

Rural Housing Needs Survey 2015

Gawsworth Parish

Summary of Results

23rd September 2015

Research & Consultation

Cheshire East Council

www.cheshireeast.gov.uk/randc

This report is printed mainly in Arial, font size 12.

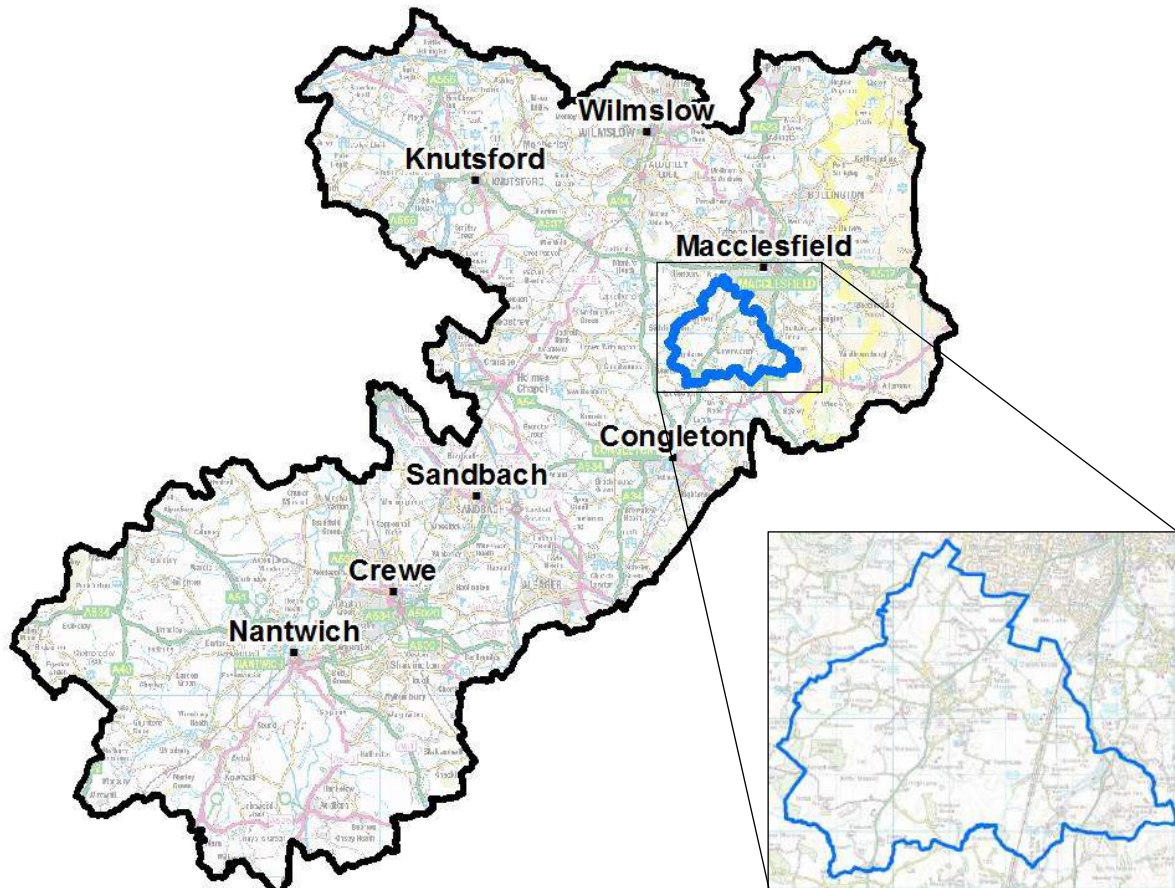
If you require a copy in larger print please contact the Research and Consultation Team by ringing (01270) 685 890, or by emailing RandC@cheshireeast.gov.uk.

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Introduction

In July and August 2015 a rural housing needs survey was sent out to all residential households within Gawsworth parish – the area highlighted on the following map:



759 surveys were sent out and 427 were returned, giving a response rate of 56%, with one reminder being sent out. The fieldwork for the survey was conducted by Cheshire East Council's Research and Consultation Team, who then received, processed and analysed the completed questionnaires, prior to writing this report.

