

Worton

Parish Housing Needs Survey

Survey Report

April 2017

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1. Parish Summary

The Parish of Worton is a rural community in the Devizes Community Area within the local authority area of Wiltshire, which lies 3 miles to the south west of Devizes and some 6 miles south-east of Melksham. It has a long history dating back to the Domesday Book:

- From the 2011 Census, Worton's population is 624 of which 117 are dependent children, there are 259 dwellings.
- The percentage of retired residents is nearly 21% compared to the average for the South-West of nearly 20%.
- The village contains a mix of housing, including properties of historical interest and a conservation area.
- Worton is an east-west orientated ribbon development along the C20 which predominantly follows a sandy ridge topographic feature. This road is used heavily as an alternative to going through Devizes for traffic between Salisbury and the Lavingtons to the south and Chippenham and Trowbridge to the north and west.
- Although most of the village is above the neighbouring river valleys, flooding does occur fairly regularly to the south-west of the village along Mill Road and at Norney Bridge.

A Neighbourhood Plan is under development and the community aims to ratify the plan in around 12 months.

Worton has always been a rural community focused on farming and agriculture, although in the 19th and early 20th century, there were also two active flower mills in the parish. At that time, the life of the residents was concentrated on the village itself, with three pubs (one making its own beer), a bakery, an active village shop, a blacksmith and other local trades.

While there is still a strong farming community in Worton, many inhabitants nowadays travel to work in surrounding towns or further afield. Apart from a garage and associated workshops/storage facilities, and a wood yard, there are no businesses based in the parish, although a number of residents do work from home.

The village church, Christ Church, celebrated its 175th Anniversary in 2016, but shares its vicar with neighbouring villages with the vicarage being based in Potterne.

The village school has been in operation since the mid-19th century, it is now part of the two centre Five Lanes Primary School. The first years start in Potterne, with the years 3-6 pupils being based in Worton.

There is one pub in the village, the Rose and Crown, and the village shop closing down some years ago. There is one community building, the village hall, which has recently undergone extensive repairs to make it fit for use today.

The parish enjoys a strong community spirit. The village has a number of clubs including a Women's Institute, Ladies Club, Brownies, Rainbows and men's and women's Skittles teams. It also shares a junior football club with Great Cheverell.

2. Introduction

In December 2016, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Worton Parish Council and Worton Neighbourhood Planning Group, 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 and Worton Neighbourhood 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 the Homes and Communities Agency to enable and promote the sustainable delivery of new build housing in the rural communities of Wiltshire.'²

3. Aim

The aim of carrying out the survey is to investigate the affordable housing needs of local people (or those who need to live in the parish) in Worton 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.

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 Wiltshire Rural Housing Association.

² Para 1.1, 'Purpose', *Terms of Reference for the Wiltshire Rural Investment Partnership*. Full WRIP membership: Wiltshire Council, Aster, Wiltshire Rural Housing Association, GreenSquare, Guinness, Stonewater, Selwood Housing, the Homes and Communities Agency, and the Wiltshire Community Land Trust.

- 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 20th February 2017.

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 27th March 2017. The forms were recorded and analysed by the Service Development Officers at Wiltshire Council.

- A total of 260 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 an excellent response rate of 48.5% with 126 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 Worton.
- 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 Worton. 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 Worton. 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).

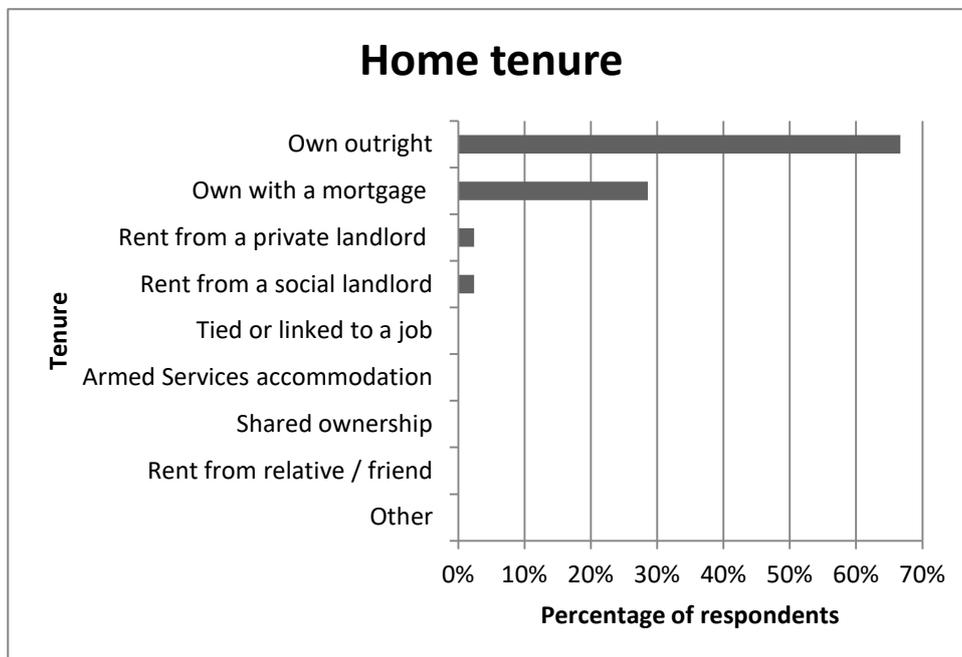
Part One – Households currently living in the parish

