

# **Lyneham and Bradenstoke**

**Parish Housing Needs Survey**

**Survey Report**

**May 2019**

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## 1. Parish Summary

The parish of Lyneham and Bradenstoke is in Royal Wootton Bassett Community Area within the local authority area of Wiltshire.

There is a population of 5230 according to the 2001 census, comprised of 1720 households. ONS predictions for 2011 suggest a population of 5490 in 1800 households.<sup>1</sup> Unofficial estimates suggest the figures to be lower in 2019 as the parish is in the interval between closure of the RAF base and the opening of the Defence College.

Lyneham and Bradenstoke Parish includes the two principal villages of its name plus the hamlets of Preston and Thickthorn to the east and is situated in the peaceful and scenic county of Wiltshire. The villages lie in the north western part of the county, among the undulating hills, just north of the escarpment of the Marlborough Downs. The villages sit on a slight plateau just over 500 feet above sea level, overlooking the picturesque and far reaching Avon Vale. The surrounding land is mainly arable but some dairy farming exists.

The parish is accessible to the neighbouring towns of Chippenham, Calne, Swindon and Royal Wootton Bassett and to the surrounding countryside including the nearby Cotswolds.

Until late 2012 the parish was home to RAF Lyneham where the RAF's C-130 Hercules fleet was based. The site is now at the first stage of an exciting Ministry of Defence development to create a Defence College of Technical Training for cross-service use.

Bradenstoke village has mainly developed around the single lane and within its conservation area many buildings have considerable historical interest. The village is mainly private dwellings with a public house, village store, church, two chapels and a village hall.

Lyneham too has buildings of historical interest, alongside more modern facilities, including a small shopping area of convenience stores and several food outlets (eat in and takeaway), a primary school, post office, two public houses, petrol station, small library, two churches and a village hall.

Preston too has diversity with a goat dairy and a brewery.

Communication features strongly with a Lyneham website, a Bradenstoke monthly magazine and a Parish Council newsletter thrice yearly.

There are a wide range of activities for all ages organised by the residents for their enjoyment and to meet the needs of the community. The Parish Council are proactive in working with the community and in looking forward in the production of a Neighbourhood Plan following the introduction of the Localism Act.

## 2. Introduction

In Spring 2019, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Lyneham and Bradenstoke 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.

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<sup>1</sup> <http://www.intelligencenetwork.org.uk/population-and-census/>

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).<sup>2</sup>
- 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.<sup>3</sup>

### **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 Lyneham and Bradenstoke 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 13<sup>th</sup> May 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.

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<sup>2</sup> 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.

<sup>3</sup> 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 24<sup>th</sup> July 2019. The forms were recorded and analysed by the Service Development Officers at Wiltshire Council.

- A total of 2002 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 below average response rate of 20.1% with 403 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 Lyneham and Bradenstoke.
- 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 Lyneham and Bradenstoke. 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 Lyneham and Bradenstoke. 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).

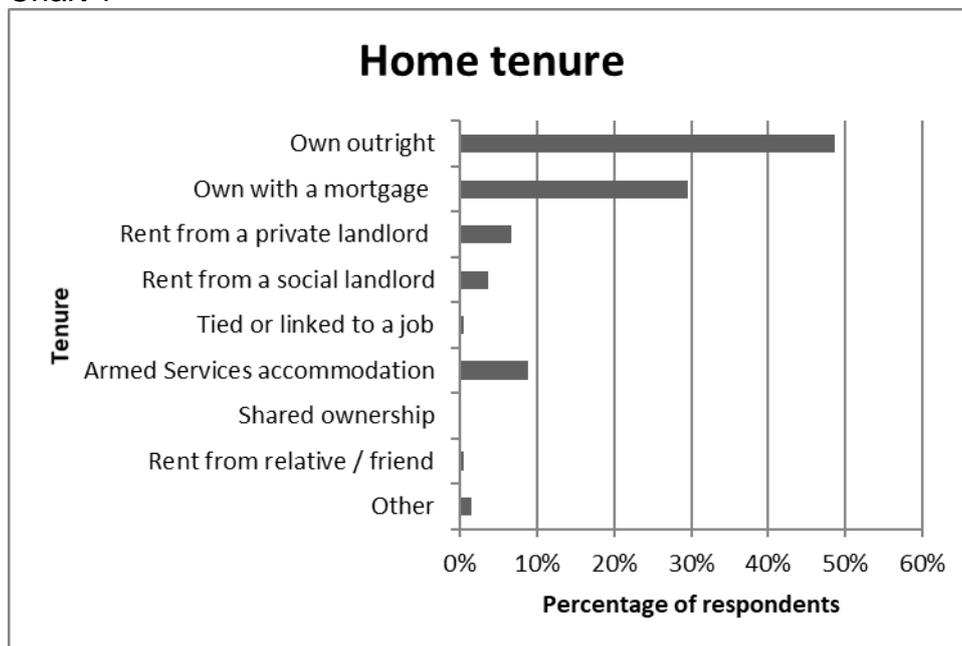
### **Part One – Households currently living in the parish**

