

Pitton and Farley

Parish Housing Needs Survey

Survey Report

April 2019

Contents	Page
Parish summary	3
Introduction	4
Aim	5
Survey distribution and methodology	5
Key findings	5
Part 1 – Households currently living in the parish	6
Part 2 – Households requiring accommodation in the parish	11
Affordability	14
Summary	15
Recommendations	16

1. Parish Summary

The parish of Pitton and Farley is in the Southern Area Community Area within the local authority area of Wiltshire. The parish comprises the two distinct villages of Farley and Pitton (approximately a mile and a half apart) and their surrounding countryside, five miles to the east of Salisbury. The size of the parish is 1073 hectares, or 2650 acres, with a combined population of only c750 residents. There are 185 households in Pitton and its surrounds, and 140 in Farley.

English Heritage has listed 28 buildings, a number that demonstrates the rich cultural history that the parish has enjoyed, and both villages originally retained close links to the medieval Clarendon Palace close by.

The settlement of Farley village retains its original circular formation, loosely framed and mixes older timber framed thatched houses and a variety of old, new, large and small houses. There is a scattering of more remote properties outlying the main village, many tucked away down lanes into the surrounding, woodland. There are very few new dwellings in the village as there is a tendency for those who have moved into the village to improve or expand their homes.

Pitton originally was a forest village, with all but 20 of the buildings grouped together in an area of less than half square mile. There are a variety of buildings: it has some older Grade 2 listed thatched houses, many small houses and bungalows built in the 1960s and 1970s, and a handful of affordable (social) houses.

Both villages have a conservation area, and both are bounded by extensive woodland and downland which is readily accessible via numerous footpaths and bridleways. Hound Wood, Blackmoor Copse, Bentley Wood and Farley Woods are a mix of privately owned woodlands and trusts including a Butterfly Preserve. A footpath through Hound Wood links Farley to the Clarendon Way, a major footpath from Salisbury to Winchester running through Pitton.

Surrounding farmland is mixed arable and livestock with an increasing use for horse paddocks. While most of the land is still farmed locally there is a move towards contract farming from outside the village. Woodland industries flourish. There are no major industries or employers in the parish, although a number of small businesses provide some local employment. Commuting to local towns/ cities is relatively easy and a number of villagers commute to London on a regular basis. There are an increasing number of people who work from home.

There is a strong feeling of community spirit and neighbourliness, fostered by the Church and the parish's variety of clubs and societies. The Church maintains a weekly service in both villages.

In Farley the "Coronation Field" is home to the Cricket Club, and has a children's play area, football wall and basketball hoop. In Pitton the Village Hall is owned by a charity that also owns the adjacent playing field, which is used for pétanque, tennis and football practice and there is also a basketball area. "The Close" is owned by The Parish Council and has a children's play area.

Pitton has a host of clubs and associations: Social Club, Pétanque Club, Gardening Club, Men of Pitton, Pitton Wives and others, which have many activities centred on the Village Hall. Regular social events in Farley are generally organised by the Village Hall Committee.

Both villages boast a pub – The Silver Plough in Pitton and The Hook and Glove in Farley, which offer food and drink in a convivial atmosphere. The Post Office Stores in Pitton provides a lifeline for the rural community. Its status as a ‘rural post office’ enables it to provide essential facilities for pensioners and others. Without that status it would face closure.

Farley Hospital is registered with the National Association of Almshouses and offers low-cost accommodation for people in need who have a local connection.

There is a private nursery school in Farley, in the former primary school building, whilst Pitton’s school, founded in 1853, is located in its own purpose built building with extensive playing fields surrounding it. At present, the majority of pupils hail from outside the parish.

The Parish Council plays a lively role in community life. It has associated working groups, such as a Working Party on Village Speeding, and the Flood Action Group, which manages a contingency plan for the occasional severe flooding.

2. Introduction

In Winter 2018, Wiltshire Council’s Development Officers discussed carrying out a rural housing needs survey with Pitton and Farley Parish Council, to establish if there was a proven need for affordable housing in the parish and potentially use the findings of the survey to inform the parish plan.

