

Churton Housing Needs Report

This report was produced by Cheshire Community Action, and commissioned by Churton Parish Council.

FINAL VERSION – March 2025



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1.0 EXECUTIVE SUMMARY

The Churton Housing Needs Report, commissioned by Churton Parish Council and conducted by Cheshire Community Action, assesses the housing needs in the Churton area. This report is designed to provide data-driven insights into local housing demand and affordability to inform potential housing development decisions.

Key Findings

Demographic trends:

- Churton has a similar age structure to CWaC but with a **slightly older population**, having a higher proportion of individuals aged 65+ (23% vs. 21%). The working-age population is the same, while the proportion of children is slightly lower. Churton is **more family-oriented**, with a higher proportion of family households (79% vs. 65%) and fewer single-person households (18% vs. 30%) compared to CWaC.

Housing prices:

- Farndon Ward remains a premium housing market with significantly **higher house prices than CWaC**. While demand for premium properties is strong, lower quartile prices have increased moderately (13%), indicating less pressure at the lower end of the market. The large gap in lower quartile prices (£280,000 vs. £170,000) suggests **limited affordable housing**, potentially driving lower-income buyers elsewhere.

Affordability:

- Farndon Ward has a high affordability ratio (9.33–10.04) compared to CWaC (6.95–7.25), indicating a significant gap between income and house prices. Households with a median income (£39,600) can comfortably afford rental options, including market, affordable, and Social Rent, as well as Shared Ownership at 25% or 50%. However, they cannot afford market-priced homes, even with a 20–30% discount. Lower quartile income households (£30,000) can **afford all rental tenures** but not market or discounted sales. The **high house price-to-income ratio suggests limited affordability, especially for buyers**.

Survey Results:

- **Total Surveys Distributed:** 141 surveys were distributed to households, representing 100% of the target households.
- **Total Surveys Returned:** Out of 141 surveys, 63 were returned, indicating a response rate of 45% (which is well **above the average** of 15-20% for this type of survey).
- **Local demand for new homes:** 10 respondents (7% of households) expressed demand for new accommodation in the next 5 years. This is equivalent to 16% of survey respondents.

- **Housing needs** in the area are primarily for **3-bedroom homes (70%)**, mainly for couples without children, with one couple potentially eligible for an affordable 'First Home'. Demand for **4-bedroom homes (20%)** comes from both couples with and without children. A small need **(10%) exists for 2-bedroom homes**, specifically for a single-person household. Most households prefer market home purchases.

Affordable Housing Need:

- The survey identified one couple with children potentially eligible for a **3-bed affordable home under the 'First Home'** scheme. CWaC's housing register shows **two applicants seeking affordable housing in Churton, both in the low-need category**, one requiring a 3-bed and the other a 2-bed home. Only three affordable properties exist in Churton, all 2-bed bungalows for Affordable Rent. Turnover is low, with only one property becoming available since December 2022, receiving 23 bids. Overall, demand and provision of affordable housing in Churton are low.

Views on Affordable Housing:

- **55%** of survey respondents said that they **would not support a small affordable housing development** for local people.
- In the comments, residents had mixed views on housing development in Churton. Many **oppose large-scale building**, citing traffic, congestion, loss of village character, and inadequate infrastructure like healthcare and schools. **Some support limited, well-designed infill** development but oppose expansion beyond the built-up area. There are calls to prioritise **conversions, extensions, and redevelopment** over new builds. The **former Smithy site** is suggested for mixed-use housing. Concerns exist about the village's lack of amenities to support affordable housing. If development occurs, residents stress it should be carefully planned, in suitable locations, and **benefit local people without compromising Churton's rural charm and heritage**.

2.0 INTRODUCTION

CCA was commissioned by Churton Parish Council to carry out a housing needs assessment of Churton parish area to collect up-to-date information from local residents to inform the Churton Neighbourhood Plan.

The data in the report will be relevant for up to 5 years (from November 2024) to inform housing developments in the area. It also provides an evidence base for the Parish Council to respond to, and influence future planning applications to help ensure that they meet local needs.

The survey was aimed at residents within the Parish – the results of which are included in this report. The report also includes analysis of demographic trends, the local housing market, housing affordability, needs from the housing register / waiting list and housing supply from pipeline developments with planning permission, which gives a comprehensive assessment of the local affordable housing need and local demand for market housing.

Cheshire Community Action is a local charity based in Cheshire that has conducted the housing needs assessment independently. All personal information that has been received as part of the survey has been treated as confidential in line with General Data Protection Rules.

3.0 METHODOLOGY

Housing Needs Survey and Assessment

The housing needs survey questions and assessment methodology has been developed based on the principles and guidance agreed by the National Rural Housing Enabler's Network for Rural Housing Needs Surveys.

The reports include the key datasets that can influence housing need with a focus on affordable housing provision, but including analysis of demographic and market trends as well as a detailed affordability assessment to determine what 'affordable' looks like. The following describes how the different datasets are analysed:

Demographic data:

- Age structure comparison of Parish with CWaC 2021 broken down into 0-15, 16-64, 65+.
- Household composition comparison with CWaC 2021 including family, singles and other households.

Housing market trends:

- Median house prices for the local Ward over a 5-year period compared to the borough.
- Lower quartile (lowest 25%) house prices for the Ward over a 5-year period compared to the borough.

Affordability analysis:

- This analysis demonstrates the income required to afford a range of different tenures from market housing to Social Rent compared to actual median and lower quartile income levels.
- Income required for sales is based on borrowing 90% of the property price at 3.5 times income. Mortgage lenders will offer different amounts depending on different circumstances. Levels of debt, numbers of dependent children, the nature of employment, and whether they have purchased property before and economic conditions can all influence the amount lenders will offer.
- Income required for rents is based on 25% of gross household income spent on rent.
- This indicative demonstration of income required to afford local prices and rents provides a benchmark from which household survey responses can be assessed on their ability to afford the local market.

Housing need and supply analysis:

- Housing needs identified from two sources: Local authority housing register and the household survey.

- Housing supply identified: Developments yet to be built with planning permission from local planning authority forecasts.
- Needs are then deducted from the supply to draw conclusions on whether there is a shortfall or surplus of affordable housing in the parish and what that looks like.

Household survey questions gather data on the following about households in need of new accommodation:

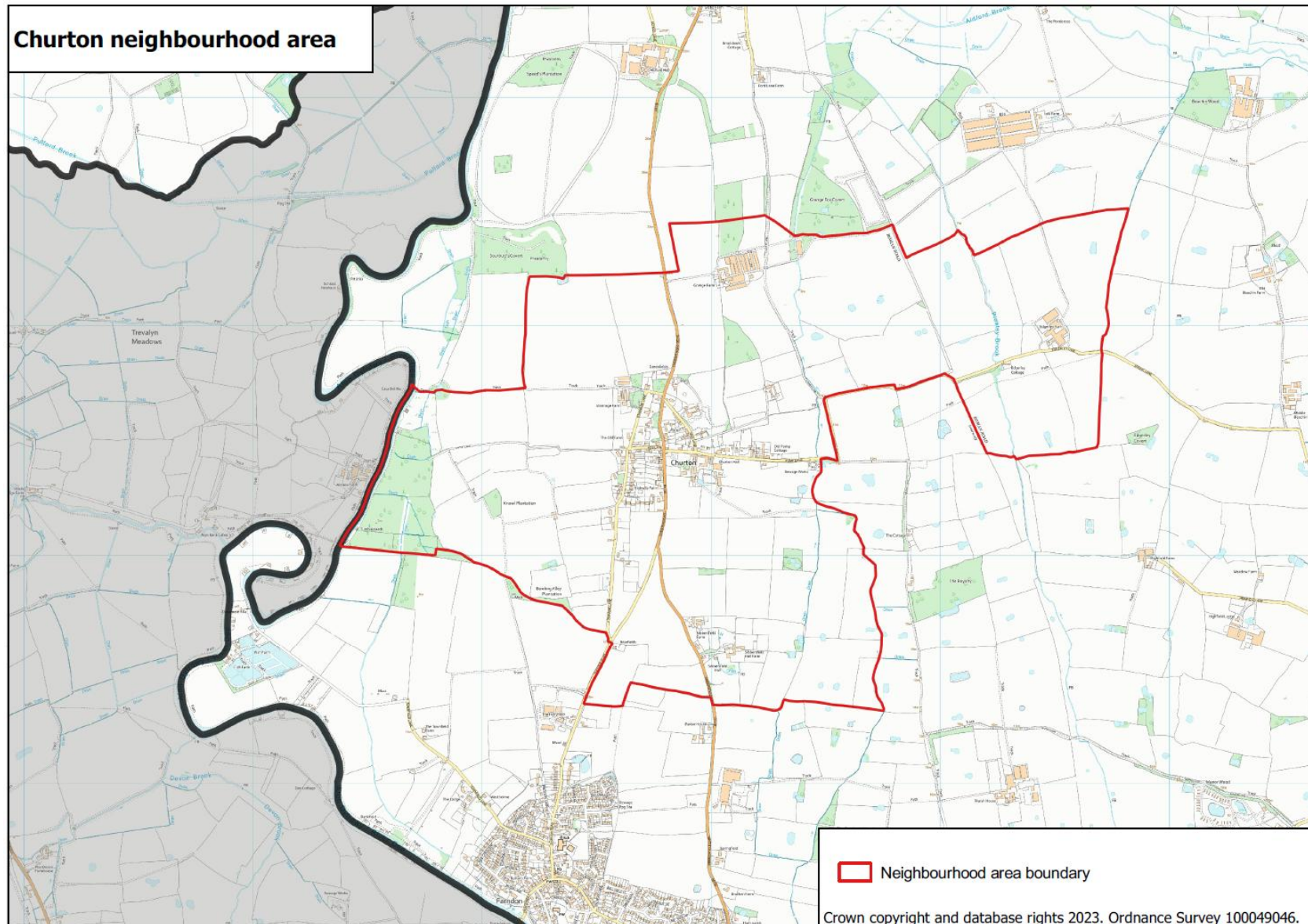
- Age
- Household composition i.e. singles, couples etc.
- Type of home i.e. house, bungalow
- Preferred tenure i.e. buy on open market, private rent, Affordable Rent, Shared Ownership etc. with explanation of what they mean
- Number of bedrooms needed
- Reasons for housing need
- Affordability questions around income, savings and assets
- Special needs around mobility and access
- Need for work from home facilities
- Gauging interest in self build
- Gauging support for affordable housing

Affordable housing need is assessed by analysing the financial information households provide in their survey responses to determine: a) if they can afford to buy or rent on the open market, and b) if they meet the criteria set in Cheshire West Housing Allocations Policy 2021-2026¹ to be eligible for affordable housing.

All of the above data is analysed for the final report.

¹ CWaC Housing Allocations Policy 2021-2026: <https://www.cheshirewestandchester.gov.uk/asset-library/housing-strategies-policies-and-research/allocations-policy.pdf>

4.0 STUDY AREA (Churton Parish / Neighbourhood Area)²

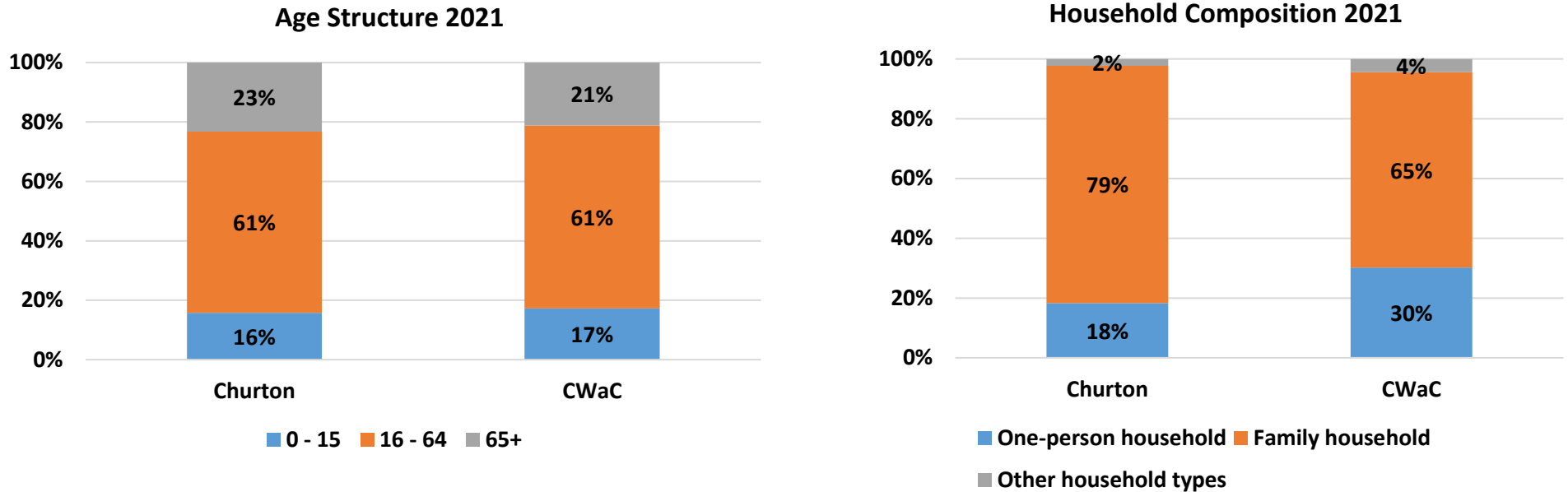


Map source: https://cheshirewestandchester.objective.co.uk/portal/cwc_ldf/np/na/churton_neighbourhood_area

² Housing market data sets cover the Farndon Ward as Parish level data is not available.

5.0 DEMOGRAPHIC PROFILE³

The chart below (left) shows the age structure for Churton and CWaC in 2021 using age brackets: 0-15 (children and young people), 16-64 (working age population) and 65+ from 2011 and 2021, and the chart on the right shows the household composition for Churton and CWaC in 2021.



