

# **Rural Housing Needs Survey 2013**

## **Bulkeley and Ridley Parish**

### **Summary of Results**

**November 2013**

**Research & Consultation**

**Cheshire East Council**

**[www.cheshireeast.gov.uk/randc](http://www.cheshireeast.gov.uk/randc)**

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# Executive Summary

## Introduction

In October 2013 a rural housing needs survey was sent out to all residential households within the Bulkeley and Ridley Parish Council area, the purpose of the survey being to assess the affordable housing needs within the parish.

173 surveys were sent out and 67 returned, giving a response rate of 39%.

## Key findings

### Affordable housing – In favour or not

45% of respondents were in favour of a small development of affordable housing being built within the parish, with 32% against it and 23% unsure either way. If a development were to be built in Bulkeley and Ridley, those in favour think it would be beneficial for young people and first time buyers who wished to remain within the parish.

However, those against had concerns that there were not enough key services/amenities such as schools and shops within the parish.

### Housing needs within Bulkeley and Ridley

The survey highlighted several types of resident that had a housing need within Bulkeley and Ridley, including:

- 3 respondents requiring alternative housing within the parish
- 7 current Bulkeley and Ridley residents who wish to form a new household within the area within the next 5 years
- 8 ex-Bulkeley and Ridley residents who would move back into the area if affordable housing were available.

Of these 18 potential new households:

- 8 could be either subsidised ownership or rentable properties
- The majority would be for a son or daughter of a respondent
- The majority would be required within the next 2 years.

## Introduction

In October 2013 a rural housing needs survey was sent out to all residential households within Bulkeley and Ridley Parish Council area – the area highlighted on the following map:

The purpose of this survey was to assess the housing needs of Bulkeley and Ridley 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 [Cheshire East website](#).

173 surveys were sent out and 67 were returned, giving a response rate of 39%.

Note: There may appear to be some anomalies in the results. This is because some of the questions had multiple choice answers, and some were not completely answered or were filled in incorrectly. The following results have not been extrapolated.

## Current accommodation

Section one of the questionnaire asked respondents about their current accommodation.

The first question asked respondents how many years they had lived within Bulkeley and Ridley Parish - the majority, 59 (88%), had lived there for over five years, with the remaining 8 (12%) having lived there for less than five years.

Question two asked about the number of people living in each household. For the purpose of this questionnaire adults were classed as those aged 16 and over and children were classed as those aged under 16. The majority of respondents were one or two adult households (70%) - See Figure 1. 11 (17%) households had one or more children.