Such surveys assist officers in identifying those areas with the greatest housing needs 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 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, Green Square, 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, Green Square, 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 Pitton and Farley 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 18th March 2019.

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 April 2019. The forms were recorded and analysed by the Service Development Officers at Wiltshire Council.

- A total of 358 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 very good response rate of 36.9% with 132 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 Pitton and Farley parish.
- 2 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 Pitton and Farley. 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 Pitton and Farley. 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

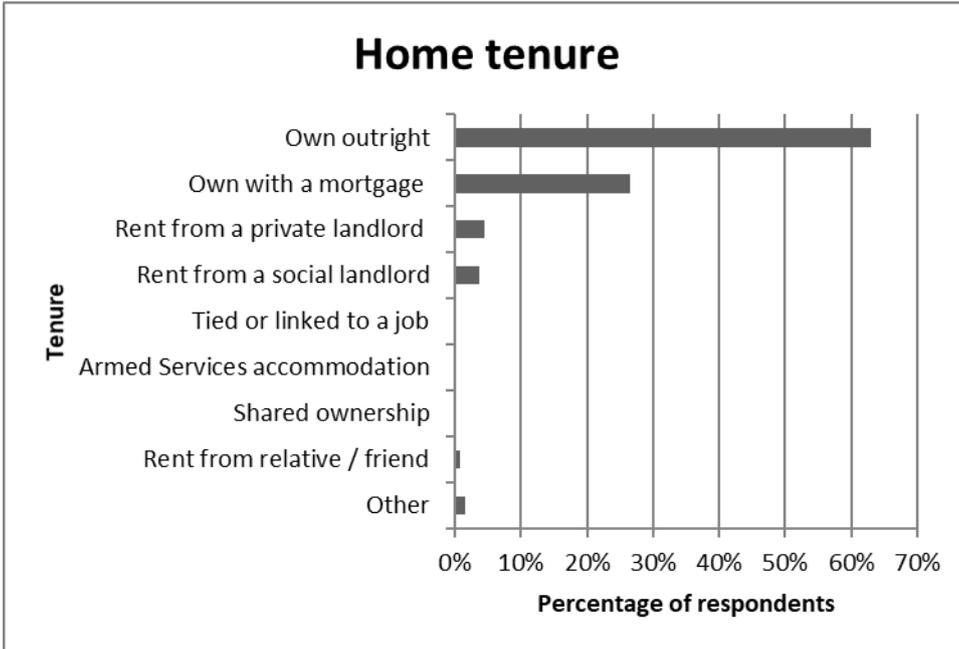
The first question asked on the survey was whether the respondents' home in Pitton and Farley was their main home. 99.2% of those who replied said that it was.

The 2011 Census data for Pitton and Farley indicates that 82.1% of households in the parish were owner-occupying, 8.8% were renting from social landlords, 7.2% were privately renting and 1.6% of households were living rent free.³

The chart below shows the tenure of respondents to the survey. The majority (89.4%) of respondents were owner-occupiers, while 3.8% of respondents were living in socially rented properties, 4.5% were renting from a private landlord or letting agency, 1.5% were living in a tenure described as 'other' and a further 0.8% were renting from a relative/friend. 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.

