



Housing: Data

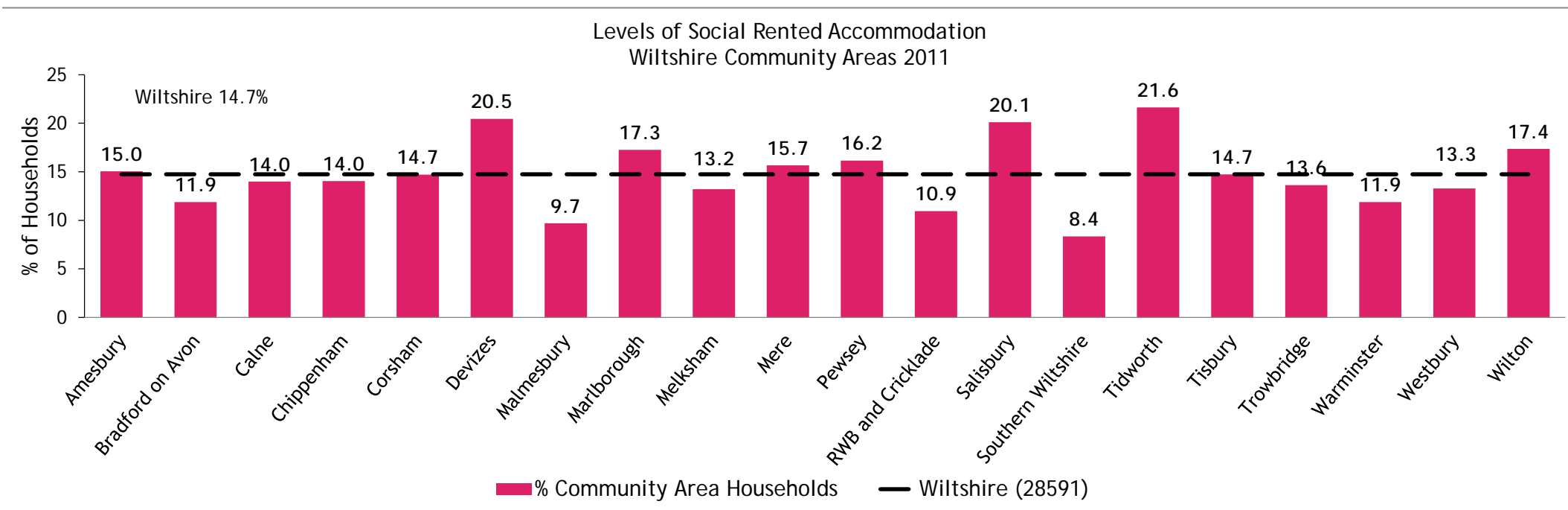
Housing is central to people's lives and is important to both physical health and well-being. Our overall aim is to ensure we deliver the right housing to meet the needs of Wiltshire residents. This involves making the best use of our current housing assets, delivering new housing where needed and addressing the housing problems currently facing residents such as affordability, sustainability and suitability.

It is important Wiltshire Council, together with our housing partners continue to deliver good quality and affordable homes in areas where people want to work and live, which in turn is important to Wiltshire's economic development and regeneration. Delivering the right accommodation in the right places helps people to sustain their accommodation for longer, resulting in less upheaval for families and is a positive factor in sustaining education and employment.

The following report provides comparative analysis of a range of key indicators relating to housing in Wiltshire and is intended as a resource to assist with the identification of local priorities at Community Area level. For each indicator, data for the most recent single year or aggregated time period is shown by Community Area and is compared against the overall Wiltshire benchmark. Where possible, Wiltshire level trend data has also been included and is shown against comparative regional and/or national benchmarks (where this information is available), in order to provide strategic context. It should be noted that as data has been drawn from multiple sources, comparator time periods may vary. The specific time periods used are detailed in the chart titles for each indicator and relevant data sources are contained in the commentary boxes accompanying each chart.

Social Housing

Delivery of new affordable homes continues to represent a challenge with public sector grant funding reducing and providers relying on private finance and disposals of existing stock to fund investment. The consequence of this is that providers need to invest more private finance per home, creating pressures on their capacity to deliver the number of homes required to meet need. In addition, as a substantial proportion of new affordable housing is delivered through planning agreements with private developers, the downturn in the economy has affected their ability to provide the full requirement on a number of sites. It is becoming particularly difficult to build specialist accommodation such as extra care housing for older people and adapted accommodation for people with disabilities and rural housing. These types of housing are higher risk for providers and cost more to deliver.

