

# Saughall & Shotwick Park Housing Needs Survey Report

This report was authored by John Heselwood, Cheshire Community Action, and funded by Cheshire West & Chester Council and Saughall & Shotwick Park Parish Council.

**FINAL VERSION – August 2020**



Cheshire West  
and Chester

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## 1.0 EXECUTIVE SUMMARY

This report presents the results of the Saughall & Shotwick Park Housing Needs Survey carried out in September to October 2019. A total of 159 surveys were returned out of the 1,400 surveys distributed, which equates to an overall response rate of 11%. 27 out of 159 (17%) of respondents said that they need to move to or within the Parish within the next 5 years.

### Demographic Profile<sup>1</sup>

- The Parish population decreased from 2001-2011, but started to increase again by an average of 14 per year from 2011-2018 giving an estimated population of 3120 in 2018 - a similar level to that of 2001 (3140).
- It is estimated that 71 new dwellings were completed from April 2010 to March 2018 averaging 9 new dwellings per year.
- The number of households decreased by 12 from 2001-2011. However, despite the increase in dwelling completions from 2011-2018, it is estimated that household numbers have continued to decline up to 2018, equating to an estimated 1357 households in 2018.
- The average household size was estimated at 2.3 in 2018, which has reduced from 2.46 in 2001 - indicating increasing proportions of singles and couples, and a reducing proportion of families with dependent children.
- Saughall and Shotwick Park has an ageing population with over 65's increasing by 54% from 2001-2018. It also has an older age structure than the Borough average with higher proportions of people in the 65-74 age groups.
- The Parish also has a lower proportion of younger adults, particularly aged 20-39.

### Local Housing Market, Dwelling Completions and Housing Register Analysis<sup>2</sup>

- Saughall & Mollington Ward average dwelling prices overall were £59,806 (or 24%) higher than CWaC in 2019.
- Saughall & Mollington Ward has a higher affordability ratio than CWaC. For example, the lower quartile income households on average will be paying nearly 10 times what they earn to purchase a property in the lower quartile price bracket. Median income households that responded to the survey would also pay 10 times their annual income to purchase a median priced property in the Parish.
- The price of flats in the Saughall and Mollington Ward were nearly 3 times the Borough average.
- The price of terraced houses was 62% higher than the Borough average.
- The price of semi-detached houses was 30% higher than the Borough average.
- The price of detached houses was 6% higher than the Borough average.

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<sup>1</sup> Sources: Censuses 2001, 2011 and the 2018 mid-year population estimates

<sup>2</sup> Sources: Cheshire West & Chester Housing Land Monitor, Housing Register, Land Registry, Hometrack, CWaC Local Plan 1 and Census 2011

- Average weekly private rents for 1 bed accommodation in Saughall and Mollington Ward were 4% lower than the Borough average.
- Average weekly private rents for 2 bed accommodation were 8% higher than the Borough average, 3 bed accommodation was 10% higher and 4 bed accommodation was 27% higher.
- Of the 71 dwellings completed from April 2010 to March 2018, 68% (48) were affordable – exceeding the Local Plan’s minimum target of 30%.
- 52% of new dwellings built from April 2010 to March 2018 were 1 or 2 bed affordable flats – mainly provided by the redevelopment of Wain Court sheltered flats and 28 dwelling completions came from the redevelopment of the Ridings Primary School site with a mix of 2, 3 and 4 bed market and affordable houses.
- According to the last census in 2011, the Parish had a lower proportion (10%) of affordable housing stock than CWaC (16%).
- 80% of housing register need is for 1 bed accommodation. However, housing application demand clearly indicates that the existing 1 bed units becoming available are much less in demand than the 3 bed houses.<sup>3</sup>

## Survey Results

### Single person households

- Single person households made up 30% (8) of those in need, all of which were over 55 and half of these (4) were over 75.
- Half (4) preferred market sale and the other half would prefer affordable / social rent (but only 3 of these would potentially be eligible).
- Singles mostly required 1 or 2 bed bungalows, sheltered accommodation or flats with extra care.
- Half (4) required warden assistance, care within the home and/or mobility/disability support.
- The market in terms of what singles can afford to buy ranged from £100k to £349k, and for rent it ranged from under £499 to £699 per month.
- The 3 single person households that may be eligible for affordable / social rent all needed home assistance in the form of sheltered accommodation or extra care.

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<sup>3</sup> The housing register has 5x more households eligible for affordable housing than the household survey identified. This indicates that the survey did not identify all of the households in housing need within the Parish. Therefore, there is a reasonable case to double the affordable housing need figures from the household survey as a conservative estimate.

## Couples

- Couples made up 48% (13) of households in need, 69% (9) of which were over 65.
- Most (69%) would prefer to buy a market home and 2 households were potentially eligible for affordable housing.
- The majority (61%) of couples required bungalows, or houses (30%) and 1 couple required sheltered accommodation.
- Most couples (85%) required 2 or 3 bed accommodation.
- 39% of couples required home assistance – either warden assisted, care with the home and/or disability/mobility support.
- The market in terms of what couples can afford to buy ranged from £100k to £349k, and for rent it ranged from under £499 to £799 per month.
- 1 younger couple may be eligible for a discounted sale 2 bed house, and 1 other couple (over 55) may be eligible for affordable / social rent of a 2 bed house.

## Couples / lone parents with children:

- Couples or lone parents with children made up 22% (6) of the households in need, with a fairly even split between under 39's and over 40's.
- Two thirds of the families had children under 10 and a third had children aged 11-15.
- All couples and lone parents with children would prefer to buy a market home and half (3) said they would consider discounted sales.
- All couples and lone parents with children required houses, and 5 out of the 6 households required 3 or 4 bed accommodation.
- The market for couples or lone parents with children in terms of what they can afford to buy ranged from £100k to over £350k, and for rent it ranged from under £499 to £899 per month.
- 1 lone parent with 2 children may be eligible for a discounted sale 3 bed house.

## Self and custom build

- 10 households in total expressed an interest in self or custom build. However, none were on the self and custom build register.

## 2.0 INTRODUCTION

CCA was commissioned by Cheshire West & Chester Council, and Saughall & Shotwick Park Parish Council to carry out a housing needs survey of the Parish in order to collect up-to-date information from local residents on housing needs.

The survey was aimed at residents within the Parish – the results of which are included in this report. The report also includes demographic profile data and a local housing market analysis to give a useful context to the survey results.

This report therefore could help to guide and inform:

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

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 in line with GDPR.

## 3.0 METHODOLOGY

### Housing Needs Survey

The survey shown in Appendix A on pages 24-27 of this report was posted to all residents in the Parish from September to October 2019 and was open for 6 weeks. Residents receiving the survey in the post could return it to 3 different collections points in the Parish. 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.

CCA worked with the Parish Council and CWaC to agree the cover letter and survey questions. The housing needs survey template was approved by Cheshire West & Chester Council Housing Policy Team and was based on the nationally agreed principles for Rural Housing Needs Surveys as endorsed by the Rural Housing Alliance: <http://ruralhousingalliance.net/wp-content/uploads/2017/05/Final-RHE-Surveys-principles-and-guidance.pdf>.

