

Brinkworth

Parish Housing Needs Survey

Survey Report

October 2022

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1.Parish Summary

The parish of Brinkworth is in Malmesbury Community Area within the local authority area of Wiltshire, it is the largest within the county of Wiltshire covering an area of 6075 acres between Royal Wootton Bassett and Malmesbury.

In the 2021 Census the population of the parish of Brinkworth was 1331. It is classed as a small village.

Much of Brinkworth is a linear settlement along the B4042 lying on an ancient ridgeway, extending for some 4.2 miles from, West End and Causeway End in the west, through the centre of the village to Stoppers Hill and Callow Hill in the east. There is a separate settlement of Grittenham, in Dauntsey vale to the south and some dwellings at, Braydonside, in the north, on land rising to the watershed between the Avon and Thames rivers.

The land around Brinkworth consists of gently undulating open countryside, mainly of permanent pasture with woodland supporting dairy and beef farming with some equestrian pursuits. Three meandering watercourses drain the land towards the river Avon in the west. On the northern boundary of the parish are 350 acres of Forestry Commission woodland, comprising Somerford and Milbourne Commons. Privately owned Great Wood is of similar size on Lyneham Banks in the south.

Homes in Brinkworth are predominantly four and five bedroom houses with the remainder being two and three bedroom dwellings and bungalows. There is an eclectic mix of designs from older cottages and farms to individual and small groups of modern houses, with an estate of older council houses near the centre of the village. Recent developments in the last five years include two small housing developments of 5 houses each and several improvements or extensions to existing properties.

Assets of Community Value within the parish are, the Village Hall, The Three Crowns public house, Earl Danby's Church of England Primary School, the Recreation Field which includes a Sports Pitch, Children's Play Area, Kitchen, Storage Containers and Toilets. A Golf Course with Club House at the west end of the village.

St Michael and All Angels Church is Grade I listed and part of the Woodbridge Benefice of the Diocese of Bristol. There are several Grade II Tabletop Tombs and other monuments in the churchyard, with a further ten Grade 2 listed houses spread throughout the parish.

A Neighbourhood Plan is in draft form.

2. Introduction

In Summer 2022 Wiltshire Council's Residential Development Officers discussed carrying out a rural housing needs survey with Brinkworth Parish Council and 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 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 Residential Development Officers are employed by Wiltshire Council's Residential Development Team to assist in the delivery of new affordable housing.
- The Residential 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, and residential development 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

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 Brinkworth 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

To carry out the housing needs survey, questionnaires were made available online on 7 September 2022. The council applies the data protection policy to responses, ensuring that all survey responses remain anonymous.

Residents were asked to complete the online survey by 5 October 2022. The online forms were recorded and analysed by the Residential Development Officers at Wiltshire Council.

¹ The members of WRIP that contribute to the survey funding are Wiltshire Council and six Registered Providers of social housing (housing associations) - Aster, GreenSquareAccord, 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, GreenSquareAccord, Guinness, Stonewater, Selwood Housing, Homes England, and the Wiltshire Community Land Trust.

- A total of 550 households are within the parish.
- Everyone was asked to complete part one of the form.
- If a household considered itself in need, or likely to be in need, of affordable housing now or in the near future, it was invited to complete the part two form.
- There was a lower than average response rate of 11% with 61 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 Brinkworth.

5. Key Findings

This report is divided into two parts. The first section looks at existing households in the parish to provide a description of the current housing in Brinkworth and housing preferences into old age. 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 Brinkworth. The section begins by describing the overall need for both market and affordable housing in the parish. A financial assessment is then made 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).

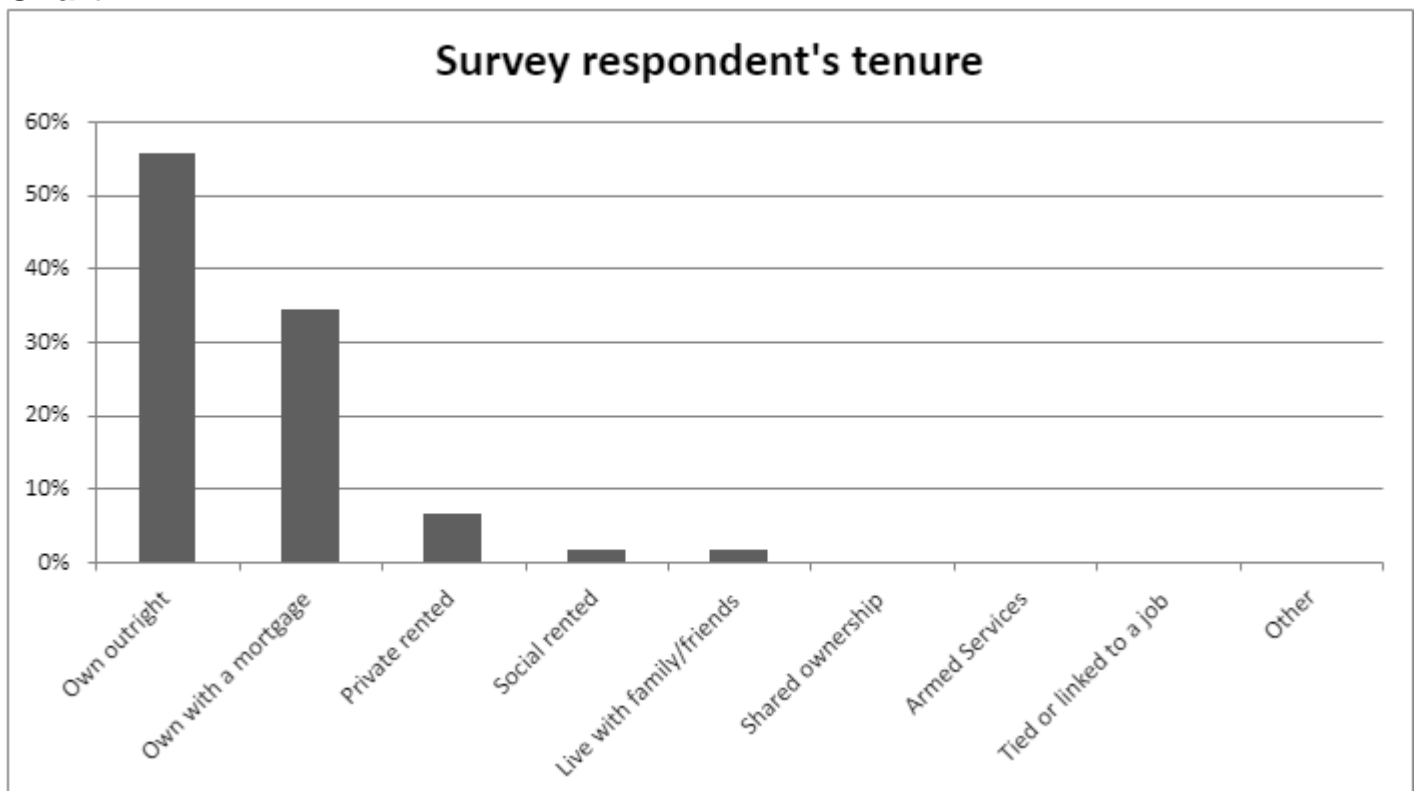
Part One – Households currently living in the parish

The first question asked in the survey was, what is your households' connection to the parish. 92% of those who replied said that it was their main home, 15% worked in parish, 5% of respondents said that they do not live there but have family members who do, and 2% of households said they had a second home in the parish. More than one option could be selected.