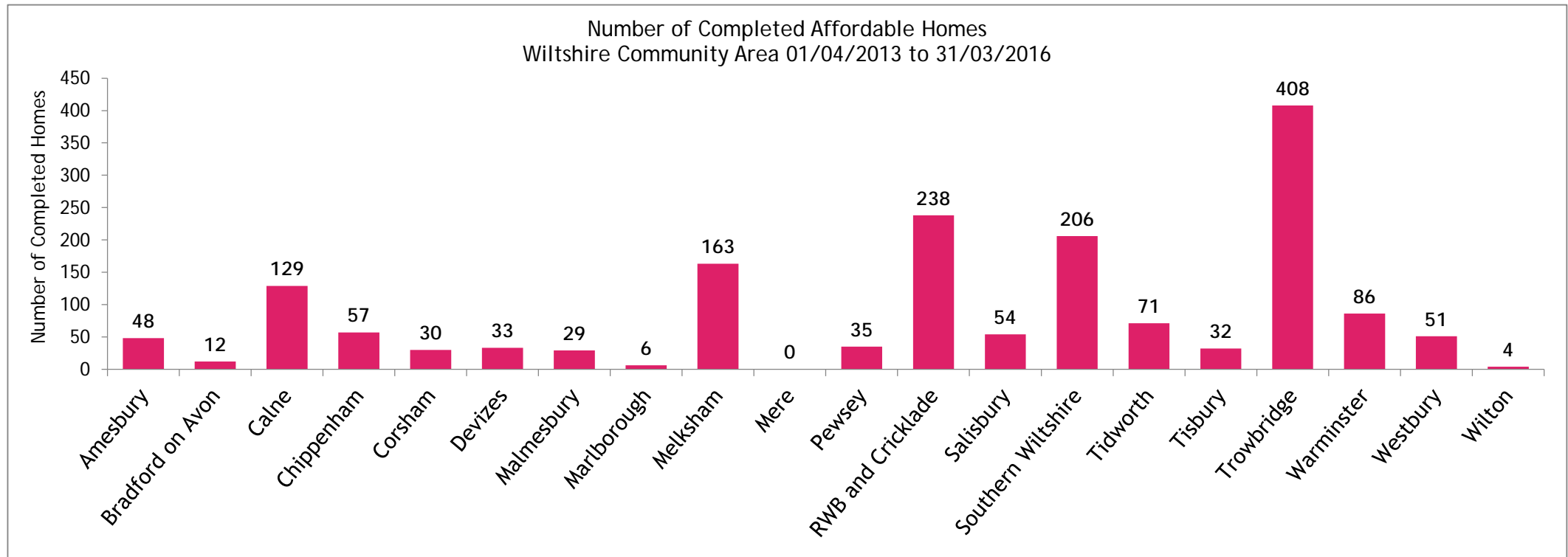


The 2011 census found that 14.7% of households (28,591) in Wiltshire are comprised of social rented accommodation. This is less than England 17.7% but higher than the South West 13.3%.

Over 20% of households in Tidworth, Devizes and Salisbury Community Areas are categorised as social rented accommodation. Less than 10% of households in Southern Wiltshire and Malmesbury Community Areas are classified as social rented accommodation.