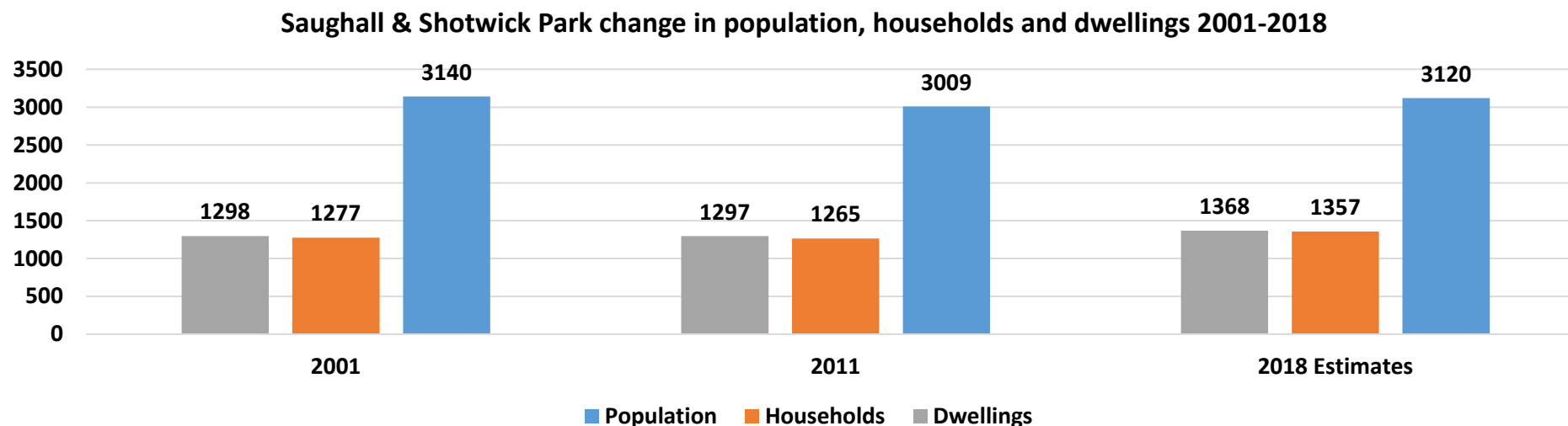
CCA carried out data entry and analysed the responses. Hard copy responses were manually entered into the same database as those already completed on-line, using 'Survey Monkey'.

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

Analysis of demographic trends, the local housing market and new dwellings that have been built since April 2010 all contribute to building a picture of some of the key factors that could impact housing needs within the Parish.

## 4.0 DEMOGRAPHIC PROFILE

### Change in Population, Households and Dwellings 2001-2018



#### Observations:

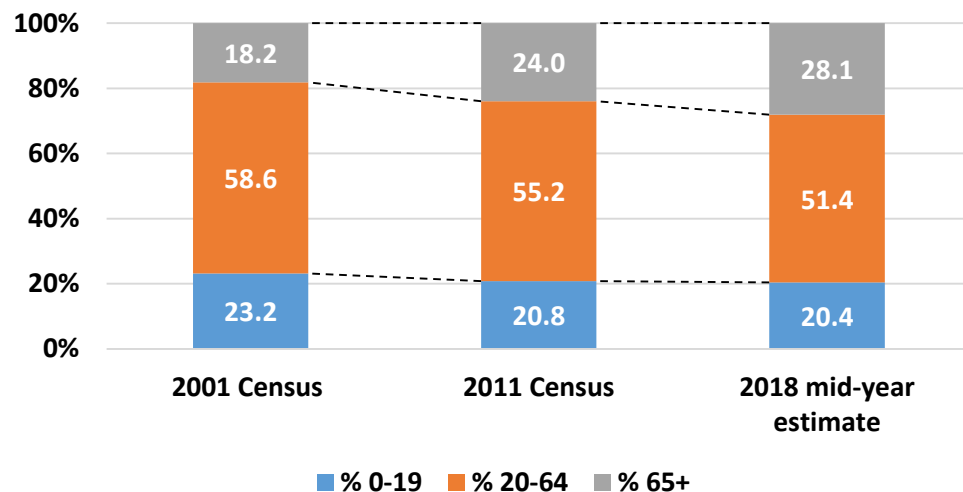
- The population numbers in the Parish decreased by 131 from 2001-2011, but increased by 111 from 2011-2018<sup>4</sup> averaging 14 per year. Although, the population appears to have been increasing since 2011, it is still estimated to be around 20 below the 2001 census figure.
- The number of dwellings decreased by 1 from 2001-2011 and based on the CWaC housing land monitor data, it is estimated that 71 new dwellings were completed from April 2010 to March 2018 averaging 9 new dwellings per year. Further analysis of their type and number of bedrooms is included in section 6.
- The number of households decreased by 12 from 2001-2011. However, despite the increase in dwelling completions from 2011-2018, it is estimated that household numbers have continued to decline up to 2018. This has been calculated by dividing the 2018 estimated population figure of 3120 by the estimated average household size (2.3), which equates to 1357 in 2018.
- The average household size was 2.46 in 2001, 2.38 in 2011 and based on this trend would be 2.30 in 2018. This reduction in average household size is an indication of an increasing proportion of households in the Parish made up of singles and couples, with a reducing proportion of families with dependent children.

Sources: 2018 Parish mid-year population estimates produced by CWaC Research & Intelligence Team, Censuses 2001 and 2011, and CWaC Housing Land Monitor.

<sup>4</sup> Population estimates have been independently rounded to the nearest 10

## Change in Population Age Structure 2001-2018

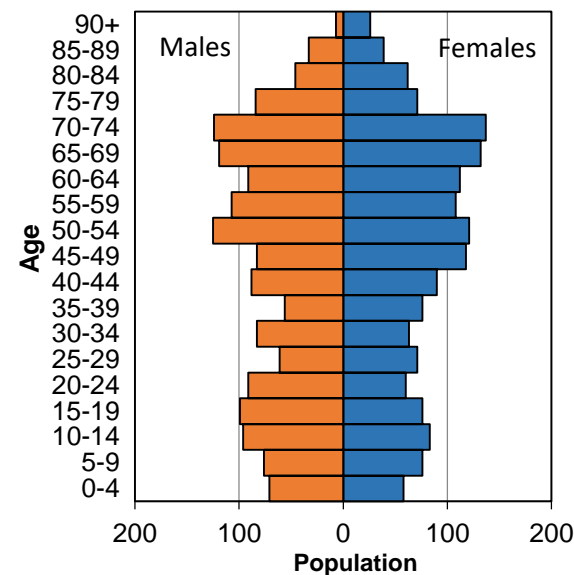
**Saughall & Shotwick Park Age Structure Change 2001-2018**



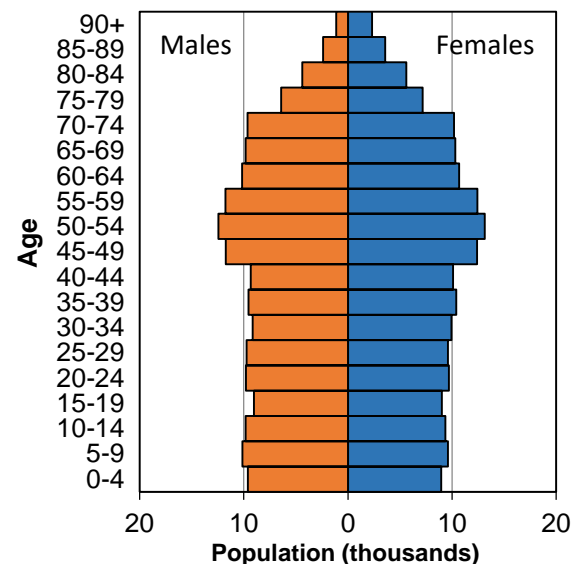
### Observations:

- Saughall & Shotwick Park has an ageing population with over 65's increasing by 54% from 2001-2018.
- Under 19's have decreased by 12% from 2001-2018.
- When comparing the Parish to the Borough using the population pyramids on the right, we can see that it has an older age structure with higher proportions in the 65-74 age groups.
- The Parish also has a lower proportion of younger adults, particularly aged 20-39.

