Wiltshire Council
Where everybody matters

Durrington

Parish Housing Needs Survey

Survey Report

June 2015

Wiltshire Council
County Hall, Bythesea Road, Trowbridge BA14 8JN

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1. Parish Summary

The parish of Durrington is in Amesbury Community Area within the local authority area of Wiltshire.

- There is a population of 7,379 according to the 2011 Census, comprised of 2,509 households.[1]
    - The parish includes c. 577 units of Service Accommodation at Larkhill. These military households were not included in this survey.
- Durrington lies on the edge of the World Heritage Site of Stonehenge, and covers an area of over 2700 acres.
- The parish is known for its Neolithic features, Durrington Walls and Woodhenge, both dating back to 2,400BC.
- Sitting on the Avon Valley, with the River Avon running through its boundary, Durrington nestles a mile away from the A303, with the A345 connecting it to Amesbury. The nearest mainline railway station for London and the South West is 5 miles away, with London just a 1 hour 20 minute journey by train. There is also a frequent local bus service to Salisbury and Swindon.
- Durrington has an assortment of facilities, including three mini supermarkets, a number of takeaways, hairdressers/barbers and doctors' surgeries, a DIY store, a local garage, a carpet shop, library, post point and two public houses.
- There are two primary schools, a secondary school and college and a number of nurseries and pre-schools, as well as a swimming pool, sports centre and tennis courts. There are a number of play parks, a skate park, bmx track and Multi-use Games Areas, as well as a village hall, recreation ground and pavilion, where frequent activities take place to support the community throughout the year.
- In late 2012 the Avon Fields development site reached completion offering 120 new houses in Durrington, 30% of which were affordable housing. Smaller scale housing development projects also continue throughout the village. July 2015 sees the plans unveiled for more than 400 new Service Family Accommodation homes in Larkhill Garrison to support the military personnel who will be rebasing to the area under Army 2020.

2. Introduction

In early 2015, Wiltshire Council's Development Officers discussed carrying out a rural housing needs survey with Durrington 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.

[1] 2011 Census. http://www.nomisweb.co.uk/

- 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 Durrington 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 at the end of March 2015.

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.

[2] 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.

[3] 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.

Residents were asked to return the completed surveys in the pre-paid envelopes by 1st June 2015. The forms were recorded and analysed by the Housing Strategy and Knowledge Management departments at Wiltshire Council.

- A total of 1900 questionnaires were distributed to the non-military households in 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 in Durrington parish within the next five years, it was invited to complete the rest of the survey.
- There was a good response rate of 25.9% with 492 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 Durrington.
- Eight 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 Durrington. This section also describes the levels of new housing that were supported by respondents to the survey.

The second section examines the households who have declared a need for new housing in Durrington. 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

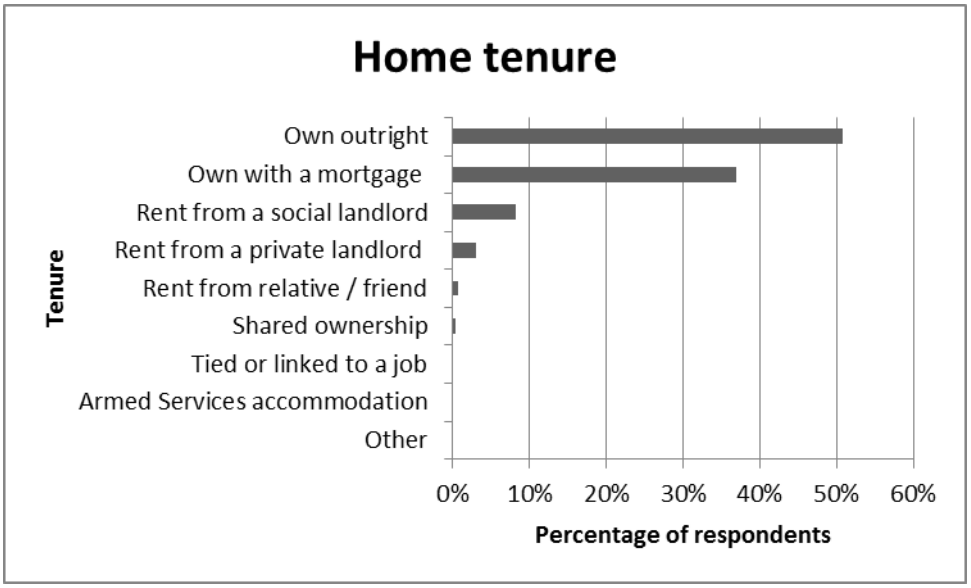
The first question asked on the survey was whether the respondents' home in Durrington was their main home. 99.8% of those who replied said that it was.

