

MALPAS HOUSING NEEDS SURVEY 2024

Dear Resident,

Cheshire Community Action (a local community development charity with expertise in helping communities influence development) would like to invite you to complete this housing needs survey, which has been commissioned by Cheshire West & Chester Council to identify households in need of affordable housing.

The data from the survey can also serve as useful evidence to inform the review of the Malpas Neighbourhood Plan, which is a legal planning document that guides future development. Neighbourhood Plans enable communities to influence the extent, type, location and design of future development, and what needs to be protected. It will also provide useful evidence to inform the Parish Councils' responses to other 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 and Local Authority 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/MalpasHNS2024
(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 23rd August 2024

Thank you for your time.

John Heselwood
Cheshire Community Action
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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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5. How long have you lived in the Malpas Area? Please select one option only.

Less than 1 year	<input type="checkbox"/>
1 – 5 years	<input type="checkbox"/>
6 – 10 years	<input type="checkbox"/>
10+ years	<input type="checkbox"/>

6. If you moved to Malpas in the last 10 years, where did you move from?

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HOUSING NEED

7. 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?

If you know of households that have moved away from the Parish 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/MalpasHNS2024

- Yes **Please go to Q8**
- No **Please go to Q25.**

8. 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"/> | Live closer to a carer or to give care | <input type="checkbox"/> |
| Family breakup | <input type="checkbox"/> | Marriage / to live together | <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"/> |
| Other (please explain below) | <input type="checkbox"/> | Need to move out of shared house | <input type="checkbox"/> |

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9. What type of household needs new accommodation? Please select one option only. If there is more than one household needing accommodation in the Parish, please fill in one survey for each household via this link: www.surveymonkey.com/r/MalpasHNS2024

- | | | | |
|-----------------------------|--------------------------|------------------------------|--------------------------|
| 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"/> | | |

10. 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="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"/>

11. Local connection - please select all options that apply to the household requiring new accommodation.

<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.

12. 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"/>		

13. 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.

14. 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.)

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

1 2 3 4 5+

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

None Care within the home
Warden assisted Mobility/disability support

17. 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"/>

18. 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"/>

19. 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"/>		

20. What level of savings could be put towards the purchase of a new home? Please remember to combine savings for couples.

None.....	<input type="checkbox"/>	£10,000 to £14,999.....	<input type="checkbox"/>
Less than £1,000.....	<input type="checkbox"/>	£15,000 to £19,999.....	<input type="checkbox"/>
£1,000 to £4,999.....	<input type="checkbox"/>	£20,000 to £25,000.....	<input type="checkbox"/>
£5,000 to £9,999.....	<input type="checkbox"/>	More than £25,000.....	<input type="checkbox"/>

21. 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

22. If a homeowner or shared ownership homeowner, what level of assets do you / they have? Please select the estimated amount below.

This is calculated by taking the amount outstanding on a mortgage from the estimated value of the property.

Not a homeowner or in shared ownership.....	<input type="checkbox"/>		
Less than £25,000.....	<input type="checkbox"/>	£75,000 to £99,000.....	<input type="checkbox"/>
£25,000 to £49,999.....	<input type="checkbox"/>	£100,000 to £124,999.....	<input type="checkbox"/>
£50,000 to £74,999.....	<input type="checkbox"/>	More than £125,000.....	<input type="checkbox"/>

23. Are 'work from home' facilities needed?

Yes Please go to Q24 No Please go to Q25

24. 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"/>

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25. 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:

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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

Thank you for taking the time to complete this survey. Please return your completed survey form in the enclosed freepost envelope by: 23rd August 2024