Observations:

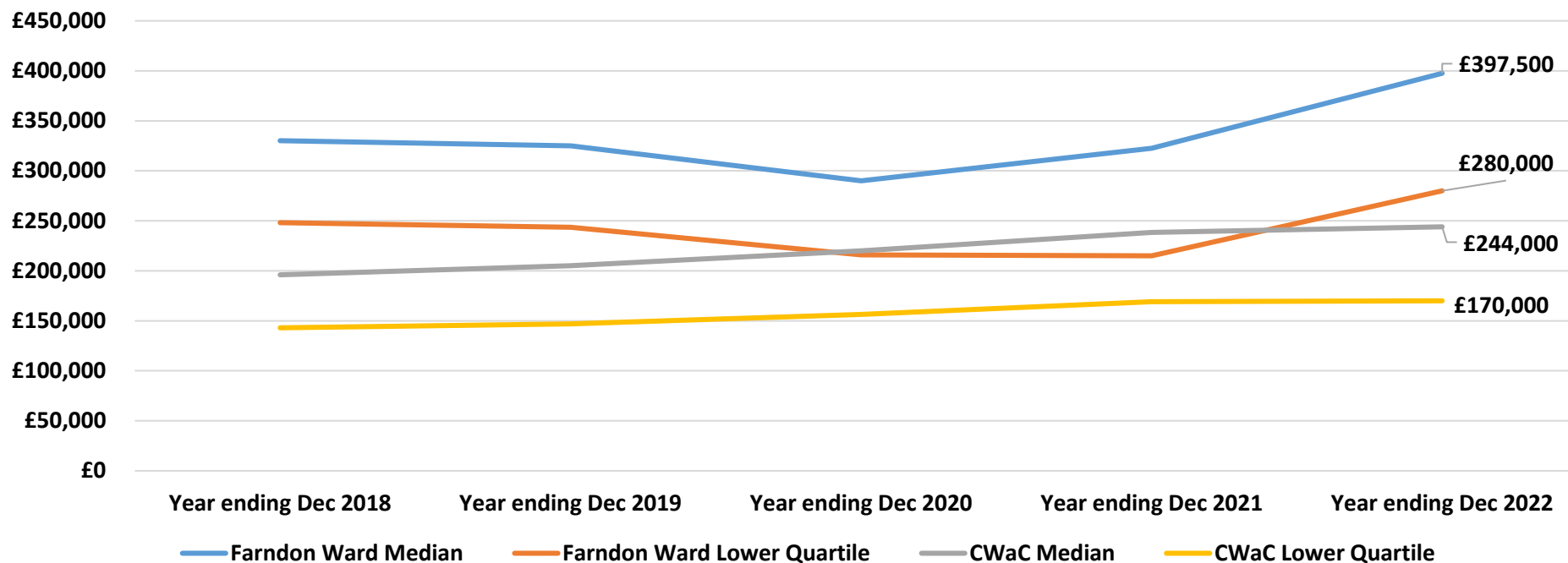
- Churton has a similar age structure to CWaC but with a slightly **older population** overall, with a higher proportion of individuals aged 65 and above (23% in Churton, 21% in CWaC). It has the same proportion of working-age individuals and a marginally lower proportion of children compared to CWaC.
- Churton has **higher proportion of family households** (79%) than CWaC (65%) and a lower proportion of single person households (18%) compared to CWaC (30%) suggesting that the area is more family-oriented in terms of household composition than the borough.

³ Data Sources: ONS Census 2011 and 2021

6.0 HOUSE PRICES

The chart below shows the median and lower quartile (LQ) house prices for the Farndon Ward (as parish level house price data is not available) and CWaC from 2018 - 2022.

Median and Lower Quartile House Prices Farndon Ward and CWaC 2018-2022



Farndon Ward	Year ending Dec 2018	Year ending Dec 2019	Year ending Dec 2020	Year ending Dec 2021	Year ending Dec 2022
Farndon Ward Median ⁴	£329,995	£324,998	£290,000	£322,500	£397,500
Farndon Ward Lower Quartile ⁵	£248,000	£243,495	£216,000	£215,000	£280,000
CWaC Median ⁶	£195,995	£204,995	£220,000	£238,500	£244,000
CWaC Lower Quartile ⁷	£143,000	£146,995	£156,500	£169,000	£170,000

⁴ Source: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianpricepaidbywardhpsdataset37>

⁵ Source: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/lowerquartilepricepaidbywardhpsdataset39>

⁶ Source: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/medianhousepricefornationalandsnationalgeographiesquarterlyrollingyearhpsdataset09>

⁷ Source: <https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/lowerquartilehousepricefornationalandsnationalgeographiesquarterlyrollingyearhpsdataset15>

Observations:

- **Median House Prices (Farndon Ward vs. CWaC):**

- Farndon Ward median house prices increased from £329,995 (2018) to £397,500 (2022), a rise of 20%.
- CWaC median house prices increased from £195,995 (2018) to £244,000 (2022), a rise of 24%.
- While CWaC experienced a slightly higher percentage increase, Farndon Ward's absolute median price remains significantly higher.

- **Lower Quartile House Prices (Farndon Ward vs. CWaC):**

- Farndon Ward lower quartile house prices rose from £248,000 (2018) to £280,000 (2022), an increase of 13%.
- CWaC lower quartile house prices increased from £143,000 (2018) to £170,000 (2022), an increase of 19%.
- CWaC's lower quartile prices grew at a faster rate, indicating a stronger rise in demand for affordable housing across the borough.

- **Comparison of 2022 Prices:**

- Median prices: Farndon Ward (£397,500) is substantially higher than CWaC (£244,000).
- Lower quartile prices: Farndon Ward (£280,000) is much higher than CWaC (£170,000), showing a premium even in the affordable segment.

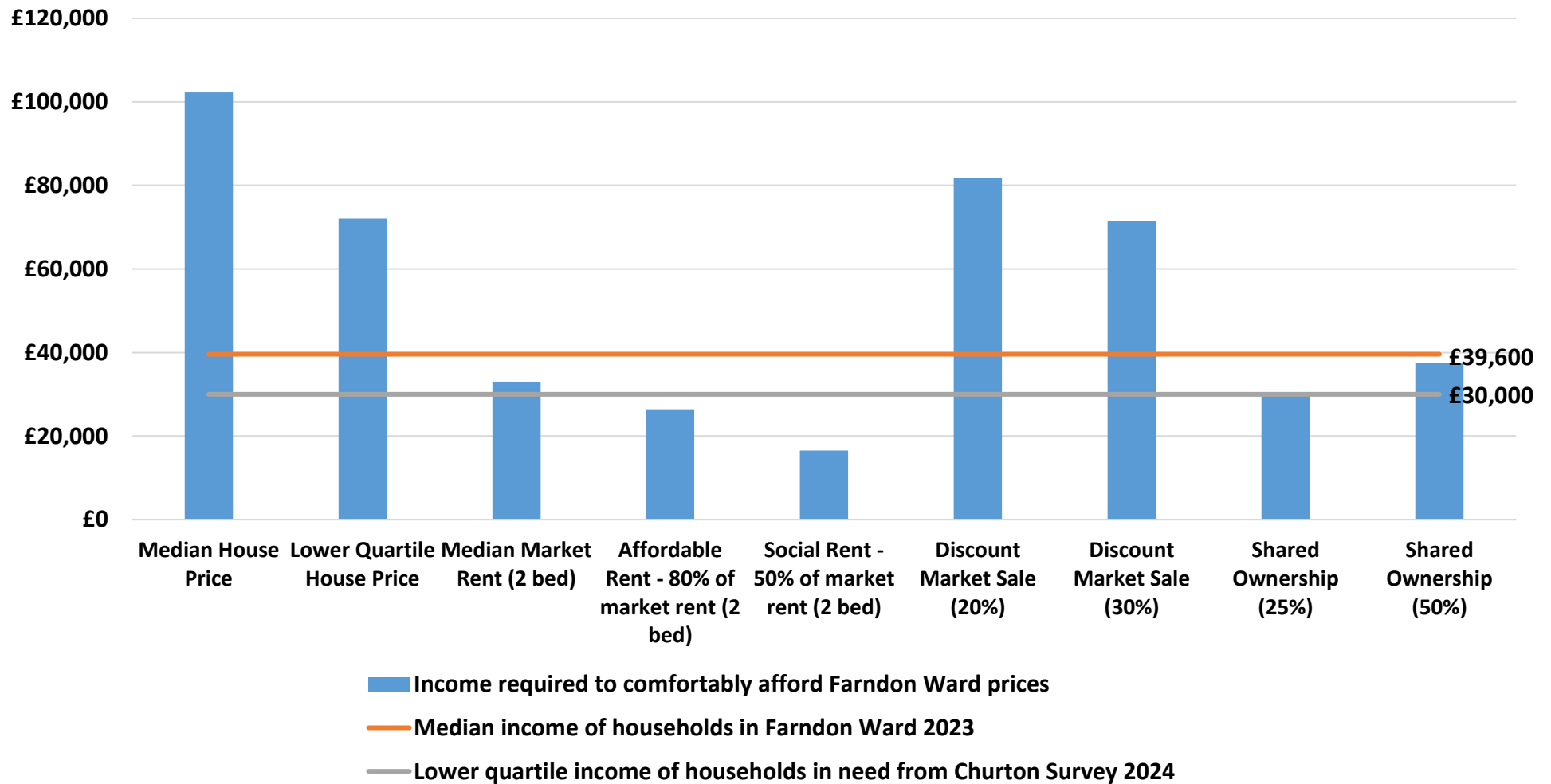
Insights:

- Farndon Ward remains a premium housing market, with significantly higher median and lower quartile prices compared to CWaC.
- The increase in lower quartile prices is relatively moderate (13%), suggesting that while the demand for premium properties has remained strong, the lower end of the market has not experienced the same level of pressure as in CWaC.
- The large difference in lower quartile house prices between Farndon Ward and CWaC (£280,000 vs. £170,000) suggests limited availability of affordable housing in Farndon Ward, potentially pushing lower-income buyers towards other areas.

7.0 AFFORDABILITY OF DIFFERENT TENURES

The chart below shows the income required⁸ (blue bars) to afford different tenures measured against median (orange line) and lower quartile (grey line - lowest 25%) household incomes to give an indication of the affordability of different tenures. This is an indicative demonstration of affordability and does not take into account any additional savings or equity assets that could impact affordability.

Comparing Affordability of Different Tenures



⁸ Income required figures for sales are based on borrowing 90% of the property price at 3.5 times income. Mortgage lenders will offer different amounts depending on different circumstances. Levels of debt, numbers of dependent children, the nature of employment, and whether they have purchased property before and economic conditions can all influence the amount lenders will offer. Income required for rents are based on 25% of gross household income spent on rent.

Affordability ratios		
	Farndon Ward	CWaC
Median Price	£397,500	£244,000
Median Income	£39,600	£33,661 ⁹
Affordability ratio	10.04	7.25
LQ House Price	£280,000	£170,000
LQ income	£30,000	£24,468 ¹⁰
Affordability ratio	9.33	6.95

Observations:

- **Households on a median income in Farndon Ward (£39,600¹¹) could comfortably afford the following:**
 - Median market rent 2 bed (£688pcm¹²)
 - Affordable Rent (80% median market rent)
 - Social Rent (50% median market rent)
 - Shared Ownership at 25% or 50% share¹³ of Farndon Ward lower quartile house prices
- **Median income households could not comfortably afford:**
 - Median house price for Farndon Ward (£397,500)
 - Lower quartile house price for Farndon Ward (£280,000)
 - Market sales discounted at 20% or 30% of the median house price
- **Households on a lower quartile income in the area (£30,000¹⁴) could comfortably afford all rental tenures including market, affordable and Social Rent but could not afford market and discounted sales at median or lower quartiles prices.**
- **The local area has a significant gap income and house prices (x9 to x10 ratio), compared to CWaC (around x7 ratio).**

⁹ Source: ONS

¹⁰ Source: ONS

¹¹ Source: CWaC Ward Profile 2023

¹² Source: www.cheshirewestandchester.gov.uk/asset-library/housing-strategies-policies-and-research/housing-market-report-2022-23.pdf

¹³ Based on 90% mortgage of 25% and 50% share of lower quartile price at 5.25% interest rate paid over 25 years to give indicative income required for costs of mortgage repayments and rent portion. This excludes service charges. Calculated using the following Shared Ownership cost calculator: <https://landgah.com/shared-ownership/help-advice/affordability-calculator/>

¹⁴ Based on survey 2024 results of respondents in housing need.

8.0 DEMAND FOR AFFORDABLE HOUSING FROM HOUSING REGISTER DATA¹⁵

The following update was provided by CWaC Housing Authority:

“There are two applicants on the Housing Register – both currently live in Farndon and have chosen Churton as their second or third area of choice. They are both in the low need category, under 55 years; one requires a 3 bed property and the other a 2 bed.

“With regard to turnover one property has become available since Dec 22 – a 2 bed bungalow. There were 23 bids and it was allocated to an older person in Band A (high housing need).

“There are only 3 affordable properties in Churton – all 2 bed bungalows for Affordable Rent. In addition to the more recent letting, a bungalow became available in Jul 2017 – 15 bids and then May 2019 – 22 bids.”

3 affordable properties is equivalent to 2% of the local housing stock, which is very low a proportion compared to 17% affordable housing across Cheshire West.

In conclusion, the housing register information from CWaC shows that there is a low demand and provision of affordable housing in the Churton area.

¹⁵ Source: CWaC Housing Authority and the CWaC Housing Register - West Cheshire Homes

9.0 SURVEY RESULTS

The table below shows a summary of the overall response to the survey.

Survey Summary	Total Number	% of Households
Total surveys distributed	141	100%
Total surveys returned	63	45%
Local demand for new homes	10	7%
Local affordable housing need from the survey – households that cannot afford open market	6	1%

Observations from the survey response:

- **Total Surveys Distributed:** 141 surveys were distributed to households, representing 100% of the target households.
- **Total Surveys Returned:** Out of 141 surveys, 63 were returned, indicating a **response rate of 45% (which is well above the average of 15-20% for this type of survey)**.
- **Local demand for new homes:** 10 respondents (7% of households) expressed demand for new accommodation in the next 5 years. This is equivalent to 16% of survey respondents.
- **Local affordable housing need:** 1 respondent (1% of households) indicated eligibility for affordable housing tenures based on their financial situation.

The table below shows a summary of the survey results.

Bedrooms Required	Household Composition	Age	Preferred Tenure	Type of home
2	Single person (no children)	55 – 64 years	Buy a market home	House
3	Couple (no children)	65 – 74 years	Buy a market home	Extra Care Housing
3	Couple (no children)	35 – 44 years	Buy a market home	House
3	Couple (no children)	55 – 64 years	Buy a market home	House
3	Couple (no children)	65 – 74 years	Buy a market home	Sheltered accommodation
3	Couple (no children)	25 – 34 years	Buy a market home	House
3	Couple (no children)	55 – 64 years	Buy a market home	House
3	Couple with children	25 – 34 years	First Homes (Discount sale)	House
4	Couple (no children)	25 – 34 years	Buy a market home	House
4	Couple with children	45 – 54 years	Buy a market home	House

Summary of full survey results according to bedroom needs:

2-Bedroom Needs

- **Total Count:** 1
- **Percentage:** 10%
- **Household Type:** Single-person household.
- **Preferred Tenure & Type:** Market home purchase of a house.

