

Norley Housing Needs Survey Report

This report was commissioned by Norley Parish Council and authored by John Heselwood, Cheshire Community Action.

FINAL VERSION – May 2020



CONTENTS

| | | |
|-----|--|-------------|
| 1.0 | EXECUTIVE SUMMARY | Pages 3-4 |
| 2.0 | INTRODUCTION | Page 5 |
| 3.0 | METHODOLOGY | Page 6 |
| 4.0 | OVERALL RESPONSE TO THE SURVEY | Page 7 |
| 5.0 | CURRENT ACCOMMODATION | Pages 8-11 |
| 6.0 | OVERALL HOUSING DEMAND | Pages 12-28 |
| 7.0 | AFFORDABLE HOUSING NEED SUMMARY | Pages 29-31 |
| 8.0 | CONCLUSION | Page 32 |
| | APPENDIX: COVER LETTER AND SURVEY QUESTIONS | Pages 33-36 |

1.0 EXECUTIVE SUMMARY

This report presents the results of the Norley Housing Needs Survey carried out in November / December 2019. 194 surveys were returned out of the 560 surveys distributed to all dwellings within Norley Parish boundary, reaching an estimated 1,200 residents¹ – giving an overall response rate of 35%.

Survey Results

- Out of the 194 returned surveys, 31 (or 16%) said that they expected to need to move home within the Parish, within the next 5 years.
- The majority (58%) of survey respondents owned their home without any outstanding mortgage and 32% owned with a mortgage. 3% lived in private rented accommodation, 3% in shared ownership social or affordable rented accommodation.
- 25 (81%) of the respondents lived in a house/cottage, 2 (6%) lived in a bungalow and 4 (13%) selected 'other' of which 1 was a 'bedsit', and 3 were 'park homes'.
- The majority (63%) of respondents lived in 3 bed (33%) or 4 bed (30%) accommodation. 17% had 2 bedrooms and 20% had 5+ bedrooms.
- The most common reasons why people need to move were: downsizing, first time buyers, gardens too big to manage, needing to live independently, need to be closer to facilities, and health/mobility problems.
- 13 households needing to move were singles, 13 were couples, 4 were couples with children / families.
- A fairly even mix of age groups ranging from 16-84 expressed a need to move but with a lower proportion of children, which indicates less families in line with the above point.
- The most common local connections to the parish were: previously living in the area for at least 10 years, or having lived in the area for the last 2 years.
- 20% of households needing to move said they need to do so in the next year; 40% in 1-3 years and; 40% in 4-5 years.
- 23 out of 30 who answered the question about preferred tenure said that they would prefer to buy on the open market. The second most popular tenure was starter home, which 4 out of 30 selected. 3 selected market rent; 3 selected affordable/social rent; 2 selected discounted market home and; 1 selected shared ownership.
- 40% of the households selected 'house' as the most suitable type of home, 25% selected 'flat/apartment', 43% selected 'bungalow' and; 3% selected 'extra care housing'.
- 73% of households required 2 or 3 bedrooms, 10% required 1 bedroom, 10% required 4 bedrooms and; 7% required 5+ bedrooms.
- 3 households required warden assistance in the home, 4 required care within the home and; 3 said they need mobility / disability support.

¹ Source: Latest ONS mid-year population estimates 2018

- No respondents said they were on the 'West Cheshire Homes' Housing Register.
- Households demonstrated a broad range of affordability levels in terms of what they could afford to purchase from less than £49,000 to over £450,000. The largest groups (both at 22%) could afford over £450k, followed by the £300-£349k group.
- In terms of rent, 12 households could afford up to £599 per month and 5 could afford from £600-£1100 per month.
- The mean average income of households needing to move was £52,750, the median was £45,000 and the lower quartile was £17,373.
- Current assets owned ranged from £75k to £700k. The mean average assets owned was £321,786. The median was £300,000 and the lower quartile was £80,000. However, only about 50% of respondents needing to move shared this information.
- 7 households required work from home facilities. The most popular being good broadband and an additional room.
- 14 households expressed an interest in self or custom build but none were on the self and custom build register.
- Despite 31 respondents answering Q5 to say that they need to move within the Parish within 5 years, 22 said that they would also be prepared to move out of the Parish. 8 of the 31 households needing to move said that they were not prepared to move out of Norley Parish.²
- To estimate the affordable housing need, results were filtered to leave only survey respondents: that selected affordable tenures as a preference (i.e. affordable rent, shared ownership, discount for sale, starter homes or rent to buy); that were not already on the Local Authority Housing Register (i.e. their housing needs were not already on record); and had a local connection (for example: lived, worked or had family in the area). This left 8 households remaining that were identified as potentially eligible for affordable housing.
- Therefore, households that were potentially eligible for affordable housing can be summarised as: 3 single person households (under 39), 1 single person (aged 40-54), 1 single person (75-84), 2 couples (under 39) and 1 couple (over 75).

² 1 of the 31 respondents needing to move, did not indicate whether they would be prepared to move out of Norley or not.

2.0 INTRODUCTION

CCA was commissioned by Norley Parish Council to carry out a housing needs survey of the Parish to collect up-to-date information from local residents on their housing needs.

The survey was structured in a way that only those who need to move within the next 5 years were required to complete the housing need questions. Therefore, this report focusses solely on those households that indicated a housing need.

The reason for conducting the survey is so the Parish Council can check whether the housing position has changed and therefore whether an update to the Norley Neighbourhood Plan is required. The results of the last Housing Survey were reported in March 2014.

Cheshire Community Action is a local charity based in Cheshire West that has conducted the housing needs survey independently.

No personal data has been collected that would enable Cheshire Community Action to identify individual respondents. However, all responses are securely stored to ensure individual's data is protected.

3.0 METHODOLOGY

Housing Needs Survey

The survey shown in the Appendix on pages 33-36 of this report was posted to all dwellings in the Parish in November 2019 with 4 weeks to respond. Residents receiving the survey in the post could return it to CCA by freepost. To increase accessibility there was also an option to complete it online. Norley Parish Council promoted the survey locally to help increase the response.

CCA worked with Norley Parish Council to agree the cover letter and survey questions, which was also endorsed by Cheshire West & Chester (CWaC) Council Planning and Housing Policy Teams. The questions were based on the nationally agreed principles for Rural Housing Needs Surveys as endorsed by the Rural Housing Alliance: <http://ruralhousingalliance.net/wp-content/uploads/2017/05/Final-RHE-Surveys-principles-and-guidance.pdf>.

As the survey was only sent to residents within the Parish, only housing needs of parishioners are addressed in this report.

4.0 OVERALL RESPONSE TO THE SURVEY

A total of 194 surveys were returned out of the 560 surveys distributed resulting in an overall response rate of 35%, which is above the average response (around 20%) for the housing needs surveys Cheshire Community Action has carried out in recent years.

31 out of 194 ³(16%) of respondents said that they need to move to or within the Parish within the next 5 years. The results of the survey are split into 'overall demand' and 'affordable need responses'.

The affordable need responses only include responses that selected the affordable tenures within the Government definition of 'affordable housing' (i.e. affordable / social rent, shared ownership, discounted market homes, starter homes and rent to buy). The affordable need responses also include those that stated at least 1 local connection to the area (e.g. lived in the Parish for the last 2 years) and are *not* already on the housing register – as the Local Authority already has their housing need on record.

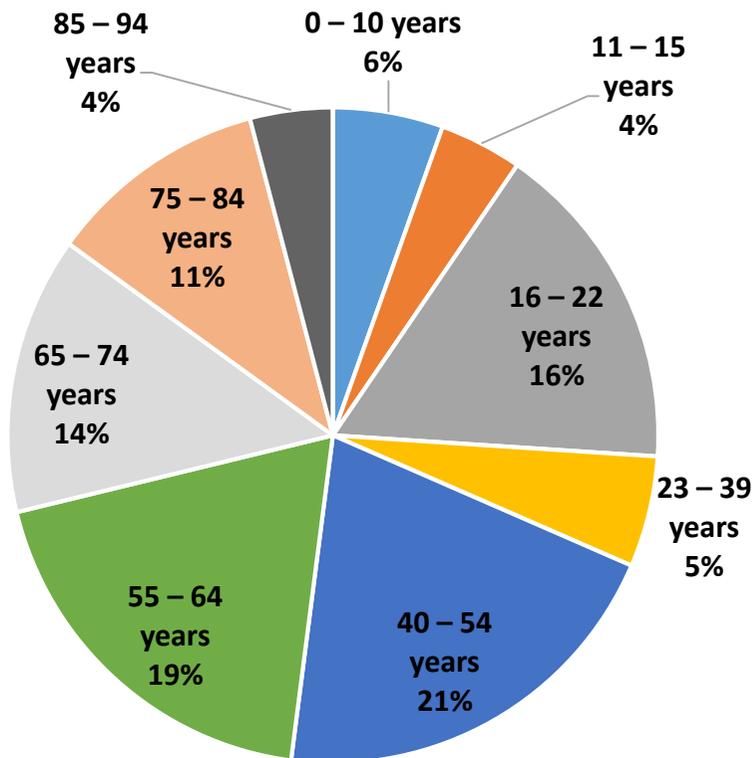
³ Not all 31 respondents answered all questions about their housing needs, therefore not all charts add up to 31.

5.0 CURRENT ACCOMMODATION

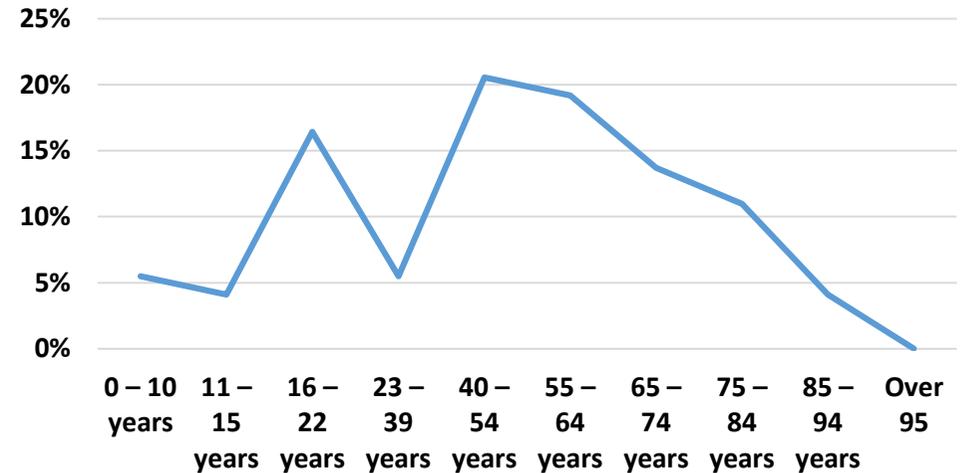
This section only shows the results of the current accommodation of those who responded to the survey and indicated a need to move within the next 5 years. Therefore, it does not include the current accommodation information of all residents in the Parish.

Q1. How many people in each age groups live in your current household (including yourself)?