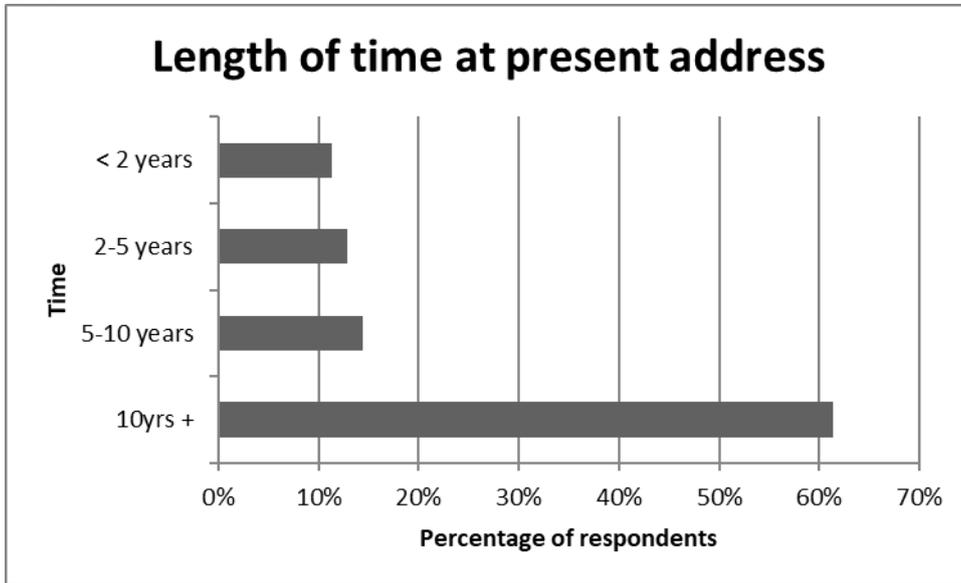
³ <http://www.nomisweb.co.uk/>

Chart 1



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:

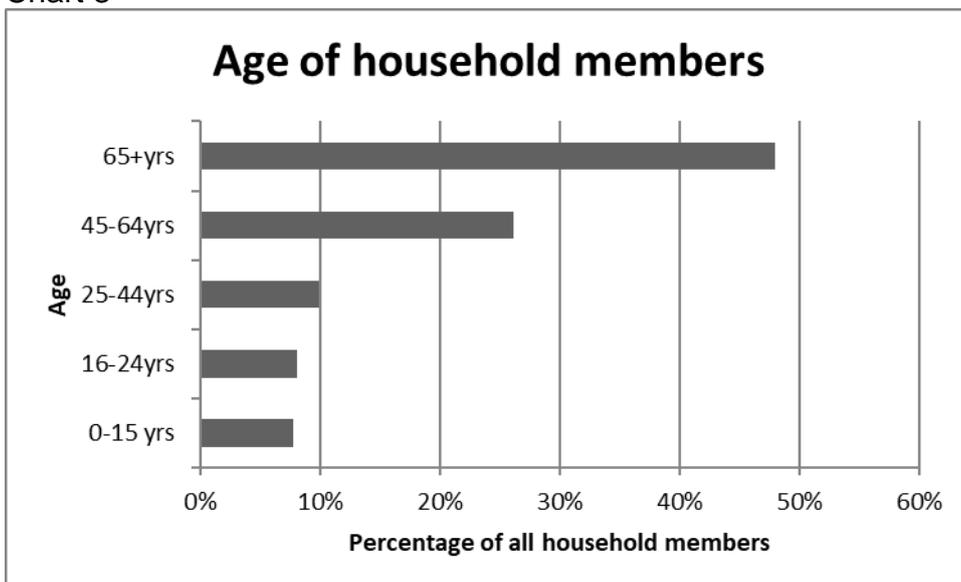
Chart 2



Many respondents to the survey lived in large family homes, with 10.7% of respondents having five or more bedrooms in their property, 35.9% lived in four bedroom homes, 37.4% had three bedrooms, 14.5% two bedrooms and 1.5% of respondents lived in homes with one bedroom.

The spread of ages recorded in the survey indicates that nearly half (48%) of respondents' household members were aged 65+:

Chart 3



As shown in the chart above however, there were also responses from households with members aged 25-64 and with children aged under 16. This indicates a spread of different household types in Pitton and Farley, 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