The first question asked on the survey was whether the respondents' home in Lyneham and Bradenstoke was their main home. 98.2% of those who replied said that it was.

The 2011 Census data for Lyneham and Bradenstoke indicates that 50.9% of households in the parish were owner-occupying, 8.3% were renting from social landlords, 39.4% were privately renting, 0.5% were living in shared ownership homes and 0.9% of households were living rent free.<sup>4</sup>

The chart below shows the tenure of respondents to the survey. The majority (78.2%) of respondents were owner-occupiers, while 3.7% of respondents were living in socially rented properties, 6.7% were renting from a private landlord or letting agency, 0.5% were living with family or friends, 0.5% were living in accommodation tied to their employment and 1.5% were living in a tenure described as 'other'. 8.9% of respondents were living in Armed Services 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.

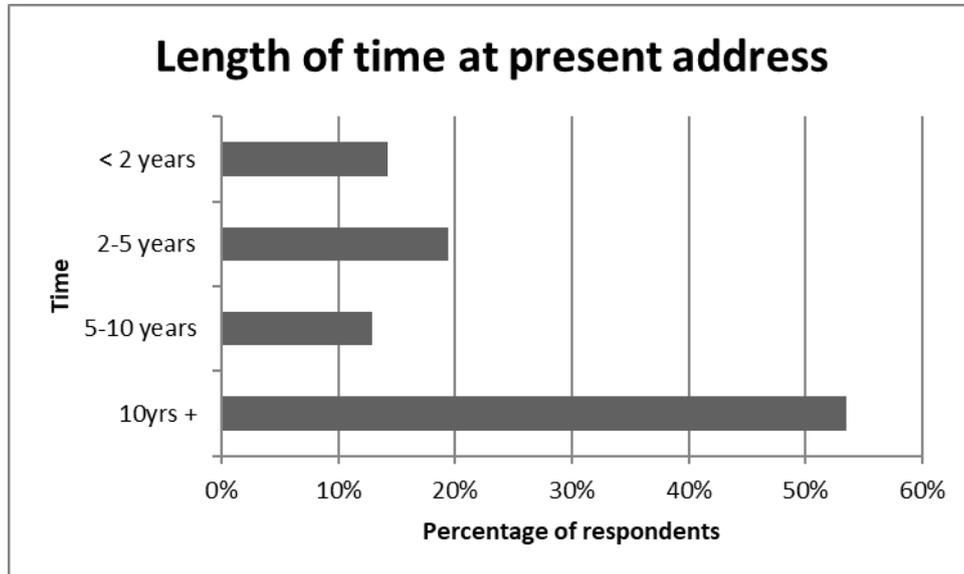
Chart 1



<sup>4</sup> <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:

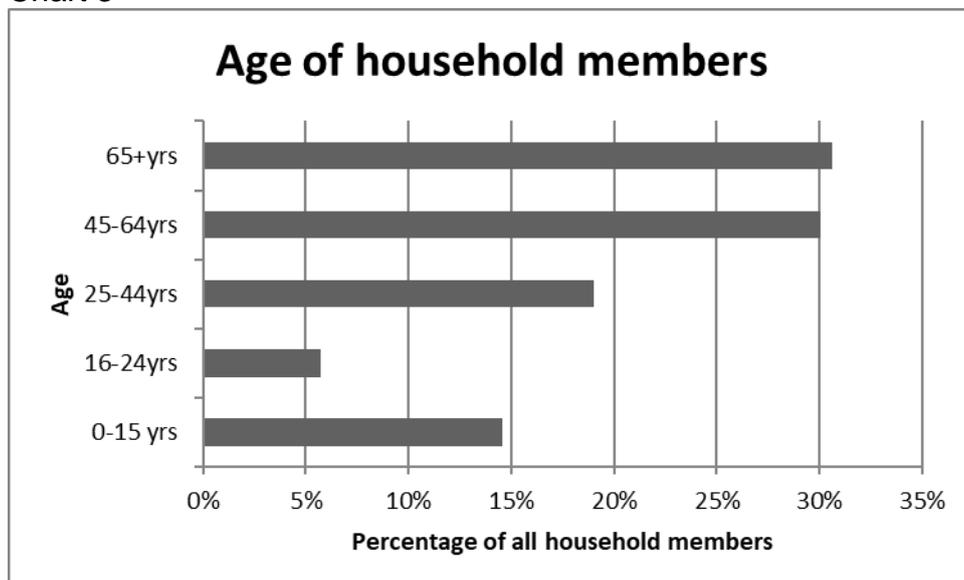
Chart 2



Many respondents to the survey lived in larger family homes, with 3.7% of respondents having five or more bedrooms in their property. 22.4% lived in four bedroom homes, 35.6% had three bedrooms, 22.4% two bedrooms. Only 3.5% of respondents lived in homes with one bedroom.

The spread of ages recorded in the survey indicates that around a third (30.6%) of respondents' household members were aged 65+ and a further third (30.1%) of respondents were aged 45-64.

Chart 3



As shown in the chart above however, there were significant numbers of households responding to the survey with members aged 25-44 and with children aged under 16. This indicates a spread of different household types in Lyneham and Bradenstoke, 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

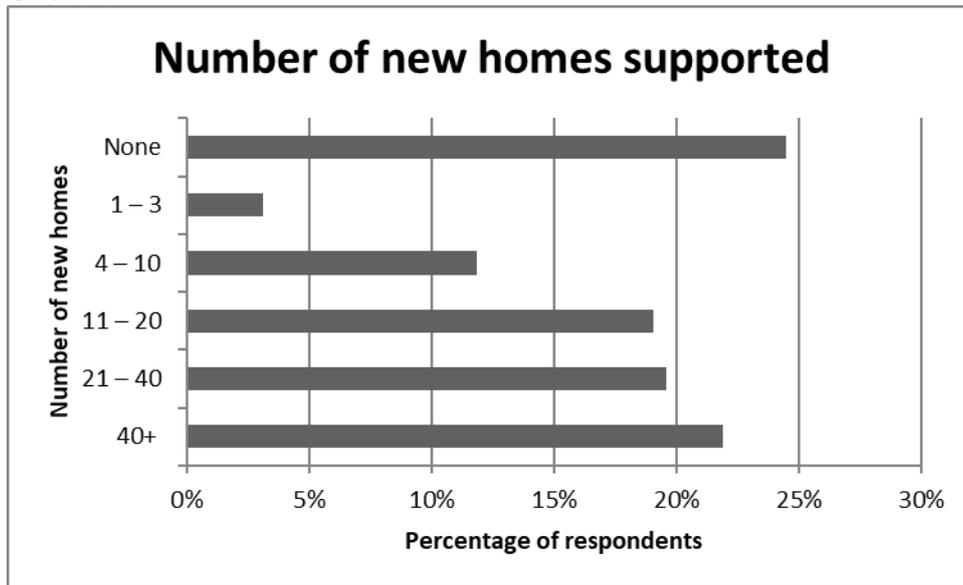
Persons in household	Distance to work				Total
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	
Person 1	52	56	104	29	241
Person 2	23	48	69	9	149
Person 3	2	8	11	1	22
Person 4	2	3	2	0	7
Person 5	1	0	0	0	1
<b>Total</b>	<b>80</b>	<b>115</b>	<b>186</b>	<b>39</b>	<b>420</b>

These results suggest a mixed level of sustainability for new housing development in Lyneham and Bradenstoke, indicated by the survey respondents' access to local sources of employment. While 45.2% of the households' working members usually travel less than ten miles to their place of work, 54.8% 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 6.5% of respondents (twenty five households) answered 'yes', indicating a low level of sustained need for housing in the parish.

