

Norley Parish, Cheshire West and Chester District

Housing Needs Survey

for

Norley Parish Council

February 2026



CNB HOUSING
I N S I G H T S

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Executive summary

1. Norley's Housing Needs Survey report (February 2026) provides an evidence-based picture of local housing pressures and the type of homes likely to be needed over the next five-years. It combines official data, a parish-wide household survey, and district council housing register information to understand whether local people can find suitable homes they can afford.
2. The report shows that Norley has a distinctive housing profile. Most households are owner-occupiers, many owning outright, and the parish has relatively little social or private rented housing. Homes are mainly larger dwellings, with a high share of detached 4+ bedroom dwellings and comparatively few smaller homes. At the same time, the population profile is older than district and national averages, and wider demographic trends indicate further growth in older age groups. This combination points to growing pressure for a more suitable range of homes, especially smaller and more manageable options.
3. Affordability is a central issue. Entry-level market prices in Norley are significantly above district averages, and rents are also high relative to many household incomes. The report concludes that open market housing is beyond reach for some local and newly forming households, especially many single-income households. Even discounted or shared ownership products can remain difficult to access for lower and modest incomes. In practical terms, this creates a gap between what local people need and what the market currently provides.
4. The household survey identified a snapshot of 17 households in housing need over the next five-years seeking more suitable housing in the parish (9 existing households needing to move home, plus 8 newly forming households). Of these, 7 were assessed as being in affordable housing need from household survey data, and a further 2 households with a preference for Norley were identified via the housing register giving an estimate of 9 households in affordable need. Need is concentrated for smaller homes, particularly 2–3 bedroom houses and bungalows.
5. When need is annualised and compared with likely future supply (including vacancies and committed development), the study estimates unmet need for additional affordable housing at around 5 to 6 dwellings per year, mostly affordable home ownership with a smaller affordable rent component.
6. The survey reveals significant demand from older homeowners to downsize and access more suitable housing. 13 out of the 23 households indicating a need to move home cited a need to downsize or move home for age related reasons. Within the parish housing stock there is little scope for owner-occupiers to downsize to 2-bedroom housing at this time, but more scope to downsize to 3-bedroom housing. The low volume of turnover of



market housing annually is the key factor. The extent to which newbuild housing will facilitate downsizing will depend upon many factors but we would highlight the need for some to meet accessibility and wheelchair standards.

7. Taking into account the survey results (table 4.4), the bulk of the market housing need appears to come from those that wish to reside in bungalow and smaller 2-3 bedroom houses.
8. Community feedback broadly supports a small number of homes for local people, with strongest priorities placed on energy-efficient homes, smaller properties, and suitable options for older or disabled residents. Overall, the report indicates a clear case for carefully planned, locally focused affordable housing to improve choice, retain local households, and enable the community to be more balanced.



1. Introduction

Introduction and summary of this chapter

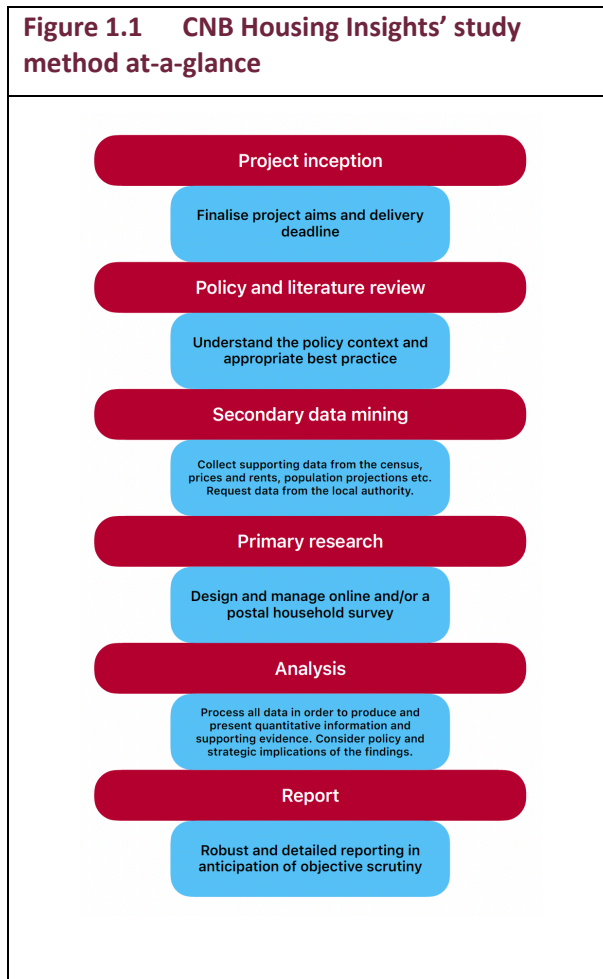
- 1.1 The study method is described which closely follows government practice guidance regarding housing needs surveys and assessments. Important context such is described such as The National Planning Policy Framework December 2024 (NPPF)¹, the Local Plan and parish Neighbourhood Plan.

Aim of the study

- 1.2 The aim of this housing needs survey (HNS) is to gather evidence to demonstrate how much additional housing is needed in the parish to meet the needs of local people or people with a defined local connection to the parish, if any.

The Study Method

- 1.3 The following figure summarises the methodology employed in this HNS.



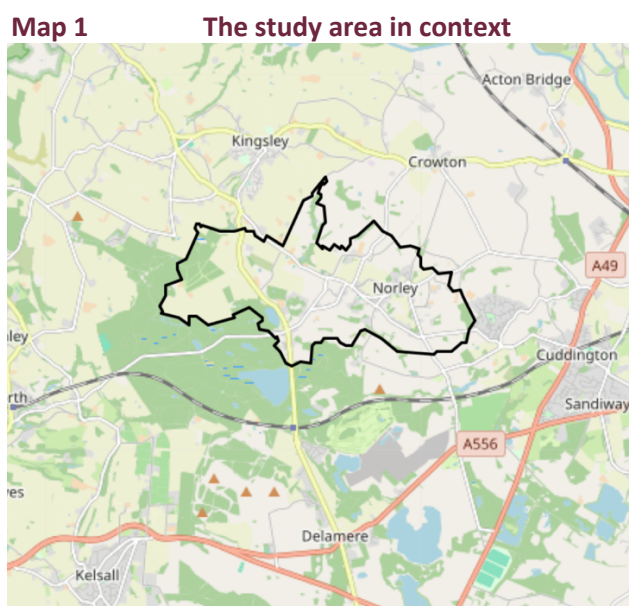
¹ A new NPPF is currently subject to consultation



- 1.4 All households resident in the parish were invited to participate in a household survey designed to enable an assessment of the quantity of housing needed in the future, its tenure and type.
- 1.5 This report contains 2 key outputs.
- 1.6 The first output is the number of local households in housing need and affordable housing need. This is a snapshot of parish resident household circumstances using evidence from the household survey and Cheshire West and Chester's housing register.
- 1.7 The second output is an assessment of the additional affordable housing required in the parish based upon an annualised level of need found in the first output and an assessment of affordable supply over the 5-year horizon of the HNS.
- 1.8 In addition the HNS reports on respondents' perceptions of future housing need in the parish, the specific needs of older person households and an assessment of the extent to which housing and household characteristics are in balance.

Geography of the study area

- 1.9 The study area is depicted in the following map.



Relevant local authority policy context

- 1.10 A housing needs survey (HNS) must take into account the relevant local authority housing policy context. Relevant local authority planning policy is also considered as it provides important context to the study which should be considered alongside the findings of the HNS.



The Local Plan

- 1.11 The current development plan for Cheshire West and Chester is made up of the Cheshire West and Chester Local Plan (Part One) Strategic Policies (adopted 29 January 2015) and the Local Plan (Part Two) Land Allocations and Detailed Policies (adopted 18 July 2019), alongside any made Neighbourhood Plans and national policy (including the National Planning Policy Framework). A new Local Plan update is also being prepared to replace and update the existing Part One and Part Two policies; this is an emerging plan and will be a material consideration as it progresses, but it does not currently replace the adopted Local Plan. According to the local authority local development scheme, the new plan is likely to be adopted in the autumn of 2027.
- 1.12 Norley Parish lies within Cheshire West and Chester Borough. Norley has a made Neighbourhood Plan (made by Cheshire West and Chester Council on 3 February 2016) which forms part of the statutory development plan for the parish area. Norley is identified in the adopted Local Plan (Part Two) policy framework as a Local Service Centre and is also subject to Green Belt policy constraints; as a result, development proposals are considered against the Local Plan strategy/policies, the Norley Neighbourhood Plan policies, and Green Belt policy tests where relevant.
- 1.13 The following screenshots present the key relevant policy framework for Norley contained in the adopted Cheshire West and Chester Local Plan (Part One and Part Two) and the made Norley Neighbourhood Plan including relevant settlement hierarchy context).



STRAT 2

Strategic development

The Local Plan will promote strong, prosperous and sustainable communities by delivering ambitious development targets whilst protecting the high quality environment that contributes to the attractiveness and success of Cheshire West and Chester as a place to live and work.

Over the period of 2010 to 2030 the Plan will deliver at least:

- 22,000 new dwellings
- 365 hectares of land for employment development to meet a range of types and sizes of site

Development will be brought forward in line with the following settlement hierarchy:

1. The majority of new development will be located within or on the edge of the city of Chester and towns of Ellesmere Port, Northwich and Winsford to maximise the use of existing infrastructure and resources and allow homes, jobs and other facilities to be located close to each other and accessible by public transport.
2. To maintain the vitality and viability of rural areas, an appropriate level of new development will be brought forward to support new homes and economic and social development. Development will be focused in the key service centres of Cuddington and Sandiway, Fardon, Frodsham, Helsby, Kelsall, Malpas, Neston and Parkgate, Tarporley, Tattenhall and Tarvin, which represent the most sustainable rural locations.
3. An appropriate level of development will also be brought forward in smaller rural settlements which have adequate services and facilities and access to public transport. These local service centres will be identified in the Local Plan (Part Two) Land Allocations and Detailed Policies Plan.

To deliver the levels of development outlined a number of key sites have been identified and further sites will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan and/or neighbourhood plans.

STRAT 8

Rural Area

Within the rural area the Council will support development that serves local needs in the most accessible and sustainable locations to sustain vibrant rural communities.

Within the rural area provision will be made for at least 4,200 new dwellings and 10ha of additional land for employment development.

Development should be appropriate in scale and design to conserve each settlement's character and setting.

The settlements listed below are identified as key service centres for surrounding areas which provide a good range of facilities and services and will be the focus for new development in the rural area. The key service centres will accommodate at least the amount of residential development set out below.



New development will also be accommodated at local service centres. These local service centres will be identified through the Local Plan (Part Two) Land Allocations and Detailed Policies Plan. The amount of development in each local service centre will reflect the scale and character of the settlement concerned and the availability of services, facilities and public transport.

At least 10ha of land for business and industrial development in the rural area will enable small scale expansion of existing employment sites, and new sites within or on the edge of key service centres outside of Green Belt locations.

The retention of rural shops and community facilities, and the provision of new facilities at an appropriate scale to the settlement, will be supported.

Development should not exceed the capacity of existing services and infrastructure unless the required improvements can be made.

1.14 Policy DM24 in the Local Plan (part one) expands on SOC 2 and is shown in the following screenshot.

Policy DM 24

In line with Local Plan (Part One) policy [SOC 2](#), small affordable exception sites will be supported adjacent to key or local service centres subject to meeting the additional requirements set out below.

A current affordable local need for the development must be demonstrated through an up to date independent assessment of local housing need prepared by the Parish Council or in collaboration with the Parish Council. Local housing need must relate to people who have a strong local connection to the parish in which the development is proposed. Unless defined differently in a neighbourhood plan, local connection means people or households who:

1. currently live in the parish and have been living there continuously for at least five years; or
2. have permanent employment in the parish; or
3. have close family members (defined as children, parents, siblings only) who have been residing in the parish continuously for at least five years; or
4. people who have previously lived in the parish for a continuous period of at least 10 years.

Once a local affordable need has been established a suitable site should be identified following a thorough assessment of alternatives in consultation with the Parish Council and local community. Rural exception sites will only be permitted where the local need cannot otherwise be met on sites within an identified settlement boundary, including on sites for market housing on which an element of affordable housing is required.

The allocation and occupancy of rural exception properties will be restricted to people/households who can meet the local connection test. After first occupation a geographical cascade approach will apply as agreed with the Council.

1.15 The local plan (part two) designates Norley as a local service centre:



Key and Local Service Centres

Within a key or local service centre settlement boundary, as identified on the policies map, development proposals that are in line with the development plan for the settlement, and are consistent with Local Plan (Part One) policy **STRAT 8** will be supported.

The following settlements are defined as local service centres:

Antrobus*	Delamere*	Great Budworth*	No Mans Heath
Ashton Hayes*	Dodleston*	Guilden Sutton*	Norley*
Aldford	Duddon	Higher Wincham	Saughall*
Childer Thornton*	Eaton	Kingsley*	Tilston
Christleton*	Eccleston*	Little Budworth	Utkinton
Comberbach*	Elton*	Mickle Trafford*	Waverton*
Crowton*	Great Barrow*	Moulton	Willaston

* additional restrictions apply in line with Local Plan (Part One) policy **STRAT 9** and the National Planning Policy Framework.

New housing development outside but adjacent to a key or local service centre boundary will only be supported where the proposal is in line with Local Plan (Part Two) policy **DM 24**; is for a community land trust development supported by the Parish Council; the site has been allocated through a neighbourhood plan; or is brought forward through a Neighbourhood Development Order or Community Right to Build Order.

1.16 The plan does not specify a tenure mix although the SHMA² evidence base suggests that 22.4% of households in affordable need and 43.6% of newly forming households could afford intermediate housing such as shared ownership or discounted sale tenures.

Neighbourhood plan

1.17 There is a Neighbourhood Plan for Norley. It was “made” in February 2016. The following screenshots present policies HOU1 and HOU2.

² Cheshire West and Chester Strategic Housing Market Assessment 2013 (the SHMA) table 4.24



Policy HOU1 – Scale and Location of Housing Development

New housing *Development* will be supported in accordance with *NPPF* paragraphs 88 to 90 and 54 to 55. It should provide a mix of housing to meet Norley's *Housing Requirement* and be laid out and designed in accordance with Norley Neighbourhood Plan Policy HOU3.

A) Within the *Settlement Boundary*, new housing *Development* shall accord with Local Plan Policy *STRAT 8*:

- 1) *Infill Development* of up to two dwellings on a small gap in an otherwise built up frontage.
- 2) Small scale sites only where the *Development* is in keeping with the local village character and provides *Affordable Housing* or *Low Cost Market Housing* to meet a demonstrated local *Housing Requirement* from those with a *Norley Connection*.

B) Throughout the Parish, new housing *Development* will be supported where it involves:

- 1) The re-use of a redundant or disused building of a permanent construction that is structurally sound and capable of conversion without substantial reconstruction.
- 2) The partial or total redevelopment of previously developed sites where any buildings are not capable of re-use or conversion and where the buildings are neither suitable for nor capable of employment *Development*.
- 3) The rebuilding and replacement of existing dwellings within their *Curtilage* on a one for one basis provided that they are not materially larger than the existing dwelling.

C) Outside the *Settlement Boundary*, new housing *Development* will only be permitted exceptionally, where it satisfies the very special circumstances to justify housing in the *Green Belt* and countryside under Policies *STRAT 9* and *SOC2* and delivers *Affordable Housing* to meet Norley's *Housing Requirement*.

Extensions to dwellings which have been created through the conversion of rural buildings outside the *Settlement Boundary* will be supported only where they are small in scale and do not adversely affect the character of the original building.