The 2011 Census data for Durrington indicates that 70% of non-military households in the parish were owner-occupying, 17.5% were renting from social landlords, 10.9% were privately renting, 0.6% were living in shared ownership (part rented, part owned) homes and 0.9% of households were living rent free.[4]

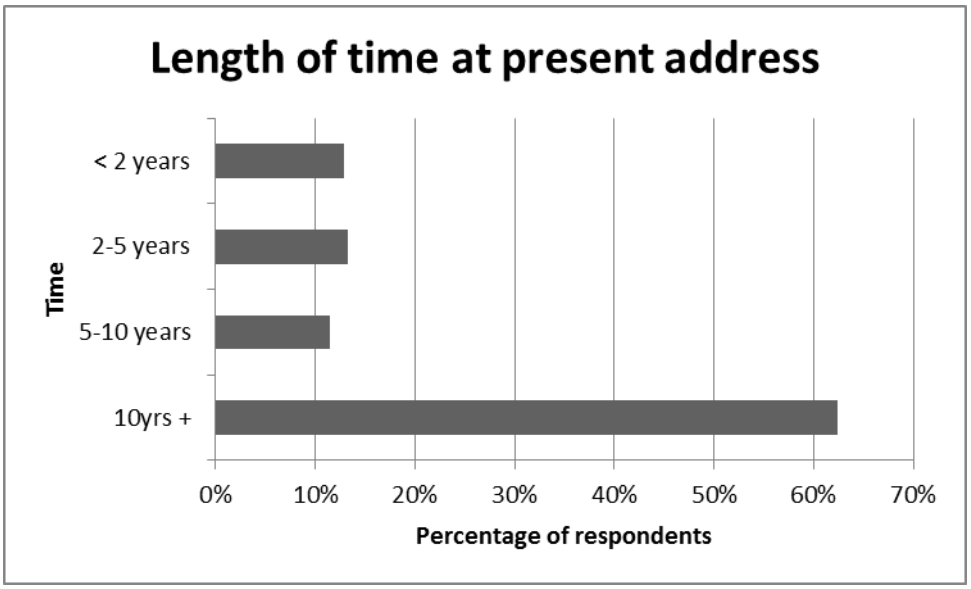
The chart below shows the tenure of respondents to the survey. The majority (87.7%) of respondents were owner-occupiers, while 8.2% of respondents were living in socially rented properties, 3.1% were renting from a private landlord or letting agency, 0.6% were renting from a relative or friend, and 0.4% were living in shared ownership homes. These results indicate a

[4] http://www.nomisweb.co.uk/ . Percentages recalculated to exclude the Census categories that capture service accommodation, in order to provide an estimate of the tenure breakdown of non-military households in the parish.

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.