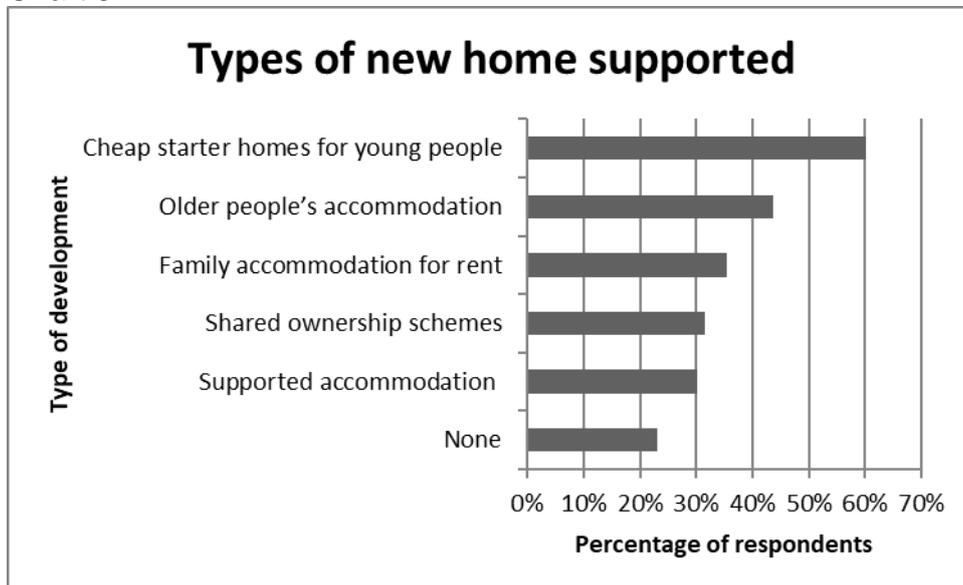
Respondents were then asked how many new homes they would support being built in the parish. A large majority of respondents (75.5%) were in support of some new housing in Lyneham and Bradenstoke, with the most popular option (21.9% of respondents) being for over forty new homes. It should be noted however that 24.5% of respondents were opposed to any new housing in Lyneham and Bradenstoke 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 Lyneham and Bradenstoke by the survey respondents were affordable starter homes for young people (60.1%) and older persons' accommodation (43.7%). 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

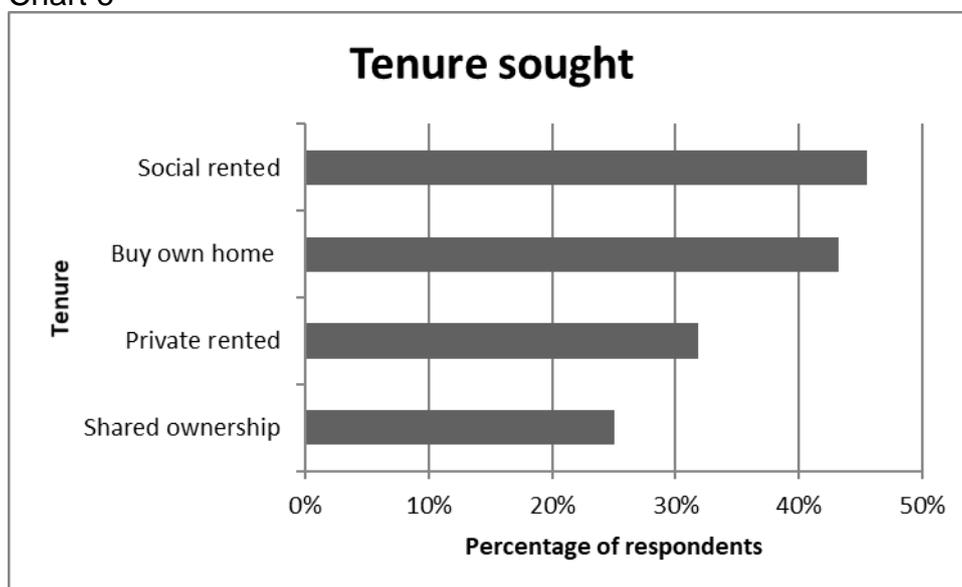
This section of the report looks initially at all the responses to section two of the survey in order to give a broad picture of the need for both market and affordable housing in the parish. A financial assessment and an evaluation of the current affordable housing in Lyneham and

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

Forty five respondents replied to this section of the survey, indicating their need for housing in Lyneham and Bradenstoke. The most frequent reasons given for needing to move were to move to cheaper accommodation (fifteen households) currently renting and want to buy (ten households), and that respondents were currently living with their families but wanted to live independently in the parish (nine households). These indicate the three most frequent reasons given, note that more than one answer could be given by respondents.

