

Little Leigh Parish Affordable Housing Need Survey

Analysis Report

Questionnaire conducted January 2009.
Report produced February 2009.

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Executive Summary.

In January 2009, a local housing needs survey for the rural community of Little Leigh was undertaken. Housing needs questionnaires, in line with previous similar surveys of this nature, were distributed to all households within this Parish and a total of 91 households completed and returned their responses.

A total of 3 households representing at least 4 people considered themselves to be in housing need. Table 1 below.

Table 1. Number of households considering themselves in need of affordable housing.

	Households considering themselves in need now	Households considering themselves in need within five years
TOTAL number of households considering themselves in need	1	2

Definition:

Affordable housing is defined as property provided for people (that meet specific criteria) who can't afford to buy or rent a property because of high property prices or high rental prices. Rural affordable housing is built specifically to meet local need, for local people who are not able to solve their housing needs by purchasing or renting on the open market.

It is considered good practice with Parish Housing Needs Surveys to get an indication of need and then discount that figure due to possible inaccuracies of completion of Questionnaires and the potential change in circumstances of applicants because it can take time to deliver a scheme. It is important to discount figures to ensure there are more than enough local people to occupy completed units. This practice has been used in Vale Royal with three previous schemes.

The figures in Table 1 do not support a scheme of affordable properties in the immediate future.

If other Parish Housing Needs Surveys are conducted in neighbouring Parishes then it might be appropriate to consider the combined local need.

If any site is progressed, further details from applicants will be requested.

4.

From the responses, the type of accommodation that would meet need across Little Leigh is: House 33 %, Bungalow 33%, Other 33%. However, the number of responses is too small a sample to reach any conclusions.

From the responses, the preferred tenure is: Shared ownership 67%, Rented 33%. However, the number of responses is too small a sample to reach any conclusions. It should be noted that the financial circumstances of applicants were not requested at this stage. Some applicants may not be able to afford shared ownership and this preference may be disproportionately high. General guidance across the Borough seeks a broad target of 50% rented and 50% shared ownership but this should be tailored to the specific need in that rural area and is subject to further discussion as schemes progress and the prevailing economic situation.

91 replies were received from households in Little Leigh Parish from 231 Questionnaires distributed. This represents a response rate of around 39.4%.

46 households would support a small new development if it is affordable housing for local people and there is a proven need.
48.8% (43 of 88) of households completing Part One (ie. not registering their own need) would support a small new development if it is affordable housing for local people and there is a proven need.

1 household indicated they considered themselves to be in housing need but did not complete Part Two so only 3 are recorded. That household is likely to have made an error because they answered NO to questions 1 and 2.
3 households stated they do not have a need for affordable housing but then partly completed Part Two of the Questionnaire. These 3 were not included in the data for Part Two.

Introduction and Context.

Vale Royal Borough Council, with the support of Little Leigh Parish Council, assessed the affordable housing need.

In early January 2009 Questionnaires on affordable housing were posted to all households within the Parish.

Government planning and housing policy recognises a requirement exists to provide housing in response to local need. Special powers have been introduced to enable planning authorities to address need where individuals are excluded from their community because of the relationship between income and the cost of accessing the local housing market.

Vale Royal Borough Council acknowledges the national and regional agenda that identifies the need for affordable housing. Vale Royal's Housing Strategy acknowledges the issue of rural affordability is a significant one within the Borough.

Rural affordable housing is specifically about provision of housing to local people with an established connection.

Process and Methodology.

In January 2009 Questionnaires on affordable housing were posted to all households within the Parish.

This Questionnaire has a covering letter of explanation:

Vale Royal Borough Council, with the support of Little Leigh Parish Council, is conducting a survey on affordable housing. The enclosed questionnaire is intended to gather the views of the wider community on the provision of affordable housing within the Parish and establish the degree of need for affordable housing from people with a local connection to the Parish.

Coincidentally, some households will also receive a general Housing Survey this month for the new Unitary Authority of Cheshire West and Chester. This Parish Survey relates specifically to rural affordable housing. If you receive both, please complete both.