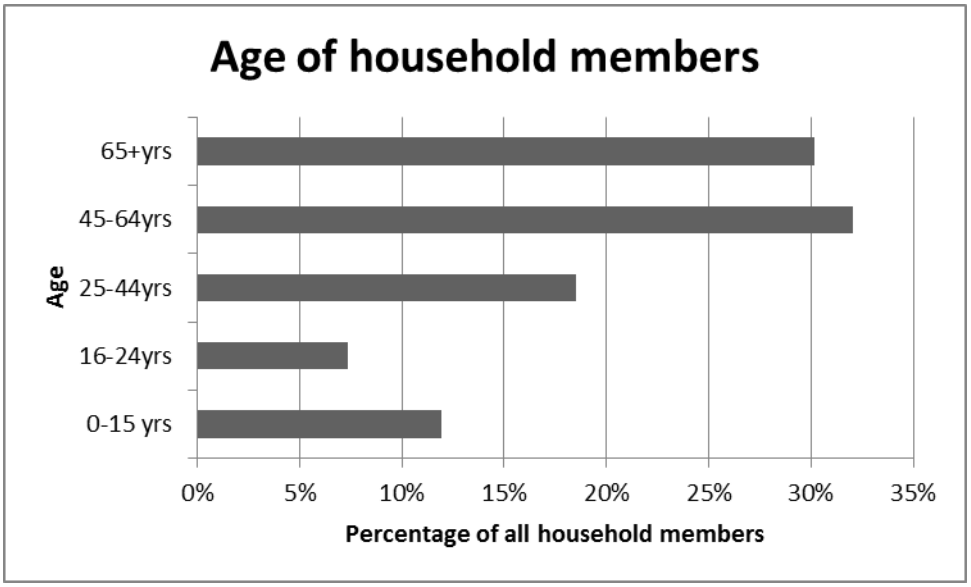


The chart below indicates the length of time that respondents have lived in their current home. It shows that the majority of people who responded to the survey have lived in the parish for more than ten years, which is appropriate for the high levels of owner occupation among survey respondents:



Many respondents to the survey lived in large family homes, with 24.1% of respondents having four or more bedrooms in their property. 53% lived in three bedroom homes, 20.4% had two bedrooms and 2.5% of respondents lived in homes with one bedroom.

The spread of ages recorded in the survey indicates that nearly a third (30.2%) of respondents' household members were aged 65+:



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 Durrington, 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:

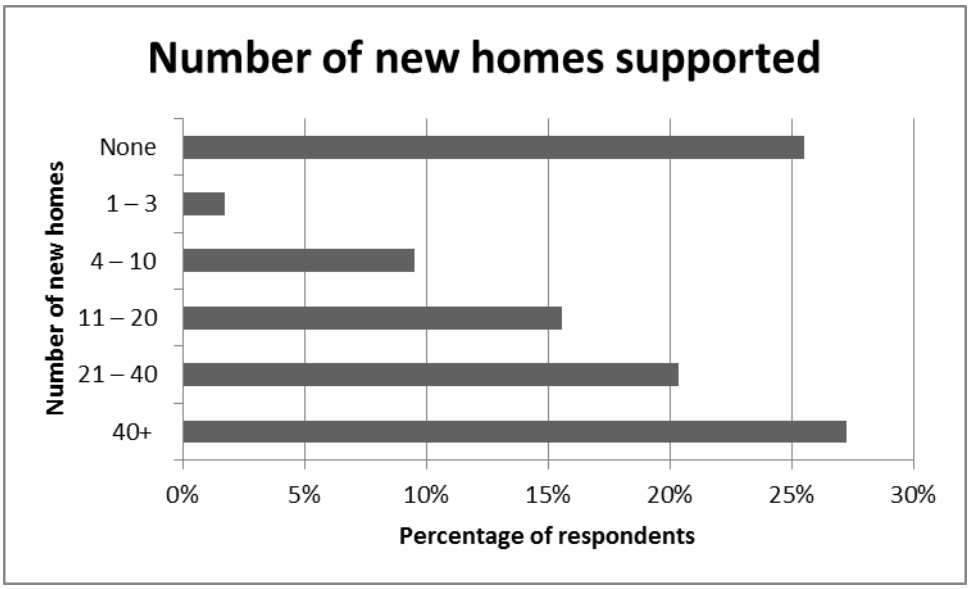
Persons in household	Distance to work				
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	Total
Person 1	**54**	**112**	**71**	**15**	**252**
Person 2	**32**	**60**	**50**	**9**	**151**
Person 3	**6**	**15**	**9**	**1**	**31**
Person 4	**2**	**6**	**1**	**0**	**9**
Person 5	**0**	**1**	**1**	**0**	**2**
Total	**94**	**194**	**132**	**25**	**445**

These results suggest a good level of sustainability for new housing development in Durrington, indicated by the survey respondents' access to local sources of employment. 64.7% of the households' working members usually travel less than ten miles to their place of work, while 35.3% travel more than that, suggesting the parish generally benefits from good access to local sources of employment.

