

Heytesbury, Imber and Knook

Parish Housing Needs Survey

Survey Report

June 2019

Contents	Page
Parish summary	3
Introduction	5
Aim	6
Survey distribution and methodology	6
Key findings	6
Part 1 – Households currently living in the parish	7
Part 2 – Households requiring accommodation in the parish	10
Affordability	14
Summary	15
Recommendations	16

1. Parish Summary

The parish of Heytesbury, Imber and Knook is in the Warminster Community Area within the local authority area of Wiltshire.

Heytesbury - Heytesbury is a village and a civil parish in Wiltshire, England. The village lies on the north bank of the Wylye, about 3 ½ miles southeast of the town of Warminster. The civil parish includes most of the small neighbouring settlement of Tytherington, and the deserted village of Imber. The population is approximately 600 and has a village Church of England Primary School with a Pre-School, a shop and post office and two public houses, The Angel Inn and The Red Lion.

In the middle of the High Street there stands one of the curious little “blind houses”, an octagonal building with stone-tiled roof containing a dome, in which many years ago, offenders were locked up by the village constable, the blind house was restored in 2007 with the help of English Heritage. Keyholder details displayed on nearby noticeboard in the High Street, a key is held at Heytesbury Post Office which is open daily except Sunday and is closed from 12 noon on Saturdays and from 1pm on Wednesdays a £10.00 deposit is required for the key. See also <http://www.english-heritage.org.uk/server/show/conGap.1972>

Heytesbury's church of St Peter and St Paul is located in the centre of the village and is described in the Collins 'Guide to English Parish Churches' edited by John Betjeman, as 'A noble cruciform fabric with a central tower, formerly collegiate' (in the thirteenth century it had four canons resident in Heytesbury). Not much now remains of the original twelfth century building (the most obvious survivor is the chancel pillar with scalloped capital) which now dates mainly from the late twelfth, thirteenth and fifteenth centuries, from which latter time the fine stone-vaulted screen to the Hungerford Chantry (north transept) originates. Its tower contains six fine bells, the heaviest and oldest, the tenor, weighing 21cwt, was cast in 1480. The church was rescued and extensively restored in 1864-1867 under the supervision of William Butterfield. William was employed to oversee the restoration of the church. All the galleries were removed. The chancel, which had been entirely shut off from the nave for many years, was opened up, as were the two transepts. The arches of the chancel aisles, which had been filled up, were re-opened and the aisles themselves re-built. The church has recently undergone further restoration works including extensive roof repairs during 2019

There are many listed buildings in Heytesbury, including nearly thirty 18th century houses and cottages. Apart from the church, the most well known building in the village is the Hospital of St. John, originally known as the Almshouses. It was built in 1442 by Walter, 2nd Lord Hungerford, for twelve poor, unmarried men who were looked after by one woman. There was also a chapel and provision for a schoolmaster. The Hospital was re-founded in 1472 by Lady Margaret Hungerford in honour of her late father-in-law Walter and her husband Robert. It owes its survival to her, as Margaret worked hard to ensure that the Hospital had a reliable income.

Heytesbury House stands on the site of the medieval mansion at East Court. Walter, Lord Hungerford was in the process of repairing and enlarging the house when he was arrested by Henry VIII. The property was seized and fell into disrepair. In the 17th century it was owned by the Ashe family who later rebuilt the house in 1782. It has a fine dining room with a decorative chimney piece brought from Wardour. It remained the property of the Ashe family and the A'Court family until 1926. It was later occupied by Siegfried Sassoon and then his son George until 1994. The house has now been restored and divided into apartments. The grounds and buildings surrounding the main house have also been developed and landscaped. The area is now known as Heytesbury Park.

Knook Village - Knook is a civil parish in Wiltshire England. The main populated part of the village has one short no through road just to the east of Heytesbury, the population is approximately 60. Knook Camp, was laid out in 1914 for the Artillery, and is bounded by the A36 and B390 roads.