Policy HOU2 – Affordable Housing

Affordable Housing shall be provided to meet *Norley's Housing Requirement*:

- 1) As part of a housing *Development* of 3 or more dwellings in accordance with Local Plan policy *SOC1*.
- 2) On *Rural Exception Sites* in accordance with Local Plan policy *SOC2*.

Affordable Housing shall be made available to people who satisfy the local connections criteria (the *Norley Connection*) for a minimum period of 12 weeks on *Completion* and a minimum period of 4 weeks on subsequent re-letting or re-sale. After this period, the home shall be offered next to people from the adjoining parishes before being offered to people from elsewhere in the Borough.



Key definitions used in this report

Government Practice guidance and the National Planning Policy Framework (NPPF) 2024

- 1.18 This HNS complies with the relevant aspects of practice guidance concerning housing needs surveys and the National Planning Policy Framework (NPPF). This is because the evidence the HNS presents must be a sound basis for any housing related policies that are included in a neighbourhood development plan.
- 1.19 The most relevant and comprehensive guidance was published by the government in the year 2000 and is called ‘Housing Need Assessments: A Guide to Good Practice’. It describes best practice in designing producing and interpreting data from housing needs assessments and surveys. This report contains many references to guidance on a topic-by-topic basis.
- 1.20 Consideration of the NPPF December 2024, (the current version at the time of writing this report) is important as it defines the term ‘affordable housing’. This definition which appears in table 1.1 below is crucial to the HNS to distinguish between market housing and affordable housing tenures. Annex 2 of the NPPF defines the following tenures to be classed as affordable, some of which are affordable home ownership in addition to affordable rented tenures.

Table 1.1 NPPF December 2024 Annex 2, Affordable Housing

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

Social Rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for Social Rent; (b) the landlord is a registered provider; and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision.

Other affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government’s rent policy for affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.



Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Source: NPPF December 2024

- 1.21 Since the adoption of the Local Plan, the government has introduced a Standard Method (SM) for calculation of overall housing need amended in the National Planning Policy Framework 2024.
- 1.22 The NPPF December 2024 adopts a different basis for calculating the standard method driven by the governments ambition to enable 1.5m additional homes over the current parliament. Currently the SM target is 1,317 dwellings per annum, and it is proposed to increase this to 1,702 dwellings per annum³ an increase of 29.2%.
- 1.23 The basic formula to arrive at an affordable housing requirement is stated in NPPG (Affordable Housing). There are 3 components which are highlighted:
Backlog need (i.e. existing households in affordable need) plus newly forming households in affordable housing need minus affordable housing supply⁴

Mixed communities

- 1.24 This term is used in the report. The following abstract from the government’s guidance⁵ is noteworthy and relevant context to this study.

Decent homes and mixed communities

What is a mixed community?

A mixed communities’ approach aims to create better outcomes for the most vulnerable in society and sustainable communities for all. There is no ‘one size fits all’ approach and how mixed communities are developed will depend on the local context. However, **mixed communities** are areas that:

- attract and retain households with a wide range of incomes;
- have good quality housing in attractive environments with access to good local schools and retail/leisure facilities and other services such as health;
- have a mix of housing size, type and tenure;
- attract and retain households with choice;
- have strong local economies and contribute to strong regional economies;
- are well connected to employment opportunities through neighbourhood design, transport and job access services;
- provide access to other economic and social opportunities for all residents, enhancing their life chances;
- have high quality housing and neighbourhood management; and
- have low levels of crime and provide support services for vulnerable people.

- 1.25 A mixed and balanced housing supply is key to attracting and retaining people in the neighbourhood to the benefit of the community.

³ According to the Icen Projects briefing note 13th December 2024 “National Planning Policy Framework Proposed Policy Analysis”

⁴ NPPG affordable housing 2023

⁵ Decent Homes: Definition and Guidance for Implementation (DCLG 2006) paragraph 3.6



About CNB Housing Insights

- 1.26 CNB Housing Insights is a partnership operating in England and Wales, specialising in local housing needs assessments and surveys. More information about us can be found at www.cnbhousing.co.uk.
- 1.27 The experience of CNB partners spans a 30-year period which covers early the development of HNS methodology to the present day. Partners were formerly employed by leading housing consultancies Fordham Research, Opinion Research Services and arc4. Under the CNB Housing Insights brand we have partnered with, or sub contracted to Locality, ICENI (now incorporating the former GL Hearn Housing team), and AECOM. We have produced nearly 200 parish or community level housing needs assessments and delivered, or project managed a similar number of strategic studies for local authorities including housing needs surveys and assessment, SHMA and HEDNA. All these projects are based upon the methodology followed in this HNS.
- 1.28 CNB Housing Insights' role is limited to the collection and the objective and impartial analysis of data. For the avoidance of doubt, it has no role in community consultation regarding the development process.



2. A profile of Norley Parish

Introduction and summary of the chapter

- 2.1 In chapter 2, we look closely at specific characteristics of Norley’s housing stock and resident households.
- 2.2 The provides a profile of Norley parish using data from the 2021 Census and government population projections. It identifies key housing and household characteristics and highlights imbalances that may affect future housing needs.

Dwelling and Household Characteristics

Evidence from the census 2021

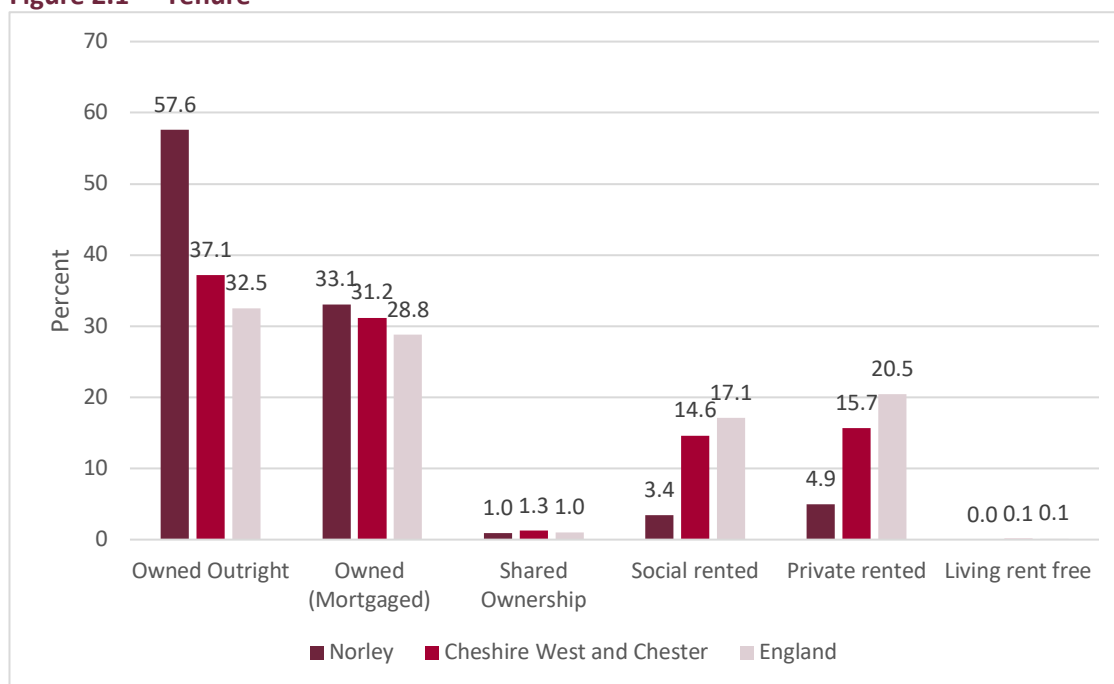
- 2.3 The information and findings presented in this chapter are contextual i.e. not part of the calculation of the number of households in housing need presented in section 4. The findings are important as they reveal some of the factors that drive ongoing housing need in the parish.
- 2.4 This section summarises data from the census 2021. Data in the following figures are presented as proportions (percentages) as this is the most effective means of comparison between geographies. The numbers from which the percentages are derived are stated in the data appendix – chapter 6 of this report.
- 2.5 According to the census 2021 there were 1,220 people living in 531 households within the parish. The average household size was 2.3 persons per household which is identical to the district, and lower than the average for England (2.41).
- 2.6 The following figures show selected housing and household characteristics that are key to understanding the drivers of housing need^{6,7}. They also help to define any apparent mismatches between housing and household characteristics that may lead to local gaps in housing supply.
- 2.7 Figure 2.1 shows the high proportion of households that occupied owner occupied (owned outright) dwellings in the parish compared to the wider geographies.
- 2.8 The parish had a much smaller proportion of households living in private rented and social rented housing than the wider geographies.
- 2.9 The parish had a significantly larger proportion of households living in housing that was owned outright than the wider geographies.

⁶ Local Housing Need Assessment: A guide to good practice (DETR 2000) para.2.6: an assessment of need is not simply a question of going to one source of data.

⁷ Local Housing Need Assessment: A guide to good practice (DETR 2000) para.2.6: it is desirable to draw on additional sources of information to provide a check on the information from particular sources, which may have limitations.



Figure 2.1 Tenure



2.10 Snapshot data from the census 2021 and 2011 enables us to establish trends across the decade. We are presenting household numbers not dwelling numbers as tenure is defined by the occupant. Dwelling numbers may be higher due to vacant dwellings.

2.11 Comparison of the census 2021 with 2011 is provided in tables 2.1 and 2.2.



Table 2.1 Household tenure, census 2021 and 2011 compared.						
Census 2021						
Tenure	Norley		Cheshire West and Chester		England	
	Number	Percent	Number	Percent	Number	Percent
Owens outright	303	57.6	57,620	37.1	7,624,693	32.5
Owens with a mortgage	174	33.1	48,336	31.2	6,744,372	28.8
Shared ownership	5	1.0	1,945	1.3	235,951	1
Social rented	18	3.4	22,710	14.6	4,005,663	17.1
Private rented	26	4.9	24,384	15.7	4,794,889	20.5
Lives rent free	0	0.0	159	0.1	30,517	0.1
All households	526	100	155,154	100	23,436,085	100
Census 2011						
Owens outright	261	55.8	49,129	34.7	6,745,584	30.6
Owens with a mortgage	166	35.5	50,976	36.0	7,229,440	32.8
Shared ownership	1	0.2	1,088	0.8	173,760	0.8
Social rented	11	2.4	20,808	14.7	3,903,550	17.7
Private rented	23	4.9	17,734	12.5	3,715,924	16.8
Lives rent free	6	1.3	1,707	1.2	295,110	1.3
All households	468	100.0	141,442	100.0	22,063,368	100
Difference 2021 minus 2011						
Owens outright	42	2	8,491	2	879,109	2
Owens with a mortgage	8	-2	-2,640	-5	-485,068	-4
Shared ownership	4	1	857	0	62,191	0
Social rented	7	1	1,902	0	102,113	-1
Private rented	3	0	6,650	3	1,078,965	4
Lives rent free	-6	-1	-1,548	-1	-264,593	-1
All households	58	0	13,712	0	1,372,717	0

Table 2.2 Change summary		
Area	No.	%
Norley	58	12.39%
Cheshire West and Chester	13,712	9.69%
England	1,372,717	6.22%

2.12 Table 2.1 shows that for the parish and district, households living as outright home owners grew in number the most. The low proportion of parish households living in the social and private rented sectors compared to the wider geographies is of concern. This is because, the private rented sector is the main option for those needing social housing. According to the English Housing Survey (EHS)⁸,

⁸ EHS 2023/2024 headline report

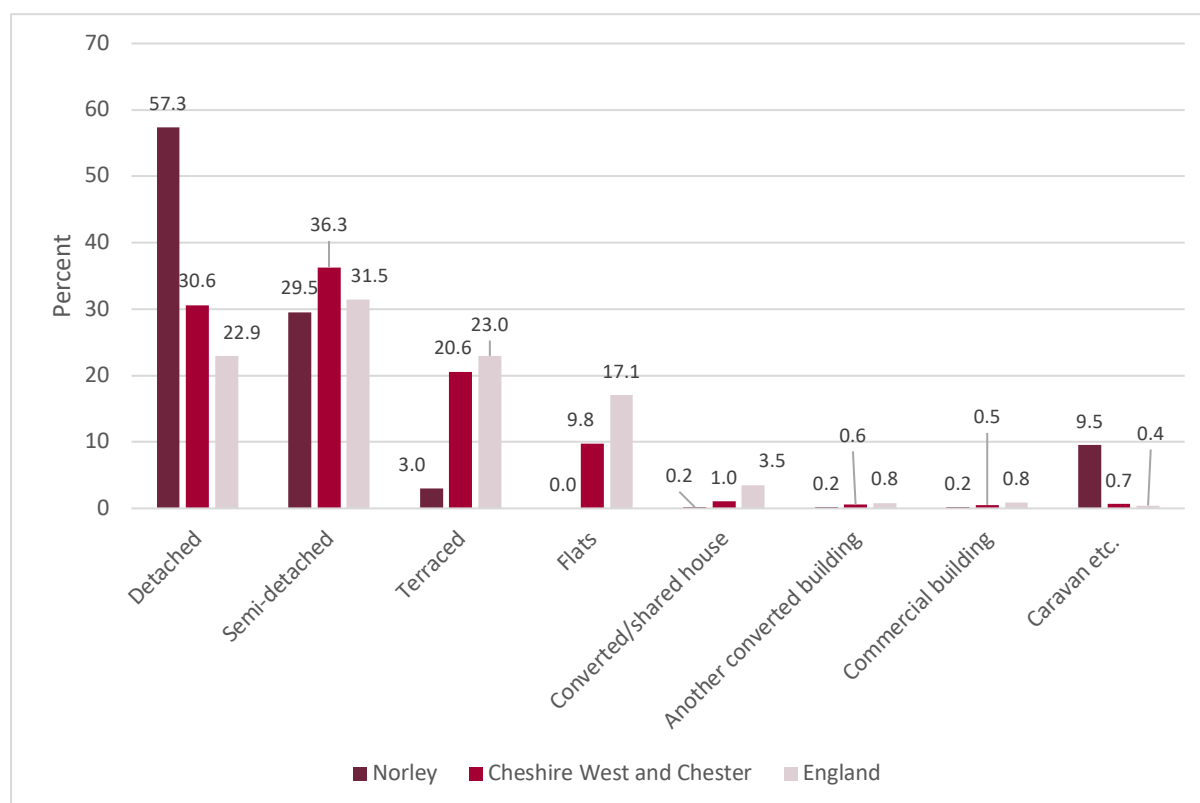


most newly forming households seeking their first home, become private rented sector tenants.

2.13 The apparent decrease in those living rent free is due to the term being wrongly interpreted in 2011 by some respondents, a matter that was corrected in 2021.

2.14 Figure 2.2 (below) shows that a particularly high proportion of households occupied detached dwellings in the study area compared to the wider geographies. There was a low proportion of households occupying terraced dwellings and none were occupying flats.