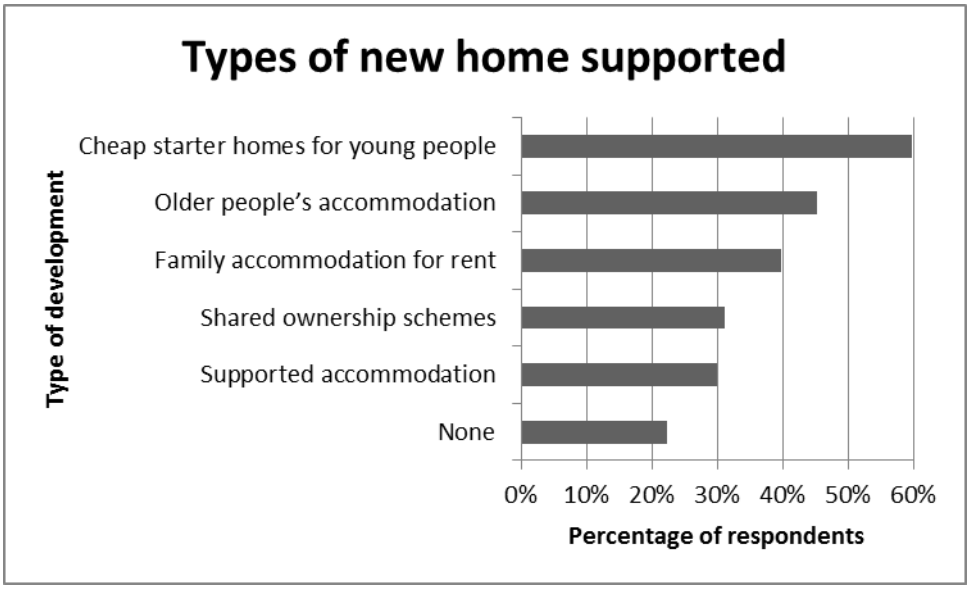
Respondents were also asked whether anyone currently living in their household would need separate accommodation in the parish now or in the near future, to which 8.3% of respondents

(38 households) answered ‘yes’, indicating a moderate 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. Just under three quarters of the respondents (74.5%) were in support of some new housing in Durrington parish, with the most popular option (27.3% of respondents) being for forty-plus new homes. 25.5% of respondents were opposed to any new housing in the parish. Full responses are provided in the chart below:



Respondents to this section were finally asked what types of housing development, if any, they supported. The types of housing considered most needed in Durrington by the survey respondents were affordable starter homes for young people (59.7%) and older persons’ accommodation (45.2%). Full results are given in the chart below (more than one answer could be provided):

