

Housing Needs Assessment Summary

Broad Hinton, Winterbourne Bassett and Uffcott Neighbourhood
Plan Steering Group

July 2023

Context

- The Steering Group commissioned a Housing Needs Assessment (HNA) through AECOM to assess the need for housing in the parish
- The HNA is a desktop study using a number of data sources and analysis methodologies agreed with Locality
- The report was finalised in May 2023 following review by the Steering Group and now forms one of the primary evidence sources for our Plan
- This presentation summarises the key conclusions in the HNA as well as some interpretation by the Steering Group in the blue panel on the left of each slide

See glossary at the end of this presentation for definitions of affordable housing terms



Affordability and Affordable Housing

Aims were

- To establish the existing **tenure** of homes within the Neighbourhood Area (NA) at present (owner occupied, private rented, social/affordable rented, shared ownership);
- To examine the **affordability** of different tenures by considering house prices, rents, local incomes and earnings; and
- To estimate the scale of **need** for Affordable Housing, including the need for those who cannot afford to rent and those who cannot afford to buy.

Current Tenure Profile

Relatively high proportion of households own their home and social rented proportion is relatively low.

Social rented households are also reducing – Registered Providers are selling off their properties.

Table 4-1: Tenure (households) in the NA and comparator geographies, 2021

Tenure	NA	Wiltshire	England
Owned	75.2%	66.8%	61.3%
Shared ownership	0.6%	1.2%	1.0%
Social rented	7.3%	14.5%	17.1%
Private rented	16.8%	17.5%	20.6%

Sources: Census 2021, AECOM Calculations

Table 4-2: Tenure change (households) in the NA, 2011-2021

Tenure	2011	2021	% change
Owned	235	246	+4.7%
Shared ownership	1	2	+100.0%
Social rented	26	24	-7.7%
Private rented	49	55	+12.2%

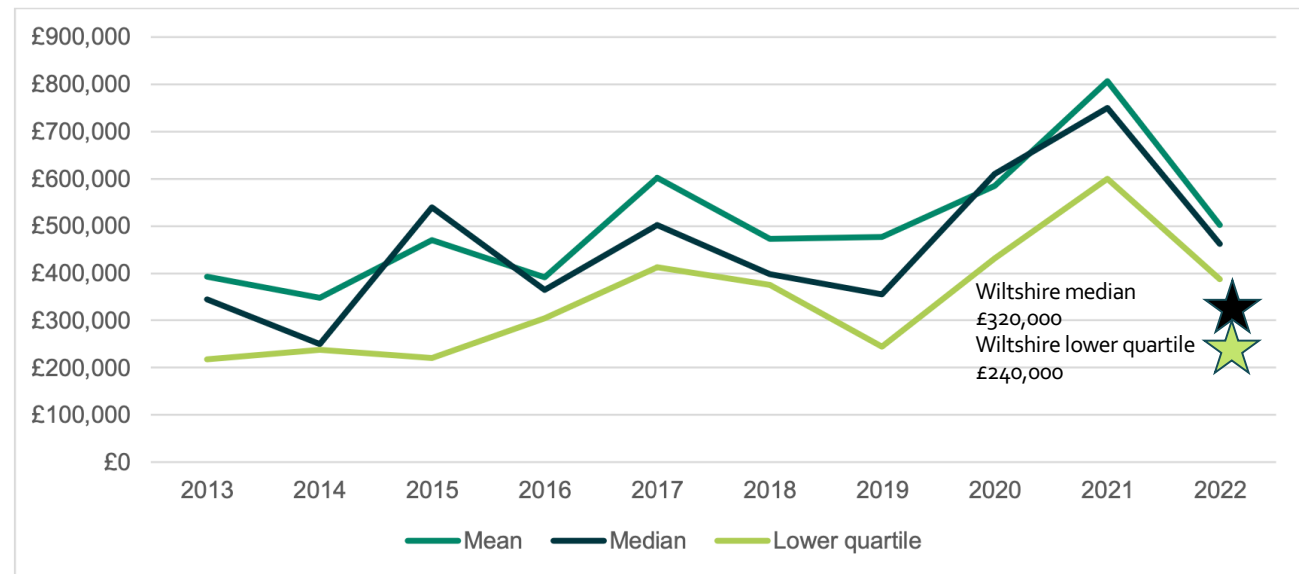
Sources: Census 2021 and 2011, AECOM Calculations

Affordability: House Prices

House prices are significantly above the Wiltshire average

Fluctuations year-to-year are due to limited sales within our Neighbourhood Area (NA)