**Saughall & Shotwick Park Age Structure 2018**



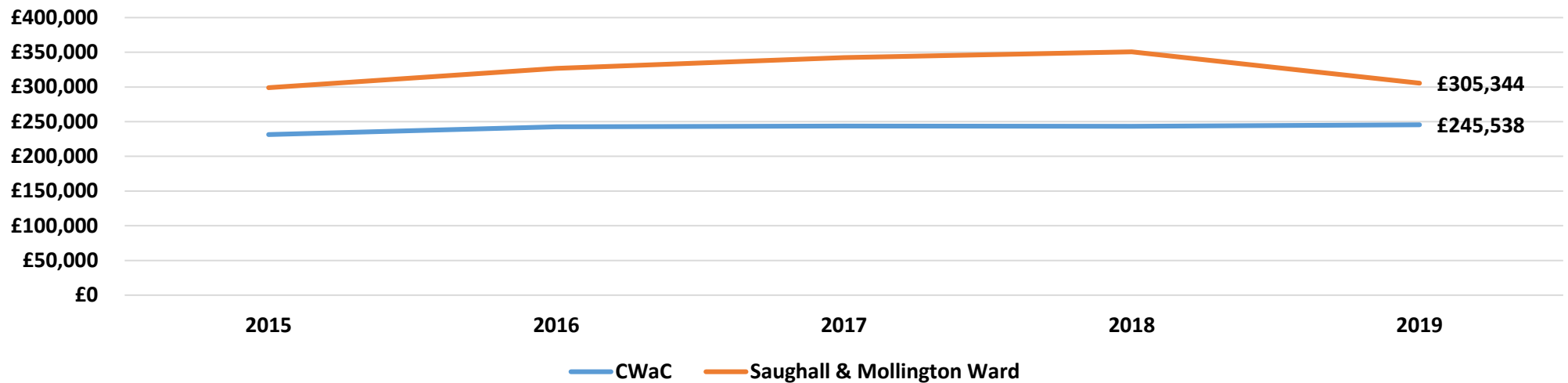
**Cheshire West & Chester Age Structure 2018**



Sources: 2018 Parish mid-year population estimates produced by CWaC Research & Intelligence Team, Censuses 2001 and 2011

## 5.0 LOCAL HOUSING MARKET ANALYSIS

Saughall & Mollington Ward average dwelling prices 2015-2019 compared to CWaC



Affordability Ratios September 2019	CWaC	Saughall & Mollington Ward	Saughall & Shotwick Park Parish Survey Respondents
Median house price to median income ratio	6.18	7.34	9.54 <sup>5</sup>
Lower quartile house price to lower quartile income ratio	8.03	9.63	No data

Household Income September 2019	Saughall & Mollington Ward	Saughall & Shotwick Park Parish Survey Respondents
Median Income	£41,600	£32,000
Lower Quartile Income	No data	£18,000

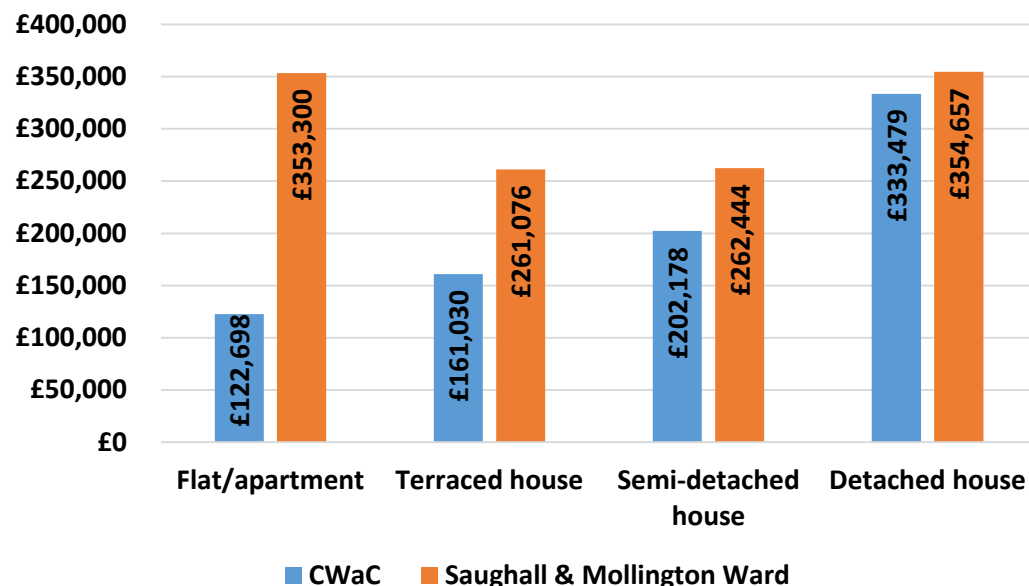
### Observations:

- Saughall & Mollington Ward average dwelling prices overall were £59,806 (or 24%) higher than CWaC in 2019.
- Saughall & Mollington Ward has a higher affordability ratio than CWaC – in other words: it is less affordable on average. For example, the lower quartile income households on average will be paying nearly 10 times what they earn to purchase a house in the lower quartile price bracket.
- Based on the housing needs survey of the Parish in September 2019, median income households will also pay nearly ten times their income for a median priced house.

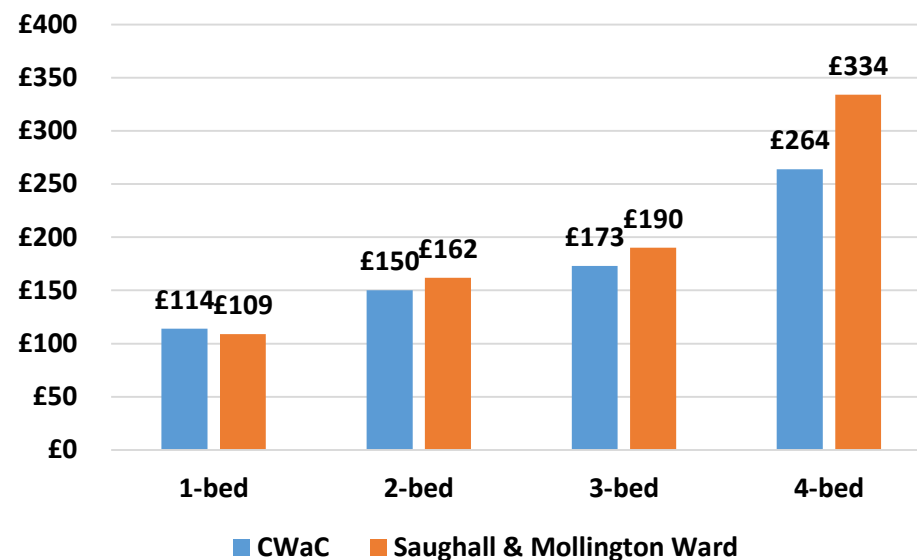
Sources: Land Registry and Hometrack

<sup>5</sup> This is based on the median income of survey respondents as a multiple of average ward dwelling prices.