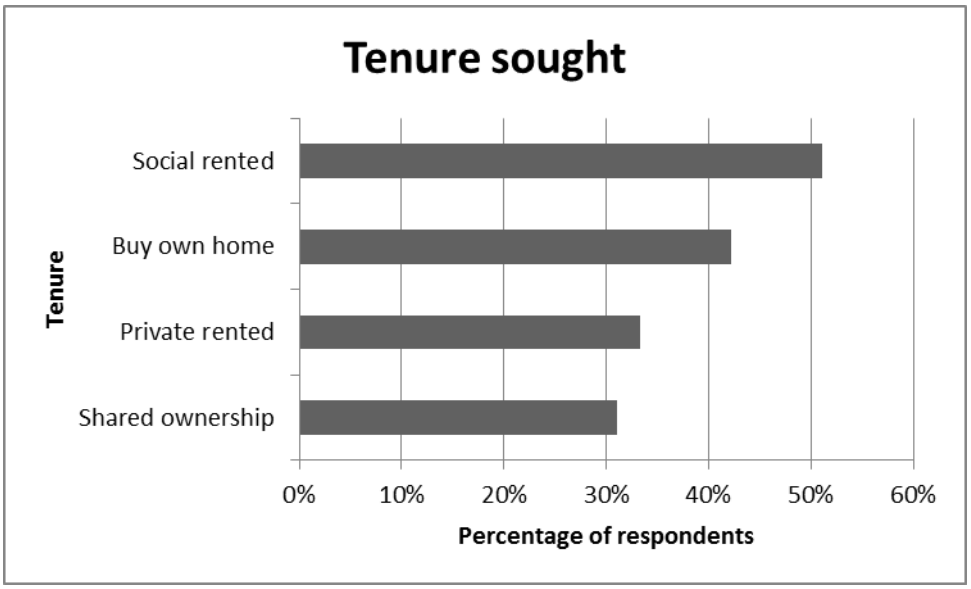


Part two – Households requiring accommodation in the parish

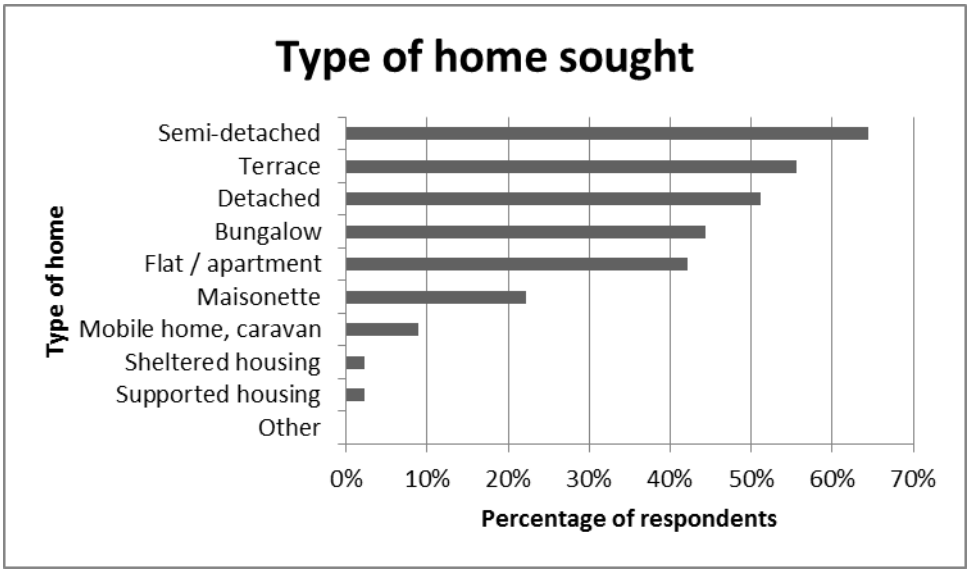
This section of the report looks initially at all the responses to section two of the survey in order to give a broad picture of the need for both market and affordable housing in the parish. A financial assessment and an evaluation of the current affordable housing in Durrington are then made in order to describe in more detail the need for specifically affordable (i.e. non-market) housing.

Forty six respondents replied to this section of the survey, indicating their need for housing in Durrington. The most frequent reason for needing to move was that the respondents were currently living with their families but wanted to live independently in the parish (eighteen households).

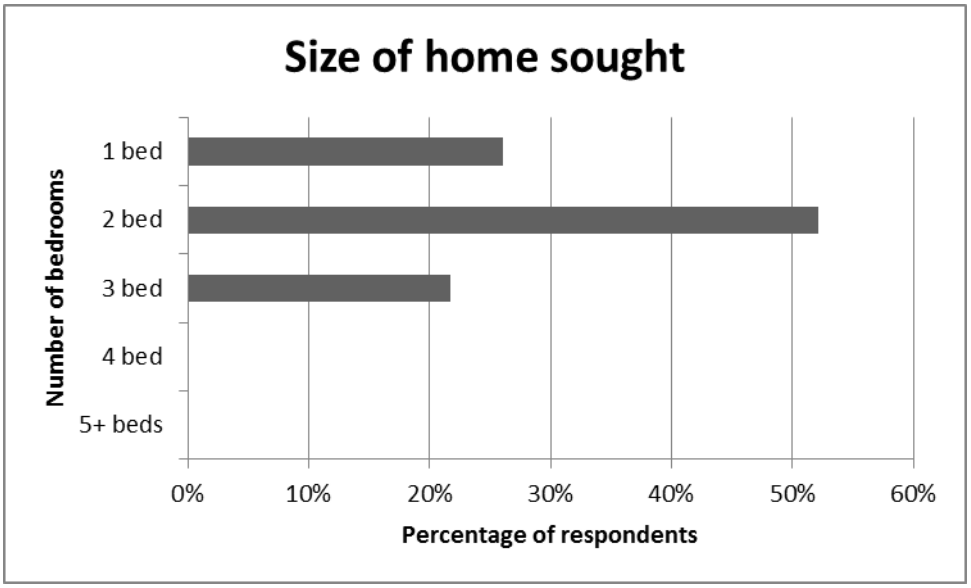
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with socially rented homes the most desired. Households could indicate more than one response:



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



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



The respondents were then asked if there was a lack of suitable existing housing in Durrington to meet their needs, to which forty three of the forty six households answered ‘yes’, while the remaining three households did not complete this question.

