

Bishopstone

Parish Housing Needs Survey

Survey Report

November 2013

Contents	Page
Parish summary	3
Introduction	4
Aim	4
Survey distribution and methodology	5
Key findings	5
Part 1 – People living in parish	6
Part 2 – Housing need	10
Affordability	13
Summary	14
Recommendations	15

1. Parish Summary

The parish of Bishopstone is in Wilton Community Area within the local authority area of Wiltshire.

- There is a population of 629 according to the analysed 2011 Census figures, comprised of 256 households.¹
- Bishopstone is made up of six hamlets: Throope, Bishopstone, Faulston, Netton, Flamstone and Crouchston situated along the banks of the River Ebble in the Chalke Valley.
- Bishopstone Parish is a predominantly rural area located within the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty 7 miles south west of Salisbury, 3 miles south of Wilton and 15 miles east of Shaftesbury.
- It has a church, St John the Baptist, a village hall and a pub. These are the social centres of the village.
- The village hall provides a wide variety of entertainments, educational classes and is a meeting place for a large number of clubs (dance, film, yoga, pilates, mother and toddler etc). It boasts state of the art catering and audio-visual facilities and is much in demand for private hire.
- There is no shop or primary school in the village, the nearest being in Coombe Bissett and Broad Chalke.
- The C12 local road runs through the village with three stops for the No 29 bus to and from Salisbury, Coombe Bissett, Broad Chalke and Shaftesbury.
- The village has a large recreation field, with soccer and cricket pitches, and a children's play area.
- The countryside around Bishopstone is criss-crossed by many footpaths and bridleways that provide a variety of ways to explore the downs and the many stunning views of the Chalke Valley.

¹ The 2011 Census provided census statistics at 'output area' geographies. In the case of Bishopstone parish, the smallest local census output area statistics included the parish of Stratford Tony. Wiltshire Council's Corporate Research team has analysed and disaggregated these figures to provide accurate information for the parish of Bishopstone alone. Please see Wiltshire Council (May 2013) 'Wiltshire Census 2011, Selected Statistics Profile Tool', online at <http://www.intelligenetwork.org.uk/population-and-census/>

2. Introduction

In summer 2013, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Bishopstone 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 new housing 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).²
- 'The Wiltshire Rural Investment Partnership brings together representatives from the economic development, regeneration, spatial planning, new housing and housing strategy teams of Wiltshire Council together with Registered Provider [housing association] partners and the Homes and Communities Agency to enable and promote the sustainable delivery of new build housing in the rural communities of Wiltshire.'³

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 the parish or the locality) of Bishopstone 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.

² The members of WRIP that contribute to the survey funding are Wiltshire Council and seven Registered Providers of social housing (housing associations) - Aster, GreenSquare, Guinness, Jephson Housing, Raglan Housing, Selwood Housing and Wiltshire Rural Housing Association.

³ Para 1.1, 'Purpose', *Terms of Reference for the Wiltshire Rural Investment Partnership*. Full WRIP membership: Wiltshire Council, Aster, Wiltshire Rural Housing Association, Raglan Housing Association, GreenSquare, Guinness, Jephson Housing Association, Selwood Housing, the Homes and Communities Agency, 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 in October 2013.

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 22nd November 2013. The forms were recorded and analysed by the Housing Strategy department at Wiltshire Council.

- A total of 255 questionnaires were distributed around 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 an excellent response rate of 49% with 125 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 Bishopstone.
- Seven 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 Bishopstone. This section also describes the levels of new affordable housing, if any, which would be supported by respondents to the survey.