3-Bedroom Needs

- **Total Count:** 7
- **Percentage:** 70%
- **Household Types:** Couples with no children, and 1x couple with children potentially eligible for an affordable home - First Home (discounted market sale).
- **Preferred Tenure & Type:** Market home purchases.

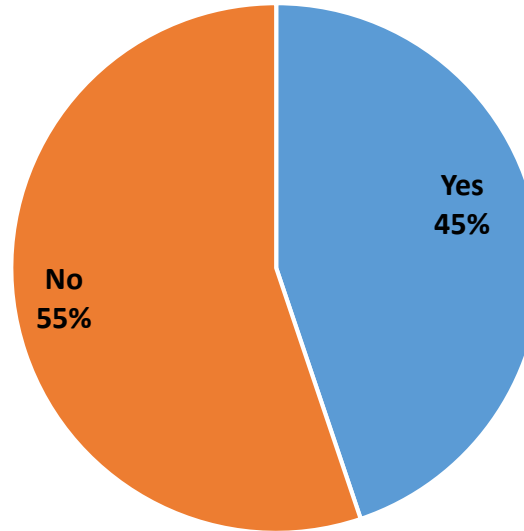
4-Bedroom Needs

- **Total Count:** 2
- **Percentage:** 20%
- **Household Types:** A couple with children, and a couple with no children.
- **Preferred Tenure & Type:** Market home purchases.

10.0 SUPPORT FOR AFFORDABLE HOUSING

The chart below shows the response from residents when ask if they would support a small affordable housing development for local people:

Support for a small affordable housing development in Churton for local people



Observations:

- The majority (55%) of survey respondents would not support a small affordable housing development for local people.

The comments reflect mixed opinions on housing development in Churton:

1. Opposition to Development

- Many believe Churton is a small, rural, and conservation-protected village that should not undergo significant development.
- Concerns include increased traffic, congestion, loss of village character, and strain on infrastructure (e.g., schools, healthcare).
- Some fear modern developments would spoil the village's traditional aesthetic and green spaces.

2. Conditional Support for Development

- Some support limited, well-designed infill development within the existing built-up area but oppose expansion beyond it.

- There is recognition of the need for housing for families and older residents but with careful planning to maintain village character.
- Preference for conversion, redevelopment, or extensions rather than new large-scale builds.

3. Suggestions for Potential Development

- The former Smithy site and Pump Lane are suggested as possible locations for a mixed-use, high-quality development.
- Some believe Churton's needs should be considered alongside housing developments in nearby Farndon.

4. Concerns About Infrastructure and Services

- The village lacks essential amenities such as shops and sufficient public transport.
- Concerns over local healthcare capacity and school availability before adding more housing.

5. Affordable Housing Considerations

- Some argue that Churton lacks the services to support affordable housing.
- Others stress that if housing is built, it should be truly accessible to local people.

Overall, most residents express strong concerns about large-scale development, preferring small, carefully planned projects that preserve Churton's rural character and do not overburden existing infrastructure.

11.0 THANKS

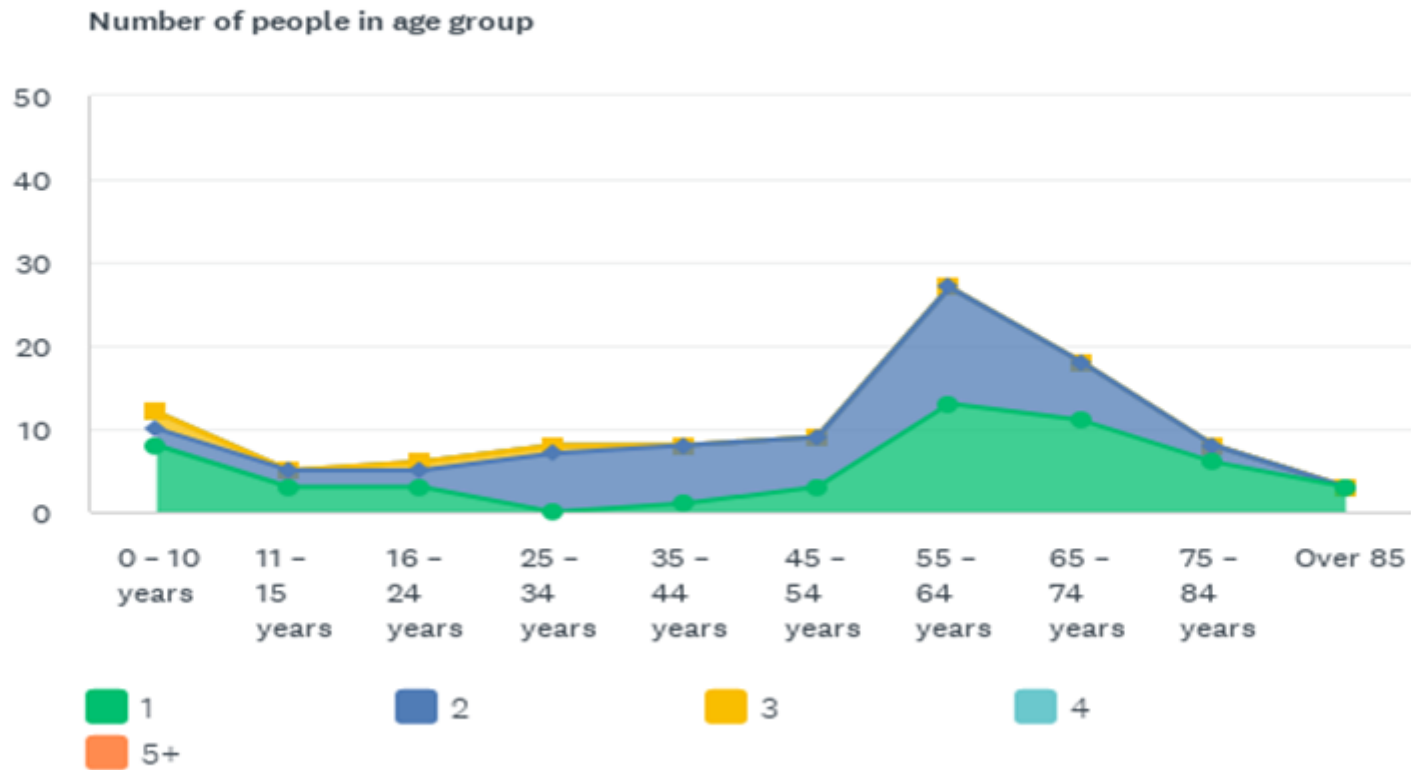
Cheshire Community Action would like to thank Churton Parish Council for commissioning the report. We would also like to thank CWaC Housing Authority for providing data on housing need from the housing register, searches for data on sites with planning permission, and the Insight and Intelligence Team for providing anonymous address data to ensure all residents had an opportunity to respond.

Finally, thank you to all the residents in of the parish area who took the time to fill in and return their questionnaires.

APPENDIX 1: SURVEY RESULTS – CHARTS AND TABLES

Q1: How many people in each of these age groups live in your current household (including yourself)?

Answered: 63 Skipped: 0



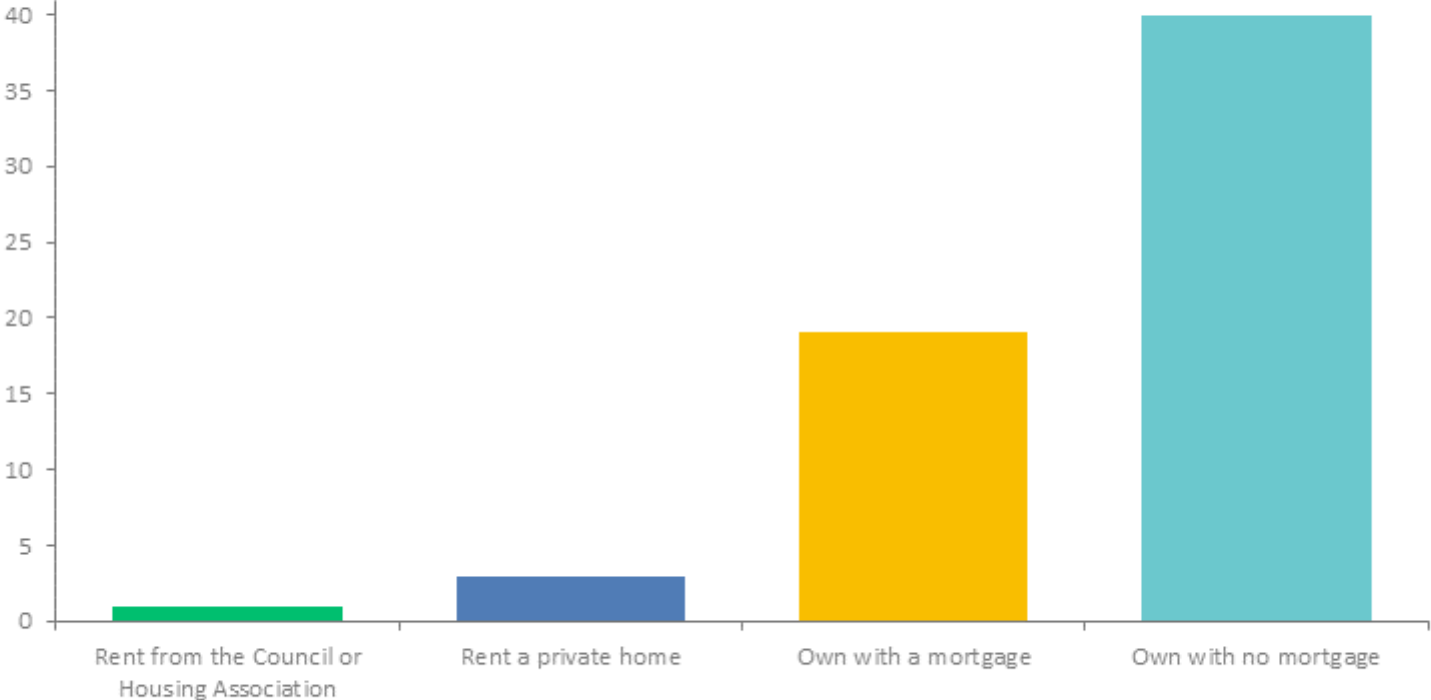
Q1: How many people in each of these age groups live in your current household (including yourself)?

Answered: 63 Skipped: 0

Number of people in age group						
	1	2	3	4	5+	TOTAL
0 – 10 years	67% 8	17% 2	17% 2	0% 0	0% 0	12
11 – 15 years	60% 3	40% 2	0% 0	0% 0	0% 0	5
16 – 24 years	50% 3	33% 2	17% 1	0% 0	0% 0	6
25 – 34 years	0% 0	88% 7	13% 1	0% 0	0% 0	8
35 – 44 years	13% 1	88% 7	0% 0	0% 0	0% 0	8
45 – 54 years	33% 3	67% 6	0% 0	0% 0	0% 0	9
55 – 64 years	48% 13	52% 14	0% 0	0% 0	0% 0	27
65 – 74 years	61% 11	39% 7	0% 0	0% 0	0% 0	18
75 – 84 years	75% 6	25% 2	0% 0	0% 0	0% 0	8
Over 85	100% 3	0% 0	0% 0	0% 0	0% 0	3

Q2: How do you occupy your current accommodation?

Answered: 63 Skipped: 0



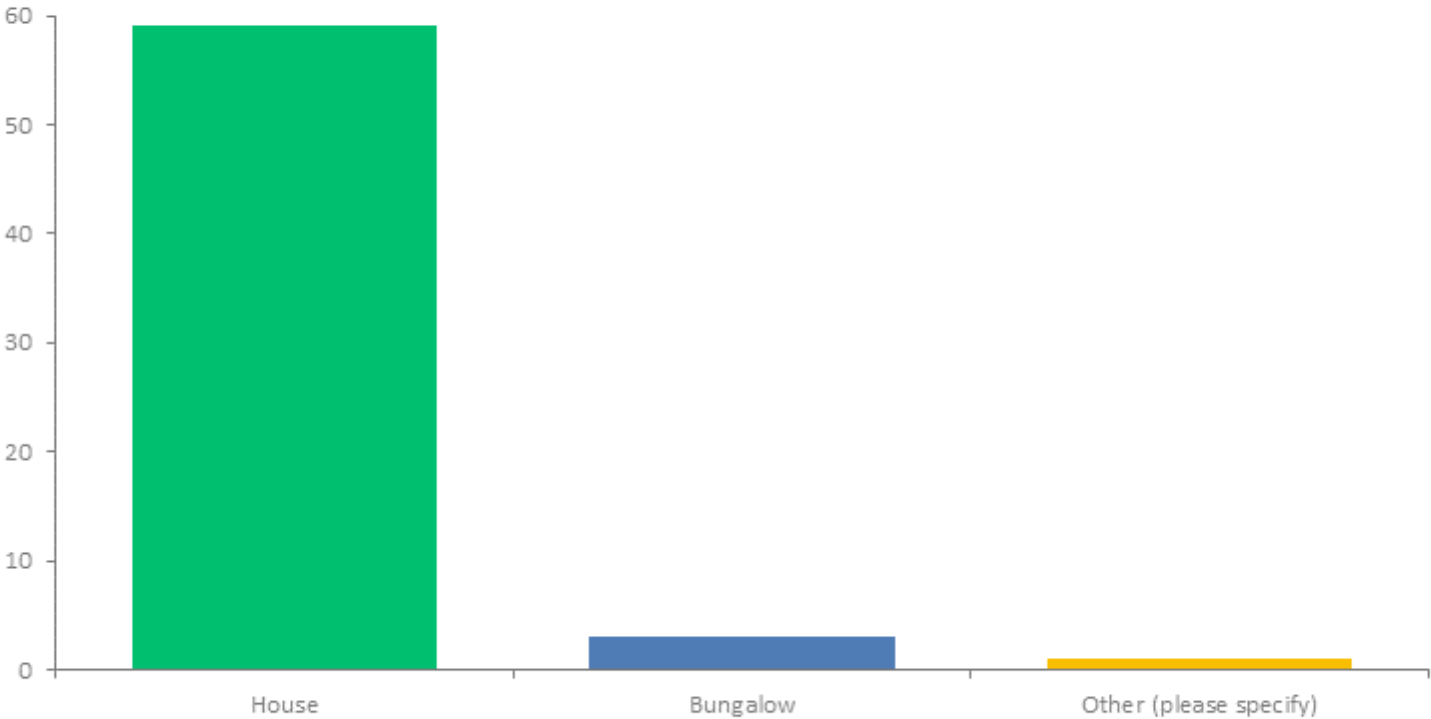
Q2: How do you occupy your current accommodation?