**Figure 1 – Household composition**

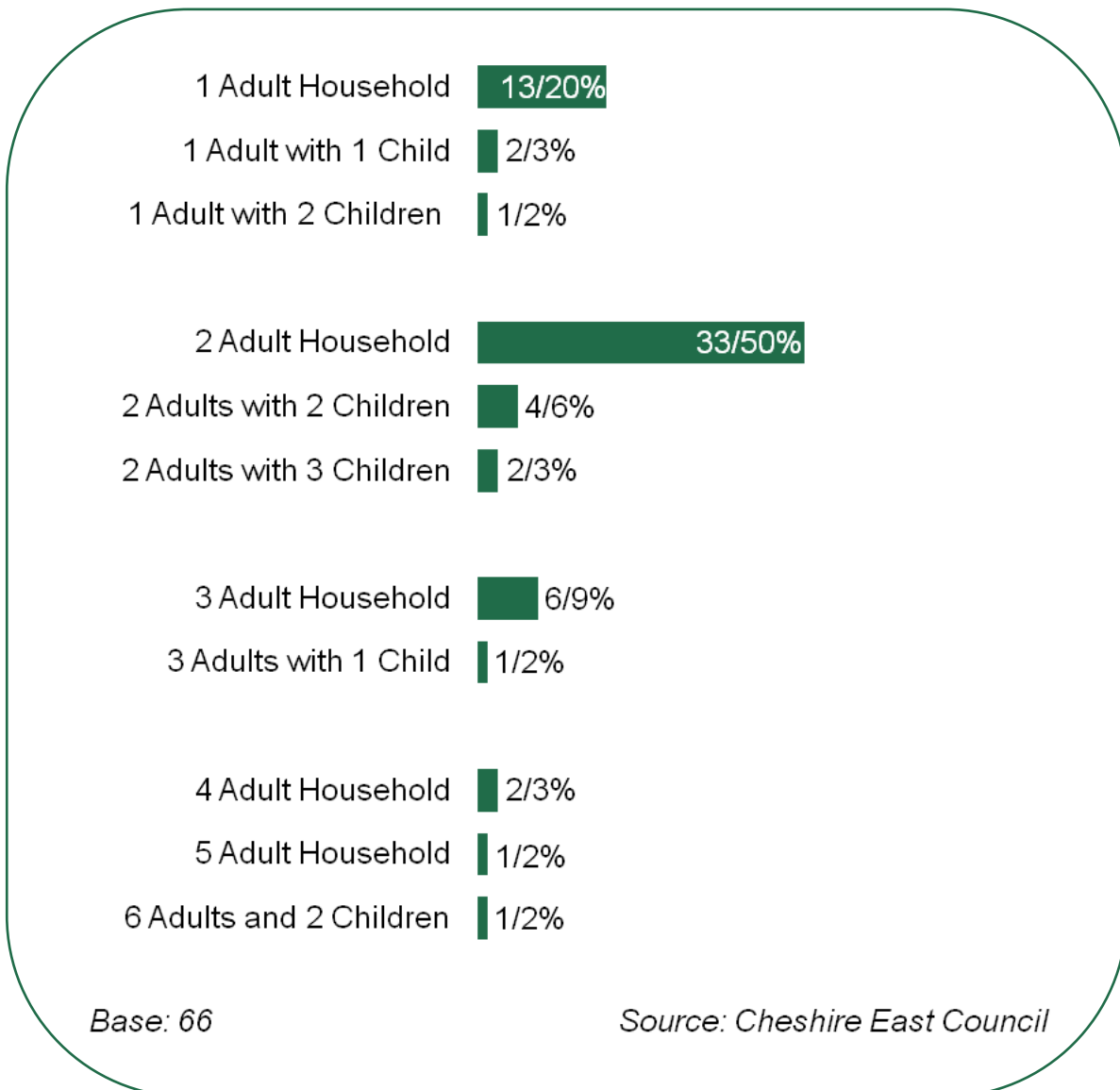
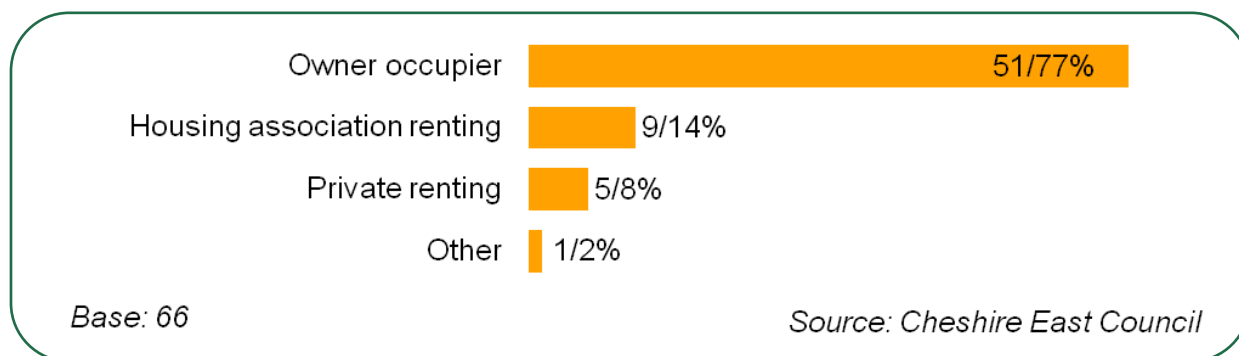


Figure 2 shows the number of respondents by current household tenure. 51 (77%) households were owner occupiers, 9 (22%) rented (either privately or through a housing association).

**Figure 2 – Household tenure**



## Alternative accommodation

Question four asked respondents if they, as the householder, currently needed alternative accommodation in their local area. 64 Bulkeley and Ridley householders answered the question, of which 3 (5%) said yes, with the remainder answering no.

Only two respondents gave a reason as to why they required alternative accommodation. One required larger accommodation and one stated other.

Those wanting alternative accommodation were also asked about the total annual income of their household. Details are shown in Table 1.