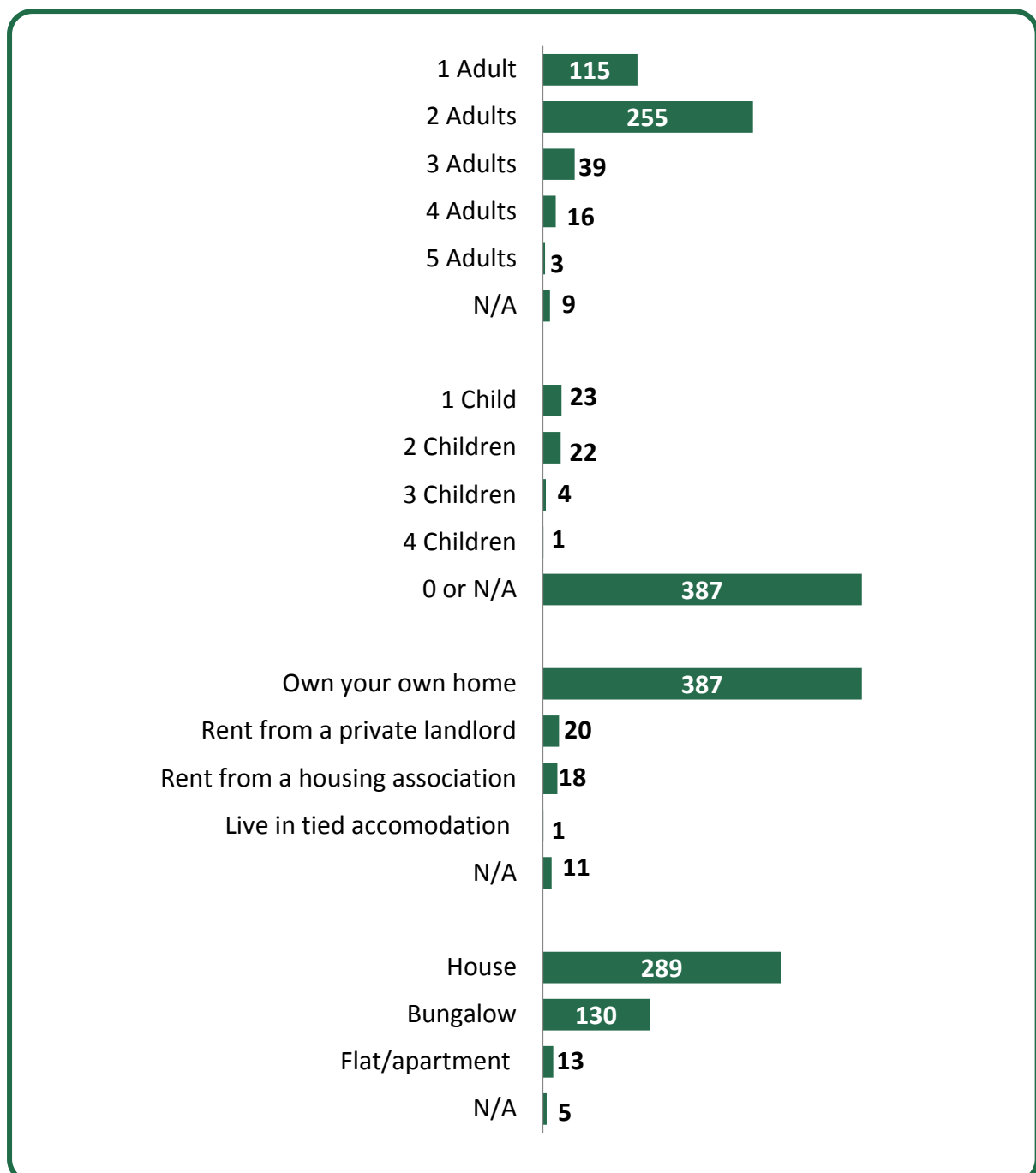
The purpose of this survey was to assess the housing needs of Gawsworth in respect of affordable housing. Similar surveys have been carried out in previous years in other rural areas across Cheshire East. These can be viewed on the following Cheshire East website:

www.cheshireeast.gov.uk/housing/affordable_housing/rural_housing.aspx

Current accommodation

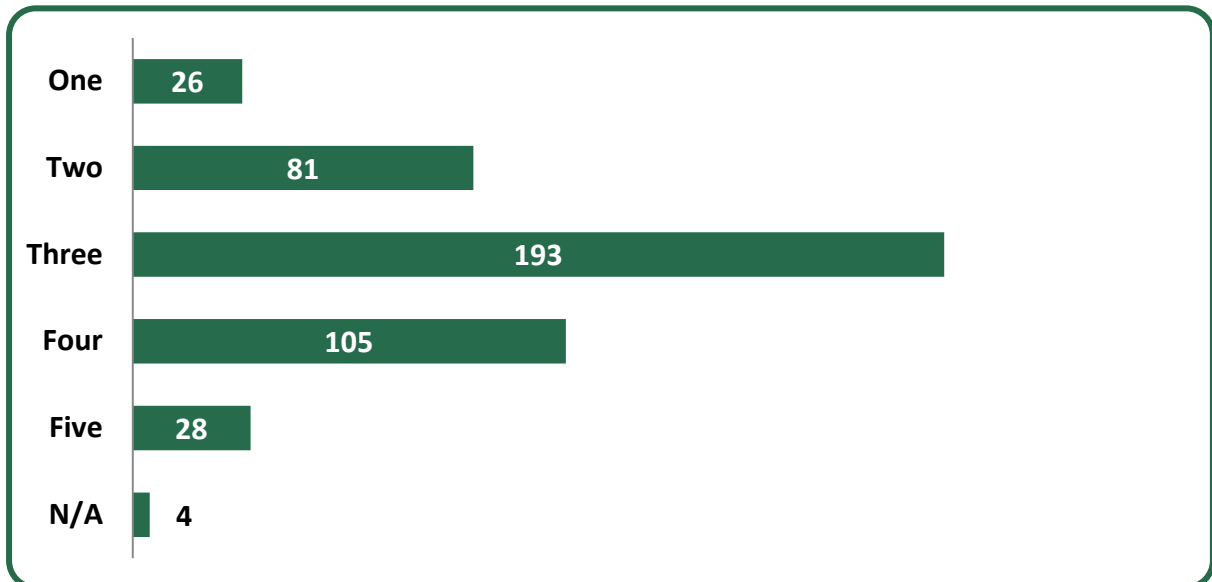
Respondents were asked a number of questions about their current household. The majority lived in 2 adult households (255 out of 437, 58%), with few households having 3 or more children. The vast majority of households were also owner occupied (387 out of 437, 88%), as well as houses (as opposed to flats or bungalows - 289 out of 437, 66%).

Figure 1 – The number of household members, household tenure and type



Question 4 asked respondents how many bedrooms their property has. The majority of households had either 3 or 4 bedrooms (298/437, 68%).