The church is dedicated to St. Margaret, the 13 year old shepherdess who was tortured and executed by Hyppolytus the Roman Governor of Antioch. The church is a small stone building in mixed styles, consisting of a Norman chancel, nave, North porch and belfry with one bell. This small church, once subordinate to the great Collegiate Church of Heytesbury, lies adjacent to the fine Tudor manor house of Knook, but is itself much older, having Norman windows in the chancel and a notable tympanum, supported by Norman shafts, above the blocked up south door. Nearby is what appears to be an ancient scratch dial, thought to be Saxon. Gervaise Bland, as well as being curate of Knook and Heytesbury in 1668, was vicar of All Saints Chitterne. Like Heytesbury church, Knook church possessed many valuable ornaments which have long since disappeared.

Apart from the church, there are just five listed buildings in Knook. The earliest is the Manor House, which dates from the 16th century. This Grade I listed Tudor manor house was not always the fine building that is there today. At the end of the 19th century it was divided into four tenements

Tytherington Village - This little hamlet, has always been part of the parish of Heytesbury. Very much an agricultural area with two farms. One remains as a working farm, and the other more concerned with equestrian events. The population is approximately 80.

This tiny chapel is dedicated to St. James, traditionally associated with the Empress Maud (or Matilda), Daughter of Henry 1, who at the age of 12 had in 1114 been married to the Emperor Henry V of Germany, and after his death had married Geoffrey of Anjou. During the period of her connection with Heytesbury, Maud endowed 28 acres of land at Tytherington, common pasture for 10 oxen, 2 cows, and 2 horses, together with a manor or dwelling for two chaplains to serve this chapel. Manor Farmhouse, at the north entrance to the village, is a 4-bay 2-storey house from the early 18th century, extended and altered in the 19th. In the Sutton Veny

part of the village, Ashbys (formerly Tytherington Farmhouse) carries a date of 1771, nearby is the grade II listed dovecote dated 1810 and a granary and stable of similar date.

The chapel dates from the early twelfth century, and is one of the oldest churches in Wiltshire. Like Knook Church, long subordinate to Heytesbury Church, its ancient walls give one a feeling of the continuity of worship over 900 years, whilst its small size and the simplicity of its design add a sense of the simplicity of the Christian Faith.

Little is known about the early history of Tytherington. Sir Richard Colt Hoare, normally a reliable source concerning manorial descent, says that 'the public records are remarkably silent respecting this place'. By 1476 it was in the hands of the Hungerford family and descended in the same line as Heytesbury. There is a registered Village Green.

2. Introduction

In Spring 2019, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Heytesbury, Imber and Knook 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

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.

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 Heytesbury, Imber and Knook 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 30th April 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 3rd June 2019. The forms were recorded and analysed by the Service Development Officers at Wiltshire Council.

- A total of 389 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 33.2% with 129 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 Heytesbury, Imber and Knook.
- 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 Heytesbury, Imber and Knook. 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 Heytesbury, Imber and Knook. 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).

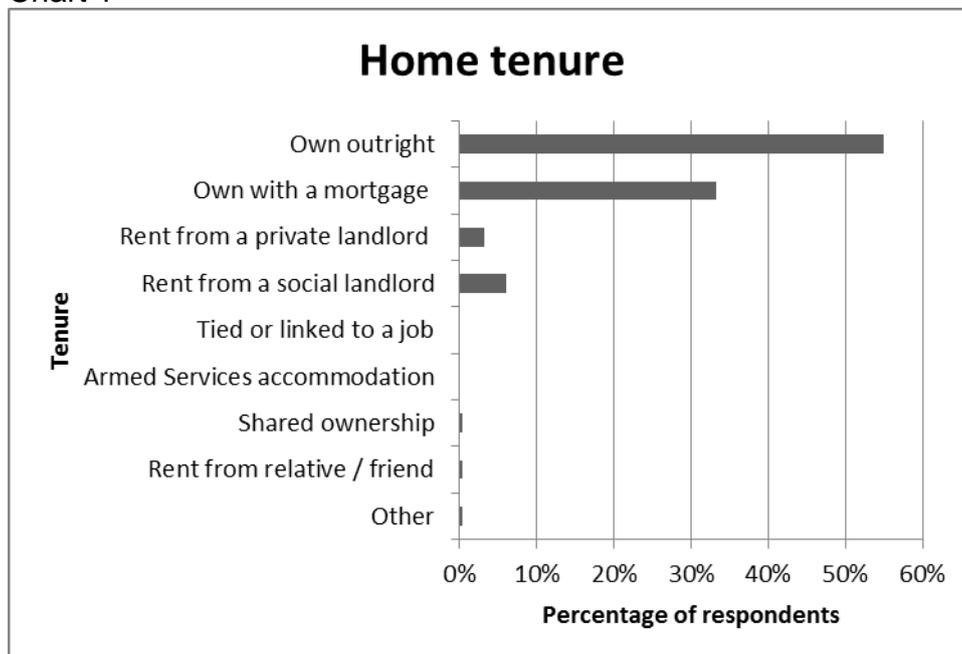
Part One – Households currently living in the parish