**Table 1 – Total annual income of the household**

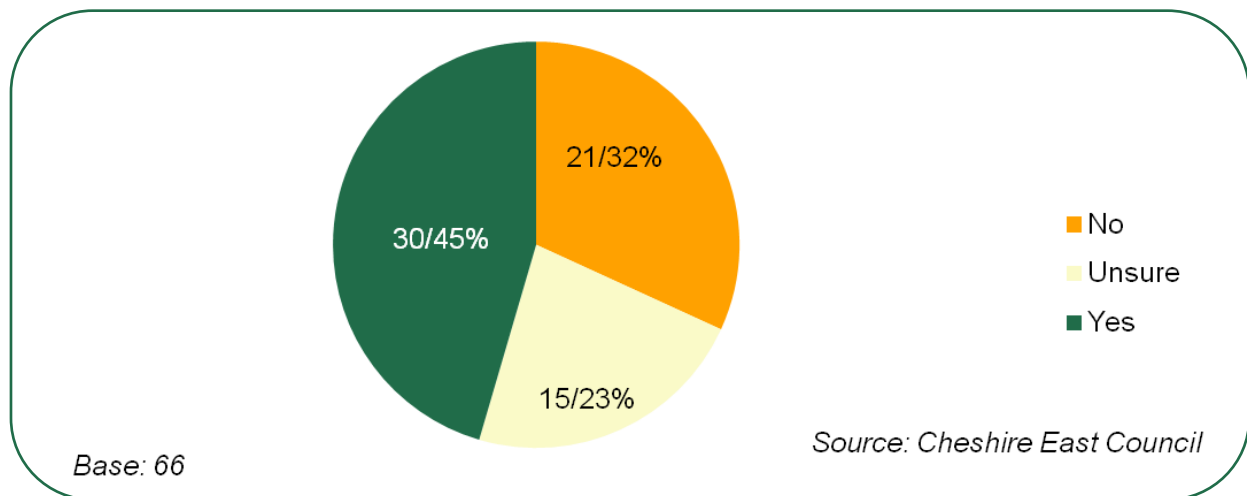
Total annual income of the household					
Under £15,000	1	£15,000-£19,999	1	£50,000 and over	1

## Affordable housing

### In favour of affordable housing or not?

Question seven asked respondents if they would be in favour of a small development of affordable housing being built in their parish to meet the needs of those having a local connection to Bulkeley and Ridley. Of the 66 respondents who answered the question, 30 (45%) were in favour, 21 (32%) were against and the remainder were unsure - see Figure 2.

**Figure 2 – Would you be in favour of a small development of affordable housing being built in your parish to meet the needs of those having a local connection to Bulkeley and Ridley?**



### Reasons for being in favour of affordable housing or not

Within question seven respondents were asked if they would like to give a reason for why they were, or were not, in favour of a small development of affordable housing being built in their parish.

A total of 28 respondents gave a reason for their decision - 15 were made by those in favour, 4 were made by those against, and 9 were made by those that were unsure.

### A summary of the 15 comments made by those in favour

The majority of comments made by those in favour (10 out of 15) were centred around the need for affordable housing to cater for younger residents and first time buyers who wished to remain within the parish. A few of these respondents also felt affordable housing would be beneficial to older people looking to downsize and to those who worked in the area.

One respondent suggested that the infrastructure of the parish needed improving first to support new households/more people. A further two respondents would like to clarify that they were only in favour of an affordable development subject to the houses being for local people only/ remained for first time buyers.



### **A summary of the 4 comments made by those against**

The main concern for those against affordable housing development seemed to be the lack of local key services/amenities/jobs within the parish.

### **A summary of the 9 comments made by those who were unsure**

The majority of those that left a comment and were unsure stated that it was dependent on how small the development was and where the houses would be located – one respondent specifically stated ‘only on brown-field’.

One respondent felt that it was a good idea however they had concerns that it would eventually fall into the hands of non-locals with another similarly saying the development would require strict controls. A few respondents were concerned that there were no local amenities available for more housing/people.

### **Suggested potential sites for affordable housing**

Question eight of the survey asked respondents if they were aware of any sites that might be suitable in their local area for affordable housing, and, if so, what the details were. A total of nine suggestions/comments were made – details of these comments have been sent to the parish.

