

Shrewton

Parish Housing Needs Survey

Survey Report

March 2020

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1. Parish Summary

The parish of Shrewton is in the Amesbury Community Area within the local authority area of Wiltshire, located 3.5 miles north-west of Stonehenge, midway between Salisbury and Devizes. A small part of the parish is inside the Stonehenge World Heritage Site.

Shrewton has a long history. The Domesday Book records that there were 60 households in what has now become the parish of Shrewton and the first recorded use of the name Shrewton, which derives from the old English term for 'Sheriff's farm' (or settlement), was in 1236.

Like many villages today's Shrewton has been formed from the ebb and flow of the population in smaller hamlets such that by the 20th century the main population base was in the parish of Shrewton. In 1934 the parishes of Maddington and Rollestone were amalgamated with the parish of Shrewton, the amalgamated parishes taking the name of Shrewton. The names of some of the hamlets and parishes live on in local names such as Nett Road, Addestone Manor, Rollestone Road and Maddington Street. At the 2011 census Shrewton had a population of 1,870.

There are three churches and a Methodist Chapel. The Parish Church of St. Mary's is in the High Street and dates from the 12th century. The other churches are St. Mary's Maddington and St. Andrew's Rollestone, these are cared for by the Churches Conservation Trust.

Cecil Chubb, who gave Stonehenge to the nation, was born in Furlong House near the Parish Church. The house has a plaque on its southern wall noting this link between Shrewton and Stonehenge.

The village logo is the Roundhouse, built around 1700, which used to be the village lock-up. This is located on the A360 main road, opposite the southern end of the High Street.

Facilities

There is a bus service Monday (not Bank Holidays) to Saturday (Salisbury Reds route 2, running between Salisbury and Devizes) but there are large time intervals between many services. Although Shrewton is in the Amesbury Community Area there is no direct 'turn-up and go' public transport service between Shrewton and Amesbury.

The parish has a doctor's surgery, a primary school and a Co-Op. There is also a butcher, hairdresser, public house, social club, B & B and garage.

Shrewton Village Hall has a grass field (which is used as a football and cricket ground) with a small children's play area and some outside gym equipment. The hall and grounds are run by a charity and are in the adjoining parish of Orcheston (Orcheston has its own separate village hall).

2. Introduction

In Winter 2019, Wiltshire Council's Residential Development Project Manager discussed carrying out a rural housing needs survey with Shrewton Parish Council, to establish if there was a proven need for affordable housing in the parish.

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 Residential Development Project Managers are employed in Wiltshire Council's Housing and Commercial Development directorate to assist in the delivery of new affordable housing.
- The Residential Development Project Managers 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 Shrewton 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 28th February 2020.

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 30th March 2020. The forms were recorded and analysed by the Service Development Officers at Wiltshire Council.

- A total of 839 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 26.7% with 224 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 Shrewton.
- 18 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 Shrewton. 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 Shrewton. 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).

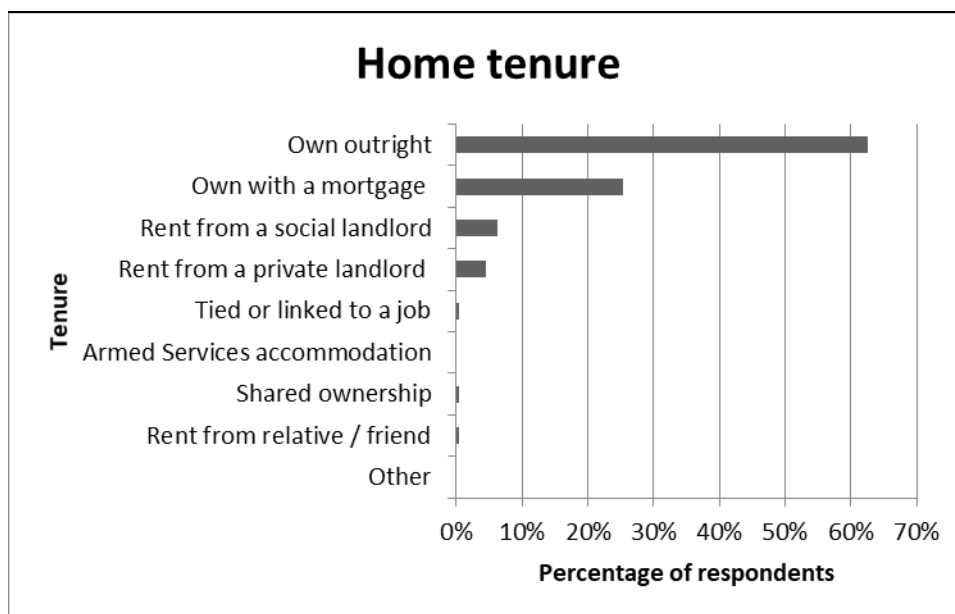
Part One – Households currently living in the parish

The first question asked on the survey was whether the respondents' home in Shrewton was their main home. 99.5% of those who replied said that it was.