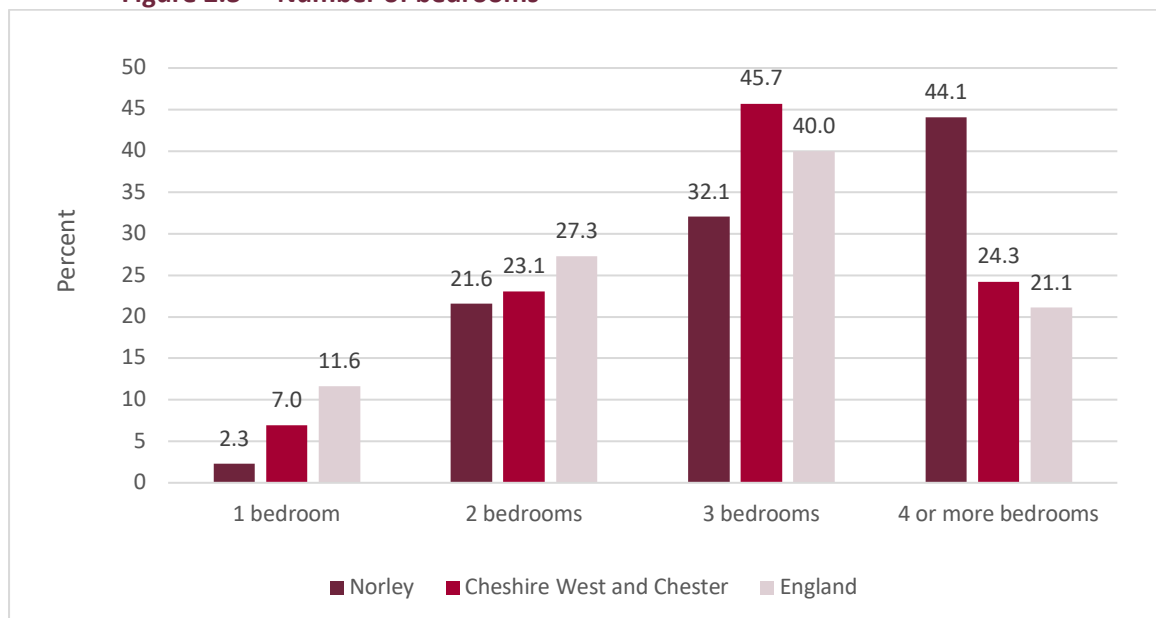
Figure 2.2 Accommodation Type





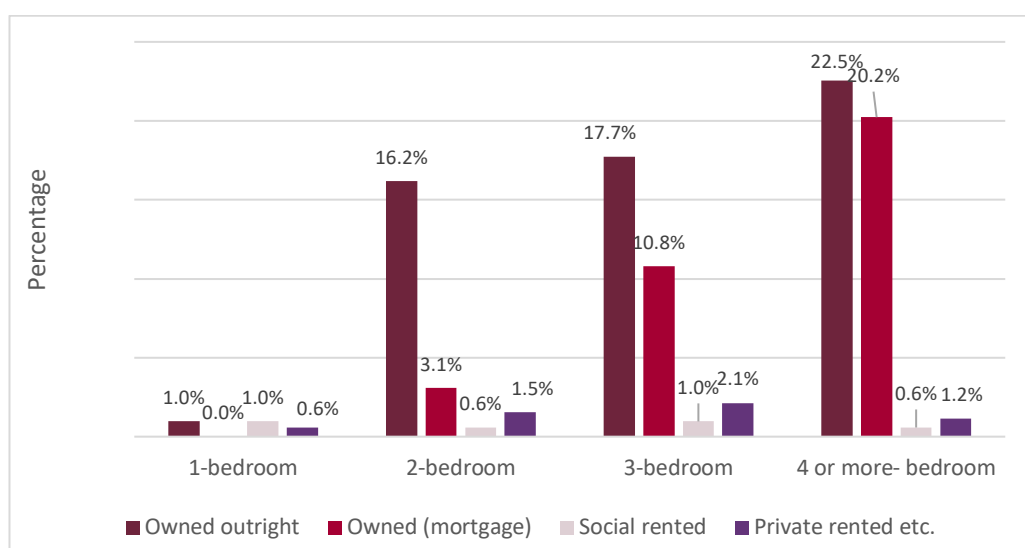
2.15 Figure 2.3 shows the number of bedrooms of occupied dwellings. In the parish, the predominant dwelling type was that of 4 or more-bedrooms (44.1%) which was a greater proportion than the wider geographies.

Figure 2.3 Number of bedrooms



2.16 Of particular interest is the number dwellings that have 1,2, 3 or 4-bedrooms by tenure. Figure 2.4 shows the distribution for the parish. Note that the denominator is all homes. For example 22.5% of parish households were home owners (own outright) of 4 or more-bedroom housing. Very few 4-bedroom homes were occupied by private tenants and none by social tenants.

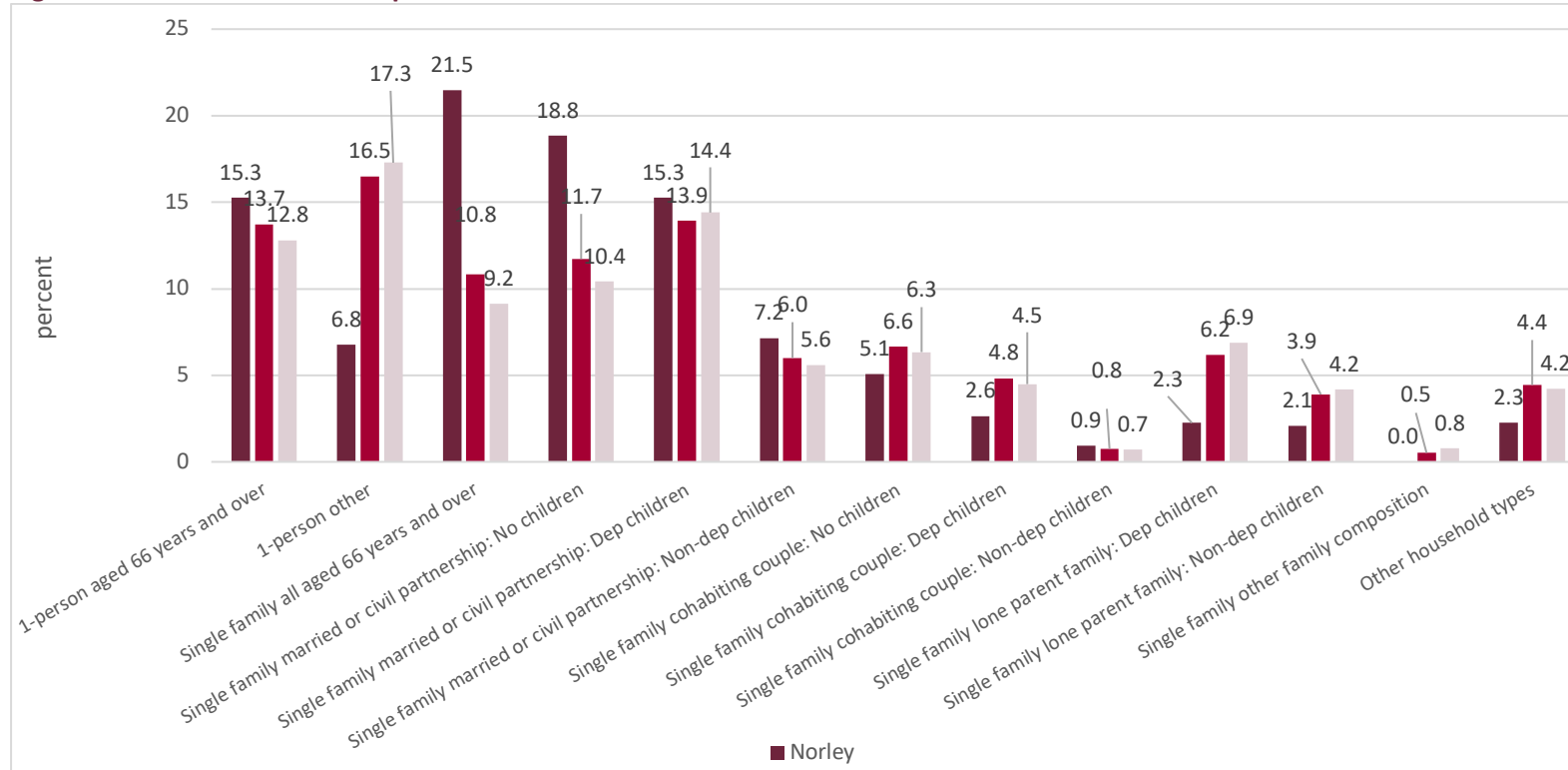
Figure 2.4 Number of bedrooms by tenure (parish only)



2.17 Figure 2.5 shows the household composition on census day 2021 for the parish and its wider geographies.



Figure 2.5 Household composition



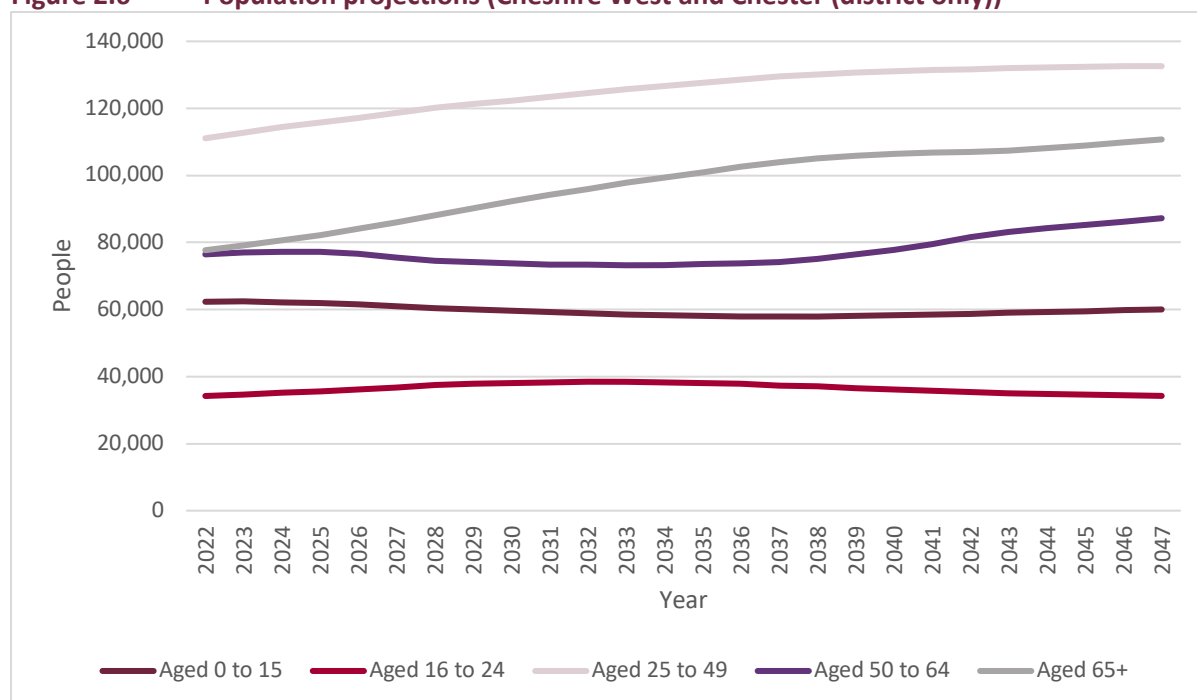
2.18 Norley has a much higher share of older households than the district and England with particularly high proportions of single-family households where all residents are aged 66+ and married/civil partner couples with no children. In contrast, it has far fewer one-person younger households and markedly lower proportions of lone-parent families and cohabiting-couple households with dependent children. Overall, Norley’s profile is older/couple-led and less driven by younger singles and family types seen more commonly across the district and England.



Population projections

- 2.19 Population projections are only available at local authority level. They are 2022-based and show a projected change in the structure of the district’s population between 2022 to 2047.
- 2.20 Figure 2.6 summarises the ONS data in the data appendix (section 6) which is accessed through the NOMIS portal. It shows a projected increase to 2047 in the population overall by 63,107 people or 17.4%. The age group projected to increase the most is the 65+ age group – by 33,050 people (42.5%). Not all age groups are projected to increase, with the 0-15 age group projected to decrease by 2,373 (3.8%).
- 2.21 The impact on the parish is uncertain as the parish already houses a larger proportion of older people than the district (see figure 2.5).

Figure 2.6 Population projections (Cheshire West and Chester (district only))



Source: ONS

Key findings from the Census 2021 and population projections

- 2.22 Chapter 2 of the report provides a profile of Norley parish using data from the 2021 Census and government population projections. It identifies key housing and household characteristics and highlights imbalances that may affect future housing needs.
- 2.23 Norley is a rural parish of around 1,200 residents in just over 500 households, with an average household size that is in line with the district and slightly lower than England. The tenure profile is strongly owner-occupied, with a particularly



high proportion of households owning outright. Both private renting and social renting account for a much smaller share of households than across Cheshire West and Chester and England.

- 2.24 The dwelling stock is skewed towards larger homes (figures 2.2. and 2.3). Detached housing is much more prevalent than in the wider geographies, and a high proportion of owner-occupied homes (table 2.1 and figure 2.1) have four or more bedrooms (table 2.4). Smaller homes are less common, and larger homes are very rarely occupied by households renting privately or socially (table 2.4), which can constrain options for households that need lower-cost accommodation or for residents wishing to move within the parish as their circumstances change.
- 2.25 Household composition also differs from the wider geographies (figure 2.5). Norley has a much higher share of older households than the district and England, with particularly high proportions of households where all residents are aged 66+ and of married/civil partner couples with no children. In contrast, one-person younger households, lone-parent families and cohabiting-couple households with dependent children form a smaller share than across the district and England.
- 2.26 District-level projections (figure 2.6) indicate continued population growth to the year 2047, with the strongest increase expected in the 65+ age group. Combined with Norley's already ageing, strongly owner-occupied and larger-home profile, this points to increasing pressure for a broader range of housing options over time, including smaller and potentially more accessible homes that can support downsizing locally and improve choice for younger and lower-income households.



3. Local market house prices, rents, affordability and supply

Introduction

- 3.1 The aim of this chapter is to assess the affordability of market housing to the local household population. This will help us to understand the extent to which market house prices and rents drive the need for affordable housing and the options available to households.
- 3.2 Our estimate of entry level prices and rents will feed into our assessment in section 4 of the requirement for affordable housing and provide context for our overall findings.

Local rents and the household income required to service a rent.

- 3.3 Entry level market rental prices for the parish of Norley are difficult to calculate as the parish has a small private rented sector and advertised vacancies are few. So instead we use broad market area rents⁹ calculated by the Valuation Office Agency (VOA) as they apply to the parish.
- 3.4 Table 3.1 states the 2025/6 value of the local housing allowance (LHA) that applies to the parish, noting that the parish is within the West Cheshire BRMA (Broad Rental Market Area). This is significant to the HNS as it is the maximum rent level that is eligible for housing benefit. This is taken into account in Chapter 4
- 3.5 Any household eligible for housing benefit and seeking a private rental would need to 100% fund any rent above this level. Any low-income household eligible for housing benefit would probably not have the full cost of the rental met by housing benefit or Universal Credit (housing component).

Dwelling size	Weekly rental price £	Monthly rental price £	Annual gross household income required £
Shared accommodation	86.5	375	17,992
1-bedroom	126.58	549	26,329
2-bedrooms	155.34	673	32,311
3-bedrooms	182.96	793	38,056
4-bedrooms	281.69	1,221	58,592

Source: VOA

⁹ A “broad” market area is defined by the VOA as an area where households seeking private rented sector housing would reasonably search within. The physical boundary of the broad area is large and was defined by the VOA.



House prices and the income required to service a mortgage

- 3.6 The following tables state market house prices (price paid) at various benchmark levels. The 25th percentile value is particularly significant as this is identified by the good practice guidance¹⁰ as the entry level market price, being the lowest price at which there is a reasonable supply of housing in reasonable condition. This value is taken as the point at which households would require affordable housing if they could not afford lower quartile prices by number of bedrooms and dwelling type. This is the basis for assessing information provided by respondents in section 4 of this report.
- 3.7 The percentile value is calculated by listing all lettings or sales in a given period in ascending order according to their price or rent. The number of sales or rentals is divided by 100. The percentile price or rent corresponding to each percentile can be read off. The percentiles most frequently used in this study are the 25th (or lower quartile price point) or the 50th (the median price point).
- 3.8 Using historic data, the broad average parish lower quartile price paid across all dwelling types is estimated at £469,625. This figure was obtained through Land Registry (price paid data) for the period November 2024 to November 2025. There were 10 sales during this period.
- 3.9 Table 3.2 shows that on average, house prices are significantly higher in the parish compared to the Cheshire West and Chester district average.

