

A Report on a Housing Needs Survey conducted by Utkinton and Cotebrook Parish Council, June 2016

This report was undertaken by Utkinton and Cotebrook Parish Council during June 2016 and aims to supplement the original 'Household Survey' undertaken in 2013 by the Parish Council to understand the needs and wants of the villages of Cotebrook and Utkinton.

It will draw some conclusions as to the overall requirements in terms of desirability of housing development and will attempt to quantify a level of 'housing need' in terms of 'affordable' housing across the Parish.

It was circulated to 308 households across the Parish and collected via drop box at a number of locations

Detailed Conclusions:

If the objective is to draw out the numbers of residents who might be seeking 'affordable homes' of whatever type then the simplest way is to take the responses to Sections 3a and 3b and to extrapolate them across the whole of the parish as surveyed.

This means that a single respondent in 68 households surveyed (22.08% of the total number of households in the Parish – from the 2015-16 Electoral Register) would equate to an extrapolated figure of 4.52 (rounded up to 5) residents would be seeking such accommodation within 1 – 3 years (Section 3c).

In its broadest terms this corresponds to the totals established from a figure of 4 in the 2013 Parish Plan (although this figure would require verification).

The demographics of the survey suggest that there is a large proportion of respondents approaching, or over, the statutory retirement age and that most of those who responded (63%) own their own property without the encumbrance of a mortgage. More than half are living in accommodation with 4 bedrooms or more in a village where the average household equates to 2.2 persons.

That the average tenure (residency) is 22.8 years suggests a stable population although the variance is between 6 months and 80 years.

In terms of development the sample is fairly ambivalent about development and when asked about their propensity to favour a small development were pretty evenly split at 54% to 46% (for vs. against). Most, of those who commented specifically 'for' appeared to wish for the development to be geared around 'local' (parish) based people.

Overall the sample is deemed to be statistically significant although it was noted, in conversation with a number of residents that the level of detail being asked for was overly intrusive at this stage of the process and this may have constrained the numbers who returned a response.

Francis Tunney

Chairman – Utkinton and Cotebrook Parish Council

11 July 2016

Background: This survey was undertaken to counteract the growing concern amongst villagers that the level of planning and development within the Parish had grown with two developments in Cotebrook (October 2015) and Utkinton (May 2016) having the potential to increase the housing stock, and the population.

The first of these, a development of two market and three 'affordable' dwellings was to be located at the previous site of Cotebrook C of E School – this was subsequently withdrawn by the developer, but is likely to be resubmitted.

The second is for a development of c.22 dwellings (14 'affordable' and 8 'market' houses) on the field adjacent to Rose Farm Shop, John Street and Northgate in Utkinton – this is a second attempt by the developer, but the fourth attempt overall to develop the plot, the three previous being withdrawn due a perceived lack of demand.

In May 2016 a research company (ARC4, based in Manchester) undertook a telephone survey of residents, ostensibly on behalf of the developer of the Cotebrook site, but covering the whole of the Parish. Subsequently the results of this Housing Needs Survey were used by the developer of the Northgate application as the basis for their application. Following an enquiry of CWaC this response was received; *“The survey carried out for the Cotebrook School development had a potential of 296 households in the area identified. 173 households were phoned (land line or mobile) and from that 70 interviews were completed”.*

The table below is an extract from the CWaC housing register provided by the 'Housing Policy Officer' of CWaC.

Cotebrook and Utkinton Housing Need Data (From Housing Register West Cheshire Homes)	Under 55 yrs	55 +
Applicants	17	
Studio or 1 bed need	6	1
1 bed need	2	2
2 bed need	6	3
3 bed need	2	1
4 bed need	0	0
4-6 bed need	1	0
Total	17	7
Applicants with local connection (CH6 9D and CW6 0L/J) post code)	0	0
Applicants with no local connection *	17	7

Vivio/RAMD, the architects and agents for the Northgate application held a consultation with invited parishioners of Utkinton to explain their application – this consultation was arranged through a web-based organisation ('10to8') and held in Utkinton Village Hall on Thursday 26 May 2016 with twelve individual 'slots' being allocated. In actuality there were 7 attendees from four families.