The 2011 Census data for Shrewton indicates that 69.1% of households in the parish were owner-occupying, 15.1% were renting from social landlords, 12.6% were privately renting and 1.3% of households were living rent free.³

The chart below shows the tenure of respondents to the survey. The majority (87.9%) of respondents were owner-occupiers, while 6.3% of respondents were living in socially rented properties, 4.5% were renting from a private landlord or letting agency, 0.4% were living in accommodation tied to their employment, 0.4% were living in shared ownership properties, 0.4% were living with a relative or friend and none were living in a tenure described as 'other'. 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.

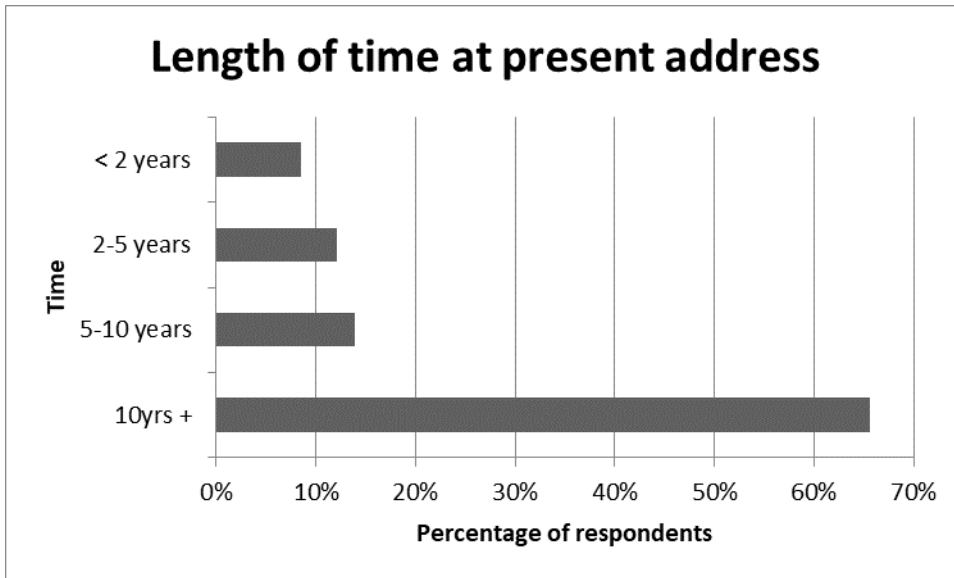
Chart 1



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:

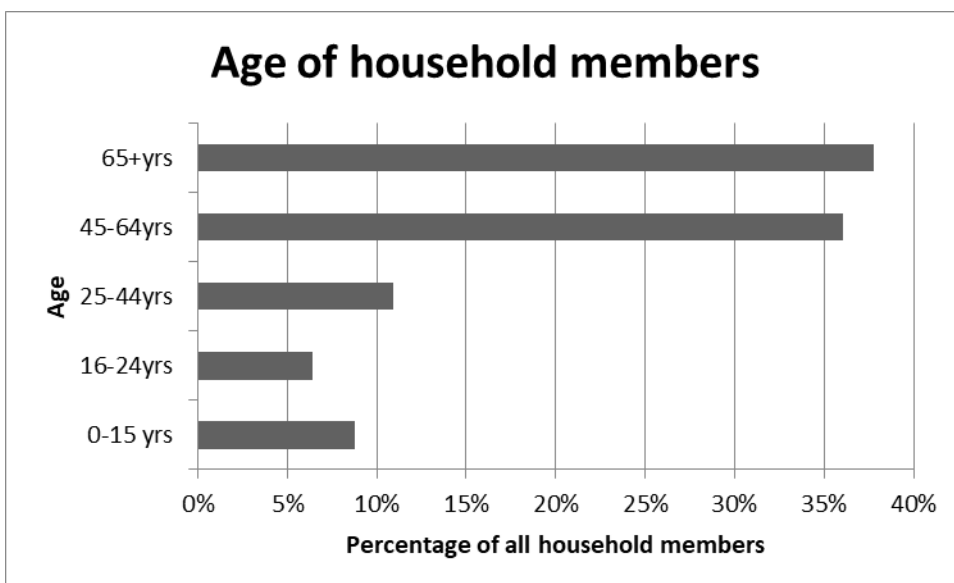
Chart 2



Many respondents to the survey lived in larger family homes, with 6.8% of respondents having five or more bedrooms in their property. 32.4% lived in four bedroom homes, 42.8% had three bedrooms, 14.9% two bedrooms. Only 3.2% of respondents lived in homes with one bedroom.