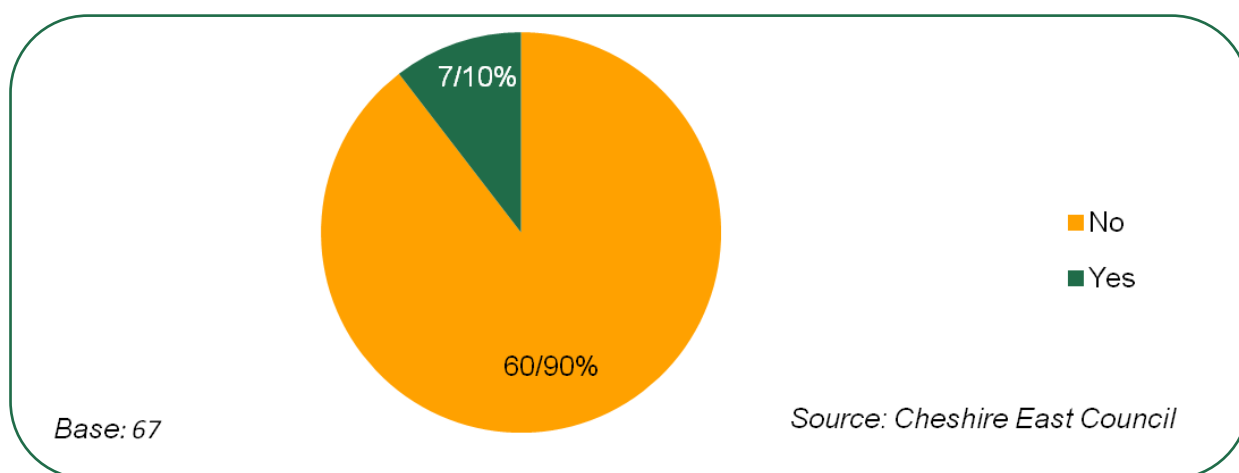
## New households

### Numbers of potential new households in Bulkeley and Ridley

Question nine asked if any household members, apart from the person completing the survey, wished to form a new household inside Cheshire East within the next five years, for which they would need their own accommodation.

66 respondents answered the question, of which 7 (10%) answered yes, with the remaining 60 (90%) answering no, see Figure 4.

**Figure 4 – Do any other household members, apart from yourself, wish to form a new household inside Bulkeley and Ridley within the next five years, for which they will need their own accommodation?**



Of the 7 respondents that answered yes, 3 said that there was 1 member within the household who wished to form a new household and 4 said there were two members that did. Therefore, of those that answered the survey, a minimum total of 11 Bulkeley and Ridley residents  $[(1 \times 3) + (2 \times 4)]$  wish to form a new household inside Bulkeley and Ridley within the next five years.

### Details of the 7 new households required in Bulkeley and Ridley

Questions ten to thirteen of the survey asked these 7 respondents about the details of the new household to be formed. The 4 respondents who indicated that 2 members of their household wished to form a new household were asked to answer questions ten to thirteen thinking about the one household member who required the move earliest.

The majority of those wishing to form a new household (6 out of 7) were the respondent's daughter or son, see Table 2.

**Table 2 – Details of the 7 new households required within Bulkeley and Ridley**

<b>When the move is required</b> (2 respondents did not answer this question)					
Within 1 year	2	Between 1 and 2 years	1	Between 3 and 5 years	2
<b>Person looking for accommodation</b>					
Daughter or son	6	Other	1		
<b>Type of tenure realistically looking for*</b>					
Private/Social renting	4	Subsidised ownership	3	Buying on the open market	3

\* Please note this is a multiple response question

3 respondents would only consider buying on the open market and therefore were excluded from the rest of the 'New households' section. The 4 respondents who indicated the new households would either be subsidised ownership or rented were then asked some further questions (questions 14 to 19). The details of which can be seen in Table 3.

**Table 3 – Details of the 4 new households that would be subsidised ownership or rented**

<b>Type of accommodation preferred*</b>					
House	1	Flat	1	Any	3
<b>Minimum number of bedrooms required</b>					
Three	2	Two	2		
<b>Number of adults over the age of 16 in the new household</b>					
Two	4				
<b>Number of Children under 16 in the new household</b>					
One	1	Two	1	None	3
<b>Total annual income of the new household</b> (One respondent preferred not to answer this question)					
Under £15,000	1	£15,000-£19,999	1	£20,000-£24,000	1