Affordable housing is property provided for people (that meet specific criteria) who can't afford to buy or rent a property because of high property prices or high rental prices even though they would like to remain in an area.

The type of housing that might be made available includes shared ownership properties and reduced cost rental properties. Agreements are put in place to ensure properties remain affordable in the future.

It is important we record the circumstances of anyone who considers that they are in need of affordable housing and would qualify for consideration so that appropriate options can be pursued.

If no-one in your household is in need of affordable housing either now or in the next few years, please answer the six questions in Part One as your views are still greatly appreciated. You do not need to provide your contact details.

If anyone in your household is in need of affordable housing, they should complete Part Two as well.

If there is more than one member of your household in need of affordable housing or you would like to forward a copy to someone else you believe may qualify, additional copies can be obtained from Phil Addison on telephone 01606 867879 or email phil.addison@valeroyal.gov.uk. Funded by DEFRA (Department of Environment, Food and Rural Affairs), Phil is this region's Rural Housing Enabler whose role is to advise on rural affordable housing.

Completed questionnaires should be returned **BEFORE 31st JANUARY 2009** in the pre-paid envelope provided.

If the results of the Survey prove a significant level of need within the area then the Parish Council will discuss the matter with Vale Royal Borough Council, consult with the community and liaise with appropriate housing associations in an attempt to progress this initiative. Any new homes will be for local people and those with a local connection who are in housing need.

Additional information will be required in the future to ensure that only those who qualify because of financial and housing circumstances and direct local connection can benefit from any new housing.

Thank you for your time.

Results.

Results of Part One.

Part One of the Questionnaire, intended for everybody, asked six questions.

Part One, Question One.

1. Do you consider there is a need for affordable housing in Little Leigh Parish?

Anyone also completing Part Two of the Questionnaire and therefore interested in acquiring affordable housing would probably answer Yes to this question.

Of the 88 households only completing Part One, the responses are as follows:

YES – 23

NO – 45

DON'T KNOW – 19

1 put "Maybe"

Comment added: "What about the development due off Winnington Lane?"

Of the 3 households also completing Part Two, the responses are as follows:

YES – 3

NO – 0

DON'T KNOW – 0

Part One, Question Two.

2. In principle, would you support a small new development if it is affordable housing for local people and there is a proven need?

Anyone also completing Part Two of the Questionnaire and therefore interested in acquiring affordable housing would probably answer Yes to this question.

Of the 88 households only completing Part One, the responses are as follows:

YES – 43

NO – 43

Left blank - 2

Comments added:

"Depends on number, location, provision of facilities – shop, post office etc."

"Not for incomers who have taken smaller houses and enlarged them."

Of the 3 households also completing Part Two, the responses are as follows:

YES – 3

NO – 0

7.

Part One, Question Three.

3. Does your current accommodation adequately meet your household needs?

Of the 88 households only completing Part One, the responses are as follows:

YES – 81

NO – 7*

*1 stated too small and subsidence, 1 stated too small, 1 stated too large, 1 stated requires a visiting service for older persons and an alarm link, 1 stated needs to be adapted because of disability, 1 stated other – no central heating. 1 gave no reason.

Of the 3 households also completing Part Two, the responses are as follows:

YES – 2

NO – 1**

** 1 household indicated too expensive, too large and needs to be adapted because of disability

Part One, Question Four.

4. Has anyone from your family (children, parents, brothers and sisters) moved away from the Parish in the last 5 years due to difficulties in finding a suitable home locally that they can afford?

YES – 4

NO – 87

Part One, Question Five.

5. Do you or anyone living with you anticipate a requirement for affordable accommodation in the Parish now or within the next five years?

NO – 85

YES NOW – 2 (but 1 did not complete Part Two so 1 is included in the data).

WITHIN 5 YEARS – 3 (1 stated they want to provide it themselves and own it outright but this does not fall within the definition of affordable housing so 2 are included in the data).

Left blank - 1

Part One, Question Six.

6. In due course would you like to attend a community consultation event to receive more information?

YES – 49

NO – 42

8.

Results of Part Two.

Part Two of the Questionnaire, intended for those interested in acquiring affordable accommodation now or within 5 years, asked 13 questions.
3 households considered themselves to be in housing need.