Figure 2 – The number of bedrooms

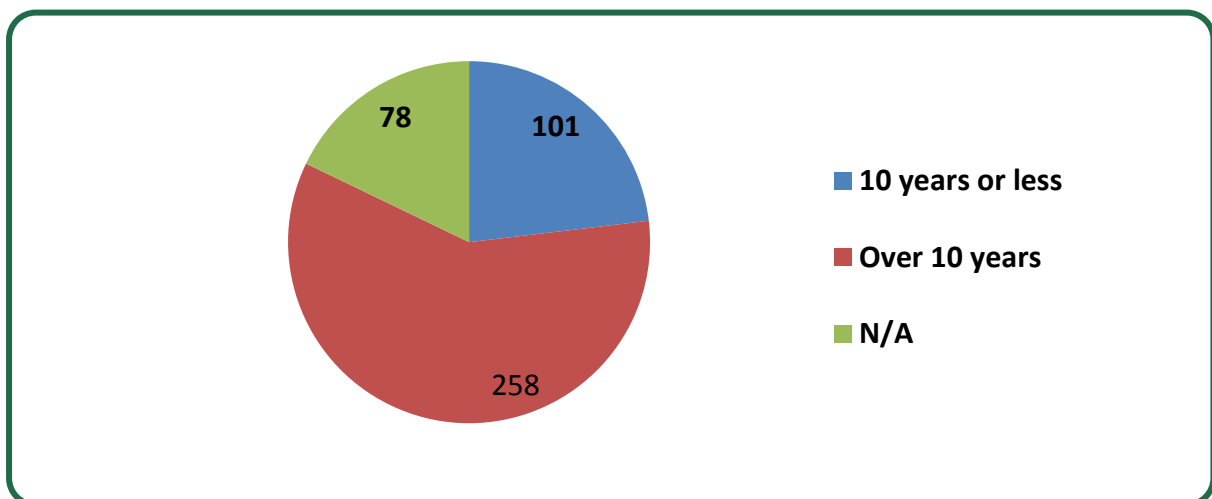


You and your parish

The next section then asked respondents about their relationship with the parish. Question 5 asked respondents if they lived in the parish, previously had done, or if they worked there. All but one respondent currently lived in the parish, with 1 working in the parish.

The majority had also lived in the parish for more than 10 years (258/437, 59%).

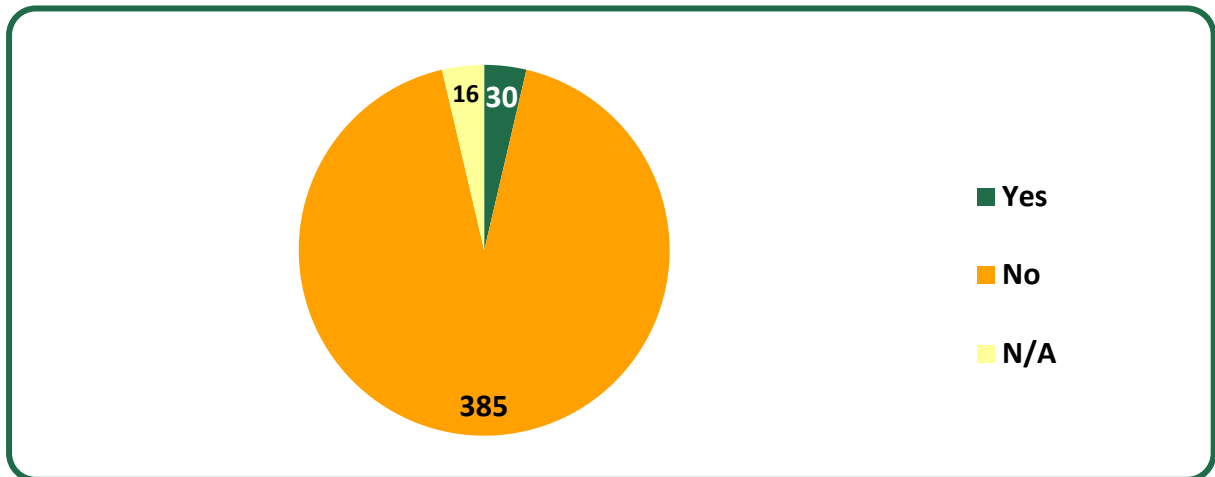
Figure 3 – The length of time respondents have lived in Gawsworth parish



Housing need from outside the parish

Question 6 asked respondents if they knew of anyone who had lived in the parish in the last 5 years that would want to return. 16 respondents answered yes, with the majority of respondents answering no (405/437, 92%).

Figure 4 – Do you know of anyone who has left Gawsworth parish in the last 5 years that might want to return?



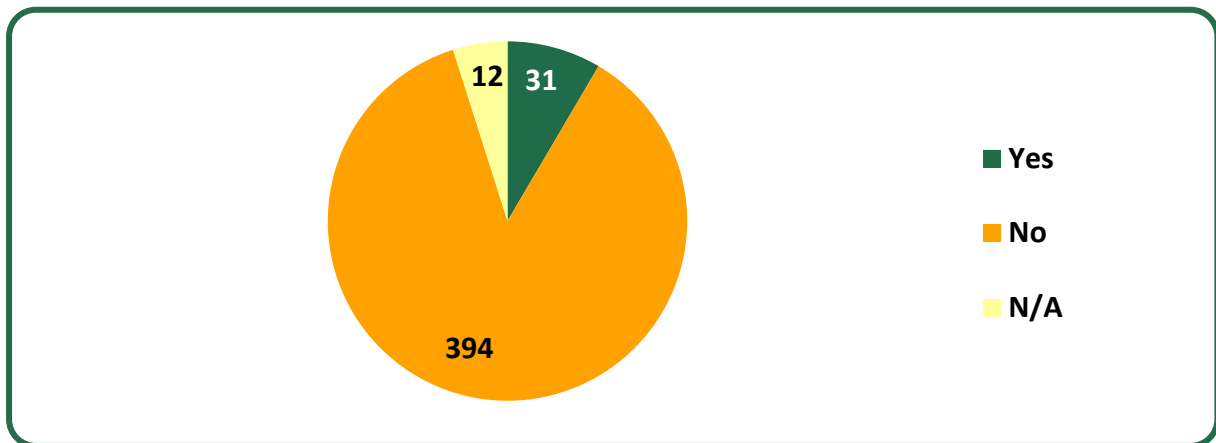
Of the 16 respondents that answered yes, only 7 provided full name and address details of the person they knew who had moved out of the parish, and who would want to return. Questionnaires were sent out to these 7 people, with 2 of these replying. Responses from these 2 have been included in the housing estimates contained in the remainder of the report.