Current household age structure - pie chart



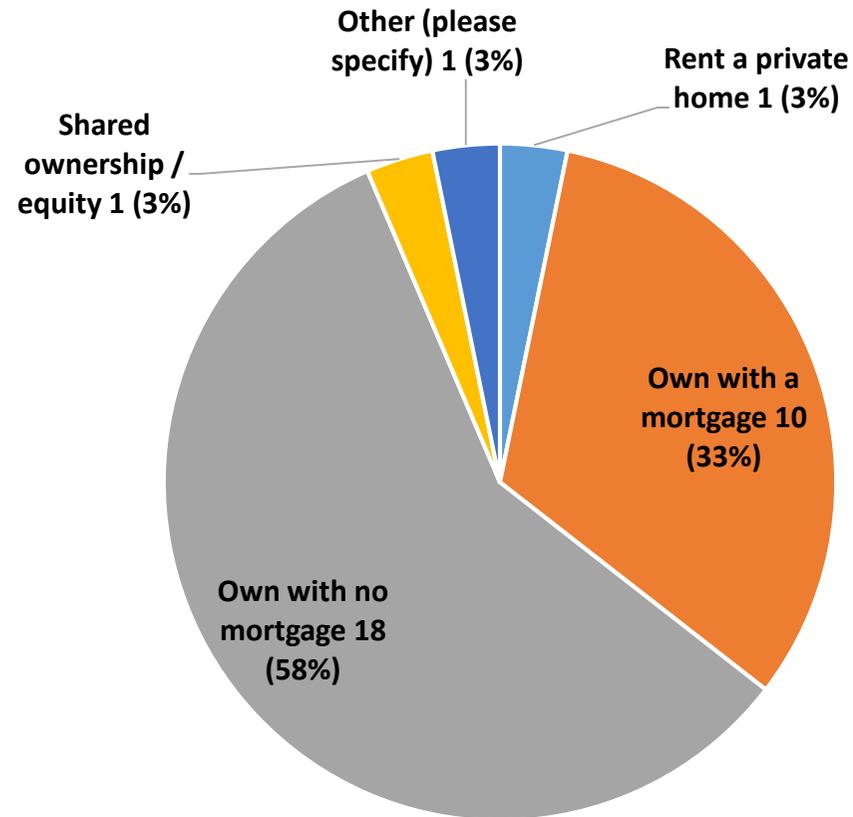
Current household age structure - line chart



Observations:

- The charts above show a mix of age groups but with the highest proportions were 40-54 years (21%), 55-64 years (19%), and 16-22 years (16%).

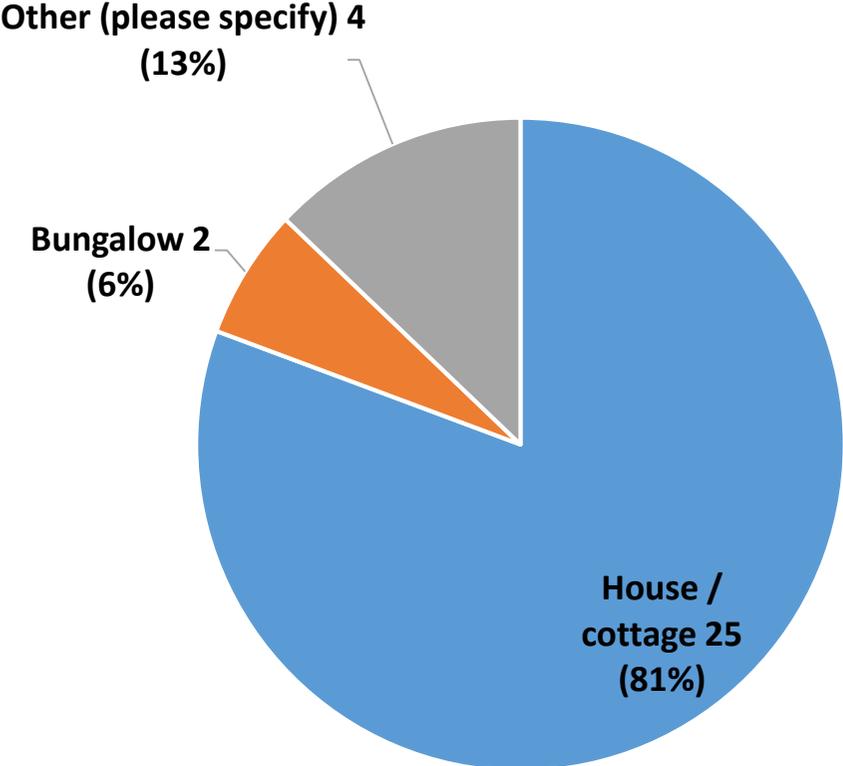
Q2. How do you occupy your current accommodation?



Observations:

- The majority (58%) of respondents owned their home without any outstanding mortgage and 32% owned with a mortgage. 3% lived in private rented accommodation, 3% in shared ownership social or affordable rented accommodation.
- One person selected 'other' but did not specify.

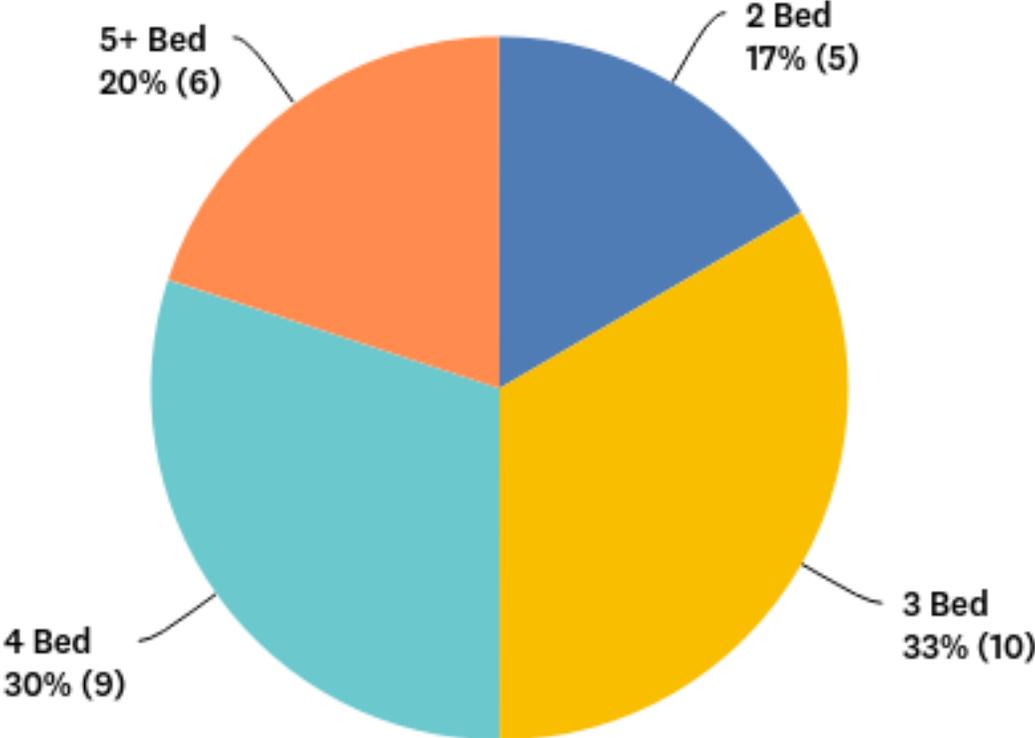
Q3. What kind of property do you currently live in?



Observations:

- 25 (81%) of the respondents lived in a house / cottage.
- 2 (6%) lived in a bungalow.
- 4 (13%) selected 'other' of which 1 was a 'bedsit', and 3 were 'park homes'.

Q4. How many bedrooms does your current property have?



Observations:

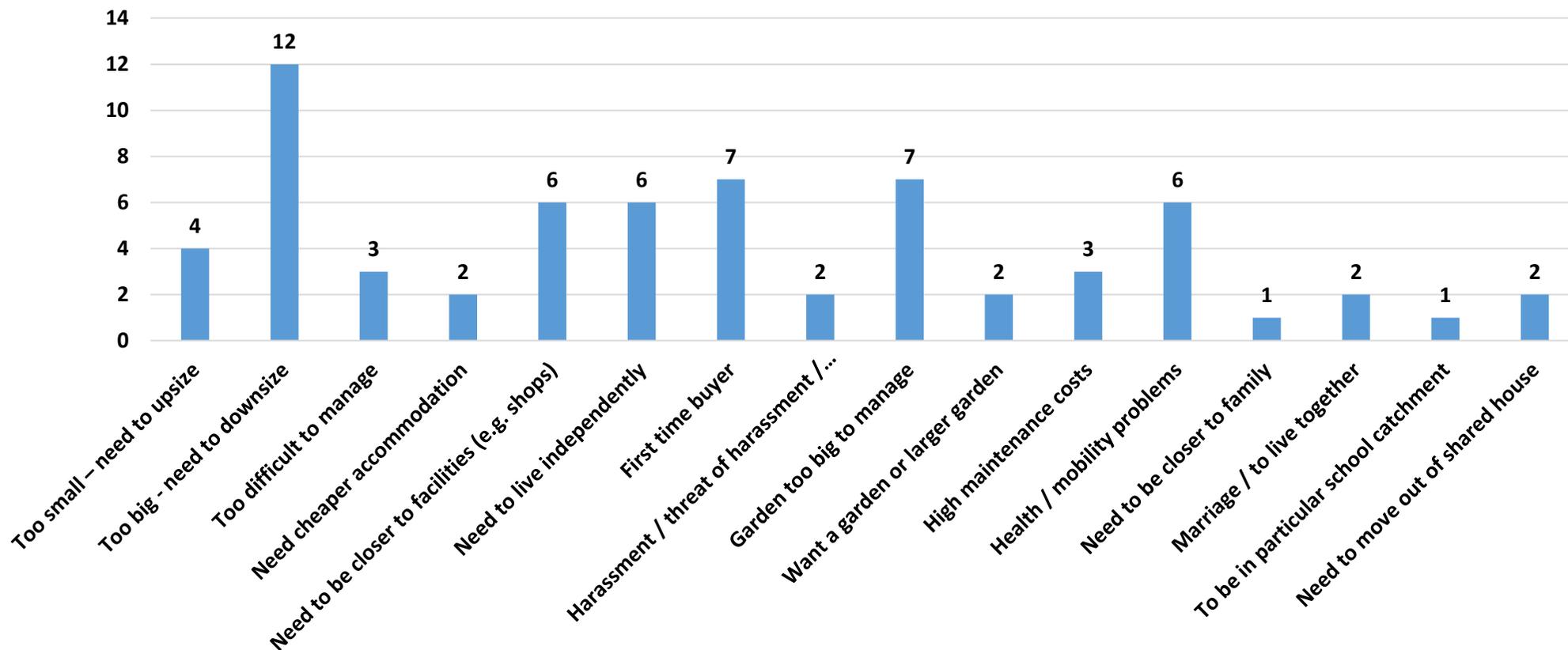
- The majority (63%) of respondents lived in 3 bed (33%) or 4 bed (30%) properties. 17% lived in 2 bed properties and 20% had 5+ bedrooms.

6.0 OVERALL HOUSING DEMAND

Q5. Households expecting to need to move to or within the Parish within the next 5 years.

31 households selected 'yes' to Q5 to indicate that they expected to need to move home into or within Norley Parish in the next 5 years.