Source: Census 2011

Social Housing

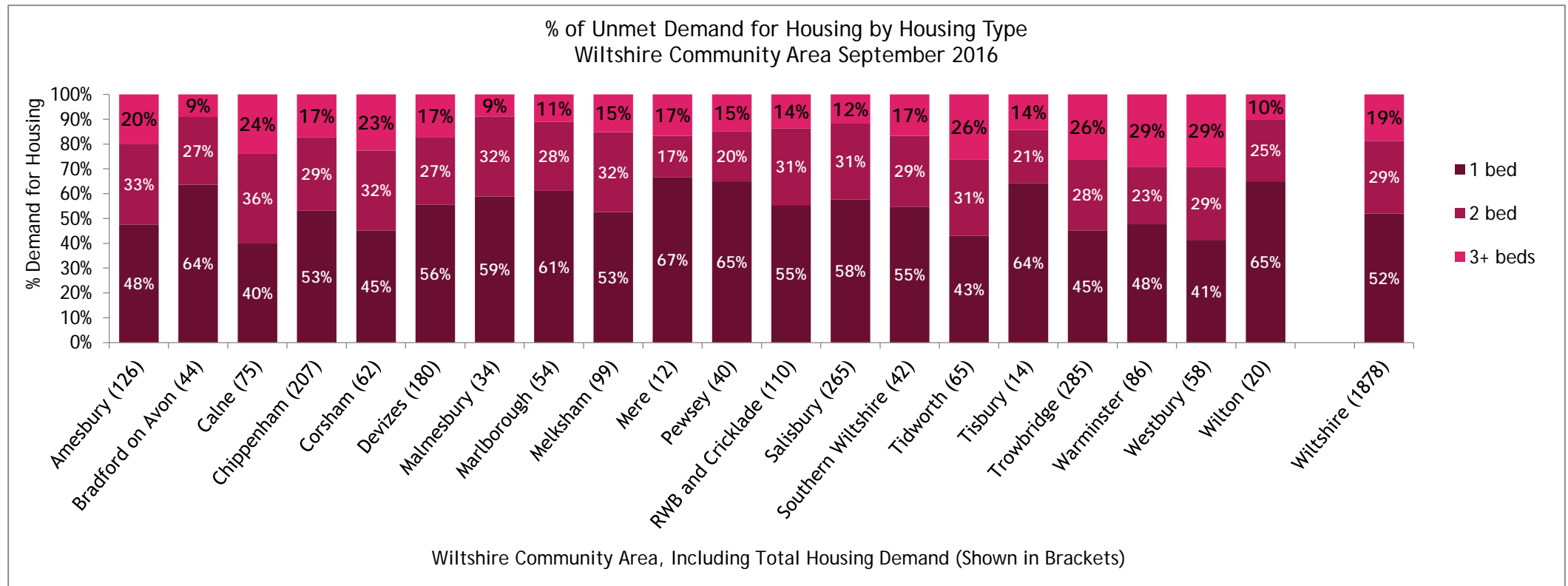


Affordable housing includes social rented, affordable rented and intermediate housing, provided to specified eligible households whose needs are not met by the market. Eligibility for affordable housing is linked to local incomes and local house prices. It can be a new-build property or a private sector property that has been purchased for use as an affordable home.

Between April 2013 and March 2016 1692 homes were completed in Wiltshire. Over 24% of this development has taken place in Trowbridge Community Area (408 homes). Developments in Royal Wootton Bassett and Cricklade and Southern Wiltshire cover over 10% each of the total completed affordable homes in the time frame. Mere, Wilton, Marlborough and Bradford on Avon Community Areas had less than 12 completions each over the same time period.

Source: Wiltshire Council April 2013 - March 2016

Social Housing



As of 09/09/2016 there were 1878 families waiting for their desired accommodation on the social housing register.

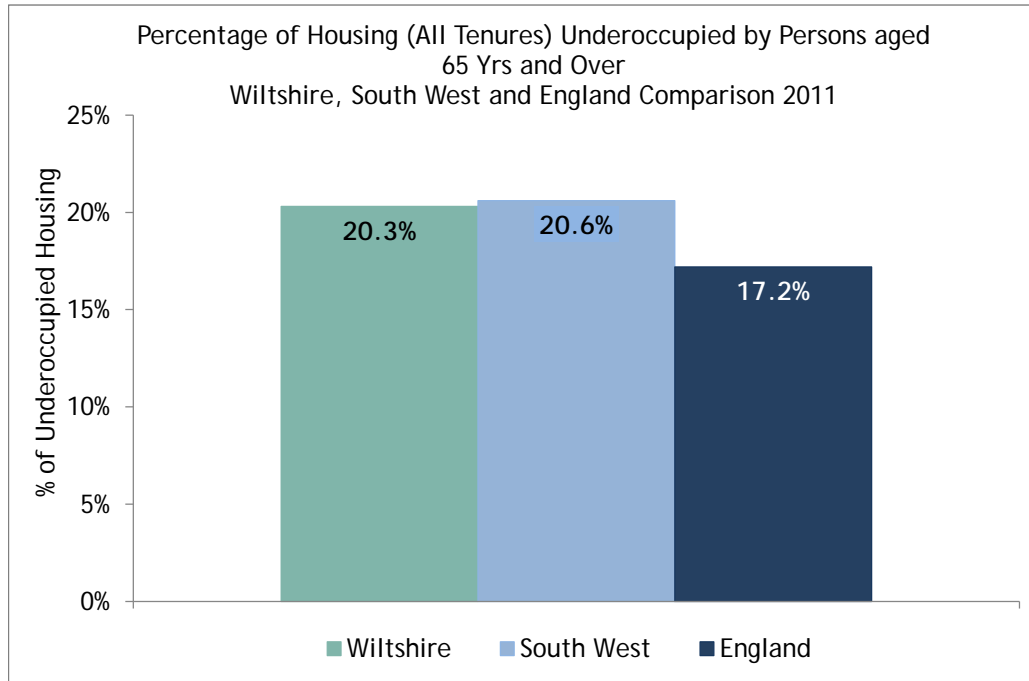
The majority of these requests are for single bedroom accommodation (52%). Some Community Areas have a 10% higher demand for single bedroom accommodation than the Wiltshire percentage. These are Bradford on Avon (64%), Mere (67%), Pewsey (65%), Tisbury (64%) and Wilton (65%). Two Community Areas have 10% less demand than the Wiltshire percentage. These are Calne (40%) and Westbury (41%).

29% of the Wiltshire demand is for 2 bedroom accommodation. No area has more than 7% more demand for 2 bedroom accommodation than Wiltshire. However, Mere has only 17% demand for a 2 bedroom home.

Demand for 3 or more bedrooms in a home is low in Wiltshire with only 19% of applicants requesting them. However, over 23% of applicants have requested a 3 bedroom home in the Calne (24%), Corsham (23%), Tidworth (26%), Trowbridge (26%), Warminster (29%) and Westbury (29%) Community Areas.