Answered: 63 Skipped: 0

ANSWER CHOICES	RESPONSES	
Rent from the Council or Housing Association	2%	1
Rent a private home	5%	3
Own with a mortgage	30%	19
Own with no mortgage	63%	40
TOTAL		63

Q3: What type of home do you currently live in? Please select one option only.

Answered: 63 Skipped: 0



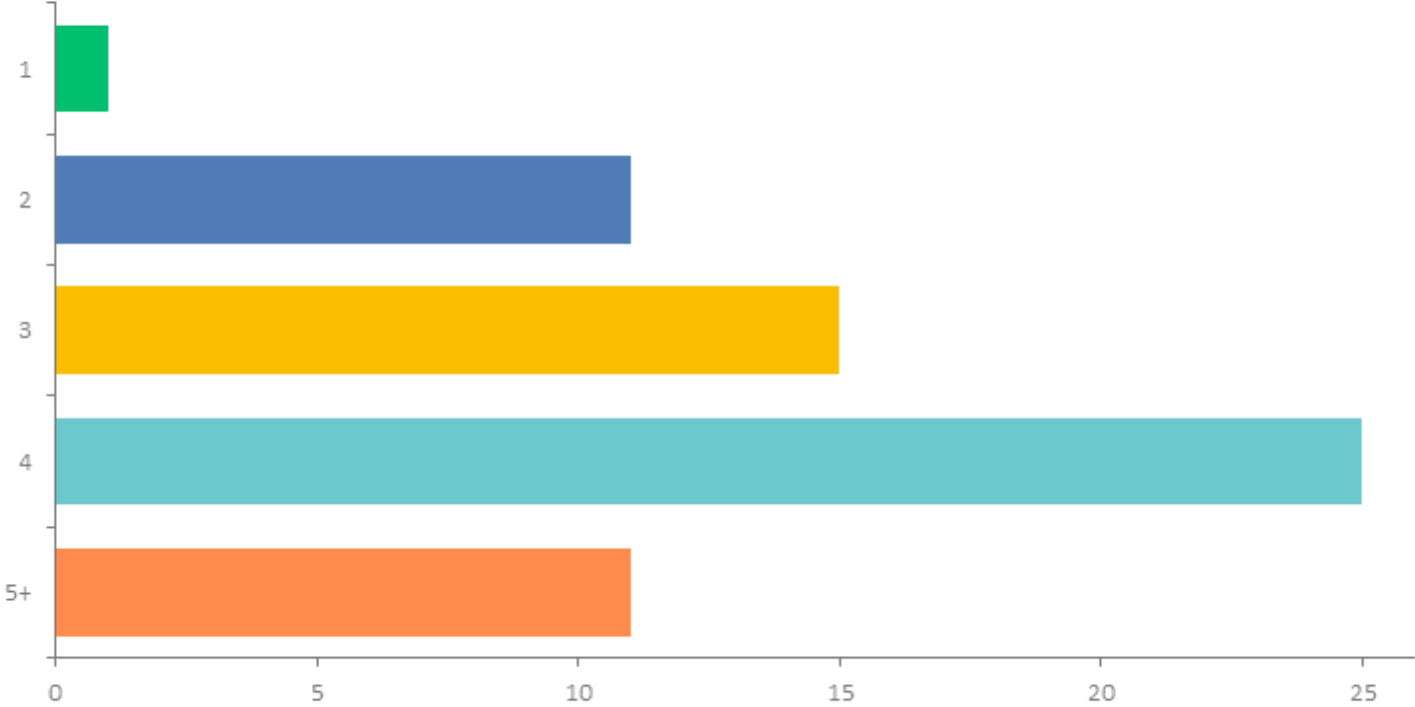
Q3: What type of home do you currently live in? Please select one option only.

Answered: 63 Skipped: 0

ANSWER CHOICES	RESPONSES	
House	94%	59
Bungalow	5%	3
Other (please specify)	2%	1
TOTAL		63

Q4: How many bedrooms does your current property have?

Answered: 63 Skipped: 0



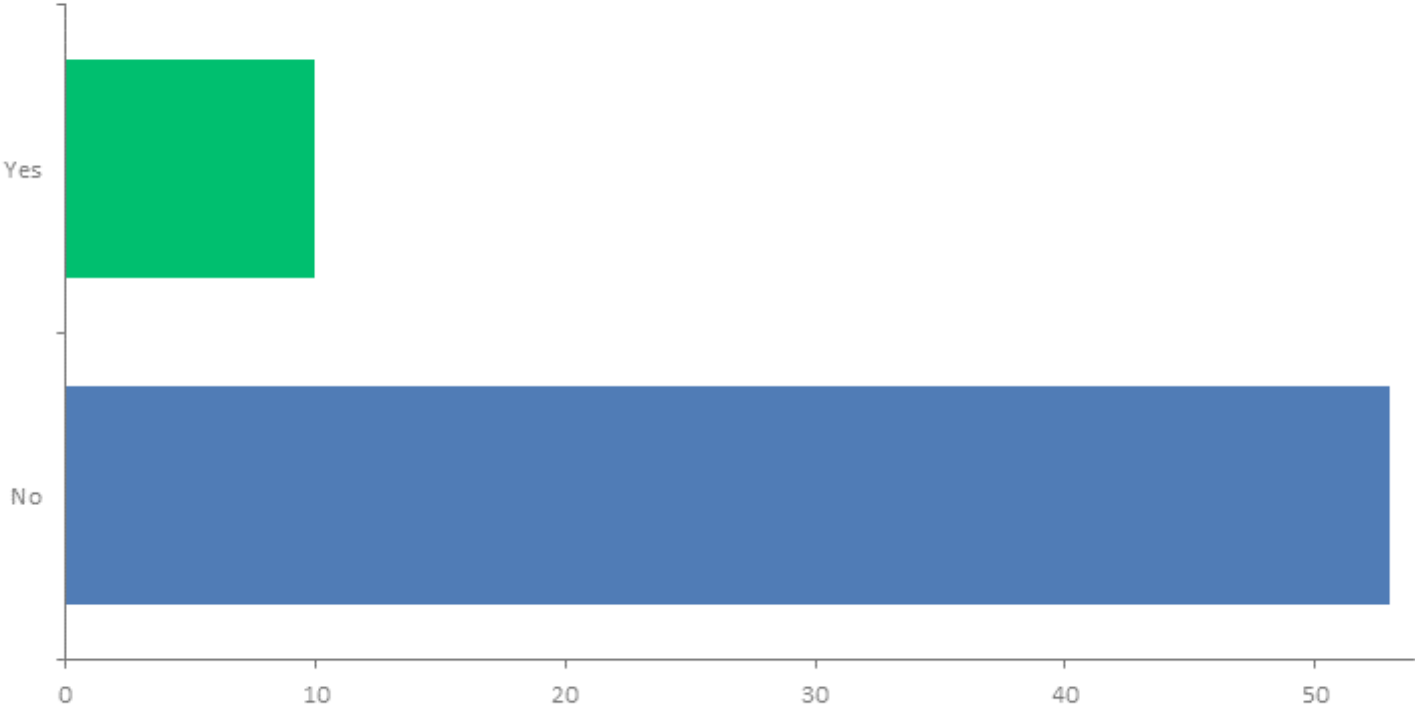
Q4: How many bedrooms does your current property have?

Answered: 63 Skipped: 0

ANSWER CHOICES	RESPONSES	
1	2%	1
2	17%	11
3	24%	15
4	40%	25
5+	17%	11
TOTAL		63

Q5: Will your household, anyone in your household, or any of your family members (children parents or siblings), need new accommodation within the Parish in the next five years?

Answered: 63 Skipped: 0



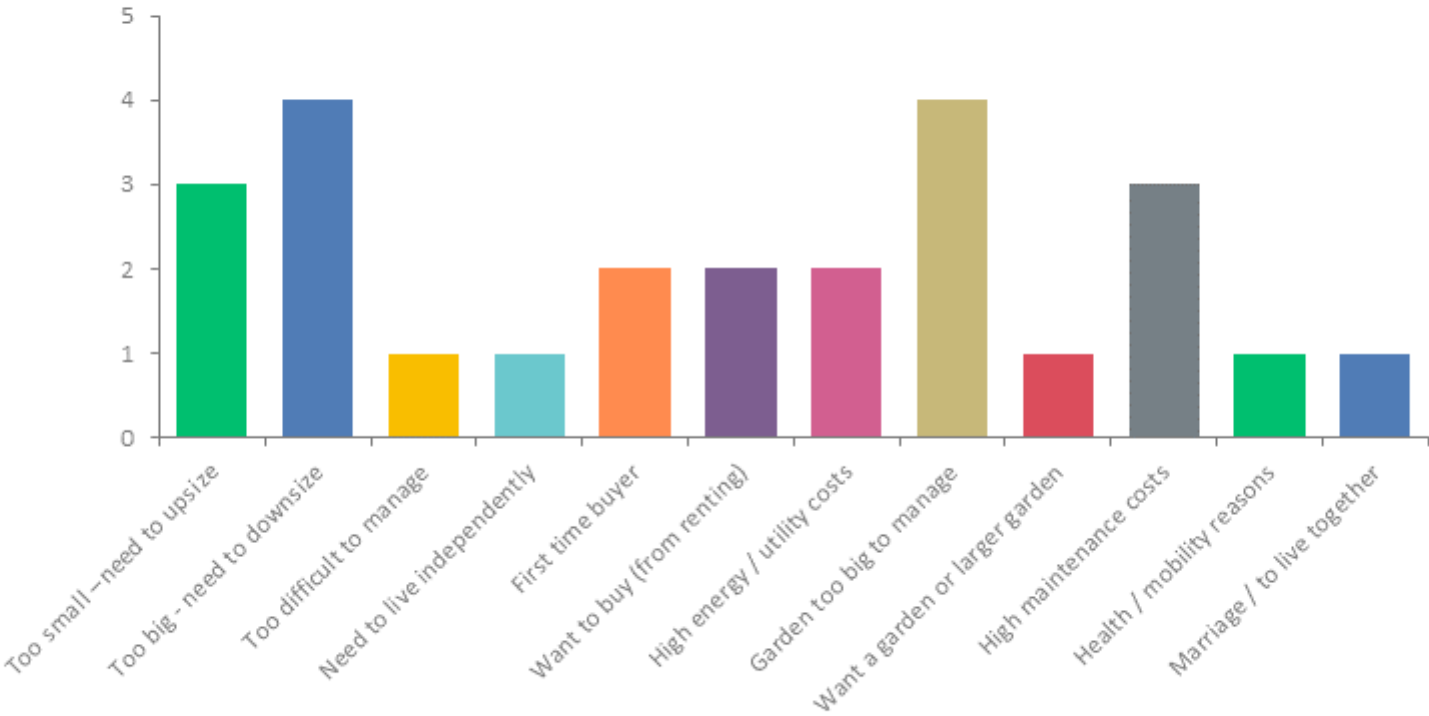
Q5: Will your household, anyone in your household, or any of your family members (children parents or siblings), need new accommodation within the Parish in the next five years?

Answered: 63 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	16%	10
No	84%	53
TOTAL		63

Q6: Please give the reasons why the current accommodation is unsuitable?

Answered: 10 Skipped: 53



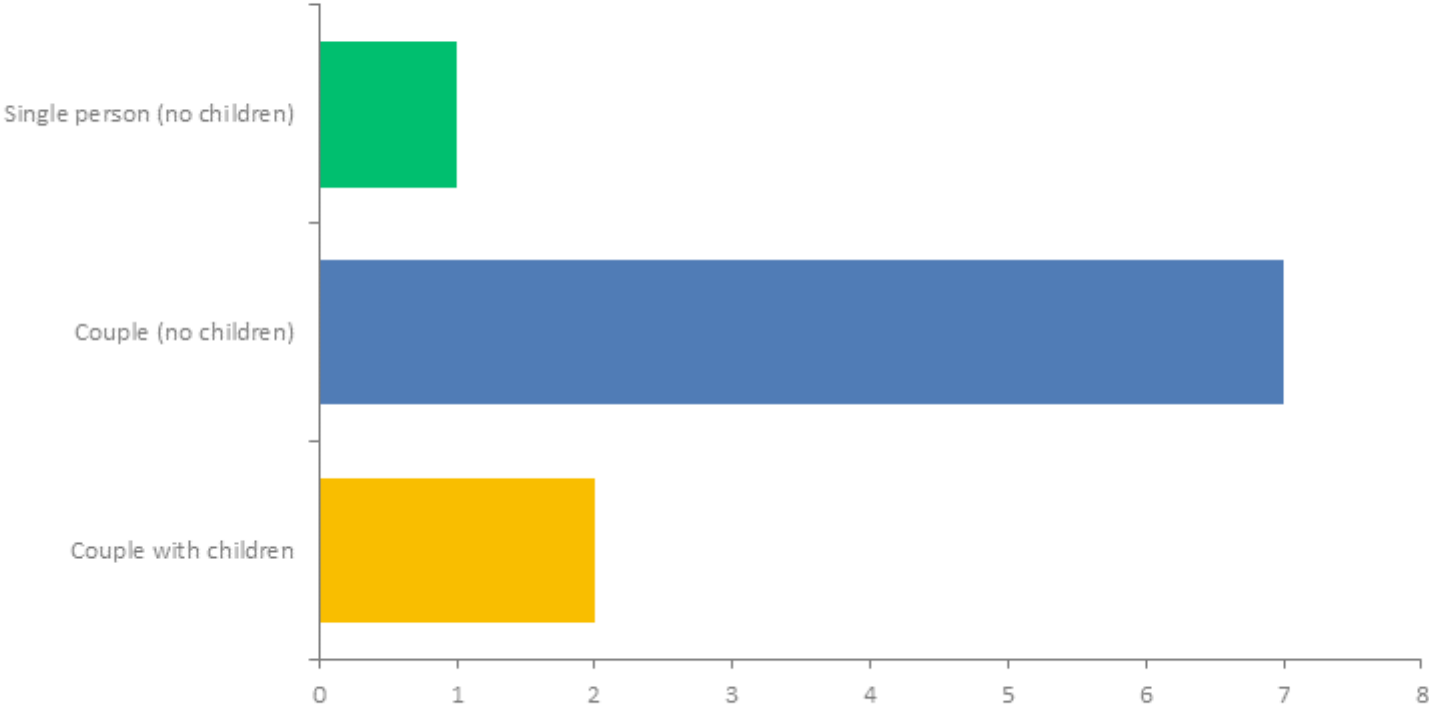
Q6: Please give the reasons why the current accommodation is unsuitable?