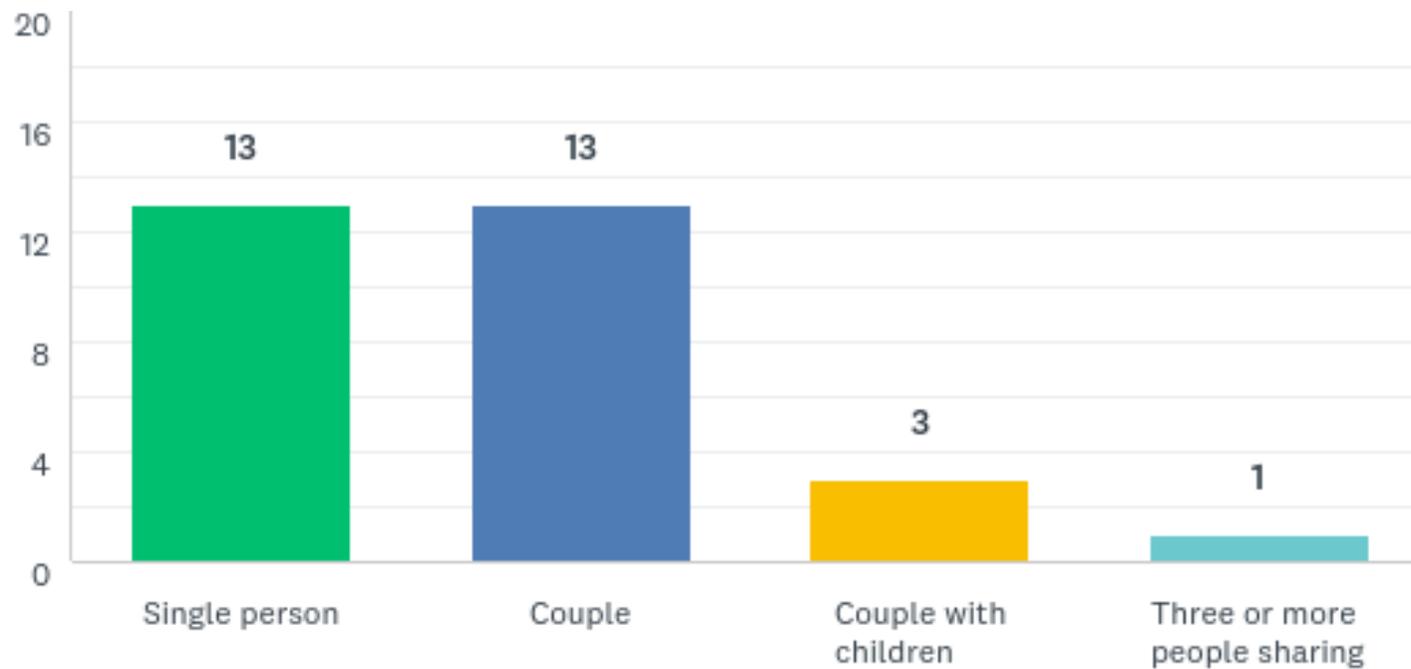
Q6. Why were their current homes unsuitable?



Observations:

- The most common reasons given by households as to why they need to move were: downsizing (12), first time buyers (7). Gardens being too big to manage, needing to live independently, needing to be closer to facilities, and health/mobility problems were each selected by 6 respondents. Upsizing was selected by 4 respondents and the remaining options received 1, 2 or 3 responses as can be seen in the chart above.

Q7. Who in your current household needs to move in the next 5 years?



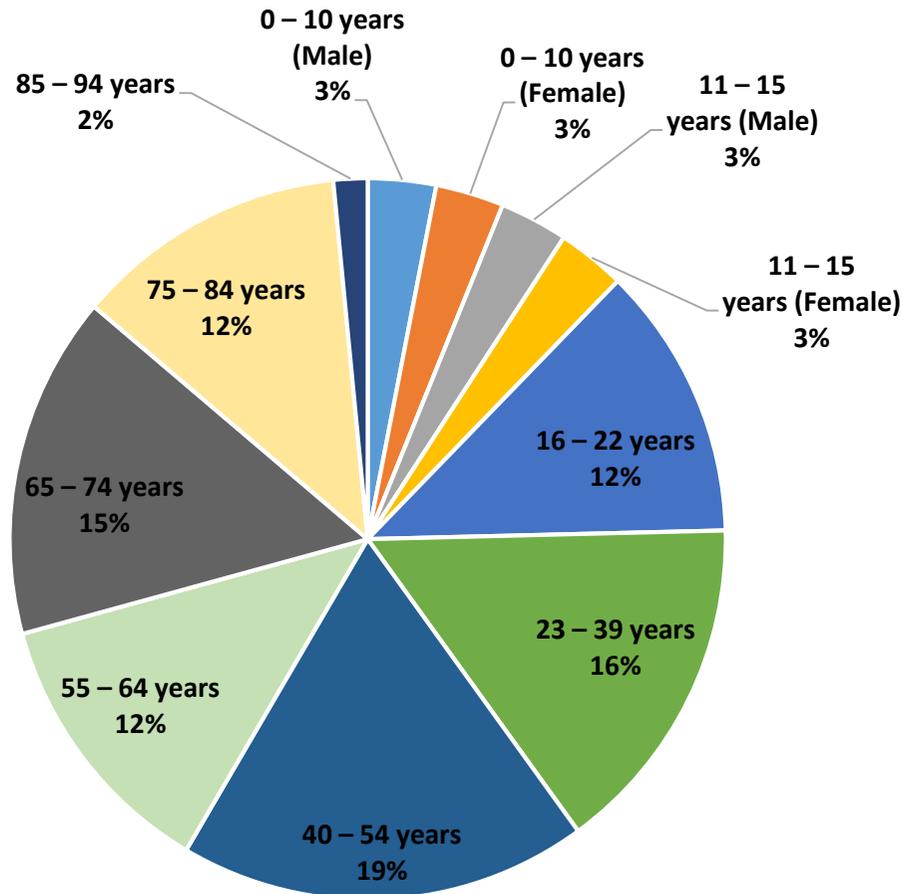
Observations:

- 13 households needing to move were singles.
- 13 were couples.
- There were 3 couples with children and;
- 1 household with three or more people sharing.⁴

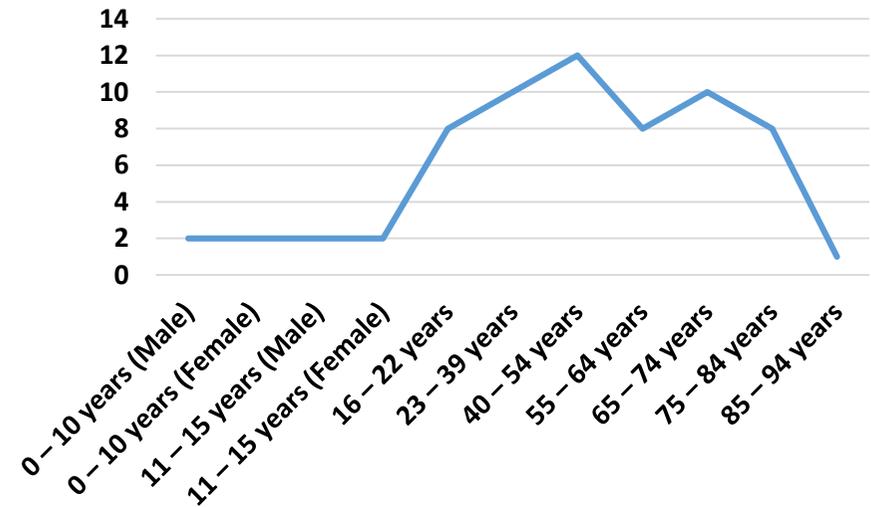
⁴ Following further investigation, this response is likely to be a family with children as opposed to household of adults sharing.

Q8. Age structure of households needing to move home in the next 5 years.

Age structure of those needing to move - pie chart



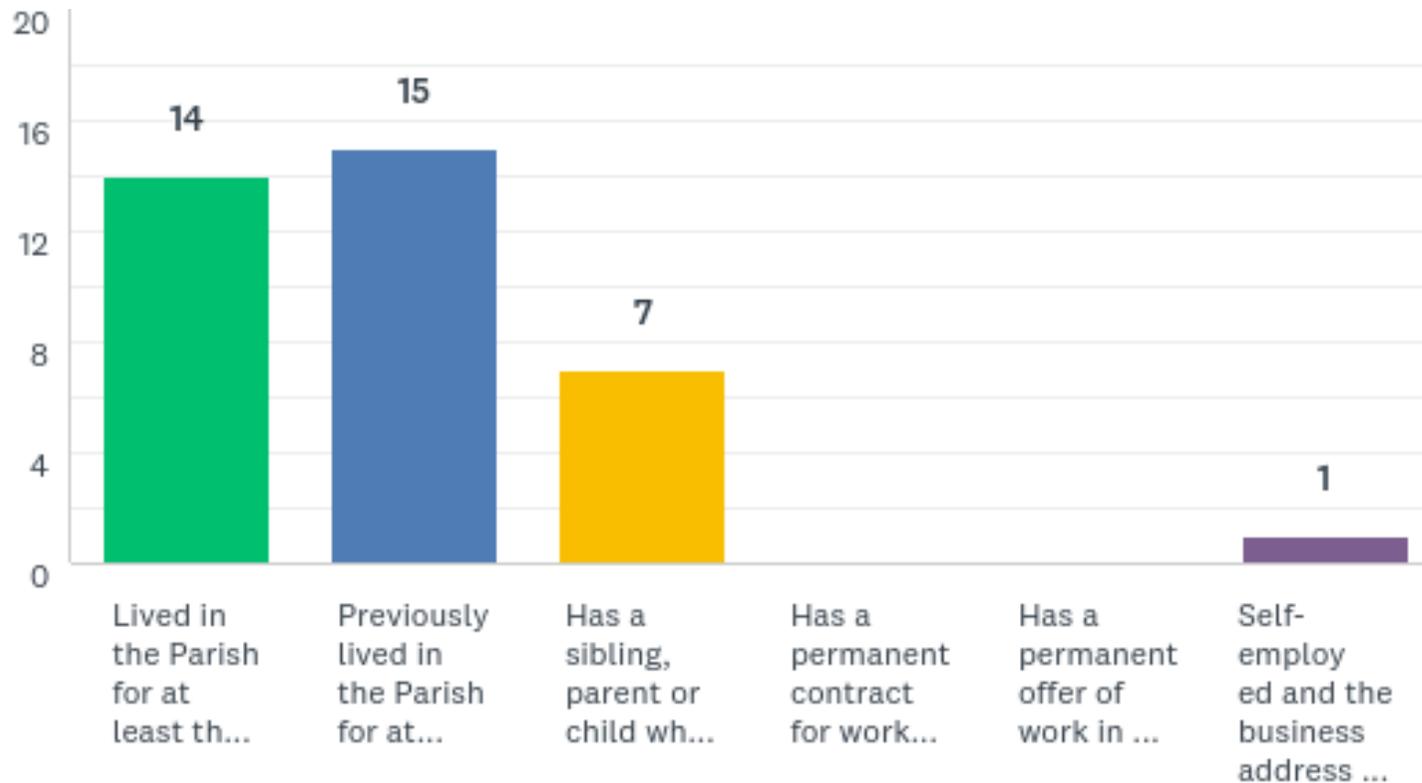
Age structure of those needing to move - line chart



Observations:

- The charts above show a fairly mix of age groups from 16-84 but with a lower proportion of children indicating that households needing to move home were more likely to be couples and singles. This tallies with the previous page chart showing higher proportions of couples and singles.

