

# Utkinton & Cotebrook Parish – Household Survey Report on Housing Need

This report was commissioned by Utkinton & Cotebrook Parish Council  
and produced by Cheshire Community Action

DRAFT VERSION 1 – April 2018



Supporting Our Rural Communities

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## 1.0 EXECUTIVE SUMMARY

Cheshire Community Action (CCA) was commissioned by Utkinton & Cotebrook Parish Council (CWCC) to carry out an independent housing needs survey of the Parish in January 2018.

- The survey was 'live' to receive responses from the first week of January to 16 February 2018 allowing a **6 week response period**.
- A total of 143 surveys were returned out of the 327 surveys distributed. This gives an **overall response rate of 44%**. The mean average response to CCA Housing Needs Surveys in the last 5 years was 26%.

The following points summarise the key findings of the survey:

1. 19 out of 143 **(13%) of respondents said that their current accommodation was unsuitable**. 9 of these respondents preferred to move out of Utkinton & Cotebrook or stated 'care with the home' would meet their needs. Therefore the latter were 'filtered out' of the housing need figures.
2. **2x families with children were in need of 3 bed houses** within the next 3 years, preferring discount market homes for sale.
3. **1x single older person (over 75) wishing to downsize** from a 5+ bed house within the next 3 years and capable of open market purchase by releasing capital from current home sale.
4. **3x older couples (over 65) looking to downsize or move to ground level access** property (1 within a year, and 2 within 4-5 years). 2 of the couples would prefer open market purchase and 1 said they would prefer a discount market home for sale.
5. **2x adult couples (18-29) wishing to move into starter homes and to stay close to college**. 1 within the next year and another within 4-5 years. Both would prefer market purchase and one couple would consider discounted market home for sale.
6. **2x single adults wishing to move within the next 3 years** - 1 starter home to move out of parental home preferring open market purchase and the other wishes to upsize into a private rental home.

**N.B. A table is included with more details of the above housing need responses on pages 29 and 30 (section 7.0 of the report).**

## 2.0 INTRODUCTION

CCA was commissioned by Utkinton & Cotebrook Parish Council in January 2018 to carry out a housing needs survey, in order to collect up-to-date information from local residents on their housing needs.

The household survey was aimed at residents within Utkinton & Cotebrook Parish – the results of which are included in this report. It is also required as part of planning policy (Policy SOC2 ‘Rural Exception Sites’ in Cheshire West & Chester Local Plan I).

This report is suitable for guiding and informing:

- Rural housing developments, including those by community led housing groups, registered providers (housing associations) and private developers
- Parish and town councils
- Communities

In addition, an analysis of secondary (existing) data is compiled in a separate report. The latter was funded by Cheshire West & Chester Council. This includes detailed analysis of data from a wider range of sources including identification of longer term trends that give a broader perspective than the household survey results in this document. Therefore, the latter is more suitable for informing neighbourhood planning housing policies. The two reports in conjunction will help provide important evidence to justify housing policies within the Utkinton & Cotebrook Neighbourhood Plan.

Cheshire Community Action is a local charity based in Cheshire West that has conducted the Housing Needs Survey independently. All personal information that has been received as part of the survey is treated as confidential.

### 3.0 METHODOLOGY

The household survey shown in Appendix A on pages 32-39 of this report was posted to all residents in Utkinton & Cotebrook Parish in the first week of January 2018. Residents receiving the survey in the post could return it to CCA by freepost. To increase accessibility there was also an option to complete it online by typing a web link into an internet browser, which was highlighted in the cover letter of the printed version and promoted locally by the Parish Council and Neighbourhood Plan Group.

CCA worked with Utkinton & Cotebrook Parish Council and Neighbourhood Plan Group to agree the cover letter for the survey. The housing needs survey template was based on a template approved by Cheshire West & Chester Council and follows national good practice guidance.

The survey required responses from as many local residents as possible, including details of anyone known to have moved away from Utkinton & Cotebrook due to a lack of suitable housing in the last 5 years.

The deadline for responses was 16 February 2018 so that residents had 6 weeks to respond. CCA carried out data entry and analysed the responses. Hard copy responses were manually entered into the same database as those already completed on-line, using Survey Monkey.

As the survey was only sent to residents within Utkinton & Cotebrook Parish, only local housing needs are addressed in this report. A separate housing needs assessment report includes analysis of strategic data including longer term trend analysis.

**N.B. The results to each question are presented in both chart and tabular form in this report. Most questions show that often a small, or sometimes a large proportion of respondents have 'skipped' questions. This is due to the survey being structured so that if people answered in certain ways, they would be 'skipped' through questions that were not relevant. E.g. If respondents answered 'no' to Q6 on whether they required more suitable accommodation, they did not need to answer the majority of remaining questions about housing need. In addition, some respondents also skipped questions of their own accord.**

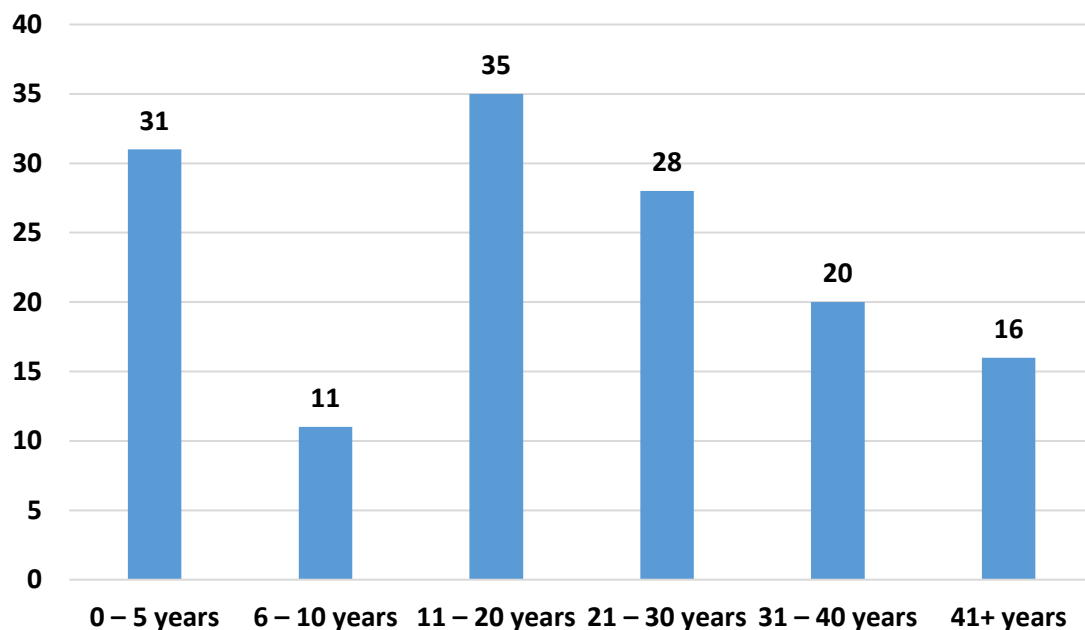
## 4.0 OVERALL RESPONSE OF THE HOUSEHOLD SURVEY

A total of 143 surveys were returned out of the 327 surveys distributed. This gives an **overall response rate of 44%**. The mean average response to CCA Housing Needs Surveys in the last 5 years was 26%. 19 out of 143 (13%) of respondents said that their current accommodation was unsuitable, but 9 of these respondents preferred to move out of Utkinton & Cotebrook or stated that 'care within their current home' would meet their needs.

## 5.0 CURRENT ACCOMMODATION

This section shows the results of the question responses about 'current accommodation' – it does not include the current accommodation information of all residents in Utkinton & Cotebrook.

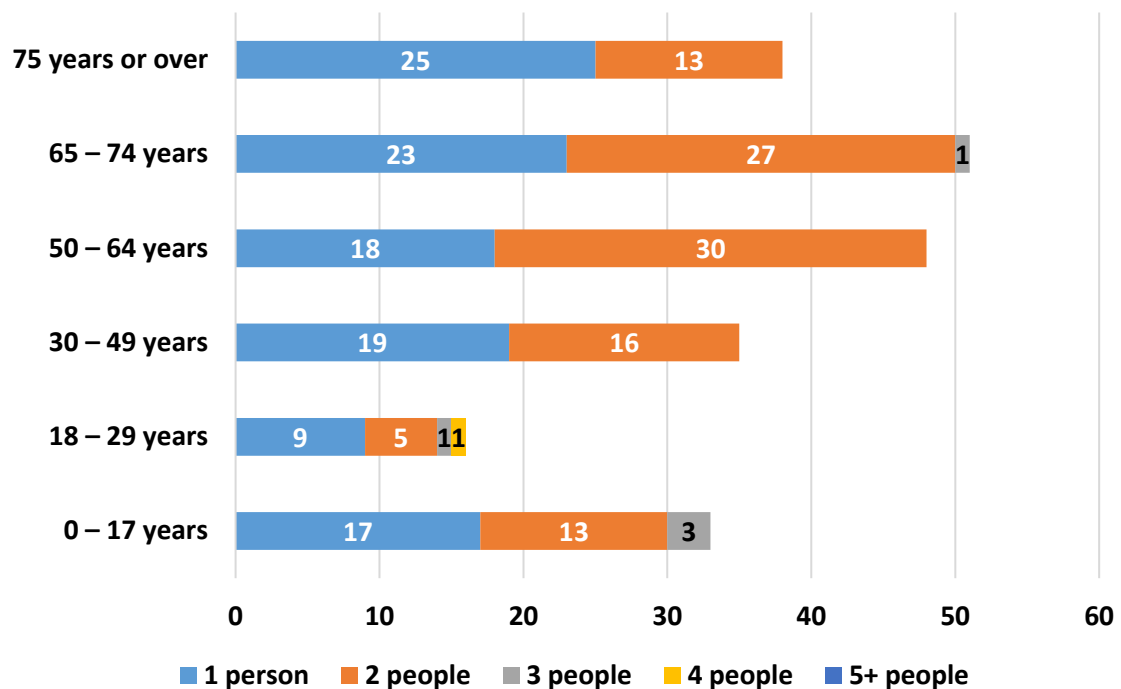
### Q1: How long have you lived in Utkinton & Cotebrook Parish?



Answer Choices	Responses	
0 – 5 years	22%	31
6 – 10 years	8%	11
11 – 20 years	25%	35
21 – 30 years	20%	28
31 – 40 years	14%	20
41+ years	11%	16
Answered		141
Skipped		2

31 respondents had lived in Utkinton & Cotebrook for up to 5 years, 11 for 6-10 years, the highest number (35) respondents said they had lived there for 11-20 years, 28 respondents said 21-30 years, 20 said 31-40 years 16 respondents said 41+ years.