The first question asked on the survey was whether the respondents' home in Heytesbury, Imber and Knook was their main home. 99.2% of those who replied said that it was.

The 2011 Census data for Heytesbury, Imber and Knook indicates that 59.3% of households in the parish were owner-occupying, 16.3% were renting from social landlords, 22.1% were privately renting and 2% of households were living rent free.³

The chart below shows the tenure of respondents to the survey. The majority (72.1%) of respondents were owner-occupiers, while 7.8% of respondents were living in socially rented properties, 17.1% were renting from a private landlord or letting agency, 1.6% were living in accommodation tied to their employment, 0.8% were living in a tenure described as 'other' and a further 0.8% were living with family or 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.

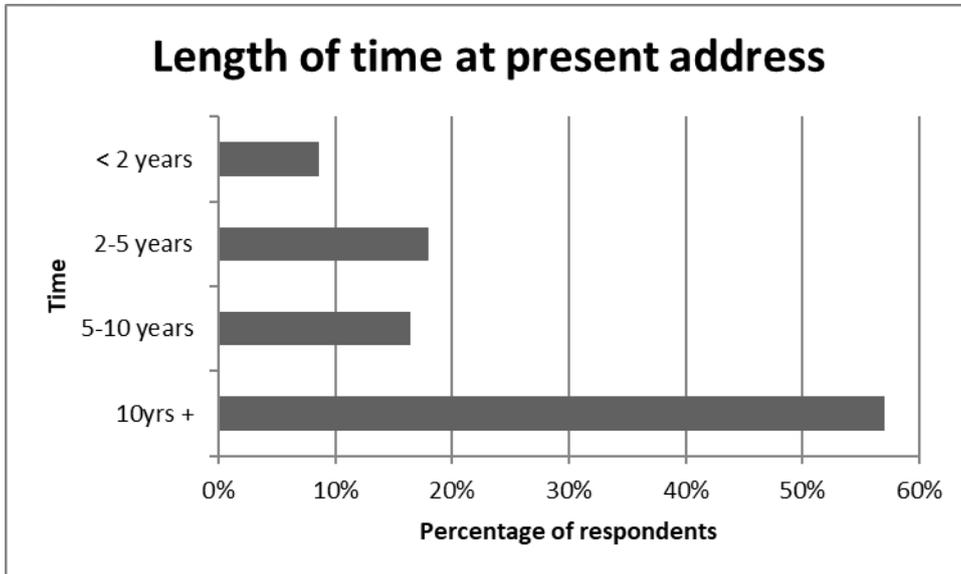
Chart 1



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:

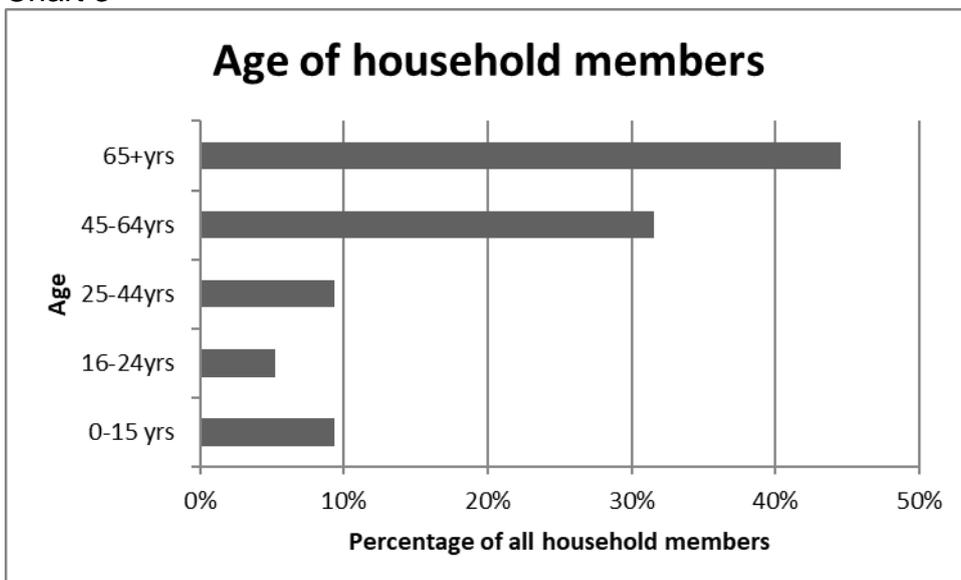
Chart 2



Many respondents to the survey lived in larger family homes, with 11.7% of respondents having five or more bedrooms in their property. 22.7% lived in four bedroom homes, 39.1% had three bedrooms, 14.1% two bedrooms and 12.5% of respondents lived in homes with one bedroom.

The spread of ages recorded in the survey indicates that nearly half (44.5%) of respondents' household members were aged 65+:

Chart 3



As shown in the chart above however, there were also significant numbers of households responding to the survey with members aged 45-64 (31.6%.)

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

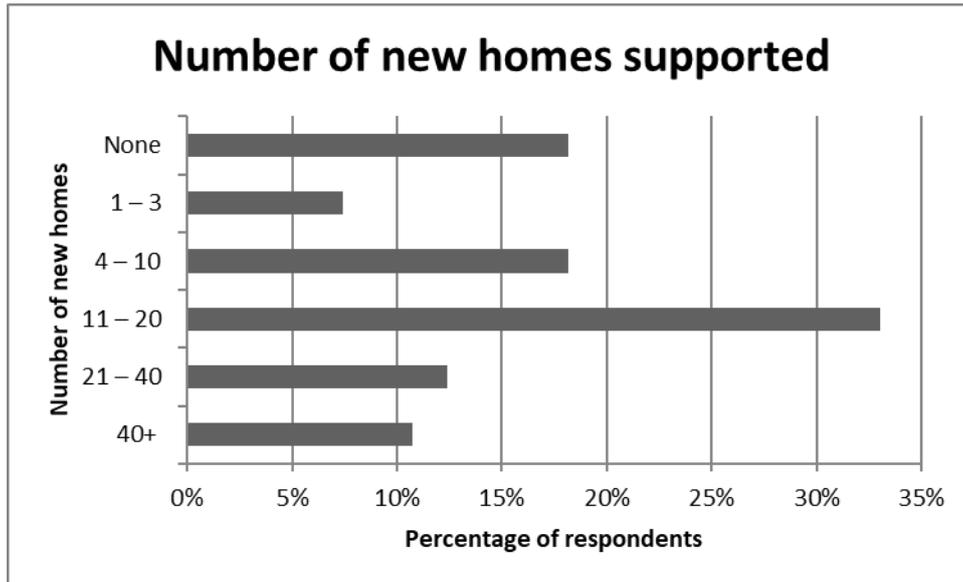
Persons in household	Distance to work				Total
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	
Person 1	11	18	19	9	57
Person 2	4	10	15	2	31
Person 3	0	3	1	2	6
Person 4	0	0	0	1	1
Person 5	0	0	1	0	1
Total	15	31	36	14	96

These results suggest a mixed level of sustainability for new housing development in Heytesbury, Imber and Knook, indicated by the survey respondents' access to local sources of employment. While 48% of the households' working members usually travel less than ten miles to their place of work, 52% travel more than that, suggesting a mixed level of employment and potential sources of employment locally.