Answered: 10 Skipped: 53

ANSWER CHOICES	RESPONSES	
Too small – need to upsize	30%	3
Too big - need to downsize	40%	4
Too difficult to manage	10%	1
Need to live independently	10%	1
First time buyer	20%	2
Want to buy (from renting)	20%	2
High energy / utility costs	20%	2
Garden too big to manage	40%	4
Want a garden or larger garden	10%	1
With maintenance costs	20%	2

Q7: What type of household needs new accommodation?

Answered: 10 Skipped: 53



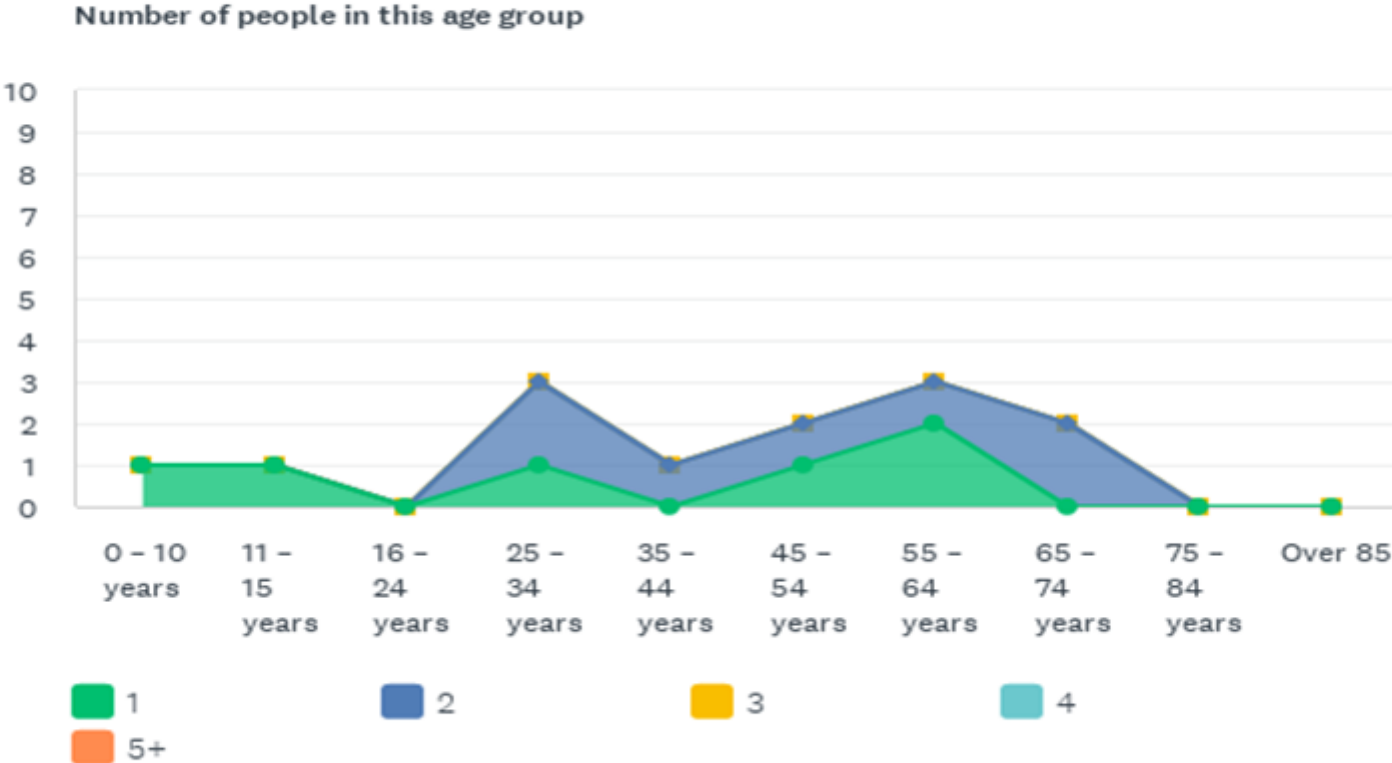
Q7: What type of household needs new accommodation?

Answered: 10 Skipped: 53

ANSWER CHOICES	RESPONSES	
Single person (no children)	10%	1
Couple (no children)	70%	7
Couple with children	20%	2
TOTAL		10

Q8: How many people within each of these age groups needs new accommodation?

Answered: 10 Skipped: 53



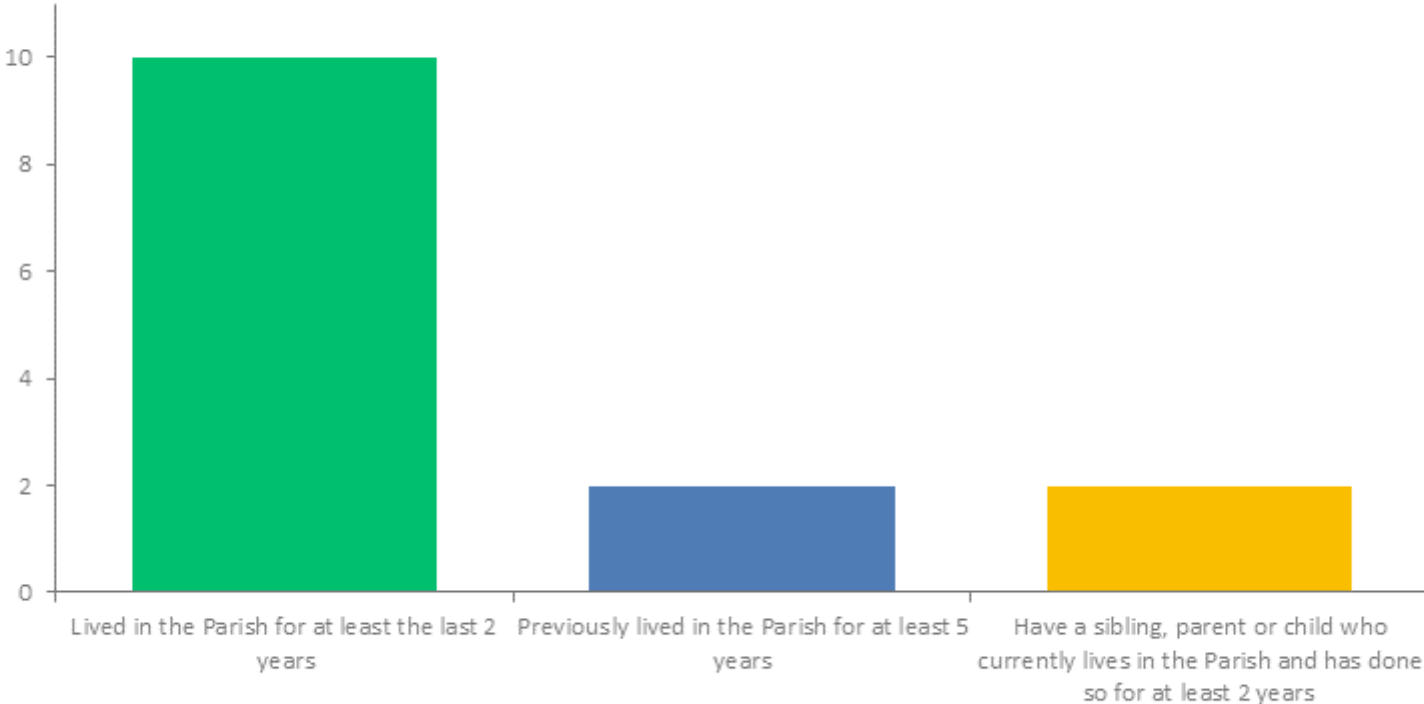
Q8: How many people within each of these age groups needs new accommodation?

Answered: 10 Skipped: 53

Number of people in this age group						
	1	2	3	4	5+	TOTAL
0 – 10 years	100% 1	0% 0	0% 0	0% 0	0% 0	1
11 – 15 years	100% 1	0% 0	0% 0	0% 0	0% 0	1
16 – 24 years	0% 0	0% 0	0% 0	0% 0	0% 0	0
25 – 34 years	33% 1	67% 2	0% 0	0% 0	0% 0	3
35 – 44 years	0% 0	100% 1	0% 0	0% 0	0% 0	1
45 – 54 years	50% 1	50% 1	0% 0	0% 0	0% 0	2
55 – 64 years	67% 2	33% 1	0% 0	0% 0	0% 0	3
65 – 74 years	0% 0	100% 2	0% 0	0% 0	0% 0	2
75 – 84 years	0% 0	0% 0	0% 0	0% 0	0% 0	0
Over 85	0% 0	0% 0	0% 0	0% 0	0% 0	0

Q9: Local connection:

Answered: 10 Skipped: 53



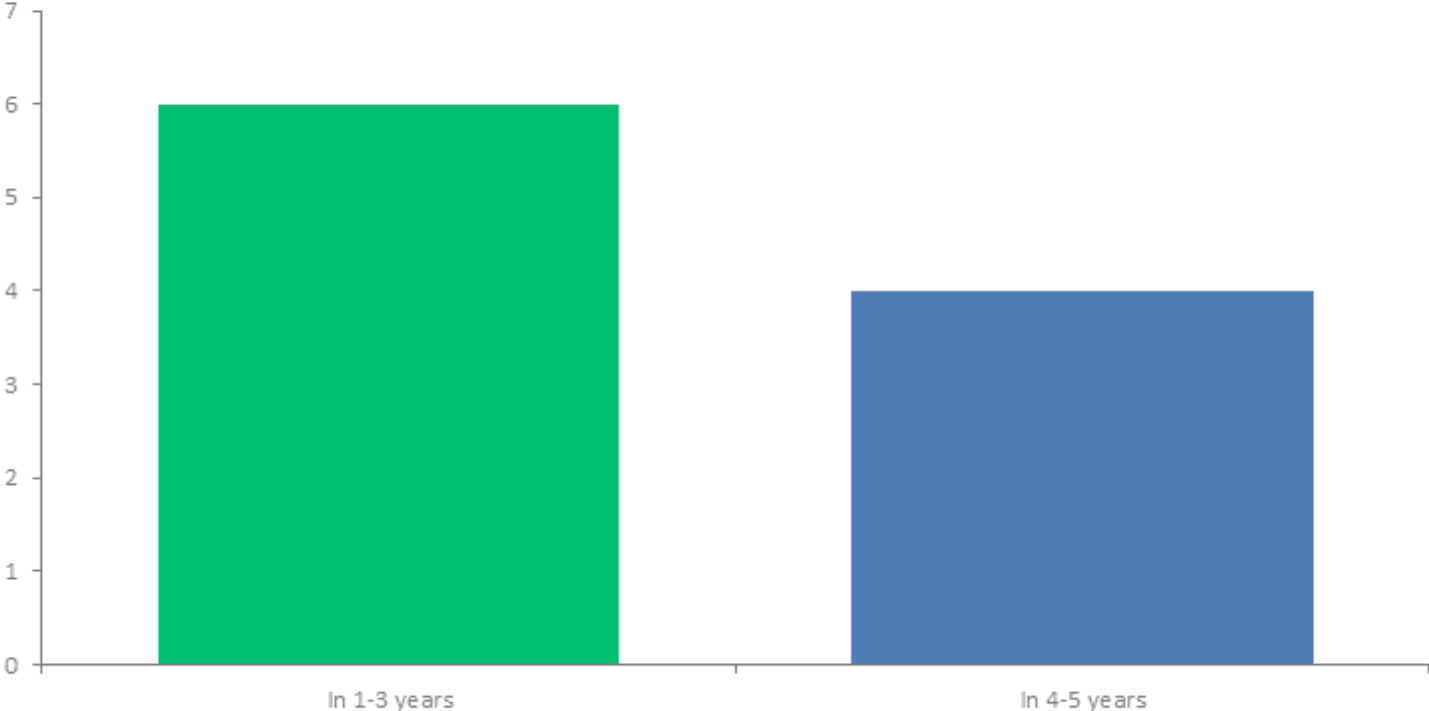
Q9: Local connection:

Answered: 10 Skipped: 53

ANSWER CHOICES	RESPONSES	
Lived in the Parish for at least the last 2 years	100%	10
Previously lived in the Parish for at least 5 years	20%	2
Have a sibling, parent or child who currently lives in the Parish and has done so for at least 2 years	20%	2
TOTAL		14

Q10: When is the new accommodation needed?

Answered: 10 Skipped: 53



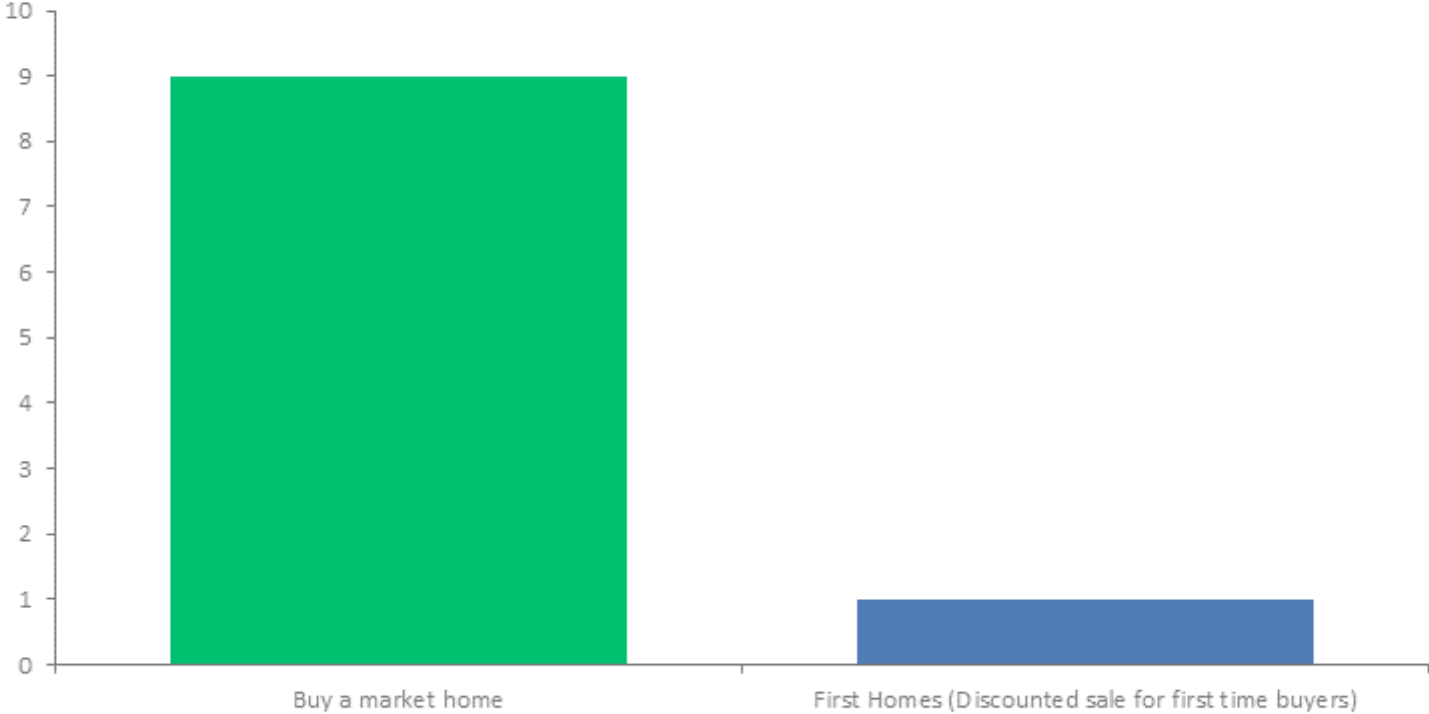
Q10: When is the new accommodation needed?