	Percentile 25 (lower quartile) £	Percentile 50 (median) £
Norley	£469,625	£638,750
Cheshire West and Chester	£180,000	£250,000

Source: Land Registry (price paid)

- 3.10 In table 3.3, using lower quartile dwelling prices for the parish and district, we estimate the income required to service a mortgage or loan based upon standard assumptions of a 10% deposit and 4.5 income multiplier.
- 3.11 Throughout the following affordability analysis, it must be borne in mind that a larger deposit, whether funded through savings, equity or ‘the bank of mum and dad’ will reduce the size of the loan and the income required to service it.

¹⁰ Local Housing Needs Assessments: A good Practice Guide (DETR 2000): para 4.22



	Price Level - Parish		Price Level - District	
	Lower quartile £	Median £	Lower quartile £	Median
Purchase price	469,625	638,750	180,000	250,000
Minimum deposit (10%)	46,963	63,875	18,000	25,000
Mortgage required	422,663	574,875	162,000	225,000
Annual gross household income required to service the mortgage	93,925	127,750	36,000	50,000

Source: Land Registry (price paid)

3.12 For contextual information only, table 3.4 estimates the affordability of lower quartile prices for the stated benchmark incomes and household configurations. The advantage of using these benchmark incomes is that they are applied all over England unless there is an additional allowance for London or the London fringe. They are preferred to local incomes as published by the ONS as averages are only published at the district rather than the parish level. The terms workplace based, and residence-based income measures can be confusing to readers.

3.13 It is apparent that using the above assumptions, no single income households could afford average lower quartile (entry level) prices.

Status	Annual Gross income	Value of mortgage based upon income	Salary required to fund LQ price	LQ price 2024/2025
Nurse				
Newly qualified	£27,055	£121,748	£93,925	£469,625
Average	£35,000	£157,500	£93,925	£469,625
Teacher				
Newly qualified	£28,000	£126,000	£93,925	£469,625
3-years' experience	£31,750	£142,875	£93,925	£469,625
Minimum Wage				
1 x full time	£18,525	£83,363	£93,925	£469,625
1 x full time, 1 x part time	£28,405	£127,823	£93,925	£469,625
2 x full time	£37,050	£166,725	£93,925	£469,625
Living Wage				
1 x full time	£21,225	£95,513	£93,925	£469,625
1 x full time, 1 x part time	£32,591	£146,660	£93,925	£469,625
2 x full time	£42,510	£191,295	£93,925	£469,625

Source: Land Registry and national wage and salary rates published by government and national negotiating bodies.



- 3.14 According to Small Area Household Income Data published by gov.uk in 2020 (the latest available), the mean household income for the mid-level super output MSOA) area containing the parish was £51,400.
- 3.15 In table 3.5 we consider the affordability of low-cost housing home ownership (LCHO) products defined as affordable housing within the NPPF 2024 annexe B definitions. Shared ownership 10% would be the most affordable option, with households requiring an income of £57,847 to fund the mortgage and rent. These options would not be affordable to single income households as illustrated in table 3.4.

Table 3.5 Income required to fund affordable home ownership options	
Starter Home (30% discount)	Costings/income required
Full price based on 25 th percentile	£469,625
Starter home price (30% off full price)	£328,738
10% deposit on equity share	£32,874
Mortgaged amount	£295,864
Income required for mortgage	£65,748
Shared ownership 50%	Costings/income required
Full price based on 25 th percentile	£469,625
Equity 50%	£234,813
10% deposit on equity share	£23,481
Mortgaged amount	£211,331
Service Charge (monthly)	£30
Rent (per month based on 2.75% on remaining equity p.a.)	£538
Income required for mortgage	£46,963
Income required for rent/service charge	£27,269.38
TOTAL income required	£74,232
Shared ownership 10%	Costings/income required
Full price based on 25 th percentile	£469,625
Equity 25%	£46,963
5% deposit on equity share	£2,348
Mortgaged amount	£44,614
Service Charge (monthly)	£30
Rent (per month based on 2.75% on remaining equity pa)	£969
Income required for mortgage	£9,914
Income required for rent/service charge	£47,932.88
TOTAL income required	£57,847

Price by house type

- 3.16 Further analysis can be done by studying the house types and average house prices associated. The number of recent transactions is small, so the prices shown in table 3.6 are indicative. The predominance of sales of detached dwellings (and



lack of any sales of flats or terraced dwellings) explains why the house prices are so high for the parish.

Type	Percentile 25 £	Median £	Count
Detached	£686,875	£720,000	6
Flat			0
Semi-detached	£433,750	£496,750	4
Terraced			0

Source: Land Registry (price paid)

The cost of upsizing

- 3.17 Our aim here is to illustrate the scale of the financial challenge faced by local households seeking to upsize. The lower quartile average price for each house type is taken into account in our affordability calculations in chapter 4. Clearly many households consider the number of bedrooms needed to be a primary driving factor in their need to move home. The Land Registry does not record or publish this information. The following information is taken from sales data on the Rightmove website within the parish. Rightmove adds the number of bedrooms to the Land Registry data where known.
- 3.18 The below data relates to the last 2-years of sales as listed on Rightmove. Note that Rightmove does not identify number of bedrooms for all sales so the following information should be regarded as indicative. On this basis the sample of sales seems to be comparable to the profile of the owner occupied housing stock within the parish.

	2-bedroom	3-bedroom	4-bedroom	5 or more-bedroom
Lower quartile £	403,625	375,000	645,000	698,750
Median £	413,750	442,500	677,500	755,000
Range from £	392,000	325,000	551,000	650,000
Range to £	495,000	600,000	1,040,000	1,050,000
Number	4	7	5	4
Percentage of sales (total 20)	20%	35%	45%	
Percentage of stock table 4.5 ¹¹	19.3%	28.4%	42.7%	

Source: Rightmove

¹¹ Note that table 4.5 provides information for 4 or more bedroom homes so we combine 4 and 5 or more bedroom homes in table 3.7



	Increase in income required £	Increase in price (rounded)
2 to 3-bedroom	-5,725	-28,625
3 to 4-bedroom	54,000	270,000
4 to 5-bedroom	10,750	53,750

Source: Rightmove and CNB Housing Insights

- 3.19 Table 3.8 shows that the cost of upsizing to a dwelling with more bedrooms is particularly costly when moving from a 3 to 4-bedroom dwelling. The cost of upsizing may be a particular challenge for growing families.
- 3.20 The decrease in price for those moving from 2 to 3-bedrooms is an anomaly due to the small amount of data available.

Key findings: local house prices, rents and affordability

- 3.21 Section 3 of the report analyses local market housing prices, rental costs, and the affordability of housing in Norley. It aims to determine the extent to which households can access market housing and highlights the implications for affordable housing need.
- 3.22 House price analysis, based on a small sample of recent sales, estimates the lower quartile price in the parish at £469,625—substantially above the district’s £180,000. To buy a lower quartile priced home in Norley, a household would need an annual income of £93,925 assuming a 10% deposit and 4.5 x income multiplier. This puts home ownership out of reach for most single-income or modest dual-income households, including key workers and those on the national living wage.
- 3.23 Affordable home ownership products like shared ownership and discounted sale homes were also found to be unaffordable for most single-income households. The most affordable option, 10% shared ownership, still required a gross household income of over £57,847 annually.
- 3.24 The predominance of high house prices and a limited rental market, restricts housing access for lower and average income groups. The report concludes that there is a significant affordability gap in Norley, and that both market and affordable housing options are insufficiently accessible to many local households. These findings feed directly into the assessment of housing need in the next section of the report.



4. Assessing the need for additional housing

Introduction

- 4.1 This chapter uses data from the household survey and the Cheshire West and Chester District Council’s housing register to assess the number of households in housing need and affordable housing need resident in the parish or with a defined connection to it, and the extent to which supply from the existing housing stock and committed future housebuilding might meet that need over the 5-year horizon of this HNS.
- 4.2 We report on the level of unmet need for both market and affordable housing.
- 4.3 We report the level of additional affordable housing needed in 2 ways. Firstly, output 1 is the number of local households in housing need and affordable housing need. This is a snapshot of parish resident household circumstances using evidence from the household survey and the Cheshire West and Chester housing register.
- 4.4 Secondly, output 2, is an assessment of the annual flow of additional affordable housing required in the parish based upon the level of need found in the first output and an assessment of the annual flow of affordable supply over the 5-year horizon of the HNS. This is the recommended output according to national planning policy guidance.
- 4.5 Finally we report on subjective information obtained from the household survey regarding resident perceptions of the need for future housing generally, and specifically from older person households.

About the household survey

- 4.6 The household survey was conducted during January 2026. A questionnaire was delivered to all Royal Mail registered addresses in the parish. Respondents had the choice of responding by post or online. 574 questionnaires were dispatched and 147 were returned. This is a response rate of 26% which is an average response rate for HNS commissioned by a parish council.
- 4.7 Households not resident in the parish were also invited to participate if they had a connection with the parish and expressed a wish to reside in the parish should suitable accommodation that they could afford was made available. There was 1 respondent that met these criteria.
- 4.8 Table 4.1 compares the tenure profile of the sample of 142 respondents who replied to the question to that of the census 2021. Not all respondents answered this question.



- 4.9 Table 4.1 shows that renters are underrepresented in responses to the study, however there is a relatively small number of households in the rented tenures according to census 2021 data.

Tenure	Number in sample	% of each tenure in sample	Census tenure profile %
Owner occupier	135	95.1	90.7
Shared ownership	2	1.4	1
Rented from the council or a housing association	3	2.1	3.4
Rented privately	2	1.4	4.9
Total:	142	100.0	100.0

Source: household survey and census 2021

How many local households are in affordable housing need?

Data from the Council's housing register

- 4.10 This information is needed to complete the analysis in relation to the key question: *“how many local households are in housing need?”*. The housing register provides part of the answer as it records the snapshot number of households seeking social and affordable rented housing. It does not quantify the number of new households likely to form over the 5-year horizon of the HNS or the number in affordable need seeking affordable home ownership products defined in the NPPF.
- 4.11 Summarising data provided in the technical appendix, Cheshire West and Chester Council told us that 2 households are on the housing register with a preference to be housed in the parish. The council could not tell us which of these have a local connection to Norley.

The number of households (all tenures) in housing need according to the household survey

- 4.12 A number of filters are applied to the survey data to arrive at a snapshot number of households in housing need and affordable housing need.
- 4.13 To count, existing and newly forming households must:
- satisfy local connection criteria;
 - be in housing need;
 - need to move home rather than have their need met in their existing accommodation;
 - are seeking more suitable housing in the parish; and
 - be assessed as able or unable to afford at least entry level market housing.



Existing households planning/needing to move home

- 4.14 28 households told us that they planned to move home at some point over the next 5-years. Of these households, when asked ‘*What is the main reason you want to move home in the next five years*’, 22 specified a reason for seeking to move home that shows a need to move, rather than a desire. The factors that define housing need are derived from the good practice guidance¹².
- 4.15 Table 4.2 shows the breakdown of reasons provided by respondents.

Reason	Count
“Need to Move” reasons	
Current house is overcrowded (e.g. to avoid children over 10-years of opposite sex sharing a bedroom)	1
Suffering harassment, threat of harassment, crime or domestic abuse	2
Need a larger house i.e. too few bedrooms for your family	2
Need a smaller house i.e. have rooms that you don't need or cannot manage	10
Health problems and/or need housing suitable for older/disabled person	3
Need to live closer to family or friends to give or receive care or support	4
Sub-total	22
“Want to move” reasons	
Would like to live closer to shops or doctors or other services	2
Other reason	4
Sub-total	6
Grand total	28

Source: household survey

- 4.16 Referring to table 4.2, of the respondents that plan to move, 13 wish to rightsize (i.e. move to accommodation that is larger or smaller than their current dwelling). 6 respondents answered: ‘*none of the above*’. These respondents then answered the next question ‘if none of the above, which of the following would be your main reason to move home’. These answers are more aspirational – e.g. ‘*I want a nicer house or area*’.
- 4.17 Those wishing to move for aspirational reasons are not considered to be in housing need, so therefore are not included in the remainder of this analysis. Additionally, those who wish to leave the area and find accommodation outside the parish are excluded from the remainder of the analysis. Once these factors are taken into account, 10 households need to find more suitable housing in the parish.

¹² Housing Need Assessments: A Guide to Good Practice (DETR) 2000 table 4.2



- 4.18 9 of these households meet local connection criteria. None of them stated that they are on the Cheshire West and Chester housing register. This is the number we take forward into the next stage of the analysis.

The characteristics of newly forming households

- 4.19 The survey identified a snapshot of 24 people that were planning to leave an existing household and find a place of their own over the next 5-years. 8 of these seek to find suitable accommodation that they can afford in the parish. 5 of these were in affordable housing need

Summary of current need by tenure

- 4.20 The following table summarises the snapshot of housing need for the study area **from both existing and newly forming households** based solely on the household survey data. The shaded area in table 4.3 shows that 7 households were in affordable need, seeking affordable home ownership housing in the parish.

Tenure	Existing households	Newly forming households	Total Households
Market sale	7	3	10
Market rent	0	0	0
Affordable rent	0	0	0
Affordable home ownership inc. First Homes, shared ownership and rent to buy.	2	5	7
Total	9	8	17

Source: household survey

- 4.21 Requirements by bedroom and type are presented in table 4.4.

Dwelling Type	Number of bedrooms	Market number required	Affordable number required
House	2	1	4
	3	1	1
	4	1	0
	6	1	0
Bungalow	2	3	1
	3	3	1
Total:		10	7

Source: household survey

- 4.22 The above is gross housing need and no allowance has been made for use of vacancies. Supply from vacancies is considered later in this section. Findings are



based solely upon the household survey snapshot. No statistical processes have been applied.

- 4.23 Table 4.4A presents further analysis of affordable need by bedrooms required. Here we compare parish need to the CWaC housing register. It is noteworthy that in both cases the proportions are similar if 1 and 2-bedroom need is grouped together.

	Parish level need		District housing register	
	Number (snapshot)	Percent	Number in year	Percent
1-bedroom	0	0.0	3,220	54.3
2-bedroom	5	71.4	1,591	26.8
3-bedroom	2	28.6	833	14.0
4-bedroom	0	0.0	287	4.8
Total	7	100.0	5931	100.0

Source: HNS table 4.4 and Local Authority Housing Statistics 2024/5 (the latest available from Gov.uk)

Key finding households in need and affordable housing need

- 4.24 Snapshot evidence from the housing need survey revealed that 17 households were in housing need, 7 of which are in affordable housing need seeking more suitable housing in the parish.
- 4.25 Additionally, housing register data showed that a snapshot of 2 households were in housing need with a preference to be housed in Norley. These 2 households are not included in the 7 in affordable housing need in the household survey.
- 4.26 The key difference between the two snapshots is that the household survey revealed that the greater majority of households in housing need (100% of those who responded) were seeking affordable home ownership rather than social and affordable rented housing (table 4.3). Affordable home ownership need is not recorded on the housing register.
- 4.27 **Therefore output 1 of the HNS** is that 9 households were in affordable housing need seeking more suitable housing in Norley.
- 4.28 This compares to 8 households measured by the housing need survey undertaken in 2020.¹³

How much additional affordable housing is needed in the parish?

- 4.29 This section takes the necessary steps to estimate the additional affordable housing that is required in the parish to meet local need. This is the preferred

¹³¹³ See HNS 2020 executive summary 2nd page.



output according to national planning policy guidance. There is no equivalent output in the 2020 housing need survey.