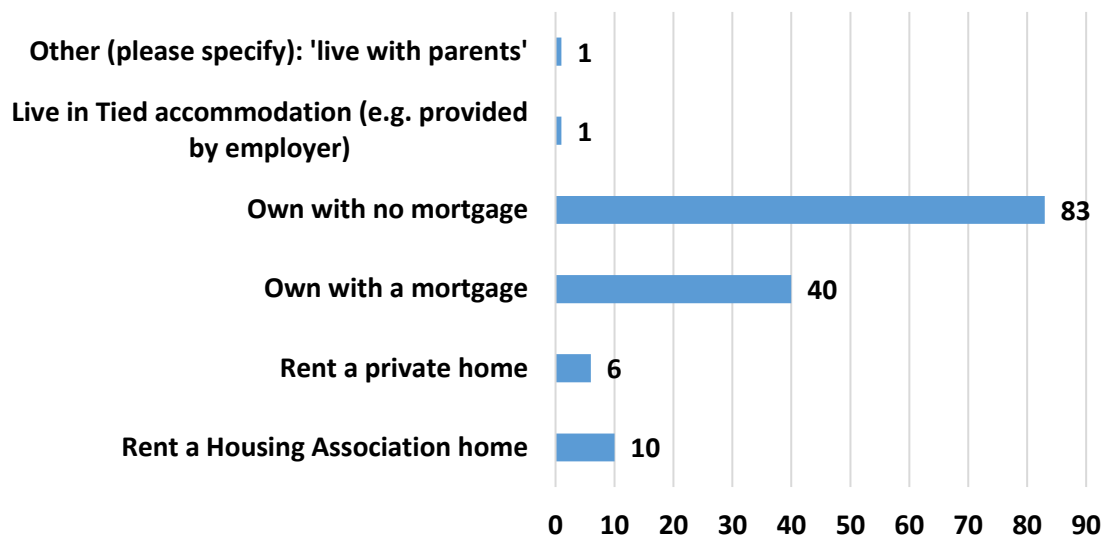
**Q2: How many people in each of these age groups live in your household (including yourself)?**



	Number of people in this age group					Total responses	Total in age group
	1	2	3	4	5+		
0 – 17 years	17	13	3	0	0	33	52
18 – 29 years	9	5	1	1	0	16	26
30 – 49 years	19	16	0	0	0	35	51
50 – 64 years	18	30	0	0	0	48	78
65 – 74 years	23	27	1	0	0	51	80
75 years or over	25	13	0	0	0	38	51
Answered							141
Skipped							2

The highest number of responses (48) to the survey came from people in the 65-74 age group, followed by 50-64 group (48), 75+ group (38), 30-49 group (35). 0-17's made up 33 of the responses and 18-29's came to 16 responses.

### Q3. How do you occupy your current accommodation?

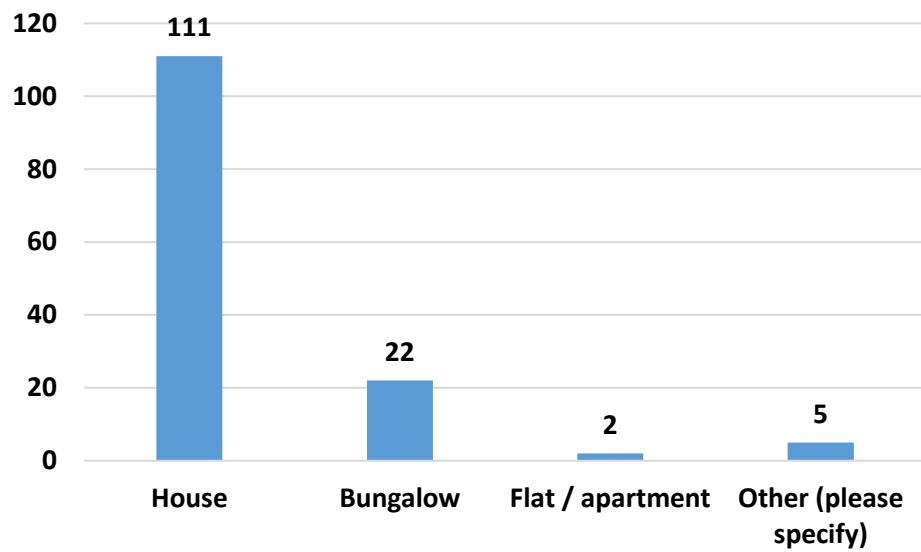


Answer Choices	Responses	
Rent a Housing Association home	7%	10
Rent a private home	4%	6
Own with a mortgage	28%	40
Own with no mortgage	59%	83
Live in Tied accommodation (e.g. provided by employer)	1%	1
Other (please specify): 'live with parents'	1%	1
Answered		141
Skipped		2

The most common tenure from the survey sample were people who owned homes without a mortgage to pay (59%), followed by people who own with a mortgage to pay (28%). 7% of respondents rented a housing association home, 4% rented privately, 1% lived in tied accommodation provided by their employer and 1% selected 'other' to say that they 'live with parents'.



#### Q4. What kind of property do you currently live in?

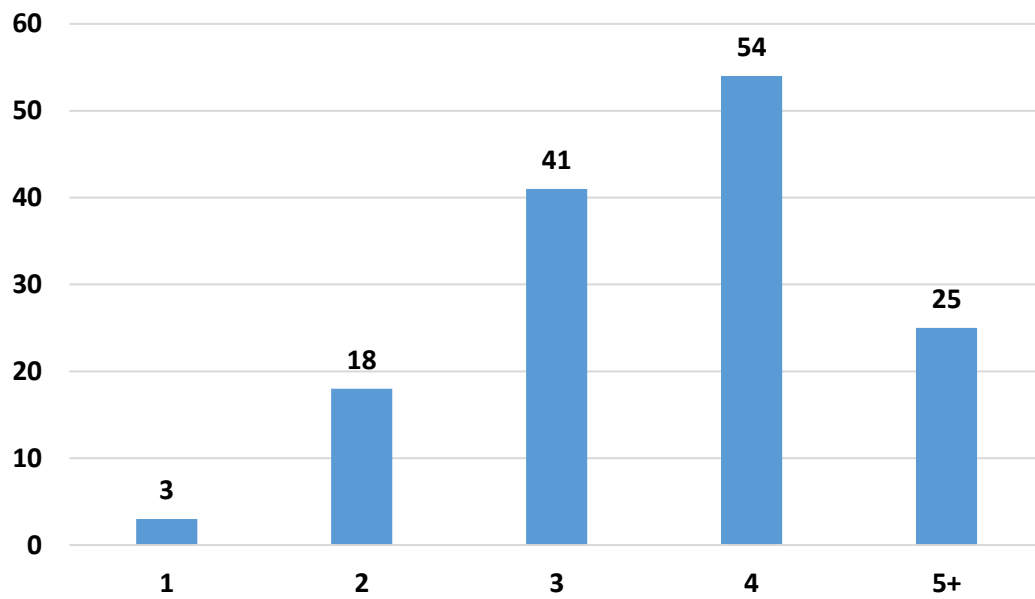


Answer Choices	Responses	
House	79%	111
Bungalow	16%	22
Flat / apartment	1%	2
Other (please specify)	4%	5
Answered		140
Skipped		3

Respondents	Other (please specify)
1	Cottage
2	semi cottage
3	cottage
4	Barn Conversion
5	Barn conversion

Most respondents (79%) lived in houses, 16% in bungalows, 1% in flats and 4% answered 'other' with their responses listed in the table above.

### Q5. How many bedrooms does your property have?



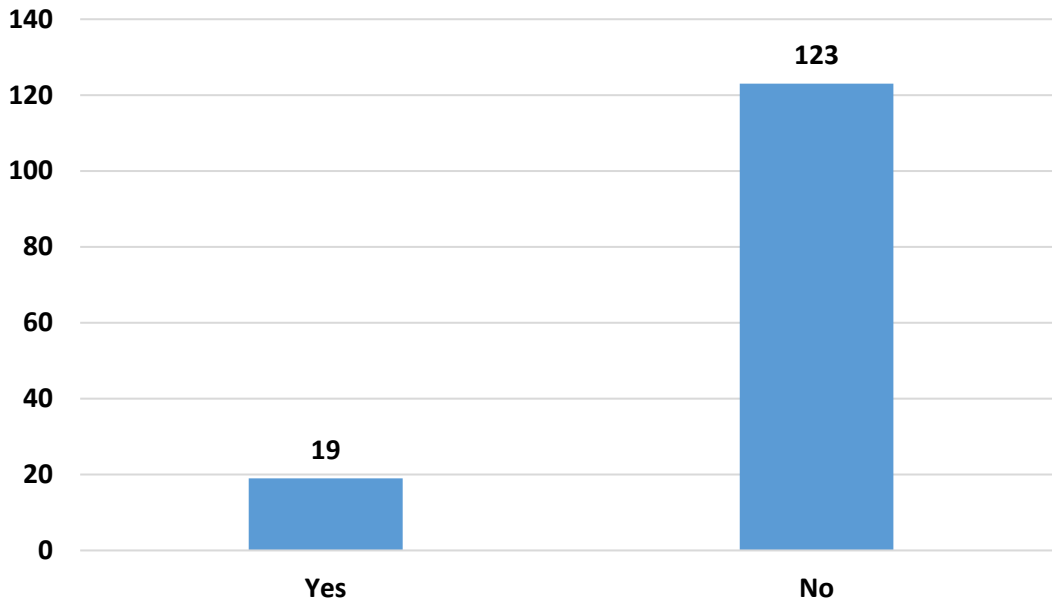
Answer Choices	Responses	
1	2%	3
2	13%	18
3	29%	41
4	38%	54
5+	18%	25
	Answered	141
	Skipped	2

38% of respondents lived in 4 bed properties, 29% lived in 3 bed properties, 18% had 5+ beds, 13% - 2 bed and only 2% were in 1 bed properties.

## 6.0 HOUSING NEED

This section shows the results of the question responses about 'housing need' (as in the need to move) – it does not include the housing need information of all residents in Utkinton & Cotebrook.