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

The 2011 Census data for Worton indicates that 76.8% of households in the parish were owner-occupying, 13.9% were renting from social landlords, 7.3% were privately renting and 1.9% of households were living rent free.³

The chart below shows the tenure of respondents to the survey. The majority (95.2%) of respondents were owner-occupiers, while 2.4% of respondents were living in socially rented properties, 2.4% were renting from a private landlord or letting agency, none were living in accommodation of another tenure

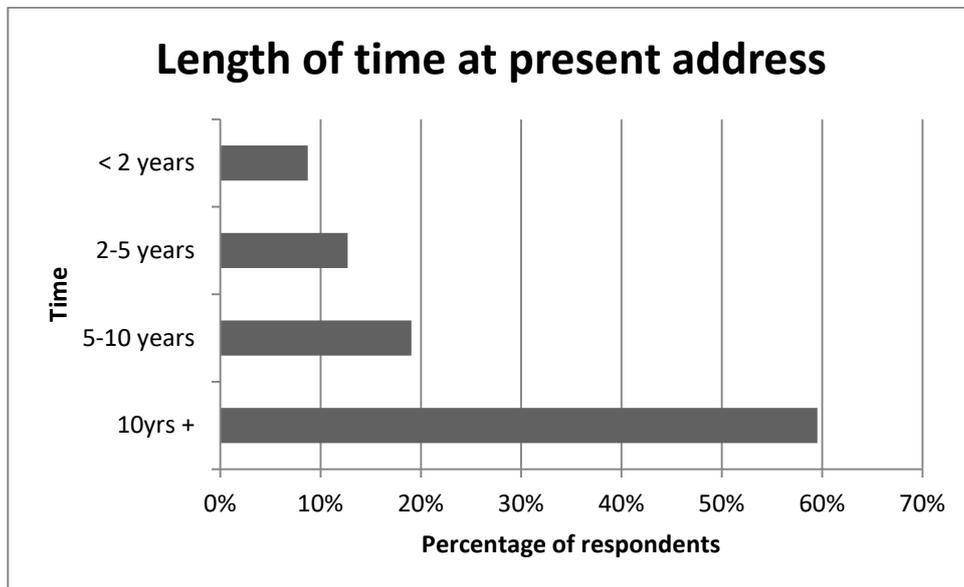
Chart 1



³ <http://www.nomisweb.co.uk/>

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

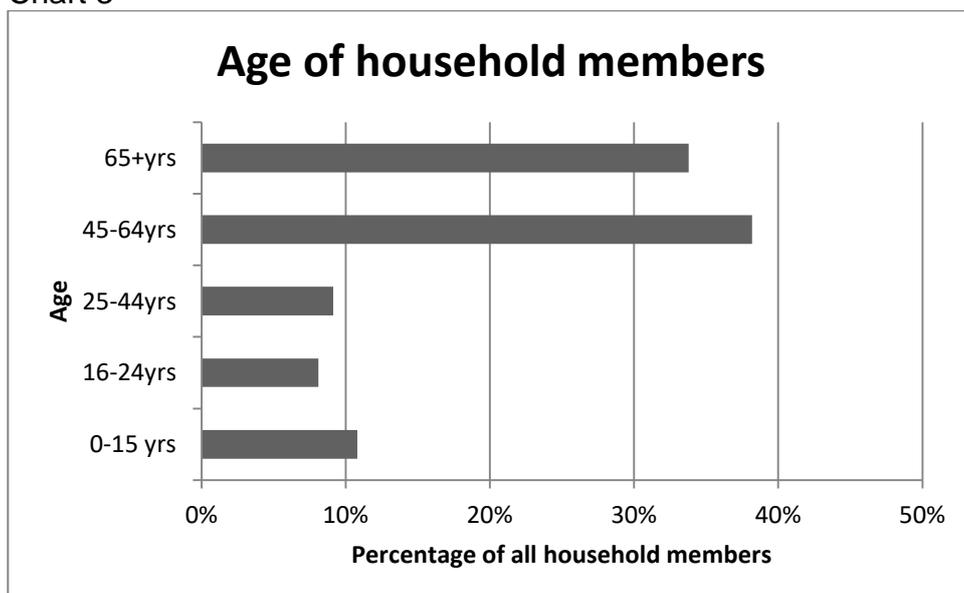
Chart 2



Many respondents to the survey lived in large family homes, with 13.5% of respondents having five or more bedrooms in their property. 52.4% lived in four bedroom homes, 23.8% had three bedrooms, 10.3% two bedrooms and no respondents lived in homes with one bedroom.

The spread of ages recorded in the survey indicates that around a third (33.8%) of respondents' household members were aged 65+:

Chart 3



As shown in the chart above, there were also significant numbers of households responding to the survey with members aged 45-64 and less with members aged 45. This indicates a spread of different household types in Worton, from older person households with fewer members, to some 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

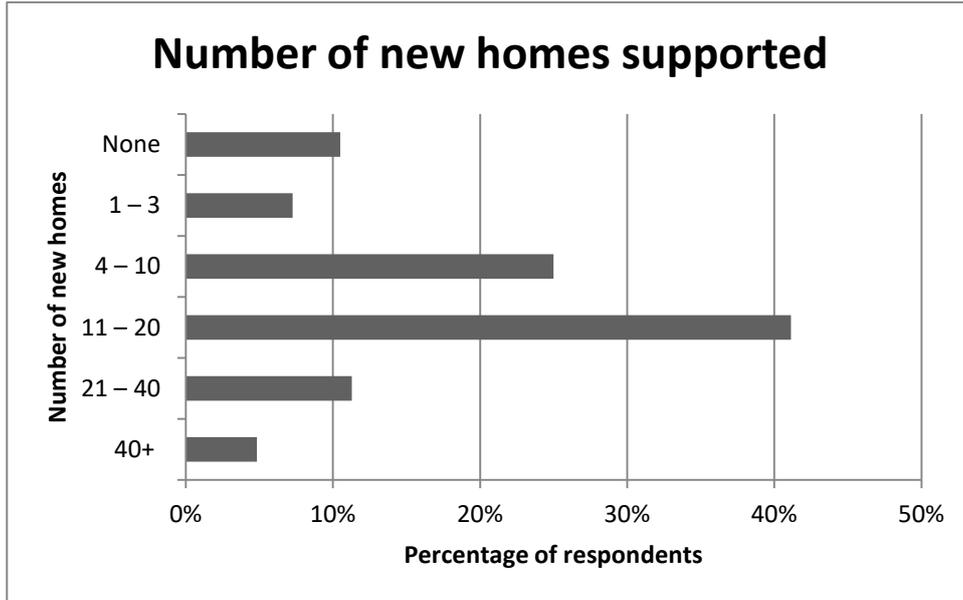
Q9	Distance to work				
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	Total
Person 1	6	34	24	11	75
Person 2	8	16	19	5	48
Person 3	1	2	2	1	6
Person 4	0	0	0	2	2
Person 5	0	0	0	0	0
Total	15	52	45	19	131

These results suggest a mixed level of sustainability for new housing development in Worton, indicated by the survey respondents' access to local sources of employment. While 51% of the households' working members usually travel less than ten miles to their place of work, 49% 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 3.3% of respondents to that question (4 households) answered 'yes', indicating a low level of sustained need for housing in the parish.

