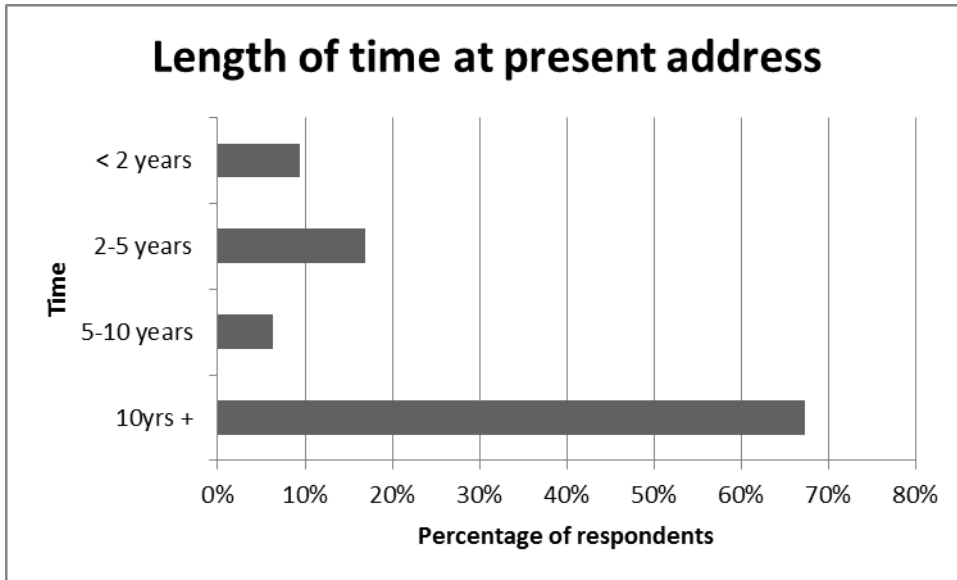
Chart 1



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:

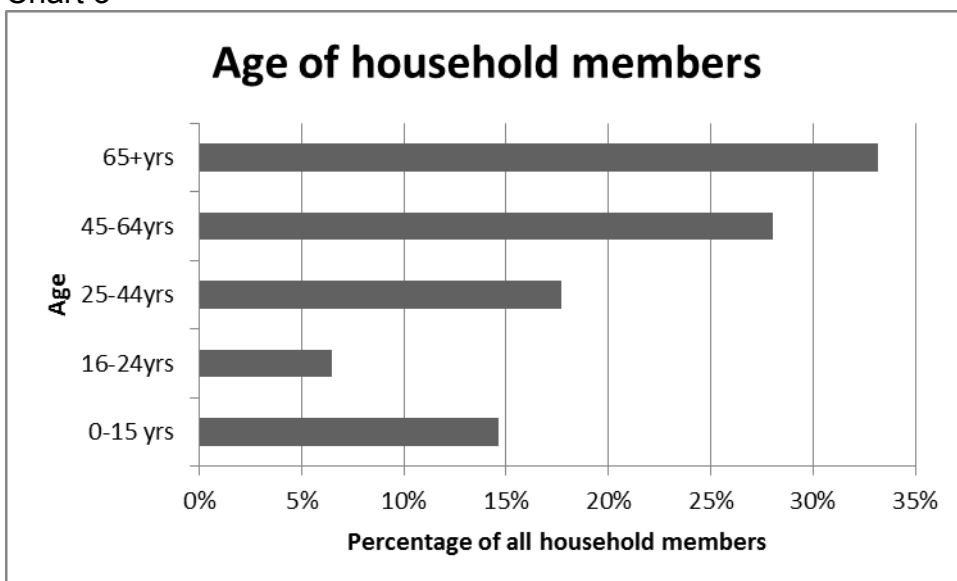
Chart 2



Many respondents to the survey lived in large family homes, with 14.6% of respondents having five or more bedrooms in their property. 50% lived in four bedroom homes, 22.5% had three bedrooms, 10.7% two bedrooms and 2.2% of respondents lived in homes with one bedroom.