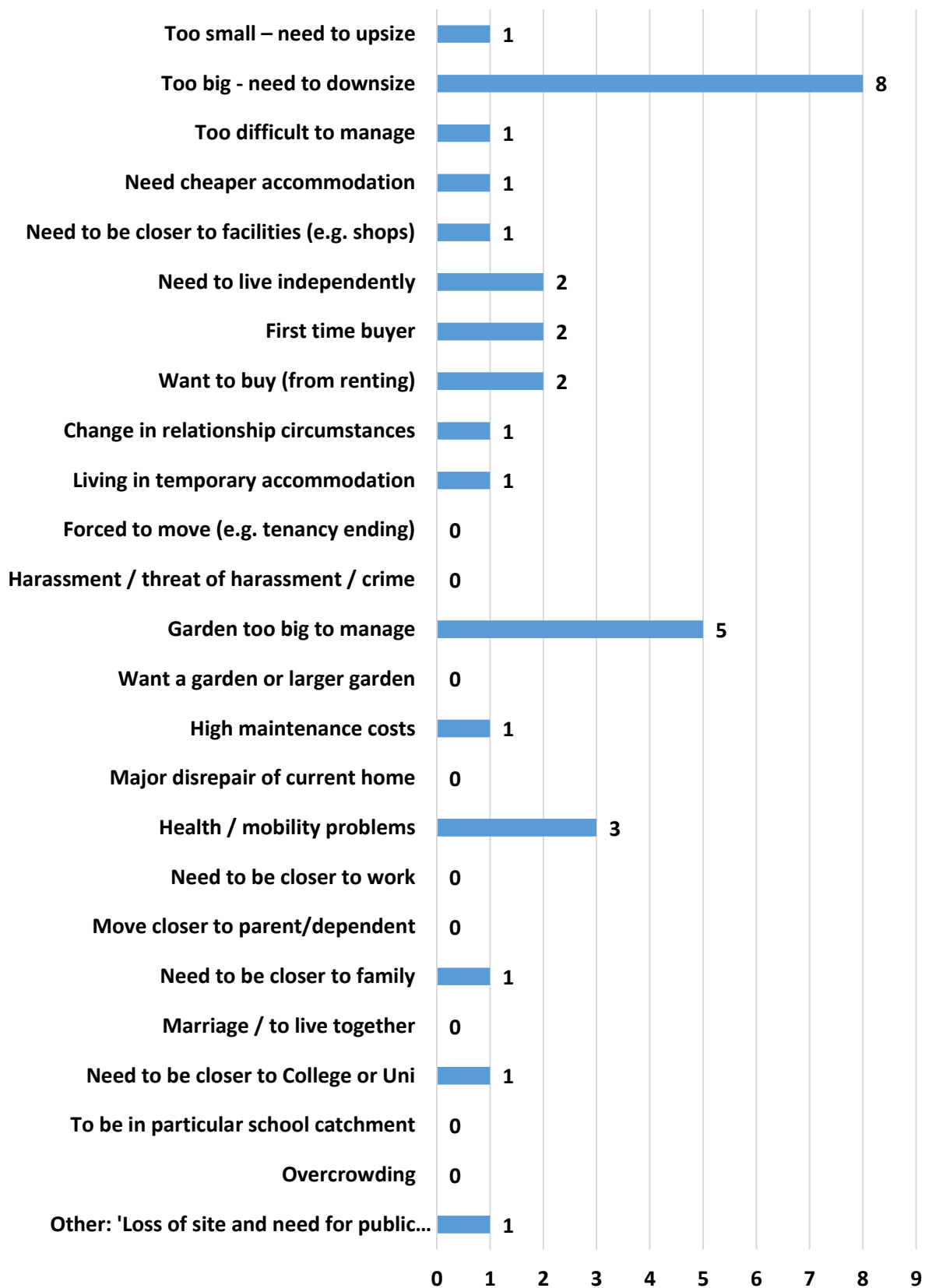
### Q6. Is your current accommodation unsuitable now (or likely to be in the next 5 years) for you or any member(s) of your household?



Answer Choices	Responses	
Yes	13%	19
No	87%	123
Answered		142
Skipped		1

19 respondents (13%) said that their current accommodation was unsuitable, or is likely to be in the next 5 years. There were an estimated 314 households in Utkinton & Cotebrook in 2015. 19 is 6% of 314 – in other words: approximately **6% of Utkinton & Cotebrook residents are reporting that they live in unsuitable accommodation now or accommodation that will become unsuitable within 5 years.** This report does not speculate about the needs of those who did not respond to the survey.

## Q7. Why is the accommodation unsuitable?

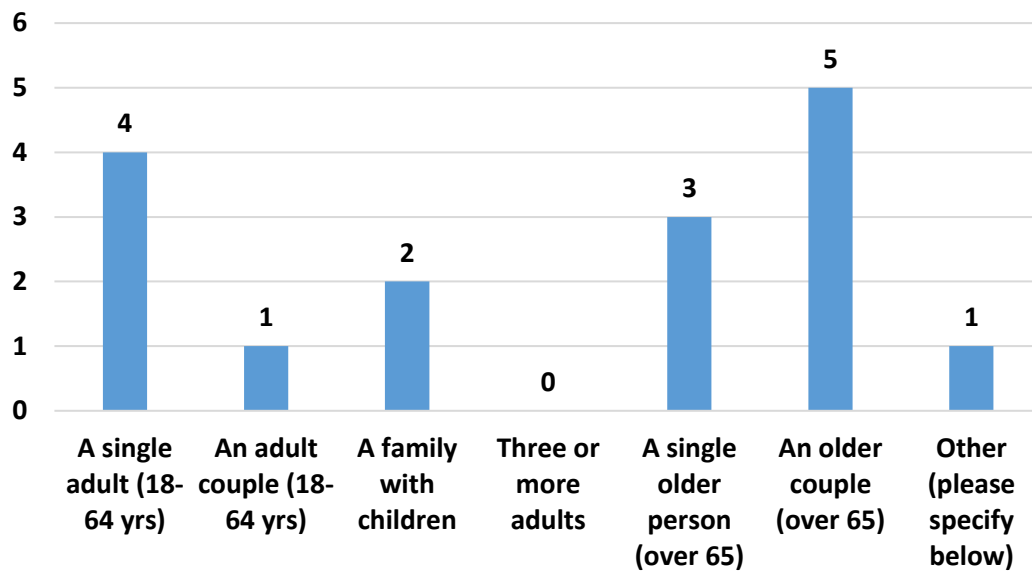


Answer Choices	Responses	
Too small – need to upsize	6%	1
Too big - need to downsize	44%	8
Too difficult to manage	6%	1
Need cheaper accommodation	6%	1
Need to be closer to facilities (e.g. shops)	6%	1
Need to live independently	11%	2
First time buyer	11%	2
Want to buy (from renting)	11%	2
Change in relationship circumstances	6%	1
Living in temporary accommodation	6%	1
Forced to move (e.g. tenancy ending)	0%	0
Harassment / threat of harassment / crime	0%	0
Garden too big to manage	28%	5
Want a garden or larger garden	0%	0
High maintenance costs	6%	1
Major disrepair of current home	0%	0
Health / mobility problems	17%	3
Need to be closer to work	0%	0
Move closer to parent/dependent	0%	0
Need to be closer to family	6%	1
Marriage / to live together	0%	0
Need to be closer to College or Uni	6%	1
To be in particular school catchment	0%	0
Overcrowding	0%	0
Other: 'Loss of site and need for public transport, which is non-existent'	6%	1
<b>Answered</b>		<b>18</b>
<b>Skipped</b>		<b>125</b>

The most common reason for accommodation being deemed unsuitable was: 'downsizing' at 8 or 44%. 5 or 28% of respondents said that their gardens were too big and 3 or 17% said health / mobility problems were the reason needing to move home. 11 respondents (15%) said that they needed to 'upsized'. 2 respondents (11%) each selected 'need to live independently', 'first time buyer' and 'want to buy (from renting)' respectively as their reasons for needing to move.

The following reasons for moving were all selected once: Too small, too difficult to manage, need for cheaper accommodation, need to be closer to facilities, change in relationship circumstances, living in temporary accommodation, high maintenance costs, need to be closer to family, closer to college / uni and 'loss of site and need for public transport, which is non-existent'.

### Q8. Who in your household needs (or will need) more suitable accommodation?

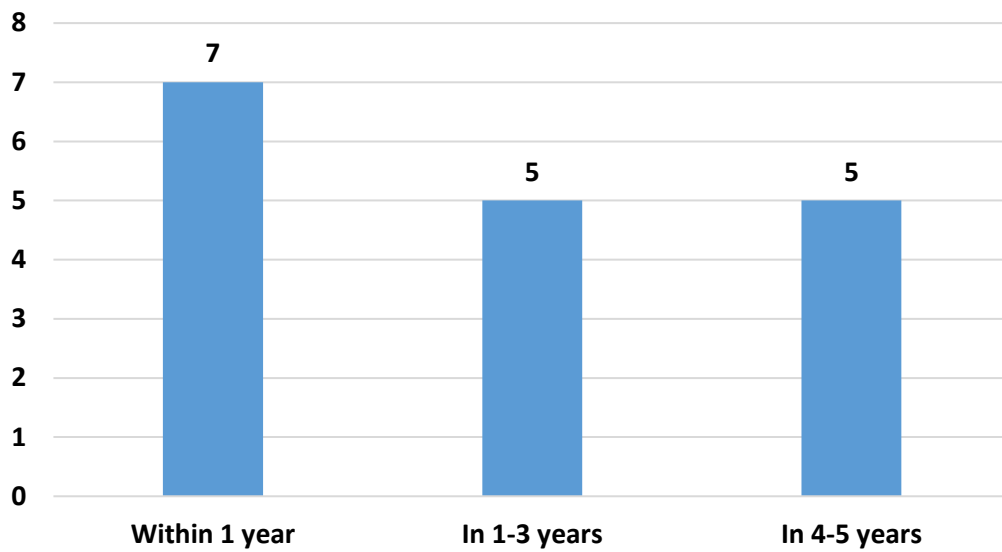


Answer Choices	Responses	
A single adult (18-64 yrs)	25%	4
An adult couple (18-64 yrs)	6%	1
A family with children	13%	2
Three or more adults	0%	0
A single older person (over 65)	19%	3
An older couple (over 65)	31%	5
Other (please specify below)	6%	1
Answered		16
Skipped		127

Older couples over 65 made up the highest proportion (31%) of those in need of more suitable accommodation. Single adults aged 18-64 made up 25% of those in need, 19% were single older people over 65, 13% were families with children and 6% were adult couples (18-64).

Section 7.0 of this report 'Summary table of housing need' breaks down these different categories and shows the specific requirements of those respondents who said that they need to move home within the next 5 years.