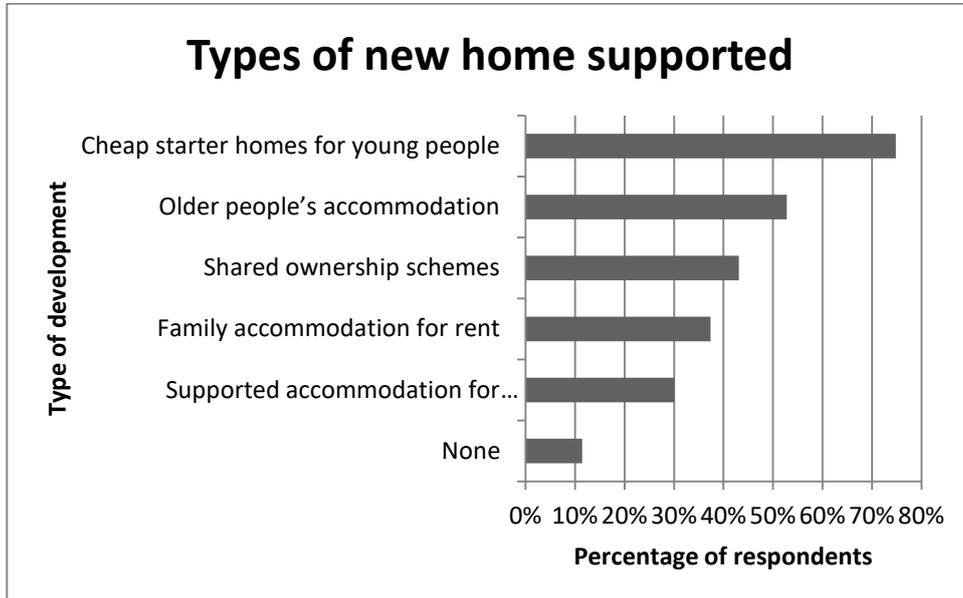
Respondents were then asked how many new homes they would support being built in the parish. A large majority of respondents (89.5%) were in support of some new housing in Worton, with the most popular option (41.1% of respondents) being for between eleven and twenty new homes. 10.5% of respondents were opposed to any new housing in Worton 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 Worton by the survey respondents were affordable starter homes for young people (74.8%) and older persons' accommodation (52.8%). Full results are given in the chart below (more than one answer could be given):

Chart 5



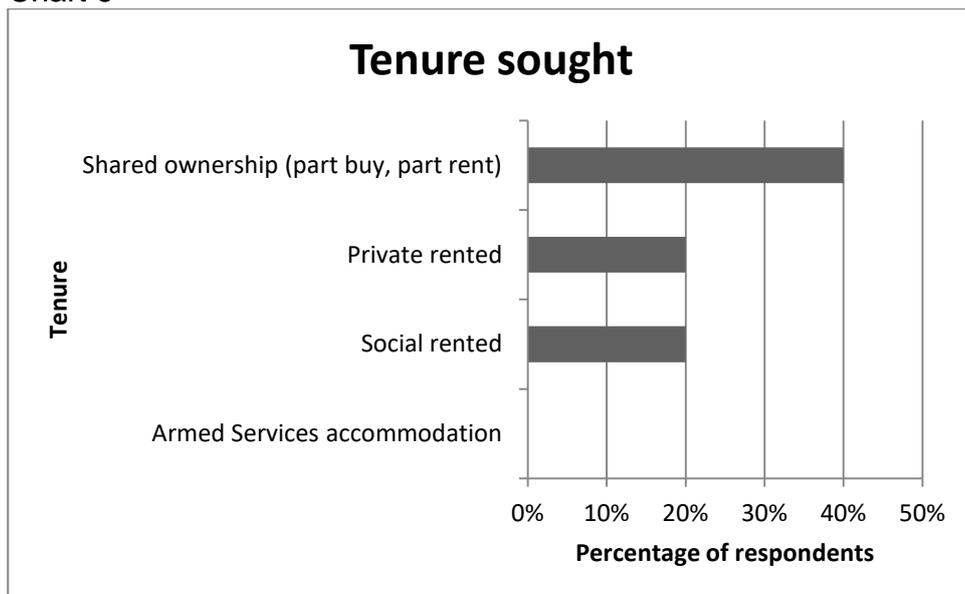
Part two – Households requiring accommodation in the parish

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

Five respondents replied to this section of the survey, indicating their need for housing in Worton. The most frequent reasons given for needing to move were currently rented, would like to buy (3 households), and that respondents were currently living with their families/friends but wanted to live independently in the parish (3 households), and to be closer to friends or family (2 households). The respondents could choose a maximum of 5 reasons.