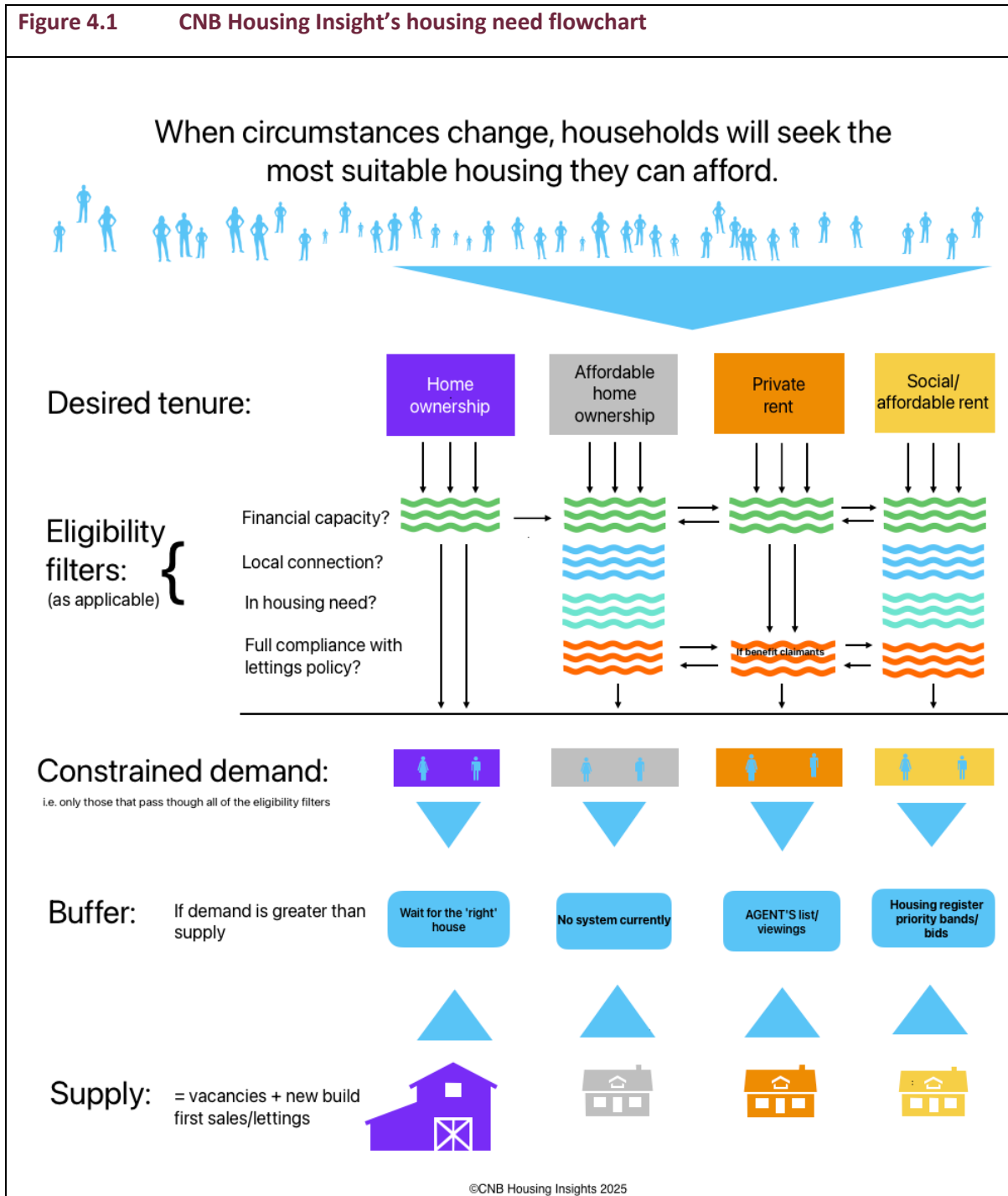
- 4.30 The affordable housing requirement is achieved by annualising the snapshot of need (table 4.3) and deducting supply of affordable housing (vacancies and committed new build). Note that vacancies (whether from the existing stock or newbuild housing) are normally expressed as a flow of dwellings i.e. dwellings per annum. So additional steps are necessary if we are to compare the *snapshot* of need as estimated in the previous section to the *flow* of supply¹⁴ i.e. dwellings per annum.
- 4.31 Housing need should only be quantified as a flow of households, not a snapshot such as key output 1. Housing need is a continuous process as a multitude of households encounter changing circumstances. Examples of changing circumstances are death of a partner; birth of a child; child(ren) leaving the family home; new households seeking a place of their own, people leaving the family home due to relationship breakdown; long term illness or disability; change in economic circumstances; homelessness or factors that render existing accommodation unusable (such as fire, flood or disrepair). Any of these factors may amount to a household finding its housing accommodation unsuitable and being in housing need.
- 4.32 This concept is “baked in” to government practice guidance initially the good practice guidance issued in 2000 and is adopted in current NPPG (affordable housing).¹⁵
- 4.33 We have created the following flowchart to illustrate the flow of households through the housing system, the choices open to them and how the system copes with insufficient supply. It also illustrates why rented housing plays an important role in the housing system.

¹⁴ NPPG Paragraph: 007 Reference ID: 67-007-20190722 Revision date: 22 07 2019.

¹⁵ NPPG Paragraph: 024 Reference ID: 2a-024-20190222 Revision date: 20 02 2019



Figure 4.1 CNB Housing Insight’s housing need flowchart



4.34 The basic formula to arrive at a housing requirement is stated in NPPG (Affordable Housing). There are 3 components which are highlighted:



Backlog need (i.e. existing households in affordable need) plus **newly forming households** in affordable housing need minus **affordable housing supply**¹⁶

Characteristics of the flow of affordable need

- 4.35 The following characteristics are evident from our research across a multitude of housing need surveys:
- the household survey shows that households intending to move home either imminently or within 1 to 2 or 3 to 5-years are evenly distributed¹⁷;
 - households are joining or leaving the housing register on a daily basis;
 - tenants in the private rented sector are disproportionately in housing need compared to other tenures and many are likely to fall into housing need over the next 5-years which are not reflected in the data from either the survey or the housing register.¹⁸ According to the English Housing Survey, on average, a private rented sector tenancy lasts 4-years which is much lower than owner occupiers and social tenants which is approximately 12-years.

The Basic Needs Assessment Model (BNAM)

- 4.36 The good practice guidance recommends this model for turning snapshots of need into flows. We have adapted the model compare sources of need (household survey and housing register) on a like for like basis.
- 4.37 As previously noted, the housing register unlike the household survey, takes no account of newly forming households¹⁹ or any household seeking affordable home ownership. The situation is summarised in table 4.5.

		NPPG	Housing register
Social and affordable rented housing	Existing households in affordable need	Yes	Yes
	Newly forming households in affordable need	Yes	No
Affordable home ownership	Existing households in affordable need	Yes	No
	Newly forming households in affordable need	Yes	No

¹⁶ NPPG affordable housing 2023

¹⁷ i.e. a similar number of households plan to move in each of the 3 periods

¹⁸ The English Housing Survey (EHS) headline report 2023, states that the average length of a private rented sector tenancy is 4.2 years

¹⁹ NPPG 2023, Affordable Housing Paragraph: 021 Reference ID: 2a-021-20190220 Revision date: 20 02 2019



- 4.38 Because of this, within the BNAM, separate assessments need to be made of new households in affordable need likely to form over the next 5-years, and all households in affordable need seeking only affordable home ownership as defined by the NPPF.
- 4.39 A summary of the key outputs of the BNAM is presented in table 4.6. Table 8.1 in the appendix provides the model in full, with key assumptions stated.
- 4.40 Note that in the final column we have combined the annualised number of households on the housing register ($2/3=0.66$ rounded to 0.7) with household survey data. As no survey respondent told us they were on the council’s housing register there is no risk of double counting.
- 4.41 We present the BNAM model into 2 tables. The first table, table 4.6, is a summary of annualised need. The second table (table 4.7) takes forward the flow of need and compares it to supply to arrive at the second key output of this HNS.

Row ref.	Step	Prevalence rates (new HH only)	Housing register	Survey Data (raw)	Survey data (grossed up)	Housing register and survey combined
	Snapshot number of existing households in affordable need seeking more suitable housing in the parish		2	2	7.16	9.16
1	Existing households in affordable need seeking to remain in the parish per annum		0.67	0.4	1.43	2.10
	Snapshot number of newly forming households in affordable need seeking suitable housing in the parish	26.9		5	17.89	
2	Total newly forming households in affordable need seeking to remain in the parish per annum	5.38	N/a	1	3.58	3.58
3	Uplift to register data for affordable home ownership demand per annum	N/a	N/a	N/a	N/a	N/a
4	Total GROSS annual flow of households in affordable need (rounded)	6.9 (7)	0.67 (1)	1.4	5.01 (5)	5.68 (6)

Sources as stated. Row 4 numbers go forward to table 4.7. Greyed snapshot numbers are for information only



- 4.42 We need to explain why we gross up (or “weight”) survey data. The reasons for this are:
- 26% of households responded to the survey;
 - those responded provided a reasonably representative sample of local households however the response was low from households living in rented dwellings in the parish (table 4.1);
 - unless the survey sample is grossed up, the comparison to supply would be false as the comparison would be 25% of need with 100% of supply.
- 4.43 It is therefore reasonable and logical to gross up the survey findings to represent the population as a whole as it helps to account for non-responses whilst not exaggerating the proportion of households in affordable need.
- 4.44 Plausibility of survey findings can be tested using prevalence rates and data from the housing register. Having processed over 100,000 completed questionnaires in the last 5-years from households in mostly rural locations, we can say with confidence that on average, around 10% of all households are in housing need and around 40% of these will be in affordable need. We have used data from the English Household Survey to arrive at the rate of new household that form per annum and are in housing need. This is 1.55% of all households per annum. Table 8.1 in the appendix explains how we have applied prevalence rates.
- 4.45 It is clear from table 8.1 that grossed up survey data, and “live table” data (reasonable preference) fall within the range of 6 to 7 households per annum which is a narrow range.

Assessing the flow of supply

- 4.46 We need to take future supply into account as the HNS estimates need over a 5-year period.
- 4.47 There are several elements of supply that need to be considered:
- supply from vacancies; and
 - supply from committed future housebuilding (let or sold later than the date of this assessment).
- 4.48 Information regarding supply is taken from:
- the council’s planning portal (future supply as stated in the council’s 5-year land supply monitoring report; and
 - data from the council (social/affordable housing vacancies and lettings).
- 4.49 Our review of the Cheshire West and Chester 5-year land supply monitor showed that there are no allocated sites for the parish of Norley that would generate affordable housing. Additionally, using the Cheshire West and Chester planning portal, we were unable to find any approved planning applications that would secure any further affordable dwellings within the next 5-years.



- 4.50 Regarding supply from affordable vacancies, data from the council tells us that there were 0 social and affordable rent vacancies in the last 12 months (see technical appendix).
- 4.51 As mentioned at the start of this chapter, all respondents to the survey in affordable housing need stated that they are seeking affordable home ownership with no interest in affordable/social rent. In addition there were 2 households on the housing register seeking social and affordable rented housing. We need to ask if these numbers are plausible.
- 4.52 The context to this is that there were no vacancies of social rented housing in the last 12 months in the parish of Norley. There is very little social rented stock in the parish -18 units as at Census Day 2021 and only 5 units of shared ownership. Further if social and affordable rented vacancies do occur there is a probability that they will not be let to local households. This is for three reasons. Firstly the council's social lettings policy prioritises district wide need over local connection. Secondly there may well be a mismatch between a household's requirements and the house type and number of bedrooms of the vacancy. Thirdly young households (singles or couples without children) may not be a high priority for housing by the council and as a consequence they are resigned to having to move away from the parish and find rented accommodation elsewhere – displacing themselves from their family and community. This context implies that households in affordable need might discount the possibility of being housed in the parish from their options.
- 4.53 However potential options exist for households in housing need that cannot afford entry level market prices but can afford more than a social rent. This coupled with an aspiration for home ownership points toward affordable home ownership being a preference with the momentum gained from the now closed "help to Buy" scheme. We do not therefore find it surprising that this is the main tenure sought in the parish. This situation is typical of most of the HNS projects we have undertaken in the last 3-years.
- 4.54 If affordable dwellings become available in the parish, they would be likely to generate further interest from newly forming households in the parish who have given up on finding affordable housing options in the parish due to high house prices.
- 4.55 The flows of affordable supply from vacancies and future new build go forward to our reconciliation table 4.7. We have included nominal flows of affordable supply over the 5-year horizon of the HNS to acknowledge its presence within the parish housing stock rather than any belief that supply will be a meaningful benefit to parish residents.

So how many additional affordable homes are needed?

- 4.56 Table 4.7 brings together the data on need and supply and arrive at the requirement for additional affordable housing over the 5-years from 2026/7.
- 4.57 It shows that the flow of unmet affordable need in the parish is 5 to 6-dwellings per annum, mostly affordable home ownership.



Table 4.7 Detailed analysis of the flow of affordable need and supply based upon grossed up survey data and housing register data

	Gross flow of need			Supply flow from vacancies			Supply flow from first lettings and sales			Supply flow from all sources			Imbalance between supply and need		
	Affordable rent	Affordable home ownership	Affordable total	Affordable rent	Affordable home ownership	Total	Affordable rent	Affordable home ownership	Total	Affordable rent	Affordable home ownership	Total	Affordable rent	Affordable home ownership	Total
Year 1	1	5	6	1	0	1	0	0	0	1	0	1	0	-5	-5
Year 2	1	5	6	0	0	0	0	0	0	0	0	0	-1	-5	-6
Year 3	1	5	6	0	1	1	0	0	0	0	1	1	-1	-4	-5
Year 4	1	5	6	0	0	0	0	0	0	0	0	0	-1	-5	-6
Year 5	1	5	6	1	0	1	0	0	0	1	0	1	0	-5	-5

Notes

Rounding errors may be present as data are presented as whole numbers

A negative number in the right 3 columns indicates a shortfall in supply

See the technical appendix for further information on the BNAM need calculation



Interpretation of table 4.7.

- 4.58 Table 4.7 models the information from the household survey and housing register combined. The weakness of the survey data is that the survey cannot capture housing need from households in housing need, not resident in the parish but with a close connection to it. The weakness of housing register data are described in table 4.5. Readers should also bear in mind that joining the housing register is voluntary and that registration is rules based. The combination of these factors means that the housing register should not be relied upon as a comprehensive assessment of affordable housing need.
- 4.59 Table 4.1 shows that renters are under-represented in the survey sample. We have not adjusted for the under-representation of renters but have grossed up the data to represent the parish household population as a whole as we need to compare rates of flow of need and supply on a like for like basis. Even if the council had told us that affordable vacancies occurred in the parish recently, readers should be aware that these would not necessarily have been let to parish residents in affordable need and registered with the council. This is because any households on the register can apply for any vacancy district wide and lettings are made on the grounds of priority not local connection.
- 4.60 So our **key output 2**, using household survey data, is that there is unmet need each year for around 5 or 6 affordable dwellings, mostly affordable home ownership. The variation occurs because supply is likely to fluctuate annually.
- 4.61 Overall, there are implications of the under representation of renters in the survey sample and the inability of both the survey and the housing register to quantify the number of households not resident in the parish but with a strong local connection to it. It is also further magnified by the small stock of affordable rented housing in the parish, and therefore the resultant lack of vacancies in the parish. All of the above suggests that the outputs of this HNS should be regarded as indicative.

Are levels of demand for affordable home ownership plausible?

- 4.62 Over the last decade our survey based HNSs have recorded an increasing preference for affordable home ownership (AHO). There are local and national factors behind this.
- 4.63 The key local factor is aspiration. The greater part of parish households are homeowners, and it is not unreasonable to suggest that their older children would aspire to home ownership. Affordable home ownership products help to bridge the affordability gap in an area with high average house prices. Barriers to achieving affordable home ownership for new households in the parish is the predominance of larger more expensive dwellings in the housing stock and lack of supply of smaller entry level dwellings.
- 4.64 The key national factor is the success of the former Help to Buy scheme which also raised awareness of options available to assist the purchase of new build housing.