The 2011 Census data for Brinkworth indicates that 83.6% of households in the parish were owner-occupying, 8.5% were privately renting, 6.1% of households were living in social or shared ownership accommodation and finally 1.8% of households were living rent free.³

The chart below shows the tenure of respondents to the survey. The majority (90%) of respondents were owner-occupiers, 7% were renting from a private landlord, 2% were living in socially rented accommodation and 2% were living with family or friends. 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.

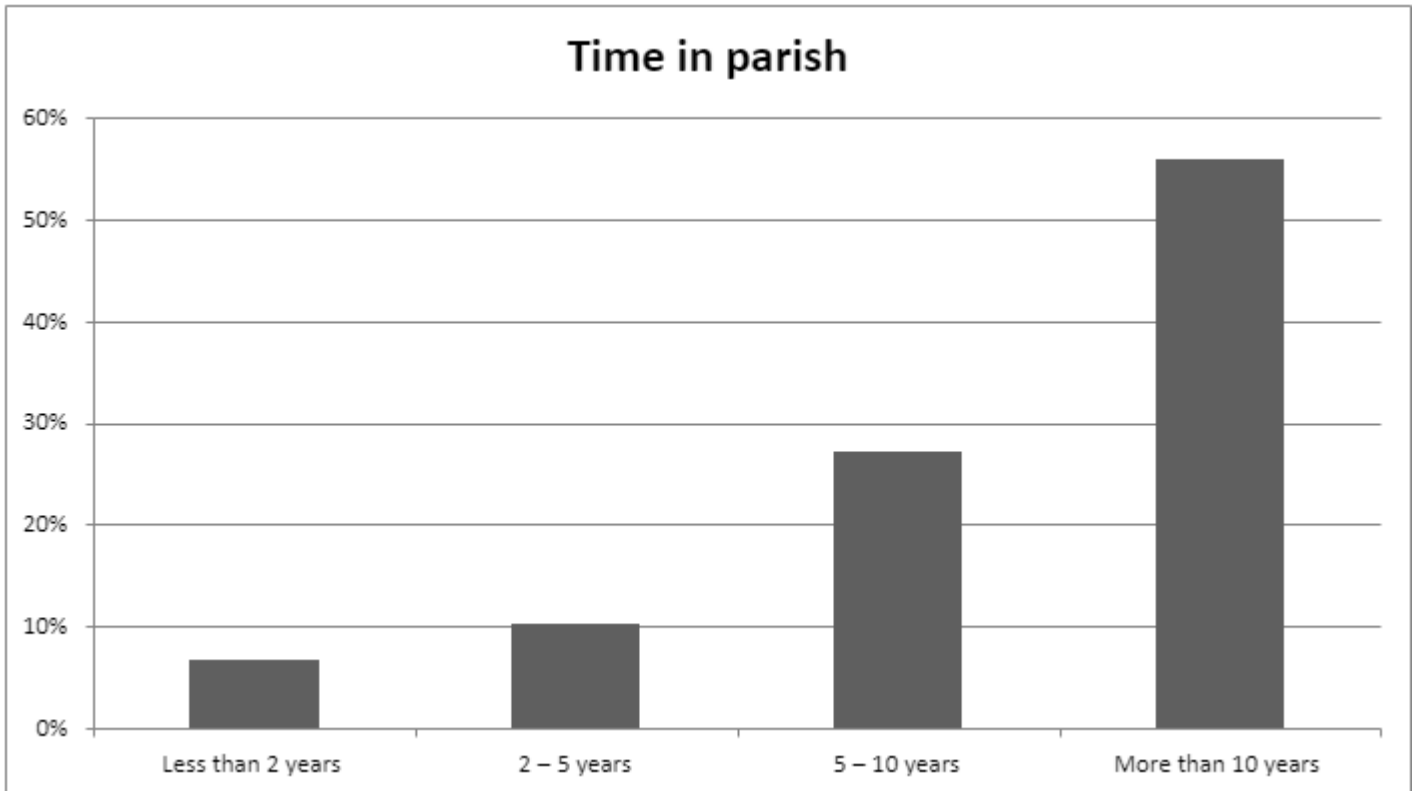
Chart 1



³ <http://www.nomisweb.co.uk/>

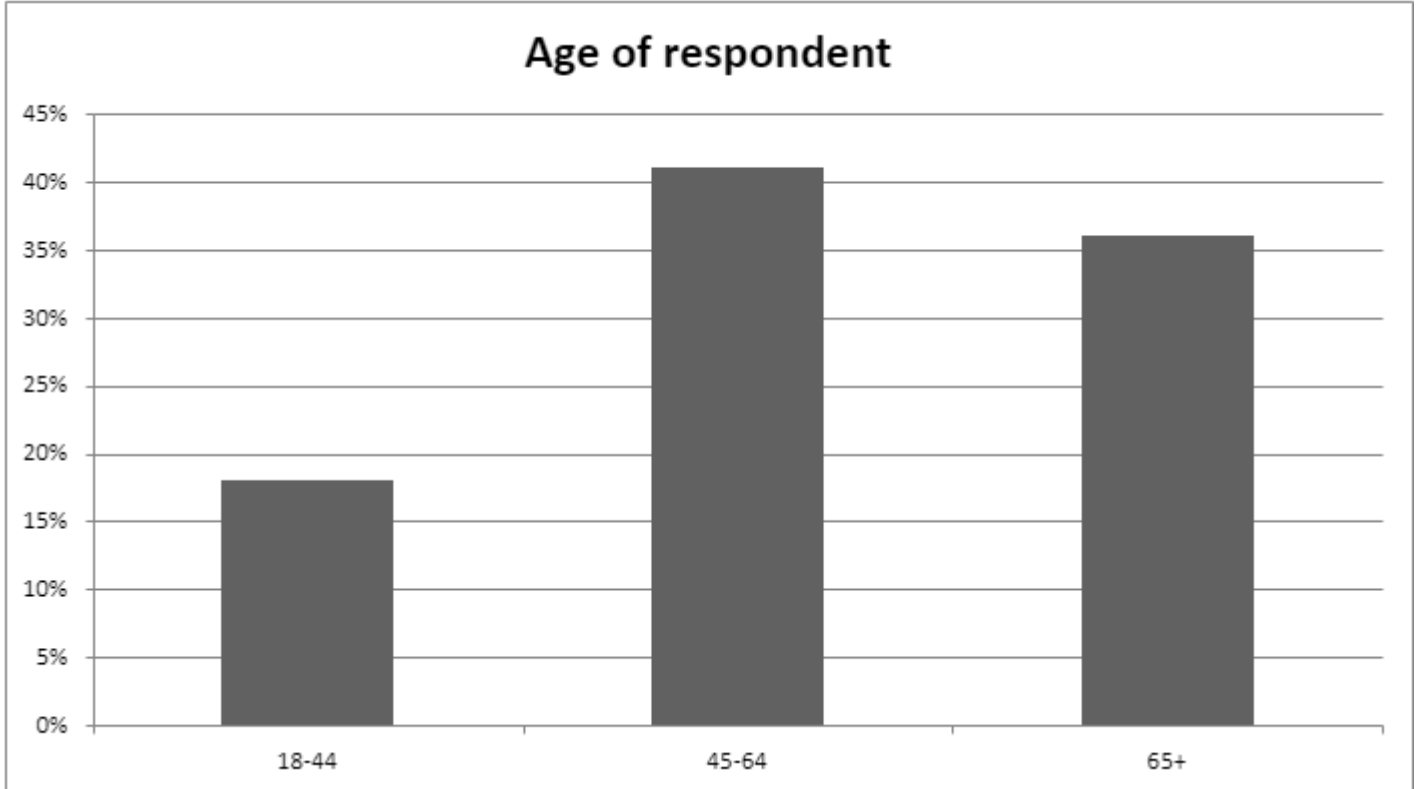
The chart below indicates the length of time that respondents have lived in their current home. It shows that 56% of the respondents have lived in the parish for more than ten years, which is appropriate for the high levels of owner occupation among survey respondents:

Chart 2



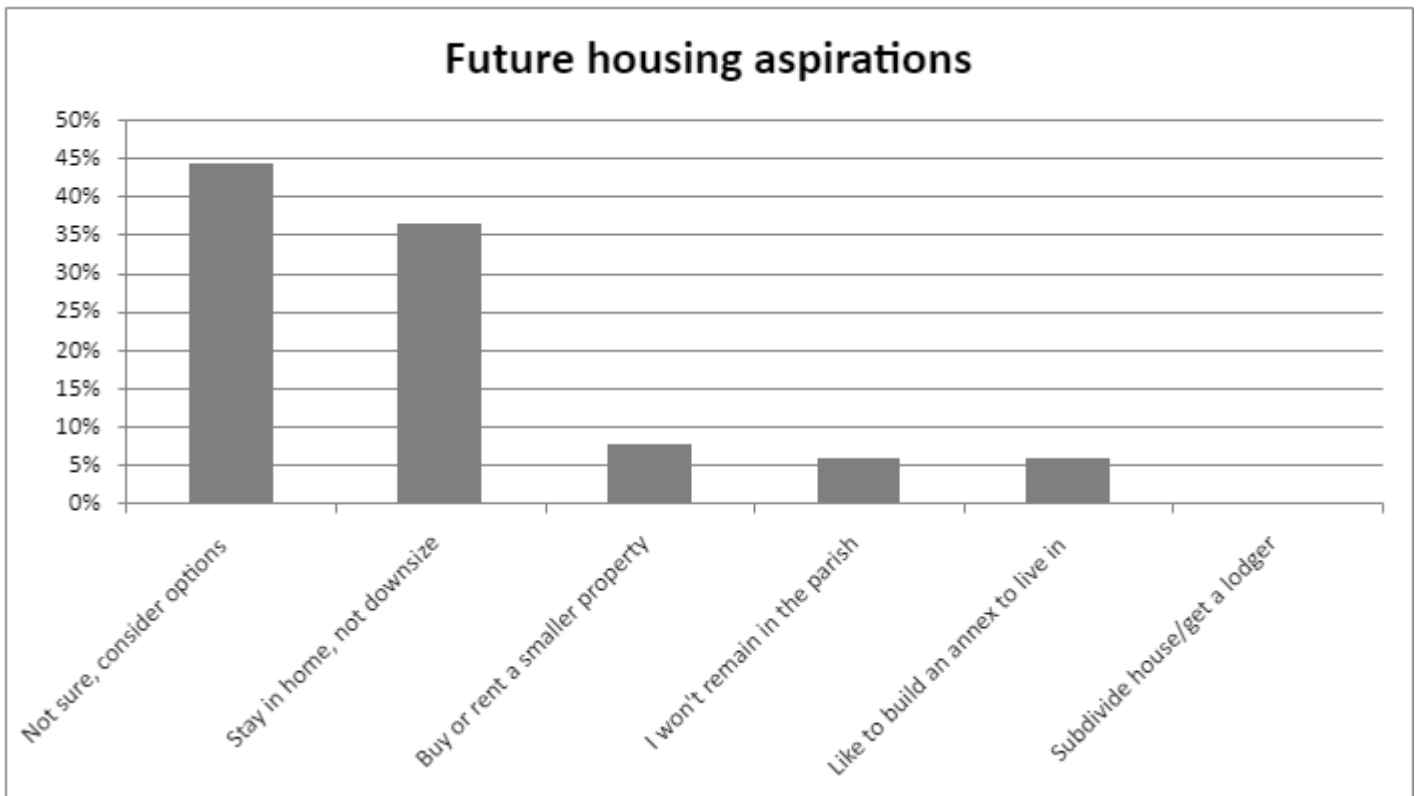
The chart below reflects the age range of respondents to this survey which shows a representation across all age ranges in Brinkworth. 18% of respondents were between 18 and 44 years of age, 41% being aged 45 to 64 and 36% over 65 years of age. 5% of respondents did not wish to answer the question.