Housing need from within the parish

Question 8 asked respondents if any current members of their household wished to form a new household within the Gawsworth parish, within the next 5 years, for which they would need their own accommodation.

31 answered yes, with 6 of these respondents saying they had 2 members of their household that wanted to form a new household in the parish in the next 5 years, making a total of 37 potential new households required in Gawsworth parish from within the parish. The majority of respondents answered no.

Figure 5 – Do any current members of your household, within the next 5 years, wish to form a new household within Gawsworth Parish, for which they will need their own accommodation?



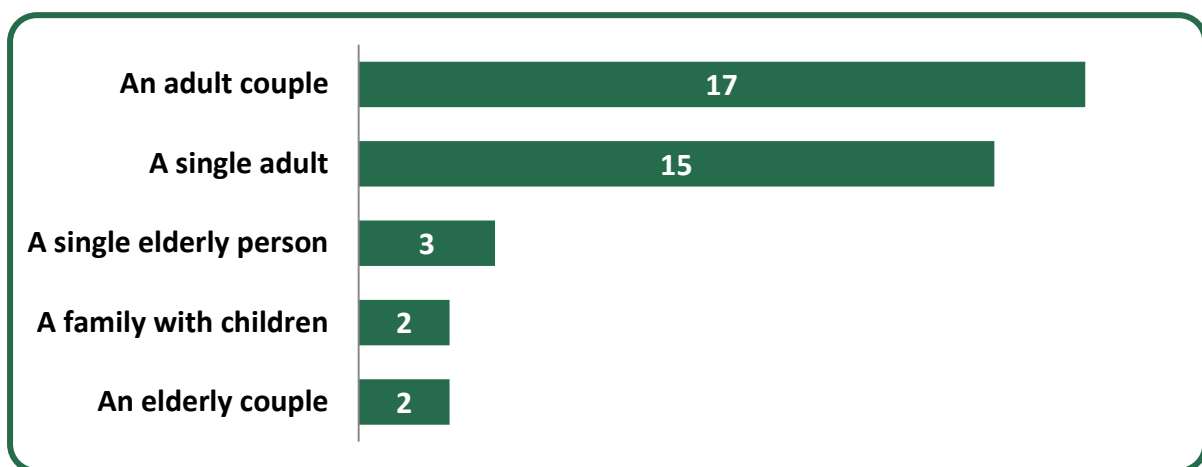
The remainder of the report looks at the detail of these new households required in Gawsworth.

Details of the 39 potential new households in Gawsworth

The remainder of the survey was only completed by the 2 ex-residents that wanted to form a new household in Gawsworth, and for the 37 new households required in the parish by current residents.

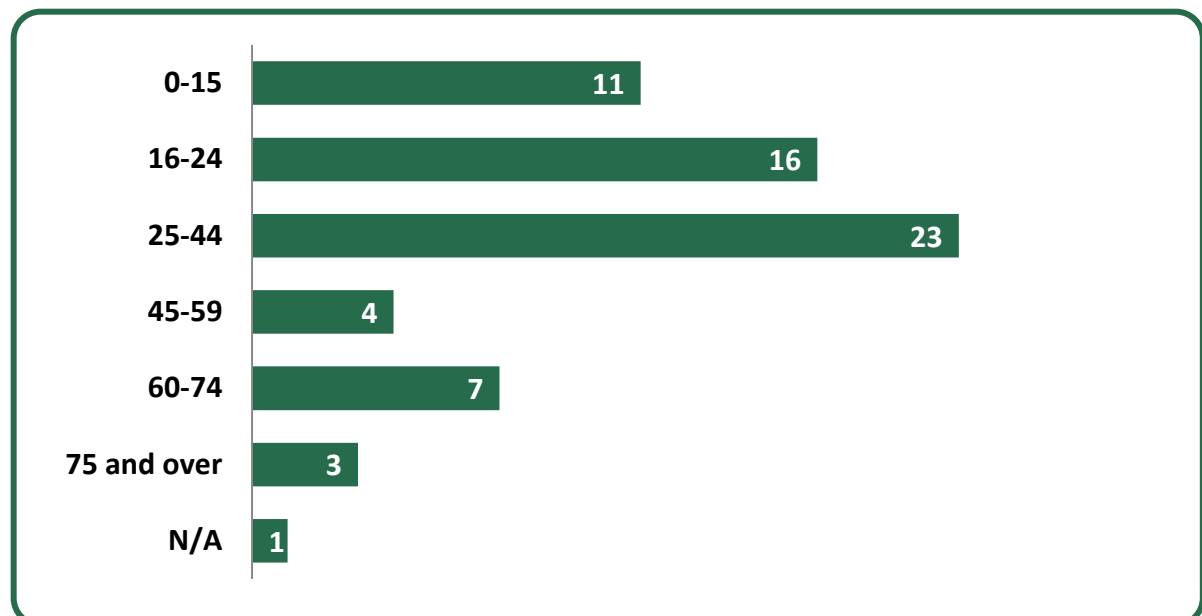
Question 9 asked respondents what composition the new households would be. The majority would either be an adult couple (17/39, 43%), or a single adult (15/39, 38%) households.