**Average dwelling prices by type (based on land registry sold prices April - September 2019)**



**Average weekly private rent by number of bedrooms (October 2018 - September 2019)**

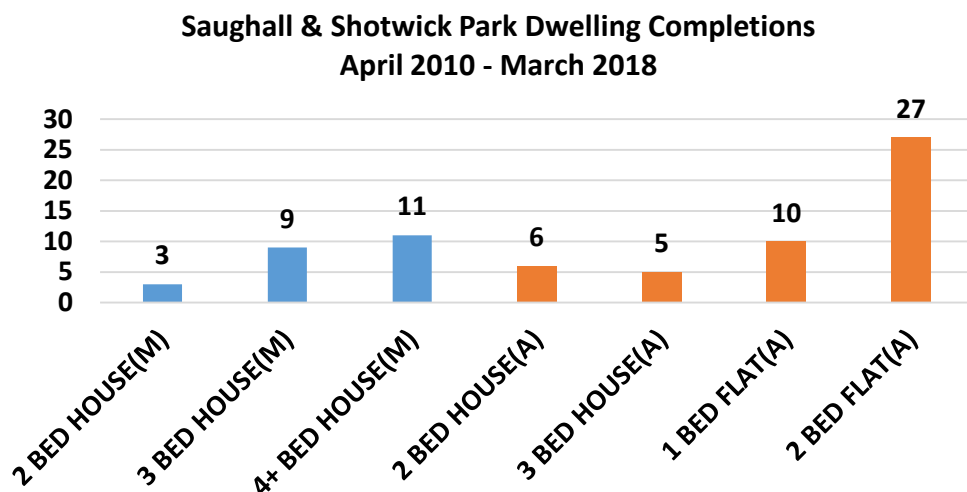


#### Observations:

- The price of flats in the Saughall and Mollington Ward were nearly 3 times the Borough average.
- The price of terraced houses was 62% higher than the Borough average.
- The price of semi-detached houses was 30% higher than the Borough average.
- The price of detached houses was 6% higher than the Borough average.
- Average weekly private rents for 1 bed accommodation in Saughall and Mollington Ward were 4% lower than the Borough average.
- Average weekly private rents for 2 bed accommodation were 8% higher than the Borough average.
- Average weekly private rents for 3 bed accommodation were 10% higher than the Borough average.
- Average weekly private rents for 4 bed accommodation were 27% higher than the Borough average.

Sources: Land Registry and Hometrack

## 6.0 DWELLING COMPLETIONS



Sources: CWaC Housing Land Monitor and Census 2011

### Observations:

- As of March 2018, 68% (48) of the dwellings completed in the Parish from April 2010 – March 2018 were affordable.<sup>6</sup>
- The Local Plan affordable housing target for new developments is 30%.
- 52% of new dwellings built from April 2010 to March 2018 were 1 or 2 bed affordable flats.<sup>7</sup>
- 28% were 3 or 4 bed market houses.
- As of March 2018, Saughall as a Local Service Centre had delivered 71 dwellings.<sup>8</sup>
- Based on the census 2011, the Parish had a lower proportion (10%) of affordable housing stock than CWaC (16%).

### Saughall & Shotwick Park Dwelling Completion Data (March 2018)

Proportion of new homes built from Apr 2010-Mar 2018 that were affordable	68%
Net dwellings completed from April 2010 – March 2018	71

(M) – market housing

(A) – affordable housing

### Proportion of Existing Stock that is Affordable Housing Stock (2011)

CWaC	16%
Saughall & Shotwick Park	10%

<sup>6</sup> The housing land monitor data was only available up to end of March 2018 but since then an additional 6 affordable apartments have also been completed relating to planning application number: 17/00394/FUL, which provided 2x 2 storey apartment blocks, 1 with 4x 1 bed apartments and 1 with 2x, 1 bed apartments.

<sup>7</sup> This relates to the redevelopment of Wain House into Wain Court in 2011-12, which gave a net gain of 14 units (previously 23 bedsits, and redeveloped into 10x 1 bed and 28x 2 bed affordable sheltered flats) – planning application number: 09/11065/FUL.

<sup>8</sup> The redevelopment of the Ridings Community Primary School site in 2013-15 to build 28 new dwellings also made a significant contribution to this number (6x 3 bed market houses, 11x 4 bed market houses, 6x 2 bed affordable houses and 5x 3 bed affordable houses) – planning application number: 12/01573/FUL.

The remaining dwelling completions were small garden land, windfall or agricultural land developments.

## 7.0 HOUSING REGISTER ANALYSIS

As of June 2020, there were 772 applicants on the register who stated Saughall as their preferred area to live. However, when filtered to only include those in housing need and who currently live in the village, the number was refined down to 20 as shown in the table below. The household survey of the Parish identified 4 of the 20 households already on the register.

Number of applicants per property type:			
Property Type	Applicants over 55 in high need	Applicants under 55 in high need	Total
Couple requiring 1 bedroom	0	1	1
Household requiring 2 bedrooms	0	2	2
Household requiring 3 bedrooms	0	2	2
Household requiring 4 bedrooms	0	0	0
Household requiring 4-5 bedrooms	0	0	0
Single person requiring studios or 1 bedroom	3	12	15
<b>Total</b>	<b>3</b>	<b>17</b>	<b>20</b>

According to the housing register, **the need is overwhelmingly (80%) for 1 bed general needs affordable rented units**. The number and type of rented units that have become available in the last 4 years are shown below. However, feedback from the CWaC Housing Team indicates that the type of properties that received the most bids when advertised were houses with **134 bids for one of the 3 bed houses**. Some of the sheltered flats (Wain Court) were the least popular receiving only a couple of bids each.

Type of property to become available from 2016-2020	Number of bedrooms			Total
	3	1	2	
House	9		2	11
Flat		8	17	25
Bungalow		8	6	14
<b>Total</b>	<b>9</b>	<b>16</b>	<b>25</b>	<b>50</b>

Source: CWaC housing Register

### Observations:

- 80% of housing register need is for 1 bed accommodation. However, housing application demand clearly indicates that the existing 1 bed units becoming available are much less in demand than the 3 bed houses.
- The housing register has 5x more households than the household survey identified (results in the next section). Indicating that the survey did not identify all of the households in housing need within the Parish. Therefore, there is a reasonable case to double the affordable housing need figures from the household survey as a conservative estimate.

## 8.0 OVERALL RESPONSE TO THE SURVEY

A total of 159 surveys were returned out of the 1,400 surveys distributed, which equates to an overall response rate of 11%.

27 out of 159 (17%) of respondents said that they need to move to or within the Parish within the next 5 years. The results of the survey are split into household types including:

- Single person households
- Couples
- Couples or lone parents with children

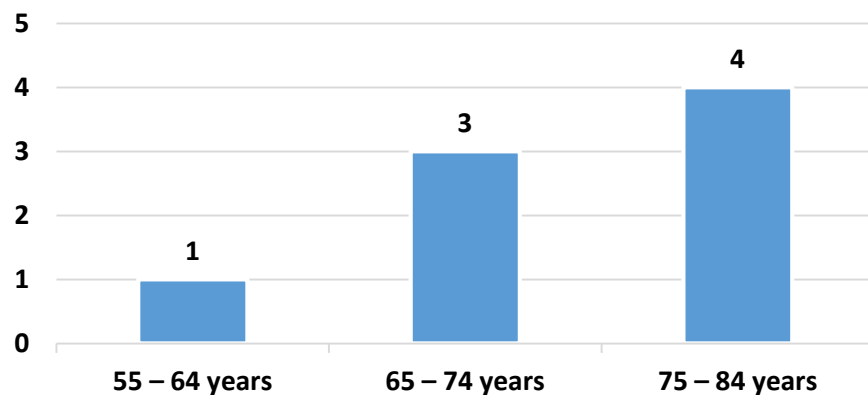
The survey responses have also been filtered to identify households that are potentially eligible for affordable housing, which include:

- those who are unlikely to be able to afford to buy or rent on the open market based on their answers;
- those who selected the affordable tenures within the Government definition of 'affordable housing' (i.e. affordable / social rent, shared ownership, discounted market homes, starter homes and rent to buy);
- those who stated at least 1 local connection to the area (e.g. lived in the Parish for at least 12 months) and;
- those who are *not* already on the housing register – as the Local Authority already has their housing needs on record.