Figure 4-1: House prices by quartile in the NA, 2013-2022



Source: Land Registry PPD

Affordability: Income

Market Housing requires annual income 2.5x average to afford 90% loan-to-value mortgage

Private Market Rental is affordable to average income earners, but those on lower quartile (LQ) income would have to rely on Affordable Rented Housing

To allow average income households to own, we need First Homes or Shared Ownership at high discounts

Table 4-5: Affordability thresholds in the NA (income required, £)

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £48,300	Affordable on LQ earnings (single earner)? £13,788	Affordable on LQ earnings (2 earners)? £27,576
Market Housing						
Median House Price	£416,475	-	£118,993	No	No	No
Estimated NA New Build Entry-Level House Price	£387,979	-	£110,851	No	No	No
LQ/Entry-level House Price	£348,750	-	£99,643	No	No	No
LA New Build Median House Price	£320,396	-	£91,542	No	No	No
Average Market Rent	-	£12,876	£42,920	Yes	No	No
Entry-level Market Rent	-	£11,172	£37,240	Yes	No	No
Affordable Home Ownership						
First Homes (-30%)	£271,585	-	£77,596	No	No	No
First Homes (-40%)	£232,787	-	£66,511	No	No	No
First Homes (-50%)	£193,989	-	£55,426	No	No	No
Shared Ownership (50%)	£193,989	£5,389	£73,388	No	No	No
Shared Ownership (25%)	£96,995	£8,083	£54,656	No	No	No
Shared Ownership (10%)	£38,798	£9,699	£43,417	Yes	No	No
Affordable Rented Housing						
Affordable Rent	-	£6,682	£22,251	Yes	No	Yes
Social Rent	-	£5,261	£17,519	Yes	No	Yes

Source: AECOM Calculations

Affordable Housing Need

Affordable Rented Housing need is modest and is primarily to address those that can't afford Private Rented Housing

Affordable Home Ownership need is high, though many of these households are already housed in Private Rented sector or Affordable Rented sector.

Affordable Home Ownership would also allow young families to move into the Neighbourhood Area and re-balance demographics

Table 4-8: Estimate of potential demand for Affordable Housing in the NA over the plan period, pro-rated to sub-areas

Area	Proportion of NA population	Affordable Rented Housing Need (2023-2038)	Affordable Home Ownership Demand (2023-2038)
NA	100.0%	5.4	33.8
Broad Hinton & Uffcott	81.0%	4.4	27.4
Winterbourne Bassett	19.0%	1.0	6.4

Source: AECOM calculations, Census 2021

Affordable Housing: Suggested Mix

Wiltshire Emerging Local Plan mandates 40% Affordable Housing on rural sites of 5 or more homes

Of which, tenure mix is 65% Affordable Housing for Rent, 25% First Homes and 10% Shared Ownership

This is similar to AECOM's suggested mix as in this table. New Local Plan would take precedent, though the mix can be negotiated to reflect local need.

Table 4-9: Indicative tenure split (Affordable Housing)

Tenure	Indicative mix	Considerations and uncertainties
Routes to home ownership, of which	40%	
First Homes (50% discount)	25%	Product untested so uncertainties around viability, developer, lenders and buyer appetite etc.
Shared ownership (10% equity)	10%	Recently confirmed changes to the model to allow purchases of 10% share – impact on viability unknown. RPs business plans currently reliant on shared ownership model. Impact of displacement by First Homes unknown.
Rent to Buy	5%	Emerging product with popularity and effectiveness as yet unknown. Impact of displacement by First Homes unknown.
Affordable Housing for rent, of which	60%	
Social rent	To be set by Registered Providers	Uncertain how much funding available to support this tenure in local area. Uncertain whether RPs willing to own/manage stock in this area.
Affordable rent	To be set by Registered Providers	Uncertain whether RPs willing to own/manage stock in this area.

Source: AECOM calculations

Affordable Housing: Quantity

AECOM's report does not assess quantity, only mix. At the time of publishing they used the Wiltshire allocated total of 25.

This addresses the Affordable Rented Housing need but not the Affordable Home Ownership need.