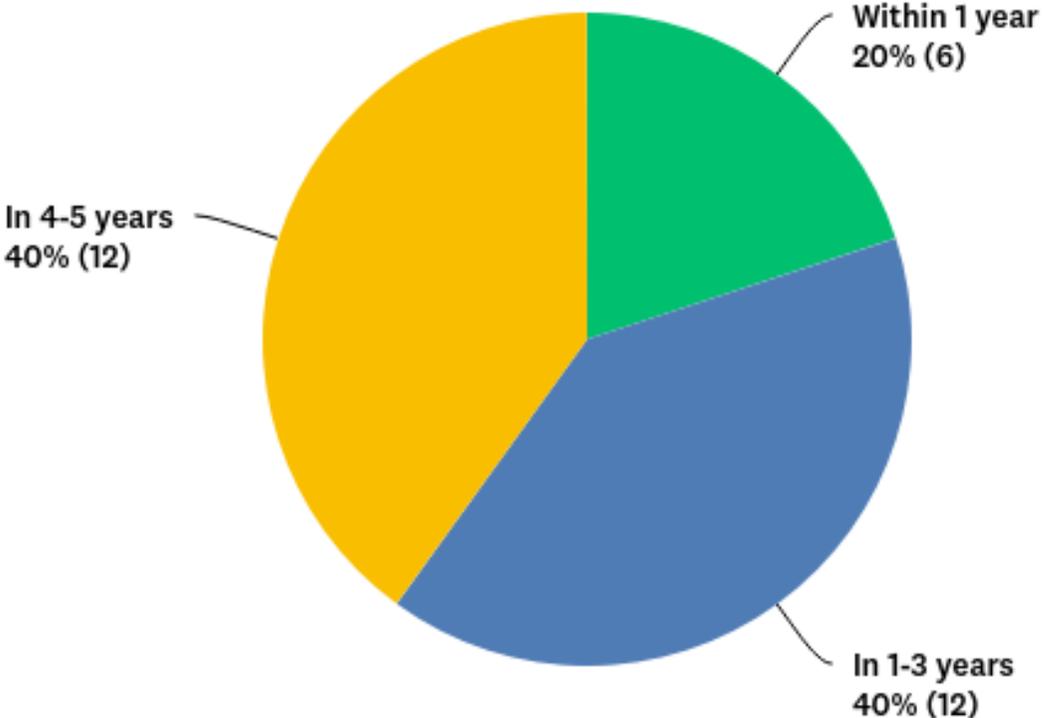
Q9. Local connections of households expecting to need to move within 5 years.



Observations:

- The most common local connections to the Parish were: previously living in the area for at least 10 years (15) or, those who have been living in the area for the last 2 years (14).
- 7 had a sibling, parent or child who currently live in the parish or have done so in the past for at least 5 years.
- 1 respondent was self-employed within the Parish.

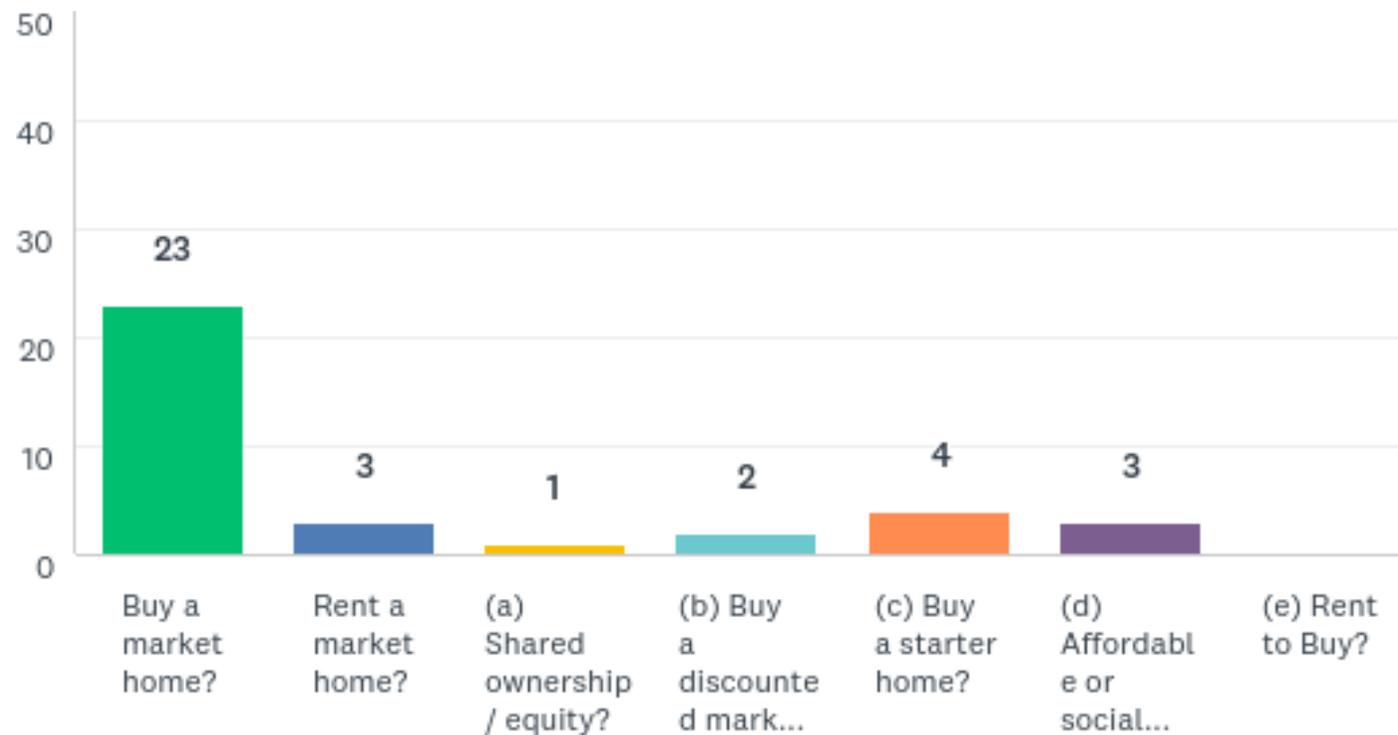
Q10. When households are likely to need to move.



Observations:

- 20% of households need to move in the next year;
- 40% in 1-3 years and;
- 40% in 4-5 years.

Q11. Preferred tenure.

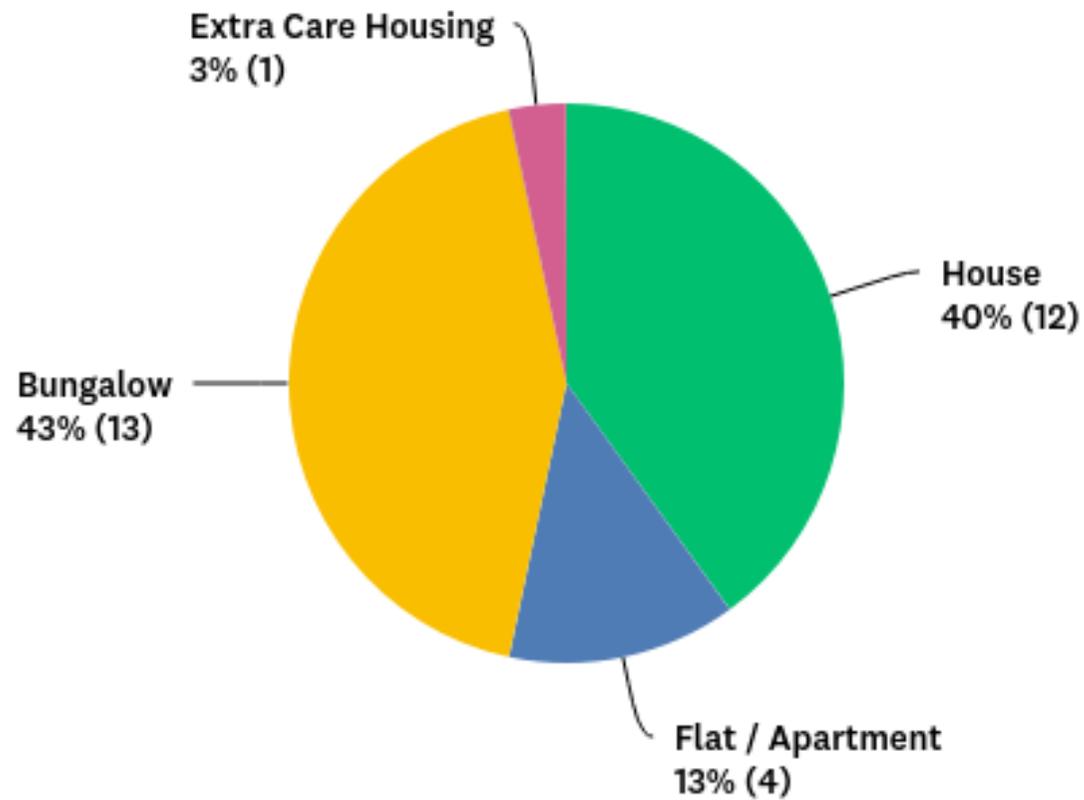


Observations:

- 23 out of 30 who answered this question said that they would prefer to buy on the open market.
- The second most popular tenure was starter home, which 4 out of 30 selected.
- 3 selected market rent.
- 3 selected affordable / social rent.
- 2 selected discounted market home.
- 1 selected shared ownership.

N.B. respondents were able to select more than one preferred tenure.

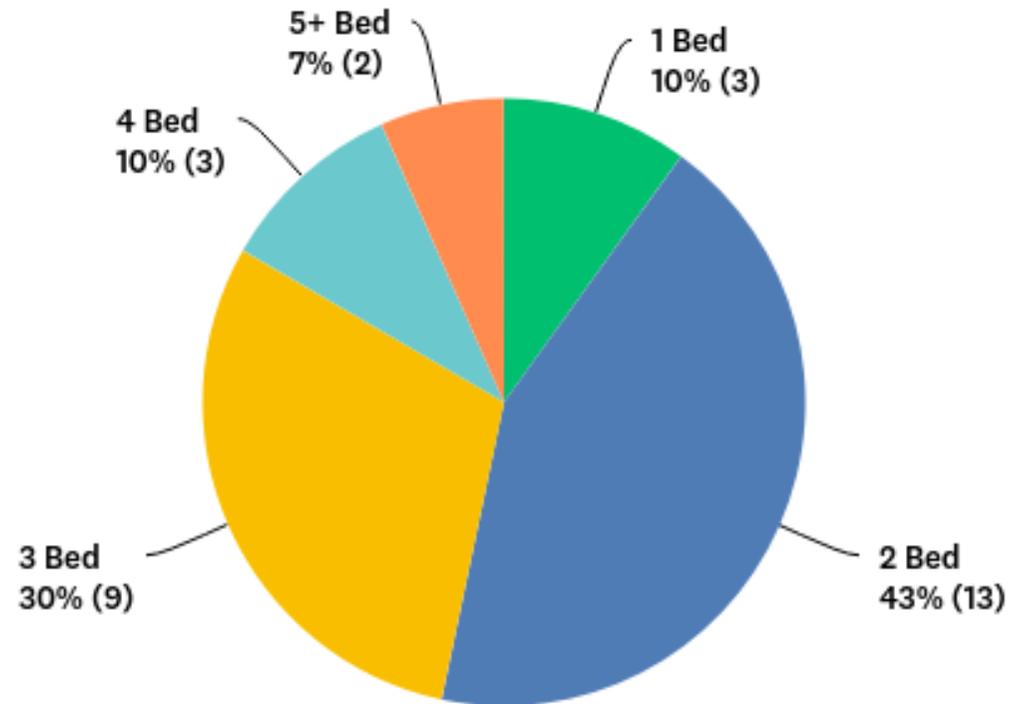
Q12. What type of home would be most suitable?



Observations:

- 40% of the households needing to move home selected 'house' as the most suitable type of home.
- 25% selected 'flat/apartment'.
- 43% selected 'bungalow'.
- 3% selected 'extra care housing'.