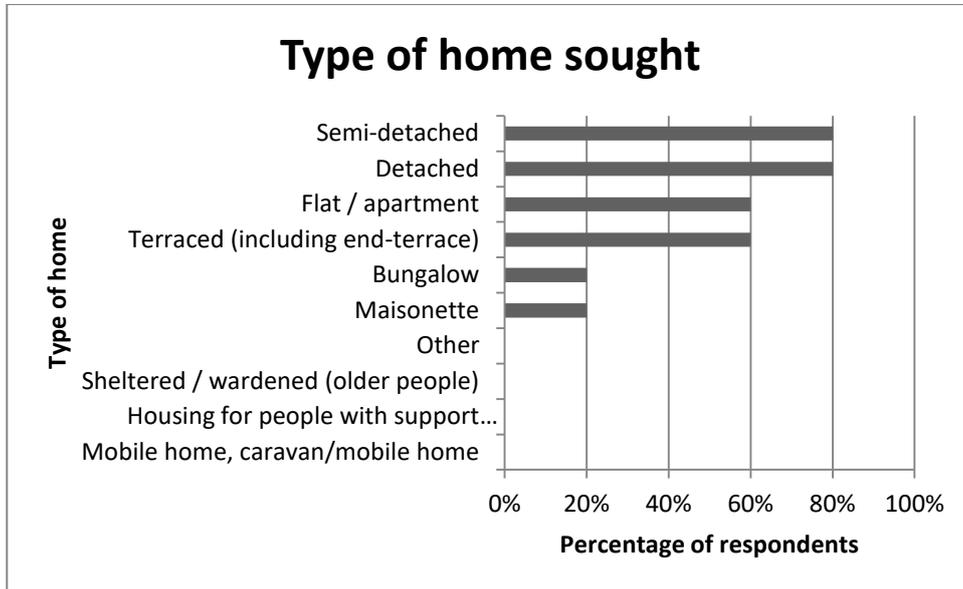
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with shared ownership homes the most desired. Households could indicate more than one response:

Chart 6



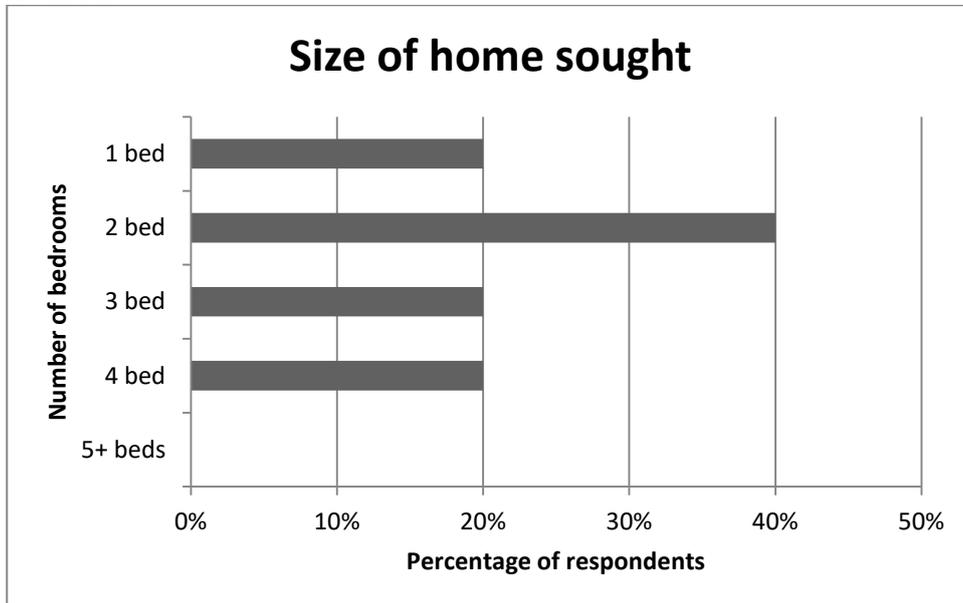
Respondents to this section were also asked what type of housing they required. The most sought-after types were detached and semi-detached properties. Full responses are given in the chart below (more than one answer could be given):

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, 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 Worton to meet their needs, to which all five households answered 'yes'.

In order to assess the need for **affordable** housing in Worton, 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 level of savings among the respondents was mixed, with declared savings between £5,000 and £49,000. Income levels were also mixed. One of the five households reported a gross income of less than £6,499, while three reported a gross household income of over £35,000pa. The median gross income bracket reported by the ten respondents was £35,000 - £37,499.