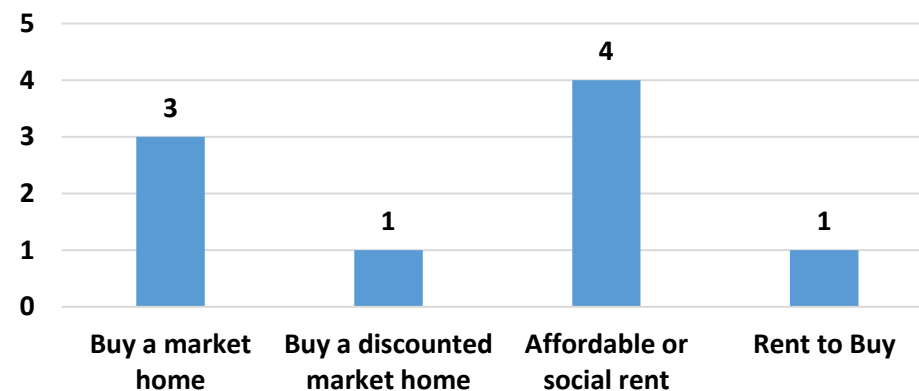
## 9.0 SINGLE PERSON HOUSEHOLDS IN NEED

8 single person households required accommodation within the Parish in the next 5 years (4 in 1-3 years and 4 in 4-5 years). 2 of these households were interested in self or custom build but were not on the self and custom build register.

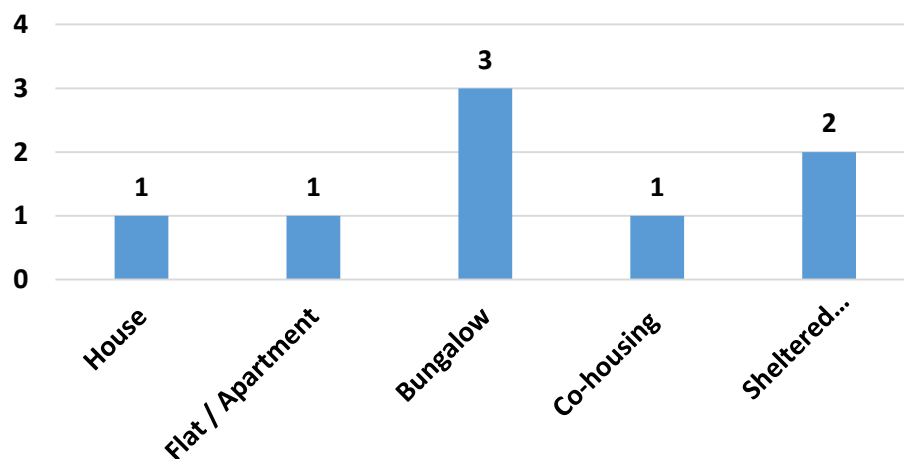
**Age profile of single person households in need**



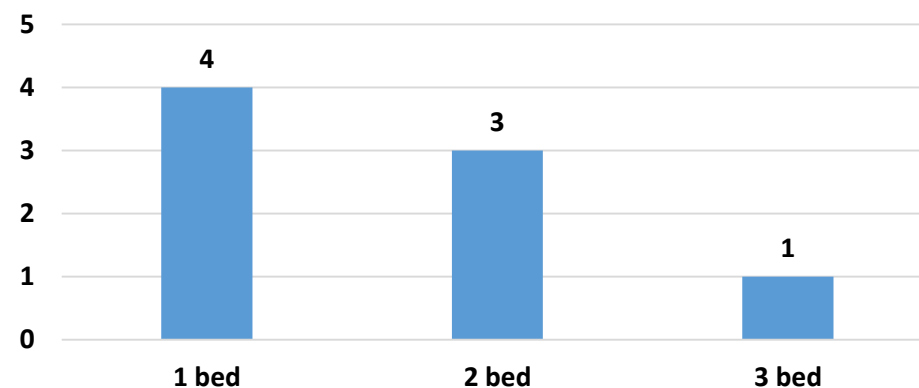
**Preferred tenure of single person households in need**



**Preferred type of home for single person households in need**

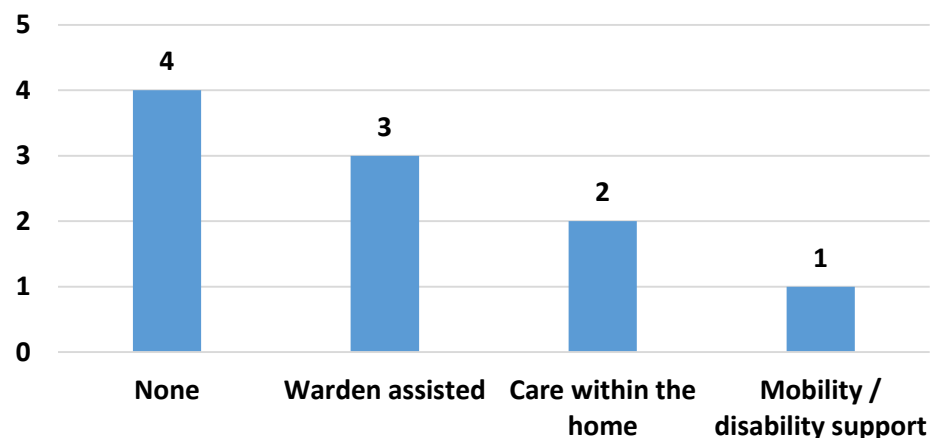


**Number of bedrooms needed by single person households**



N.B. The flat / apartment in the 'preferred type' chart above is likely to need extra care.

**Home assistance needed by single person households**



What single households can afford to purchase	Number of households
£100,000 – £149,000	2
£150,000 - £199,000	1
£200,000 – £249,000	1
£300,000 - £349,000	1

What single households can afford to rent	Number of households
£499 per month or less	3 <sup>9</sup>
£500 - £599 per month	1
£600 - £699 per month	1

N.B. More than 1 tenure could be selected therefore some may have stipulated what they could afford to purchase *and* rent.

SINGLE PERSON HOUSEHOLDS POTENTIALLY ELIGIBLE FOR AFFORDABLE HOUSING							
	Age Group	Preferred tenure	Accommodation type needed	Number of bedrooms needed	Reasons for need	Additional support needed	When needed
Single person household 1	55-64	Affordable or social rent	Sheltered accommodation	1	Need to live independently	Warden assisted	In 1-3 years
Single person household 2	75 – 84	Affordable or social rent	Extra care housing	2	Too big - need to downsize Too difficult to manage Health / mobility problems	Care within the home Mobility / disability support	In 4-5 years
Single person household 3	75 – 84	Affordable or social rent	Sheltered accommodation	1	Need cheaper accommodation Health / mobility problems	Warden assisted	In 4-5 years

The table above shows single person households that:

- Are unlikely to be able to afford to buy or rent on the open market
- Have a local connection to the Parish
- Are not already on the housing register

<sup>9</sup> These are the households that are eligible for affordable housing – details in the table above.