**Q9. When are you or members of your household likely to need new housing?**

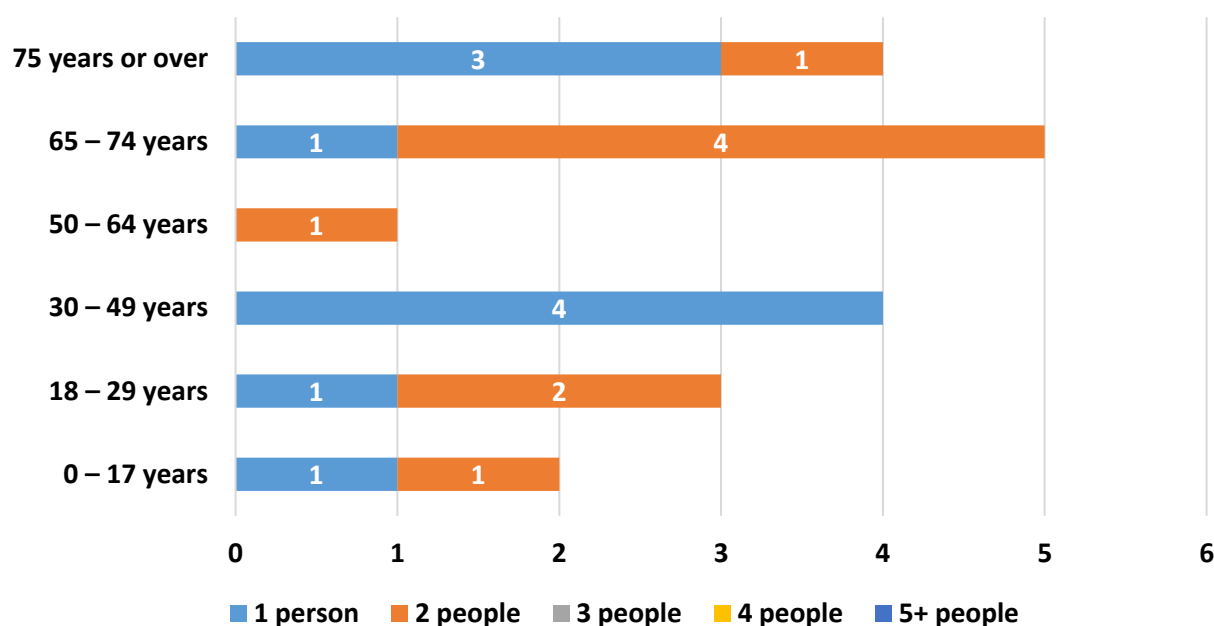


Answer Choices	Responses	
Within 1 year	41%	7
In 1-3 years	29%	5
In 4-5 years	29%	5
Answered		17
Skipped		126

41% (7) of the respondents in need said that they need to move within a year, 29% (5) in 1-3 years and the same number (5) 29% in 4-5 years. <sup>1</sup>

<sup>1</sup> The survey was carried out in January 2018.

**Q10. How many people within each of these age groups would form the new household?**

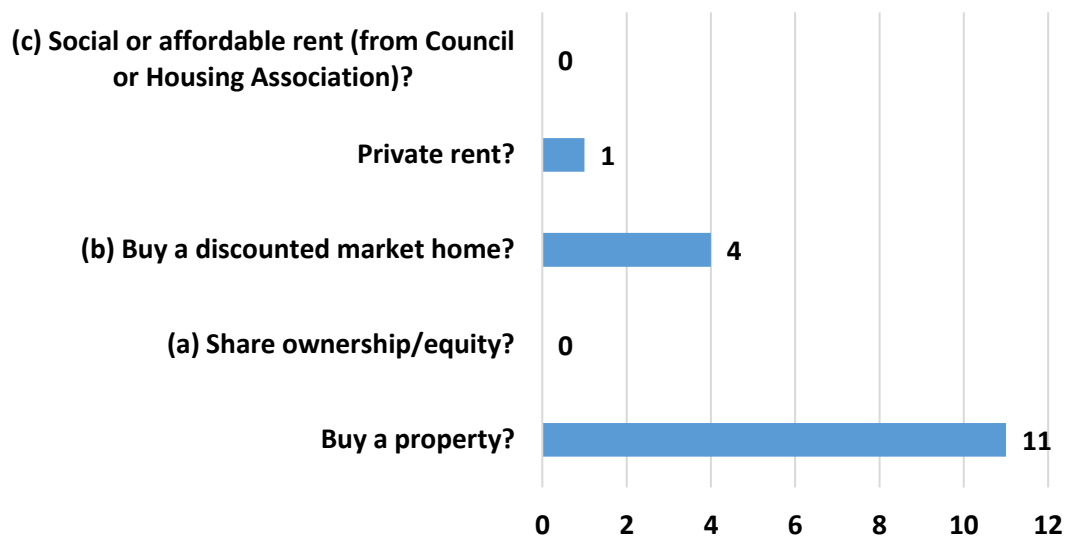


	Number of people in this age group					Total responses	Total in age group
	1	2	3	4	5+		
0 – 17 years	1	1	0	0	0	2	3
18 – 29 years	1	2	0	0	0	3	5
30 – 49 years	4	0	0	0	0	4	4
50 – 64 years	0	1	0	0	0	1	2
65 – 74 years	1	4	0	0	0	5	9
75 years or over	3	1	0	0	0	4	5
Answered							16
Skipped							127

65-74 year olds (5) showed the highest number of people in need of more suitable accommodation. 30-49 year olds and over 75s each showed 4 responses within these age groups respectively. 3 responses were for 18-29 year olds, 2 for 0-17s and 1 for 50-64 age group.



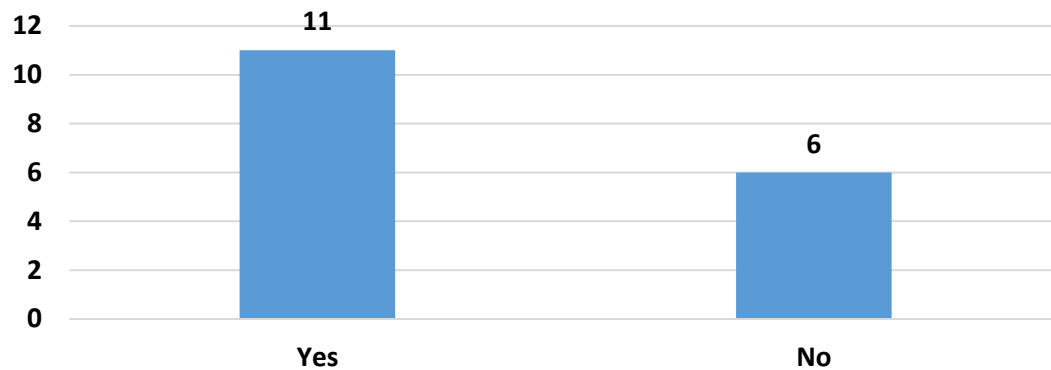
### Q11. What tenure would the new household hope to stay in?



Answer Choices	Responses	
Buy a property?	73%	11
Share ownership/equity?	0%	0
Buy a discounted market home?	27%	4
Private rent?	7%	1
Social or affordable rent (from Council or Housing Association)?	0%	0
Answered		15
Skipped		128

Most respondents in need (11 or 73%) would prefer to buy a property on the market. 4 or 27% selected discounted market home, 1 person selected private rent and no respondents selected shared ownership or social / affordable rent.

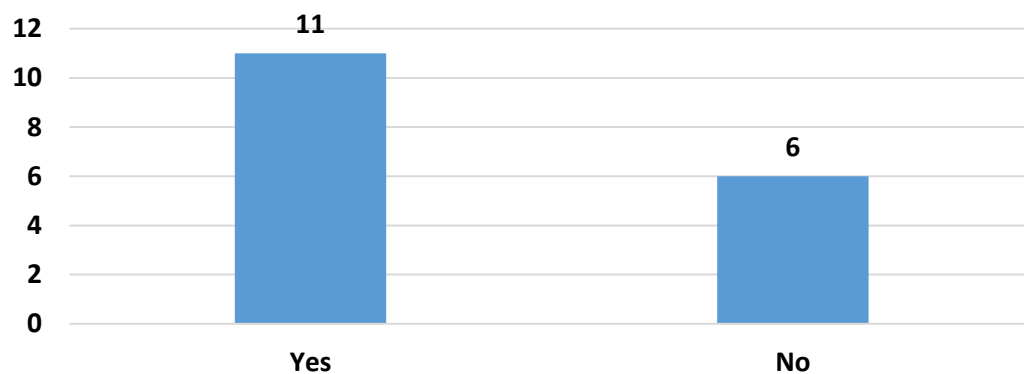
### Q12. Would you/those with housing need prefer to stay in Utkinton & Cotebrook?



Answer Choices	Responses	
Yes	65%	11
No	35%	6
Answered		17
Skipped		126

65% (11) of those who need to move would prefer to stay in Utkinton & Cotebrook and 35% (6) did not prefer to stay in the Parish.

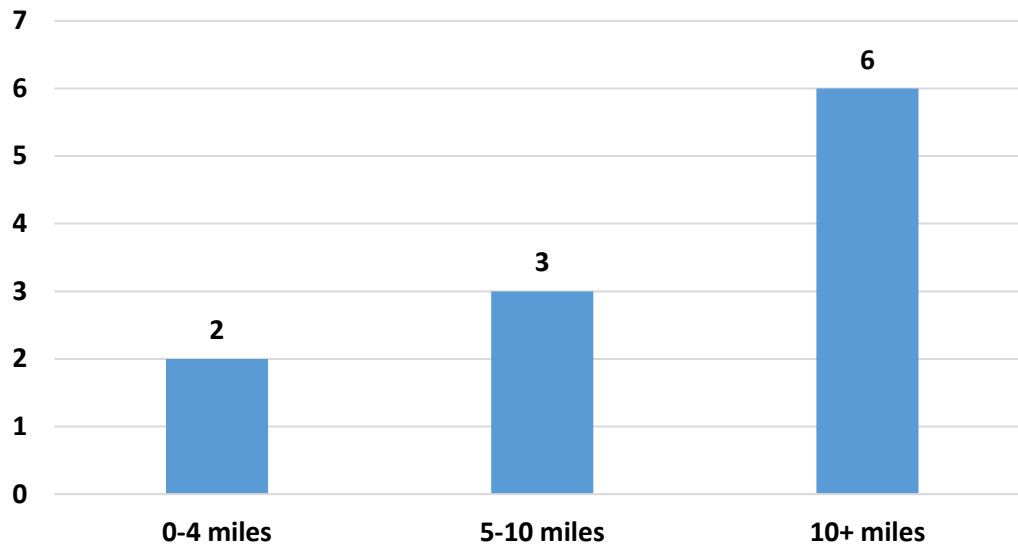
### Q13. Would you/those in housing need, be prepared to move away from Utkinton & Cotebrook?



Answer Choices	Responses	
Yes	65%	11
No	35%	6
Answered		17
Skipped		126

Nearly two thirds (65% or 11) said that they would be prepared to move outside of Utkinton & Cotebrook, and 35% (6) were not prepared to move out of the Parish.