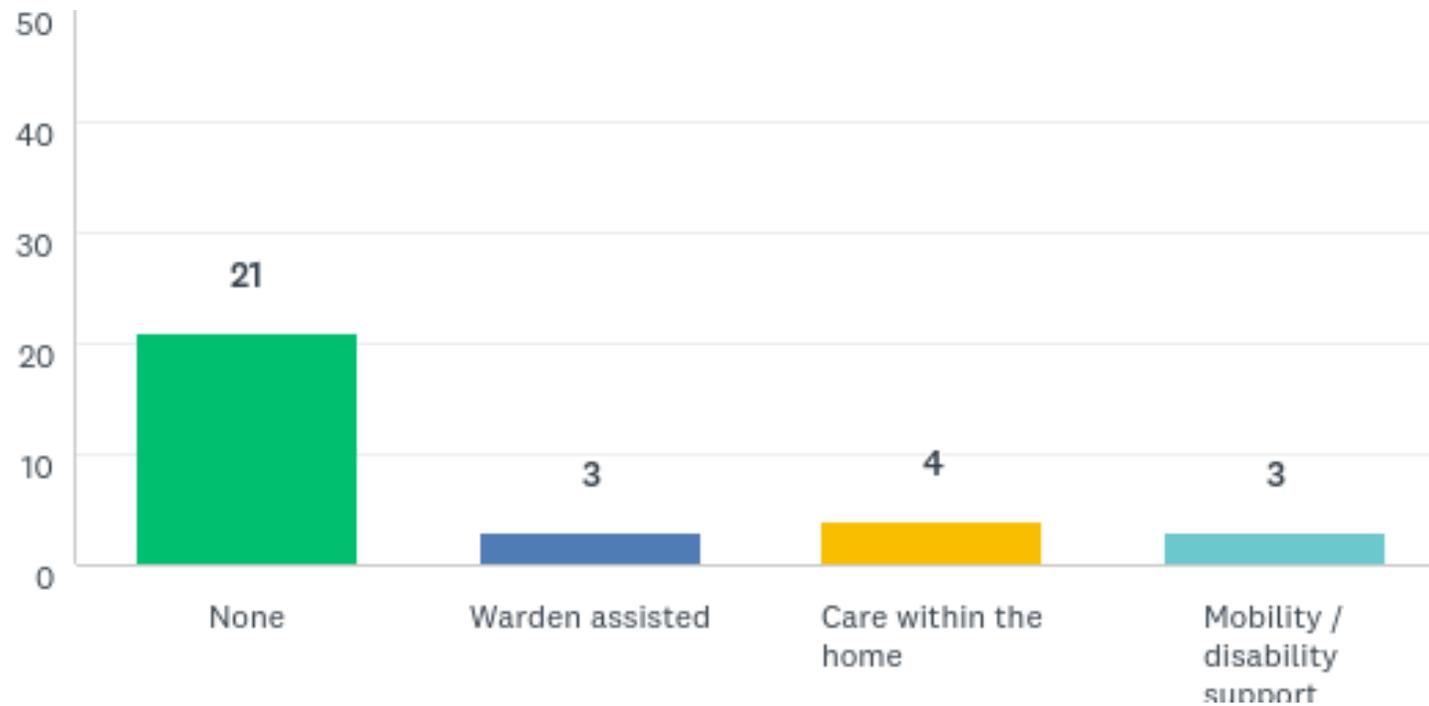
Q13. Number of bedrooms needed.



Observations:

- 73% of households needing to move home said that they needed 2 or 3 bedrooms.
- 10% required 1 bedroom.
- 10% required 4 bedrooms.
- 7% required 5+ bedrooms.

Q14. Support needed within the home.



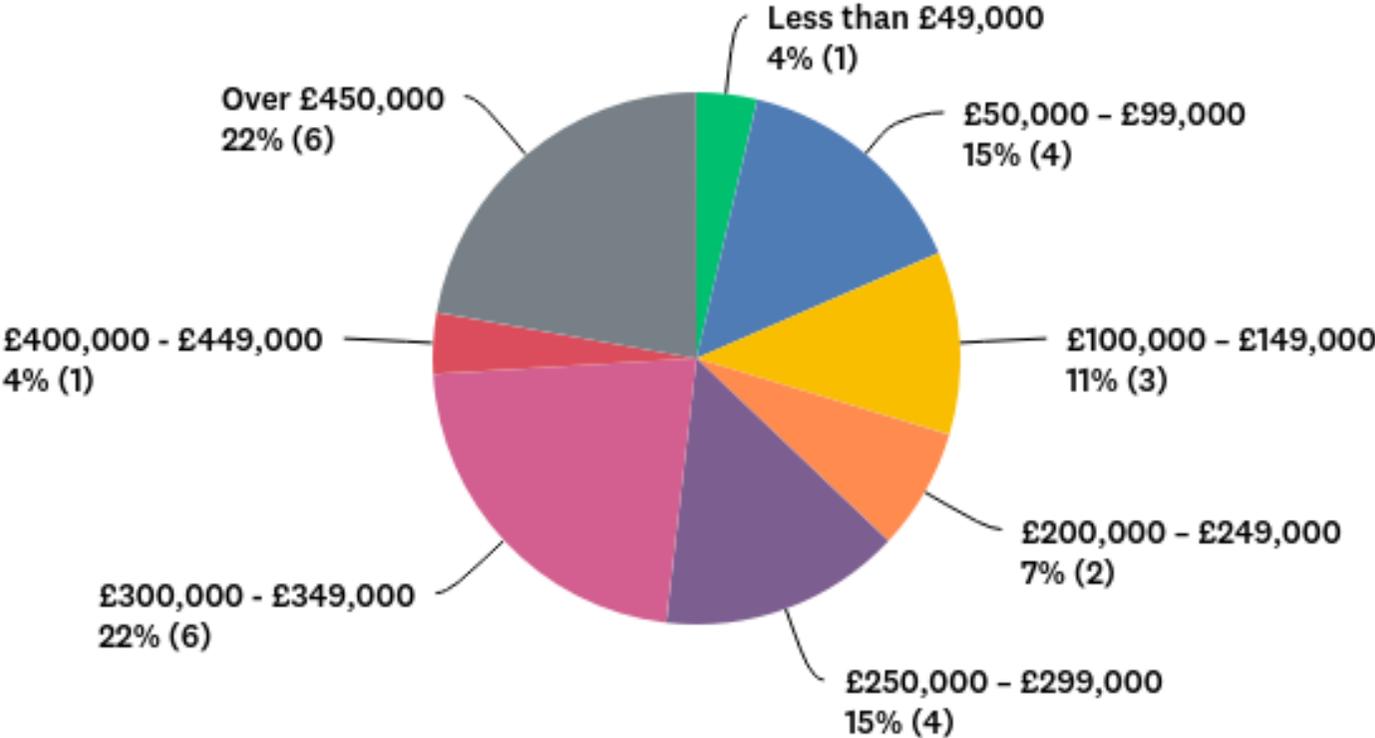
Observations:

- 3 households needing to move home said they would require warden assistance in the home.
- 4 said they would require care within the home.
- 3 said they need mobility / disability support.

Q15. Households on the housing register.

None said that they were already on the 'West Cheshire Homes' Housing Register.

Q16. What households said they can afford⁵ to buy.

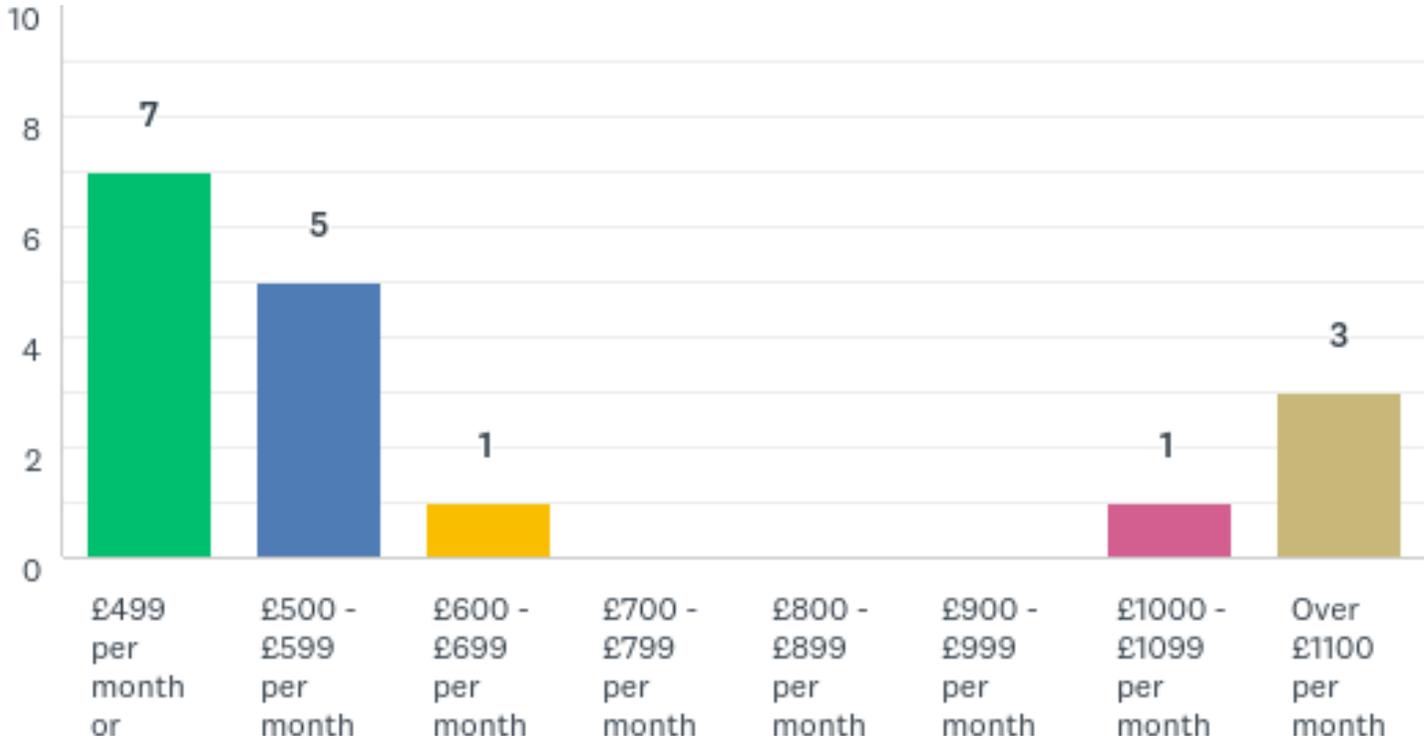


Observations:

- Households expecting to need to move demonstrated a broad range affordability levels as can be seen in the pie chart above. The biggest groups (both at 22%) could afford over £450k, or between £300k-£349k.

⁵ This is normally based on 3.5x gross annual income for couples and x4 for single income households plus estimated equity in your current home, savings, gifts from parents and deposits.

Q17. What households needing to move said they can afford⁶ to rent.



Observations:

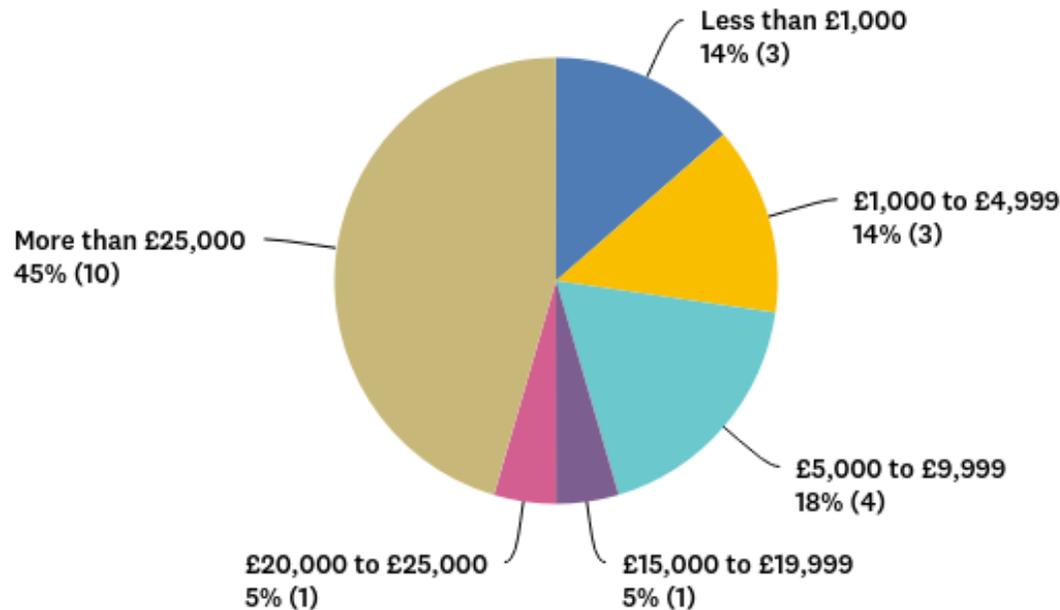
- 7 households said they could afford up to £499 per month rent.
- 5 households said they could afford £500-599 per month.
- 1 said they could afford £600-699 per month.
- 1 said they could afford £1000-1099 per month.
- 3 said they could afford over £1100 per month.