\*Please note this is a multiple response question

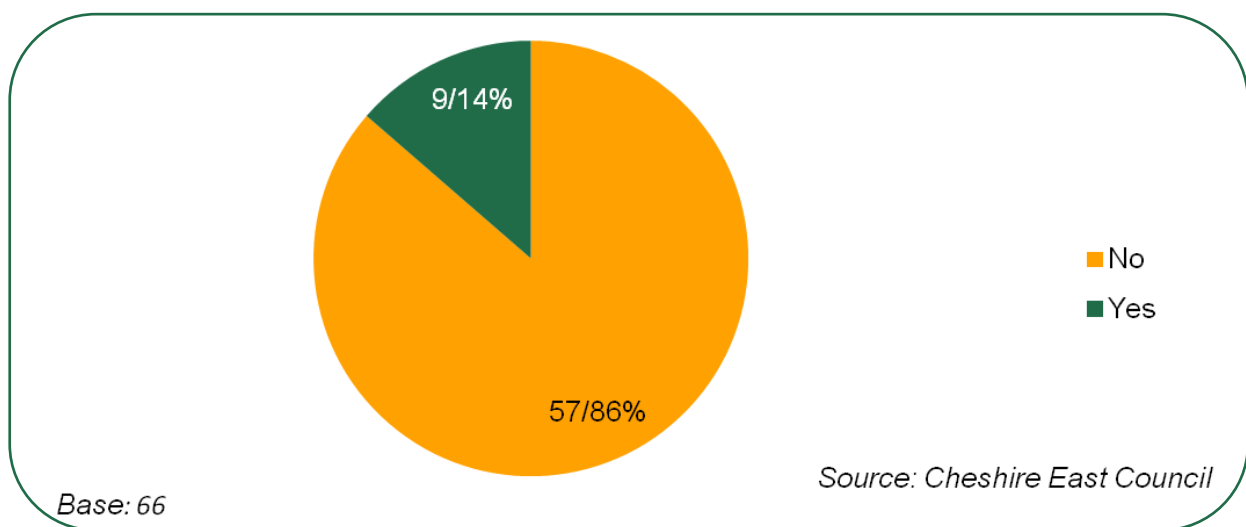
## Returning members of household

### Numbers of potential returning ex-Bulkeley and Ridley residents

Question nineteen asked respondents if any member of their household had moved out of the Bulkeley and Ridley Parish within the last five years because they could not afford to buy/rent a home in the area.

66 respondents answered the question, of which 9 (14%) answered yes, with the remaining 57 answering no - see Figure 6.

**Figure 6 – Has any member of your household moved out of the parish or the Cheshire East area within the last five years, because they could not afford to buy/rent a home in the local area?**



Of the 9 that answered yes, 8 said that these ex-household members who had moved out of the area would wish to return within 5 years if affordable housing was available with 1 saying they were unsure.

3 said that there was 1 ex-member of the household who would wish to return to form a new household, 2 said there were 2 members that did and 2 said that there were 3 or more that did. Therefore, of those that answered the survey, a minimum total of 13 ex-Bulkeley and Ridley residents  $[(3 \times 1) + (2 \times 2) + (2 \times 3)]$  would wish to return to the parish within the next five years.

### Details of the 8 returning households

Questions nineteen to thirty of the survey asked these 8 respondents about the details of those who would like to return and form a new household. The 4 respondents who indicated that more than 1 member would wish to return were asked to answer questions nineteen to thirty thinking about the one household member who would like to return earliest.

**Table 4 – Details of the 8 returning households required within Bulkeley and Ridley**

<b>When the move is required</b> (2 respondents did not answer this question)					
Between 1 and 2 years	6				
<b>Person looking for accommodation</b> (1 respondent did not answer this question)					
Daughter or son	6	Other	1		
<b>Type of tenure realistically looking for*</b>					
Subsidised ownership	4	Buying on the open market	3	Private /Social renting	3

\*Please note this is a multiple response question

3 respondents would only consider buying on the open market and therefore were excluded from the rest of the 'Returning households' section. The 5 respondents who indicated the returning households would either be subsidised ownership or rented were then asked some further questions (questions 19 to 30). The details of which can be seen in Table 5.