Comparing income, savings and equity levels with affordability in Worton suggests that four of the 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 Worton, presented in Section 8.

The other household did not provide enough information for a proper analysis of their needs to be undertaken, as such these households are excluded from the recommendations of this report.

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 Worton area:⁴

Bedrooms	April 2017
1	£148,900
2	£198,900
3	£270,300
4	£415,000
5+	£611,800

⁴ House price estimates from the Mouseprice local area guide to the SN10 postcode area, www.mouseprice.com/area-guide/average-house-price/. Please note that the SN10 postcode covers a wider area than Worton parish and that there may be significant internal variation in house prices.

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 Worton cost £198,900 then a household may require £29,835 as a deposit. Annual household income would have to be at least £48,304 for a single applicant or £56,355 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in Wiltshire in 2015 was £21,467.⁵

- 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.

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 April 2017, there was one household on the Wiltshire Council Housing Register seeking affordable accommodation in Worton parish: this household is in addition to the households described in Section 8 of this report as in need of affordable housing. This household is seeking a one bedroom property, and any full assessment of housing need in the parish must take account of the Register.⁶
- The 2011 Census recorded thirty six social homes in the parish.⁷ These properties represent 13.9% of the total housing in Worton, which is on a par with the Wiltshire affordable housing average of 14.7%.⁸
- The social housing in Worton had a 2.8% re-let rate in the past year: from the first to the fourth quarter of 2016/17, only one social home was re-let in the parish.⁹

⁵ Annual Survey of Hours and Earnings, 2015, resident analysis. Gross annual pay of employed persons resident in Wiltshire, www.nomisweb.co.uk. Note that while the mortgage calculation refers to household income, i.e. to the combined income of all persons in the home, the ASHE figure refers to individual income.

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.

- The low turnover of social housing in the parish suggest that **none** of the households responding to section two of this survey and in need of affordable accommodation could meet their needs through accessing the existing social housing of the parish.
- However, one of the four households deemed financially eligible for affordable housing specified in their survey response that they were seeking privately, rather than socially, rented accommodation. This household may be entitled to Housing Benefit and so should, in principle, be able to use their Local Housing Allowance (LHA) to rent privately in Worton. However, the household described a lack of suitable accommodation for their needs in the parish, and it is notable that while Worton has a low proportion of privately rented homes (7.3% of the total parish stock), the turnover of these is low and rents are generally higher than the LHA. Given this household's financial eligibility and the lack of availability of low cost privately rented homes in Worton, it is included in the recommendations of this report for new subsidised rented homes, but also indicates a need for an open-market or mixed tenure development in the area. The household is seeking a two bedroomed home.

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. 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 the parish. As described in Section 7, the survey is only a quarter of the evidence required to fully assess housing need in the parish. 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 properly determining local housing need.

Subsidised rented housing ¹⁰

- 1 x two bedroom home

Shared ownership / discount market homes¹¹

- 1 x one bedroom home
- 1 x two bedroom home
- 1 x three bedroom homes

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.

Worton Parish Council and Neighbourhood Planning Group have requested additional information the survey to enhance the published report.

Section 1

Respondents were asked what type of home they live in. Almost all of respondents to this question live in detached, semi-detached or terraced houses.

Table 2

Q4 Home Type		% of Total
Detached	95	76.0%
Semi-detached	25	20.0%
Terraced (including end-terrace)	5	4.0%
Mobile home, caravan, mobile structure	0	0.0%
Converted flat / apartment	0	0.0%
Purpose built flat / apartment	0	0.0%
Maisonette	0	0.0%
Other	0	0.0%
Total	125	

Respondents were asked whether their home had any adaptations. They could select more than one answer. Over 80% of the respondent's homes had no adaptations.

Table 3

Q7 Adaptations		% of Totals
None	112	83.6%
Stair lift	3	2.2%
Access ramps	2	1.5%
Grab rails	9	6.7%
Level access shower	6	4.5%
Lifeline / Care-connect	2	1.5%
Total	134	

Respondents were asked to give the employment status of all household members not in full time education.

Table 4

Q8	Employment status
	NOs of people in household
Working full time	99
Working part time	32
Unemployed seeking work	3
Unemployed not seeking work	8
Retired	106
Total	248

As well as the distance travelled to work, included above, respondents were asked to state how household members travelled to work.