We may therefore need to use Rural Exception Sites and/or Community Land Trusts to increase the proportion of Affordable Home Ownership

Table 4-10: Estimated delivery of Affordable Housing in the NA

	Step in Estimation	Expected delivery
A	Emerging Local Plan target	25
B	Affordable housing quota (%) in LPA's Local Plan	40%
C	Potential total Affordable Housing in NA (A x B)	10
D	Rented % (e.g. social/ affordable rented)	60%
E	Rented number (C x D)	6
F	Affordable home ownership % (e.g. First Homes, Rent to Buy)	40%
G	Affordable home ownership number (C x F)	4

Source: AECOM estimate based on LPA's affordable housing policies, AECOM's indicative tenure mix

NPSG Notes

This number will now be determined by our need

Mandated in Emerging Local Plan for developments of 5 or more homes

65% in Emerging Local Plan

35% in Emerging Local Plan



Type and Size

Aims were

- To establish what **mix** of housing exists in the NA at present;
- To describe characteristics of the local **population** that are relevant to housing need; and
- To look to the **future**, considering how the population is likely to evolve and what mix of homes would be most appropriate to build.

Mix: Dwelling Type

No significant change in number of dwellings in last 10 years - variations may be inconsistencies in census data entry

Significantly greater number of detached dwellings vs Wiltshire average. This partly drives the high house prices.

Table 5-1: Accommodation type, NA, 2011-2021

Type	2011	%	2021	%
Detached	213	63.6%	219	67.0%
Semi-detached	89	26.6%	78	23.9%
Terrace	28	8.4%	23	7.0%
Flat	4	1.2%	7	2.1%
Total	335	-	327	-

Source: ONS 2021 and 2011, VOA 2021, AECOM Calculations

Table 5-2: Accommodation type, various geographies, 2021

Type	NA	Wiltshire	England
Detached	67.0%	35.2%	22.9%
Semi-detached	23.9%	31.8%	31.5%
Terrace	7.0%	20.7%	23.0%
Flat	2.1%	11.6%	22.2%

Source: Census 2021, AECOM Calculations

Mix: Dwelling Size

Slight increase in dwelling size in last 10 years - variations may be inconsistencies in census data entry

Significantly greater 4+ bedroom homes than Wiltshire average. This partly drives the high house prices.

Table 5-4: Dwelling size (bedrooms), NA, 2011-2021

Number of bedrooms	2011	%	2021	%
1	8	2.5%	9	2.7%
2	49	15.3%	42	12.8%
3	101	31.5%	109	33.2%
4+	163	50.8%	168	51.2%
Total	321	-	328	-

Source: ONS 2021 and 2011, AECOM Calculations

Table 5-5: Dwelling size (bedrooms), various geographies, 2021

Number of bedrooms	NA	Wiltshire	England
1	2.7%	7.4%	11.6%
2	12.8%	24.1%	27.3%
3	33.2%	40.0%	40.0%
4+	51.2%	28.5%	21.1%

Source: Census 2021, AECOM Calculations

Population: Age

Our population is ageing and the number of children is reducing which will mean reducing classroom sizes in our primary school.

Our population is also shrinking as homes have lower occupancy.

Table 5-7: Age structure of NA, 2011 and 2021

Age group	2011 (Census)		2021 (Census)		Change
0-14	147	18.2%	104	13.4%	-29.3%
15-24	69	8.5%	67	8.6%	-2.9%
25-44	155	19.2%	130	16.7%	-16.1%
45-64	298	36.9%	288	37.0%	-3.4%
65-84	127	15.7%	168	21.6%	32.3%
85 and over	13	1.6%	21	2.7%	61.5%
Total	809	-	778	-	-3.8%

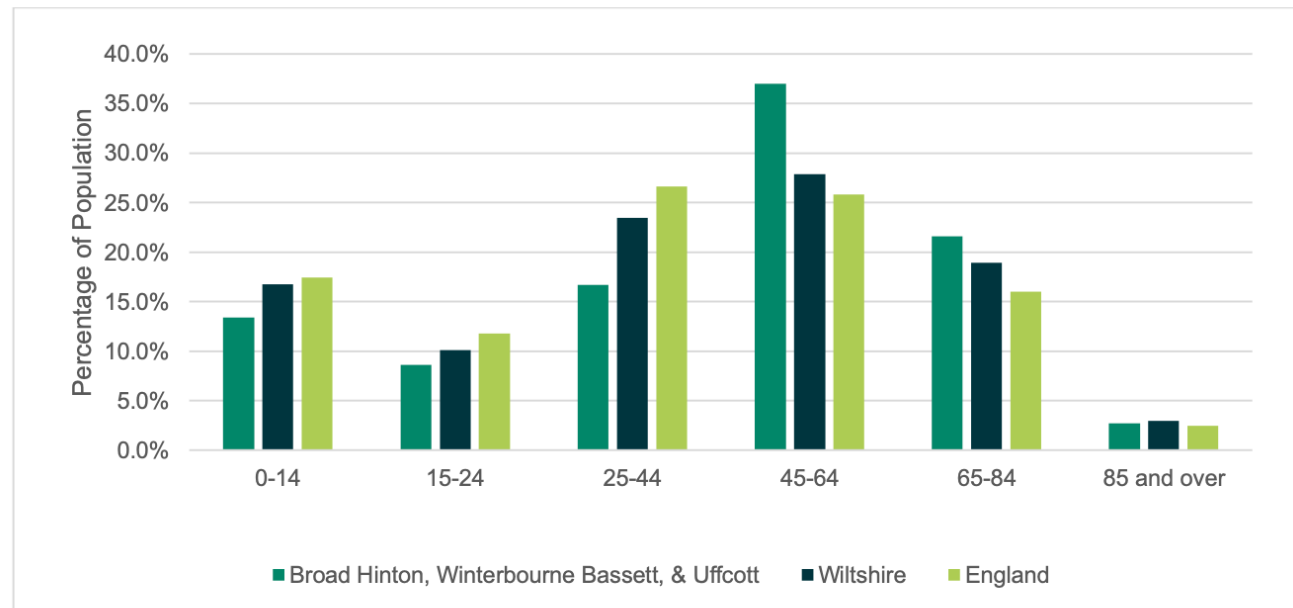
Source: ONS 2011, ONS 2021, AECOM Calculations