1 of these households stated they are interested in acquiring affordable accommodation now (**marked A in the results below**).

2 households stated they are interested in acquiring affordable accommodation within five years (**marked B in the results below**).

Part Two, Question One.

1. Do you live in this Parish?
A. YES – 1 B. YES – 2
 NO – 0 NO – 0

If “Yes” how long have you lived in the Parish?

- A. 43 years. B. One answered 20 years.

Those households that indicated YES to this question were asked to continue from Part Two, Question Four.

Part Two, Questions Two and Three.

These questions are intended to determine an established connection to the local area.

For the record, the questions used are as follows:

2. If you don't live in the Parish now, have you lived in the Parish at some time in the last 20 years?
3. Do you live in any of the adjoining Parishes? Please specify which Parish.

Part Two, Question Four.

4. Do you work in this or any adjoining rural Parish?
 Please specify which Parish: This Parish, Adjoining Parish (please specify).
A. YES - 0
 NO - 1

Part Two, Question Five.

5. Do you have any other local connection to the Parish?
 Please specify when and how long.

Used to live in the Parish. Parent or child lives in the Parish. Other – specify.

No other connection specified.

9.

Part Two, Question Six.

6. Where do you currently live?
- A. With parents/family - 0
With friends - 0
Alone in unsatisfactory accommodation - 0
Together as a household within this Parish – 1
Within another household in this Parish – 0
Outside the Parish – 0
- B. With parents/family - 1
With friends - 0
Alone in unsatisfactory accommodation - 0
Together as a household within this Parish – 1
Within another household in this Parish – 0
Outside the Parish – 0

Part Two, Question Seven.

7. What is the tenure of your home?
- A. Owned with mortgage by a household member(s) – 0
Owned outright by a household member – 1
Shared ownership (part owned/part rented) – 0
Rented from a Housing Association – 0
Rented from a private landlord – 0
Lodger – 0
Tied to job – 0
Other (please specify) – 0
- B. Owned with mortgage by a household member(s) – 1**
Owned outright by a household member – 1
Shared ownership (part owned/part rented) – 0
Rented from a Housing Association – 0
Rented from a private landlord – 0
Lodger – 0
Tied to job – 0
Other (please specify) – With parents/family: 1**

Part Two, Question Eight.

8. Which tenure would you prefer? *Please tick one only*
- Rented – 0
Shared ownership (part buy and part rent) – 1
Either - 1
Left blank – 1

10.

Part Two, Question Nine.

9. Are you on the Local Authority or Housing Association register or waiting list?
YES – 0
NO – 3

Part Two, Question Ten.

10. What type of accommodation would best meet your needs? (Please tick one).

- House – 1
Flat / maisonette / apartment – 0
Bungalow – 1
Sheltered / retirement housing – 0
Adapted for special needs – 1
Ground floor / all on one level – 0
Other (please specify) – 0

Part Two, Question Eleven.

11. Please indicate your proposed household type and therefore number of bedrooms required.
One person household 1 bedroom – 0
Couple 1 bedroom – 1
Family 2 bedrooms – 0
Family 3 bedrooms – 0
Other (please explain) – 1 “couple + 3 bedrooms”
Left blank - 1

Part Two, Question Twelve.

12. Please tell us the NUMBER OF PEOPLE in your proposed household in each of the following age groups.

1 household put ticks rather than a number. It is assumed one tick is one person.

- | | |
|-------------------|---------------------|
| Age 0-11 male: 0 | Age 0-11 female: 0 |
| Age 12-16 male: 0 | Age 12-16 female: 0 |
| Age 17-29 male: 1 | Age 17-29 female: 1 |
| Age 30-49 male: 0 | Age 30-49 female: 0 |
| Age 50-69 male: 0 | Age 50-69 female: 1 |
| Age 70+ male: 1 | Age 70+ female: 0 |

(Total 4 people minimum)

Left blank - 1

Part Two, Question 13.

13. Please indicate your use of transport.

- | | |
|----------------------|--|
| I own my own car – 3 | I have access to a car - 0 |
| We share a car - 0 | I am dependent on public transport – 0 |