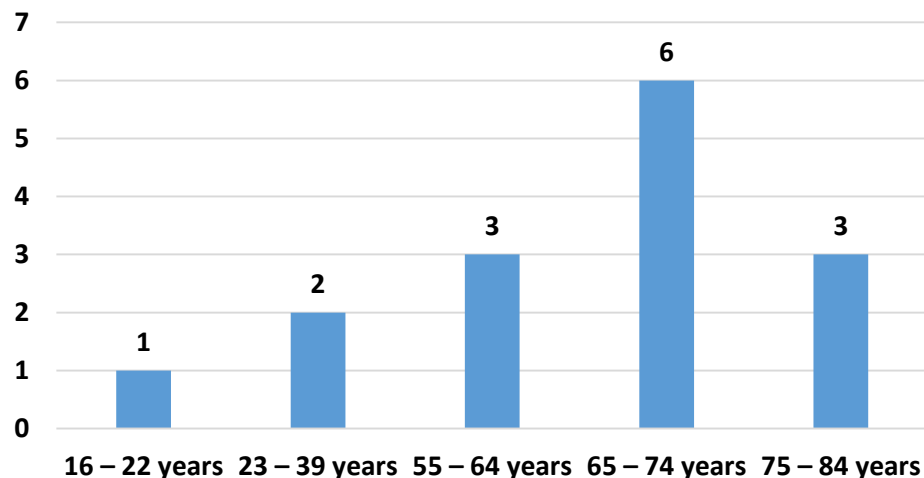
### Observations of single person households in need:

- Single person households made up 30% (8) of those in need.
- All single person households were over 55 and half of these (4) were over 75.
- Half (4) of the single households would prefer market sale including 1 that would consider discounted sale.
- Half (4) would prefer affordable / social rent (but only 3 of these would potentially be eligible).
- In terms of preferred type of home 3 selected bungalow, 2 selected sheltered accommodation and 1 required a flat with extra care. 1 of the singles selected 'house' and 1 selected 'cohousing'.
- All the singles required 1 or 2 bed accommodation apart from 1 that required 3 beds.
- Half (4) of the singles did not need any home assistance. However, the other half required warden assistance, care within the home and/or mobility / disability support. *N.B. They could select more than one home assistance option.*
- The market in terms of what single person households can afford to buy ranged from £100k to £349k.
- The market in terms of single person households can afford to rent ranged from under £499 to £699 per month. 3 out of 5 who want to rent said they can afford less than £499 per month and are also eligible for affordable / social rent based on their other responses.
- The 3 single person households that are eligible for affordable / social rent all needed home assistance in the form of sheltered accommodation or extra care.

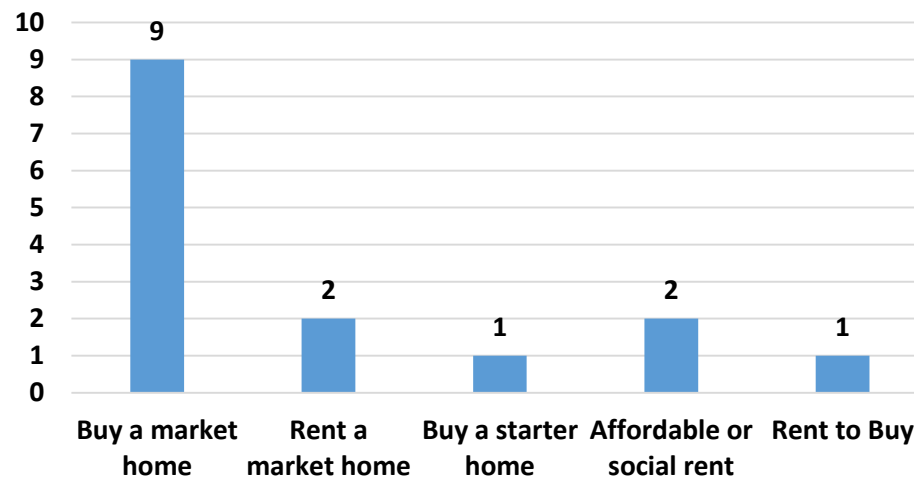
## 10.0 COUPLES IN HOUSING NEED

13 couples required accommodation within the Parish in the next 5 years (1 in the next year, 2 in 1-3 years and 10 in 4-5 years). 3 of these households were interested in self or custom build and were already on the self and custom build register.

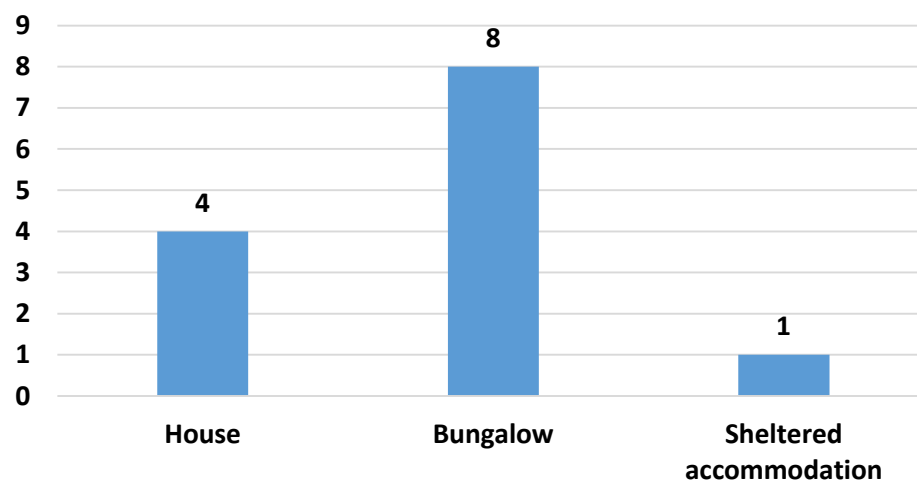
**Age profile of couples in housing need**



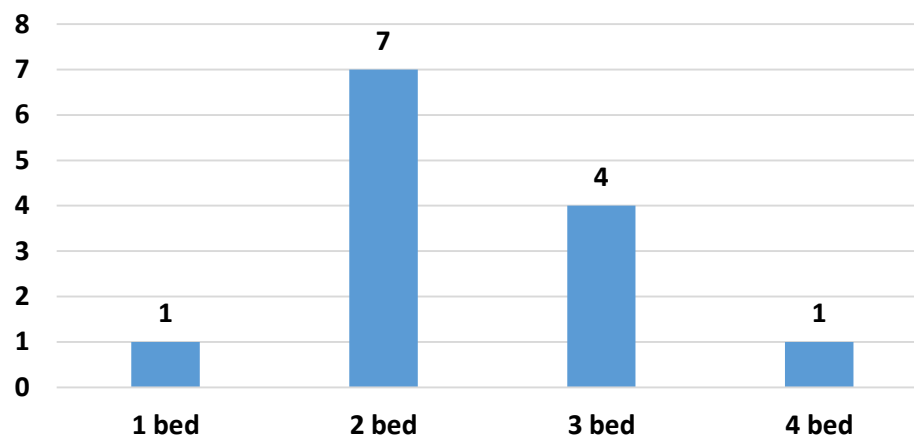
**Preferred tenure of couples in housing need**



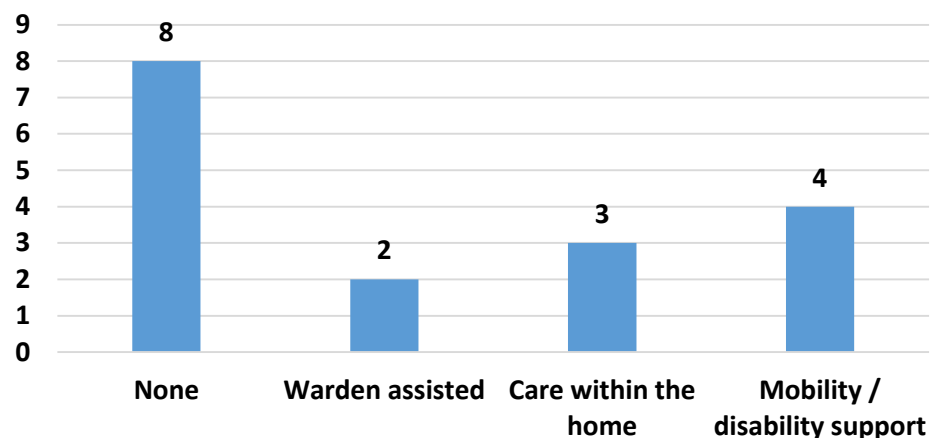
**Preferred type of home for couples in housing need**