Chart 3



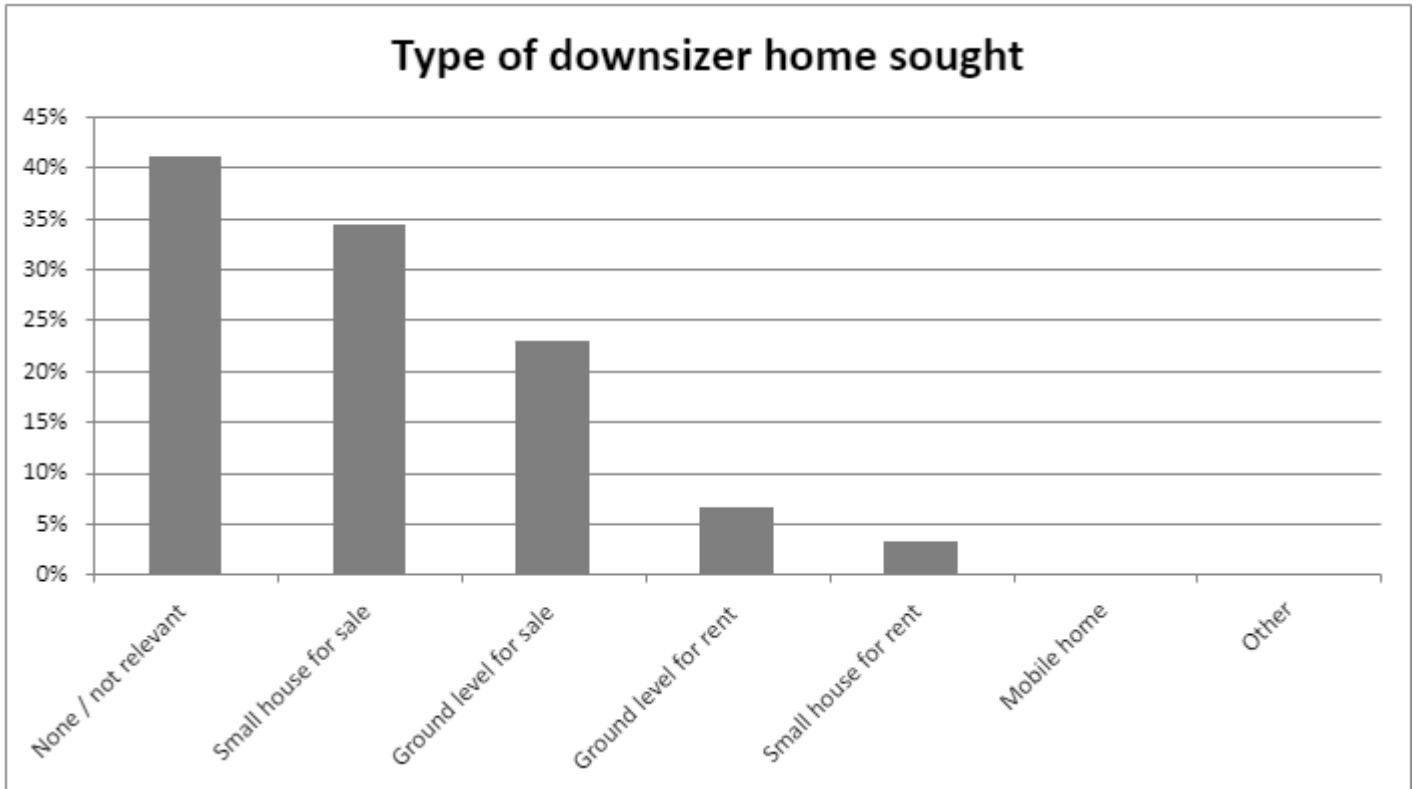
Many respondents to the survey lived in large family homes, with 56% of respondents having four or more bedrooms in their property. 32% had three bedrooms and 12% lived in homes with two bedrooms. There were no respondents to the survey who declared having 1 bedroom or a studio.

Chart 4



The above chart indicates that whilst 37% of those respondents wish to remain in their home and not downsize 44% would consider their options in the future.

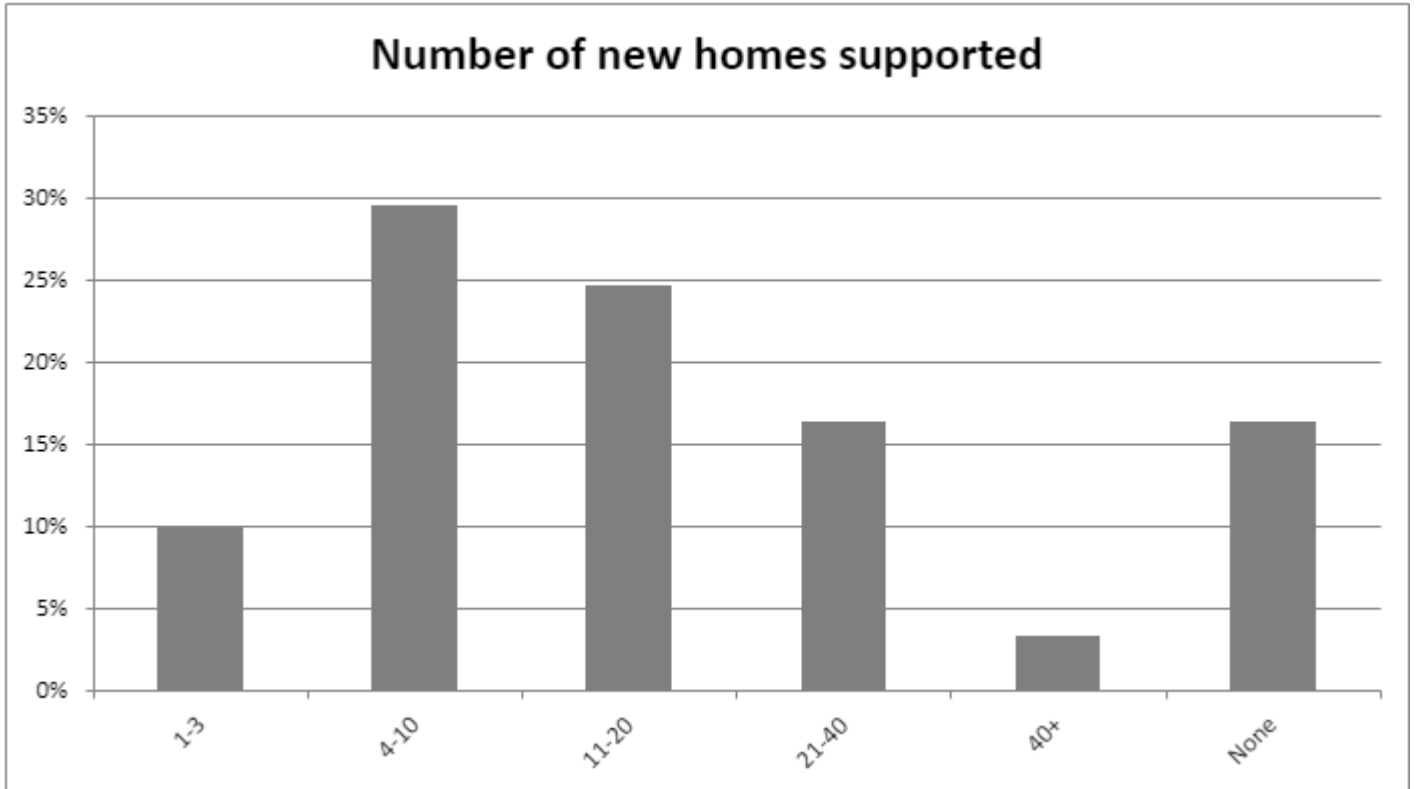
Chart 5



The preferences of those respondents who would consider down-sizing are shown in chart 5.