So, in late May Utkinton and Cotebrook Parish Council decided to conduct a survey of the whole parish to update and reinforce the findings of the original (2012/2013) Housing Needs Survey that formed

part of the 'Parish Plan'. In outline, the survey was distributed to 308 households and, as at 26 June, a total of 68 completed forms (22.08%) had been returned and analysed.

In order to verify and support this HSN, the Parish Council has attempted to obtain copies of the ARC4 survey and to establish its results from both CWaC and the developer at Cotebrook– who did not acknowledge its ownership. The author of this report (Utkinton and Cotebrook Parish Council) has sought to establish the veracity of the report and has been in touch with ARC4, the developer at Cotebrook and CWaC Housing Policy Manager and has been told that the research client wishes to remain anonymous. Further, the CWaC Planning Officer has confirmed that the developer of Northgate (Marcol/Vivio/RAMD) will submit their HSN and a revised plan as a part of the Outline Planning Application 16/01492/OUT and that these may form a part of a wider consultation on that specific issue.

This 'Utkinton and Cotebrook Housing Needs Survey' will be submitted to CWaC as an addendum to the 2013 Parish Plan for Utkinton and Cotebrook and will be published on its website - <https://utkintonandcotebrook.com/the-parish-plan-2013/>

The Outcomes:

The template for the Household Needs Survey was taken from CWaC's Neighbourhood Planning Toolkit and it was based on a template from Cumbria (<http://resources.peakdistrict.gov.uk/pubs/planning/housing/appendix3.pdf>). It included sections on:

1. Your Household
2. Your Home
3. You and Your village (Parish)
4. Your Housing Needs
5. Housing Requirements
6. Special Needs
7. Your Household Income

Initially the response by the residents of the parish were 'promising' but a degree of inertia had been experienced as many residents objected to sections 4 and 5 feeling that it was overly intrusive. It was decided that completing this element should be voluntary and only if a household wished to progress the issue of affordable housing would they complete it. The largest proportion of the forms was returned anonymously.

The results by section:

1) Your Household:

A total of 149 residents were recorded with the age profile as follows;

0 -15 years	8	10.07%	15
16 -24 years	6	5.37%	8
25 - 44 years	7	5.37%	8
45 - 59 years	22	22.15%	33
60 -74 years	38	38.26%	57
75+ years	21	18.79%	28
overall count		0.00%	149

This table demonstrates the large bias toward elderly (over 60 years) at 57% of the total number of residents who responded.

2) Your Home:

2a) Do you currently (live in)

Rent a council home	0	0.00%	0
Rent a private home	2	2.94%	2
Own with a mortgage	20	29.41%	20
Live with parents	0	0.00%	0
Rent a Housing Assoc. Home	2	2.94%	2
Live in Tied accommodation	1	1.47%	1
Own with no mortgage	43	63.24%	43
Other (please specify below	0	0.00%	0
			68

The large proportion of owned properties (with or without a mortgage) at 92.3% is indicative of the type of property in the Parish but would require more detailed questioning as to its degree of representativeness.

2b) What kind of property do you live in?

Overall 64 out of 68 (94.1%) of households who responded returned the following.

House	51	76.12%
Bungalow	15	22.39%
Flat	0	0.00%
Other	1	1.49%

2c) How many bedrooms does your home contain?

1	2	2.94%
2	9	13.24%
3	20	29.41%
4	28	41.18%
5+	9	13.24%

68

2d) Are you currently on the Local Council housing waiting list?

Yes	0	
No	63	92.6%

Whilst 92.6% of households responded to this the result it concurs, broadly, with the Housing Register shown previously

2e) You and your village - Do you:

Currently live in the village?	67		22.26%
		Average	
If so, for how long?	63	years	22.78
Previously lived in the village?	2		0.66%
		Average	
If so, for how long?	2	years	18.50
Have relatives in the village?	2		0.66%
Work in the Village	2		0.66%

This table shows that the average residence in the Parish amongst those who responded is just over 22 years. However, the age range is wide from 6 months to 80 years.

2f) Do you know of anyone who has had to leave the village in the last 10 years that might want to return?

Yes	3
No	63
No respondent gave any further details	

2g) Would you be in favour of a SMALL development of affordable homes for local people?