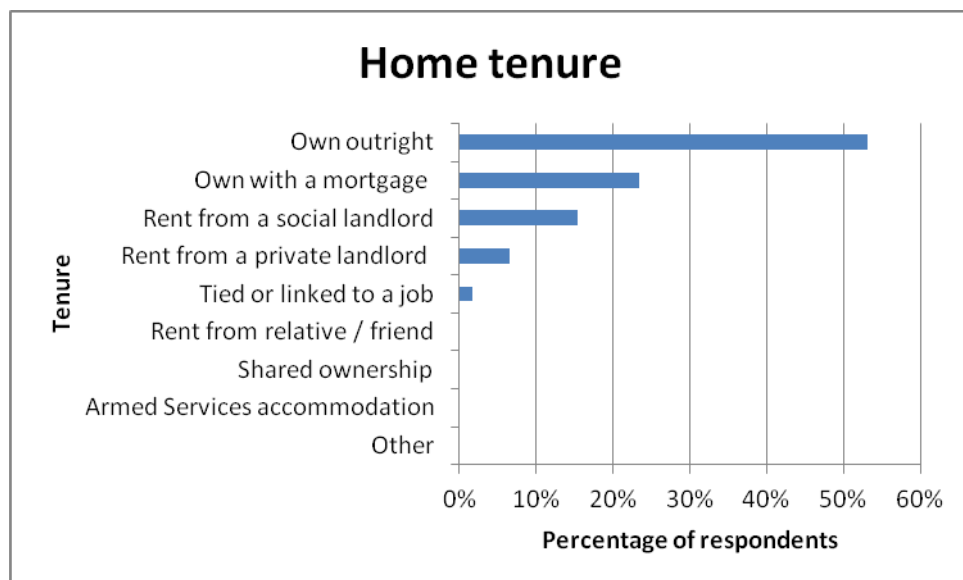
The second section examines the households who have declared a need for new housing in Bishopstone. The section begins by describing the overall housing needs expressed by the survey respondents. A financial housing assessment is then made in order to determine the numbers of households who have a current 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 Bishopstone was their main home. All but one replied that it was.

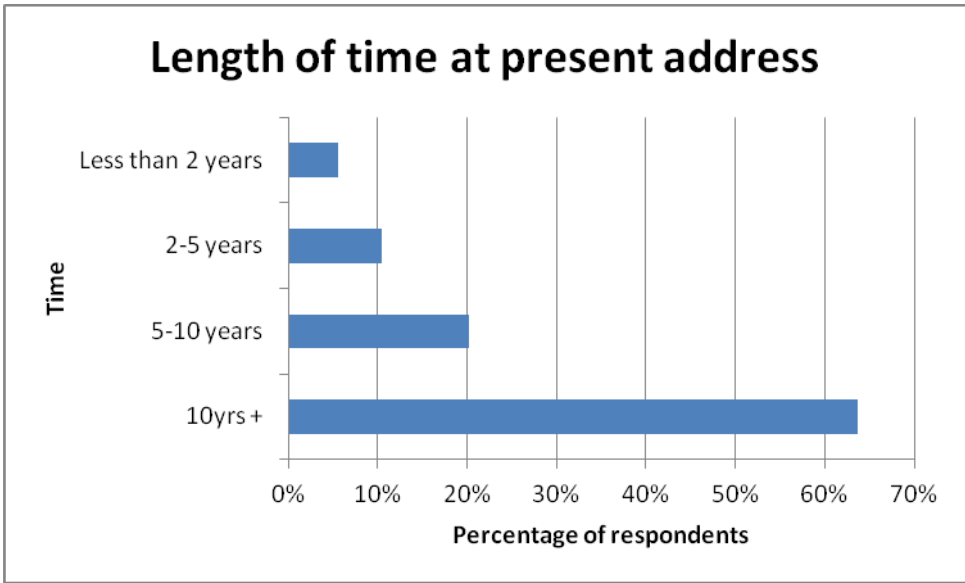
The analysed 2011 Census data for Bishopstone indicates that 60.2% of households in the parish were owner-occupying, 18.8% were renting from social landlords, 19.5% were privately renting, 0.4% were living in shared ownership (part rented / part owned) homes and 2% of households were living rent free.⁴

The chart below shows the tenure of respondents to the survey. The majority (76.6%) of respondents were owner-occupiers, while 15.3% of respondents were living in socially rented properties, 6.5% were renting from a private landlord or letting agency and the remaining 1.6% were living in accommodation tied to their employment. These results indicate a bias in the survey responses toward owner-occupiers, and the rest of this section should be read with this in mind.



