

Appendix 6: Assessment of local housing needs

1 Purpose

This appendix presents the results of an analysis of local housing needs, as part of the preparation of the Parish Neighbourhood Plan.

2 Approach

The assessment of local housing need is a key input into the preparation of the Parish Neighbourhood Plan. In line with the guidance provided by Locality, this assessment was based on the analysis of readily available evidence relating to both the need for and the availability of housing, as follows.

Housing need:

- Wiltshire Council data on local housing needs
- Census and other Government data relating to local housing need
- Community engagement exercises undertaken in the preparation of the Parish Neighbourhood Plan

Housing availability and cost

- 2011 census data relating to housing composition and tenure
- affordability of housing
- The scale and nature of house building within the Parish - recent completions and commitments

3 Housing Need

3.1 Wiltshire Council data on local housing need

Wiltshire Council Housing Department have provided data on housing need drawn from its own records or those of agencies appointed by Central Government. Analysis of this data would suggest that there is a low level of demand in the Parish from households who are unable to afford accommodation on the open market. In March 2021, there were only 14 households on the Wiltshire Council Housing Register with an immediate need for subsidised rented accommodation in the Parish (down from 116 in 2013). In addition, there were 5 households on the Open Market Register who were not considered to be in need, but who might have wanted to move or might have been eligible for intermediate tenures (e.g. shared ownership). There were also 2 households on the Shared Ownership Register looking for accommodation in the Parish. Wiltshire Council Housing Department questioned the need for a housing needs survey given the scale of affordable housing becoming available at Longhedge¹ (more details of which are presented later in this appendix).

This low level of demand identified is consistent with the findings of a housing survey undertaken by Wiltshire Council in 2013 which identified a total of 38 households unable to afford accommodation on the open market to meet their needs.

3.2 Census and other Government data relating to local housing need

Analysis has been undertaken of the following indicators derived from 2011 Census data and used by Central and Local Government in the assessment of potential housing need:

¹ Details of correspondence are included in the supporting evidence available on the Parish Neighbourhood Plan website: <https://www.lfcnp.co.uk/>

- presence of concealed households
- occupancy rating (based on rooms)
- accommodation without central heating
- unemployment
- Incidence of long term health problems
- index of multiple deprivation

Table 1 summarises the results of this analysis. This table indicates that for all these indicators, values for the Parish are generally low both in absolute terms and relative to both England as a whole and Wiltshire. These findings are consistent with the Wiltshire Council data on housing need.

The Government also regularly publishes a broad based “index of multiple deprivation” for c33,000 neighbourhoods in England, three of which make up the Parish. The rankings indicate a low incidence of deprivation within the Parish. All three areas were below the median neighbourhood score for multiple deprivation. The area in the Parish with the greatest incidence of multiple deprivation (covering Old Sarum and Ford) was only at the 56th percentile in the ranking (i.e. more than 18,000 (55%) of England’s neighbourhoods had a higher incidence of multiple deprivation).

3.3 Parish community engagement exercises

As part of the preparation of the parish neighbourhood plan, a series of community engagement exercises was undertaken in 2018 and 2019, in which residents were asked for their views on any current and future local issues. Local housing needs did not emerge as an issue, although it is very likely that those with the greatest difficulties in finding suitable accommodation to meet their needs were not well represented among those participating.

4 Housing Availability and Cost

Analysis of housing stock in the Parish by composition and tenure is presented in Table 2. The 2011 Census data showed a relatively small proportion of rented accommodation, especially social housing provision, together with a preponderance of units with three bedrooms or more, which would indicate potential difficulties for households seeking affordable accommodation especially in smaller units.