Figure 6 – Composition of potential new households



Question 10 asked how many people within each age group would form the new households. One third would be in the 25-44 age group (23/65, 35%).

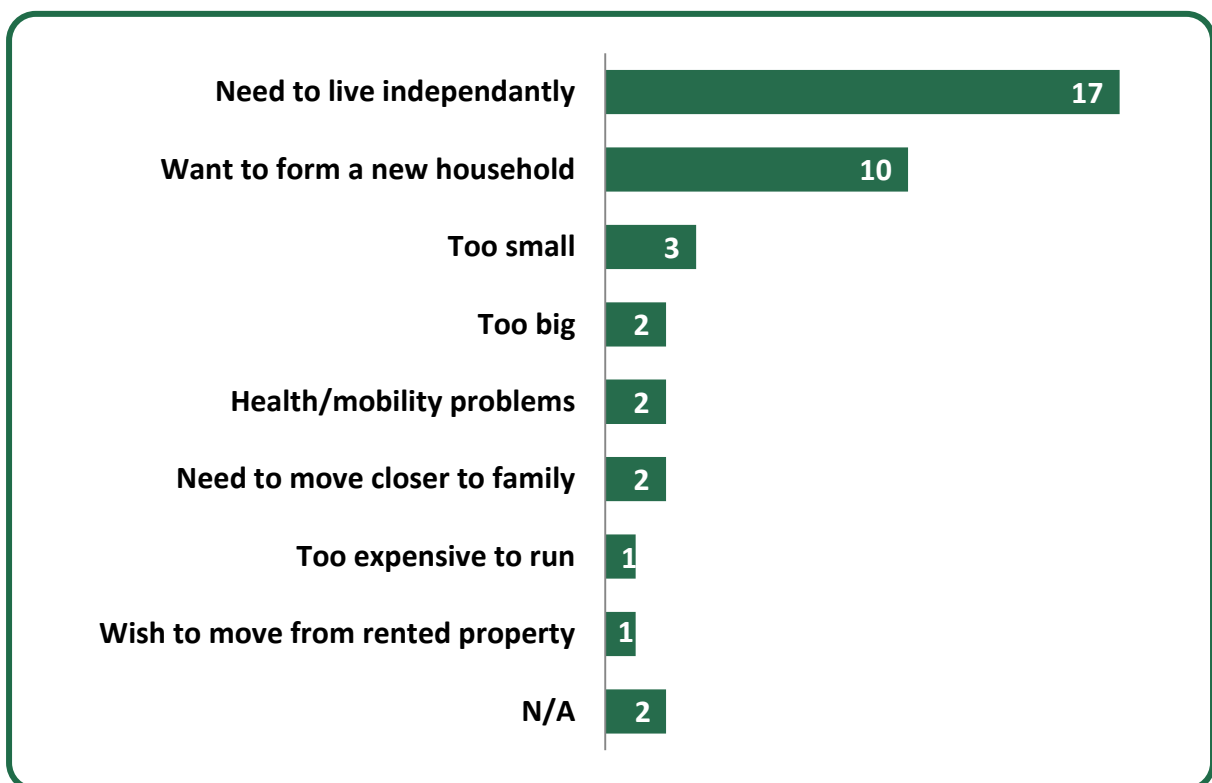
Figure 7 – Ages of all potential new household members



Question 11 asked when the new households would be needed. Respondents indicated that 12 would be needed within 1 year, 11 within 1-3 years, and 16 within 3-5 years.

Question 12 then asked the same respondents why current accommodation was unsuitable. The most popular two responses were that new householders “need to live independently” (17 responses), or “want to form a new household” (10 responses). Please note that any options not shown below that were in the questionnaire collected no responses, and that one respondent selected 2 options for this question.

Figure 8 – Why current accommodation isn’t suitable



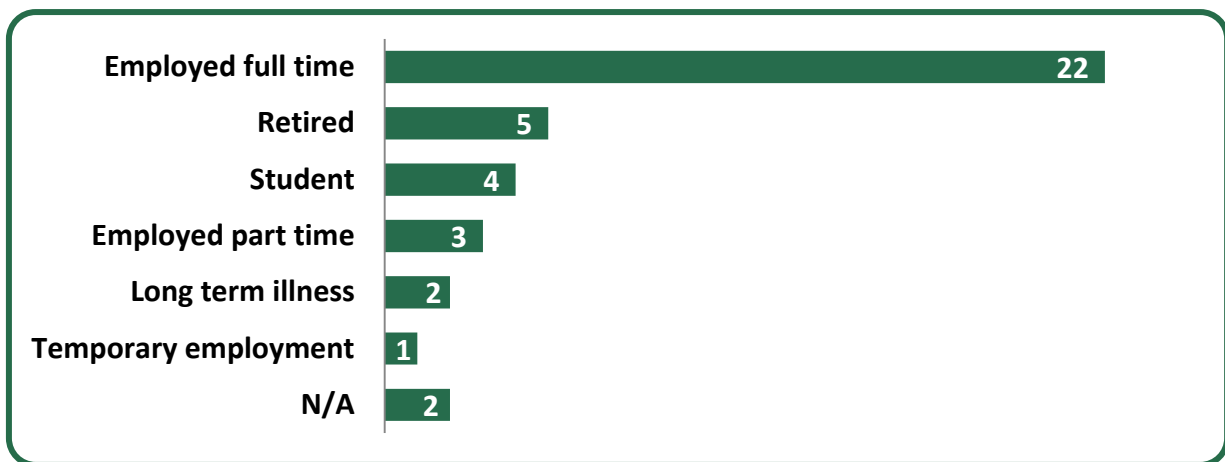
Please note that there were 40 responses to this question, as one respondent selected 2 options

Housing Requirements

Section 3 asked for details of the 39 new households, such as employment status, financial status, type of house, number of bedrooms, and any special requirements, to get an idea of the specific housing need in the Gawsorth parish.