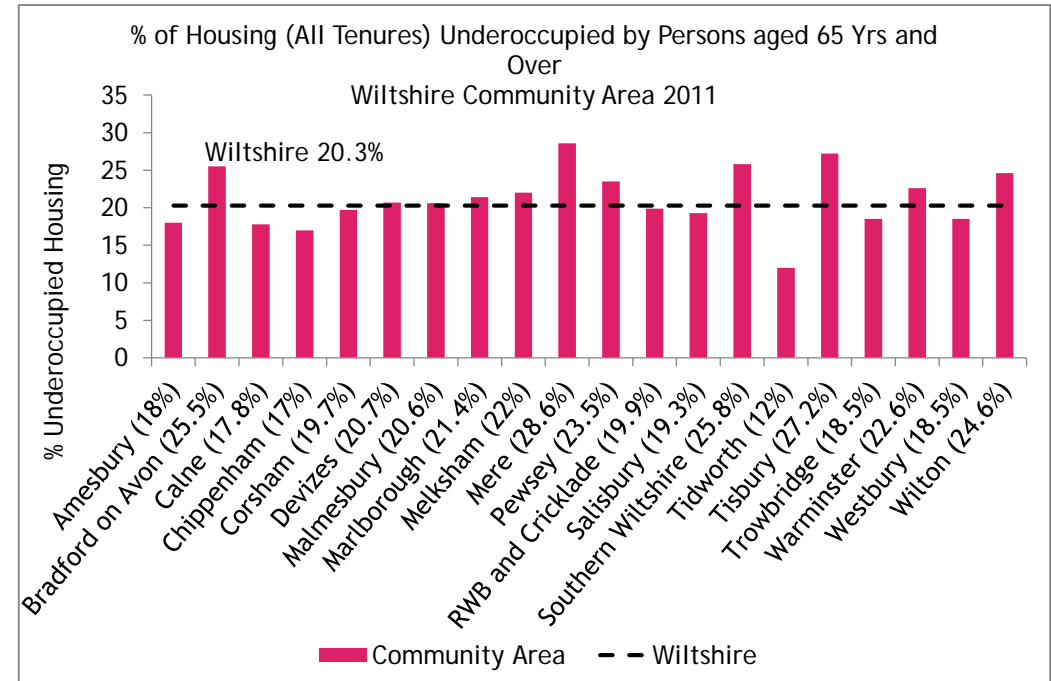
Best Use of Social and Private Housing Stock

Due to the increasing demand for affordable housing, a key priority for the housing partnership is making best use of existing stock. This includes providing support and assistance to return long-term empty homes to use, improving housing standards, installing adaptations that allow disabled and older people to remain in their own homes, and remodelling accommodation to ensure that it meets current housing needs. Many of the changes to the benefits system made in the recent Welfare Reform Act have profound implications for housing in Wiltshire. The cuts to Housing Benefit as a result of under-occupation in the social sector, for example, increase the levels of need for smaller properties.



Around 20% of houses in Wiltshire are under occupied by persons aged 65 and over according to the 2011 census. This is very slightly less than the South West but 3.1% higher than England.

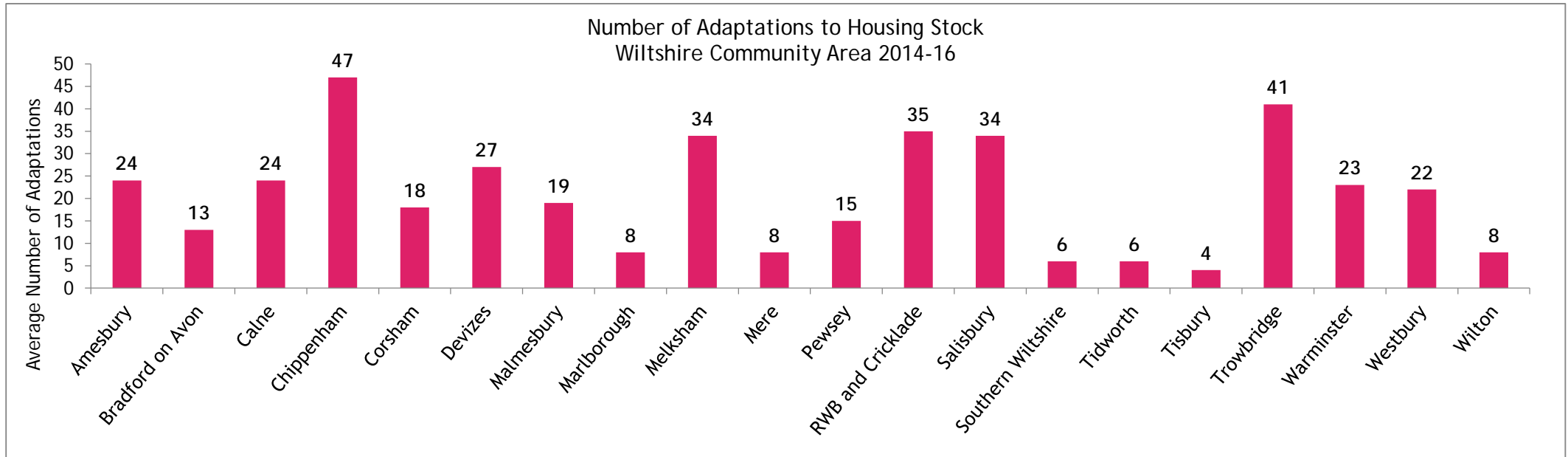
Source: Census 2011



Within Wiltshire there is some variation in terms of under occupancy by persons aged 65 and over. Mere, Tisbury, Southern Wiltshire and Bradford on Avon Community Areas have 25% or more of their housing stock defined as under occupied by persons aged 65 or over. Tidworth has 12% of its housing stock classified as under occupied.