**Number of bedrooms needed by couples in housing need**



**Home assistance needed by couples in housing need**



What couples can afford to purchase	Number of households
£100,000 – £149,000	3
£200,000 – £249,000	3
£250,000 – £299,000	2
£300,000 - £349,000	3

What couples can afford to rent	Number of households
£499 per month or less	4
£700 - £799 per month	1

COUPLE HOUSEHOLDS POTENTIALLY ELIGIBLE FOR AFFORDABLE HOUSING							
	Age Group	Preferred tenure	Accommodation type needed	Number of bedrooms needed	Reasons for need	Additional support needed	When needed
<b>Couple household 1</b>	16-22	Buy a starter home or; discount sale	House	2	Need to live independently	None	In 1-3 years
<b>Couple household 2</b>	55 - 64	Private rent; Affordable or social rent; Rent to buy	House	2	Forced to move (e.g. tenancy ending)	None	In 4-5 years

The table above shows couple households that:

- Are unlikely to be able to afford to buy or rent on the open market
- Have a local connection to the Parish
- Are not already on the housing register

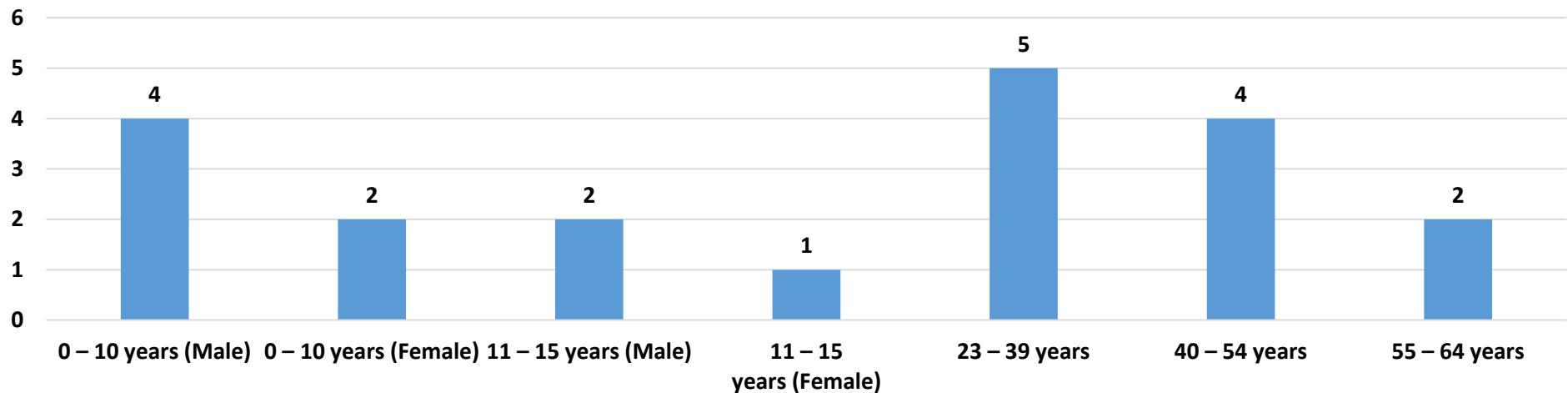
### **Observations of couples in housing need:**

- Couples made up 48% (13) of households in need.
- 69% (9) of couples in housing need were over 65.
- 69% (9) would prefer to buy a market home and 2 households were potentially eligible for affordable housing.
- 61% (8) of couples required bungalows, 4 required houses and 1 couple required sheltered accommodation.
- Over half (54% or 7) of the couples required 2 bed accommodation, 31% (7) required 3 bed. 1 bed and 4 bed were both selected once.
- 61% (8) of the couples did not require any home assistance. However, the other 3 households required either warden assistance, care within the home or mobility/disability support.
- The market in terms of what couples can afford to buy ranged from £100k to £349k.
- The market in terms of what couples can afford to rent ranged from under £499 (4 out of 5) to £799 (1) per month.
- 1 younger couple could be eligible for a discounted sale 2 bed house, and 1 other couple (over 55) could be eligible for affordable / social rent of a 2 bed house.

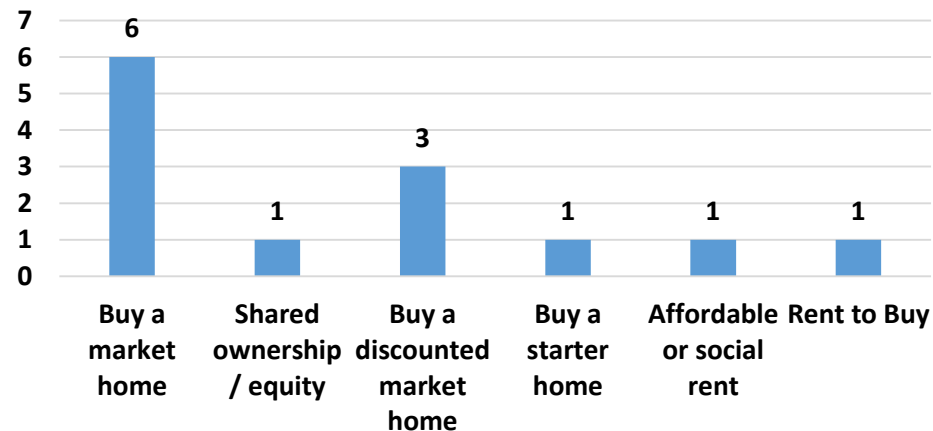
## 11.0 COUPLES / LONE PARENTS WITH CHILDREN IN HOUSING NEED

4 couples with children and 2 lone parents with children required **houses** within the Parish in the next 5 years (2 in the next year, and 4 in 1-3 years). 3 of the families had 1 child, 2 families had 2 children and 1 family had 3 children. 5 of these households were interested in self or custom build but were not on the self and custom build register.

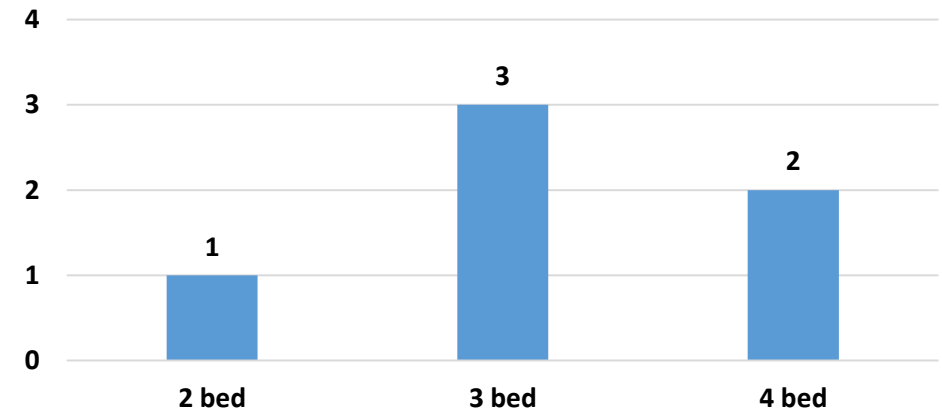
Age profile of couples / lone parents with children in housing need



Preferred tenure of couples / lone parents with children in housing



Number of bedrooms needed by couples / lone parents with children in housing need



N.B. None of the households made up of couples / lone parents with children needed home assistance.