Respondents were then asked how many new homes they would support being built in the parish. The most popular option (30% of respondents) being for between four and ten new homes. 16% of respondents were opposed to new housing in Brinkworth parish:

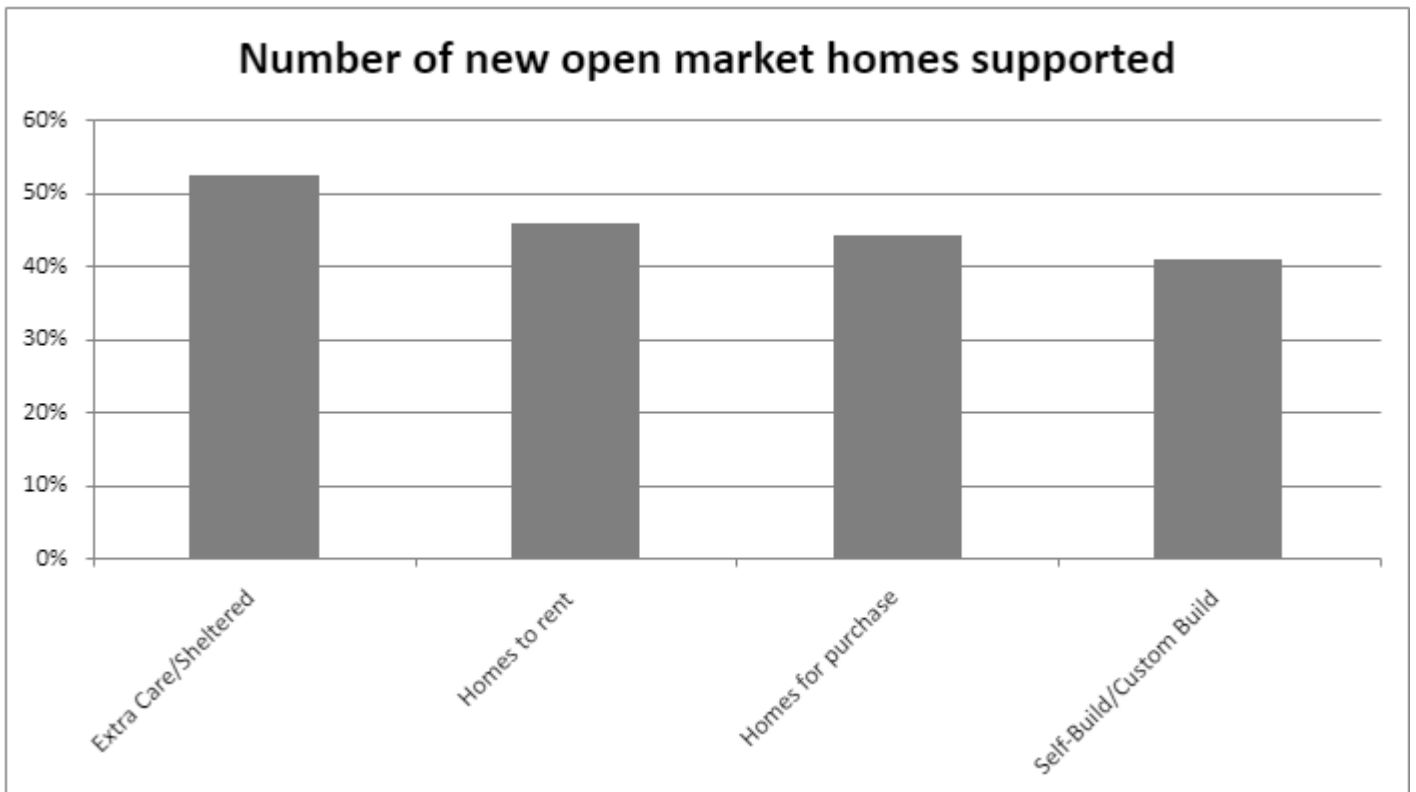
Chart 6



Respondents to this section were asked what types of housing development they would support.

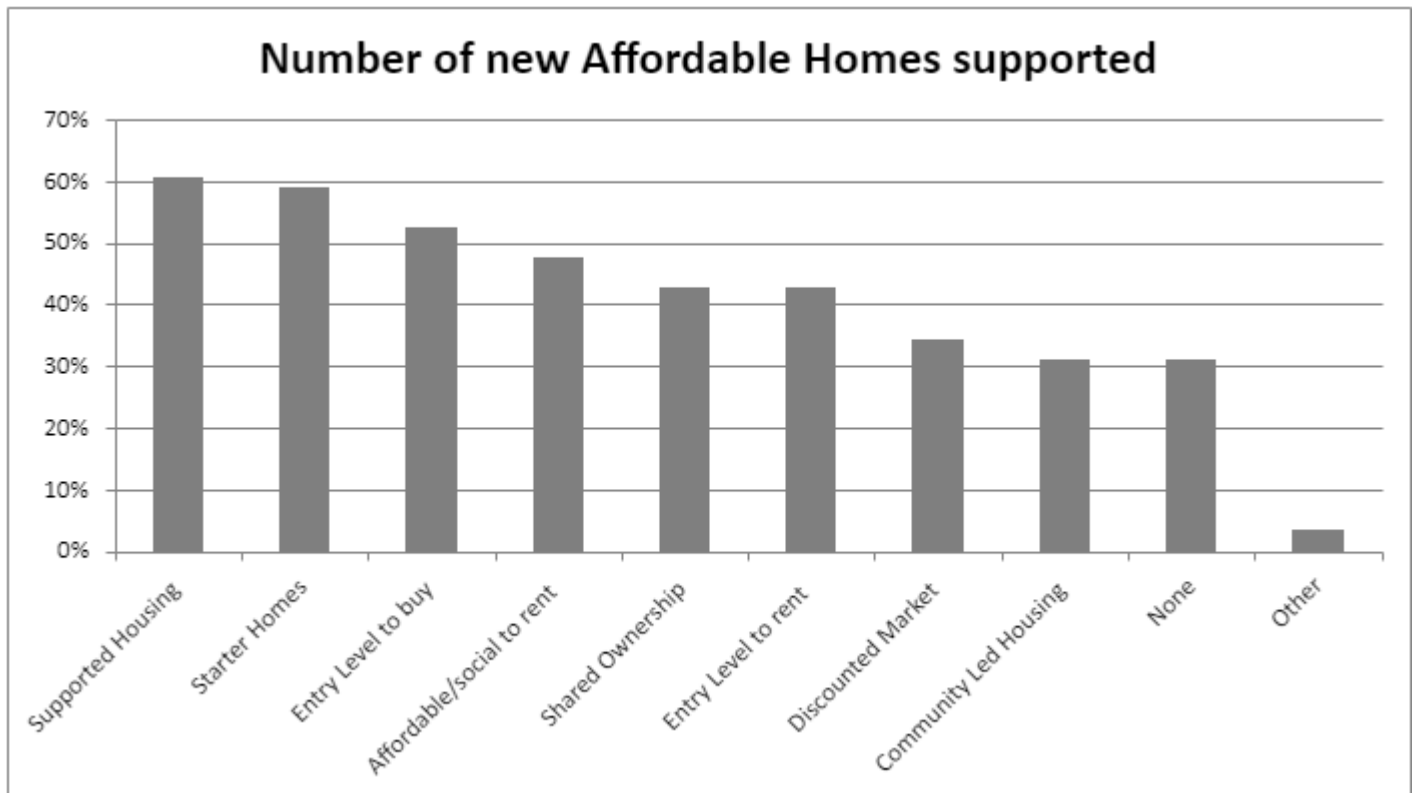
The types of open market homes considered most needed in Brinkworth by the survey respondents were extra care/sheltered accommodation (52%), homes for rent (46%), open market homes for purchase (44%), and self/custom build (41%).