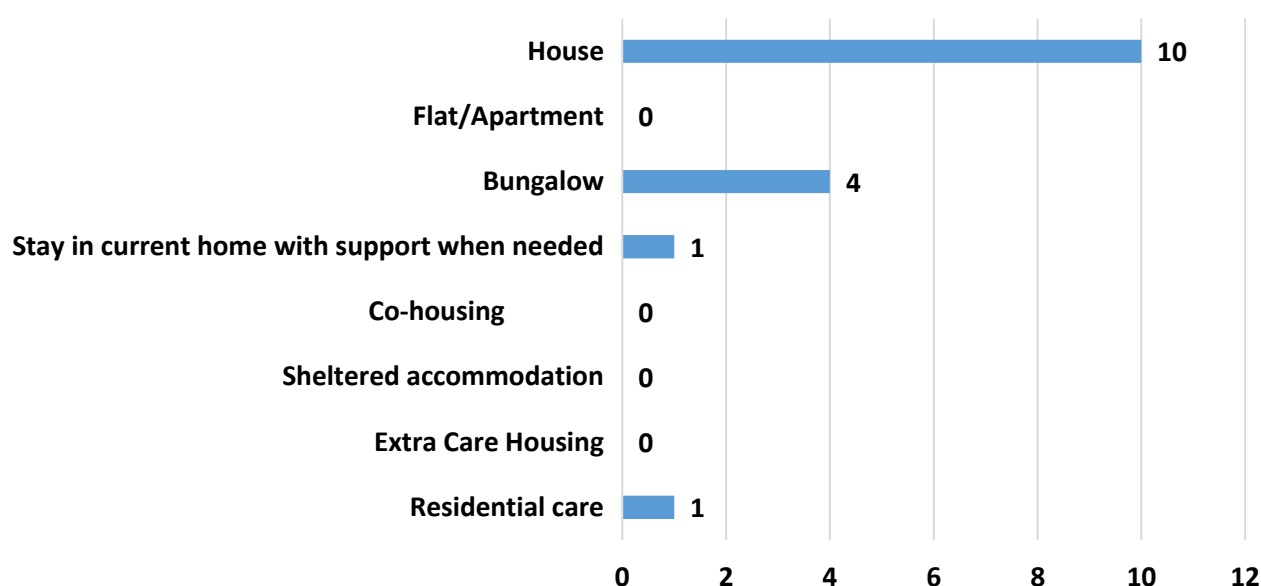
**Q14. How many miles away would you/those in housing need be prepared to move?**



Answer Choices	Responses	
0-4 miles	18%	2
5-10 miles	27%	3
10+ miles	55%	6
If you have an area(s) in mind, please provide details:		
'Chester'	n/a	1
Answered		11
Skipped		132

Of the 11 respondents who would be prepared to move away from Utkinton & Cotebrook, 2 would prefer to stay within 0-4 miles, 3 said 5-10 miles and 6 said 10+ miles. 1 person gave details of where they would prefer to move to: 'Chester'.

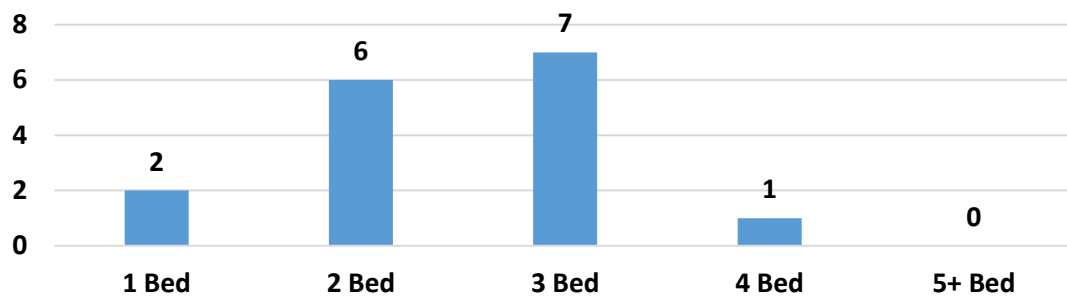
## Q15. What type of home would be most suitable?



Answer Choices	Responses	
<b>House</b>	63%	10
<b>Flat/Apartment</b>	0%	0
<b>Bungalow</b>	25%	4
<b>Stay in current home with support when needed</b> (e.g. home visits, 'help' alarm)	6%	1
<b>Co-housing</b> (Your own home in a small community which shares facilities (e.g. laundry) and activities)	0%	0
<b>Sheltered accommodation</b> (This is usually in a group of bungalows or flats and you have your own front door. Schemes usually have a manager/warden to arrange services and are linked to a careline/alarm service.)	0%	0
<b>Extra Care Housing</b> (This is designed with the needs of frailer older people in mind. It includes flats, bungalows and retirement villages. You have your own front door. Domestic support and personal care are available.)	0%	0
<b>Residential care</b> (You would normally have a bedroom and the use of a shared lounge with other residents. Personal care is provided – bathing, help dressing, meals etc.)	6%	1
<b>Answered</b>		<b>16</b>
<b>Skipped</b>		<b>127</b>

63% (10) of those in need selected 'house' as the most suitable type of accommodation. 25% (4) selected 'bungalow'. Residential care and 'stay in current home with support when needed' were both selected once. No-one selected: 'co-housing', 'sheltered accommodation', or 'extra care housing'.

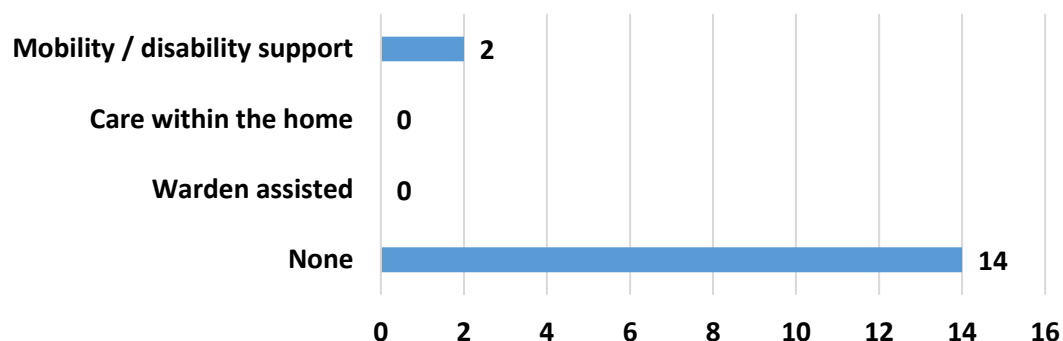
### Q16. How many bedrooms would be needed?



Answer Choices	Responses	
1 Bed	13%	2
2 Bed	38%	6
3 Bed	44%	7
4 Bed	6%	1
5+ Bed	0%	0
Answered		16
Skipped		127

The most popular answer to this question was 3 bed accommodation selected by 7 respondents, then 6 people said they needed 2 bedrooms, 2 said 1 bedroom and 1 respondent said 4 bedrooms were needed.

### Q17. Would you need any support or special requirements?



Answer Choices	Responses	
None	88%	14
Warden assisted	0%	0
Care within the home	0%	0
Mobility / disability support	13%	2
Answered		16
Skipped		127

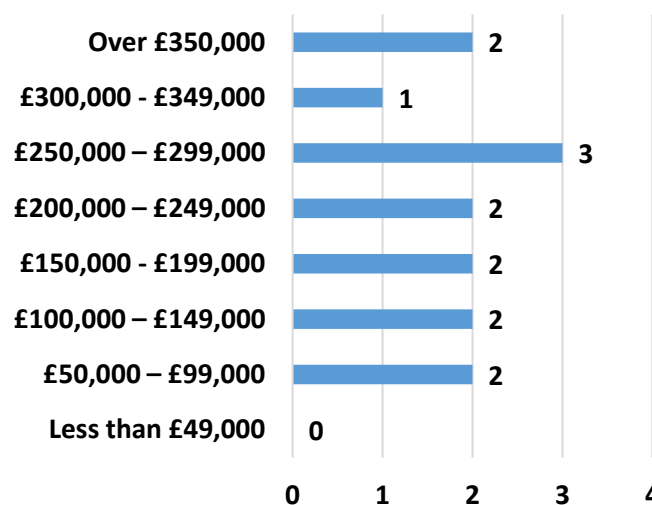
The vast majority (14 out of 16) did not require special support in the home but 2 respondents needed mobility / disability support.

**Q18. Are you or anyone in your household on the Cheshire West social housing waiting list (West Cheshire Homes)?**

Answer Choices	Responses	
Yes	0%	0
No	100%	16
Answered		16
Skipped		127

None of the respondents in need said that they were on the housing waiting list.

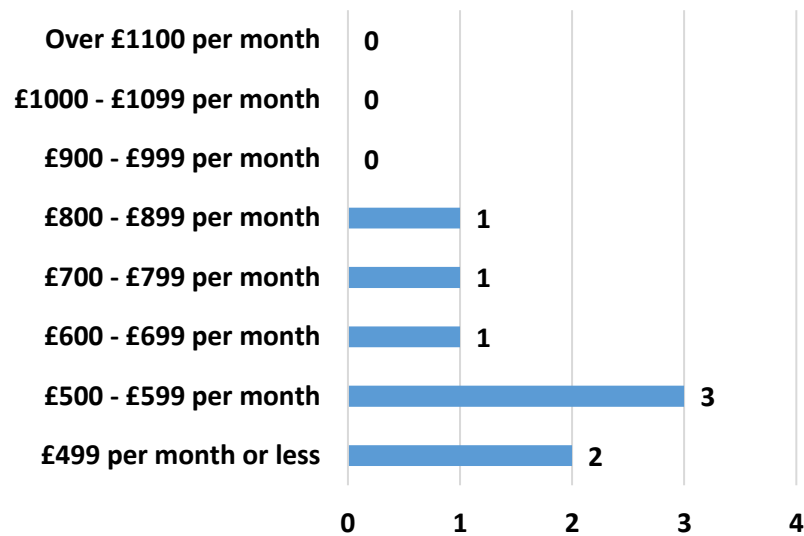
**Q19. What price range would those in housing need be able to afford should they wish to purchase or share ownership?**



Answer Choices	Responses	
Less than £49,000	0%	0
£50,000 – £99,000	14%	2
£100,000 – £149,000	14%	2
£150,000 - £199,000	14%	2
£200,000 – £249,000	14%	2
£250,000 – £299,000	21%	3
£300,000 - £349,000	7%	1
Over £350,000	14%	2
Answered		14
Skipped		129

In terms of what people can afford to buy, the picture was very mixed as 3 respondents said that £250-£299k was affordable. 2 people each selected: £50-£99k, £100-£149k, £150-£199K, £200-£249k and over £350k respectively, and 1 respondent selected £300-£349k.