⁶ This is normally based on 25% of gross monthly household income.

Q18. Gross annual income of households needing to move.

| Gross household income | Overall responses |
|--------------------------------------|-------------------|
| Lower quartile income of respondents | £17,373 |
| Mean average income of respondents | £52,750 |
| Median income of respondents | £45,000 |
| | Answered |
| | 15 |
| | Skipped |
| | 16 |

Q19. Amount of savings.



Observations:

- The lower quartile income indicates the average levels of income for people in the bottom 25% (£17,373)
- However, the average (£52,750) and median (£45,000) are much higher. These figures are based on the answers of 15 respondents as 16 out of the 31 needing to move skipped this question.
- 22 respondents shared the level of savings they had. The pie chart above shows a broad range of savings: 50% with £19,999 or less, and the other 50% with over £20,000 in savings.

Q20. Assets already owned by current home owners expecting to need to move.

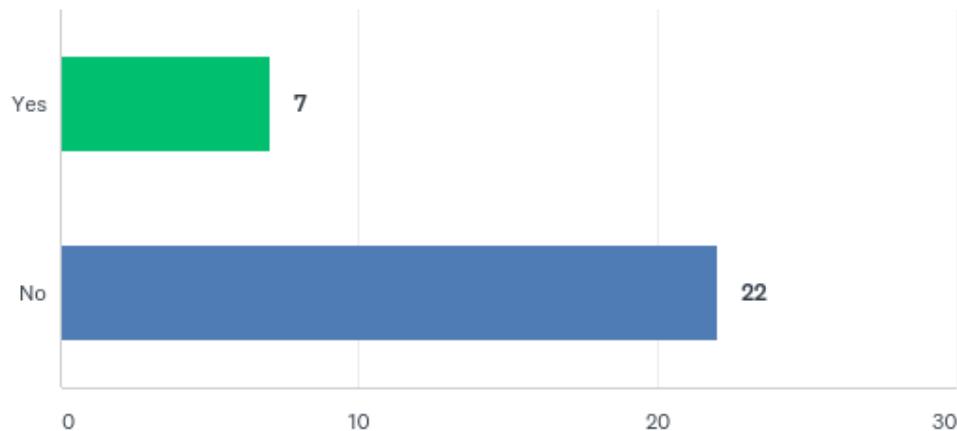
| | |
|-----------------------------|--------------|
| Lower quartile assets owned | £80,000 |
| Mean average assets owned | £321,786 |
| Median assets owned | £300,000 |
| Range of assets owned | £75k - £700k |
| Answered | 14 |
| Skipped | 17 |

Observations:

- The lower quartile amount of assets owned by households needing to move were £80,000.
- Mean average assets owned by households needing to move was £321,786.
- Median assets owned were £300,000.
- The assets of respondents ranged from £75,000 to £700,000.

NB: Less than half of the respondents answered Q20. This is normal when asking for information about assets. However, the results still gave a useful indication of what people could afford.

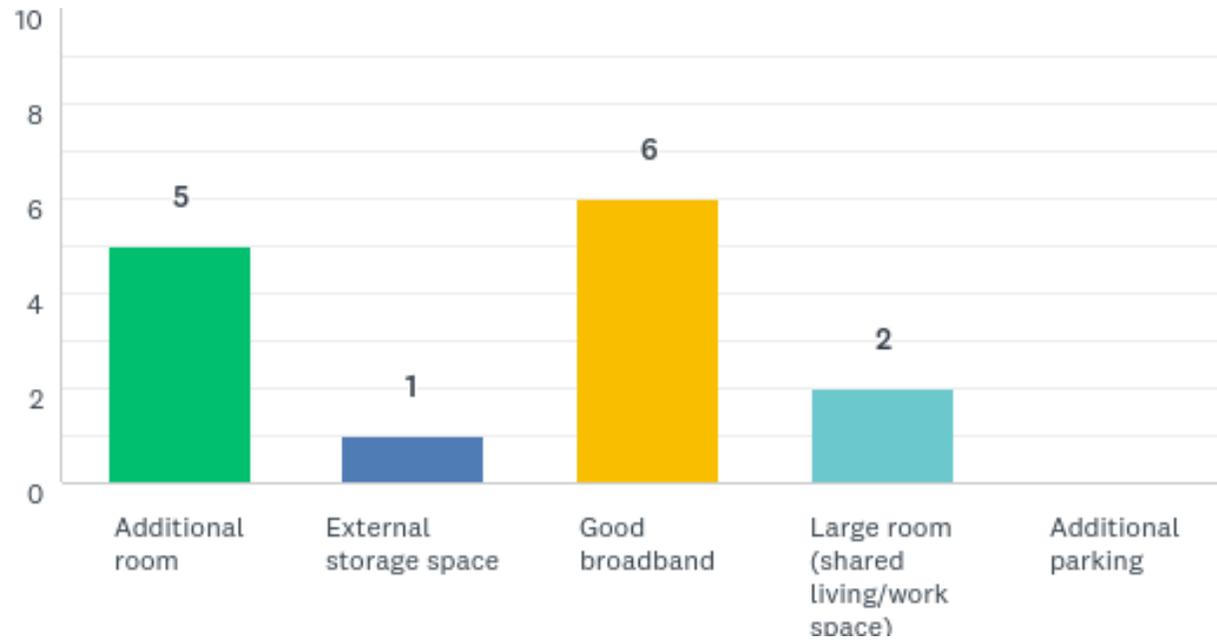
Q21. Households requiring work from home facilities.



Observations:

- 7 households said they require work from home facilities.

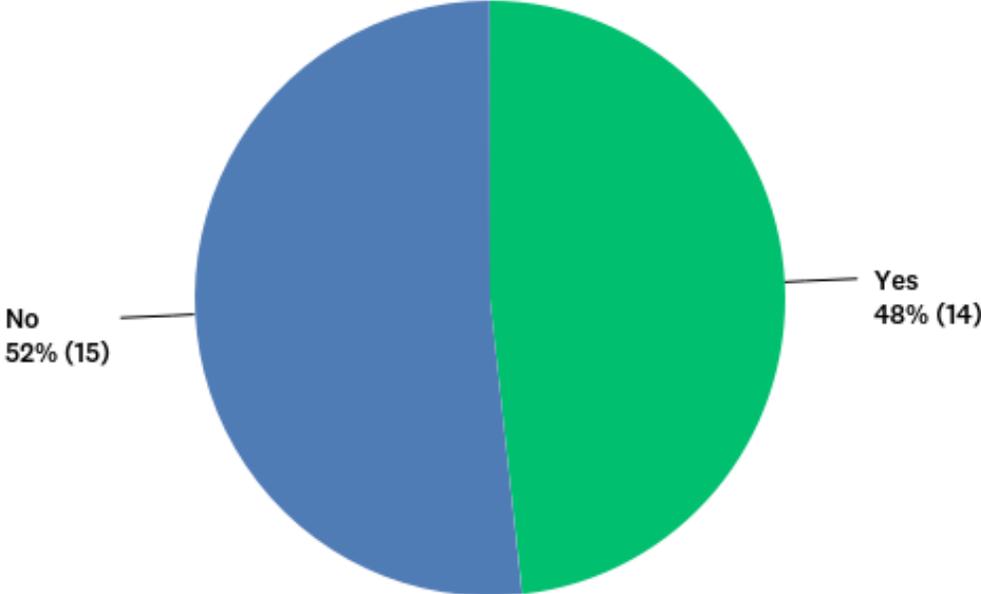
Q22. Which 'work from home' facilities would be needed?



Observations:

- 5 households require an additional room.
- 1 household requires external storage space.
- 6 households require good broadband.
- 2 households require a large room (shared living/work space).

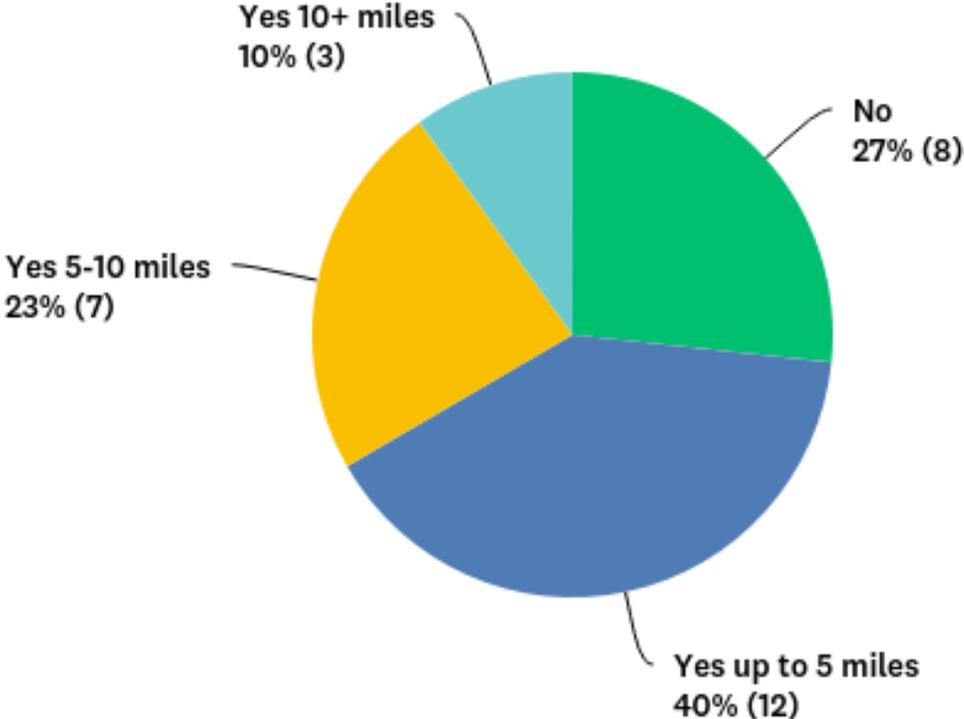
Q23. Respondents interested in self and custom build.



Observations:

- 14 out of the 29 that answered this question expressed interest in self or custom build.
- **Q24** – no one reported being on the self-build register. Therefore, there is no chart for Q24 due to lack of stats to present.

Q25. Households prepared to move out of Norley Parish.



Observations:

- 8 respondents said they would not be prepared to move out of the Parish.
- 12 said up to 5 miles.
- 7 said 5-10 miles.
- 3 said more than 10 miles.

Q26. Additional comments.

21 year old son aiming to move out of family home in next 2 years wishing to stay in Norley.

I have a disability - been renting bedsit for 14 years.

Quiet and peaceful, no harassments from other people who threaten my health and ruin my well-being.