- 4.65 It is important that younger households are retained a locality to bolster sustainability through social cohesion, supporting social and economic infrastructure and enabling families to support each other. Retaining younger households in the community is a policy challenge especially if the existing housing stock is unsuitable or un-affordable.

Is additional market housing needed?

- 4.66 The household survey contains a significant amount of data on this question which is summarised below. We only consider this question from a local need perspective rather than targets to meet district wide need.
- 4.67 In section 2 we remarked that from census 2021 data, figure 2.3, that parish residents occupied a small proportion of 1 and 2-bedroom dwellings. They occupied relatively higher proportions of 4-bedroom housing. According to the census 2021 (cited in HNS appendix A2.3) 44.1% of parish households occupied 4 or more-bedroom dwellings.
- 4.68 Supply of market housing for sale vacancies on an annual basis is small. Only 10 sales completed in the latest 12-month period reported by the Land Registry.
- 4.69 Across England we have studied many rural villages with high proportions of 4 or more-bedroom houses that are owned outright, typically by older people. We have observed the following cycle.
- 4.70 Annually, some elderly people living in 4 or more-bedroom houses reach the point that their housing becomes unsuitable due to the aging process. Some will seek more manageable housing in the village or parish (if there is any) sustained by long term friend and family networks. Others will seek to relocate into more suitable housing closer to services and their support networks. Others will “stay put” for the rest of their lives.
- 4.71 Demand from parish upsizers for the dwellings vacated by older people may be weak if villages are predominately populated by older people or the younger upsizers cannot afford to purchase the vacancies.
- 4.72 Demand for the vacancies will most likely be from late career households with significant equity in their current housing seeking out of town/city locations consistent with retirement plans and aspirations.
- 4.73 The above scenario is easily recognised as a cycle. This cycle is of concern as the number of elderly households concentrates over time due to the aging population with a negative impact on local schools, services and community life. A policy response is needed to address this situation.
- 4.74 The HNS cannot inform the degree of need from potential incomers. However, the district council is facing the need to enable more housing to be built than envisaged in the local plan because of the government’s aim of producing an additional 1.5m homes in the next 5-years.
- 4.75 We conclude that there is little scope for households to downsize to 2-bedroom housing at this time, and more scope to downsize to 3-bedroom housing. The low



volume of turnover is the key factor. The extent to which newbuild housing will facilitate downsizing will depend upon many factors but we would highlight the need for some to meet accessibility and wheelchair standards.

- 4.76 Taking into account the survey results (table 4.4), the bulk of the market housing need appears to come from those that wish to reside in a bungalow, and smaller 2-3 bedroom housing.

Respondents' views on housing and household types in the parish

- 4.77 Within the survey respondents were asked *“Would you support the building of a small number of affordable homes in the parish if occupancy was restricted to local people”* 79 households responded yes (69.3% out of the 114 households that answered the question).
- 4.78 Respondents were also asked if new homes were to be built in future, which house types and household groups should be considered a priority.
- 4.79 Table 4.8 summarises the house types that respondents considered to be a priority for future house building.
- 4.80 Most respondents considered that “high priority” should be given to energy efficient homes, bungalows and small homes.
- 4.81 Most respondents considered that no priority/not needed were town houses, flats and caravans.



Table 4.8 Q17 If new homes were to be built in the future, which house types would you prioritise?

Option	Number of responses		
	Not needed	Some priority	High Priority
Small homes for single person households or couples	25	60	34
Small family homes (2 or 3-bedroom)	20	57	50
Larger family homes (4 or 5-bedroom)	68	38	7
Homes that facilitate working from home	39	57	19
Smaller homes to enable older people to downsize	16	52	58
Supported living (sheltered housing or extra care)	36	60	18
Houses with a garage	44	51	22
Detached houses	45	54	16
Semi-detached houses	26	80	9
Terraced houses	62	47	6
Town houses (3-storey)	87	21	2
Bungalows	18	57	45
Flats or apartments	81	23	9
Live/work (workshop) units	73	34	2
Energy efficient sustainable homes	21	45	62
Caravan or mobile home	101	8	2

Source: household survey

- 4.82 Table 4.9 shows which household groups respondents believe should be prioritised.
- 4.83 Respondents considered that the highest priority was housing for frail elderly people.



Option	Priority: Number of responses		
	No priority/ not needed	Some priority	High Priority
Homes to rent (private landlord), affordable to average income households	52	53	14
Homes to rent (social landlord) affordable to low-income households	53	44	22
Housing suited to frail elderly or disabled people	13	69	43
Shared ownership (part buy/part rent from a council or housing association)	58	46	13
Discounted sale prices for first time buyers	36	56	27
Discounted sale for anyone that cannot afford market prices	63	34	18
Those wishing to build or commission their own homes (self-build)	52	59	11
Homes for multi-generational families (including annexes)	35	64	20

Source: household survey

Older person's housing options

- 4.84 Question 15 asked respondents aged over 60 what they consider and expect their housing options to in the future. The following table shows most respondents expect to remain in their current accommodation rather than move into a smaller dwelling or any form of supported accommodation. However a significant number said they would consider living independently in a smaller or more manageable dwelling, and a number would consider renting or buying age-restricted flats or apartments with on-site support and community facilities.
- 4.85 Question 16 asked respondents, *'If you are aged 60-years or over and are thinking moving home would you expect to remain living within the parish?'*. Of those who answered this question (61), 45 respondents (73.8%) said they would expect to remain living within Norley parish if they moved home, while 16 respondents (26.2%) said they would not. Reasons given by those answering "Yes" were mainly about strong local ties (Norley being "home", familiarity, friends/community, and being near family) and several responses were conditional on suitable downsizing options being available in future (e.g. a smaller property). Reasons given for "No" most commonly related to a lack of suitable housing and/or the need to be closer to amenities, transport links, family elsewhere, or potential future care needs.



- 4.86 Table 4.10 shows that most respondents expect to remain in their present accommodation. A significant number would consider some form of downsizing but continue to live independently both with and without varying degrees of support.
- 4.87 This was a multiple choice question designed to explore which key options would be considered. It would be unreasonable to ask about a preferred option as decisions are likely to be made only if circumstances change.

Table 4.10 Q15. If you are aged 60-years or over, please tell us about any future options you would realistically consider or expect.

	Consider	Expect
Continue to live in your current accommodation for the foreseeable future with support or adaptations when needed	13	38
Live independently, closer to health and essential services	21	7
Live independently, in a smaller or more manageable dwelling	25	8
Live in age restricted sheltered housing	15	0
Rent or buy age-restricted flats or apartments with on-site support and community facilities	16	0
Rent or buy housing with a high level of care and support provided on site	11	0
Live in an annexe to my children's accommodation	5	2
Live with children, other relative or friend who could provide support	1	0
Live in a care or nursing home	7	1

Source: household survey

Section 4 key findings

- 4.88 Section 4 assesses the scale and type of housing need in Norley parish using evidence from a household survey undertaken in January 2026 and information from the Cheshire West and Chester housing register. The survey achieved a 26% response rate. Tenants are under-represented in the survey, which is typical of parish-level studies, and this should be borne in mind when interpreting the results. It is noteworthy that rented stock across the parish is also low.
- 4.89 The household survey identified a snapshot of 17 households in housing need who wish to find more suitable accommodation in the parish over the next five years. This includes 10 existing households needing to move within the parish and 7 newly forming households seeking to remain locally. The main *affordable* tenure need identified through the survey is affordable home ownership. 7 households were seeking options such as shared ownership or discounted sale. Therefore our A further 2 households were identified through housing register data as having a preference for Norley – these two numbers (7 and 2) are added together. **key output 1 is that 9 households were found to be in affordable need.**
- 4.90 Bedroom and type analysis indicates that affordable need is concentrated in smaller homes, particularly 2 and 3-bedroom houses and bungalows. These



findings align with the wider evidence in the report that the parish housing stock is dominated by larger, owner-occupied homes and that opportunities for downsizing within the parish are currently limited by low turnover of smaller properties.

- 4.91 Using the Basic Needs Assessment Model (BNAM) to convert the snapshot of affordable need into an annual flow, and grossing up survey findings to reflect the parish household population, the evidence suggests a gross annual flow of affordable need in the region of 8 households per annum. When recent and committed supply is taken into account, the analysis indicates an unmet need for 8 or 9 affordable homes per year, split between affordable rent and affordable home ownership.
- 4.92 Evidence from the perception questions suggests strong support for housing targeted at local need. 69.3 per cent of respondents who answered the question supported the development of a small number of affordable homes in the parish where occupancy is restricted to local people. Respondents prioritised energy efficient homes, small homes, and homes for older people to downsize, while indicating low priority for town houses, flats, and caravans/mobile homes. In terms of household groups, respondents placed highest emphasis on homes suited to frail elderly or disabled people.
- 4.93 Older households' responses suggest that most expect to remain in their current home with support or adaptations where needed, but a sizeable minority would consider moving to a smaller or more manageable dwelling. Around 73.8% of older respondents who answered the relevant question would expect to remain living within the parish if they moved, reinforcing the importance of providing appropriate downsizing options locally.



5. Key Findings and Conclusions

Introduction

- 5.1 This chapter brings the various strands of evidence together section by section to enable a conclusion to be reached about the scale and nature of housing need that prevails in the parish.
- 5.2 Housing policy relating to the parish of Norley is contained within the Cheshire West and Chester Local Plan and the adopted Norley Neighbourhood Plan.
- 5.3 The factors that drive housing need in the parish are:
- Market house prices that are higher than district averages;
 - Entry level prices that are not affordable to lower income households and newly forming households;
 - Limited stock and supply of rented housing whether market or affordable;
 - Only a small number of homes for sale coming onto the market annually;
 - Insufficient diversity within the housing stock due to high proportions of owner occupiers living in 4 or more-bedroom detached houses;
 - Demographic trends at district level show increasing numbers and proportions of older people and reducing proportions of people ages 0 to 15-years within the population as a whole
- 5.4 The household survey identified a snapshot of 17 households in housing need who wish to find more suitable accommodation in the parish over the next five years. This includes 9 existing households needing to move within the parish and 8 newly forming households seeking to live locally.
- 5.5 In addition the council told us that there were 2 households on the housing register seeking affordable rented housing in the parish.
- 5.6 The main *affordable* tenure need identified through the survey is affordable home ownership. 7 households were seeking options such as shared ownership or discounted sale.
- 5.7 **Key output 1** of the HNS is the number of households in affordable need seeking more suitable housing in the parish. 9 households were found to be in affordable need seeking affordable housing in the parish. This compares to 8 households measured by the housing need survey undertaken in 2020.²⁰
- 5.8 Bedroom and type analysis indicates that affordable need is concentrated in smaller homes, particularly 2 and 3 bedroom houses and bungalows. These findings align with the wider evidence in the report that the parish housing stock is dominated by larger, owner-occupied homes and that opportunities for

²⁰²⁰ See HNS 2020 executive summary 2nd page.



downsizing within the parish by homeowners are currently limited due to low levels of supply from smaller dwellings.

- 5.9 **Key output 2** is the quantity of additional affordable homes needed in the parish. This is assessed by annualising key output 1 and taking into account supply from vacancies and committed new build over the 5-year horizon of the HNS. The output records an unmet need for additional housing of 5 or 6 affordable homes per year, split between affordable rent and affordable home ownership.
- 5.10 Qualitative evidence suggests strong support from respondents to the survey for additional affordable housing to be built in the parish if targeted at meeting local need.
- 5.11 Respondents would also prioritise small homes for younger couples, and more manageable homes for older people to downsize to. Respondents, indicated low priority for town houses, flats, and caravans/mobile homes. In terms of household groups, respondents placed highest emphasis on homes suited to frail elderly or disabled people.
- 5.12 Responses from older person households suggest that most expect to remain in their current home with support or adaptations where needed, but a sizeable minority would consider moving to a smaller or more manageable dwelling. Around 73.8% of older respondents who answered the relevant question would expect to remain living within the parish if they moved home, reinforcing the importance of providing appropriate downsizing options for homeowners locally.
- 5.13 Overall, the evidence is clear that to meet the continuing needs arising from local households, small amounts of *appropriate* additional market and affordable housing are needed periodically. Appropriate housing would be smaller dwellings, no more than 3-bedrooms to meet the needs of older person households. Such dwellings are also needed for newly forming households provided that it would be truly affordable to them.



6. Data Appendix

6.1 These tables provide the data to support figures 2.1 to 2.6. The source is census 2021 except for the population projections which are published by ONS. Note that the number of households vary between tables. The variation is not explained by ONS but might be due to households not answering all questions. We have reported the exact numbers reported by the census reporting tool.

	Norley		Cheshire West and Chester		England	
	Number	Percent	Number	Percent	Number	Percent
Owned outright	303	57.6	57,620	37.1	7,624,693	32.5
Owned (mortgage)	174	33.1	48,336	31.2	6,744,372	28.8
Shared ownership	5	1.0	1,945	1.3	235,951	1.0
Rented from council	18	3.4	22,710	14.6	1,945,152	17.1
Private landlord or letting agency	26	4.9	24,384	15.7	4,273,689	20.5
Living rent free	0	0.0	159	0.1	30,517	0.1
Total	526	100.0	155,154	100.0	23,436,085	100.0

	Norley		Cheshire West and Chester		England	
	Number	Percent	Number	Percent	Number	Percent
Detached	301	57.3	47,457	30.6	5,368,859	22.9
Semi-detached	155	29.5	56,297	36.3	7,378,304	31.5
Terraced	16	3.0	31,924	20.6	5,381,432	23.0
In a purpose-built block of flats or tenement	0	0.0	15,140	9.8	3,999,771	17.1
Part of a converted or shared house, including bedsits	1	0.2	1,595	1.0	821,153	3.5
Part of another converted building, for example, former school, church or warehouse	1	0.2	857	0.6	188,705	0.8
In a commercial building, for example, in an office building, hotel or over a shop	1	0	817	1	197,967	1
A caravan or other mobile or temporary structure	50	10	1,069	1	99,894	0
Total: All households	525	100	155,156	100	23,436,085	100



	Norley		Cheshire West and Chester		England	
	Number	Percent	Number	Percent	Number	Percent
1-bedroom	12	2.3	10,810	7.0	2,723,171	11.6
2-bedrooms	113	21.6	35,789	23.1	6,394,723	27.3
3-bedrooms	168	32.1	70,915	45.7	9,373,469	40.0
4 or more-bedrooms	231	44.1	37,642	24.3	4,944,722	21.1
Total: All households	524	100.0	155,156	100.0	23,436,085	100.0

	Owned outright	Owned (mortgage)	Social rented	Private rented etc.	Totals
1-bedroom	5	0	5	3	13
2-bedrooms	84	16	3	8	111
3-bedrooms	92	56	5	11	164
4 or more-bedrooms	117	105	3	6	231
All categories	298	177	16	28	519



	Norley		Cheshire West and Chester		England	
	No	%	No	%	No	%
One-person household: Aged 66 years and over	81	15.3	21,284	13.7	3,001,789	12.8
One-person household: Other	36	6.8	25,605	16.5	4,050,440	17.3
Single family household: All aged 66 years and over	114	21.5	16,807	10.8	2,145,278	9.2
Single family household: Married or civil partnership couple: No children	100	18.8	18,200	11.7	2,440,210	10.4
Single family household: Married or civil partnership couple: Dependent children	81	15.3	21,615	13.9	3,375,402	14.4
Single family household: Married or civil partnership couple: All children non-dependent	38	7.2	9,324	6.0	1,314,182	5.6
Single family household: Cohabiting couple family: No children	27	5.1	10,308	6.6	1,486,961	6.3
Single family household: Cohabiting couple family: With dependent children	14	2.6	7,489	4.8	1,053,001	4.5
Single family household: Cohabiting couple family: All children non-dependent	5	0.9	1,173	0.8	169,017	0.7
Single family household: Lone parent family: With dependent children	12	2.3	9,590	6.2	1,617,076	6.9
Single family household: Lone parent family: All children non-dependent	11	2.1	6,053	3.9	977,825	4.2
Single family household: Other single family household	0	0.0	812	0.5	183,971	0.8
Other household types	12	2.3	6,896	4.4	990,594	4.2
Total: All households	531	100.0	155,156	100.0	23,436,086	100.0