Source: Census 2011

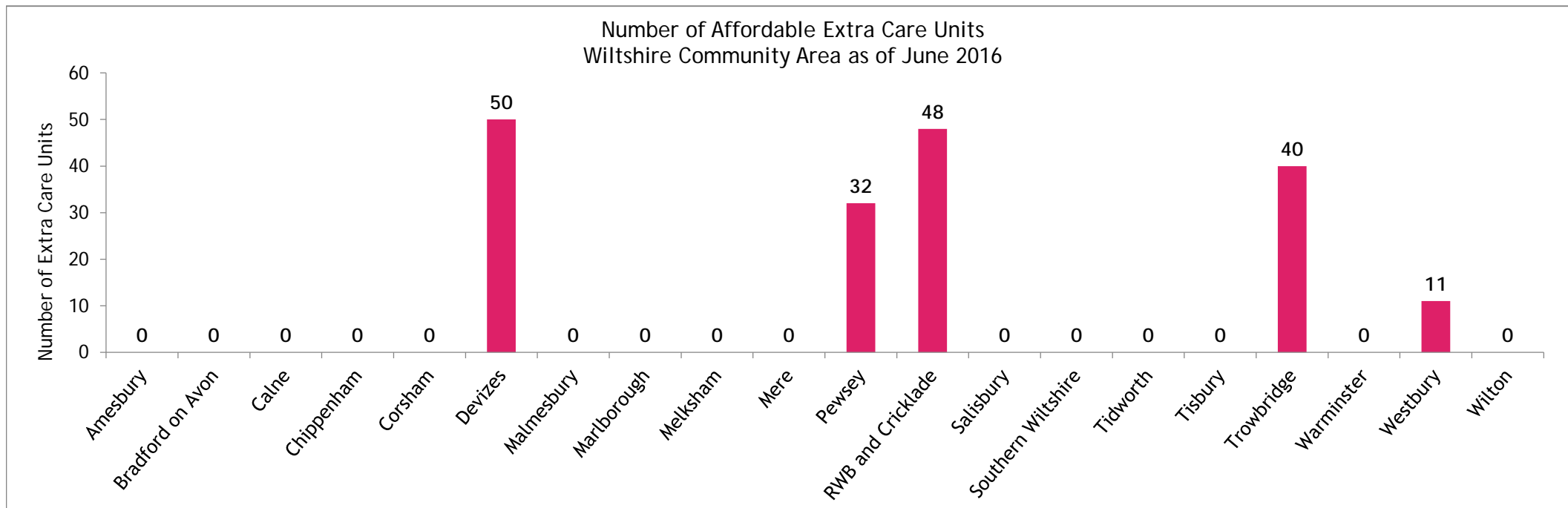
Best Use of Social and Private Housing Stock



Wiltshire Council has a statutory duty to provide grants to adapt the homes of disabled occupiers. Between 2014-16, there were 416 adaptations in Wiltshire in this time period. Chippenham and Trowbridge had an average of over 40 adaptations whereas Tisbury, Southern Wiltshire, Tidworth, Mere, Marlborough and Wilton had less than 10.