Answered: 10 Skipped: 53

ANSWER CHOICES	RESPONSES	
In 1-3 years	60%	6
In 4-5 years	40%	4
TOTAL		10

Q11: What is the preferred tenure?

Answered: 10 Skipped: 53



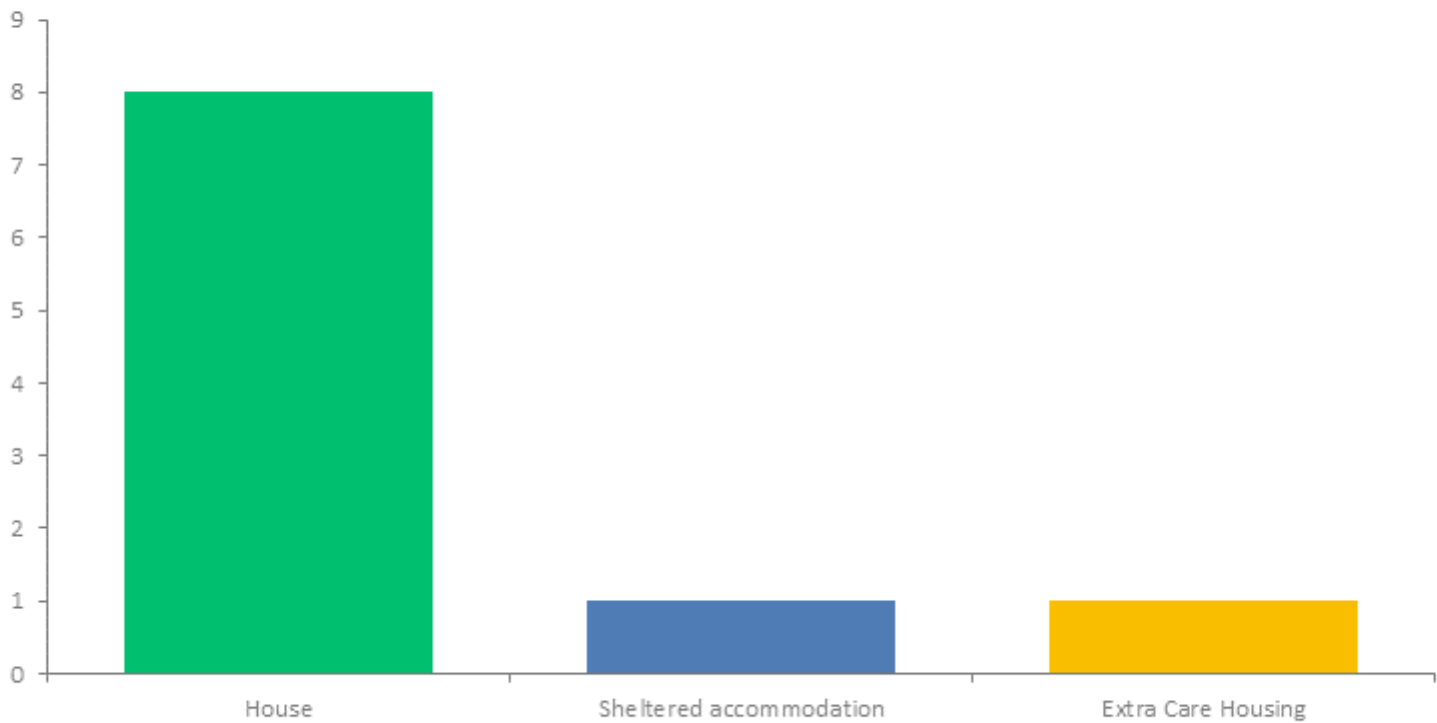
Q11: What is the preferred tenure?

Answered: 10 Skipped: 53

ANSWER CHOICES	RESPONSES	
Buy a market home	90%	9
First Homes (Discounted sale for first time buyers)	10%	1
TOTAL		10

Q12: What type of home would be most suitable?

Answered: 10 Skipped: 53



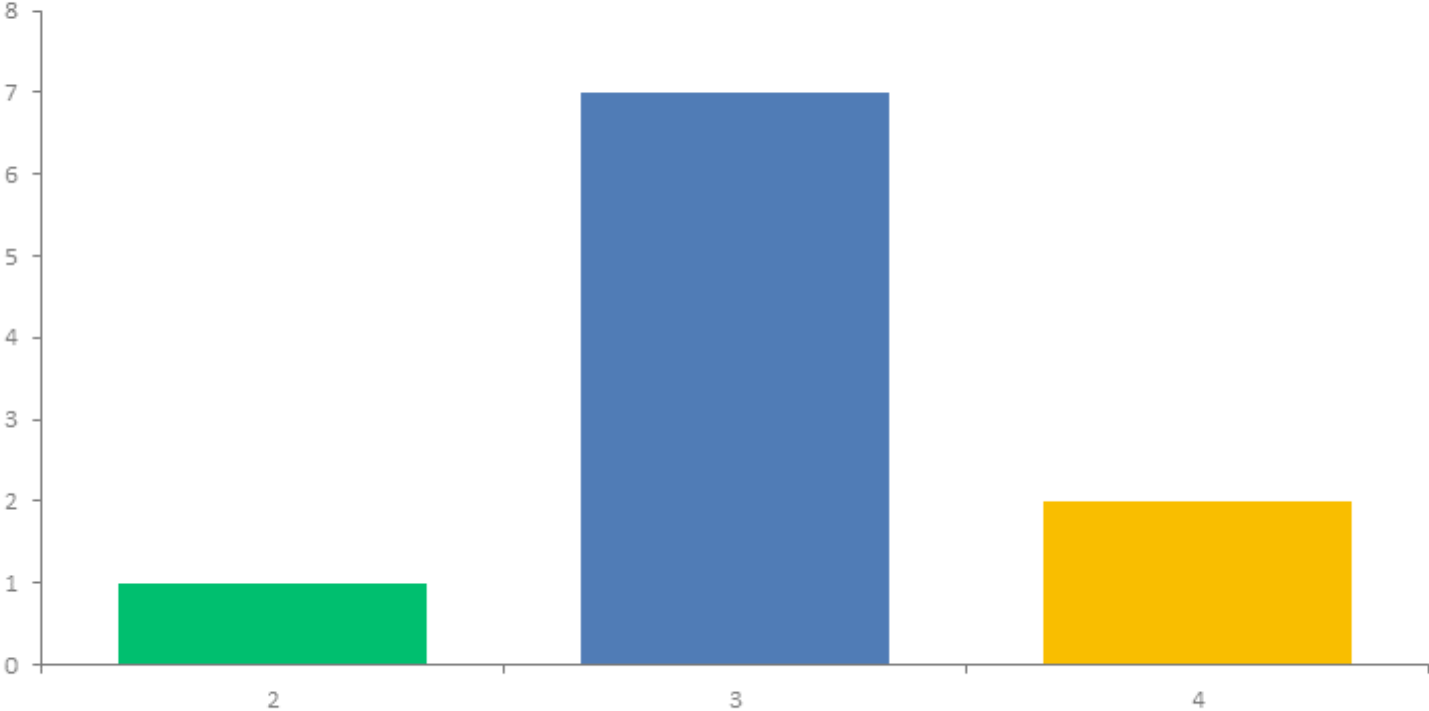
Q12: What type of home would be most suitable?

Answered: 10 Skipped: 53

ANSWER CHOICES	RESPONSES	
House	80%	8
Sheltered accommodation	10%	1
Extra Care Housing	10%	1
TOTAL		10

Q13: How many bedrooms would be needed?

Answered: 10 Skipped: 53



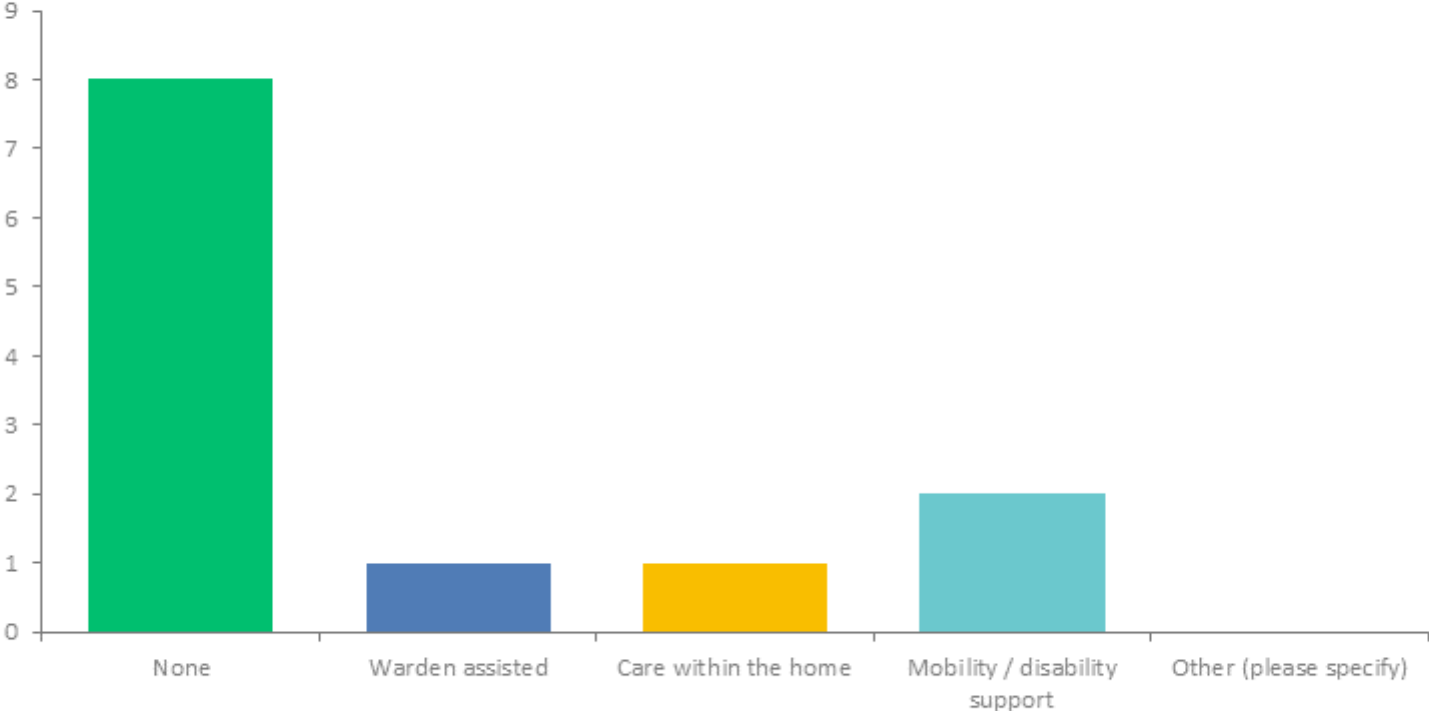
Q13: How many bedrooms would be needed?

Answered: 10 Skipped: 53

ANSWER CHOICES	RESPONSES	
2	10%	1
3	70%	7
4	20%	2
TOTAL		10

Q14: Would any support or special requirements be needed?

Answered: 10 Skipped: 53



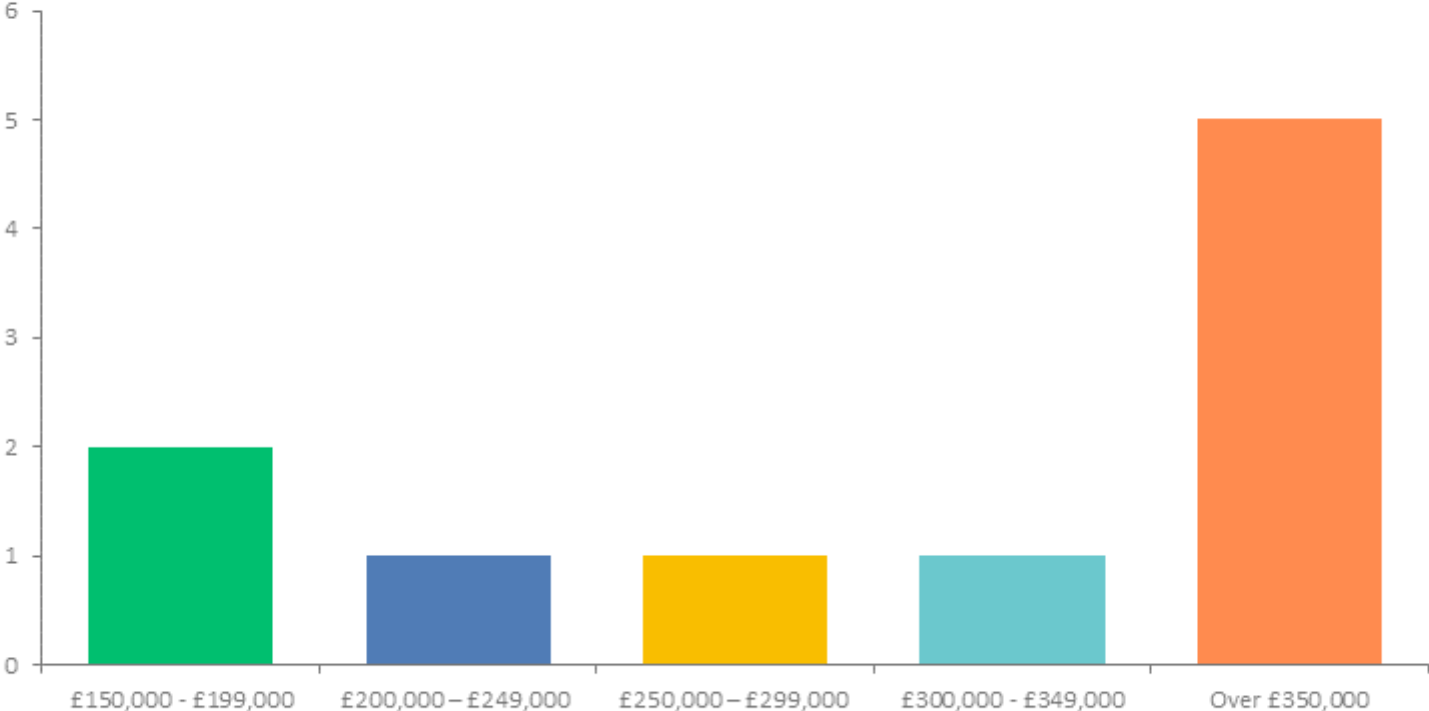
Q14: Would any support or special requirements be needed?