What couples / lone parents with children can afford to purchase	Number of households
£100,000 – £149,000	2
£150,000 - £199,000	1
£200,000 – £249,000	1
£250,000 - £299,000	1
Over £350,000	1

What couples / lone parents with children can afford to rent	Number of households
£499 per month or less	1
£500 - £599 per month	1
£800 - £899 per month	1

COUPLES / LONE PARENTS WITH CHILDREN POTENTIALLY ELIGIBLE FOR AFFORDABLE HOUSING							
	Age Group	Preferred tenure	Accommodation type needed	Number of bedrooms needed	Reasons for need	Additional support needed	When needed
<b>Lone parent with 2 children</b>	1 child (male 0-10) 1 child (female 0-10) Parent 40-54	Discount sale Or; Buy a market home	House	3	Need to live independently	None	Within 1 year

The table above shows the only lone parent household that:

- Is unlikely to be able to afford to buy or rent on the open market
- Has a local connection to the Parish
- Is not already on the housing register

N.B. Based on their survey responses, no couples with children fitted the above criteria and therefore none were eligible for affordable housing.

#### Observations of couples / lone parents with children in housing need:

- Couples or lone parents with children made up 22% (6) of the households in need.
- The age range of parents with children were fairly evenly split between under 39's and over 40's.
- Two thirds of the families had children under 10 and a third had children aged 11-15.
- All couples and lone parents with children would prefer to buy a market home and half (3) said they would consider discounted sales. Affordable tenures were all selected once.
- All couples and lone parents with children required houses, half of which required 3 beds, 2 required 4 beds and 1 required 2 bed accommodation.

- The market in terms of what couples / lone parents with children can afford to buy ranged from £100k to over £350k.
- The market in terms of what they can afford to rent ranged from under £499 to £899 per month.
- 1 lone parent with 2 children could be eligible for a discounted sale 3 bed house.

## 11.0 THANKS

Cheshire Community action would like to thank Saughall & Shotwick Park Parish Council and Cheshire West & Chester Council for funding the survey. We would also like to thank the Parish Council for helping to organise the distribution and collection of the surveys. And thank you to all the local residents who took the time to fill in and return their questionnaires.

## APPENDIX A: COVER LETTER AND SURVEY QUESTIONS

### SAUGHALL & SHOTWICK PARK

### HOUSING NEEDS SURVEY 2019

Dear Resident,

Saughall & Shotwick Park Parish Council are working with Cheshire West & Chester Council who would like to invite you to complete the following Housing Needs Survey. The survey is intended for residents who live in the Parish. It will provide information on current housing needs and how this may change in the future. The survey is being undertaken independently by Cheshire Community Action on their behalf.

We would particularly like to hear from you if your home does not meet your current needs or likely needs in the future. It is also an opportunity to tell us if you cannot afford to move to more suitable accommodation due to high house prices and rents, or unavailability of suitable accommodation.

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

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

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

Please go to: <https://www.surveymonkey.co.uk/r/SaughallHNS>

(input the address into your internet browser address bar, not the search engine e.g. google)

Please return handwritten responses in the enclosed envelope to collection boxes at:

- Co-op Food, Church Rd, Saughall, Chester CH1 6EP
- Saughall Pharmacy, 30 Church Rd, Saughall, Chester CH1 6EP
- Lynda's Cakes and Tearoom, Vernon Institute, Church Rd, Saughall, Chester CH1 6EN

The deadline for responses is: **4<sup>th</sup> October 2019**

Thank you for your time.

John Heselwood  
Cheshire Community Action

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

Email: [john.heselwood@cheshireaction.org.uk](mailto:john.heselwood@cheshireaction.org.uk)  
Tel: 01244 305321

### YOUR CURRENT ACCOMMODATION

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

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

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

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

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

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

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

1	<input type="checkbox"/>	2	<input type="checkbox"/>	3	<input type="checkbox"/>	4	<input type="checkbox"/>	5+	<input type="checkbox"/>
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### HOUSING NEED

5. Does your household, or anyone in your current household, expect to need to move within Saughall & Shotwick Park (if suitable accommodation becomes available) within the next 5 years? I.e. to form a new household or households.

Yes	<input type="checkbox"/>	Please go to Q6
No	<input type="checkbox"/>	Please go to Q26

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

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

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

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

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

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

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

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

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

10. If you are employed (part or full-time), please let us know if you work in any of the following occupations? Please select all options that apply.

If this does not apply to you, please go to Q11.

Police Officer.....	<input type="checkbox"/>	Armed services.....	<input type="checkbox"/>
Firefighter.....	<input type="checkbox"/>	Childcare / nursery staff.....	<input type="checkbox"/>
Teacher.....	<input type="checkbox"/>	Home help / residential care.....	<input type="checkbox"/>
Nurse.....	<input type="checkbox"/>	Other NHS healthcare worker, please specify:.....	<input type="checkbox"/>
Occupational Therapist.....	<input type="checkbox"/>		
Social Worker.....	<input type="checkbox"/>		
NHS Care Assistant.....	<input type="checkbox"/>		

11. When is the household likely to need to move? 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"/>

12. Would the new household prefer to:

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

(a) Shared ownership/equity is defined as: Housing where the occupier buys a proportion of the property and pays rent on the remainder, typically to the Council or a Housing Association. The purchaser has the option to buy further shares but there may be a planning condition or legal agreement e.g. Section 106 which restricts ownership to a maximum of 80% so that the property remains affordable in perpetuity.

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

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

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

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

1 ☐ 2 ☐ 3 ☐ 4 ☐ 5+ ☐

5

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

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

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

Yes ☐ No ☐

To register visit: [http://www.westcheshirehomes.co.uk/Choice/CHES\\_Home.aspx](http://www.westcheshirehomes.co.uk/Choice/CHES_Home.aspx)

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

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

Less than £49,000..... <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"/>

**18. 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"/>

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

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

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

6

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

None.....	<input type="checkbox"/>	£10,000 to £14,999.....	<input type="checkbox"/>
Less than £1,000.....	<input type="checkbox"/>	£15,000 to £19,999.....	<input type="checkbox"/>
£1,000 to £4,999.....	<input type="checkbox"/>	£20,000 to £25,000.....	<input type="checkbox"/>
£5,000 to £9,999.....	<input type="checkbox"/>	More than £25,000.....	<input type="checkbox"/>

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

Not a homeowner or shared equity owner ☐

Estimated value of current property:.....

Balance outstanding on mortgage:.....

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 below)	<input type="checkbox"/>	Additional parking	<input type="checkbox"/>

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

Yes ☐ Please go to Q25

No ☐ Please go to Q26

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

Yes ☐

No ☐

To register or find out more about self and custom build visit:

<https://www.cheshirewestandchester.gov.uk/residents/housing/custom-and-self-build-housing/custom-and-self-build-housing.aspx>

26. Do you know of anyone who has had to leave the Parish in the last 5 years due to lack of suitable accommodation?

Yes ☐

No ☐

If yes, please provide contact details to enable us to contact them about the survey:

.....  
 .....  
 .....  
 We will document this consent electronically and securely retain this information at our offices in Chester. We will never share this information with any third parties unless we have their explicit consent. We will only store data for the purposes of housing needs related communications. Consent can be easily withdrawn by calling: 01244 400222 or e-mailing: john.heselwood@cheshireaction.org.uk

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

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

Thank you for taking the time to complete this survey.

Please return your completed survey form in the enclosed envelope to collection boxes at:

- Co-op Food, Church Rd, Saughall, Chester CH1 6EP
- Saughall Pharmacy, 30 Church Rd, Saughall, Chester CH1 6EP
- Lynda's Cakes and Tearoom, Vernon Institute, Church Rd, Saughall, Chester CH1 6EN

The deadline for responses is: 4<sup>th</sup> October 2019



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

Web: [www.cheshireaction.org.uk](http://www.cheshireaction.org.uk)

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