Population: Age

Our population is also on average older than the Wiltshire and England averages.

This means there are likely young families living nearby that may want to move into our parish.

Figure 5-1: Age structure, various geographies 2021



Source: ONS 2021, AECOM Calculations

Population: Household Composition

There is a lower proportion of one-person households and a higher proportion of couples with no children than the Wiltshire average.

In the last 10 years the number of families with dependent children has reduced by 17% compared to a slight increase in Wiltshire.

There was also a significant growth in households with non-dependent children, which highlights the need for Affordable Homes for first time buyers

Table 5-9: Household composition, NA and various geographies, 2021

Household composition		NA	Wiltshire	England
One person household	Total	21.6%	28.2%	30.1%
	Aged 66 and over	11.1%	13.9%	12.8%
	Other	10.5%	14.3%	17.3%
One family only	Total	74.3%	67.2%	63.1%
	All aged 66 and over	11.1%	12.0%	9.2%
	With no children	24.6%	19.4%	16.8%
	With dependent children	23.4%	25.5%	25.8%
	With non-dependent children ¹⁰	11.1%	9.9%	10.5%
Other household types	Total	4.2%	4.6%	6.9%

Source: ONS 2021, AECOM Calculations

Population: Occupancy Ratings

There is a much higher proportion of homes with two or more surplus bedrooms than in Wiltshire and it has also increased in the last 10 years.

The few that are over-occupied have non-dependent children living at home. Again highlighting the need for Affordable Homes to allow those adult children to move into their own home.

Making 'downsizing' homes available would potentially also help improve occupancy levels.

Table 5-10: Occupancy rating by age in NA, 2011

Household type	+2 rating	+1 rating	0 rating	-1 rating
Family 65+	79.4%	17.6%	2.9%	0.0%
Single person 65+	58.1%	35.5%	6.5%	0.0%
Family under 65 – no children	84.2%	12.6%	3.2%	0.0%
Family under 65 – dependent children	48.9%	30.9%	20.2%	0.0%
Family under 65 – adult children	40.0%	40.0%	15.0%	5.0%
Single person under 65	79.3%	17.2%	3.4%	0.0%
All households	64.8%	23.4%	11.2%	0.6%

Source: ONS 2011, AECOM Calculations

Table 5-11: Occupancy rating in NA, 2011 and 2021

Household type	+2 rating	+1 rating	0 rating	-1 rating
2011 NA	64.8%	23.4%	11.2%	0.6%
2021 NA	66.2%	24.2%	8.8%	0.9%
2021 Wiltshire	45.6%	32.9%	19.7%	1.8%

Source: ONS 2011, ONS 2021, AECOM Calculations

Future: Age

Population growth is expected to primarily come from the 65+ age group.

To create a sustainable community we would like to offset this trend by attracting in more younger families and allowing non-dependent adults to leave their family home and start their own home in the parish.

Table 5-12: Projected age of households, NA, 2011 – 2038

Year	24 and under	25 to 34	35 to 54	55 to 64	65 and over
2011	3	16	138	74	90
2038	3	17	132	83	160
% change 2011-2038	-14%	+7%	-4%	+13%	+78%

Source: AECOM Calculations

Future: Dwelling Size Mix

Results of baseline model to predict future dwelling size need.