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 8.8% of respondents (eleven households) answered 'yes', this would suggest a lower level of sustained need for housing in the parish.

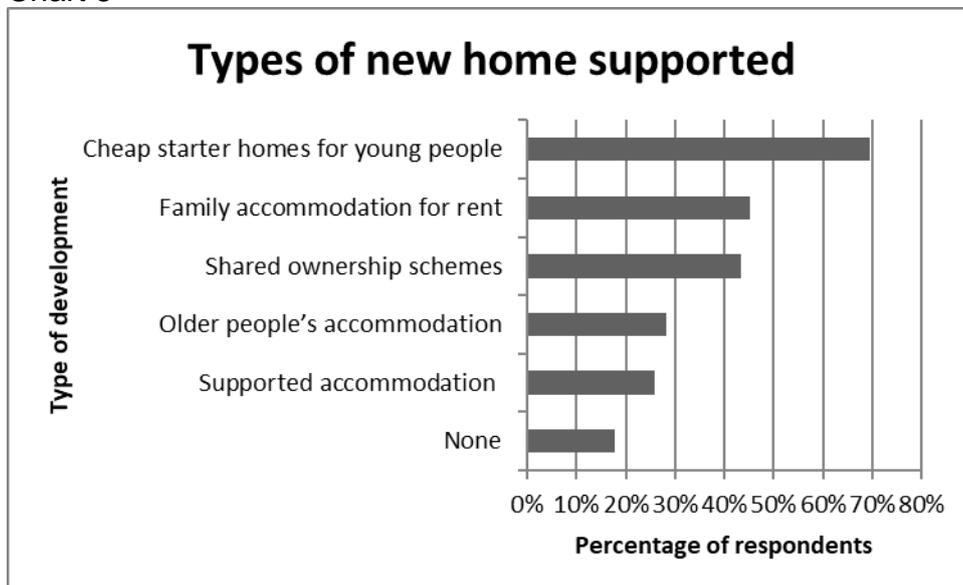
Respondents were then asked how many new homes they would support being built in the parish. A large majority of respondents (81.8%) were in support of some new housing in Heytesbury, Imber and Knook with the most popular option (33.1% of respondents) being for between eleven and twenty new homes. 18.2% of respondents were opposed to any new housing in Heytesbury, Imber and Knook 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 Heytesbury, Imber and Knook by the survey respondents were affordable starter homes for young people (69.4%) and family accommodation for rent (45.2%). 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

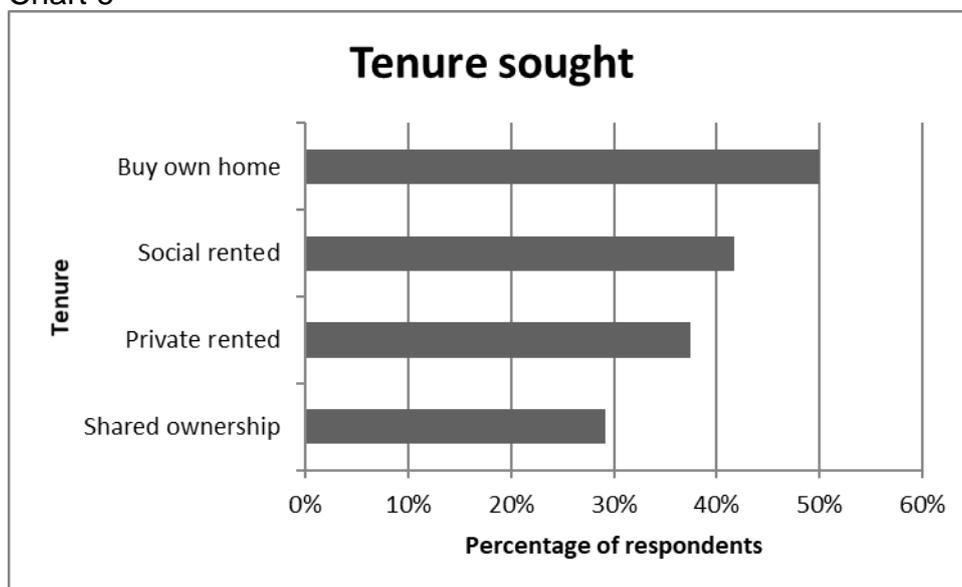
This section of the report looks initially at all the responses to section two of the survey in order to give a broad picture of the need for both market and affordable housing in the parish. A financial assessment and an evaluation of the current affordable housing in Heytesbury, Imber