Chart 7a



The types of affordable homes considered most needed in Brinkworth by the survey respondents were supported housing (61%) and starter homes (59%). More than one answer could be given:

Chart 7b



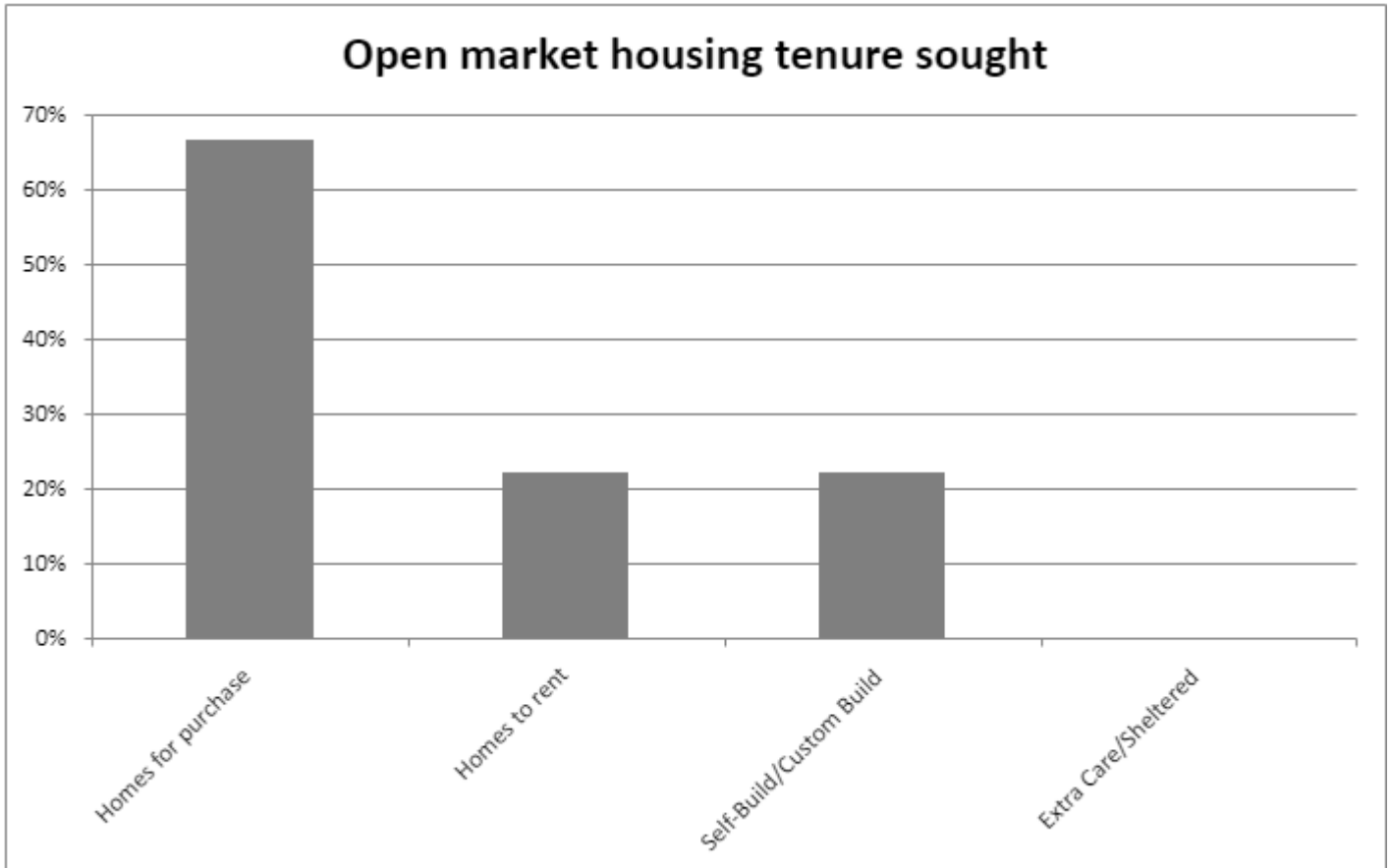
Part two – Households requiring accommodation in the parish

This section of the report looks initially at all the responses to section two of the survey 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 Brinkworth are then made in order to describe in more detail the need for specifically affordable (i.e. non-market) housing.

Nine respondents replied to this section of the survey, indicating their need for housing in Brinkworth. 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) home is overcrowded (three households) and to provide support to family members (2 households). More than one answer could be given.

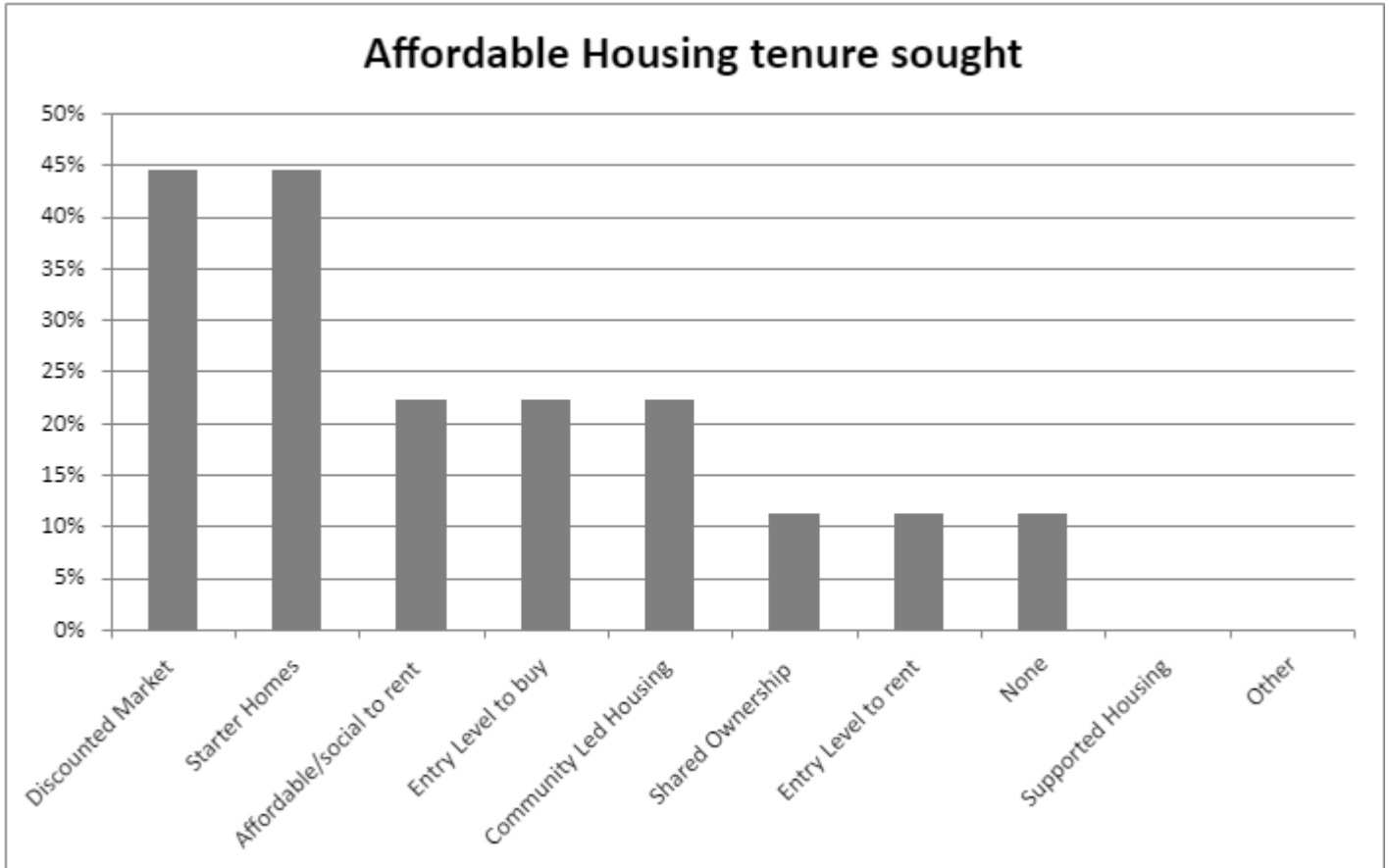
The respondents requiring accommodation in the parish were asked what type of open market tenure they sought. The need for homes for purchase on the open market was the most desired by 67% of respondents. Following that homes to rent 22%, and self and custom build 22%. Households could indicate more than one response:

Chart 8a



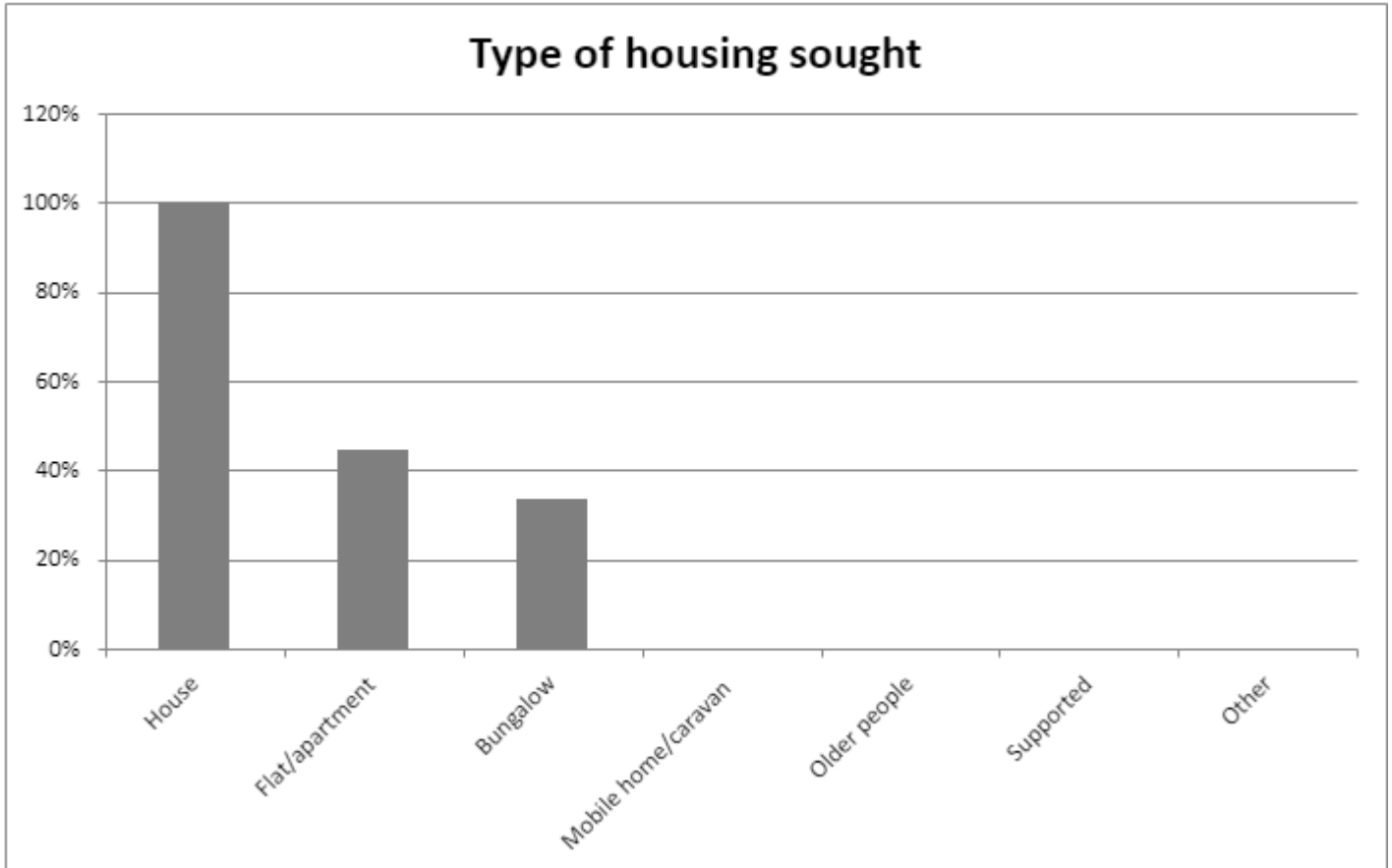
The respondents requiring accommodation in the parish were asked what type of affordable housing tenure they sought. 44% of respondents indicated discounted market homes and starter homes as a preference. Households could indicate more than one response:

Chart 8b



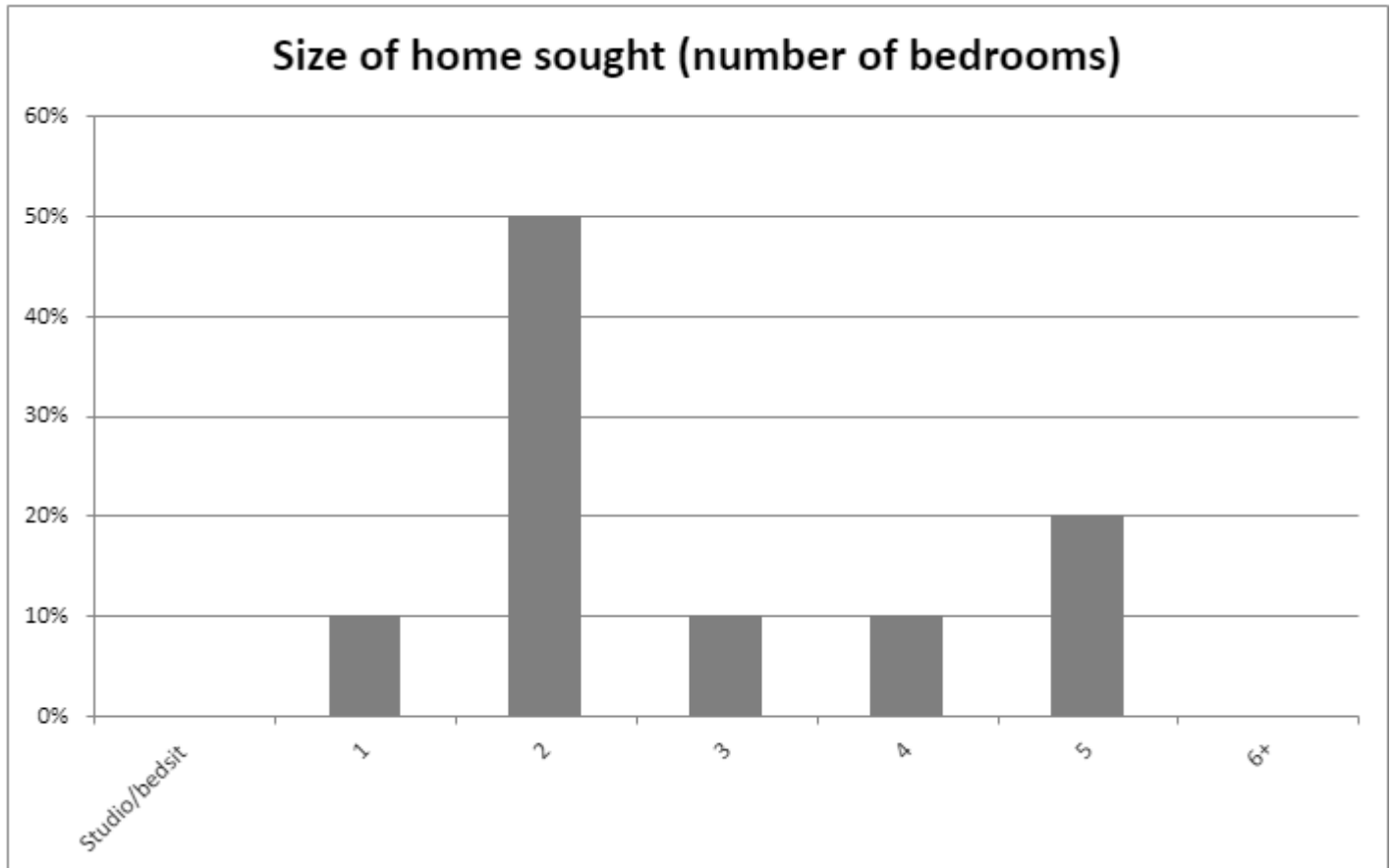
Respondents to this section were also asked what type of housing they required. The most sought-after type was a house by 100% of respondents, this was followed by flat/apartment 44% and at 33% bungalow. More than one answer could be given.

Chart 9



In terms of size, respondents expressed a desire for all sizes of property with the exception of a studio or a six-bedroom property however the most popular size desired by 50% of respondents was for two bedrooms.

Chart 10



The respondents were then asked if there was existing suitable accommodation in the parish to move into, to which 90% responded no. 10% stated don't know.

To assess the need for **affordable** housing in Brinkworth, 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.

One of the households responding to this section of the survey reported having equity in an existing property. Estimated levels of savings among the respondents were mixed with five households declaring savings. The mean savings level for the respondents who declared savings was in the £5000 to £9999 bracket.

All of the nine households reported having a household income. The mean gross income reported by the respondents was **£26,000pa**.

Comparing income, savings and equity levels with affordability in Brinkworth suggests that **six** 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 Brinkworth, presented in Section 8.

The remaining three households have not been included in the recommendations of this report for a variety of reasons. One of these households stated a clear aspiration to buy but lacked the necessary income required. Two households indicated a desire to purchase open market housing and on assessing levels of equity, savings and income, an open market purchase was achievable to these households. Their expressed need was for open market four bedroom homes to purchase.

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 Brinkworth area.⁴

| Property Type | November 2021 to November 2022 |
|-------------------------|---------------------------------------|
| Flat/1 Bedroom | £147,734 |
| Terrace/2 Bedroom | £251,300 |
| Semi Detached/3 Bedroom | £313,369 |
| Detached/4 Bedroom | £586,347 |

Example calculation for a mortgage

Typically, a household making an application can obtain a mortgage of 4.5 times their annual income. Households would generally expect to need a deposit of around 15% of the total price.

If an average terraced/2-bedroom property sold in the area cost £251,300 then a household may require £37,695 as a deposit. Annual household income would have to be at least £53,401. The Annual Survey of Hours and Earnings indicates that the gross annual median income of full time employed persons in Wiltshire in 2021 was £31,756.⁵

Example calculation for a Shared Ownership scheme

A household eligible for a home offered under the Shared Ownership scheme has the potential to buy a share in a property between 10% - 75% of the purchase price and then pay a low-cost rent on the remaining share. A mortgage deposit of 5-10% of the value of the share will be required.

An average terraced property to the value of £251,300 for a shared ownership property with a 10% (£25,130) share may require a 10% mortgage deposit of £2513 with rent to pay on the remaining share.

- The sale prices above are from the local post code area. It is recognised that homes in rural parishes will have higher prices than those in the towns in the same post code. The value of a particular size of property in a village may vary to a wider degree than in a town and may be subject to a much lower turnover. Therefore, it would be difficult to establish comparative prices for homes for sale in a village alone.

⁴ House price estimates from [HM Land Registry Open Data](#). Please note that the SN15 postcode covers a wider area than Brinkworth parish and that there may be significant internal variation in house prices.

⁵ Annual Survey of Hours and Earnings, 2021, resident analysis. Gross annual pay of full time employed persons resident in Wiltshire, <https://www.nomisweb.co.uk/datasets/asher>. 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.

- In respect of rent affordability calculations, the starting point for these calculations is 80% of open market rents in the area. The average open market rents in the parish might relate to properties with a larger floor area and surrounding grounds, rather than the average within the area that the local market rent is calculated by. Homes specifically built as affordable housing would be delivered at a more standard specification, keeping the values lower.
- It would be unlikely that a household would be able to purchase a property on the open market in this parish without a large deposit, some equity in an existing property or a substantial income.
- First time buyers seeking open market housing 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 October 2022, there was one household on the Wiltshire Council Housing Register seeking housing in Brinkworth parish. This household is seeking 1-bedroom accommodation.
- The 2011 Census recorded twenty-nine social homes in the parish.⁶ These properties represent 5.9% of the total housing in Brinkworth, which is lower than the Wiltshire affordable housing average of 14.7%.⁷
- The social housing in Brinkworth had a 14% re-let rate. In the past year four social homes were re-let in the parish.⁸
- The levels and turnover of social housing in the parish suggest that **few** of the households joining the register and in need of affordable accommodation could meet their needs through accessing the existing social housing of the parish.

⁶ Table QS405EW, 2011 Census: Tenure – Households, English parishes / Welsh communities.

⁷ Table QS405EW, 2011 Census: Tenure – Households, local authorities in England and Wales.

⁸ 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, or changes to households' sizes or health needs for example. The recommendations may not represent the parish's full housing need as responses were not received from every household. 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 ⁹

- 1 x one bedroom home
- 1 x two bedroom home
- 1 x four bedroom home

Shared ownership / discount market homes¹⁰

- 2 x two bedroom homes

Sheltered housing for older people

- 1 x sheltered accommodation/ground floor home

⁹ 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.

¹⁰ 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.