Projected Year	Aged 0 to 15	Aged 16 to 24	Aged 25 to 49	Aged 50 to 64	Aged 65+	All Ages
2022	62,367	34,207	111,083	76,448	77,694	361,799
2023	62,445	34,633	112,754	76,999	79,134	365,969
2024	62,202	35,215	114,552	77,221	80,633	369,819
2025	61,935	35,644	115,823	77,159	82,230	372,788
2026	61,543	36,191	117,122	76,574	84,062	375,494
2027	61,049	36,735	118,702	75,583	86,020	378,089
2028	60,442	37,397	120,100	74,624	88,152	380,717
2029	59,987	37,777	121,272	74,072	90,289	383,395
2030	59,574	38,085	122,352	73,768	92,269	386,048
2031	59,263	38,257	123,467	73,424	94,205	388,619
2032	58,852	38,465	124,508	73,351	95,962	391,136
2033	58,545	38,388	125,649	73,271	97,755	393,606
2034	58,277	38,323	126,767	73,243	99,438	396,044
2035	58,115	38,097	127,604	73,626	100,973	398,414
2036	57,990	37,775	128,625	73,808	102,554	400,754
2037	57,947	37,351	129,604	74,199	103,973	403,070
2038	57,903	37,054	130,186	75,190	105,038	405,370
2039	58,091	36,613	130,722	76,425	105,791	407,642
2040	58,306	36,184	131,161	77,794	106,436	409,879
2041	58,517	35,722	131,439	79,584	106,824	412,090
2042	58,744	35,358	131,639	81,570	106,982	414,295
2043	58,990	35,055	131,962	83,145	107,327	416,480
2044	59,244	34,794	132,169	84,349	108,085	418,635
2045	59,498	34,580	132,372	85,330	108,977	420,759
2046	59,749	34,462	132,579	86,238	109,819	422,848
2047	59,994	34,317	132,609	87,245	110,744	424,906
	-2,373	110	21,526	10,797	33,050	63,107
	-3.8%	0.3%	19.4%	14.1%	42.5%	17.4%



7. Household Survey Questionnaire Appendix

- 7.1 Please note the questionnaire format may differ from that which was sent to parish residents. The content is identical.



Norley Parish Council working with
CNB Housing Insights



The Occupier

Reference number: XXXX
(Please note and quote in all
correspondence)

A message from Deryn O'Connor, Chair of Norley Parish Council

Dear Resident,

Norley Parish Council are working with CNB Housing Insights who invite you to complete the enclosed Housing Needs Survey. This survey is designed to gather valuable insights into current housing needs of parish residents and how this may change in the future.

Why is this important?

The Norley Neighbourhood Plan requires that housing needs are assessed every 5 years. The national and local priorities for additional housing have changed significantly since the last survey 5 years ago, and so your input is crucial in shaping the future of our parish. By filling in the survey you will provide the Parish Council with the opportunity to:

- **Identify local housing needs;** help us understand the specific housing requirements of our community such as the need for affordable houses, family homes or retirement properties.
- **Influence future planning and development:** your feedback will be used to inform our opinion regarding any potential housing projects and their alignment with the needs and desires of our residents. It will enable us to respond proactively on behalf of residents during future planning applications.

Although the form is somewhat lengthy, many of the questions will only apply in certain circumstances. Questionnaires are being sent to all parish residents. Residents can complete this paper version or take the questionnaire online if they prefer. Non-residents working in the village can respond online.

We encourage all residents to take part and make their voices heard. Thank you in advance for your help and support.

Kind Regards,

Deryn O'Connor

Chair of Norley Parish Council



Further information from CNB Housing Insights

How to take the survey

Please take a few minutes to complete this questionnaire on behalf of your household. Please complete parts 1 and 2 of the questionnaire. Part 3 should only be completed if your entire household is planning to move home at some point over the next 5-years. Part 4 should only be completed if a member of your household is planning to find a place of their own within the next 5-years. If they prefer, individual members of your household e.g. children planning to find a place of their own, can take part 4 of the survey, separately, online. They must quote the reference number written on the first page.

Please use the enclosed pre-paid envelope to return your completed questionnaire by the 2nd February 2026. It is quicker and easier to complete the questionnaire online using a PC, tablet or smartphone by scanning the QR code below, or entering www.tinyurl.com/NorleyHNS in your browser.

Essential information about this survey

If you run a business in the parish and have employees who travel to your place of work from outside the parish, please bring this survey to their attention and suggest that they consider completing the online version.

Can someone who lives outside the parish take the survey? Yes, if they have a strong local connection to the parish. This is defined as:

1. those who currently live in Norley parish and have been residing in the parish continuously for at least 2-years;
2. close family members of Norley residents (defined as children, parents, brothers and sisters only) who have been residing in the parish continuously for at least 5-years;
3. people who have previously lived in the parish for a continuous period of at least 10-years; or
4. those who are in permanent employment in Norley parish.

They should use the above link or QR code below to access the questionnaire.

CNB Housing Insights is an experienced housing consultancy whose staff have worked all over England and Wales providing independent and impartial housing needs surveys and assessments.

Will my personal information be shared? CNB Housing Insights guarantees your privacy and the security of the data. We will not pass it on to anyone. We are registered with the Information Controller's Office (reg. no. ZA773915). We comply with data protection legislation and GDPR. Only generalised findings will be published in our report.

Can I get help with the survey? Answers to FAQ appear on CNB Housing Insights' website www.cnbhousing.co.uk. You can also get help by emailing us at enquiries@cnbhousing.co.uk or calling our freephone helpline 0800 644 0017.

The deadline for responding is the 2nd February 2026. Please use the reply envelope or complete online.

Yours faithfully,
Chris Broughton
Partner, CNB Housing Insights





Questionnaire Part 1: About you, your current home and household:

1. Where do you live currently?		<i>Please tick one box only:</i>	
Within the parish of Norley	<input type="checkbox"/>		
Outside the parish but within Cheshire West and Chester district	<input type="checkbox"/>		
Anywhere else	<input type="checkbox"/>		

2. How many years have you lived in Norley parish continuously to date?	
	<i>Please enter number of years:</i> <input type="text"/>

3. Please provide further information. We are asking this question as we need to know if you have a local connection to the parish of Norley.		<i>Please tick all boxes that apply:</i>	
Have you or your partner been continuously resident in the parish for the last 2-years?	<input type="checkbox"/>		
Have you or your partner been in permanent employment located within the parish for the last one year, for a minimum of 16-hours per week on average, or self-employment in the parish for a minimum of 16-hours per week on average?	<input type="checkbox"/>		
Have you or your partner got a close living relation resident in the parish that you or your partner need to provide essential support for the foreseeable future? This means immediate family members (parents, siblings, children) who themselves live in the parish and have done so for at least five years.	<input type="checkbox"/>		
Have you or your partner previously lived in the parish for a continuous period of at least 10-years?	<input type="checkbox"/>		
If you currently live outside Norley parish, what is your current postcode:	<input type="text"/>		

4. How would you describe your current accommodation?		<i>Please tick one box:</i>	
Detached house or bungalow	<input type="checkbox"/>	Caravan or mobile home	<input type="checkbox"/>
Semi-detached house or bungalow	<input type="checkbox"/>	Living with another household and sharing facilities	<input type="checkbox"/>
Terraced house, cottage, or bungalow	<input type="checkbox"/>	Lodging or renting a room in someone's house	<input type="checkbox"/>
Flat or maisonette (ground floor)	<input type="checkbox"/>	Refuge or temporary accommodation	<input type="checkbox"/>
Flat or maisonette (upper floor)	<input type="checkbox"/>	Hotel	<input type="checkbox"/>
Studio or bedsit flat	<input type="checkbox"/>	Other (please write in):	<input type="text"/>

5. Please tick if your present accommodation is a bungalow or dormer bungalow	
	<input type="checkbox"/>

6. How many bedrooms do you have in your current accommodation?					
<i>Please enter a number beside each option:</i>					
Single bedrooms	<input type="text"/>	Double bedrooms	<input type="text"/>	Total bedrooms	<input type="text"/>



7. How would you describe the tenure of your current accommodation? <i>Please tick one box:</i>			
Owner-occupier (own outright)	<input type="checkbox"/>	Council or housing association rented	<input type="checkbox"/>
Owner-occupier (with a mortgage or loan)	<input type="checkbox"/>	Shared ownership (affordable housing)	<input type="checkbox"/>
Renting privately	<input type="checkbox"/>	Lodger	<input type="checkbox"/>
I am part of a separate household living with family or friends seeking a place of our own			<input type="checkbox"/>

8. How would you describe the circumstance of you and any partner? <i>Please tick any that apply:</i>		
	Self	Partner
Employed or self-employed: working full time	<input type="checkbox"/>	<input type="checkbox"/>
Employed or self-employed: working part time	<input type="checkbox"/>	<input type="checkbox"/>
Home-maker or unpaid carer	<input type="checkbox"/>	<input type="checkbox"/>
Unemployed	<input type="checkbox"/>	<input type="checkbox"/>
Full time student	<input type="checkbox"/>	<input type="checkbox"/>
Permanently retired	<input type="checkbox"/>	<input type="checkbox"/>
Undertake unpaid voluntary work on a regular basis	<input type="checkbox"/>	<input type="checkbox"/>

9. Please enter information for each person currently living in your accommodation				
	Relationship to you (e.g. partner/spouse, parent, son/daughter, lodger, friend, carer)	Age (years)	Gender (M/F/other)	Are they or a partner of a current or past serving member of HM Forces? <i>(Please tick)</i>
Person 1	YOU			
Person 2				
Person 3				
Person 4				
Person 5				
Person 6				
Person 7				

10. Has any family member (not necessarily having lived in your household) left the parish in the last 5-years. <i>Please answer yes or no:</i>	
---	--

11. If you answered yes to Q10, <i>Please tick all that apply:</i> If you answered no, please go to Q12	
Are they actively seeking to return to live in the parish?	<input type="checkbox"/>
Would they be seeking to move in with a current parish resident?	<input type="checkbox"/>
Would they be seeking to purchase a dwelling in the parish?*	<input type="checkbox"/>
Would they be seeking a private rental in the parish?*	<input type="checkbox"/>
Would they be seeking social or affordable housing in the parish?*	<input type="checkbox"/>

* In this case please urge them to complete this questionnaire online at www.tinyurl.com/NorleyHNS



12. Please tell us if you or your partner (if any) have your name(s) down on any of the following waiting lists or registers *Please tick all that apply:*

The Cheshire West and Chester housing waiting list (sometimes called the housing register)	
A register of interest for affordable home ownership maintained by a local housing association	
The Cheshire West and Chester self-build and custom housebuilding register	

13. If your household moved home into the parish in the last 5-years, why did you move here? *Please tick any that apply:*

Employment in the parish	
Easier commuting from the parish	
To obtain more suitable housing	
Lack of housing I/we could afford	
To give or receive care or support from or to a family member	
To live nearer family and/or friends	
To live within a school catchment area	
To live in a rural area	
Other, please write in:	

If you or your partner are aged 60-years or more, please tell us about the housing options you would consider later in life in questions 14 and 15:

14. If you are aged 60-years or over, please tell us about any future housing options you would realistically consider or expect to occupy. *Please tick any that apply:*

	Consider	Expect
Continue to live in your current accommodation for the foreseeable future with support or adaptations when needed		
Live independently, closer to health and essential services		
Live independently, in a smaller or more manageable dwelling		
Live in age restricted sheltered housing		
Rent or buy age-restricted flats or apartments with on-site support and community facilities		
Rent or buy housing with a high level of care and support provided on site		
Live in an annexe to my children’s accommodation		
Live with children, other relative or friend who would provide support		
Live in a care or nursing home		
Other <i>Please write in:</i>		

15. If you are aged 60-years or over and are thinking of moving home would you prefer to remain living within the parish? *Yes/No*

Please write in the main reason for your response:



Questionnaire Part 2: Your views about priorities for the future house building in the parish

16. If new homes were to be built in the parish in future, which house types would you consider a priority? *Please tick one level of priority for each option:*

Description	Not needed √	Some priority √	High priority √
Small homes for single person households or couples			
Small family homes (2 or 3-bedroom)			
Larger family homes (4 or 5-bedroom)			
Homes that facilitate working from home			
Smaller homes to enable older people to downsize			
Supported living (sheltered housing or extra care)			
Houses with a garage			
Detached houses			
Semi-detached houses			
Terraced houses			
Town houses (3-storey)			
Bungalows			
Flats or apartments			
Caravan or mobile home			
Live/work (workshop) units			
Energy efficient sustainable homes			

17. Which household groups should be considered a priority?

Please tick one level of priority for each option:

Description	Not needed √	Some priority √	High priority √
Homes to rent (private landlord), affordable to families			
Homes to rent (social landlord) affordable to low-income households			
Housing suited to frail elderly or disabled people			
Shared ownership (part buy/part rent from a council or housing association)			
Discounted sale prices for first time buyers			
Discounted sale for anyone that cannot afford market prices			
Those wishing to build or commission their own homes (self-build)			
Homes for multi-generational families (including annexes)			
Other priority groups – please state:			



18. Would you support the building of a small number of affordable homes in the parish if occupancy was restricted to local people?		Yes/No
Please write in the main reason for your response:		

Questionnaire Part 3: If your entire household plans to move home in the next 5-years

Please only complete this section if your household plans or needs to move home in the next 5-years. Please also answer Part 3 if you need to move home but cannot for any reason. (Note that the next part (part 4) is where you can tell us if some members of your household or people living with you plan to move home separately).