**Table 5 – Details of the 5 returning households that would be subsidised ownership or rented**

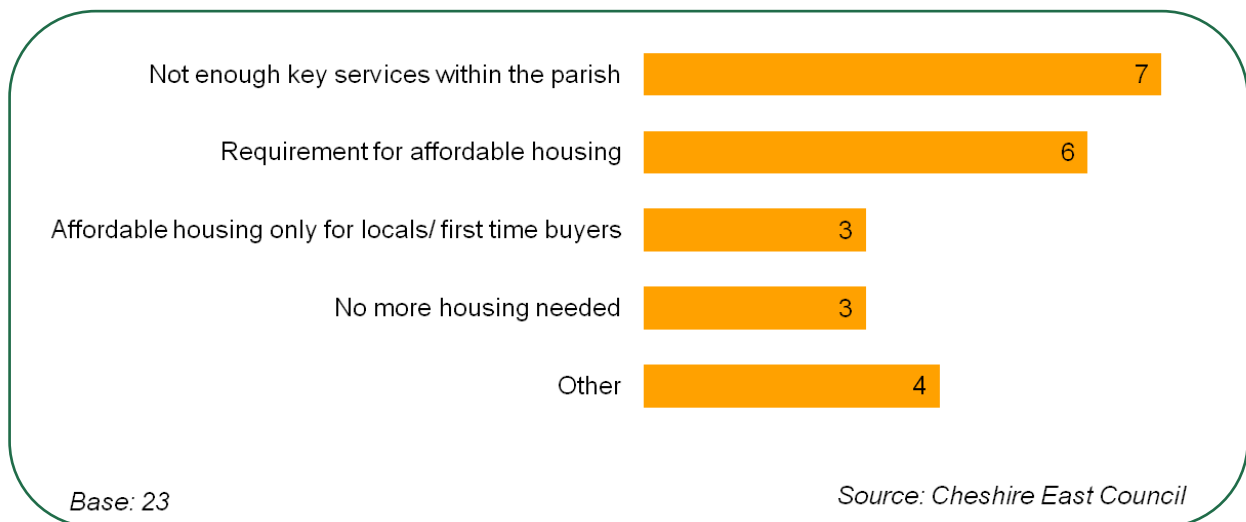
<b>Type of accommodation preferred*</b>					
House	2	Any	3		
<b>Minimum number of bedrooms required</b>					
Three	3	Two	2		
<b>Number of adults over the age of 16 in the returning household</b> (1 respondent did not answer this question)					
Two	3	One	1		
<b>Number of Children under 16 in the returning household</b>					
One	1	Two	2	None	1
<b>Total annual income of the returning household</b> (2 respondents preferred not to answer this question)					
£20,000-£24,000	2	£35,999-£39,999	1		

\*Please note this is a multiple response question.

## General Comments

All respondents to the survey were invited to make any general comments regarding the parish, 23 respondents chose to leave a comment. The majority of respondents made a comment regarding affordable housing. A summary of the responses can be seen in Figure 7 below:

**Figure 7 – Do you have any general comments to make?**



7 of the 23 respondents that commented felt that there were not enough key services (for example schools, public transport, shops) within the parish to cater for more housing/people. Within these comments a few stated that more than one car would be needed by families meaning anyone moving into the parish would require a reasonable income and wouldn't then be eligible for affordable housing.

6 of the respondents that left a comment felt there was a need for affordable housing within the parish for first time buyers/younger people to be able to remain within the village. 3 commented that an affordable housing development should remain for locals/first time buyers only. A further 3 respondents did not feel there was a need for any further housing, they liked the area the way it was and felt more housing would have a detrimental effect on the area.

## Conclusions

Results from the survey indicate a need for affordable housing within Bulkeley and Ridley Parish. There were a potential 18 new households required, with 9 of these being required at an affordable level (tenure being subsidised ownership or rental).

Findings within the survey would suggest that this should perhaps be treated as a minimum affordable housing requirement, rather than a maximum requirement, due to the following reasons:


- The response rate of 39% indicates that there may be affordable housing requirements in the parish not captured within the survey
- The survey only captured the details of the one household member who required the move earliest for both current and returning households for which there were a minimum of 4 and 5 potential extra households respectively.

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

# Appendix 1 – The questionnaire

For office use only:

## Rural Housing Needs Survey 2013



Whether you consider yourself to have a housing need or not, the information that you provide is important, so please spend a few minutes filling in this form. The more feedback that we receive, the more accurately we will be able to respond to the housing needs within your parish. Please note that all information provided will be treated in the strictest confidence.

To be completed by the householder (if a joint household can one person please complete).

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

**Current accommodation**

**Q1** How many years have you lived within Bulkeley & Ridley parish?  
*Please tick one box only*

Five years or less..... <sup>1</sup>      More than five years ..... <sup>2</sup>

**Q2** How many people live in your household? (Including yourself)  
*Please write in a number in the box e.g. 2*

Adults (16 and over).....

Children (under 16) .....

**Q3** In which of these ways does your household occupy your current accommodation?  
*Please tick one box only*

Tied accommodation..... <sup>1</sup>      Owner occupier..... <sup>4</sup>

Private renting..... <sup>2</sup>      Other (*Please tick and specify below*) ..... <sup>5</sup>

Housing association renting ..... <sup>3</sup>

**Q4** Do you, the householder, currently need alternative accommodation in your local area?  
*Please tick one box only*

Yes..... <sup>1</sup> **Go to Q5**      No ..... <sup>2</sup> **Go to Q7**

**Alternative accommodation**

**Q5** Please indicate why you need alternative accommodation?  
*Please tick all that apply*

Need larger accommodation ..... <sup>1</sup>      Need cheaper home ..... <sup>6</sup>