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

Chart 3



As shown in the chart above, there were significant numbers 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 Heywood, 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

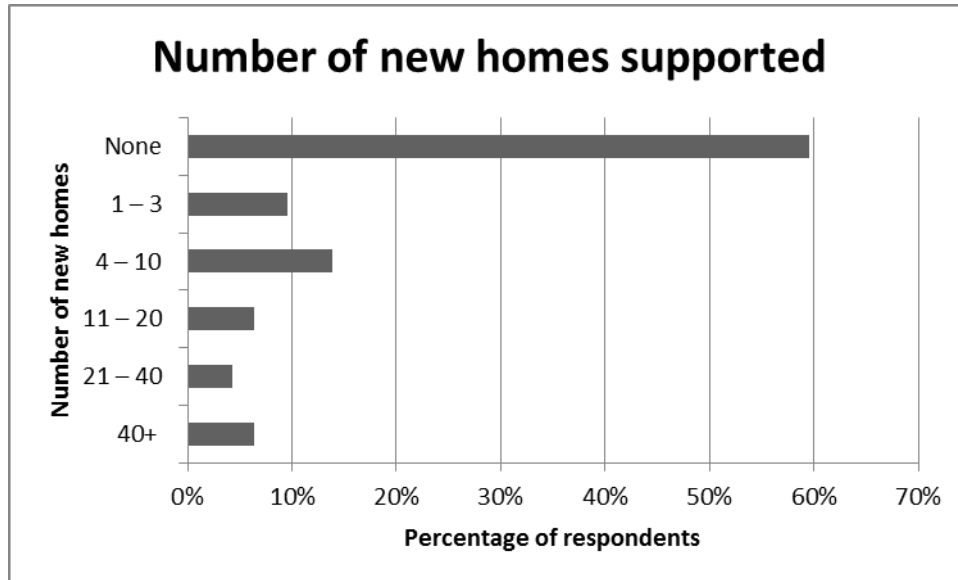
Persons in household	Distance to work				
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	Total
Person 1	16	13	19	5	53
Person 2	9	11	14	1	35
Person 3	3	2	1	0	6
Person 4	0	0	1	0	1
Person 5	0	0	0	0	0
Total	28	26	35	6	95

These results suggest a broad sustainability to development in Heywood, indicated by the survey respondents, as the majority of households' members usually travelled less than 10 miles to work.

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.

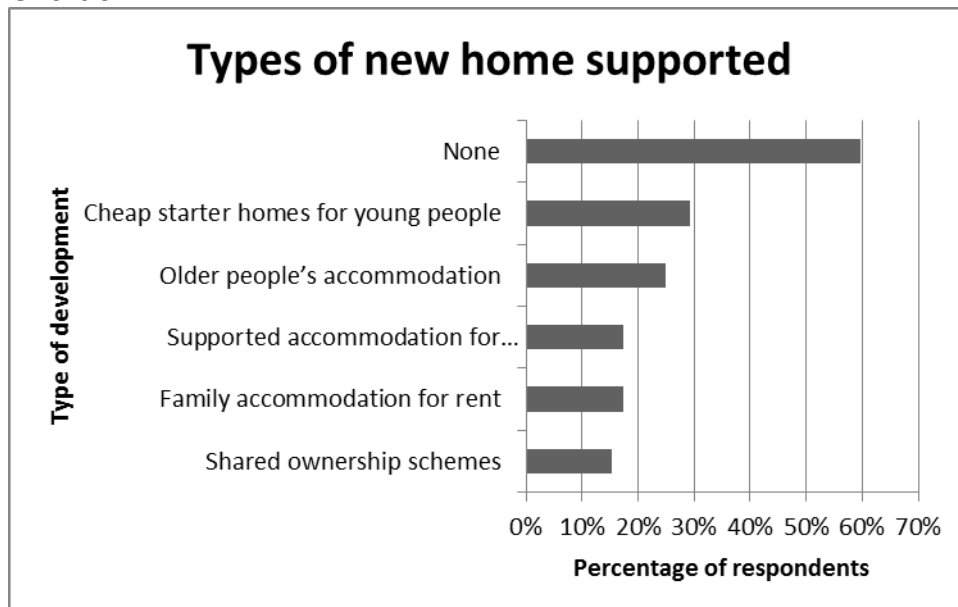
Respondents were then asked how many new homes they would support being built in the parish. The majority of respondents (59.6%) were opposed to any new housing in Heywood. 40.4% of respondents were in support of new housing with the popular option (13.8%) being for between four and ten new homes in the 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 Heywood by the survey respondents were none (59.8%) and affordable starter homes for young people (29.3%). Full results are given in the chart below (more than one answer could be given):