Source: Wiltshire Council 2014-16

Best Use of Social and Private Housing Stock

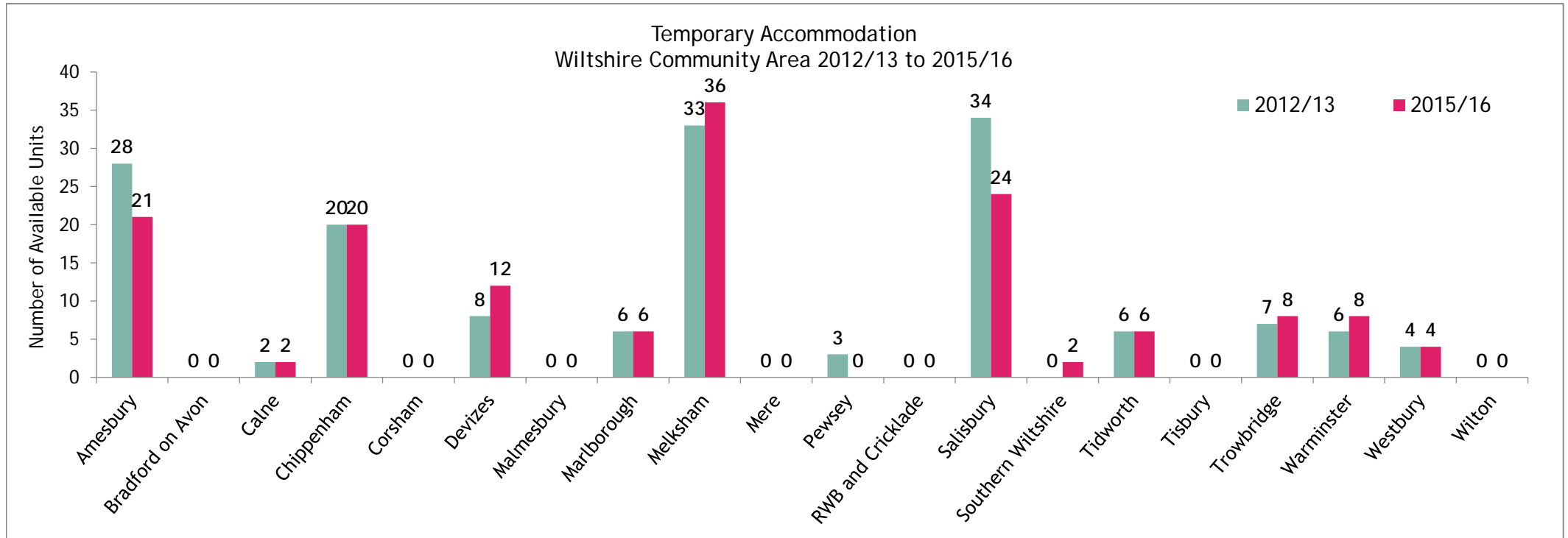


An extra care unit is self contained accommodation within a purpose built scheme which may consist of a mix of market sale, market rent and affordable rent or shared ownership apartments. It is not a care home, but people who move into an extra care scheme may need support. Occupants purchase or rent their apartment and then purchase the care package to suit their needs. That care is then provided by external care providers who come to the home. An extra care scheme also often has a range of communal facilities such as a café, hairdressers, or communal lounge. An affordable extra care unit refers to extra care unit for those who meet certain criteria including having a low income.

Only 5 community areas have affordable extra care units, these are Devizes, Royal Wootton Bassett and Cricklade, Trowbridge, Pewsey and Westbury.

Source: Wiltshire Council 2013/14 - 2015/16

Best Use of Social and Private Housing Stock

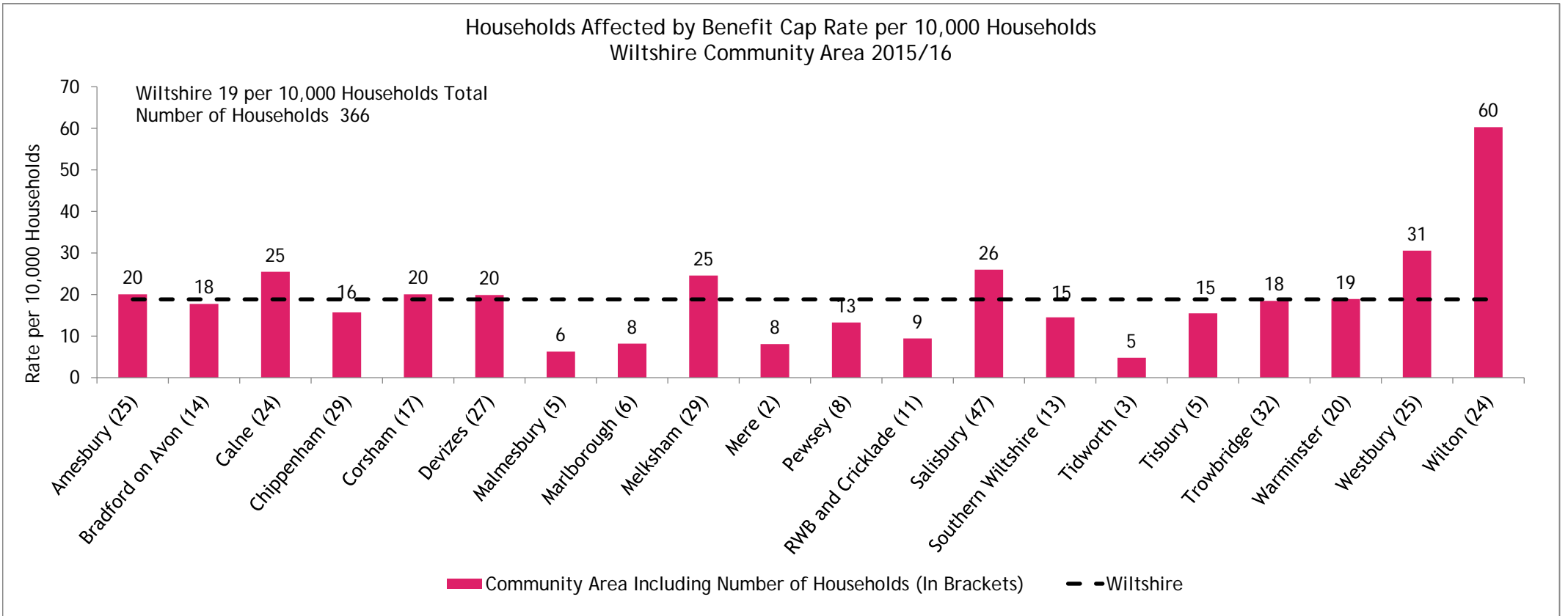


Temporary accommodation can be used by the Local Authority to house anyone who is awaiting confirmation of homeless status or who has received the status but have not been discharged by the Local Authority. Not everyone is eligible for temporary accommodation. A sample of those who are eligible include households with dependent children, vulnerable adults, those fleeing abuse, 16/17 year olds and anyone who has been made homeless through fire or flood.