Smaller homes would help address affordability, whether delivered as Affordable Homes or Market Housing.

'Downsizers' typically need less bedrooms but many will still want large room sizes, so some of these may be of a non-standard layout.

No specific guidance provided by AECOM on type of these dwellings.

Table 5-13: Suggested dwelling size mix to 2038, NA

Number of bedrooms	Current mix (2011)	Suggested mix (2038)	Balance of new housing to reach suggested mix
1	2.5%	7.3%	16.3%
2	15.3%	23.6%	34.3%
3	31.5%	41.7%	49.5%
4	31.2%	20.7%	0.0%
5+	19.6%	6.7%	0.0%

Source: AECOM Calculations



Specialist Housing for Older People

Aims were

- To review the **current provision** of specialist housing in the NA;
- To estimate the **potential demand** for this form of accommodation with reference to the projected growth in the older population and current rates of mobility limitation; and
- To discuss the potential for meeting this need through adaptations to the mainstream stock and other **additional considerations**.

Demographics

Assumption is that current 75+ age group are suitably accommodated either because their homes have been adapted or they do not require adaptations.

Projections show that the 75+ age group will increase by 47 people by 2038.

Table 6-1: Modelled projection of older population in the NA and Wiltshire by end of Plan period

Age group	2021		2038	
	NA	Wiltshire	NA	Wiltshire
All ages	778	510,333	830	544,419
75+	83	52,827	130	82,521
%	10.7%	10.4%	15.6%	15.2%

Source: ONS SNPP 2020, AECOM Calculations

Tenure

The 47 additional individuals aged 75+ would occupy 34 dwellings.

Many of those would continue to occupy the home they live in today, but some will require new specialist accommodation.

Table 6-2: Tenure of households aged 55-75 in Wiltshire (2011) and projected aged 75+ in NA (2038)

	All owned	Owned outright	Owned (mortgage) or Shared Ownership	All Rented	Social rented	Private rented	Living rent free
Wiltshire (2011)	80.2%	56.2%	24.1%	19.8%	11.7%	6.6%	1.4%
NA (2038 projection)	27	19	8	7	4	2	0

Source: Census 2011

Specialist Housing Need

AECOM estimate that a total of 12 additional specialist housing will be needed by 2038.

Some of that may be delivered through adaptations to existing homes but our Plan should consider delivering some through new development.

Housing with care means independent living with 24-hour access to support services and staff, and meals are often available.

Table 6-3: AECOM estimate of specialist housing need for older people in the NA by the end of the Plan period

Type	Affordable	Market	Total
Housing with care	1	4	5
Adaptations, sheltered, or retirement living	2	5	7
Total	3	9	12

Source: Census 2011, AECOM Calculations

Wheelchair Use

Potential need for one new home that is wheelchair accessible within the plan period.

This would address the need for wheelchair use across all age groups, not just those aged 75+.

Table 6-5: Wheelchair use Nationally Applied to the NA

	Percentage in England	% applied to NA housing requirement figure (25 to end of plan period)
Households using wheelchair all the time	0.6%	0.2
Households using wheelchair either indoors or outdoors	3.0%	0.8

Source: Survey of English Housing 2018/19



Further Reading

Please review the full Housing Needs Assessment report which is available to download here:

<https://www.bhwbparishcouncil.org.uk/hna>

Glossary of Terms

- Affordable Housing – Housing for sale or rent, for those whose needs are not met by Market Housing
- First Homes – Available to buy at a discount of 30% to 50% of full market value. Initial sale price must not exceed £250,000. Purchasers must be first time buyers with income less than £80,000. Legal restrictions ensure the discount is retained for future occupants. Renting and sub-letting is not normally permitted.
- Shared Ownership – Purchaser buys an initial share in the property (with mortgage) between 10% and 75% and pays rent on the remainder of the share held by the provider. The share owned by the purchaser can be increased over time up to a maximum of 80% in rural parishes like ours. Available to first time buyers, previous home owners and council/housing association tenants with good credit rating and income less than £80,000.
- Rent to Buy – Through subsidy allows the occupant to save a portion of their rent which is intended to allow them to build up a deposit to eventually purchase their home with a mortgage (usually within 7 years). The income required is normally similar to market rent.
- Market Housing – Housing driven by open market for ownership or rental.
- Affordable Rented Housing – Rents are below 80% of market rent and may be subject to an additional cap to ensure it is affordable to those on housing benefit.
- Social Rented Housing – Homes are provided at the lowest rents. Rents reflect a formula based on property values and average earnings in an area, resulting in substantial discounts to market rents. There are strict eligibility criteria.