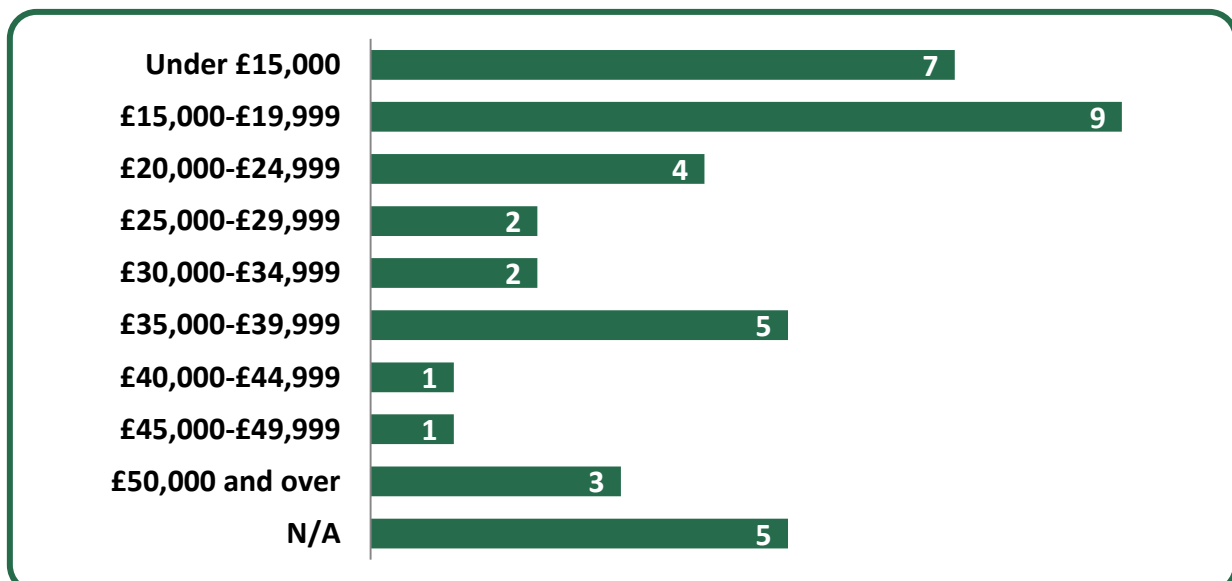
Question 13 asked for the current employment status of the potential housing owner, of which the majority were employed full time (22/39, 56%).

Figure 9 – Employment status of potential owners



Question 14 asked what the total annual income of the new household's would be. Results show that household incomes would be under £35,000 for 24 of the 39 new households (24/39, 62%). 5 of the new households did not specify.

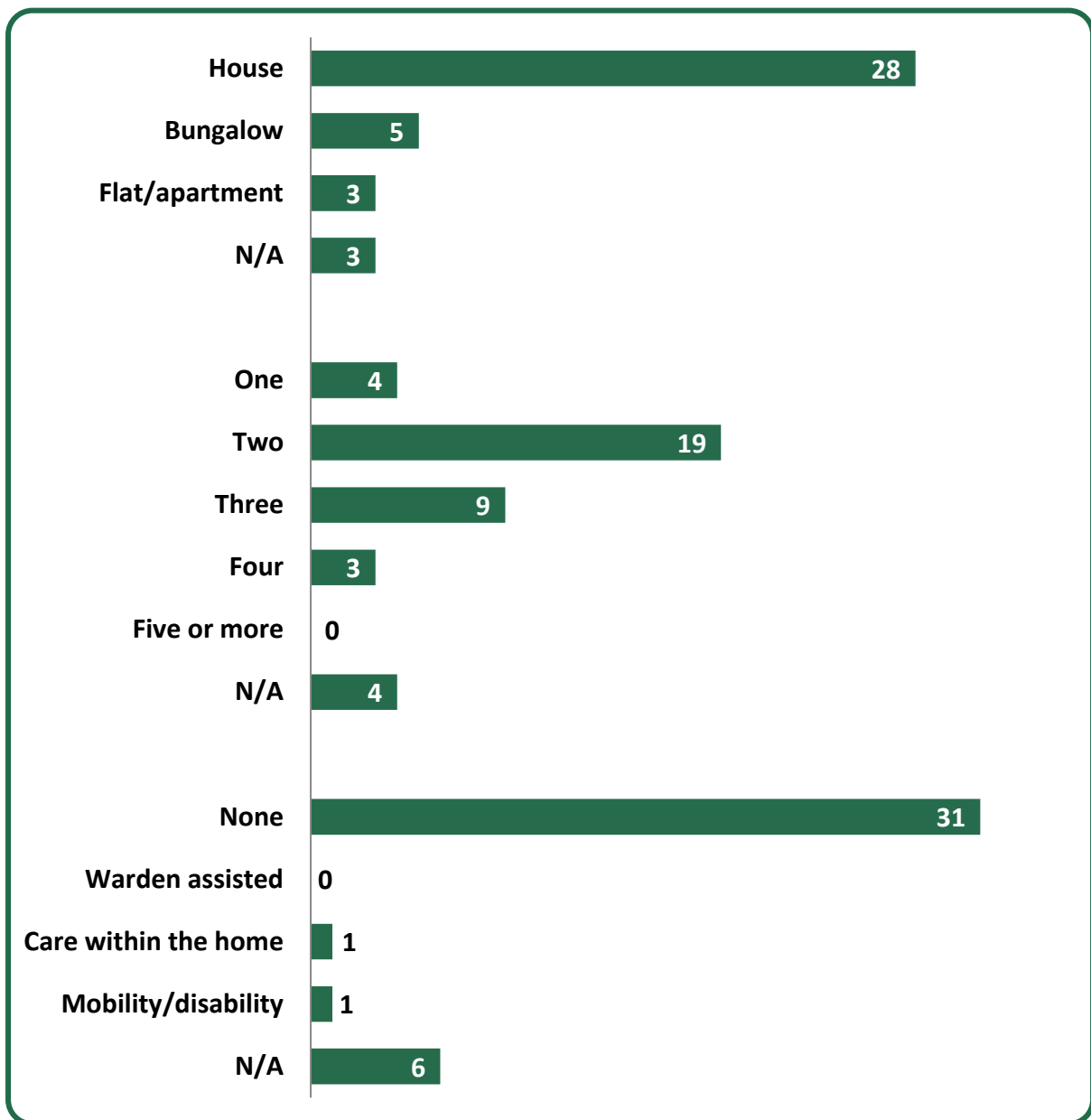
Figure 10 – Annual income of potential new households