In 2015/16 there were 149 units of temporary accommodation available. This is 8 fewer than in 2012/13. The units of temporary accommodation are not evenly spread across Wiltshire and many areas do not have any. The Community Areas with the most units of temporary accommodation include Melksham, Salisbury, Amesbury and Chippenham.

Source: Wiltshire Council 2012/13 - 2015/16

Best Use of Social and Private Housing Stock

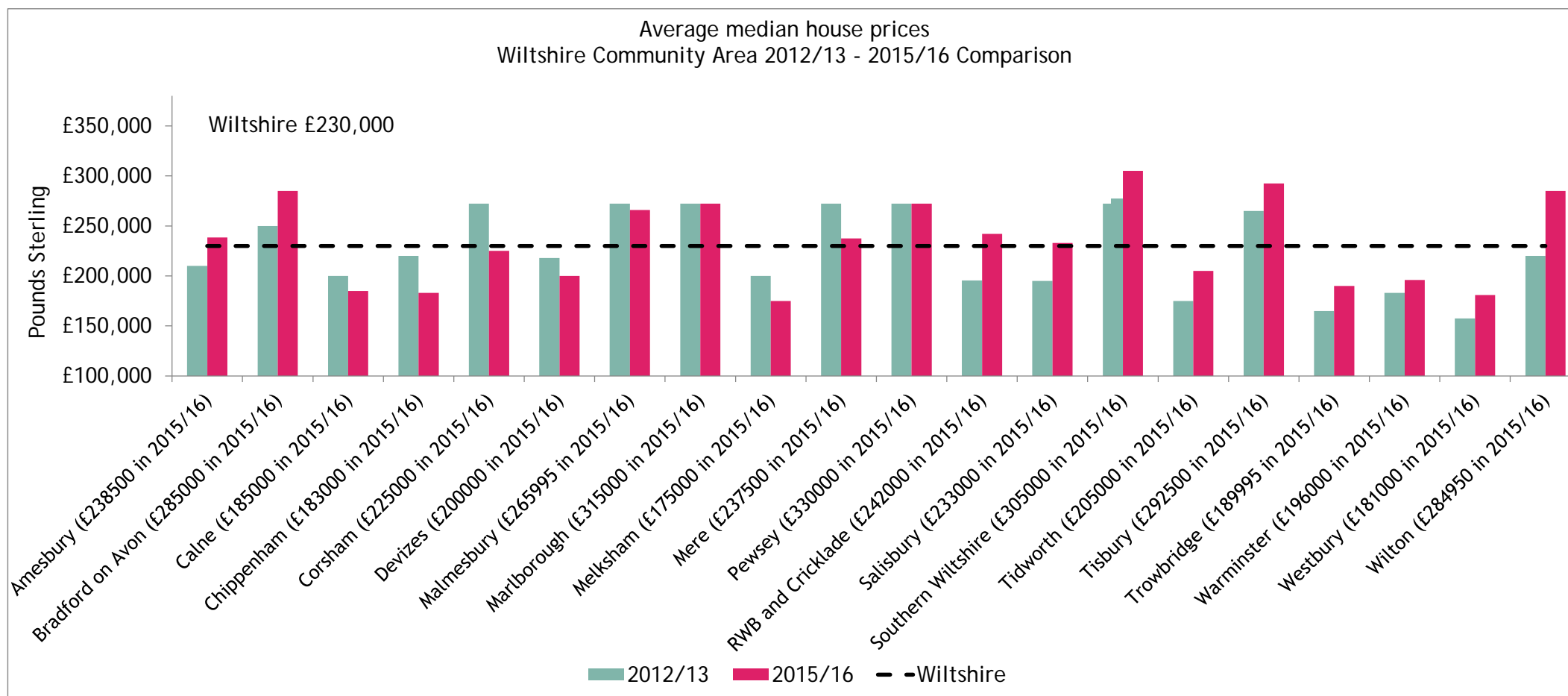


There is a limit on the total amount of benefit that most people aged 16 to 64 can claim. This is called the benefit cap and the amount and the benefits that are affected will be changing in autumn 2016. In Wiltshire the changes to the benefit cap are likely to affect 366 households. Salisbury Community Area will contain most of these. However, when analysed as a rate per 10,000 households, the benefit cap is likely to affect 60 in 10,000 households in Wilton which is much greater than any other Community Area. Further, the benefit cap is likely to affect less than 10 in 10,000 households in Tidworth, Malmesbury, Mere, Marlborough and Royal Wootton Bassett and Cricklade.