Chart 5



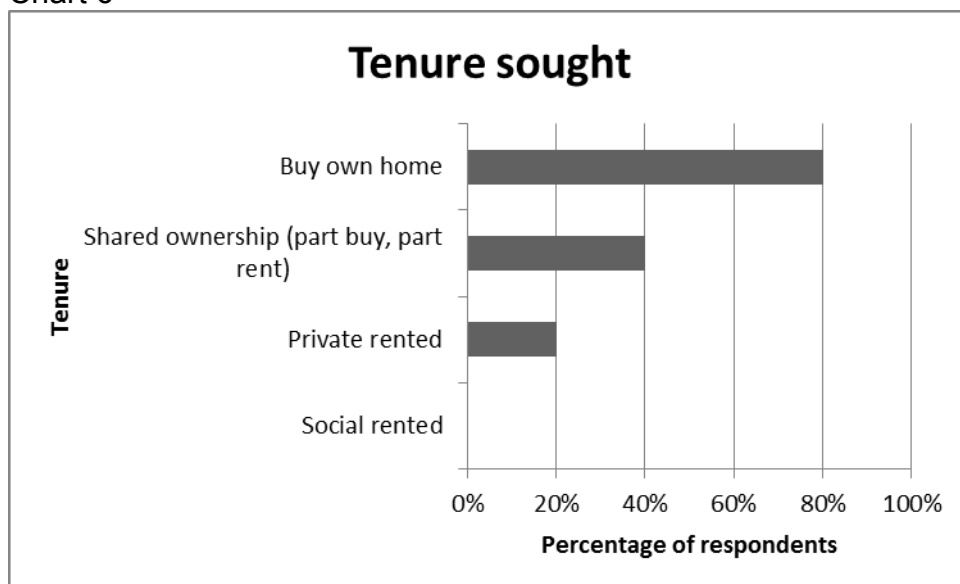
Part two – Households requiring accommodation in the parish

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 Heywood 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 Heywood. The most frequent reasons given for needing to move were to move to a better environment (three households), were currently renting and want to buy (two households) and that respondents current home too small (two households).

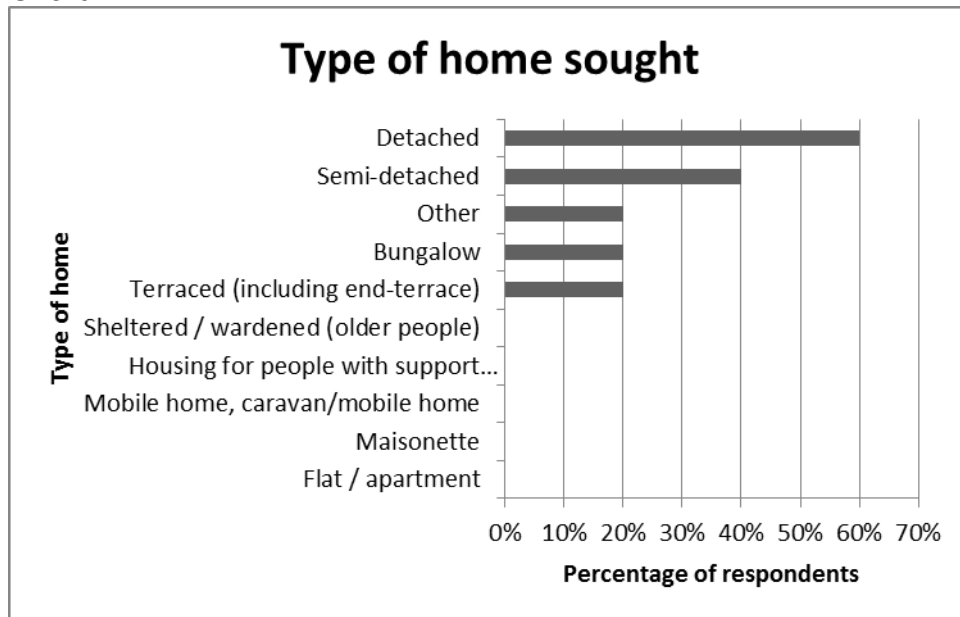
The respondents requiring accommodation in the parish were asked what type of tenure they sought. Households could indicate more than one response. The expressed preference was mainly for owner occupation or shared ownership as shown in the chart below:

Chart 6



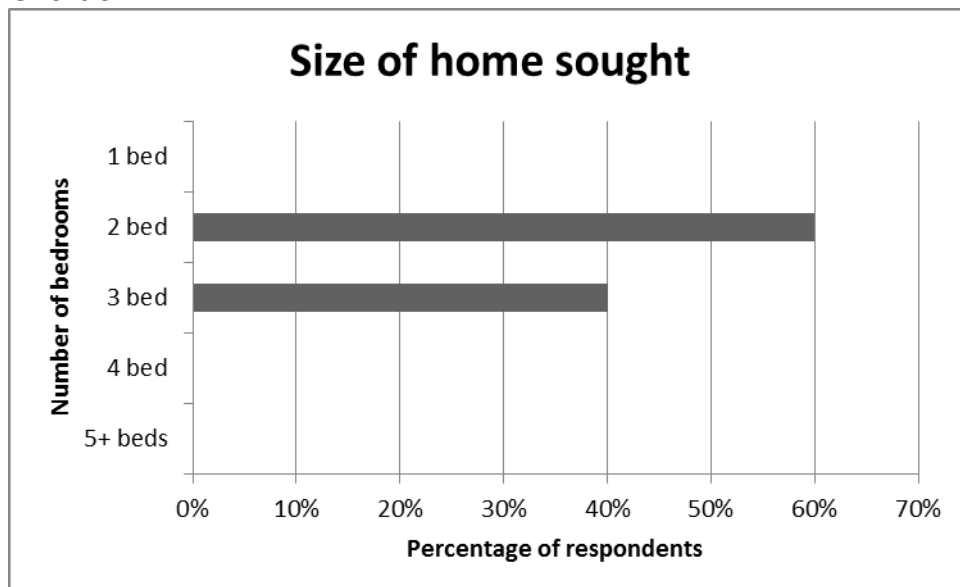
Respondents to this section were also asked what type of housing they required. The most sought-after type was detached properties. Full responses are given in the chart below (more than one answer could be given):

Chart 7



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

Chart 8



The respondents were then asked if there was a lack of suitable existing housing in Heywood to meet their needs, to which 75% of households answered 'yes'.

In order to assess the need for **affordable** housing in Heywood, 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 of the households responding to this section of the survey reported having equity in an existing property, and the estimated levels of savings among the respondents were very low, with no households declaring more than £4,999 in savings. Income levels were also notably low. Two of the five households reported gross incomes of less than £13,999, while only one reported a gross household income of over £40,000pa. The median gross income bracket reported by the five respondents was £18,500 - £19,999 pa.

Comparing income, savings and equity levels with affordability in Heywood suggests that none of the households would require public assistance in order to achieve their required housing and so there are no considerations for 'in housing need' as defined in Section 3 of this report. There are no households to inform the recommendations of this survey for new affordable housing in Heywood as presented in Section 8.

Two of the five households 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.

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 a two bed bungalow. 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.

The remaining household specified that they would like to purchase, private rent or shared ownership, however they want to move outside the parish.

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 Heywood area:⁴

Bedrooms	March 2019
1	£134,200
2	£194,300
3	£246,400
4	£358,200
5+	£518,800

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 Heywood cost £194,300 then a household may require £29,145 as a deposit. Annual household income would have to be at least £47,187 for a single applicant or £55,052 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 BA13 postcode area, www.mouseprice.com/area-guide/average-house-price/ . Please note that the BA13 postcode covers a wider area than Heywood 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 March 2019, there was one household on the Wiltshire Council Housing Register seeking four bedroom affordable accommodation in Heywood parish. It should be noted that the housing register is not static and therefore any full assessment of housing need in the parish must take account of the Register as it changes.⁶
- The 2011 Census recorded eighteen social homes in the parish.⁷ These properties represent 5.6% of the total housing in Heywood, which is lower than the Wiltshire affordable housing average of 14.7%.⁸
- The social housing in Heywood had a zero re-let rate in the past year with no homes being 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, however in this instance no need has been identified based on the responses to the survey. The survey describes a snapshot of the need for affordable housing at the time the survey was conducted and does 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

- None

Shared ownership / discount market homes ¹¹

- 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.