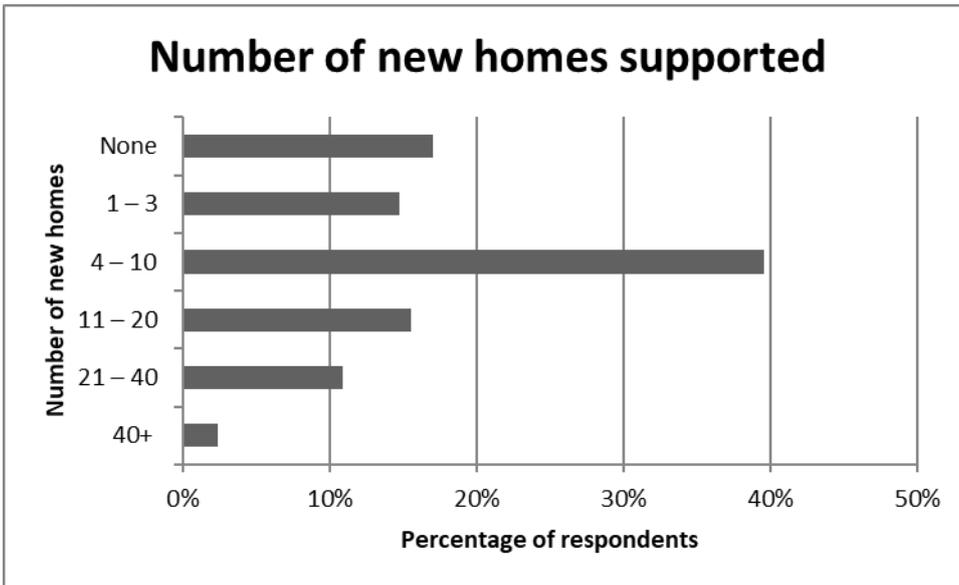
Persons in household	Distance to work				
	Up to 2 miles	2 - 10 miles	10 - 50 miles	50 miles +	Total
Person 1	12	25	17	6	60
Person 2	5	19	10	1	35
Person 3	3	5	2	0	10
Person 4	0	0	0	0	0
Person 5	0	0	0	0	0
Total	20	49	29	7	105

These results suggest a mixed level of sustainability for new housing development in Pitton and Farley, indicated by the survey respondents' access to local sources of employment. While 34% of the households' working members usually travel more than ten miles to their place of work, 66% travel less than that, suggesting there are 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 (seven households) answered 'yes', indicating a low level of sustained need for housing in the parish.

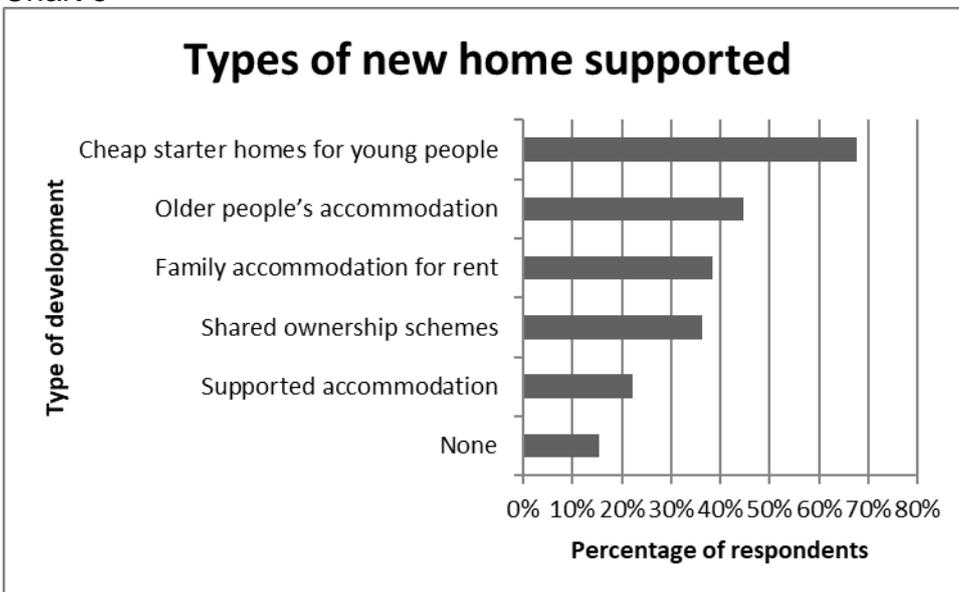
Respondents were then asked how many new homes they would support being built in the parish. A large majority of respondents (82.9%) were in support of some new housing in Pitton and Farley, with the most popular option (39.5% of respondents) being for between four and ten new homes. 17.1% of respondents were opposed to any new housing in Pitton and Farley 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 Pitton and Farley by the survey respondents were affordable starter homes for young people (67.7%) and older persons' accommodation (44.6%). Full results are given in the chart below (more than one answer could be given):