Answered: 10 Skipped: 53

ANSWER CHOICES	RESPONSES	
None	80%	8
Warden assisted	10%	1
Care within the home	10%	1
Mobility / disability support	20%	2
Other (please specify)	0%	0
TOTAL		12

Q15: What price range would be affordable for a purchase or shared ownership property?

Answered: 10 Skipped: 53



Q15: What price range would be affordable for a purchase or shared ownership property?

Answered: 10 Skipped: 53

ANSWER CHOICES	RESPONSES	
£150,000 - £199,000	20%	2
£200,000 – £249,000	10%	1
£250,000 – £299,000	10%	1
£300,000 - £349,000	10%	1
Over £350,000	50%	5
TOTAL		10

Q16: What level of rent would be affordable?

Answered: 10 Skipped: 53



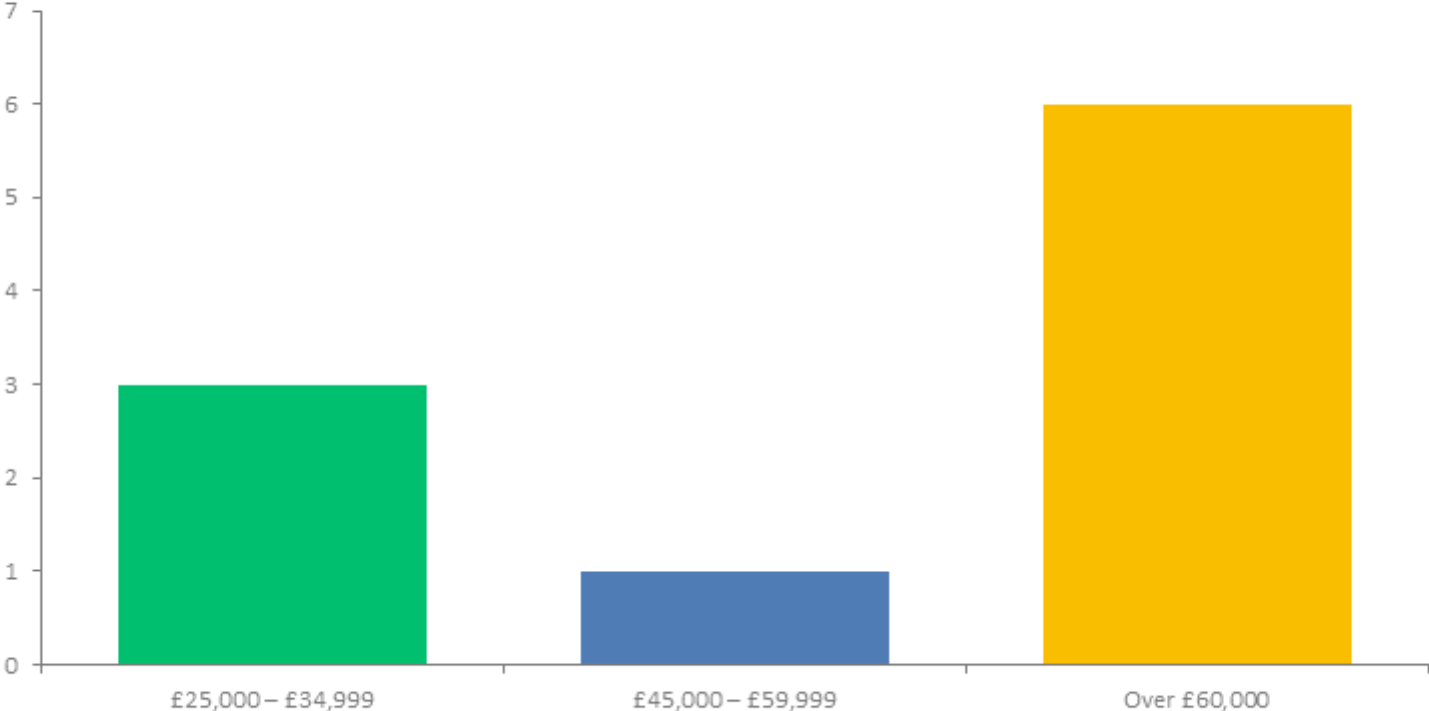
Q16: What level of rent would be affordable?

Answered: 10 Skipped: 53

ANSWER CHOICES	RESPONSES	
£600 - £699 per month	10%	1
£700 - £799 per month	10%	1
£800 - £899 per month	30%	3
£900 - £999 per month	10%	1
£1000 - £1099 per month	20%	2
Over £1100 per month	20%	2
TOTAL		10

Q17: What is your total (before tax) annual household income?

Answered: 10 Skipped: 53



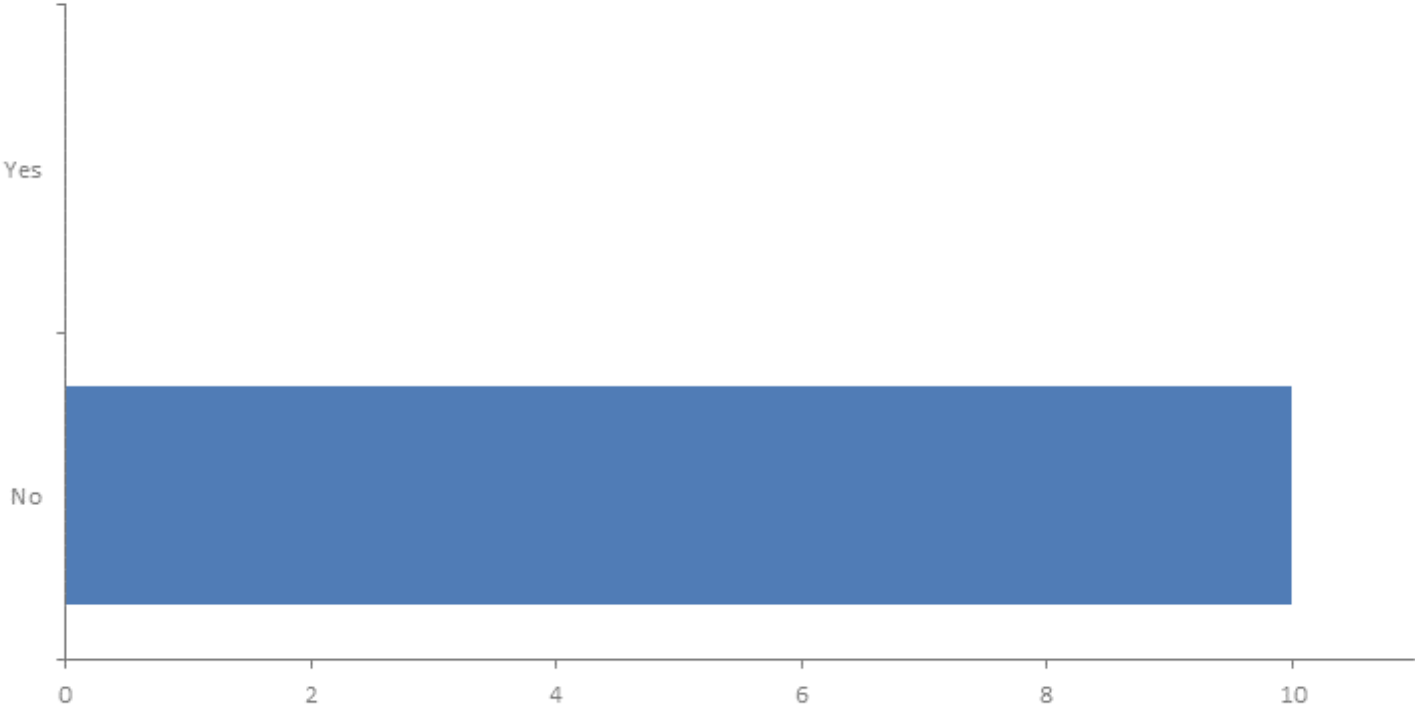
Q17: What is your total (before tax) annual household income?

Answered: 10 Skipped: 53

ANSWER CHOICES	RESPONSES	
£25,000 – £34,999	30%	3
£45,000 – £59,999	10%	1
Over £60,000	60%	6
TOTAL		10

Q18: Is your household on the Council Housing Register (waiting list) for affordable/social rented housing?

Answered: 10 Skipped: 53



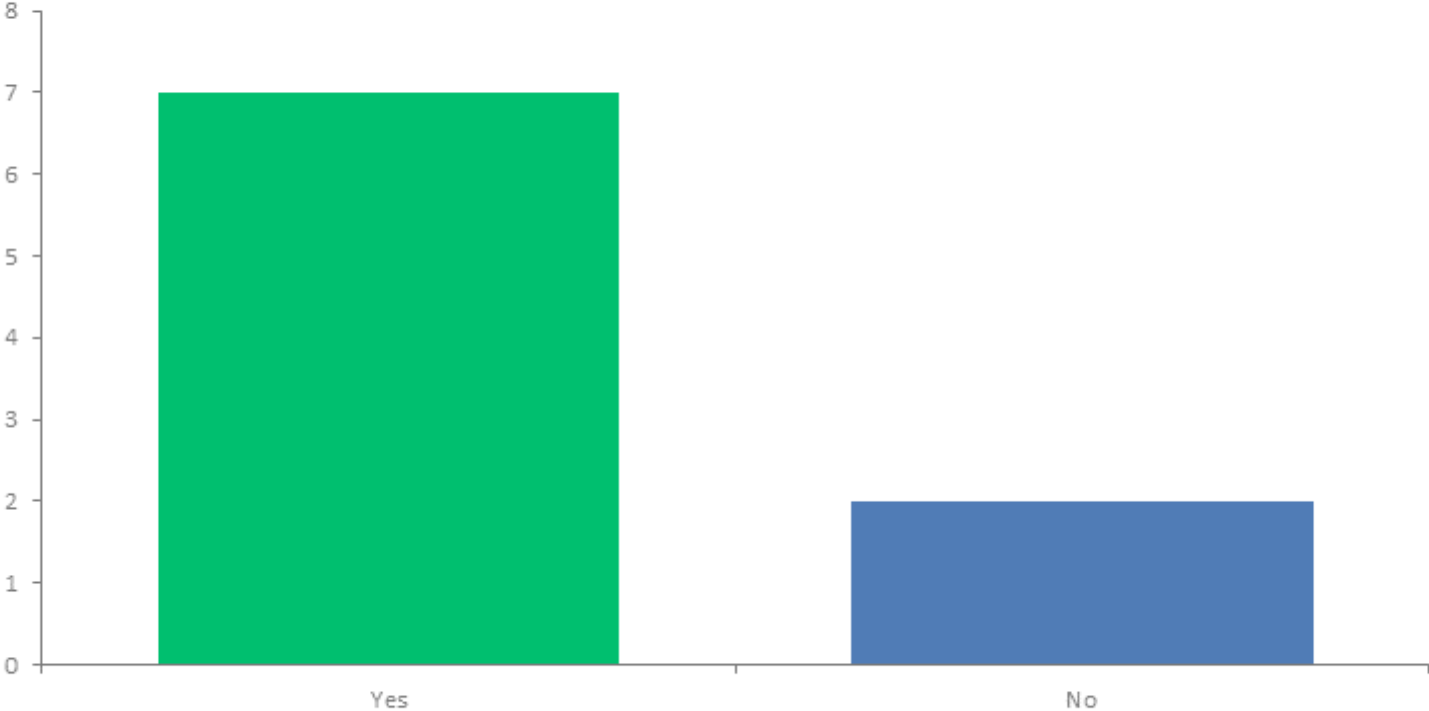
Q18: Is your household on the Council Housing Register (waiting list) for affordable/social rented housing?

Answered: 10 Skipped: 53

ANSWER CHOICES	RESPONSES	
Yes	0%	0
No	100%	10
TOTAL		10

Q19: Are 'work from home' facilities needed?