We need a bigger house as we would like more kids and things are already very tight. We would not move if we could extend our house sufficiently however your survey did not cover extensions. We do NOT want to move out of Norley however if we cannot extend or find a house we love we would have to. Expanding house sizes should be relaxed to keep locals in the village.

It was difficult to answer the questions because my children may need to live in Norley, whilst my wife and I need somewhere smaller.

Advanced age and medical conditions will require downsizing in the medium term.

Supported accommodation needed for a person with learning difficulties - so needs sheltered / warden accommodation with support but is not due to being elderly/infirm

7.0 AFFORDABLE HOUSING NEED SUMMARY

| | | Affordable Housing Need Response 1 | Affordable Housing Need Response 2 | Affordable Housing Need Response 3 | Affordable Housing Need Response 4 |
|------------------------------------|--|---|--|---|--|
| Current accommodation | Number of people in each age group | 1 young person/adult (16-22) 2 adults (40-54) | 1 adult (40-54) | 1 adult (65-74) | 1 young person/adult (16-22) 1 adult (23-39) |
| | Current tenure | Own with a mortgage | Rent a private home | Own with no mortgage | No answer |
| | Type + size of current home? | 4 bed house | Bedsit | 2 bed park home | 3 bed bungalow |
| Housing Need | Type of h'hold in need | Single person | Single person | Single person | Couple |
| | Number of people within each age group who will form the new household | 1 young person/adult (16-22) | 1 adult (40-54) | 1 adult (65-74) | 1 adult (16-22) 1 adult (23-39) |
| | When the new housing will be needed | Within 1-3 years | Within 1 year | Within 1 year | Within 1 year |
| | Type + size of home needed | 2 bed house | 1 bed flat | 1 bed bungalow | 2 bed house |
| | Preferred tenure options | <ul style="list-style-type: none"> Buy a starter home Buy a market home | <ul style="list-style-type: none"> Buy a discounted market home Affordable/social rent Market rent | <ul style="list-style-type: none"> Shared ownership Buy a market home Market rent | <ul style="list-style-type: none"> Buy a starter home |
| | Reasons for housing need | <ul style="list-style-type: none"> Need to move out of shared house | <ul style="list-style-type: none"> Too small – need to upsize First time buyer Harassment Health/mobility problems | <ul style="list-style-type: none"> Too difficult to manage Need cheaper accommodation Need to be closer to facilities (e.g. shops) Harassment High maintenance costs Health/mobility problems | <ul style="list-style-type: none"> First time buyer School catchment |
| | What they can afford to buy | £50,000 - £99,000 | £50,000 - £99,000 | £50,000 - £99,000 | No answer |
| | What they can afford to rent | Up to £499 pcm | Up to £499 pcm | £500 - £599 pcm | No answer |
| | Annual h'hold income | £17,775 | No answer | State pension only | No answer |
| | Savings | £5,000 - £9,999 | No answer | £5,000 - £9,999 | No answer |
| | Current equity/asset value | None | No answer | £80,000 | No answer |
| | Support or special requirements? | No | Disability | Warden assisted | No |
| Interested in self / custom build? | Yes | Yes | No | Yes | |

| | | Affordable Housing Need Response 5 | Affordable Housing Need Response 6 | Affordable Housing Need Response 7 | Affordable Housing Need Response 8 |
|------------------------------------|--|---|--|---|---|
| Current accommodation | Number of people in each age group | 1 young person/adult (16-22) 1 adult (23-39) 2 adults (55-64) | 1 adult (75-84) 1 adult (85-94) | 1 child (11-15) 2 adults (23-39) 1 adult (40-54) 1 adult (55-64) | 1 young person/adult (16-22) 1 adult (55-64) |
| | Current tenure | Own with no mortgage | Own with no mortgage | Own with a mortgage | Own with no mortgage |
| | Type + size of current home? | 4 bed house | 2 bed park home | 3 bed house | 4 bed house |
| Housing Need | Type of h'hold in need | 2 grown up siblings sharing | Couple | Single person | Single person |
| | Number of people within each age group who will form the new household | 1 young person/adult (16-22) 1 adult (23-39) | 1 adult (75-84) 1 adult (85-94) | 1 young person/adult (16-22) | 1 adult (23-39) |
| | When the new housing will be needed | Within 4-5 years | Within 4-5 years | Within 4-5 years | Within 4-5 years |
| | Type + size of home needed | 2 or 3 bed house | 2 bed bungalow | 2 bed house | 1 bed 'extra care' home |
| | Preferred tenure options | • Buy a starter home | • Affordable/social rent | • Buy a starter home | • Affordable/social rent |
| | Reasons for housing need | Need to live independently | • Other – park home no longer suitable | • Need to live independently • First time buyer | • Need to live independently |
| | What they can afford to buy | £150,000 - £199,000 | No answer | £50,000 - £99,000 | No answer |
| | What they can afford to rent | £500 - £599 pcm | Up to £499 pcm | Up to £499 pcm | Up to £499 pcm |
| | Annual h'hold income | £40,000 | Old age pension | No answer | No answer |
| | Savings | More than £25,000 | £5,000 - £9,999 | £1,000 - £4,999 | Less than £1,000 |
| | Current equity/asset value | No answer | £75,000 | No answer | No answer |
| | Support or special requirements? | No | No | No | Warden assisted Care within the home for person with learning disability |
| Interested in self / custom build? | No answer | No | No | No answer | |

Based on their responses, the above households are potentially eligible for affordable housing as they are unlikely to be able to afford to buy or rent a home on the open market as demonstrated in the below tables showing average dwelling prices and median weekly rents⁷:

| Average Dwelling Prices May 2018 – May 2020 | Flat | Terraced | Semi-detached | Detached | Overall average |
|---|----------|----------|---------------|----------|-----------------|
| Norley | No sales | £227,500 | £346,981 | £439,318 | £383,969 |

⁷ Sources: Dwelling sold prices - Land Registry via www.rightmove.co.uk updated 7 May 2020. Median weekly rents – Hometrack updated 4 Dec 2019 (not available at Parish level)

| Median Weekly Rent Oct 2018 – Sept 2019 | 1-bed | 2-bed | 3-bed | 4-bed |
|--|-------|-------|-------|-------|
| Weaver and Cuddington Ward | £112 | £144 | £170 | £253 |

Another indicator in the above households' need and eligibility for affordable housing was triggered by selecting any of the affordable tenures including:

- affordable / social rent
- shared ownership
- discounted market homes
- starter homes
- rent to buy

In addition, we have asked respondents whether they were already on the Cheshire West Housing Register (West Cheshire Homes) in order to eliminate them from the survey results and avoid double counting of those in need.

To be eligible for affordable housing developments in rural Cheshire West, households must meet the 'rural connection criteria', which we have applied to all the survey respondents and filtered out any that do not meet the criteria as quoted below from the West Cheshire Homes Allocations Policy:

"In order to ensure that people living in rural areas are able to remain in those areas, priority for lettings to properties in rural areas will be given to those meeting additional local connection criteria. The following criteria apply:

- *The customer or a member of his/her household must currently reside, and have been residing continuously for the past 2 years, in the electoral ward where the property has become available; or*
- *The customer has permanent full-time or part-time work in the ward;*
- *The customer has a close family member living in the ward (i.e. mother, father, brother, sister, son, daughter) who has resided there continuously for at least 5 years"*

8.0 CONCLUSION

Thanks to the supportive approach of the Parish Council, this survey has achieved a 35% response rate, which is above the average response (around 20%) for the housing needs surveys Cheshire Community Action has carried out in recent years. In terms of the overall housing demand, 16% of respondents said that they intend to move within Norley, in the next 5 years equating to 31 households. 8 of which said they would be prepared to move out of Norley Parish.

Out of the 31 households:

- 43% were single person households
- 43% were couples
- 14% were couples with children / families

Demand from single person households:

- 69% selected 1-2 bed and 31% selected 3+ beds.
- The majority (77%) were under 55 with the remaining 23% over 55.
- The majority (54%) required bungalows, 31% required houses, 8% flats and 8% extra care housing.

Demand from couples:

- 54% required 2 bed accommodation, 38% required 3 bedrooms and 8% required 4 bedrooms.
- The majority (77%) were over 55 with the remaining 23% under 55.
- 46% required bungalows, 31% required houses and 23% required flats.

Demand from couples with children / families:

- 50% required 3 bed accommodation, 25% required 4 bedrooms and 25% required 5+ bedrooms.
- 50% of adults in these households were aged 40-54 and the other 50% were aged 55-64.
- 50% had 1 child and the other 50% had 2 children.
- All couples with children / families required houses.

Affordable housing need:

- 4x 2 bed houses for younger first time buyers and preferably as discounted sale or shared ownership tenures.
- 2x bungalows (a 1 bed for a single with additional support, and a 2 bed for a couple without support at home), and 2x flats with level access, both for singles (1 with extra care). These households would consider affordable or social rent apart from the 1 bed bungalow, which would prefer shared ownership. 2 of these households were under 55 and 2 were over 55.

APPENDIX: COVER LETTER AND SURVEY QUESTIONS

NORLEY

HOUSING NEEDS SURVEY 2019

Dear Resident,

Norley Parish Council are working with Cheshire Community Action who would like to invite you to complete the following Housing Needs Survey. The survey is intended for residents who live in the Parish. It will provide information on current housing needs and how this may change in the future. The survey is being undertaken independently by Cheshire Community Action on the Parish Council's behalf. The Parish Council asks that every household responds, so that they obtain a current understanding of the housing requirements in Norley at this time.

The survey should take no more than 15 minutes to complete and all responses will be kept confidential. All data will only be used anonymously for the purpose of informing the Parish Council and Local Authority of the current and future level of housing need.

We require one response per household. For example, a family with grown up children may need to accommodate two households if: the grown-up children want to move into their own home and their parents may wish to downsize. If you require more forms, please contact: john.heselwood@cheshireaction.org.uk or call John on 01244 305321.

If possible, we would like you to complete this survey online.

Please go to: <https://www.surveymonkey.co.uk/r/NorleyHNS2019>
(input the address into your internet browser address bar, not the search engine e.g. google)

Please return handwritten responses by post in the enclosed freepost envelope.

The deadline for responses is: **13th December 2019**

Thank you for your time.

John Heselwood
Cheshire Community Action

For assistance completing this form, please contact John Heselwood at Cheshire Community Action.

Email: john.heselwood@cheshireaction.org.uk
Tel: 01244 305321

YOUR CURRENT ACCOMMODATION

1. How many people in each of these age groups live in your current household (including yourself)? Please write the numbers in the boxes below e.g. "2".

| | | | |
|---------------|----------------------|---------------|----------------------|
| 0 – 10 years | <input type="text"/> | 55 – 64 years | <input type="text"/> |
| 11 – 15 years | <input type="text"/> | 65 – 74 years | <input type="text"/> |
| 16 – 22 years | <input type="text"/> | 75 – 84 years | <input type="text"/> |
| 23 – 39 years | <input type="text"/> | 85 – 94 years | <input type="text"/> |
| 40 – 54 years | <input type="text"/> | Over 95 | <input type="text"/> |

2. How do you occupy your current accommodation? Please select one option only.

| | | | |
|--|--------------------------|---------------------------------|--------------------------|
| Rent from the Council or Housing Association | <input type="checkbox"/> | Own with no mortgage | <input type="checkbox"/> |
| Rent a private home | <input type="checkbox"/> | Shared ownership / equity | <input type="checkbox"/> |
| Own with a mortgage | <input type="checkbox"/> | Other (please tick and specify) | <input type="checkbox"/> |
| Live in tied accommodation (e.g. provided by employer) | <input type="checkbox"/> | | |

3. What kind of property do you currently live in? Please select one option only.

| | | | | | |
|------------------------|--------------------------|----------|--------------------------|------------------|--------------------------|
| House / Cottage | <input type="checkbox"/> | Bungalow | <input type="checkbox"/> | Flat / Apartment | <input type="checkbox"/> |
| Other (please specify) | <input type="checkbox"/> | | | | |

4. How many bedrooms does your current property have? Please select one option only.

| | | | | | | | | | |
|---|--------------------------|---|--------------------------|---|--------------------------|---|--------------------------|----|--------------------------|
| 1 | <input type="checkbox"/> | 2 | <input type="checkbox"/> | 3 | <input type="checkbox"/> | 4 | <input type="checkbox"/> | 5+ | <input type="checkbox"/> |
|---|--------------------------|---|--------------------------|---|--------------------------|---|--------------------------|----|--------------------------|

HOUSING NEED

5. Does your household, or anyone in your current household or immediate family¹, expect to need to **move into or within Norley** (if suitable accommodation becomes available) within the next 5 years? I.e. to form a new household or households.