In order to assess the need for **affordable** housing in Durrington, it is necessary to consider the equity, income and savings levels of respondents:

GROSS HOUSEHOLD INCOME, MONTHLY / ANNUAL	NO. OF H'HOLDS
No data	4
Under £208 / Under £2,500	2
£208 - £416 / £2,500 - £4,999	0
£417 - £541 / £5,000 - £6,499	1
£542 - £666 / £6,500 - £7,999	1
£667 - £791 / £8,000 - £9,499	2
£792 - £916 / £9,500 - £10,999	2
£917 - £1,041 / £11,000 - £12,499	1
£1,042 - £1,166 / £12,500 - £13,999	3
£1,167 - £1,291 / £14,000 - £15,499	2
£1,292 - £1,416 / £15,500 - £16,999	2
£1,417 - £1,541 / £17,000 - £18,499	2
£1,542 - £1,666 / £18,500 - £19,999	1
£1,667 - £1,791 / £20,000 - £21,499	1
£1,792 - £1,916 / £21,500 - £22,999	3
£1,917 - £2,041 / £23,000 - £24,499	1
£2,042 - £2,166 / £24,500 - £25,999	1
£2,167 - £2,291 / £26,000 - £27,499	0
£2,292 - £2,416 / £27,500 - £28,999	0
£2,417 - £2,541 / £29,000 - £30,499	1
£2,542 - £2,666 / £30,500 - £31,999	1
£2,667 - £2,791 / £32,000 - £33,499	1
£2,792 - £2,916 / £33,500 - £34,999	2
£2,917 - £3,124 / £35,000 - £37,499	1
£3,125 - £3,332 / £37,500 - £39,999	1
£3,333 - £3,541 / £40,000 - £42,499	1
£3,542 - £3,749 / £42,500 - £44,999	4
£3,750 - £3,957 / £45,000 - £47,499	0
£3,958 - £4,166 / £47,500 - £49,999	1
£4,167 - £6,249 / £50,000 - £74,999	3
£6,250 - £8,332 / £75,000 - £99,999	1
£8,333+ / £100,000+	0

REMAINING EQUITY	NO. OF H'HOLDS
Nil / no data	40
Under £5,000	1
£9,500 - £10,999	1
£14,000 - £15,499	1
£40,000 - £42,499	1
£140,000 +	2

SAVINGS	NO. OF H'HOLDS
No data	7
No savings	20
£1 - £2,499	2
£2,500 - £4,999	4
£5,000 - £9,999	4
£10,000 - £14,999	2
£15,000 - £19,999	0
£20,000 - £24,999	0
£25,000 - £29,999	1
£30,000 - £39,999	1
£40,000 - £49,999	1
£50,000 - £99,999	1
£100,000 - £149,999	1
£150,000 - £199,999	0
£200,000+	2

Only six of the forty six households responding to this section of the survey reported having equity in an existing property. The estimated levels of this were varied, with three households describing the value remaining in their property after mortgage and debts were paid off as less than £15,499, and two households reporting higher values after payments of £140,000+.

Twenty households possessed no savings, and a further six estimated their savings to be less than £5,000. There was, however, some variety in the overall levels of savings, with three households reporting high savings of more than £100,000. Seven households did not complete this question.

Gross household incomes were also varied. Six households declared a very low gross income of less than £9,499pa, while four households described higher incomes of £50,000+pa. A further four households did not complete this question. The median income bracket of those who responded was £21,500-£22,999pa.

Two households in total did not complete their questionnaires in sufficient detail to be included in the affordable housing assessment.

The comparison of income, savings and equity levels with affordability in Durrington indicated that fourteen of the remaining forty four households would **not** require public assistance in order to achieve their required housing. Of these, six households sought and declared sufficient finances to afford to rent a home in the private sector in Durrington parish. Six households reported sufficient finances to purchase a local home on the open market. The final two households were specifically seeking socially, rather than privately, rented homes; however, despite their expressed preferences for social housing, these households did not meet the local eligibility criteria for socially rented housing as they were deemed financially able to rent a home in the private sector, and as such are not included in the recommendations of this report.

The remaining thirty 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 Durrington parish, presented in Section 8.