Affordability is a key issue throughout the South West region, with house prices in 2019 being nine times the median annual earnings. The problem is even more acute in the Parish, where house prices are c10 per cent higher than in the South West region. This, combined with the low proportion of social housing, would indicate a potential shortage of affordable housing

However, there has been a substantial programme of house building within the Parish over the past decade, which has led to a much increased availability of affordable housing in a range of sizes. Based on planning approvals, it is estimated that by 2021 c1,870 dwellings will have been completed since 2011, of which c700 (38%) are affordable housing with a similar number having one or two bedrooms (thereby increasing the latter proportion of total homes to almost 30%) – see Table 2. In the most recent developments at Riverdown Park and Longhedge (which account for the majority of the increase in affordable homes), priority will be given to those on the local housing register when social rental accommodation subsequently is available for re-let.

5 Conclusion

A review of available evidence strongly indicates that the local need for affordable housing in the parish is low in both absolute and relative terms. This need is being addressed by the recent (and continuing) extensive programme of house building within the Parish and the requirement of Wiltshire

Council for 40% of units to be in the form of affordable housing. The Section 106 agreements enable Wiltshire Council to give priority to local residents on the housing register for this social rented accommodation both initially and when it becomes available for re-let.

| Table 1 Indicators of housing need and deprivation, 2011 | | | | | | | |
|---|--------------|---------------|---------------|------------------|----------------|-----------------|-----------------|
| | | Parish | Parish | Wiltshire | England | Parish v | Parish v |
| Indicator | Measure | Nos | Per cent | Per cent | Per cent | England | Wiltshire |
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) |
| Concealed family: Total | Families | 17 | 0.9 | 1.1 | 1.9 | 46 | 81 |
| Occupancy Rating | | | | | | | |
| Number of rooms below requirement: | Households | 108 | 4.3 | 4.5 | 8.7 | 50 | 96 |
| | 1 Households | 91 | 3.7 | 3.7 | 6.4 | 57 | 100 |
| 2 or more | Households | 17 | 0.7 | 0.9 | 2.3 | 29 | 78 |
| No central heating | Households | 23 | 0.9 | 2.1 | 2.7 | 35 | 44 |
| Unemployed | Persons 16-7 | 99 | 2.3 | 2.9 | 4.4 | 52 | 78 |
| Long term health problems | Persons | 357 | 5.7 | 6.7 | 8.3 | 69 | 85 |
| Indices of deprivation: | | | | | | | |
| Household is deprived in 1 dimension | Households | 798 | 32.1 | 32.2 | 32.7 | 98 | 100 |
| Household is deprived in 2 dimensions | Households | 284 | 11.4 | 14.9 | 19.1 | 60 | 77 |
| Household is deprived in 3 dimensions | Households | 46 | 1.9 | 2.9 | 5.1 | 36 | 63 |
| Household is deprived in 4 dimensions | Households | 6 | 0.2 | 0.3 | 0.5 | 47 | 99 |
| | | | | | | | |
| Source: 2011 Census | | | | | | | |
| Notes | | | | | | | |
| Index in column 7 is the Parish percentage (column 4) as a percentage of the England percentage (column 6) | | | | | | | |
| Index in column 8 is the Parish percentage (column 4) as a percentage of the Wiltshire percentage (column 5) | | | | | | | |
| Concealed family | | | | | | | |
| A concealed family is one that does not include the Household Reference Person (HRP). | | | | | | | |
| An example of this is shown below: | | | | | | | |
| George and Amy live at the same address as their daughter Emily and her husband and daughter. | | | | | | | |
| Because Emily is not a dependent child and has her own family, there are two families in this household. | | | | | | | |
| Family one are George and wife Amy. George is the Family Reference Person (FRP). | | | | | | | |
| Family two is daughter Emily, husband Simon and their daughter Eve. Emily is the FRP. | | | | | | | |
| As there is more than one family in the household, The FRPs are prioritised to decide who is the HRP. | | | | | | | |
| In this household, George is the HRP. | | | | | | | |
| This means that Emily's family is a 'concealed family', their HRP is George, and they will be included as part of his household in | | | | | | | |
| | | | | | | | |
| The dimensions of deprivation used to classify households are indicators based on the four selected household characteristics. A household is deprived in a dimension if they meet one or more of the following conditions: | | | | | | | |
| Employment: any member of a household not a full-time student is either unemployed or long-term sick, | | | | | | | |
| Education: no person in the household has at least level 2 education (see | | | | | | | |
| highest level of qualification), and no person aged 16-18 is a fulltime student, | | | | | | | |
| Health and disability: any person in the household has general health 'bad or | | | | | | | |
| very bad' or has a long term health problem, and | | | | | | | |
| Housing: Household's accommodation is ether overcrowded, with an occupancy rating -1 or less (ie one or more rooms | | | | | | | |
| below the requirement), or is in a shared dwelling, or has no central heating. | | | | | | | |
| A household is classified as being deprived in none, or one to four of these dimensions in any combination. | | | | | | | |