Yes Please go to Q6

No Please go to Q25

No – but my current home needs adaptations e.g. to aid mobility Please go to Q26

¹ 'Immediate family' refers to: Parents, children or siblings

6. Please give the reasons why the household's current home is unsuitable? Please select any options that apply.

| | | | |
|--|--------------------------|--------------------------------------|--------------------------|
| Too small – need to upsize | <input type="checkbox"/> | Garden too big to manage | <input type="checkbox"/> |
| Too big - need to downsize | <input type="checkbox"/> | Want a garden or larger garden | <input type="checkbox"/> |
| Too difficult to manage | <input type="checkbox"/> | High maintenance costs | <input type="checkbox"/> |
| Need cheaper accommodation | <input type="checkbox"/> | Major disrepair of current home | <input type="checkbox"/> |
| Need to be closer to facilities (e.g. shops) | <input type="checkbox"/> | Health / mobility problems | <input type="checkbox"/> |
| Need to live independently | <input type="checkbox"/> | Need to be closer to work | <input type="checkbox"/> |
| First time buyer | <input type="checkbox"/> | Move closer to parent/dependent | <input type="checkbox"/> |
| Want to buy (from renting) | <input type="checkbox"/> | Need to be closer to family | <input type="checkbox"/> |
| Change in relationship circumstances | <input type="checkbox"/> | Marriage / to live together | <input type="checkbox"/> |
| Living in temporary accommodation | <input type="checkbox"/> | Need to be closer to College or Uni | <input type="checkbox"/> |
| Forced to move (e.g. tenancy ending) | <input type="checkbox"/> | To be in particular school catchment | <input type="checkbox"/> |
| Harassment / threat of harassment / crime | <input type="checkbox"/> | Overcrowding | <input type="checkbox"/> |
| Other (please explain below) | <input type="checkbox"/> | Need to move out of shared house | <input type="checkbox"/> |

7. Who in your current household needs to move in the next 5 years? Please select one option only. If there is more than one new household needing to move, please request additional forms.

| | | | |
|---------------------------|--------------------------|------------------------------|--------------------------|
| Single person | <input type="checkbox"/> | Three or more people sharing | <input type="checkbox"/> |
| Couple | <input type="checkbox"/> | Other (please specify below) | <input type="checkbox"/> |
| Couple with children | <input type="checkbox"/> | | |
| Lone parent with children | <input type="checkbox"/> | | |

8. How many people within each of these age groups would form the new household? Please enter the number of residents for each age group who would be in the new household. E.g. "2". Please can you also indicate the gender of 0-10's and 11-15's for the purposes of determining the number of bedrooms required?

| | | | | |
|---------------|-------------------------------|---------------------------------|---------------|--------------------------|
| 0 – 10 years | Male <input type="checkbox"/> | Female <input type="checkbox"/> | 55 – 64 years | <input type="checkbox"/> |
| 11 – 15 years | Male <input type="checkbox"/> | Female <input type="checkbox"/> | 65 – 74 years | <input type="checkbox"/> |
| 16 – 22 years | <input type="checkbox"/> | | 75 – 84 years | <input type="checkbox"/> |
| 23 – 39 years | <input type="checkbox"/> | | 85 – 94 years | <input type="checkbox"/> |
| 40 – 54 years | <input type="checkbox"/> | | Over 95 | <input type="checkbox"/> |

9. Local connection - please select all options that apply to the household that needs to move.

| | | |
|---|--|--|
| <input type="checkbox"/> Lived in the Parish for at least the last 2 years. | <input type="checkbox"/> Previously lived in the Parish for at least 10 years. | <input type="checkbox"/> Have a brother or sister, parent or child who currently lives in the Parish and has done so for at least 5 years. |
| <input type="checkbox"/> Have a permanent contract for work in the Parish. | <input type="checkbox"/> Have a permanent offer of work in the Parish. | <input type="checkbox"/> Self-employed and the business address is within the Parish and has been operational for a minimum of 12 months. |

10. When is the household likely to need to move? Please select one option only.

| | | | |
|---------------|--------------------------|--------------|--------------------------|
| Within 1 year | <input type="checkbox"/> | In 4-5 years | <input type="checkbox"/> |
| In 1-3 years | <input type="checkbox"/> | | |

11. Would the new household prefer to:

| | | | |
|-----------------------------------|--------------------------|--------------------------------|--------------------------|
| Buy a market home? | <input type="checkbox"/> | (d) Buy a starter home? | <input type="checkbox"/> |
| Rent a market home? | <input type="checkbox"/> | (e) Affordable or social rent? | <input type="checkbox"/> |
| (a) Shared ownership/equity? | <input type="checkbox"/> | (e) Rent to Buy? | <input type="checkbox"/> |
| (b) Buy a discounted market home? | <input type="checkbox"/> | | |

- (a) Shared ownership/equity is defined as: Housing where the occupier buys a proportion of the property and pays rent on the remainder, typically to the Council or a Housing Association. The purchaser has the option to buy further shares but there may be a planning condition or legal agreement e.g. Section 106 which restricts ownership to a maximum of 80% so that the property remains affordable in perpetuity.
- (b) A discounted market home is offered for sale to eligible purchasers at a discounted price of the full market value. This is not a shared ownership scheme and even though there is a discount on the sale price, the purchaser still owns 100% of the property and there is no rent to pay. When you want to sell the property, you must do so on the same terms, which means you must sell it with the same level of discount you received and to someone who meets the criteria for affordable housing.
- (c) The Starter Homes scheme helps first time buyers to purchase a new-build home with a 20% discount. The maximum cost of a home offered via the Starter Homes scheme will be £250,000 (outside London) other restrictions such as age and income may apply, but these have not yet been confirmed by the Government.
- (d) Affordable homes are rented from the Council or a Housing Association at 80% of the full local market rent to someone who meets the criteria for affordable housing. Social rent is set below the affordable (80%) rent levels.
- (e) Rent to Buy (sometimes called 'Rent to Save' or 'Intermediate Rent') is a Government scheme designed to ease the transition from renting to buying a home by providing subsidised rent. You would rent a newly built home at approximately 20% below the market rate for up to five years (exact period of time varies by property). During that time period, you have the option to buy the property or to buy part of the property under a Shared Ownership scheme. When you get to the end of the time period, you either have to buy part of the property or leave.

12. What type of home would be most suitable? Please select one option only.

- House..... Bungalow.....
- Flat/Apartment..... Stay in current home with support, major repairs and/or adaptations (e.g. home visits, 'help' alarm, mobility adaptations)
- Co-housing.....
(Your own home in a small community, which shares facilities (e.g. laundry) and activities)
- Sheltered accommodation.....
(This is usually in a group of bungalows or flats and you have your own front door. Schemes usually have a manager/warden to arrange services and are linked to a careline/emergency alarm service.)
- Extra Care Housing.....
(This is designed with the needs of frailer older people in mind. It includes flats, bungalows and retirement villages. You have your own front door. Domestic support and personal care are available.)
- Residential care.....
(You would normally have a bedroom and the use of a shared lounge with other residents. Personal care is provided – bathing, help dressing, meals etc.)

13. How many bedrooms would be needed? Please select one option only.

- 1 2 3 4 5+

14. Would any support or special requirements be needed? Please select all options that apply.

- None Care within the home
- Warden assisted Mobility/disability support

15. Is the new household on the Council Housing Register for affordable/social rented housing?

- Yes No

To register visit: http://www.westcheshirehomes.co.uk/Choice/CHES_Home.aspx

5

16. What price range would the new household be able to afford should they wish to purchase or share ownership? Please select one option only.

This is normally based on 3.5x gross annual income for couples and x4 for single income households plus estimated equity in your current home, savings, gifts from parents and deposits.

- Less than £49,000..... £250,000 - £299,000.....
- £50,000 – £99,000..... £300,000 – £349,000.....
- £100,000 – £149,000..... £350,000 – £399,000.....
- £150,000 – £199,000..... £400,000 – £449,000.....
- £200,000 – £249,000..... Over £450,000.....

17. What rent range would those in housing need be able to afford should they wish to rent? Please select one option only.

This is normally based on 25% of gross monthly household income.

- £499 per month or less..... £800 - £899 per month.....
- £500 - £599 per month..... £900 - £999 per month.....
- £600 - £699 per month..... £1000 - £1099 per month.....
- £700 - £799 per month..... Over £1100 per month.....

18. What would be the total (before tax) annual income of the new household?

(We understand you may prefer not to answer this question, but it would help us to establish how much and what type of affordable or low-cost housing is necessary. Please be assured that your answers to this and all questions will remain strictly confidential).

Please remember to combine amounts for couples and include income from paid employment, pensions, benefits such as working tax credits, maintenance payments, or rental/investment income.

19. What level of savings does the new household have? Please remember to combine savings for couples.

- None..... £10,000 to £14,999.....
- Less than £1,000..... £15,000 to £19,999.....
- £1,000 to £4,999..... £20,000 to £25,000.....
- £5,000 to £9,999..... More than £25,000.....
- Prefer not to say.....

6

20. If a homeowner or shared equity homeowner, what level of assets does the new household have? Please write the estimated amount below.

Not a homeowner or shared equity owner

Estimated value of current property:.....

Balance outstanding on mortgage:.....

21. Does anyone in the household need 'work from home' facilities?

Yes Please go to Q22

No Please go to Q23

22. Which of the following 'work from home' facilities would be needed? Please select any options that apply.

- | | | | |
|------------------------------|--------------------------|---------------------------------------|--------------------------|
| Additional room | <input type="checkbox"/> | Good broadband | <input type="checkbox"/> |
| External storage space | <input type="checkbox"/> | Large room (shared living/work space) | <input type="checkbox"/> |
| Other (please specify below) | <input type="checkbox"/> | Additional parking | <input type="checkbox"/> |

23. Would anyone in the new household be interested in custom or self-build?

Yes Please go to Q24

No Please go to Q25

24. Have they registered on the Cheshire West Self-build register?

Yes

No

To register or find out more about self and custom build visit:
http://consult.cheshirewestandchester.gov.uk/portal/cwc_ldf/land/selfbuild

25. Would you be prepared to move away from Norley if suitable accommodation was available?

No

Yes up to 5 miles

Yes 5-10 miles

Yes 10+ miles

26. Please use the space below to give any additional information regarding your housing needs now or any housing needs that you think you may have in the next 5 years?

.....
.....
.....
.....
.....

Thank you for taking the time to complete this survey.

Please return your completed survey form using the freepost envelope enclosed by 13th December 2019.



This report was produced by Cheshire Community Action, the leading rural support organisation in Cheshire.
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