Further to questions about income, question 15 asked what level of savings each new household would have. 8 new householders had no savings, 14 had up to £4,999, 3 had between £5000 and £9,999 and 6 had over £15,000 (the remaining 8 did not answer the question).

Question 16 asked what type of home would be most suitable for the new households, question 17 asked how many bedrooms the new households would need and question 18 asked if any there were any special requirements for the new households – See figure 11.

Figure 11 – Type of home, number of bedrooms and special requirements



Final comments

The final question of the survey, question 19, asked respondents to make any general comments they had about affordable housing provision in the area.

The largest number of responses felt that if affordable housing is built in Gawsworth parish, that it should not be built on green belt land, and that any development should be in keeping with the current style of the village (36 comments).

Others felt that affordable housing is needed in Gawsworth as it is important to not restrict who lives in the parish (26 comments), and because average house prices in the parish are too high for first time buyers (10 comments).

On the other hand, some felt Gawsworth should not have an affordable housing development as they felt Gawsworth does not have the resources to support it e.g. roads, schools, jobs etc. (22 comments). Others were worried about the types of resident affordable housing might attract, and felt that local residents should be given priority (10 comments). Others felt that there is already affordable housing provision elsewhere e.g. Macclesfield, Congleton, and that these are the places where affordable housing should be built (7 comments).

Conclusions

Results from the survey indicate a need for affordable housing within the Gawsworth Parish, with respondents identifying 39 potential new households required within the parish.

Of these, the annual income of 24 of the new households was indicated to be less than £35,000¹, and 25 of the new households would have less than £10,000 savings¹.

This suggests a minimum figure of around 24 new households required within Gawsworth parish.

This figure of 24 should be treated as a minimum affordable housing requirement, rather than a maximum requirement, due to the following reasons:

- The response rate of 56% indicates that there may be affordable housing requirements in the parish not captured within the survey
- Figures for new household income and savings were not given for between 5 and 8 of the new households, indicating further affordable housing requirements that might not have been captured.

The new households would typically be required as houses, for adult couples or single adults, and for residents aged less than 45. 2 of the new households had special requirements – Care in the home and mobility/disability.

Results of this survey will be taken into consideration, alongside other information, when assessing potential future housing developments in the area.

¹ Affordable household financial limits defined by Strategic Housing, Cheshire East Council

Appendix 1 – The questionnaire

For office use only:

Rural Housing Needs Survey 2015



Whether you consider yourself to have a housing need or not, the information that you provide is highly important, so please spend a few minutes filling in this form. The more information that we collect, the more accurate this survey will be. Please note that all information provided will be treated in the strictest confidence.

Please read each question carefully and tick in the box to indicate your answer - all instructions are given in *italics* after each question.

Current accommodation

Q1 How many people in each of these age groups live in your home? (Including yourself)
Please write in a number in each of the boxes e.g 2, if there is no-one in your household of a particular age group you can leave blank

Children: 0 - 15

Adults: 16 - 24

Adults: 25 - 44

Adults: 45 - 59

Adults: 60 - 74

Adults: 75 and over

Q2 Do you currently? Please tick one box only

| | | | |
|--------------------------------------|--------------------------|------------------------------------------------------|--------------------------|
| Rent a Housing Association home..... | <input type="checkbox"/> | Live with parents or other family members .. | <input type="checkbox"/> |
| Rent a from a private landlord | <input type="checkbox"/> | Live in tied accommodation | <input type="checkbox"/> |
| Own your own home | <input type="checkbox"/> | Other (<i>Please tick and specify below</i>) | <input type="checkbox"/> |

Q3 What kind of property do you currently live in? Please tick one box only

| | | | |
|----------------|--------------------------|------------------------------------------------------|--------------------------|
| House..... | <input type="checkbox"/> | Flat/Apartment..... | <input type="checkbox"/> |
| Bungalow | <input type="checkbox"/> | Other (<i>Please tick and specify below</i>) | <input type="checkbox"/> |

Q4 How many bedrooms does your property have? Please tick one box only

| | | | |
|------------|--------------------------|--------------------|--------------------------|
| One..... | <input type="checkbox"/> | Four..... | <input type="checkbox"/> |
| Two | <input type="checkbox"/> | Five or more | <input type="checkbox"/> |
| Three..... | <input type="checkbox"/> | | |

You and your parish

Q5 Do you? *Please tick one box only*

Currently live in the Parish..... Have previously lived in the Parish.....