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

Twenty five respondents replied to this section of the survey, indicating their need for housing in Heytesbury, Imber and Knook. The most frequent reasons given for needing to move were to move to cheaper accommodation (nine households), currently renting and wish to buy (seven households) and current home too small (seven households). More than one answer could be given.

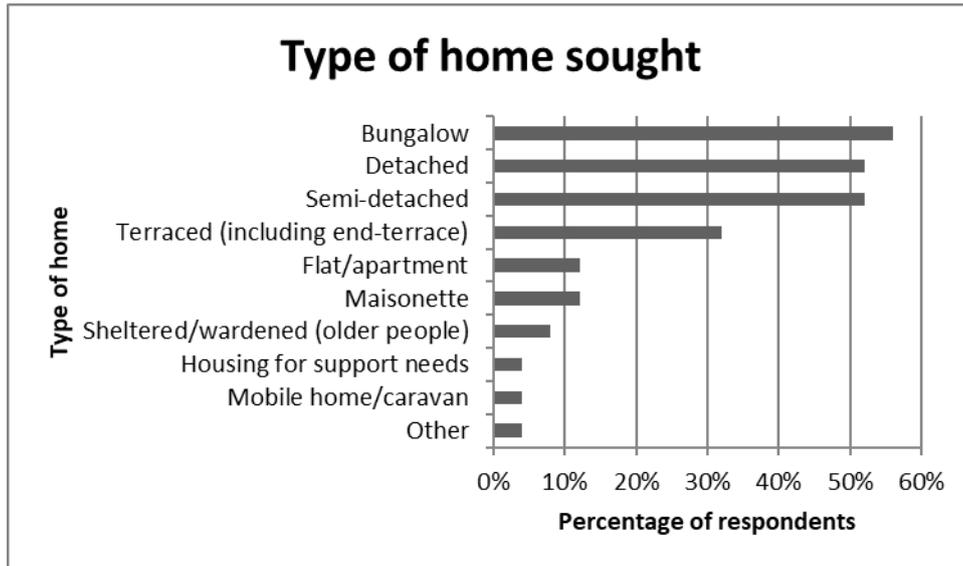
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with to buy own home the most desired. Households could indicate more than one response:

Chart 6



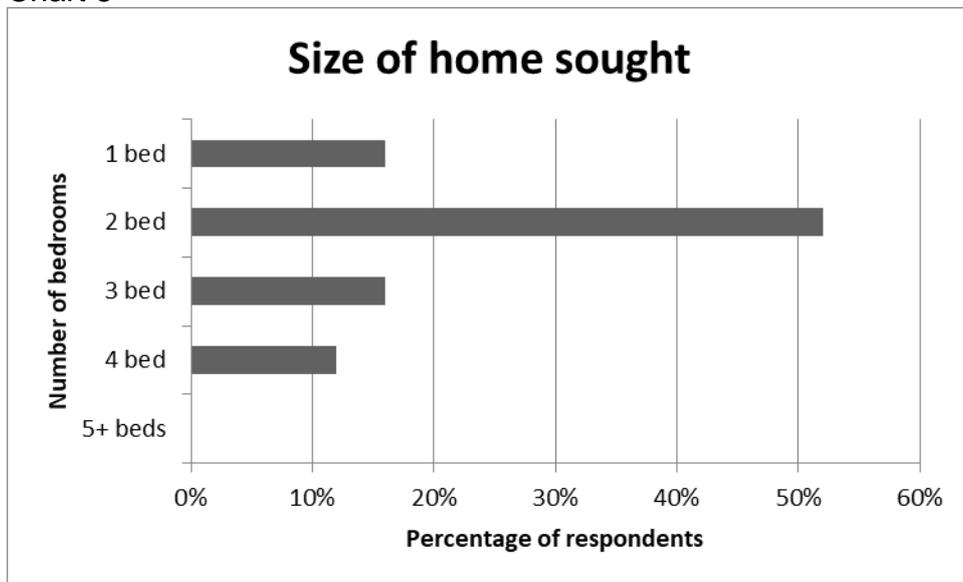
Respondents to this section were also asked what type of housing they required. The most sought-after type were bungalows. Full responses are given in the chart below (more than one answer could be given):