The spread of ages recorded in the survey indicates that around a third (37.8%) 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 Shrewton, 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

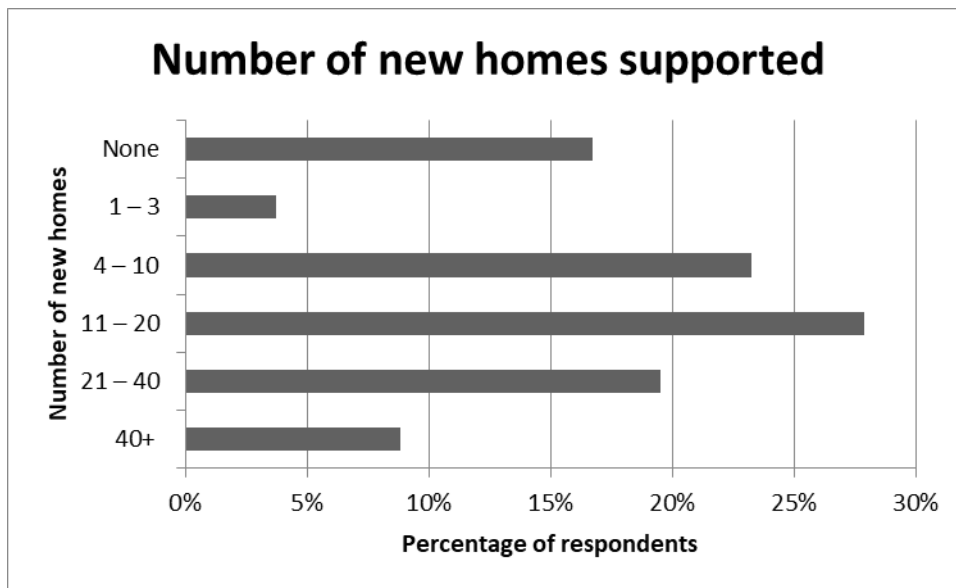
Persons in household	Distance to work				
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	Total
Person 1	17	29	53	16	115
Person 2	15	19	33	6	73
Person 3	0	4	6	3	13
Person 4	0	0	1	0	1
Person 5	0	0	0	0	0
Total	32	52	93	25	202

These results suggest a mixed level of sustainability for new housing development in Shrewton, indicated by the survey respondents' access to local sources of employment. While 42% of the households' working members usually travel less than ten miles to their place of work, 58% travel more than that, suggesting a potential lack of more local sources of employment.

Respondents were also asked whether anyone currently living in their household would need separate accommodation in the parish now or in the near future, to which 5.6% of respondents (twelve households) answered 'yes', indicating a low level of sustained need for housing in the parish.

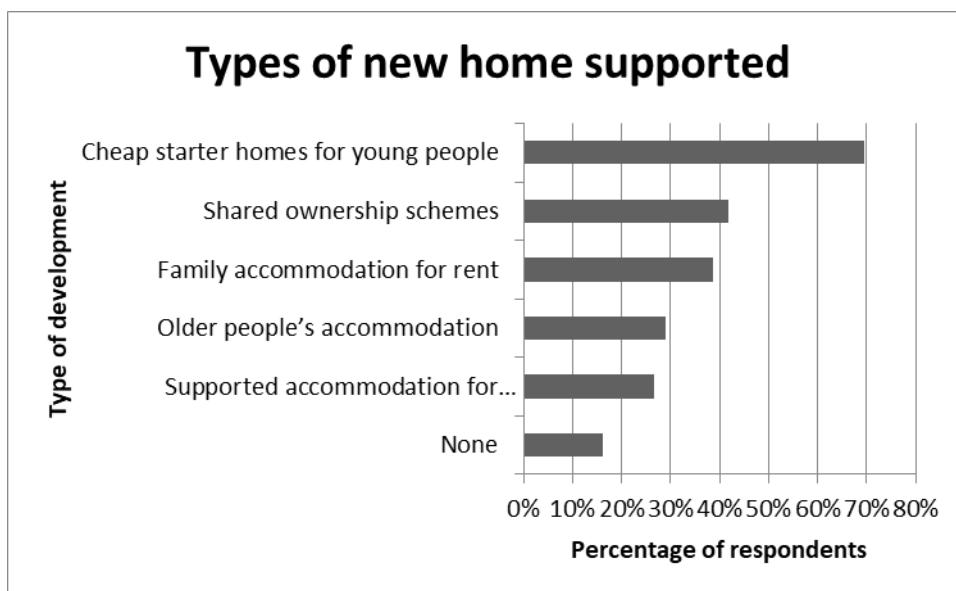
Respondents were then asked how many new homes they would support being built in the parish. A large majority of respondents (83.3%) were in support of some new housing in Shrewton, with the most popular option (27.9% of respondents) being for between eleven and twenty new homes. 16.7% of respondents were opposed to any new housing in Shrewton 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 Shrewton by the survey respondents were affordable starter homes for young people (69.6%) and shared ownership schemes (41.9%). Full results are given in the chart below (more than one answer could be given):