Chart 5



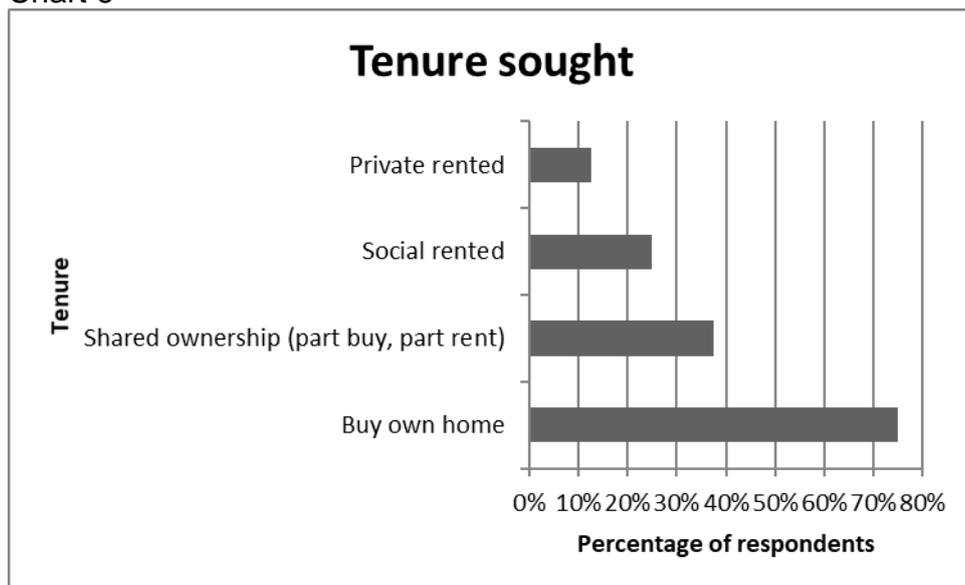
Part two – Households requiring accommodation in the parish

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

Eight respondents replied to this section of the survey, indicating their need for housing in Pitton and Farley parish. The most frequent reasons given for needing to move were currently living with their families but wanted to live independently in the parish (four households) to move to cheaper accommodation (three households) and currently renting and want to buy (three households). More than one answer could be given.

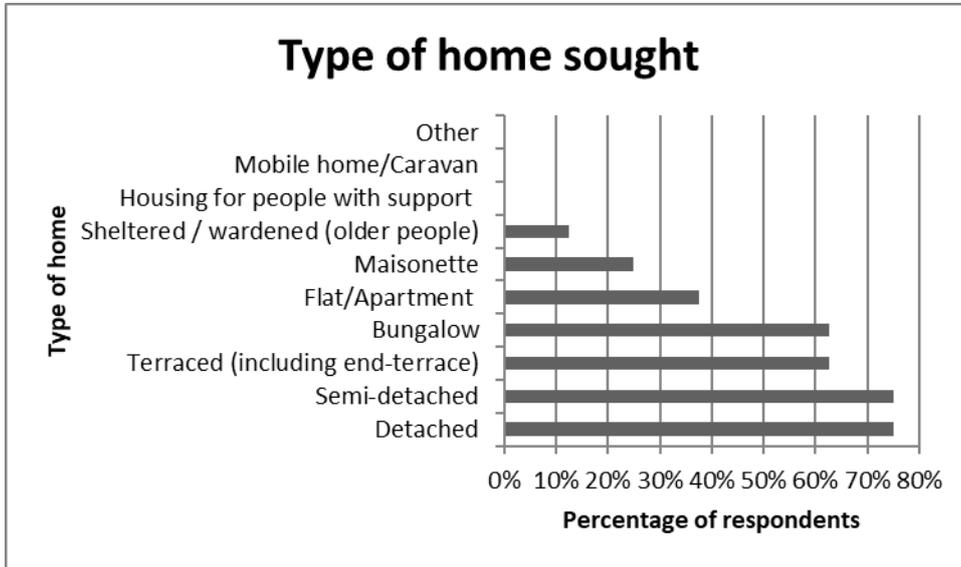
The respondents requiring accommodation in the parish were asked what type of tenure they sought. The expressed need was for all types of tenure, with to buy own home the most desired. Households could indicate more than one response:

Chart 6



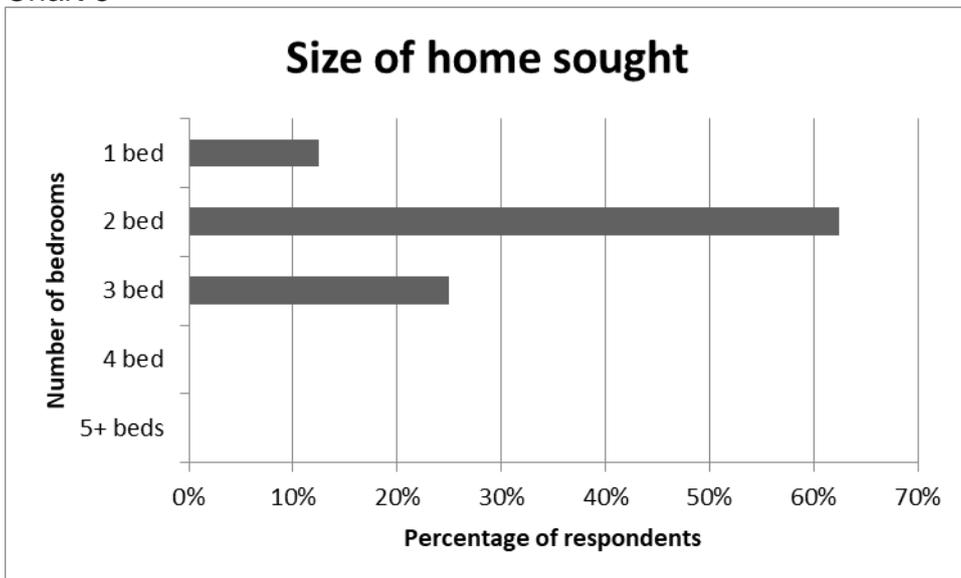
Respondents to this section were also asked what type of housing they required. The most sought-after types were detached and semi-detached properties. Full responses are given in the chart below (more than one answer could be given):

Chart 7



In terms of size, the most popular option was for homes with two bedrooms 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 Pitton and Farley parish to meet their needs to which seven of the eight households answered yes.

In order to assess the need for **affordable** housing in Pitton and Farley, 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.

Three of the households responding to this section of the survey reported having equity in an existing property. The reported levels of savings among the respondents varied from zero/none declared (three households) to between £2499 and £29,999 (three households) and one household declared savings of more than £100,000. Income levels were spread across a broad range with all eight households reporting an income. Some were very healthy with three respondents reporting household incomes in excess of £40,000pa. Conversely, one household reported an annual household income of less than £10,000pa. The median gross annual income reported by the eight households responding to this section of the survey was £21,000 to £22,999pa.

Comparing income, savings and equity levels with affordability in Pitton and Farley suggests that five of the eight 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 Pitton and Farley, presented in Section 8.

The three remaining households expressed a desire to purchase accommodation only. On assessing their levels of equity, savings and income an open market purchase was achievable to these households. These households expressed a desire for a home with three bedrooms, two bedrooms and a one bedroom bungalow respectively.

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 Pitton and Farley area.⁴

Bedrooms	April 2019
1	£223,600
2	£311,400
3	£384,100
4	£545,700
5+	£748,700

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 Pitton and Farley cost £311,400 then a household may require £46,710 as a deposit. Annual household income would have to be at least £75,626 for a single applicant or £88,230 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 SP5 postcode area, www.mouseprice.com/area-guide/average-house-price/ . Please note that the SP5 postcode covers a wider area than Pitton and Farley 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 April 2019, there were three households on the Wiltshire Council Housing Register seeking affordable accommodation in Pitton and Farley parish, one household was seeking two bedroom accommodation, and two households were seeking one 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 twenty-eight social homes in the parish.⁷ These properties represent 8.8% of the total housing in Pitton and Farley, which is lower than the Wiltshire affordable housing average of 14.7%.⁸
- The social housing in Pitton and Farley had a **zero** re-let rate in the past year: from the first to the fourth quarter of 2018/2019, no social home were re-let in the parish.⁹
- The low levels and 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.

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

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

Shared ownership / discount market homes¹¹

- 2x two 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.