Chart 7



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

Chart 8



The respondents were then asked if there was a lack of suitable existing housing in Heytesbury, Imber and Knook to meet their needs, to which twenty two households answered 'yes'. Two households answered 'no' and one household did not answer this question.

In order to assess the need for **affordable** housing in Heytesbury, Imber and Knook 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. The reported levels of savings among the respondents varied from zero/none declared (twenty two households) to between £2499 and £29,999 (six households) a further two households declared saving of more than £50,000 and two households declared savings of over £200,000. Income levels were spread across a broad range with twenty two households reporting an income. Some were very healthy with six respondents reporting household incomes in excess of £50,000pa. Conversely, one household reported an annual household income of less than £5,000pa. The median gross annual income reported by the twenty two households who reported financial information was £23,000 to £24,499pa. Three households reported no financial information.

Comparing income, savings and equity levels with affordability in Heytesbury, Imber and Knook parish suggests that eleven of the twenty 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 Heytesbury, Imber and Knook parish, presented in Section 8.

Of the remaining fourteen households, three households did not provide any financial information and a lack of information on their requirements meant that meaningful assessment could not be undertaken for these households, they are therefore excluded from the recommendations of the report.

Four households expressed a desire to purchase accommodation on the open market only. On assessing their levels of equity, savings and income an open market purchase was achievable to these households. These households expressed a desire for the following homes, two bedroom bungalows, a four bedroom bungalow and a four bedroom house respectively.

Four households specified that they would like to purchase only or have shared ownership in a new home. However on assessing levels of savings, income and accounting any debt declared these households aspirations were unachievable and would not pass an affordability test for low cost home ownership. In these instances, it would be recommended that these households seek further financial advice and in addition discuss any housing needs with Homes4Wiltshire staff. Although some households would be considered adequality housed it is possible that on further assessment they may qualify for the open market register.

Three households expressed a desire to rent a home in the private rental sector only, these households requested homes with two bedrooms. Two wished to rent a two bedroom house and one household requested a two bedroom bungalow.

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 Heytesbury, Imber and Knook area.⁴

Bedrooms	June 2019
1	£150,600
2	£215,200
3	£282,700
4	£431,500
5+	£648,000

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 Heytesbury, Imber and Knook cost £215,200 then a household may require £32,280 as a deposit. Annual household income would have to be at least £52,263 for a single applicant or £60,973 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in Wiltshire in 2018 was £28,329.⁵

- 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 BA12 postcode area, www.mouseprice.com/area-guide/average-house-price/ . Please note that the BN12 postcode covers a wider area than Heytesbury, Imber and Knook parish and that there may be significant internal variation in house prices.

⁵ Annual Survey of Hours and Earnings, 2018, resident analysis. Gross annual pay of full time 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 2019, there were two households on the Wiltshire Council Housing Register seeking affordable accommodation in Heytesbury, Imber and Knook parish. Both of these households are seeking two bedroom accommodation. It should be noted 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 fifty-seven social homes in the parish.⁷ These properties represent 16.3% of the total housing in Heytesbury, Imber and Knook, which is slightly higher than the Wiltshire affordable housing average of 14.7%.⁸
- The social housing in Heytesbury, Imber and Knook had a 3.5% re-let rate in the past year: from the first to the fourth quarter of 2018/19, only two social homes were 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, 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

- 4x one bedroom homes (2x bungalow/ground floor accommodation)
- 3x two bedroom homes (1x bungalow/ground floor accommodation)
- 1x three bedroom home

Shared ownership / discount market homes¹¹

- 1x one bedroom home
- 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.