Chart 5



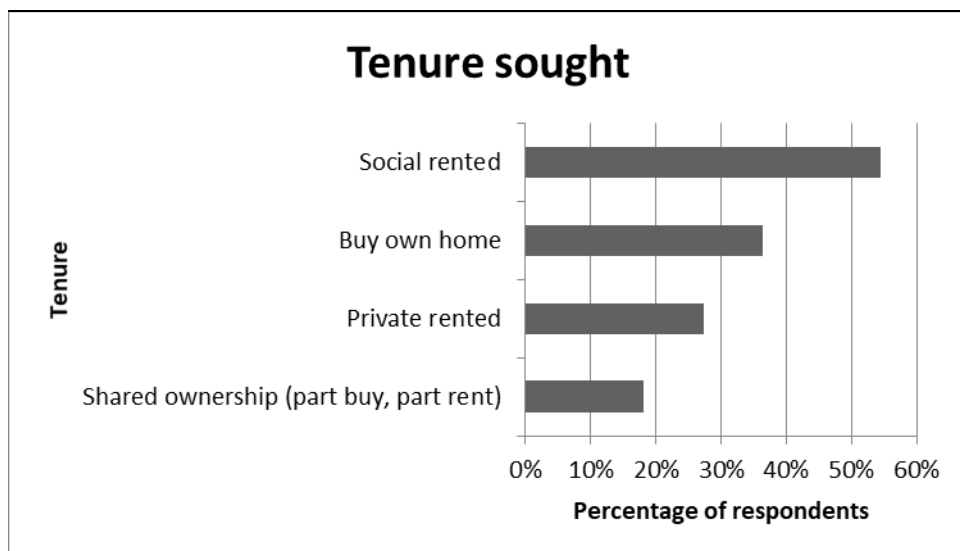
Part two – Households requiring accommodation in the parish

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

Eleven respondents replied to this section of the survey, indicating their need for housing in Shrewton. The most frequent reasons given for needing to move were cheaper accommodation (three households), and other reasons not listed (three households).

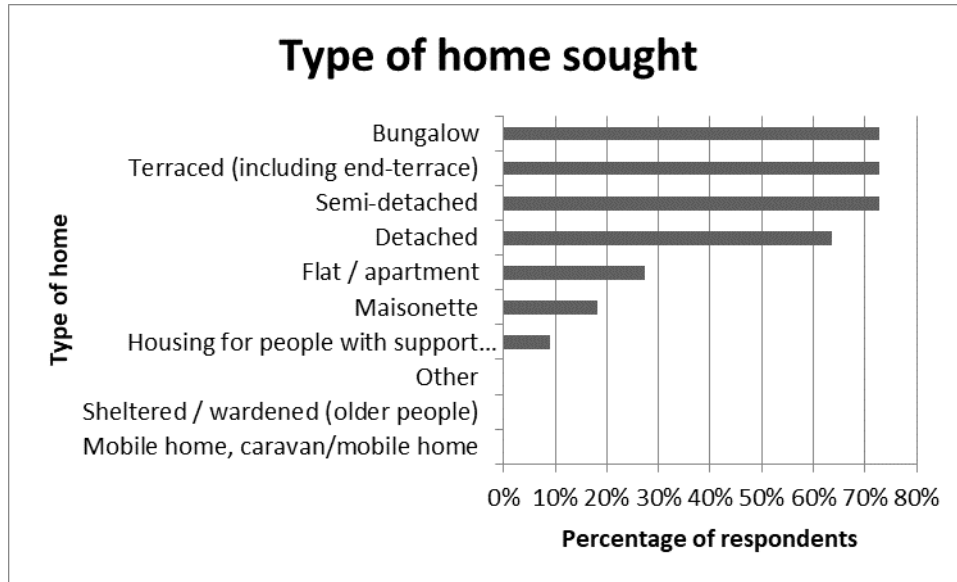
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with socially rented homes the most desired. Households could indicate more than one response:

Chart 6



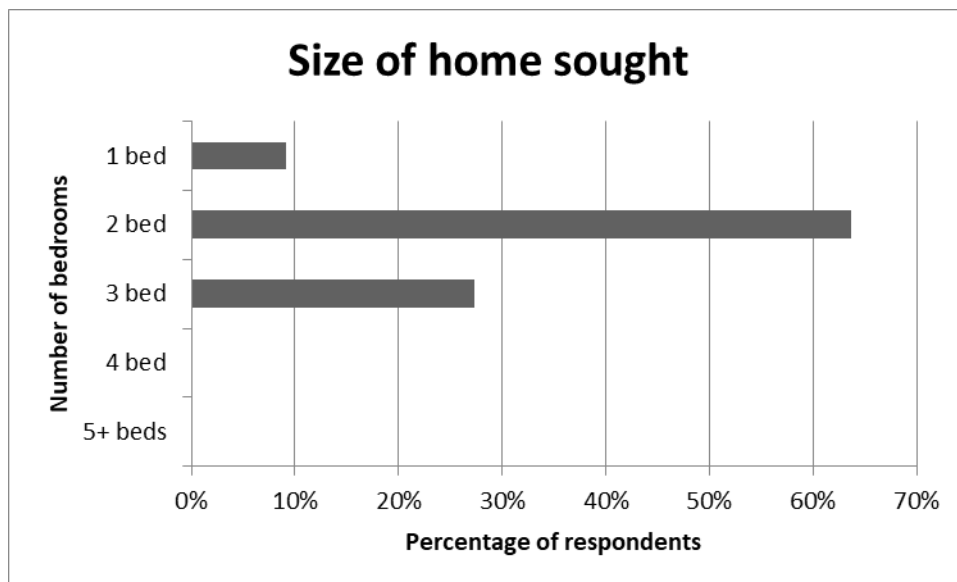
Respondents to this section were also asked what type of housing they required. The most sought-after type was bungalow, terraced and semi-detached properties. Full responses are given in the chart below (more than one answer could be given):

Chart 7



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

Chart 8



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

In order to assess the need for **affordable** housing in Shrewton, 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.

None 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 low with one household declaring no savings and four other households declaring up to £20,000 in debt. Four households did declare savings although levels of savings were reported as being between £1 and not higher than £19,999. Income levels were mixed and nine out of the eleven households did declare an income. Four of the nine households reported gross incomes of between £12,500 and £25,999, three households reported gross incomes of between £33,500 and £39,999 while only two reported a gross household income of over £75,000pa. The median gross income bracket reported by the nine respondents was £33,500-£34,999pa.

Comparing income, savings and equity levels with affordability in Shrewton suggests that seven of the eleven 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 Shrewton, presented in Section 8.

Of the remaining households, one specified that they would like to continue privately renting and expressed a desire to rent a two bedroom bungalow.

One household expressed an interest to purchase a home. However, based on the savings and not declaring equity this households' aspirations were unachievable.

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

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 Shrewton area:⁴

Bedrooms	May 2020
1	£203,500
2	£292,900
3	£368,200
4	£519,600
5+	£733,000

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 Shrewton cost £292,900 then a household may require £43,935 as a deposit. Annual household income would have to be at least £71,133 for a single applicant or £82,988 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 SP3 postcode area, www.mouseprice.com/area-guide/average-house-price/ . Please note that the SP3 postcode covers a wider area than Shrewton 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 March 2020 there were nine households on the Wiltshire Council Housing Register seeking affordable accommodation in Shrewton parish, six households were seeking accommodation with one bedroom, one household seeking two bedroom accommodation and two households seeking three 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 one hundred and twenty one social homes in the parish.⁷ These properties represent 15.1% of the total housing in Shrewton, which is higher than the Wiltshire affordable housing average of 14.7%.⁸
- The social housing in Shrewton had a 3.3% re-let rate in the past year: from the first to the fourth quarter of 2019/20, four 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

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

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.