Work in the Parish.....

If live in Parish, for how long?

If work in Parish, for how long?

If previous resident, for how long?

Q6 Do you know of anyone who has left the Parish in the last 5 years that might want to return?

Please tick one box only

Yes..... No

Q7 If yes, please provide us with their details so we can send them a survey:

Full Name.....

Address.....

Housing need

Q8 Do any current members of your household, within the next 5 years, wish to form a new household within Gawsorth Parish, for which they will need their own accommodation?

Please tick one box only

Yes..... Go to Q9

No Go to Q19

Questions 9 to 19 are to be completed for each current household member who wants to create a new household in the parish in the next 5 years.

This survey allows you to provide information for up to 4 new households. If you require more forms please contact the Research and Consultation Team at Cheshire East Council on 01270 685 890 (answer machine outside office hours).

Q9 What composition will the new household(s) be?

Please select one option only in each column

| | Household 1 | Household 2 | Household 3 | Household 4 |
|------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| A single adult | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| An adult couple..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| A family with children..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| A single elderly person..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| An elderly couple | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(Please specify)

Q10 How many people within each of these age groups will form the new household(s)? *Please write in the number of residents for each age group who will be in the new household, e.g. 2*

| | Household 1 | Household 2 | Household 3 | Household 4 |
|--------------------------|----------------------|----------------------|----------------------|----------------------|
| Children: 0 -15..... | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Adults: 16 - 24..... | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Adults: 25 - 44..... | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Adults: 45 - 59..... | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Adults: 60 - 74..... | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |
| Adults: 75 and over..... | <input type="text"/> | <input type="text"/> | <input type="text"/> | <input type="text"/> |

Q11 When is the new household(s) going to be needed?

Please select one option only in each column

| | Household 1 | Household 2 | Household 3 | Household 4 |
|-----------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Within one year | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| In 1 - 3 years | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| In 3 - 5 years | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Q12 Why is the current accommodation unsuitable?

Please select one option only in each column

| | Household 1 | Household 2 | Household 3 | Household 4 |
|-----------------------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Too small | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Too big..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Too expensive to run..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Want to form a new household..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Need to live independently | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Need to release capital..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Need to move closer to family | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Need to move closer to employment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Health/ mobility problems | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Need to be closer to carer/ dependent | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Need level or physically adapted accommodation..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(Please specify)

| |
|--|
| |
|--|

Housing requirements

How will this information be used?

This information will be kept strictly confidential and will only be used by Cheshire East Council for the purposes of identifying affordability issues. No financial information will be attributed to any individual in any reports.

Why are we asking for this information?

Information on the income and savings levels of the household is an important factor in establishing affordability constraints within Gawsorth Parish. This will help us understand housing need and what type and tenure of affordable housing may be affordable based on the income levels of the respondents.

Q13 Please select the current employment status for each current household member that will be forming new household(s): Please select one option only in each column

| | Household 1 | Household 2 | Household 3 | Household 4 |
|-------------------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Employed full time (35+ hours per week) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Employed part time | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Unsecure contract or temporary employment | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Unemployed but available for work..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Long term sick..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Student..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Retired | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Other | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

(Please specify)

Q14 What would be the total annual income of each new household?

Please select one option only in each column

| | Household 1 | Household 2 | Household 3 | Household 4 |
|-------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| Under £15,000..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| £15,000 - £19,999 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| £20,000 - £24,999 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| £25,000 - £29,999 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| £30,000 - £34,999 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| £35,000 - £39,999 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| £40,000 - £44,999 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| £45,000 - £49,999 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| £50,000 or over | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Q15 What level of savings does each new household have?

Please select one option only in each column

| | Household 1 | Household 2 | Household 3 | Household 4 |
|-------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| None | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Up to £4,999..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| £5,000 - £9,999 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| £10,000 - £15,000 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Over £15,000 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Q16 What type of home would be most suitable?

Please select one option only in each column

| | Household 1 | Household 2 | Household 3 | Household 4 |
|---------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| House..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Flat/apartment..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Bungalow | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Q17 How many bedrooms would be needed?

Please select one option only in each column

| | Household 1 | Household 2 | Household 3 | Household 4 |
|--------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| One | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Two | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Three..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Four..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Five or more | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Q18 Would the new household(s) need any support or special requirements?

Please select one option only in each column

| | Household 1 | Household 2 | Household 3 | Household 4 |
|----------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| None | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Warden assisted | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Care within the home..... | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Mobility/ Disability | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Q19 Do you have any general comments to make on affordable housing provision in your area?

Please write in below

About you

Although it is not obligatory, we would really appreciate you giving us your name, address and email, so that we can contact you in future regarding specific housing developments and any other development plans for the parish. By completing your details you are confirming you are happy that we can use your email for this purpose only. We will not give your email or contact details to any third party.

| | |
|---------------------|----------------------|
| Full Name..... | <input type="text"/> |
| Email address..... | <input type="text"/> |
| Postal address..... | <input type="text"/> |

**Thank you for taking the time to fill out this survey.
Please return it in the pre-paid envelope provided by Friday 24th July 2015.**

**This survey is printed mainly in Ariel font size 11. If you require
a copy in larger print please contact the Research and Consultation
Team on 01270 685 890 (answer machine outside office hours).**

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