Answered: 9 Skipped: 54



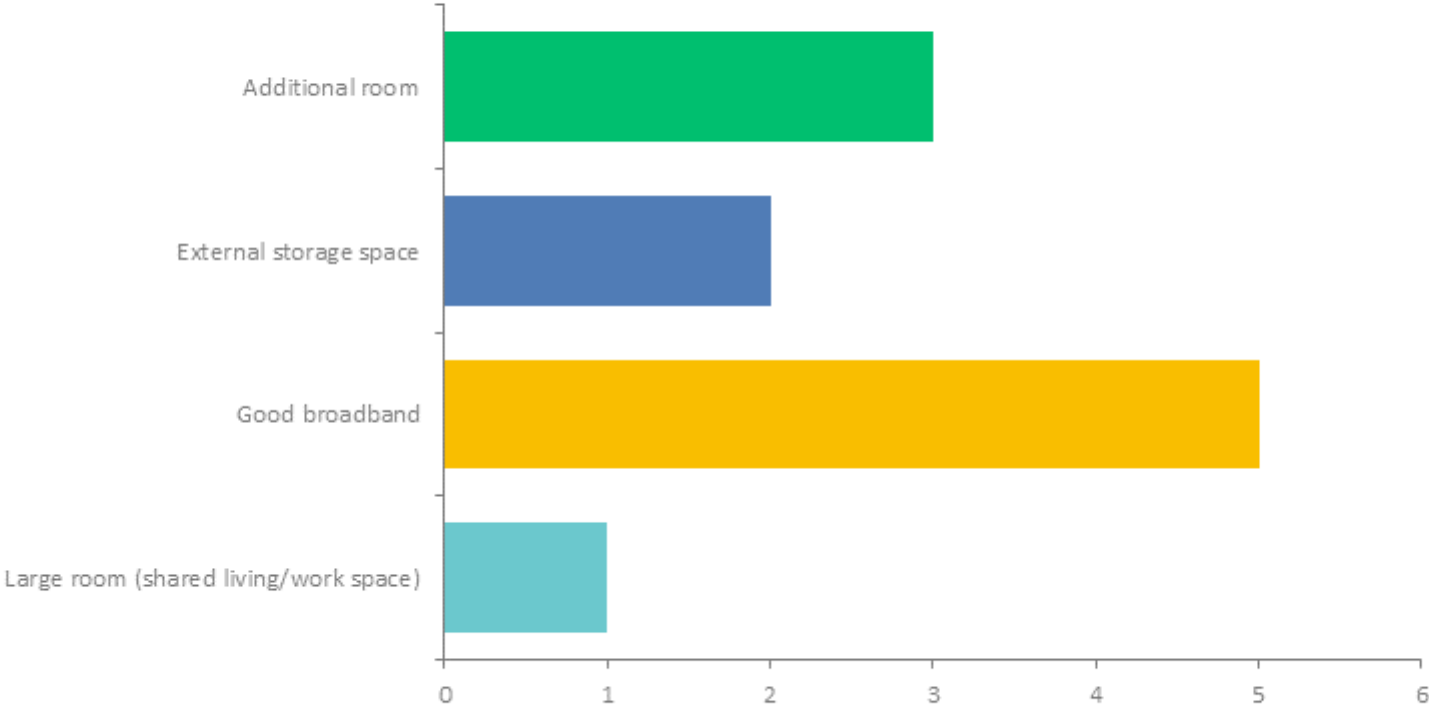
Q19: Are 'work from home' facilities needed?

Answered: 9 Skipped: 54

ANSWER CHOICES	RESPONSES	
Yes	78%	7
No	22%	2
TOTAL		9

Q20: Which of the following 'work from home' facilities would be needed? Please select any options that apply.

Answered: 7 Skipped: 56



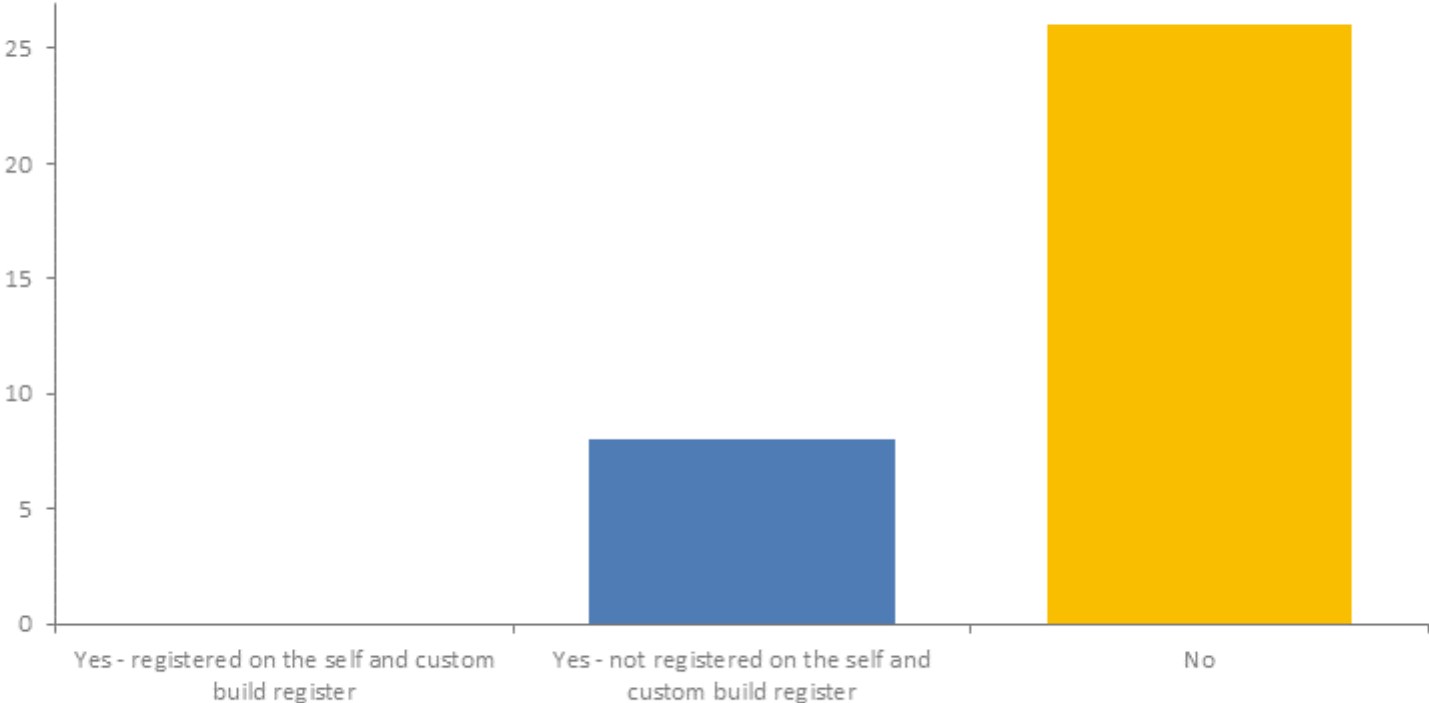
Q20: Which of the following 'work from home' facilities would be needed? Please select any options that apply.

Answered: 7 Skipped: 56

ANSWER CHOICES	RESPONSES	
Additional room	43%	3
External storage space	29%	2
Good broadband	71%	5
Large room (shared living/work space)	14%	1
TOTAL		11

Q21: Is there any interest in self or custom build?

Answered: 34 Skipped: 29



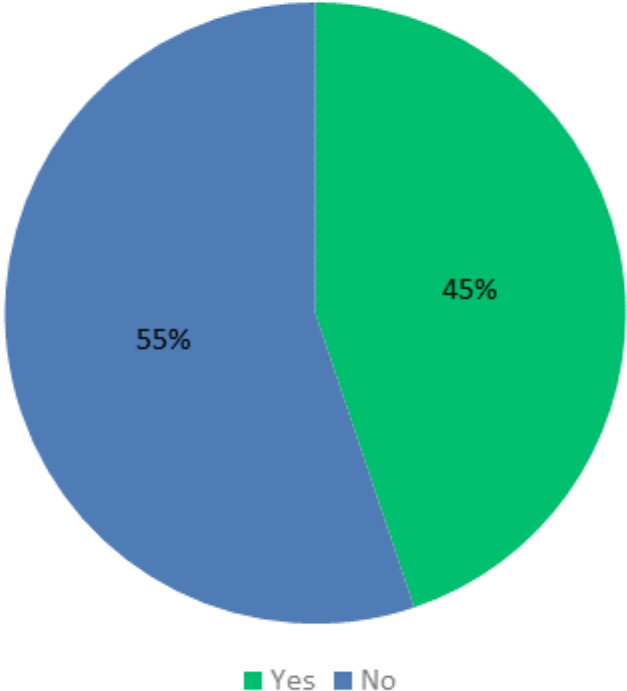
Q21: Is there any interest in self or custom build?

Answered: 34 Skipped: 29

ANSWER CHOICES	RESPONSES	
Yes - registered on the self and custom build register	0%	0
Yes - not registered on the self and custom build register	24%	8
No	76%	26
TOTAL		34

Q22: Would you support a small affordable housing development for local people in housing need on a site in Churton?

Answered: 58 Skipped: 5



Q22: Would you support a small affordable housing development for local people in housing need on a site in Churton?

Answered: 58 Skipped: 5

ANSWER CHOICES	RESPONSES	
Yes	44.83%	26
No	55.17%	32
TOTAL		58

APPENDIX 2: COVER LETTER AND SURVEY QUESTIONS

CHURTON HOUSING NEEDS SURVEY 2024

Dear Resident,

Churton Parish Council would like to invite you to complete the following Housing Needs Survey, which will provide information on current housing needs of the area and how this may change in the future.

The Parish Council is preparing a Neighbourhood Plan, which is a legal planning document that guides future development. It will enable the community to influence the extent, type, location and design of future development, and what needs to be protected. The Plan will include housing policies that will be informed by this survey.

Therefore, Cheshire Community Action (a local community development charity with expertise in helping communities influence development) has been commissioned to carry out the survey. The data from the survey will also provide useful evidence to inform the Parish Councils' responses to planning applications in the area.

Please respond 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 prices or rents.

The survey should take about 10 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 of the current and future level of housing need in the area.

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.

To complete the survey online, please go to: www.surveymonkey.com/r/ChurtonHNS2024
(Please type the link address into your internet browser, not the search engine e.g. google)

Or scan the QR code below using your smart phone camera to complete the survey on your phone.

Please return handwritten responses in the enclosed freepost envelope.

The deadline for responses is **18th November 2024**

Thank you for your time.

John Heselwood
Cheshire Community Action
John.heselwood@cheshireaction.org.uk

Point your smart phone camera at this QR code to complete the survey on your phone:



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"/>	45 – 54 years	<input type="text"/>
11 – 15 years	<input type="text"/>	55 – 64 years	<input type="text"/>
16 – 24 years	<input type="text"/>	65 – 74 years	<input type="text"/>
25 – 34 years	<input type="text"/>	75 – 84 years	<input type="text"/>
35 – 44 years	<input type="text"/>	Over 85	<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 type of home 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. Will your household, anyone in your household, or any of your family members (children, parents or siblings), need new accommodation **within the area** in the next five years?

If you know of households that have moved away from the area due to a lack of suitable / affordable accommodation, but need to move back, please can you share the survey link with them and invite them to respond: www.surveymonkey.com/r/ChurtonHNS2024

Yes	<input type="checkbox"/>	Please go to Q6
No	<input type="checkbox"/>	Please go to Q22.

6. Please give the reasons why the current accommodation 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 reasons	<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"/>
Family Breakup	<input type="checkbox"/>	Live closer to a carer or to give care	<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"/>
High energy / utility costs	<input type="checkbox"/>	Need to move out of shared house	<input type="checkbox"/>
Other (please explain below)	<input type="checkbox"/>		

.....

7. What type of household needs new accommodation? Please select one option only. If there is more than one new household needing accommodation in the area, please fill in one survey for each household via this link: www.surveymonkey.com/r/ChurtonHNS2024

Single person (no children)	<input type="checkbox"/>	Three or more adults sharing	<input type="checkbox"/>
Couple (no children)	<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 needs new accommodation? Please enter the number of residents for each age group who would be in the new household. E.g. "2".

0 – 10 years	<input type="checkbox"/>	45 – 54 years	<input type="checkbox"/>
11 – 15 years	<input type="checkbox"/>	55 – 64 years	<input type="checkbox"/>
16 – 24 years	<input type="checkbox"/>	65 – 74 years	<input type="checkbox"/>
25 – 34 years	<input type="checkbox"/>	75 – 84 years	<input type="checkbox"/>
35 – 44 years	<input type="checkbox"/>	Over 85	<input type="checkbox"/>

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

<input type="checkbox"/> Lived in the Parish for at least the last 2 years.	<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 2 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. When is the new accommodation needed? Please select one option only.

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

11. What is the preferred tenure? Please select one option only.

Buy a market home	<input type="checkbox"/>	^(c) Affordable or social rent	<input type="checkbox"/>
Rent a market home	<input type="checkbox"/>	^(d) Rent to Buy	<input type="checkbox"/>
^(a) Shared ownership/equity	<input type="checkbox"/>	^(e) First Homes	<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) Affordable rent is accommodation 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 based on formula set by the Regulator of Social Housing.

(d) 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.

(e) First Homes are discounted market sale units which:

- must be discounted by a minimum of 30% against the market value;
- are sold to a person or persons meeting the First Homes eligibility criteria (i.e. first time buyer, earning less than £80k and have a mortgage to fund a minimum of 50% of discounted purchase price);
- on their first sale, will have a restriction registered on the title at HM Land Registry to ensure this discount (as a percentage of current market value) and certain other restrictions are passed on at each subsequent title transfer; and,
- after the discount has been applied, the first sale must be at a price no higher than £250,000.

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

House..... Bungalow.....

Flat/Apartment.....

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.)

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

1 2 3 4 5+

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

None Mobility/disability support

Warden assisted Other

Care within the home

.....

15. What price range would be affordable for a purchase or shared ownership property? 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 family 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"/>

16. What level of rent would be affordable? 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"/>

17. What would be the total (before tax) annual household income?

(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.

Less than £15,000..... <input type="checkbox"/>	£45,000 – £59,999..... <input type="checkbox"/>
£15,000 – £24,999..... <input type="checkbox"/>	Over £60,000..... <input type="checkbox"/>
£25,000 – £34,999..... <input type="checkbox"/>	

18. Are those needing new accommodation on the Council Housing Register / waiting list for affordable / social rented housing? (To register visit:

<https://westcheshirehomes.housingjigsaw.co.uk/>)

Yes No

19. Are 'work from home' facilities needed?

Yes Please go to Q20 No Please go to Q21

20. 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"/> |

Comments:.....

Thank you for taking the time to complete this survey. Please return your completed survey form in the enclosed freepost envelope by: **18th November 2024**

21. Is there any interest in self / custom build or community led housing?

Self and custom build is where people (or groups of people) create individual homes for themselves, ranging from doing the actual building work themselves to contracting out all the work to an architect or building firm, or a mix of the two.

Community led housing is when community groups come together to build and renovate new housing that meets their needs, not for the profit of a private developer. It ensures that there is open and meaningful participation with the local community and that local people consent to the housing that is being created.

- Interested in self and custom build register – already on the self build register
- Interested in self and custom build register – NOT on the self build register
- Interested in community led housing
- Not interested in any of the above

To access the Cheshire West & Chester self and custom build register visit:
<https://consult.cheshirewestandchester.gov.uk/kse/event/34304>

To find out more about community led housing visit: www.cheshirecommunityhomes.org.uk
 If you are interested in self or custom build, please leave a name, email address and telephone number for further correspondence:

.....
 By giving your details you will be giving consent to store your information electronically and securely. We will never share this information with any third parties unless we have your explicit consent. We will only store this data for the purposes of correspondence relating to self and custom build. Consent can be easily withdrawn by e-mailing: john.heselwood@cheshireaction.org.uk

22. Would you support a small affordable housing development for local people in housing need on a site in Churton?

- Yes No



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

Web: www.cheshireaction.org.uk

Registered Charity: 1074676 Company Number: 3555199

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