Table 5

Q9a	Transport to work								
	Work from home	Car	Bicycle	Motorbike	Bus	Train	Walk	Other	Total
Person 1	4	69	1	1	1	0	3	1	80
Person 2	5	42	0	1	1	3	2	0	54
Person 3	1	5	0	0	0	0	0	0	6
Person 4	0	2	0	0	0	0	0	0	2
Person 5	0	0	0	0	0	0	0	0	0
Total	10	118	1	2	2	3	5	1	70

Respondents were asked to indicate how many family members had permanently moved out of the majority in the last five years. 17 respondents indicated that 1 family member had moved away, 3 respondents indicated that 2 family members had moved away, and 1 respondent indicated that 4 family members had moved away.

Table 6

Q10 Total moved from Parish	% of Totals
1	81.0%
2	14.3%
3	0.0%
4	4.8%
5+	0.0%
Total	21

The respondents were then asked the reasons that family members had moved out of the parish. A maximum of five reasons were asked for. Living closer to employment and living independently were the most popular reasons.

Table 7

Q10a. Reasons for moving out of the parish.								
To move to cheaper accommodation	Previous home was too small	Previous home was too big	Access problems (e.g. steps, stairs)	A problem with the condition of the home	Relationship breakdown	To live with partner	To move closer to transport links	To move closer to friends / other family
1	0	0	0	0	1	11	0	1
To live closer to employment	To live closer to shops and services	To move to a better environment	To move to a safer area	To move to a school catchment	To live independently	To receive higher levels of care	Unable to manage in previous home	Eviction, end of tenancy or repossession
11	2	0	0	0	12	0	0	0

The respondents were asked what types of development they would support. The results of this were analysed by highest age of any person in the household completing the form.

Table 8

Age of person completing form	None	Family accommodation	Older People's accommodation	Shared ownership	Supported accommodation	Cheap Starter homes	Total
65+	4	22	30	19	16	46	137
45 - 64	9	21	29	32	19	40	150
25 - 44	1	3	6	2	2	6	20
total	14	46	65	53	37	92	307

Section 2

Respondents were asked to give their reasons for needing to move, up to five reasons could be selected. Wanting to buy (25%), needing independence (16.7%) and to be closer to friends or other family (16.7%) were the most popular choices.

Table 9

Reasons for moving													
Cheaper accommodation		Currently renting, wants to buy		Current home too small		Current home too big		Access problems (e.g. steps, stairs)		Problem with condition of home		Relationship breakdown	
0	0.0%	3	25.0%	1	8.3%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
To live with partner		To move closer to transport links		Be closer to friends/other family		To live closer to employment		To live closer to shops and services		To move to a better environment		To move to a safer area	
0	0.0%	0	0.0%	2	16.7%	0	0.0%	0	0.0%	1	8.3%	1	8.3%
To move into school catchment area		To receive higher levels of care		Unable to manage in previous home		Eviction, end of tenancy, or repos		To study		To provide support to family member(s)		With family wants independence	
0	0.0%	1	8.3%	0	0.0%	0	0.0%	0	0.0%	2	4.7%	2	16.7%
With friends wants independence		Other											
1	8.3%	0	0.0%										

Respondents were asked what type of tenure their household needed. The results are shown in chart 6 above. The full results are shown here. They were able to select more than one reason. The majority (50%) indicated that they would like to own their own home.

Table 10

Q4 Tenure required		
Buy own home	4	50.0%
Shared ownership (part buy, part rent)	2	25.0%
Social rented	1	12.5%
Private rented	1	12.5%
Armed Services accommodation	0	0.0%
Total	8	

One household gave 3 reasons, one household gave 2 reasons and 3 households gave one reason.

The respondents were asked to indicate what type of accommodation their household was seeking. The results are shown in Chart 7 above. More than one option could be selected. Detached (25%) and Semi-detached (25%) properties were the most popular choice. The full results are shown here.

Table 11

Q5 Type of accommodation household is seeking		
Detached	4	25.0%
Semi-detached	4	25.0%
Terraced (including end-terrace)	3	18.8%
Flat / apartment	3	18.8%
Maisonette	1	6.3%
Bungalow	1	6.3%
Mobile home, caravan/mobile home	0	0.0%
Housing for people with support needs	0	0.0%
Sheltered / wardened (older people)	0	0.0%
Other	0	0.0%
Total	16	