| Table 2 Housing Stock: bedrooms and tenure | | | | | | | | | | | | |
|---|-------------|------------|------------|------------|---------------|---------------|-------------|------------|-------------|------------|-----------------------|-----------------------|
| | 2011 | | | | | | 2019 | | 2021 | | Increase 2011-2019 | Increase 2011-2021 |
| | Dwellings | | | | | | Dwellings | | Dwellings | | Dwellings | Dwellings |
| | Total | | | | | | Total | | Total | | Total | Total |
| | Parish | Parish | Wiltshire | England | Parish v Engl | Parish v Wilt | Parish | | Parish | | Parish | Parish |
| | Nos | Per cent | Per cent | Per cent | Index | Index | Nos | Per cent | Nos | Per cent | Nos | Nos |
| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) | (10) | (11) | (12) | (13) |
| Bedrooms | | | | | | | | | | | | |
| Total | 2543 | 100 | 100 | 100 | 100 | 100 | 4145 | 100 | 4409 | 100 | 1602 | 1866 |
| 1 bedroom | 82 | 3 | 7 | 12 | 27 | 43 | 269 | 6 | 299 | 7 | 187 | 217 |
| 2 bedrooms | 515 | 20 | 25 | 28 | 73 | 82 | 932 | 22 | 998 | 23 | 417 | 483 |
| 3 bedrooms | 1027 | 40 | 41 | 41 | 98 | 98 | 1513 | 36 | 1612 | 37 | 486 | 585 |
| 4 or more bedrooms | 919 | 36 | 27 | 19 | 195 | 135 | 1431 | 35 | 1500 | 34 | 512 | 581 |
| Tenure | | | | | | | | | | | | |
| Total | 2543 | 100 | 100 | 100 | 100 | 100 | 4145 | 100 | 4409 | 100 | 1602 | 1866 |
| Open market | 2166 | 85 | 83 | 80 | 106 | 103 | 3157 | 76 | 3316 | 75 | 991 | 1150 |
| Owned: Total | 1932 | 76 | 68 | 63 | 120 | 113 | | | | | | |
| Owned outright | 961 | 38 | 34 | 31 | 124 | 112 | | | | | | |
| Owned with mortgage | 971 | 38 | 34 | 33 | 116 | 113 | | | | | | |
| Private rented | 234 | 9 | 15 | 17 | 55 | 60 | | | | | | |
| Affordable | 358 | 14 | 15 | 18 | 76 | 91 | 968 | 23 | 1073 | 24 | 611 | 716 |
| Social rented | 316 | 12 | 15 | 18 | 70 | 84 | 316 | | | | | |
| Shared ownership | 42 | 2 | 1 | 1 | 208 | 217 | | | | | | |
| Rent free | 20 | 1 | 2 | 1 | 59 | 50 | 20 | 0 | 20 | 0 | 0 | 0 |
| Sources: | | | | | | | | | | | | |
| 2011 data: Government Census; 2019, 2021 data: Parish Council estimates based on Wiltshire Council planning approvals | | | | | | | | | | | | |
| The 2011 breakdown of total dwellings by number of bedrooms and tenure is based on the breakdown for occupied dwellings recorded in the 2011 Census | | | | | | | | | | | | |