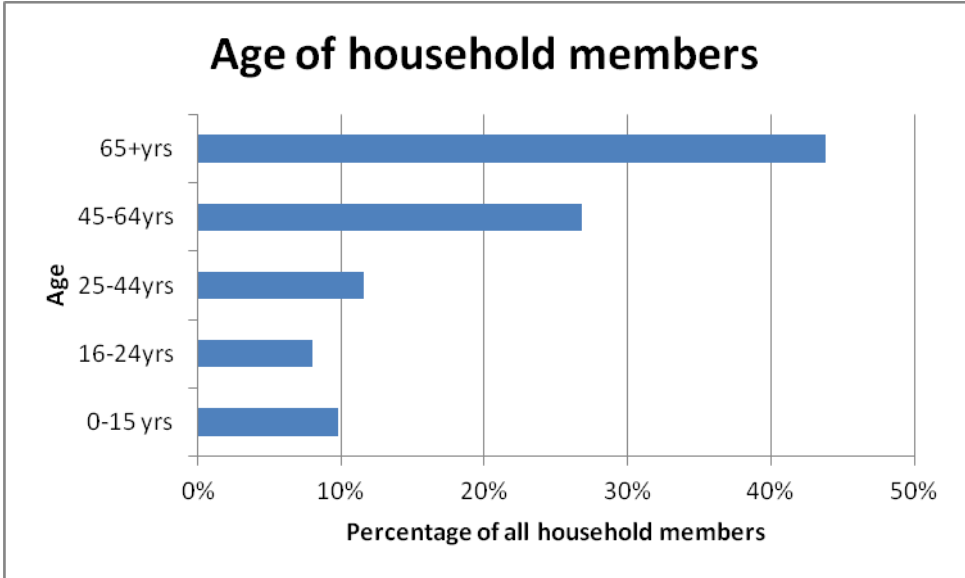
The chart below indicates the length of time that respondents have lived in Bishopstone. The majority of people who responded to the survey have lived in the parish for more than ten years, which is appropriate for the high levels of owner occupation among survey respondents:

⁴ Wiltshire Council (May 2013) 'Wiltshire Census 2011, Selected Statistics Profile Tool', online at <http://www.intelligenetwork.org.uk/population-and-census/>



Many respondents to the survey lived in large family homes, with 12.9% of respondents having five or more bedrooms in their property. 39.5% lived in four bedroom homes, 32.3% had three bedrooms, 12.1% two bedrooms and 3.2% lived in homes with one bedroom.

The spread of ages recorded in the survey indicates that 43.8% of respondents' household members were aged 65+:



This is an above average result that, however, reflects the bias noted above among survey respondents toward owner-occupiers, as this group is proportionally more likely to be aged 65+. The analysed 2011 Census figures in fact indicate that 25.3% of the population of Bishopstone parish is aged 65+, which is a slightly higher proportion of older people than is average for Wiltshire (18.2%).⁵ This suggests that, despite the survey bias, Bishopstone includes a variety of different household types, from older person households with fewer members to many younger households with children.

⁵ Wiltshire Council (May 2013) 'Wiltshire Census 2011, Selected Statistics Profile Tool', online at <http://www.intelligenenetwork.org.uk/population-and-census/>

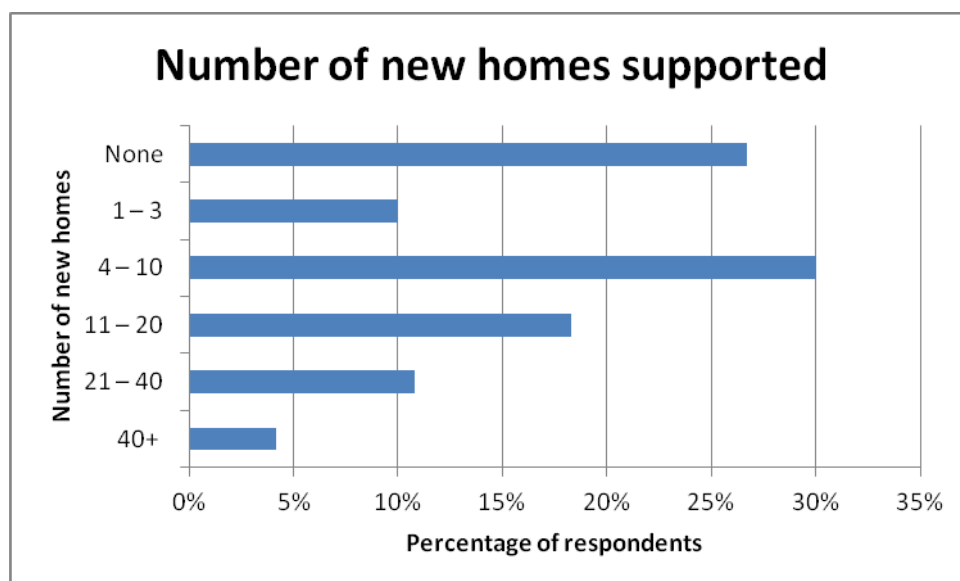
The distance travelled to work can also be a good measure of the sustainability of local housing development, as more people working locally can indicate an ongoing need for local housing. The table below shows how far people in the respondents' households travelled to work:

Persons in household	Distance to work				
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	Total
Person 1	11	24	18	4	57
Person 2	7	23	10	2	42
Person 3	0	3	0	0	3
Person 4	0	0	0	0	0
Person 5	0	0	0	0	0
Total	18	50	28	6	102

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

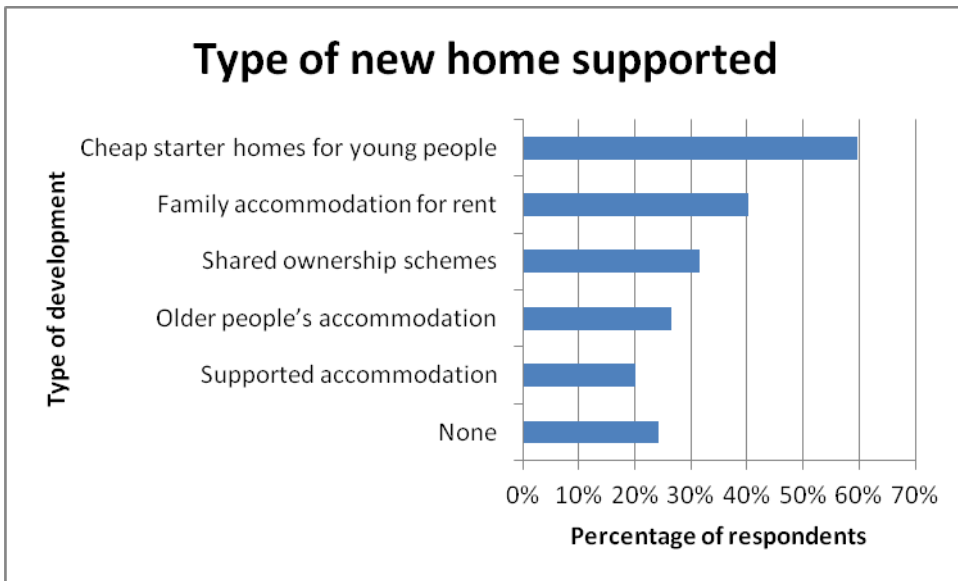
Respondents were also asked whether anyone currently living in their household would need separate accommodation in the parish now or in the near future, to which 7.5% of respondents answered 'yes', indicating a sustained need for housing in the parish.

Respondents were then asked how many new homes they would support being built in the parish. A majority of respondents (73.3%) were in support of some new housing in Bishopstone, with the most popular option (30% of respondents) being for between four and ten new homes. 26.7% of respondents were opposed to any new housing in Bishopstone parish:



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 Bishopstone by the survey

respondents were affordable starter homes for young people (59.7%) and family accommodation for rent (40.3%). Full results are given in the chart below:

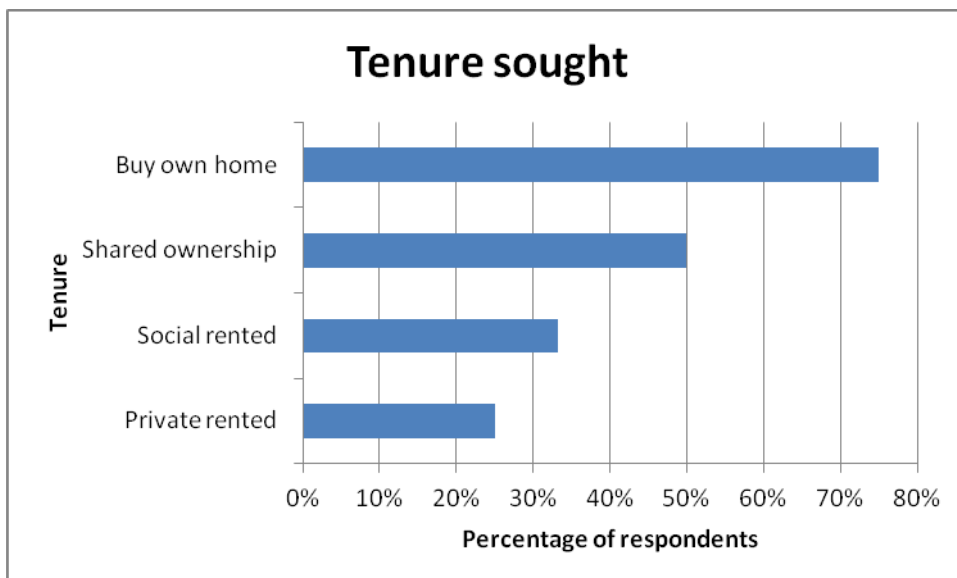


Part two – Households requiring accommodation in the parish

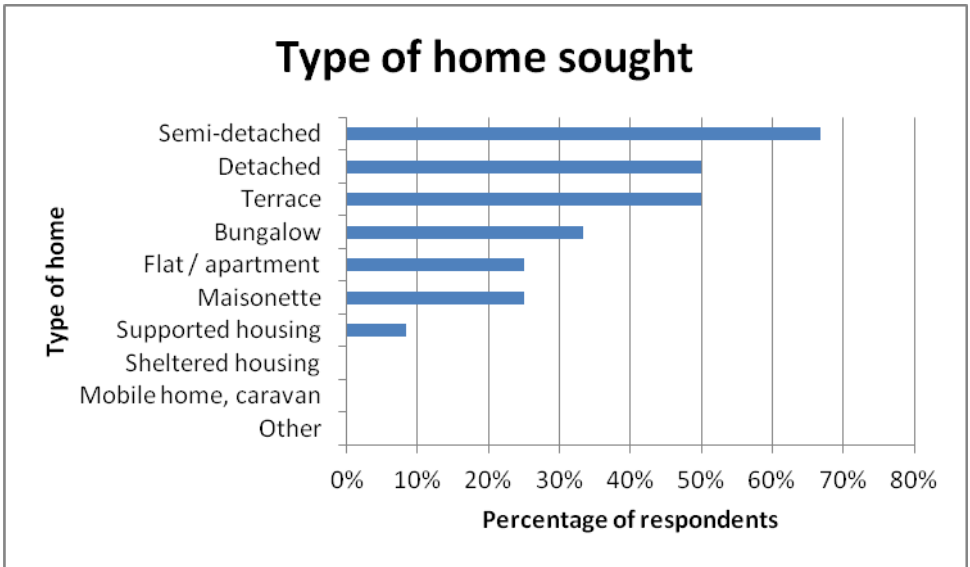
This part of the report looks initially at all the responses to section two of the survey in order to give a broad picture of the housing needs expressed by the survey respondents. A financial assessment and an evaluation of the current affordable housing in Bishopstone are then described in order to present the need for new affordable housing (Section 8).

Twelve respondents replied to this section of the survey, indicating their need for new housing in Bishopstone. All but one declared a local connection to the parish, either living there currently, having previously lived there, having family members currently living in the parish, or working in the parish.

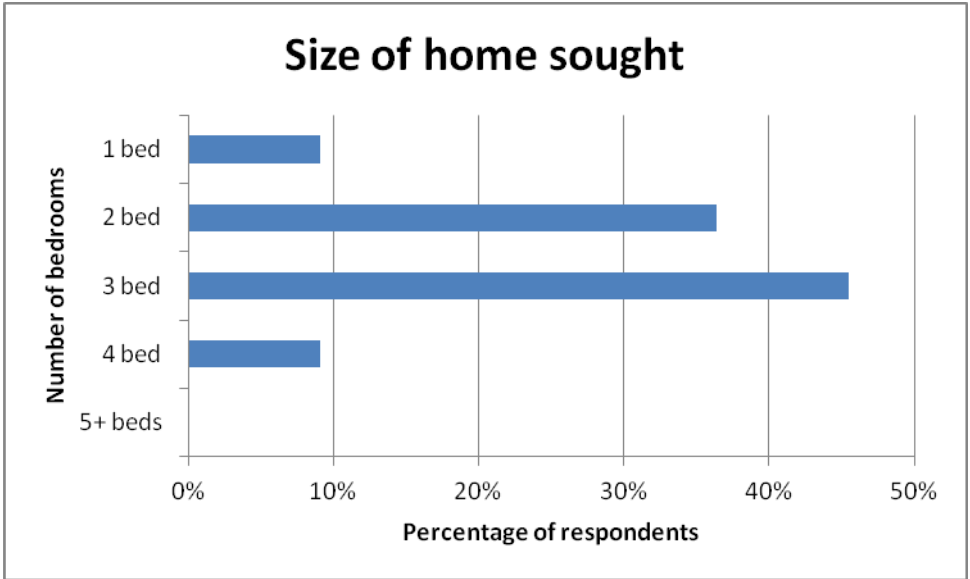
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with open market purchased properties the most desired. Households could indicate more than one response:



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



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



In order to assess the need for **affordable** housing in Bishopstone, 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. Only four of the twelve households declared savings, with two estimating these as under £19,999; one as between £20,000 and £25,000, and one as between £50,000 and £100,000.

Incomes were varied. Two households reported low gross incomes of less than £15,499pa and two declared higher gross incomes of £50,000+ pa. The others were between these amounts and the median gross household income was in the £32,000 to £33,499pa range.

Comparing income, savings and equity levels with affordability in Bishopstone suggests that two households would not require public support in order to achieve their required housing.

The remaining ten households 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 Bishopstone, presented in Section 8.

Of the ten households meeting the criteria for affordable housing, four households were headed by people aged 25-44, four by people aged 45-64, and two by people aged 65+. Two households included children aged under 16.

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 Bishopstone area:⁶

Bedrooms	Apr 2013 – June 2013
1	£173,500
2	£238,700
3	£292,500
4	£437,700
5+	£590,200

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 Bishopstone cost £238,700 then a household may require £35,805 as a deposit. Annual household income would have to be at least £57,970 for a single applicant or £67,632 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in the Salisbury area in 2011 was only £20,226:⁷

- 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.

⁶ House price estimates from the Mouseprice local area guide to the SP5 postcode area, www.mouseprice.com/area-guide/average-house-price/ . Please note that the SP5 postcode covers a wider area than Bishopstone parish and that there may be significant internal variation in house prices.

⁷ Annual Survey of Hours and Earnings, 2011, Table 8.7a, Office of National Statistics, <http://www.ons.gov.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.

The following indicates the **minimum** need over the next three years for new affordable housing, based on the responses to the survey. Please note that this report provides a description of the affordable housing need only of those who responded to the survey, and as such may underestimate the total affordable housing need in this parish.

- At the end of the first quarter of 2013/14, there were twelve households on the Wiltshire Council Housing Register seeking affordable accommodation in Bishopstone parish: two of these households are also described in Section 8 of this report as in need of affordable housing. The remaining households are seeking properties with between one and three bedrooms, and any full assessment of housing need in the parish must take account of the Register.⁸
- The 2011 Census recorded 48 social homes in the parish.⁹ These properties represent 18.8% of the total housing in Bishopstone, which is higher than the Wiltshire affordable housing average of 14.7%.¹⁰ A third of these properties (16 homes) are bungalows, which are usually allocated to older people or to those with mobility requirements that necessitate ground floor accommodation.
- Social housing in Bishopstone had a 6.3% re-let rate in the past year: from the first to the fourth quarter of 2012/13, three social homes were re-let in the parish.¹¹
- Despite the above average proportion of social homes in the parish, the prevalence of bungalows and the low turnover of the stock 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.

⁸ Wiltshire Council, Housing Strategy, live tables.

⁹ Wiltshire Council (May 2013) 'Wiltshire Census 2011, Selected Statistics Profile Tool', online at <http://www.intelligenenetwork.org.uk/population-and-census/>

¹⁰ Table QS405EW, 2011 Census: Tenure – Households, local authorities in England and Wales.

¹¹ 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.

As described in section 7, the survey is only a quarter of the evidence required to fully assess housing need in the parishes. Wiltshire Council's Housing Register, the Strategic Housing Market Assessment, and the advice of allocation staff who manage the Register **must** also be taken into account in fully determining local housing need.

Subsidised rented housing ¹²

1x one bedroom home

1x two bedroom home providing support

Shared / Low cost home ownership

1x one bedroom home

2x two bedroom homes

4x three bedroom homes

1x four bedroom home

Sheltered housing for older people

None

¹² 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.