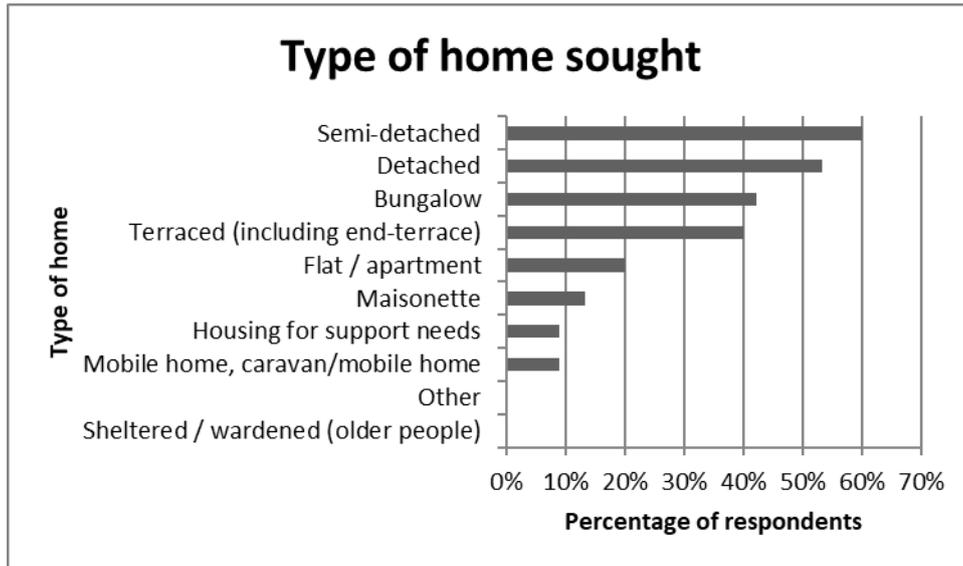
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with socially rented homes the most desired. Households could indicate more than one response:

Chart 6



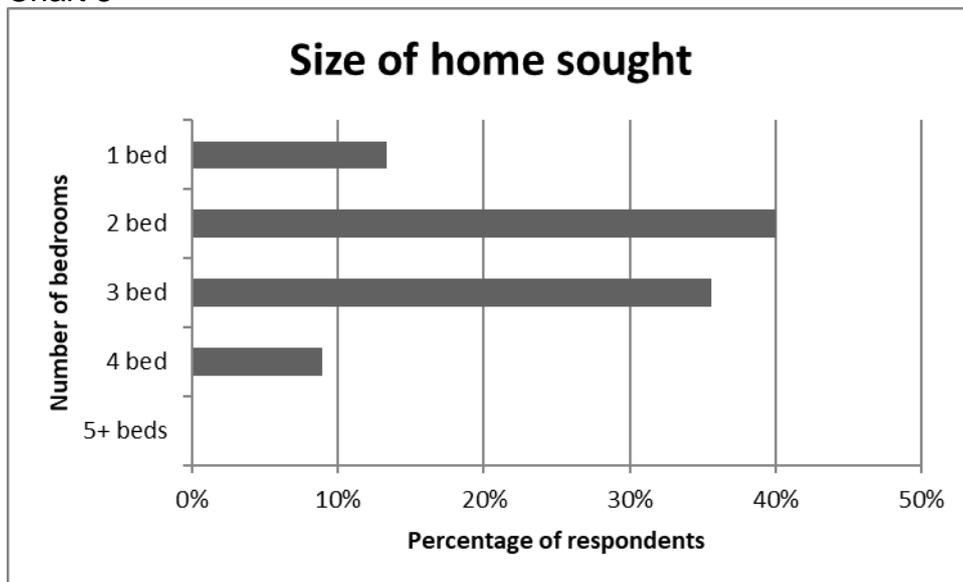
Respondents to this section were also asked what type of housing they required. The most sought-after type was semi-detached properties. Full responses are given in the chart below (more than one answer could be given):

Chart 7



In terms of size, the most popular option was for homes with two bedrooms and respondents also expressed a need for properties with one, four and three 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 Lyneham and Bradenstoke to meet their needs, to which thirty eight households answered 'yes'. Eleven households answered no and two households did not answer the question.