Need smaller accommodation..... <sup>2</sup>      Need permanent accommodation (if living in short term let)..... <sup>7</sup>

Need independent accommodation ..... <sup>3</sup>      Need to be closer to a carer or dependent..... <sup>8</sup>

Need level or physically adapted accommodation ..... <sup>4</sup>      Other reason (*Please tick and specify below*) ..... <sup>9</sup>

Need to be closer to employment ..... <sup>5</sup>



**Q6 What is the total annual income of the household?**

(Asking about household and personal income can be controversial and it is understandable that people are reluctant to provide this information. However, the purpose of this survey is to assess the need of households who are unable to buy or rent on the open market and we are unable to do this without knowing into which range the household income falls. You can be assured that the answers given in this survey are anonymous and completely confidential; the completed surveys are to be returned to Cheshire East Council in the freepost envelope provided and cannot be linked in any way to you).

*Please tick one box only*

- |                        |                             |                        |                             |
|------------------------|-----------------------------|------------------------|-----------------------------|
| Under £15,000.....     | <input type="checkbox"/> 01 | £35,000 - £39,999..... | <input type="checkbox"/> 06 |
| £15,000 - £19,999..... | <input type="checkbox"/> 02 | £40,000 - £44,999..... | <input type="checkbox"/> 07 |
| £20,000 - £24,999..... | <input type="checkbox"/> 03 | £45,000 - £49,999..... | <input type="checkbox"/> 08 |
| £25,000 - £29,999..... | <input type="checkbox"/> 04 | £50,000 and over.....  | <input type="checkbox"/> 09 |
| £30,000 - £34,999..... | <input type="checkbox"/> 05 | Prefer not to say..... | <input type="checkbox"/> 10 |

**Affordable housing**

**Q7 Would you be in favour of a small development of affordable housing being built in our parish to meet the needs of those having a local connection with Bulkeley and Ridley?**

*Please tick one box only*

- Yes.....  1      No.....  2      Unsure.....  3

If you wish to, please give a reason for this view:

**Q8 If you are aware of any sites in your local area that might be suitable for affordable housing please provide details *Please write details in the box below***

**New households**

**Q9 Do any household members, apart from yourself, wish to form a new household inside Bulkeley and Ridley within the next five years (for which they will need their own accommodation)? *Please tick one box only***

- Yes.....  1 **Go to Q10**      No.....  2 **Go to Q19**

**Q10 How many members of your household wish to form a new household inside Bulkeley and Ridley within the next five years (for which they will need their own accommodation)?**

*Please tick one box only*

- One.....  1      Two.....  2      Three or more.....  3

**For the following questions up to question 19, please consider the one household member who requires the move earliest.**

**Q11 When is the move required?**

*Please tick one box only*

- |                          |                            |                          |                            |
|--------------------------|----------------------------|--------------------------|----------------------------|
| Within 1 year.....       | <input type="checkbox"/> 1 | Between 2 & 3 years..... | <input type="checkbox"/> 3 |
| Between 1 & 2 years..... | <input type="checkbox"/> 2 | Between 3 & 5 years..... | <input type="checkbox"/> 4 |

**Q12 Who is looking for accommodation?**

*Please tick one box only*

Daughter or son .....  1

Other (Please tick and specify below) .....  2

**Q13 Taking into account the cost of housing in your area what type of tenure would they realistically be looking for? Please tick all that apply**

Subsidised ownership to an affordable level .....  1 *Go to Q14*

Private renting .....  2 *Go to Q14*

Social renting .....  3 *Go to Q14*

Buying on the open market .....  4

*If you chose only buying on the open market go to Q19*

**Q14 What type of accommodation is preferred?**

*Please tick all that apply*

House .....  1

Flat .....  2

Bungalow .....  3

Supported Housing .....  4

Any .....  5

**Q15 What would be the minimum number of bedrooms required?**

*Please tick one box only*

One .....  1

Two .....  2

Three .....  3

Four or more .....  4

**Q16 How many adults over the age of 16 would there be within the new household?**

*Please tick one box only*

One .....  1

Two .....  2

Three .....  3

Four or more .....  4

**Q17 How many children under 16 would there be in the new household?**

*Please tick one box only*

One .....  1

Two .....  2

Three .....  3

Four or more .....  4

**Q18 What would be the total annual income of the new the household?**

*Please tick one box only*

Under £15,000 .....  01

£15,000 - £19,999 .....  02

£20,000 - £24,999 .....  03

£25,000 - £29,999 .....  04

£30,000 - £34,999 .....  05

£35,000 - £39,999 .....  06

£40,000 - £44,999 .....  07

£45,000 - £49,999 .....  08

£50,000 and over .....  09

Prefer not to say .....  10

(Asking about household and personal income can be controversial and it is understandable that people are reluctant to provide this information. However, the purpose of this survey is to assess the need of households who are unable to buy or rent on the open market and we are unable to do this without knowing into which range the household income falls. You can be assured that the answers given in this survey are anonymous and completely confidential; the completed surveys are to be returned to Cheshire East Council in the freepost envelope provided and cannot be linked in any way to you).