19. Does your <u>entire household</u> plan to move home in the next 5 years?		
<i>Please tick one box and continue from question as directed:</i>		
Yes	<input type="checkbox"/>	<i>Please continue from Q20</i>
I/We would like or need to move home but are unable to	<input type="checkbox"/>	<i>Please continue from Q20</i>
No	<input type="checkbox"/>	<i>Please continue from part 4</i>

20. When are you likely to move home if suitable housing you could afford was available						<i>Please tick one box:</i>
Imminently	<input type="checkbox"/>	1 to 2-years	<input type="checkbox"/>	3 to 5-years	<input type="checkbox"/>	

21. Where would you ideally like to move home to?		<i>Please tick one box:</i>
Within the parish if suitable accommodation I could afford was available		<input type="checkbox"/>
Elsewhere in the Cheshire West and Chester district		<input type="checkbox"/>
Elsewhere in or outside the UK		<input type="checkbox"/>

22. What is the main reason you are planning to move home within the next 5-years?		<i>Please tick the main reason:</i>
1. Current house is overcrowded (e.g. to avoid children over 10-years of opposite sex sharing a bedroom)	<input type="checkbox"/>	
2. Living in temporary accommodation and need permanent accommodation	<input type="checkbox"/>	
3. Forced to move (e.g. eviction, repossession or tenancy ending)	<input type="checkbox"/>	
4. Suffering harassment, threat of harassment, crime or domestic abuse	<input type="checkbox"/>	
5. Need a larger house i.e. too few bedrooms for your family	<input type="checkbox"/>	
6. Need a smaller house i.e. have rooms that you don't need or cannot manage	<input type="checkbox"/>	
7. Cannot afford the rent or mortgage payments	<input type="checkbox"/>	
8. Health problems and/or need housing suitable for older/disabled person	<input type="checkbox"/>	
9. Current house is in severe disrepair I cannot afford/my landlord won't rectify	<input type="checkbox"/>	
10. Need to live closer to family or friends to give or receive care or support	<input type="checkbox"/>	
11. Need to move home because of a relationship breakdown	<input type="checkbox"/>	
12. Need to re-locate for employment in the parish	<input type="checkbox"/>	
13. None of the above	<input type="checkbox"/>	



23. If in Q22 'none of the above' apply, which of the following would be the main reason for you moving home? <i>Please tick one box only:</i>	
Want to live in a nicer house or area	
Would like to live closer to family or friends	
Plan to permanently move into my friend or my partner's accommodation	
Would like to live closer to shops or doctors or other services	
To reduce journey time or distance to work	
Would like to be in a particular school catchment area	
Other reason	

24. How would you describe the accommodation you are seeking? <i>Please tick one box:</i>			
1. House		5. House, flat or bungalow suitable for a wheelchair dependent user	
2. Bungalow		6. A nursing or care home	
3. Flat or maisonette		7. Caravan, mobile home or houseboat	
4. Ground floor flat or bungalow suitable for elderly or disabled occupant(s)		8. Lodgings	
9. Accommodation provided by an employer including the armed forces			
10. Other (<i>please state</i>):			

25. What level of support would you need to live in the accommodation you are seeking? <i>Please tick all that apply:</i>			
1. No support needed		2. Occasional support from a family member or friend that you would live with	
3. Occasional support from a family member or friend who lives elsewhere		4. Regular care and support in your own home provided by a family member, social services or the NHS	
5. Age restricted sheltered housing with an on-call warden that you rent or buy		6. Age restricted housing you rent or buy with more intense care available (called extra care housing)	
7. Full time care and support in a nursing or care home		8. Other (<i>please state</i>):	

26. How many bedrooms would your household need as a minimum?					
Single bedrooms		Double bedrooms		Total bedrooms	

27. What tenure would your new home be (if applicable)? <i>Please tick one box:</i>	
Owner occupied (outright i.e. no mortgage or loan)	
Owner occupied (with a mortgage or loan) including shared ownership or dwellings sold at a discount	
Rented privately (private tenancy, tenancy tied with employment or living rent free)	
Rented from a council or housing association	



28. If you cannot afford local market house prices or private rents, would you prefer any of the following affordable home ownership options? <i>Please tick any that are of interest:</i>	
1. Discounted sale (minimum 20% discount off market price but also applies to resales)	
2. Shared ownership (you jointly own part of the dwelling with a housing association and pay rent on the part you don't own)	
3. Rent to buy (you rent a dwelling from a housing association for a set amount of time before exercising an option to buy as a shared owner or full owner)	

29. If you have responded to Q28 what is your main preference? <i>Enter no. 1, 2 or 3:</i>	
--	--

When considering the following questions please be assured that your personal information will not be published, shared with or sold to anyone. The information would help us to assess the quantity and tenure of housing needed in future.

30. What is the maximum amount you would pay for your future housing? Please fill in the corresponding box <u>or</u> tick the last option if applicable:	
House purchase – purchase price	£
House purchase - deposit amount (savings and/or equity)	£
Private rental - monthly cost	£
If private or social renting I would need to claim housing benefit or universal credit housing element	if yes, please tick:

If you cannot afford market housing prices for sale or rent, it is vital that you supply the following information:

31. What is the combined gross annual income of yourself and any partner? <i>Please tick one box:</i>					
Less than £22,000 p.a.		£22,000 to £35,999 p.a.		£36,000 to £49,999 p.a.	
£50,000 to £59,999 p.a.		£60,000 to £69,999 p.a.		£70,000 to £79,999 p.a.	
Over £80,000 p.a.					



Part 4: People planning to leave your household and get a place of their own. Please complete on their behalf *.

*This may be a child or any other member of your household or someone that is living with you temporarily, moving permanently away from your home. Please complete on their behalf the questions for each person or household likely to leave from your household in the next 5-years. **Please do not include** people that plan to leave temporarily, or form student households.*

** If a member of the family wishes to complete this section personally, please refer them to the online version of the questionnaire. It is important that they quote the reference number on page 1 so we can comply with GDPR (i.e. data protection rules).*

32. Do any members of your household plan to move home to a place of their own permanently in the next 5-years? Please tick one box and continue from question as listed:

They want to move home but are unable to	<input type="checkbox"/>	<i>Please continue from Q33</i>
Yes	<input type="checkbox"/>	<i>Please continue from Q33</i>
No	<input type="checkbox"/>	<i>The survey is complete. Thank you.</i>

33. If they are unable to move home, please tell us the main reason?

	New household 1	New household 2
Lack of suitable accommodation they can afford	<input type="checkbox"/>	<input type="checkbox"/>
Because of support needs or health reasons	<input type="checkbox"/>	<input type="checkbox"/>
Any other reason	<input type="checkbox"/>	<input type="checkbox"/>

34. How would you describe the new household?

	Household 1	Household 2
Single person household	<input type="checkbox"/>	<input type="checkbox"/>
Couple, without children	<input type="checkbox"/>	<input type="checkbox"/>
Single parent or couple with children	<input type="checkbox"/>	<input type="checkbox"/>
What is the current age of the oldest person in the new household?	<input type="text"/>	<input type="text"/>

35. Would the new household need a place of their own or move in with someone else?

Please tick one box only per household:

	Household 1	Household 2
A member of your household is planning to live alone or live with someone who is also seeking a place of their own. If this option is selected, please continue with the survey at question 36.	<input type="checkbox"/>	<input type="checkbox"/>
A member of your household is planning to move in with someone who already has a place of their own (e.g. as a partner, or house share). If this option is selected, there is no need to complete further questions for this person or household.	<input type="checkbox"/>	<input type="checkbox"/>
A member of your household is planning to live in a care home or nursing home. If this option is selected, there is no need to complete further questions for this person or household.	<input type="checkbox"/>	<input type="checkbox"/>


36. Where would the new household(s) ideally like to move home to?
Please tick one box per household:

	Household 1	Household 2
In the parish if suitable accommodation they could afford was available		
Elsewhere in the Chester West and Cheshire district		
Elsewhere in or outside the UK		

37. What type of accommodation would they realistically seek?
Please tick one box per household:

	Household 1	Household 2
House		
Flat or maisonette		
Ground floor flat or bungalow suitable for elderly or disabled occupant		
A room with shared facilities		
Leasehold retirement living		
A nursing or care home		
Caravan, mobile home or houseboat		
Accommodation provided by employer including the armed forces		

38. How many bedrooms would they need as a minimum?

New household 1:	Single bedrooms		Double bedrooms		Total bedrooms	
New household 2:	Single bedrooms		Double bedrooms		Total bedrooms	

39. What tenure would they prefer?
Please tick one box per household:

	Household 1	Household 2
Owner occupied (outright)		
Owner occupied (with a mortgage or loan) including shared ownership or dwellings sold at a discount (<i>if shared ownership or discounted sale, please also answer questions 40 and 41</i>)		
Rented privately (private landlord tenancy or tied with employment)		
Rented from a council or housing association		

40. If they cannot afford local market house prices would they prefer any of the following affordable home ownership options?
Please tick any of interest:

	Household 1	Household 2
1. Shared ownership (they jointly own part of the dwelling with a housing association and pay rent on the part they don't own)		
2. Discounted sale (minimum 20% discount (also applies to resales))		
3. Rent to Buy (they rent a dwelling from a housing association for a set amount of time then buy as a shared or full owner).		

41. If you have responded to Q40 what is their main preference?
Enter no. 1, 2 or 3:



Household 1:		Household 2:	
--------------	--	--------------	--

When considering the following questions please be assured that their personal information will not be published, shared or sold to anyone. The information would help us to assess the quantity, tenure, and type of housing needed in future.

42. What amount could they afford to pay for their housing costs?		
	Household 1	Household 2
House purchase – purchase price:	£	£
House purchase – deposit amount:	£	£
Private rental – monthly cost:	£	£
If private or social renting, would they need to claim housing benefit or universal credit housing element (if yes, please tick):		

If you believe that they cannot afford market housing prices for sale or rent it is vital that you supply the following information:

43. NEW HOUSEHOLD 1 , what is the gross annual income of the new household? <i>Please tick one box:</i>					
Less than £22,000 p.a.		£22,000 to £35,999 p.a.		£36,000 to £49,999 p.a.	
£50,000 to £59,999 p.a.		£60,000 to £69,999 p.a.		£70,000 to £79,999 p.a.	
Over £80,000 p.a.					

44. NEW HOUSEHOLD 2 , what is the gross annual income of the new household? <i>Please tick one box:</i>					
Less than £22,000 p.a.		£22,000 to £35,999 p.a.		£36,000 to £49,999 p.a.	
£50,000 to £59,999 p.a.		£60,000 to £69,999 p.a.		£70,000 to £79,999 p.a.	
Over £80,000 p.a.					

45. Do any of the following apply to any member of the new household(s)? <i>Please tick any that apply:</i>		
	Household 1	Household 2
Care or support in the home would be needed		
Ground floor or level access accommodation would be needed		
Wheelchair mobility in the home would be needed		

Thank you for completing this questionnaire. Please return it in the envelope provided by the 2nd February 2026



8. Technical appendix

Unedited response to our FOI request to Cheshire West and Chester District Council

A. How many applicants that are resident in the parish of Norley are on the council's housing register? Please provide a summary of the priority band they are in, and the number of bedrooms required.

There is only 1 applicant live on the housing register with a current address postcode in the Norley area. Suppression has been applied to your request in relation to providing further information about the makeup of this application as we believe the low number involved poses a risk of identification or recognition from this information alone, or if combined with other information that could be requested or is already in the public domain. For this reason, the Council considers that the figure "less than 5" applies under Section 40(2) of the FOIA, which states that personal data of third parties attracts an absolute exemption from disclosure. Such requests are handled under the regulations set out by the Data Protection Act 2018. For further information on Section 40(2), please refer to the Government Legislation website: <http://www.legislation.gov.uk/ukpga/2000/36/section/40>

B. How many households listed in the response to question A are on the register that have indicated a preference to be housed in the parish of Norley? Please provide a breakdown of priority and number of bedrooms required.

As above

C. How many households on the register have indicated a preference to be rehoused in the parish of Norley ?

There are 2 applications currently live on the housing register where they have indicated "Norley" as their first area of preference.

D. How many households are on the register and have a local connection to the parish of Norley in accordance with your allocation policy? Please provide a breakdown of priority and bedrooms required.

This information is not directly captured on the housing application and is collected and checked where required at the point of offer.

E. How many households are on the register and have a local connection to the parish of Norley and have indicated a preference to be rehoused in Norley in accordance with your allocation policy? Please provide a breakdown of priority and bedrooms required.

As above – information about rural connection is not directly captured on the housing application and is collected and checked where required at the point of offer.

F. Does the council have a list of households that are seeking affordable home ownership? If so, please provide information of demand for the parish, preferably indicating the affordable tenure required? If you don't have this data at



parish level, please provide for the local authority area as a whole
No the council does not hold a waiting list of applicants for low cost home ownership .

G. When was the housing register reviewed last, and when do you intend to review it again?

The Housing Register was last reviewed in 2021 and is next due for review in 2026.

Please provide the following data regarding social and affordable rented lettings for the parish (or group of parishes if applicable):

A. How many lettings occurred or were advertised for the parish over the last 12 months (or the latest 12 months you have data for)? Please exclude decants/temporary moves for repairs or improvements) Please state the period.
There have been zero adverts for properties in the Norley postcode area in the past 12 months via West Cheshire Homes.

B. Please provide a summary of the lettings at question 'A' in terms of number of bedrooms, and housing register priority band of the successful applicant and number of bids on the individual vacancies.

As above – there have been zero adverts in Norley.

C. Of the response to question 'A', how many were new build first lettings? *As above*

D. Of the response to question 'A', how many were let to residents of the parish and, if you have the information, non-residents with a local connection to the parish? *As above*



The BNAM model used to annualise need summarised in table 4.5

- 8.1 Table 8.1 below states the full BNAM assessment. Readers will note that it contains more columns (columns 3, 4 and 5) than in the summary table in section 4.
- 8.2 Other matters to note are:
 - prevalence rates derived from the English Housing Survey are applied to the household population to arrive at the flow of newly forming households applied to columns regarding housing register data. As summarised in HNS table 4.5 housing registers cannot record need arising from households likely to form in the 5 year period which is a component of the affordable need calculation HNS para. 4.33; and
 - similarly we must estimate the level of affordable need from households seeking only affordable home ownership as again the housing register only records active demand from households in affordable need seeking affordable rented housing.
- 8.3 In summary, table 8.1 brings together affordable housing need from 3 separate sources of data: district wide data pro-rata to the parish, most recent data concerning the parish from the CWaC housing register, and data from the household survey.
- 8.4 Column totals, row 12, are rounded to the nearest whole number and are taken forward in table 4.7 which compares flows of need to flows of supply.



Table 8.1 Basic Needs Assessment Model (BNAM) (gross annual need)									
Row ref.	Step	Prevalence rates (for new HH only)	Full Live Table Housing Register (pro-rata)	Live Table Housing Register (reasonable preference)(pro-rata)	Housing register for the parish (FOI)	Survey Data	Survey Data (grossed up)	Combined register and grossed up survey data	Notes
1	Number of households in the area	526							Census 2021
2	Existing households in housing need		27.15	9.25	2	9	32.20		Survey data table 4.3. NB survey data is for those seeking to remain in the parish
3	Proportion in affordable need		100%	100%	100%	22%	41%		Row 4/row 3 as a percentage
4	Existing households in affordable need		27.15	9.25	2.00	2.00	7.16		Row 2 x row 3 see report paragraph 4.11 re housing register and and table 4.3 survey finding
5	Annualise row 4		9.05	3.08	0.67	0.40	1.43	2.10	Survey data divide by 5, housing register divide by 3. Register and survey flows are added here
6	Newly Forming households estimated to form over the next 5-years	40.77	40.77	40.77		8.00	28.63	28.63	Prevalence rate or survey data table 4.3.
7	Proportion of row 7 in affordable housing need	66%	66%	66%		63%	63%	63%	Prevalence rate or survey data table 4.3
8	Newly forming households in affordable need 5-years	26.90	26.90	26.90		5.00	17.89	17.89	Row 6 x row 7
9	Convert row 8 to annual flow	5.38	5.38	5.38		1.00	3.58	3.58	Divide by 5
10	Newly forming households estimated number of row 9 seeking to remain in the parish	2.69	2.69	2.69					50% may wish to leave (estimate) applies to register data only
11	Uplift to register data for affordable home ownership demand	N/A	2.58	1.27					Assumed 22% of rows values 5+9 (see para 1.16 of the HNS) applies to register data only
12	Total GROSS annual flow of households in affordable need		14.32	7.04	0.67	1.40	5.01	5.68	Sum of rows 5, 10 and 11 as applicable



8.5 We should explain how we have arrived at data for the reasonable preference column in table 8.1. Relevant data from government live tables are contained in table 8.2 below. This analysis divides up the borough level need pro-rata to the size of the parish. This might be regarded as the parish contribution to meeting CWaC’s strategic need for affordable housing.

Table 8.2 Live Table Housing Register (reasonable preference) and CoRe							
	Year:	2022	2023	2024	Average	Parish Pro-rata	Rounded
Need							
LA Housing Statistics (net register)		1,441	1,173	1,616	1,410	4.83	5
Supply							
Relets pa CoRe (Table 1D - General Needs (all 4 added) only)		1,166	1,306	1,408	1,293.33	4.43	4
Need and supply summary							
Gross register					2,703	9.25	9