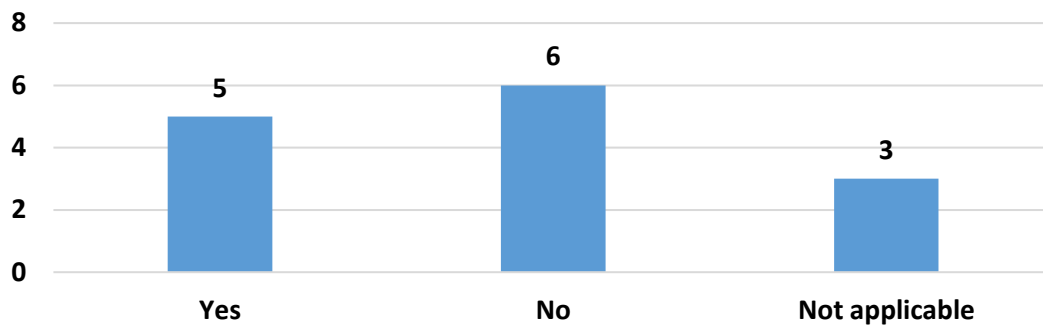
**Q20. What rent range would those in housing need be able to afford should they wish to rent?**



Answer Choices	Responses	
£499 per month or less	25%	2
£500 - £599 per month	38%	3
£600 - £699 per month	13%	1
£700 - £799 per month	13%	1
£800 - £899 per month	13%	1
£900 - £999 per month	0%	0
£1000 - £1099 per month	0%	0
Over £1100 per month	0%	0
Answered		8
Skipped		135

Only 8 of the respondents in housing need answered this question, but the most popular answer (3 responses) was £500-599 per month in terms of what rent range was affordable. 2 people said they could afford up to £499 per month. £600-£699, £700-£799 and £800-£899 were all selected once and no one indicated that they could afford rent above £900 per month.

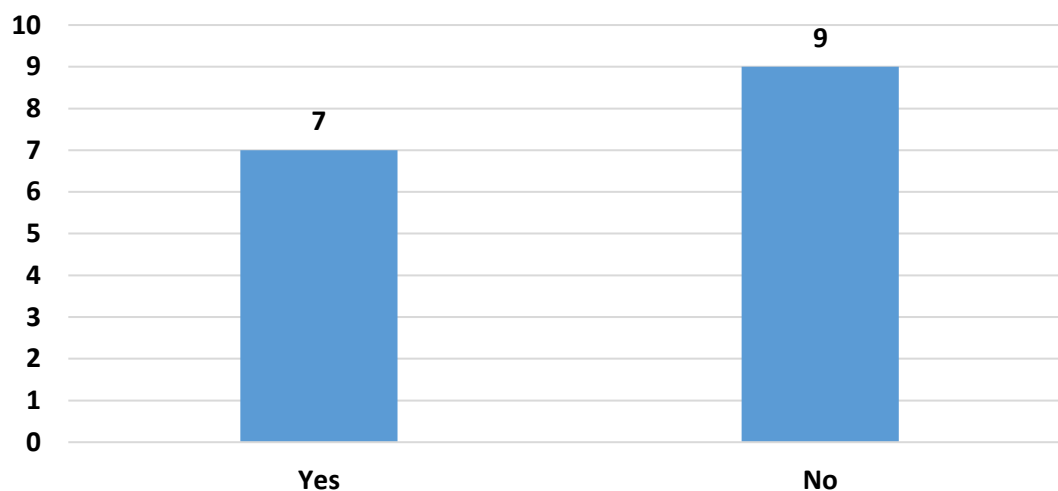
**Q21. Are you planning to release capital from the sale of your home (trading down)?**



Answer Choices	Responses	
Yes	36%	5
No	43%	6
Not applicable	21%	3
Answered		14
Skipped		129

5 respondents in need said they were planning to release capital from their current home when they move. 6 respondents said 'no' and 3 selected 'not applicable'.

**Q22. Does anyone in your household need 'work from home' facilities?**

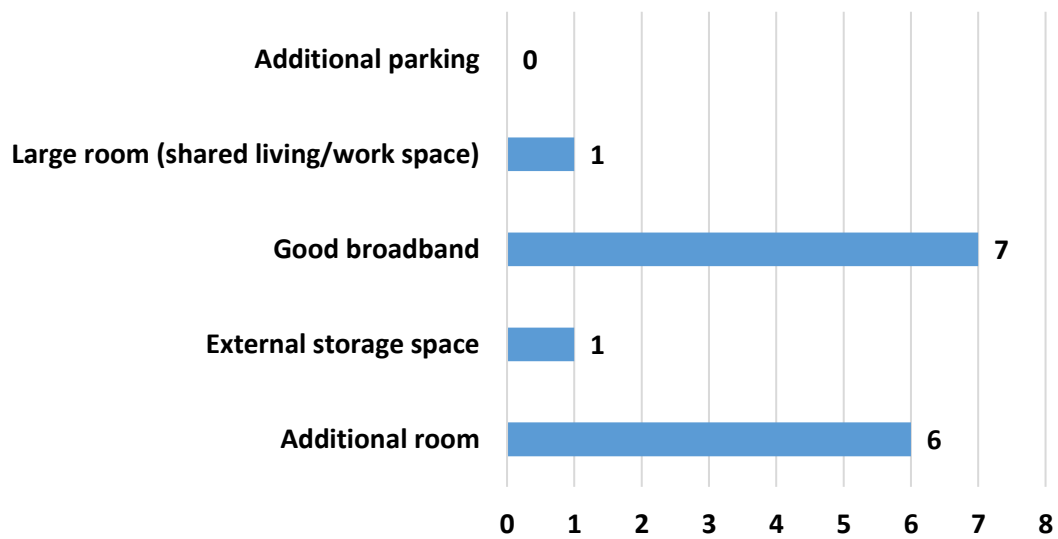


Answer Choices	Responses	
Yes	44%	7
No	56%	9
Answered		16
Skipped		127

7 of the respondents in housing need said that they required 'work from home' facilities.



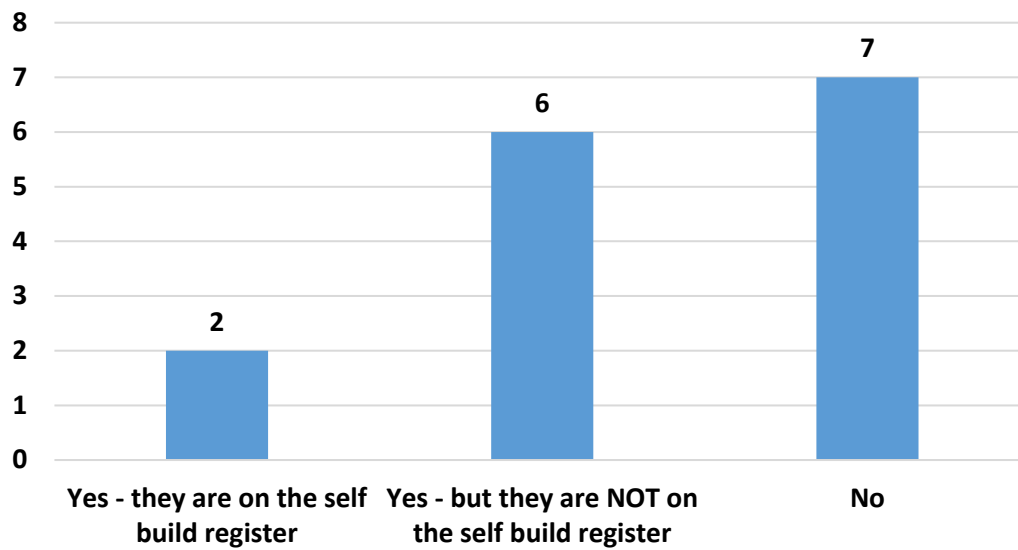
### Q23. Which of the following 'work from home' facilities are needed?



Answer Choices	Responses	
Additional room	86%	6
External storage space	14%	1
Good broadband	100%	7
Large room (shared living/work space)	14%	1
Additional parking	0%	0
Other (please specify)	0%	0
Answered		7
Skipped		136

Of the 7 respondents that required 'work from home' facilities: all of them stated 'good broadband' as a requirement, 6 required an additional room, 1 selected 'extra storage space', and 1 selected 'large room (shared living/work space)'.

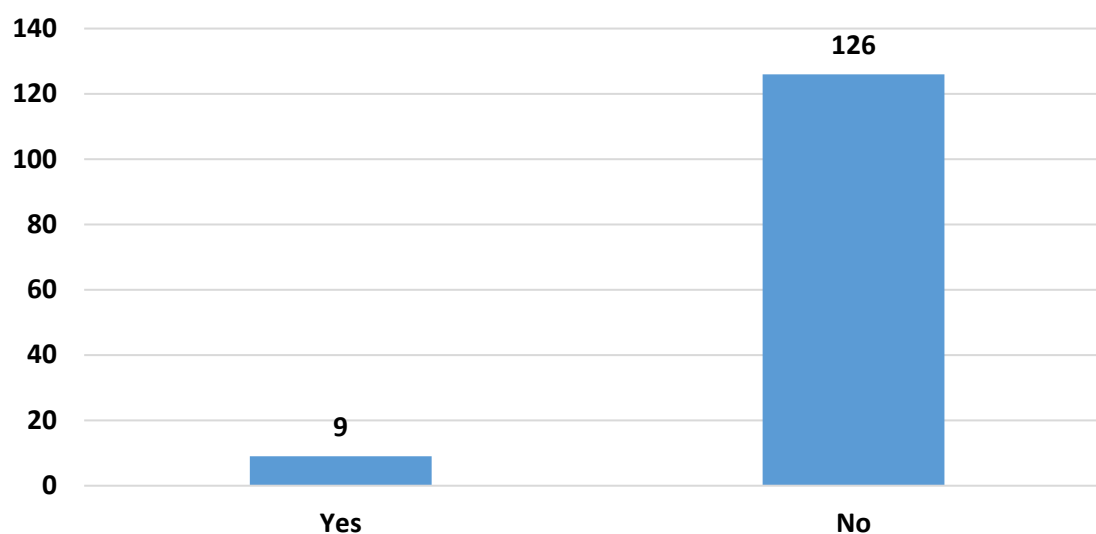
#### Q24. Would anyone in your household be interested in self-build?



Answer Choices	Responses	
Yes - they are on the self-build register	13%	2
Yes - but they are NOT on the self-build register	40%	6
No	47%	7
Answered		15
Skipped		128

2 respondents were both interested in self-build and on the self-build register. 6 respondents were interested in self-build but were not on the register, and 7 said they were not interested in self-build.