In order to assess the need for **affordable** housing in Lyneham and Bradenstoke, 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.

Five 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 £9999 (thirteen households) a further eight households declared savings of between £10,000 and £29,999. Of the two remaining households, one declared savings of over £50,000 and one household declared savings of over £100,000.

Income levels were spread across a broad range with all forty five households reporting an income. Some were very healthy with fourteen respondents reporting household incomes in excess of £40,000pa. Conversely, one household reported an annual household income of less than £2,500pa. The median gross annual income reported by the forty five households who reported financial information was £29,000 - £30,499pa.

Comparing income, savings and equity levels with affordability in Lyneham and Bradenstoke suggests that sixteen of the forty-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 Lyneham and Bradenstoke, presented in Section 8.

The remaining twenty-nine respondents can be broken down as follows.

Five households were living in Service Family Accommodation. They expressed a desire to continue renting from the armed forces. These households would be considered to be adequately housed and so would not qualify for social rented housing.

Five households completed section two although they were not requesting alternative accommodation but further expressing their views that they would not support any new building in the parish.

Three 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, a two bedroom house, a two bedroom bungalow and a four bedroom house.

Fourteen 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 also 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/Housing register staff. Although some households would be considered adequately housed it is possible that on further assessment they may qualify for the open market register. Two households in particular would be likely to qualify for the open market register and as such the parish council would be encouraged to ask residents to discuss their situation further with housing allocation/Homes4Wiltshire staff.

Two households expressed a desire to rent a home in the private rental sector only, these households expressed a need for a two bedroom and a three bedroom home.

## 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 Lyneham and Bradenstoke area:<sup>5</sup>

<b>Bedrooms</b>	<b>August 2019</b>
1	£170,600
2	£225,500
3	£296,100
4	£442,700
5+	£640,400

### 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 Lyneham and Bradenstoke cost £225,500 then a household may require £33,825 as a deposit. Annual household income would have to be at least £54,764 for a single applicant or £63,892 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.<sup>6</sup>

- 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.

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<sup>5</sup> House price estimates from the Mouseprice local area guide to the SN15 postcode area, [www.mouseprice.com/area-guide/average-house-price/](http://www.mouseprice.com/area-guide/average-house-price/) . Please note that the SN15 postcode covers a wider area than Lyneham and Bradenstoke parish and that there may be significant internal variation in house prices.

<sup>6</sup> Annual Survey of Hours and Earnings, 2018, resident analysis. Gross annual pay of full time employed persons resident in Wiltshire, [www.nomisweb.co.uk](http://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 August 2019, there were nine households on the Wiltshire Council Housing Register seeking affordable accommodation in Lyneham and Bradenstoke parish. Five households are seeking properties with one bedroom, two households seeking housing with two bedrooms and the remaining two households seeking accommodation with three bedrooms. 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.<sup>7</sup>
- The 2011 Census recorded one hundred and forty two social homes in the parish.<sup>8</sup> These properties represent 8.3% of the total housing in Lyneham and Bradenstoke, which is lower than the Wiltshire affordable housing average of 14.7%.<sup>9</sup>
- The social housing in Lyneham and Bradenstoke had a 4.2% re-let rate in the past year: from the first to the fourth quarter of 2018/19, only six social homes were re-let in the parish.<sup>10</sup>
- 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.

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<sup>7</sup> Wiltshire Council, Housing Strategy, live tables.

<sup>8</sup> Table QS405EW, 2011 Census: Tenure – Households, English parishes / Welsh communities.

<sup>9</sup> Table QS405EW, 2011 Census: Tenure – Households, local authorities in England and Wales.

<sup>10</sup> 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 may not have 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 <sup>11</sup>**

- 5x one bedroom homes (2x bungalow/ground floor accommodation)
- 2x two bedroom homes (1x bungalow/ground floor accommodation)
- 2x three bedroom homes

### **Shared ownership / discount market homes<sup>12</sup>**

- 2x one bedroom homes
- 4x two bedroom homes
- 1x three bedroom homes

### **Sheltered housing for older people**

- None

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<sup>11</sup> 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.

<sup>12</sup> 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.