Yes	36	53.73%
No	31	46.27%
How many (average per respondent)	4	

The comments below are extracted from responses where a household responded:

- By small, I would only find a maximum of 3 houses acceptable.
- Depending on Location
- Local people only
- On the grounds that roads are suitable (i.e. Utkinton Road & John Street, Tirley Garth - Rose Farm)
- Only if there really is an urgent need properly established
- Small but only for 'local' from Utkinton and Cotebrook Villages
- Small for local people only
- We would be in favour of small scale developments that compliment and maintain the character and distinctiveness of Utkinton

Section 3 – Your Housing Needs

3a) How many people in each of these age groups need housing?

A single response here.

0-15 years	0	0.00%
16-24 years	1	0.33%
25-44 years	0	0.00%
45-59 year	0	0.00%
60-74 years	0	0.00%
75+ years	0	0.00%

3b) What type of household needs housing?:

As for 3a) above – only a single respondent.

A single adult	0	0.00%
An adult couple	1	0.33%
3 or more adults	0	0.00%
A family with children	0	0.00%
A single elderly person	0	0.00%
An elderly couple	0	0.00%
Other	0	0.00%

3c) When is this housing going to be needed?

Now	0	0.00%
In 1 to 3 years	1	0.33%
In 3 to 5 years	0	0.00%

3d) Why is your current home unsuitable?

Nil response here.

It is too small	0	0.00%
It is too big	0	0.00%
It is too expensive	0	0.00%
Need to live independently	0	0.00%
Need to be closer to family	0	0.00%
Health/mobility problems	0	0.00%
Other reasons	0	0.00%

3e) Would you be prepared to move away from the village?

Two respondents in this category.

Yes	0	0.00%
No	2	0.66%

3f) If yes to question above, how far?

0 - 4 Miles	0	0.00%
5 - 10 Miles	0	0.00%
More than 10 miles	0	0.00%

Section 4 – Housing Requirements

4a) What kind of tenure would be most suitable for you?

Private ownership	0	0.00%
Shared ownership	0	0.00%
Rented	0	0.00%

4b) For private and shared ownership please indicate the maximum mortgage you could afford. (Assume no more than 3 times your annual income, joint if applicable)

£20-30,000	0	0.00%
£30 - 40,000	0	0.00%
£40 - 50,000	0	0.00%
£50 - 60,000	0	0.00%
£60 - 70,000	0	0.00%
£70 - 80,000	0	0.00%
£80 - 90,000	0	0.00%
£90 - 100,000	0	0.00%
£100,000 +	0	0.00%

4c) If you require rented accommodation, how much can you afford to pay each week in rent?

Up to £50	0	0.00%
£51 - £60	0	0.00%
£61 - £70	0	0.00%
£71 - £80	0	0.00%
£81 - £90	0	0.00%
£91 - £100	0	0.00%
£101 +	0	0.00%

4d) What type of home would be most suitable?

House	0	0.00%
Bungalow	0	0.00%
Flat	0	0.00%

4e) How many bedrooms would your home need?

One	0	0.00%
Two	0	0.00%
Three	0	0.00%
Four	0	0.00%
Four +	0	0.00%

4f) Do you need any in-house support?

Warden assisted	0	0.00%
Residential Care	0	0.00%
Care within the home	0	0.00%

4g) SPECIAL NEEDS

Please state if you have any specific housing needs (e.g. mobility difficulties, disability requirements)

(Nil returns in this section)

Section 5 - ABOUT YOUR HOUSEHOLD INCOME

5a) What is your household's weekly income before any tax deductions and not including housing benefit? Please indicate your joint income if possible.

Below £48	0	0.00%
£49 - £95	0	0.00%
£96 - £145	0	0.00%
£146 - £210	0	0.00%
£211 - £249	0	0.00%
£250 - £300	0	0.00%
£301 - £400	0	0.00%
£401 - £500	0	0.00%
£501 - £600	1	0.33%
£601 - £700	0	0.00%
Over £700	2	0.66%

5b) What level of savings do you have?

None	0	0.00%
Up to £1000	0	0.00%
£1001 - £5000	0	0.00%
£5001 - £10000	1	0.33%
Over £10000	2	0.66%

End of report.