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 Durrington area:[5]

Bedrooms	Oct 2014 – Dec 2014
1	£174,500
2	£194,200
3	£233,100
4	£339,700
5+	£522,800

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 Durrington cost £194,200 then a household may require £29,130 as a deposit. Annual household income would have to be at least £47,163 for a single applicant or £55,023 for joint applicants. The Annual Survey of Hours and Earnings indicates that the gross annual median income of employed persons in Wiltshire in 2013 was £19,524:[6]

- 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.

[5] House price estimates from the Mouseprice local area guide to the SP4 postcode area, www.mouseprice.com/area-guide/average-house-price/ . Please note that the SP4 postcode covers a wider area than Durrington parish and that there may be significant internal variation in house prices.

[6] Annual Survey of Hours and Earnings, 2013, Table 7.7a, Gross annual pay of employed persons, 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.

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.

- Wiltshire Council's Housing Register records active applications for social housing. It is currently under review, and subject to change. Any full assessment of housing need in the parish must take account of the **most recent data** available from the Register.
    - On 22nd June 2015, there were eleven households on the Housing Register seeking affordable accommodation with Durrington as their 'first preference parish': five of these households are also described in Section 8 of this report as in need of affordable housing. The remaining six households on the Register are seeking properties with between one and four bedrooms. [7]

- The 2011 Census recorded three hundred and forty two social homes in the parish.[8] These properties represent 13.6% of the total housing in Durrington parish (including Larkhill), which is slightly lower than the Wiltshire affordable housing average of 14.7%.[9]

- The social housing in Durrington had a 5.3% re-let rate in the past year: from the third quarter of 2013/14 to the second quarter of 2014/15 inclusive, eighteen social homes were let in the parish. Of these, five were one bedroom homes, nine were two bedroom homes, and four were three bedroom homes.[10]

- The levels, turnover and types of social housing in the parish suggest that **seven** 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.

- While this survey's recommendations describe the need for affordable housing (see Section 8 below), it should also be noted that of the fourteen households responding to section two of the survey and able to meet their housing needs through market provision, thirteen described a lack of suitable existing accommodation in the parish. These households possess the financial capacity to either rent or purchase open-market accommodation and their description of the lack of such strongly suggests a potential need for an open-market or mixed tenure development in the area:

[7] Wiltshire Council, Housing Strategy, live tables.
[8] Table QS405EW, 2011 Census: Tenure – Households, English parishes / Welsh communities.
[9] Table QS405EW, 2011 Census: Tenure – Households, local authorities in England and Wales.
[10] Wiltshire Council, Housing Strategy, live tables.

DURRINGTON – MARKET NEED SUMMARY

Tenure sought / affordable	Size	Type(s) sought	Support needs	Lack of suitable homes?	Additional notes
Private rent	1 bed	Detached, semi-detached, flat, maisonette, terrace, bungalow	No	Yes	n/a
Private rent	1 bed	Flat / apartment	No	Yes	n/a
Private rent	1 bed	Semi-detached, flat, maisonette, terrace	No	Yes	n/a
Private rent	2 bed	Detached, semi-detached, flat, maisonette, terrace, bungalow	No	Yes	n/a
Private rent	2 bed	Detached, semi-detached, terrace	No	Yes	n/a
Private rent	2 bed	Detached, semi-detached, bungalow	No	Yes	Interested in downsizing
Social rent (private rent affordable)	1 bed	Flat / apartment	No	Yes	n/a
Social rent (private rent affordable)	1 bed	Flat / apartment, mobile home / caravan	No	Yes	n/a
Market purchase	2 bed	Flat, bungalow, sheltered accommodation	No	n/k	Requires home with easy access / single level home
Market purchase	2 bed	Detached	No	Yes	n/a
Market purchase	2 bed	Bungalow	No	Yes	Requires home with easy access / single level home
Market purchase	2 bed	Semi-detached, flat, terrace	No	Yes	n/a
Market purchase	3 bed	Detached, semi-detached, terrace, bungalow	No	Yes	n/a
Market purchase	3 bed	Semi-detached	No	Yes	n/a

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 [11]

- 4x one bedroom homes (1x single level; 1x single level with access to e.g. Lifeline)
- 4x two bedroom homes
- 2x three bedroom homes

Shared / Low cost home ownership

- 2x one bedroom homes (1x providing support with personal care)
- 6x two bedroom homes
- 5x three bedroom homes (1x bungalow/single level)

Sheltered housing for older people

- None

[11] 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.