**Q25. Do you know of anyone who has had to leave Utkinton & Cotebrook Parish in the last 5 years due to lack of availability of suitable accommodation?**



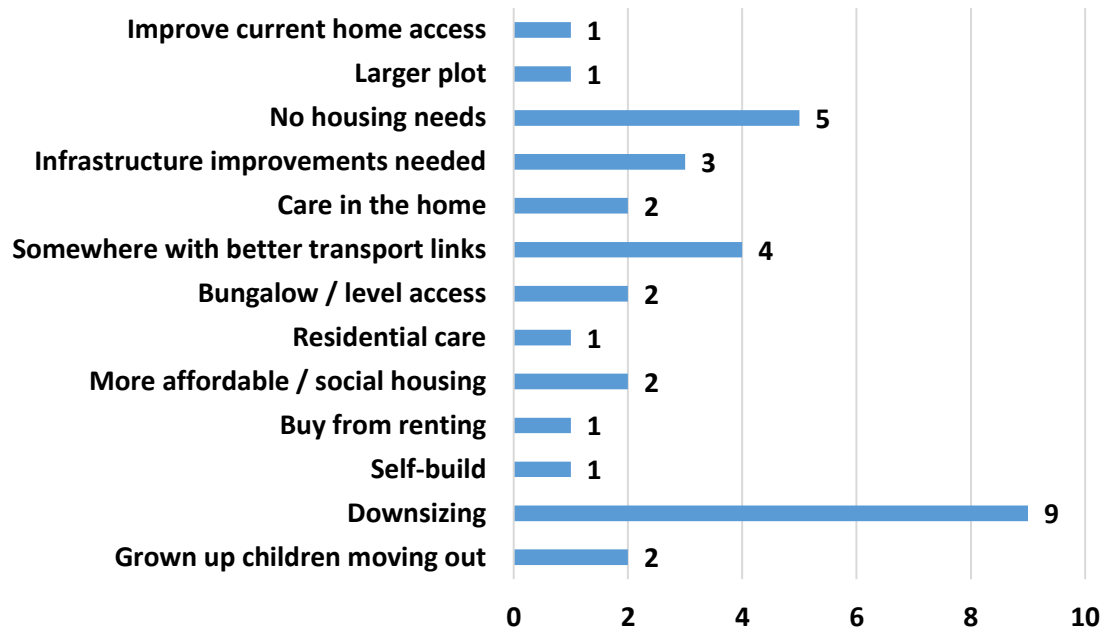
Answer Choices	Responses	
Yes	7%	9
No	93%	126
If yes, what type of accommodation did they need and where did they move to?	n/a	7
Answered		135
Skipped		8

Respondents	If yes, what type of accommodation did they need and where did they move to?
1	affordable housing moved to Alphraham and Nantwich - 3 bedroom and 4 bedroom starter family homes.
2	House to buy bought in Tarporley
3	They had to move to be closer to their work
4	Son and children
5	Bigger house - Kelsall
6	We know a few have moved due to either lack of local employment or lack of affordable housing or a combination of the two.
7	Son Daughter

9 respondents to the survey reported that they knew someone who had to move out of Utkinton & Cotebrook Parish in the last 5 years due to a lack of suitable accommodation. 7 of the respondents gave reasons, which are listed in the table above.

## Q26. Additional comments on housing needs that may occur in the long term (more than 5 years)

All comments to Q26 were analysed by categorising them into groups to give an overview of potential housing need in over 5 years time. The full list of comments can be seen in Appendix B on pages 40-41.



## 7.0 SUMMARY TABLE OF HOUSING NEED

N.B. Respondents in housing need that did not want to stay in the Parish (or specified 'help at home' as a solution to their housing need) have been 'filtered out' from the following tables.

		Housing Need Response 1	Housing Need Response 2	Housing Need Response 3	Housing Need Response 4	Housing Need Response 5
Current accommodation	How they have lived in this Parish	0-5 years	11-20 years	21-30 years	0-5 years	0-5 years
	Number of people in each age group	2 children (0-17) 1 adult (30-49)	1 adult (65-74)	1 adult (50-64) 1 adult (65-74)	2 adults (50-64)	1 child (0-17) 1 (adult) child (18-29) 2 adults (50-64)
	Current tenure	Rent a private home	Own with no mortgage	Own with a mortgage	Rent a private home	Own with a mortgage
	Type + size of current home?	4 bed house	5+ bed house	4 bed house	3 bed house	4 bed house
Housing Need	Type of household in need	Family with children	Single older person (over 65)	Older couple (over 65)	Older couple (over 65)	Adult couple (18-64)
	Number of people within each age group who will form the new household	1 adult (18-29) 1 adult (30-49)	1 adult (over 75)	2 adults (65-74)	2 adults (65-74)	2 adults (18-29)
	When the new housing will be needed	Within 1 year	Within 1-3 years	Within 4-5 years	Within 4-5 years	Within 4-5 years
	Type + size of home needed	3 bed house	3 bed house	3 bed house	3 bed bungalow	2 bed house
	Preferred tenure	Discounted market home	Market purchase	Market purchase	Discounted market home	Market purchase
	Reasons for moving	- Too big – need to downsize - Want to buy (from renting) - Living in temp. accomm.	- Too big – need to downsize - Garden too big to manage - High maintenance costs	- Too big – need to downsize - Garden too big to manage	Health / mobility problems	Need to be closer to College or Uni
	What they can afford to buy	£50,000 - £99,000	Over £350,000	No answer	£200,000 – £249,000	£150,000 - £199,000
	What they can afford to rent	£600 - £699 pcm	No answer	No answer	£500 - £599 pcm	Up to £499 pcm
	Planning to release capital with move?	No	Yes	Yes	No	No
	On the housing waiting list?	No	No	No	No	No
	Work from home facilities needed?	No	No	- Additional room - Good broadband	- Additional room - Good broadband	- Good broadband
	Support or special requirements?	No	No	No	No	No

		Housing Need Response 6	Housing Need Response 7	Housing Need Response 8	Housing Need Response 9	Housing Need Response 10
<b>Current accommodation</b>	<b>How they have lived in this Parish</b>	11-20 years	31-40 years	31-40 years	21-30 years	0-5 years
	<b>Number of people in each age group</b>	4 adults (18-29) 2 adults (50-64)	1 adult (30-49)	1 adult (30-49) 3 adults (65-74)	2 children (0-17) 1 adult (30-49) 1 adult (65-74)	1 child (0-17) 1 adult (30-49)
	<b>Current tenure</b>	Own with a mortgage	Live with parents	Own with no mortgage	Own with a mortgage	Own with a mortgage
	<b>Type + size of current home?</b>	4 bed house	5+ bed bungalow	5+ bed house	4 bed house	3 bed house
<b>Housing Need</b>	<b>Type of household in need</b>	Adult couple (18-64)	Single adult (18-64)	Older couple (over 65)	Family with children	Single adult (18-64)
	<b>Number of people within each age group who will form the new household</b>	2 adults (18-29)	1 adult (30-49)	2 adults (65-74)	2 children (0-17) 1 adult (30-49)	1 adult (18-29)
	<b>When the new housing will be needed</b>	Within 1 year	Within 1 year	Within 1 year	Within 1-3 years	Within 1-3 years
	<b>Type + size of home needed</b>	3 bed house	1 bed house	2 bed house	3 bed house	1 bed house
	<b>Preferred tenure</b>	Discounted market home or market purchase	Market purchase	Market purchase	Discounted market home	Private rent
	<b>Reasons for moving</b>	First time buyer	- First time buyer - Need to live independently	- Too big – need to downsize - Garden too big to manage	- Too difficult to manage - Need cheaper accomm. - Need to live independently - Change in relationship circumstances	Too small – need to upsize
	<b>What they can afford to buy</b>	£100,000 – £149,000	£100,000 – £149,000	No answer	£200,000 – £249,000	£50,000 – £99,000
	<b>What they can afford to rent</b>	Up to £499 pcm	No answer	No answer	£700 - £799 pcm	£500 - £599 pcm
	<b>Planning to release capital with move?</b>	n/a	n/a	Yes	No	No
	<b>On the housing waiting list?</b>	No	No	No	No	No
	<b>Work from home facilities needed?</b>	- Additional room - External storage space - Good broadband - Large room (shared living / workspace)	No	No	No	No
	<b>Support or special requirements?</b>	No	No	No	No	No

## 8.0 THANKS

Cheshire Community Action would like to thank Utkinton & Cotebrook Parish Council for commissioning the survey and for its support to promote the survey locally, and all of the residents Utkinton & Cotebrook who took the time to complete their surveys.

## **UTKINTON & COTEBROOK PARISH** **HOUSING NEEDS SURVEY 2018**

Dear Resident,

The Utkinton & Cotebrook Parish Council invites you to complete this Housing Needs Survey. The survey is important, as it will provide information on your current housing situation and how this may change in the future.

We hope to understand everyone's housing needs and we would particularly like to hear from you if the existing housing in the village does not meet your current needs or likely needs in the future.

The survey should take no more than 15 minutes to complete and all responses will be kept confidential. All data will only be used anonymously for the purpose of informing land use planning policy in our Neighbourhood Plan, and may be used to influence planning applications to help meet local housing needs.

If you have any questions about the survey please contact:  
[john.heselwood@cheshireaction.org.uk](mailto:john.heselwood@cheshireaction.org.uk) or call John on 01244 305321.

**If possible we would like you to complete this survey online. This will help to keep costs to a minimum. Please go to: <https://www.surveymonkey.co.uk/r/UCHNS>** (input the address into your internet browser address bar, not the search engine e.g. google)

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

**The deadline for responses is: 16 February 2018.**

Thank you for your time.

Yours Sincerely,



Francis Tunney  
Chair - Utkinton & Cotebrook Parish Council



## **YOUR CURRENT ACCOMMODATION**

### **1. How long have you lived in Utkinton & Cotebrook Parish?**

0 – 5 years ☐      6 – 10 years ☐      11 – 20 years ☐  
 21 – 30 years ☐      31 – 40 years ☐      41+ years ☐

### **2. How many people in each of these age groups live in your household (including yourself)? Please write a number in each of the boxes e.g. "2". If there is no-one in your household of a particular age group, please leave the box blank.**

0 – 17 years	<input type="text"/>	50 – 64 years	<input type="text"/>
18 – 29 years	<input type="text"/>	65 – 74 years	<input type="text"/>
30 – 49 years	<input type="text"/>	75 years and over	<input type="text"/>

### **3. How do you occupy your current accommodation? Please select one option only.**

Rent a Housing Association home	<input type="checkbox"/>	Own with no mortgage	<input type="checkbox"/>
Rent a private home	<input type="checkbox"/>	Other (please tick and specify)	<input type="checkbox"/>
Own with a mortgage	<input type="checkbox"/>	.....	
Live in Tied accommodation (e.g. provided by employer)	<input type="checkbox"/>	.....	

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

House ☐      Bungalow ☐      Flat/Apartment ☐  
 Other (please specify) ☐ .....