## Returning members of household

**Q19** Has any member of your household moved out of Bulkeley and Ridley within the last five years, because they could not afford to buy/rent a home in the area? *Please tick one box only*

Yes .....  **1** *Go to Q20*      No .....  **2** *Go to Q31*

**Q20** If yes, would the member(s) of your household who has/have moved out wish to return within five years if affordable housing were available? *Please tick one box only*

Yes .....  **1** *Go to Q21*      No .....  **2** *Go to Q31*      Unsure .  **3** *Go to Q31*

**Q21** How many members would wish to return to Bulkeley and Ridley? *Please tick one box only*

One .....  **1**      Two .....  **2**      Three or more .....  **3**

**For the following questions up to question 31, please consider the one household member who would like to return earliest.**

**Q22** When would they be looking to return? *Please tick one box only*

Within 1 year .....  **1**      Between 2 & 3 years .....  **3**  
Between 1 & 2 years .....  **2**      Between 3 & 5 years .....  **4**

**Q23** Who would be looking to return? *Please tick one box only*

Daughter or son .....  **1**      Other (*Please tick and specify below*) .....  **2**

**Q24** Taking into account the cost of housing in your area what type of tenure would they realistically be looking for? *Please tick all that apply*

Subsidised ownership to an affordable level .....  **1** *Go to Q25*      **If you chose only buying on the open market go to Q31**  
Private renting .....  **2** *Go to Q25*      Buying on the open market .....  **4**  
Social renting .....  **3** *Go to Q25*

**Q25** What type of accommodation would be preferred? *Please tick all that apply*

House .....  **1**      Supported Housing .....  **4**  
Flat .....  **2**      Any .....  **5**  
Bungalow .....  **3**

**Q26** What would be the minimum number of bedrooms required? *Please tick one box only*

One .....  **1**      Three .....  **3**  
Two .....  **2**      Four or more .....  **4**

**Q27 What would be the total annual income of those returning?**

*Please tick one box only*

- |                        |                             |                        |                             |
|------------------------|-----------------------------|------------------------|-----------------------------|
| Under £15,000.....     | <input type="checkbox"/> 01 | £35,000 - £39,999..... | <input type="checkbox"/> 06 |
| £15,000 - £19,999..... | <input type="checkbox"/> 02 | £40,000 - £44,999..... | <input type="checkbox"/> 07 |
| £20,000 - £24,999..... | <input type="checkbox"/> 03 | £45,000 - £49,999..... | <input type="checkbox"/> 08 |
| £25,000 - £29,999..... | <input type="checkbox"/> 04 | £50,000 and over.....  | <input type="checkbox"/> 09 |
| £30,000 - £34,999..... | <input type="checkbox"/> 05 | Prefer not to say..... | <input type="checkbox"/> 10 |

(Asking about household and personal income can be controversial and it is understandable that people are reluctant to provide this information. However, the purpose of this survey is to assess the need of households who are unable to buy or rent on the open market and we are unable to do this without knowing into which range the household income falls. You can be assured that the answers given in this survey are anonymous and completely confidential; the completed surveys are to be returned to Cheshire East Council in the freepost envelope provided and cannot be linked in any way to you).

**Q28 How many adults over the age of 16 would there be within the new household?**

*Please tick one box only*

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

**Q29 How many children under 16 would there be in the new household?**

*Please tick one box only*

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

**Q30 Would the household have specific housing needs (e.g. mobility, disability requirements)?**

*Please tick one box only*

- |          |                            |         |                            |
|----------|----------------------------|---------|----------------------------|
| Yes..... | <input type="checkbox"/> 1 | No..... | <input type="checkbox"/> 2 |
|----------|----------------------------|---------|----------------------------|

**Q31 Do you have any general comments?**

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**Thankyou for taking the time to fill out this survey. Please return it in the pre-paid envelope provided by 8th November 2013.**

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