Source: Wiltshire Council 2015/16

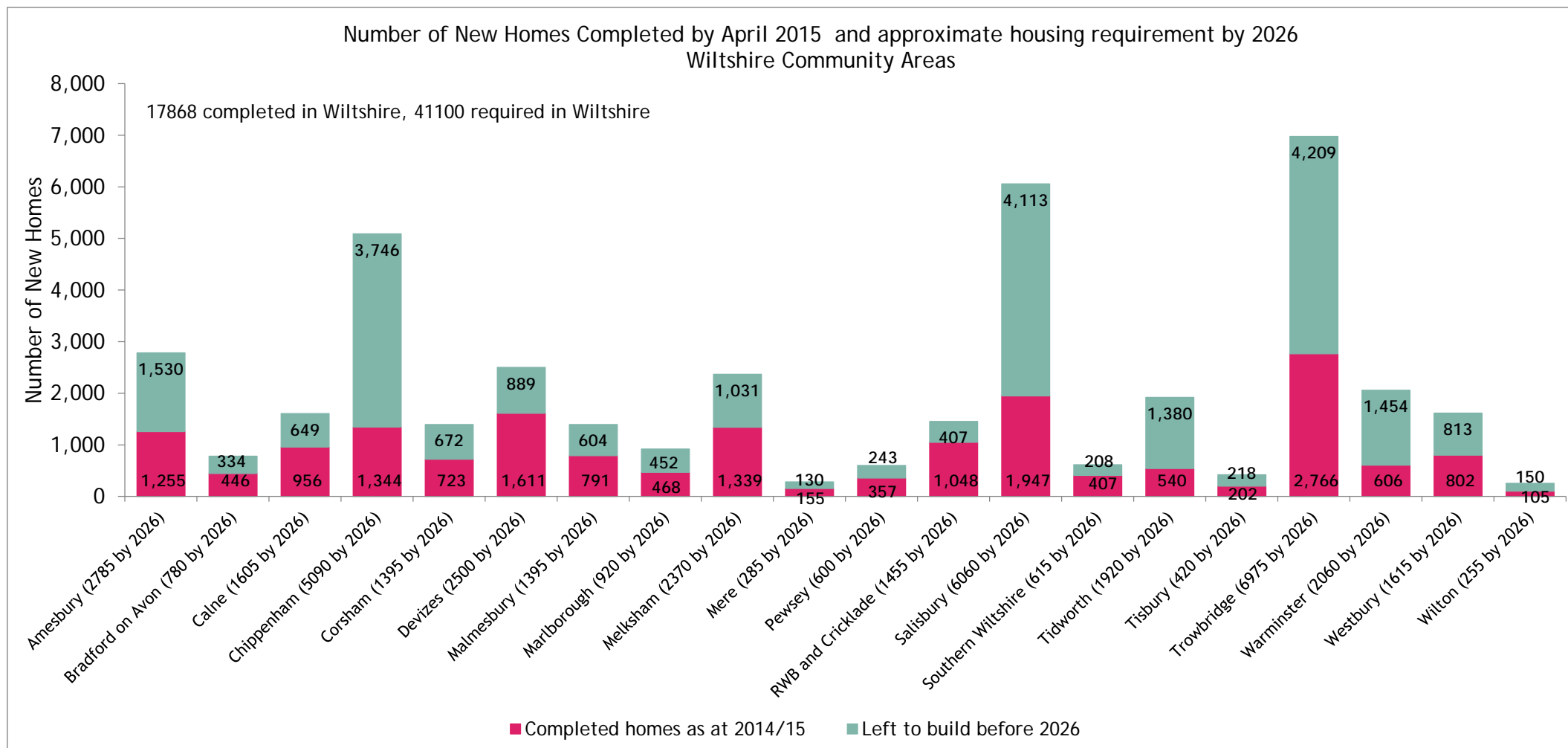
House Prices and Housing Developments

High house prices can make it difficult for many people to get onto the housing market. High house prices are also likely to lead to greater renting costs which can make it even harder for individuals to save for a deposit on a house. The reasons for high house prices are multifaceted but part of the reasons will relate to a lack of houses within an area.



Based on the land registry data using a local methodology Wiltshire had an average house (median) price value of £230,000 as at November 2015. At a Community Area level in 2015/16 Marlborough, Pewsey and Southern Wiltshire Community Area have average (median) house prices over £300,000 considerably above the Wiltshire average. Melksham, Westbury, Chippenham, Calne, Trowbridge have average house prices less than £190,000, £40,000 less than the Wiltshire average. Since 2012/13 just over half of the Community Areas have seen an increase in average house prices. The most dramatic increase happened in Wilton. Average houses prices in Wilton increased 30% between 2012/13 and 2015/16. Conversely, the average house price in Corsham fell by 19% between 2012/13 and 2015/16.

House Prices and Housing Developments



Wiltshire's Core Strategy outlined the development of 42,000 homes between 2006 and 2026 in Wiltshire and west Swindon. Each Community Area has a development target. Considerable work has already been made against this requirement and so far 44% of the homes identified to be developed in Wiltshire have been completed. Each Community Area has an approximate development requirement. Some Community Areas are closer to this than others. Royal Wootton Bassett and Cricklade, Southern Wiltshire, Devizes, Calne and Pewsey have all completed over 60% of their approximate requirements. However, Chippenham, Tidworth, Salisbury and Warminster housing completions are currently less than 35% of their approximate requirement to 2026.