### **5. How many bedrooms does your property have? Please select option only.**

1 ☐      2 ☐      3 ☐      4 ☐      5+ ☐

## **HOUSING NEED**

**6. Is your current accommodation unsuitable now (or likely to be in the next 5 years) for you or any member(s) of your household?**

Yes ☐

Please go to Q7

No ☐

Please go to Q25

**7. Why is your current accommodation unsuitable? Please select any options that apply.**

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

.....

.....

**8. Who in your household needs (or will need) more suitable accommodation? Please select one option only. (if there is more than one new household needed, please request more forms)**

A single adult (18-64 yrs)	<input type="checkbox"/>	A single older person (over 65)	<input type="checkbox"/>
An adult couple (18-64 yrs)	<input type="checkbox"/>	An older couple (over 65)	<input type="checkbox"/>
A family with children	<input type="checkbox"/>	Other (please specify below)	<input type="checkbox"/>
Three or more adults (18-64 yrs)	<input type="checkbox"/>	.....	

**9. When are you or members of your household likely to need new housing? Please select one option only.**

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

**10. How many people within each of these age groups would form the new household? Please enter the number of residents for each age group who would be in the new household. E.g. "2"**

0 – 17 years	<input type="checkbox"/>	50 – 64 years	<input type="checkbox"/>
18 – 29 years	<input type="checkbox"/>	65 – 74 years	<input type="checkbox"/>
30 – 49 years	<input type="checkbox"/>	75 years and over	<input type="checkbox"/>

**11. Would the new household hope to:**

- |                                   |                          |  |                          |
|-----------------------------------|--------------------------|--|--------------------------|
| Buy a property?                   | <input type="checkbox"/> | Private rent?                                  | <input type="checkbox"/> |
| (a) Share ownership/equity?       | <input type="checkbox"/> | (c) Social or affordable rent (from Council or |                          |
| (b) Buy a discounted market home? | <input type="checkbox"/> | Housing Association)?                          | <input type="checkbox"/> |

- (a) Shared ownership/equity is defined as: Housing where the occupier of a dwelling buys a proportion of the property and pays rent on the remainder, typically to Council or Housing Association. The purchaser has the option to buy further shares and there is often a planning condition or legal agreement e.g. Section 106 so that the property remains affordable in perpetuity.
- (b) A discounted market home is offered for sale to eligible purchasers at a discounted price of the full market value. This is not a shared ownership scheme and even though there is a discount on the sale price, the purchaser still owns 100% of the property. When you want to sell the property, you must do so on the same terms, which means you must sell it with the same level of discount you received and to someone who meets the criteria for affordable housing.
- (c) Affordable homes are rented above social rent but below market rents. The lower rental cost is up to 80% of the full local market rent.

**12. Would you/those in housing need, prefer to stay in Utkinton & Cotebrook?**

Yes ☐ No ☐

**13. Would you/those in housing need, be prepared to move away from Utkinton & Cotebrook?**

Yes ☐ Please go to Q14 No ☐ Please go to Q15

**14. How many miles would you / those in housing need be prepared to move?**

0-4 miles	<input type="checkbox"/>	10+ miles	<input type="checkbox"/>
5-10 miles	<input type="checkbox"/>	Do you have an area(s) in mind?	
		.....	

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

House.....☐ Bungalow.....☐

Flat/Apartment.....☐ Stay in current home with support when needed e.g. home visits, 'help' alarm.....☐

Co-housing.....☐

*(Your own home in a small community, which shares facilities (e.g. laundry) and activities)*

Sheltered accommodation.....☐

*(This is usually in a group of bungalows or flats and you have your own front door. Schemes usually have a manager/warden to arrange services and are linked to a careline/alarm service.)*

Extra Care Housing.....☐

*(This is designed with the needs of frailer older people in mind. It includes flats, bungalows and retirement villages. You have your own front door. Domestic support and personal care are available.)*

Residential care.....☐

*(You would normally have a bedroom and the use of a shared lounge with other residents. Personal care is provided – bathing, help dressing, meals etc.)*

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

1 ☐ 2 ☐ 3 ☐ 4 ☐ 5+ ☐

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

None ☐ Care within the home ☐

Warden assisted ☐ Mobility/disability support ☐

**18. Are you or anyone in your household on the Cheshire West Housing Register (West Cheshire Homes) for social / affordable housing?**

Yes ☐ No ☐

**19. What price range would those in housing need be able to afford should they wish to purchase or share ownership? Please select one option only.**

***This is normally based on 3.5x gross annual household income plus savings.***

Less than £49,000	<input type="checkbox"/>	£200,000 – £249,000	<input type="checkbox"/>
£50,000 – £99,000	<input type="checkbox"/>	£250,000 – £299,000	<input type="checkbox"/>
£100,000 – £149,000	<input type="checkbox"/>	£300,000 - £349,000	<input type="checkbox"/>
£150,000 - £199,000	<input type="checkbox"/>	Over £350,000	<input type="checkbox"/>

**20. What rent range would those in housing need be able to afford should they wish to rent?**

**Please select one option only.**

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

£499 per month or less	<input type="checkbox"/>	£800 - £899 per month	<input type="checkbox"/>
£500 - £599 per month	<input type="checkbox"/>	£900 - £999 per month	<input type="checkbox"/>
£600 - £699 per month	<input type="checkbox"/>	£1000 - £1099 per month	<input type="checkbox"/>
£700 - £799 per month	<input type="checkbox"/>	Over £1100 per month	<input type="checkbox"/>

**21. Are you planning to release capital from the sale of your home? (trading down)**

Yes ☐ No ☐ Not applicable ☐

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

Yes ☐ Please go to Q23  
No ☐ Please go to Q24

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

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

.....

**24. Would anyone in the new household be interested in self-build?**

Yes ☐ Continue below... No ☐ Please go to Q25

**If yes, have they registered on the Cheshire West & Chester Self-build register?**

Yes ☐ No ☐

See 'Survey Appendix A' for further information on self-build.

**25. Do you know of anyone who has had to leave the village in the last 5 years due to lack of availability of suitable accommodation?**

Yes ☐

No ☐

If yes, what type of accommodation did they need and where did they move to?

Please provide details (but NOT names).....

.....  
.....

**26. Please use the space below to give any additional information regarding your housing needs now or any housing needs that you think you may have in the long term (more than 5 years)**

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

**Thank you for taking the time to complete this survey. Please return your survey in the freepost envelope enclosed by Friday 16 February 2018.**

## **Survey Appendix A: Information on the West Cheshire Self-build Register**

Extract from CWaC website: <https://www.cheshirewestandchester.gov.uk/residents/planning-and-building-control/self-build-register.aspx>

The Self Build and Custom Housebuilding Act 2015 requires the Council to keep a register of eligible individuals and groups who wish to self build. Whilst there are many variations on self build, essentially there are three main options in Cheshire West and Chester:

- Community self-build schemes to provide low-cost market or affordable housing for local households, particularly in rural areas for small developments. A Community Land Trust (CLT) would purchase the land, obtain planning permission and manage the project.
- Serviced Plots will provide the main delivery tool to meet the Self Build and Custom House Building Act; sites will be identified according to the demand identified through the self-build register.
- Self-finish affordable housing schemes or “sweat equity schemes” where occupants are offered a discounted shared ownership or reduced rent according to the level of finishing off they undertake.

If you are considering undertaking a self / custom-build project either as an individual or as part of a group, please visit: <https://www.cheshirewestandchester.gov.uk/residents/planning-and-building-control/self-build-register.aspx> and complete the online questionnaire.

Please note that completing the questionnaire does not guarantee that the Council will be able to identify a suitable site for you. At this stage the register will be used as an evidence to inform policy to ensure plots are available for eligible individuals from April 2016. The register will be managed by the affordable Housing Team to ensure information is up to date. For further advice on completing the questionnaire or the register please contact them on:

- Email: [affordablehousing@cheshirewestandchester.gov.uk](mailto:affordablehousing@cheshirewestandchester.gov.uk)
- Telephone: 0151 356 6410

## APPENDIX B: Q26. OPEN COMMENTS

Respondents	Responses
1	I have 2 daughters who will be looking for accommodation in the village.
2	Downsizing does not mean being squashed. Little suitable accommodation for older people to downsize - everything seems to be starter homes, family homes, or retirement village. We don't want these land is very difficult to find, we want to build our own property.
3	Fine now but private renting, landlord may want property back. We have to consider future possible needs.
4	More social housing is needed, you can build it from Utkinton to Tarporley. There is loads of land from here to Chester build on it, if not bring family and apartment blocks and motorway straight to Chester and civilization and cinema and leisure centre. Utkinton proper never go out after dark
5	Probably only have another couple of years before moving to care home.
6	It is anticipated that within 15 years we would hope to downsize and move closer to a town such as Tarporley to gain easier access to shops/pubs and transport links.
7	We may need to move to a bungalow/flat in the future - we have steep stairs and a large garden
8	Regular bus service to Tarporley/Winsford
9	Starter homes and affordable family homes are needed to provide homes for those on lower income
10	Any new houses in the village should be conditional on a. improved roads b. provision of public transport
11	May want to downsize but will probably move as there is no public transport which is difficult for older residents who may not drive a car.
12	If needed - care services in the home
13	My bungalow is just right for me it is a disabled bungalow with 2 bedrooms as I have to have somebody with me all the time, I love it in Cotebrook
14	None identified at present
15	No long term concerns for myself or my wife. Our children will eventually want to move into properties of their own but one is hoping to individually rent a farm and the other would want to move to a bigger village with a regular bus route/ pubs for nights out and more walk to facilities as and when families arrive! Do have concerns that as these surveys aren't numbered or marked in any way this survey may get abused??
16	This seems to only give you VERY limited info. The only thing you get from this is we have no needs - hope that is all you need!
17	As we are age 77 and 83 we have to consider that one of us may be on our own. Therefore we will then need smaller accommodation such as a bungalow
18	No change to current situation
19	As well as any need for additional houses there is a need for improved infrastructure - better road maintenance - improved broadband services particularly on the edge of the village - improved public transport
20	No Housing Needs
21	Possibility in the long term we would have to move into a care village or similar if our needs in very old age demanded it. This would mean leaving the village, but



	hopefully we could manage with community care and support in our present accommodation.
<b>22</b>	Larger plot
<b>23</b>	In the long term I would downsize and hope to remain in the Utkinton/Tarporley area
<b>24</b>	We may need to lower the drive (steep up sloping) and garage floor and install a wheelchair lift.
<b>25</b>	May need to downsize
<b>26</b>	possibly a smaller property, 2 or 3 bedrooms
<b>27</b>	Attractive ,1/2 bed properties for older village residents wishing to downsize .
<b>28</b>	As we age (both in our 70s) it is possible that we might wish to downsize but there are few suitable properties, particularly bungalows, in the parish.

Produced by:



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