

Malpas Housing Needs Report

This report was produced by Cheshire Community Action, and commissioned by Cheshire West & Chester Council.

FINAL VERSION – FEBRUARY 2025



**CHESHIRE
COMMUNITY
ACTION**



**Cheshire West
and Chester**

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1.0 EXECUTIVE SUMMARY

The Malpas Housing Needs Report 2024, commissioned by Cheshire West & Chester Council (CWaC) and conducted by Cheshire Community Action, assesses the affordable housing needs in the Malpas Neighbourhood Area. This report is designed to provide data-driven insights into local housing demand and affordability to inform potential housing development decisions, particularly for affordable units targeting local residents. It also serves to inform any review of Neighbourhood Plan Policies.

Key Findings

Survey Response Summary

- **Total Surveys Distributed:** 1,238 surveys were distributed to households, representing 100% of the target households.
- **Total Surveys Returned:** Out of 1,238 surveys, 176 were returned, indicating a response rate of 14%.
- **Local demand for new homes:** 37 respondents (3% of households) expressed demand for new accommodation.

Affordable Housing Need Summary

- **1-bedroom and 2-bedroom homes account for all the** affordable housing need.
- Overall **net shortfall is only 6 homes**, However it is worth noting that there is a mismatch between the new homes being built and the needs of local residents, with an additional 4 smaller homes also required.
- **Affordable Rent is the predominant tenure** requirement, particularly for younger households under 55 years.

Malpas Affordable Housing Need Summary								
Bedrooms required	Under 55 yrs Affordable Rent	Over 55 yrs Affordable Rent	Affordable Home Ownership	Total		Relets	AH in Planning Pipeline	Net Need
1 Bed	6	3		9			8	1
2 Bed	4	2	5	11		2		9
3 Bed	4		3	7		3	7	0*
4 Bed			1	1			2	0*
Total	14	5	9	28		5	17	10

*4 unit surplus in total

2.0 INTRODUCTION

CCA was commissioned by CWaC to carry out a housing needs survey of Malpas Neighbourhood Area to collect up-to-date information from local residents that could inform future development of affordable housing and the review of the Malpas Neighbourhood Plan.

The data in the report will be relevant for up to 5 years (from August 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, while also providing robust evidence for the review of its Neighbourhood Plan.

The survey was aimed at residents within the Parish – the results of which are included in this report. The report also includes analysis of needs from the housing register / waiting list and housing supply from turnover of existing social housing stock, and pipeline developments with planning permission, which gives an 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 survey 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 following analysis:

Housing need and supply analysis:

- Housing needs identified from two sources: Local Authority housing register and the household survey.
- Housing supply identified: Turnover of existing social housing stock, and 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 area and what that looks like.

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

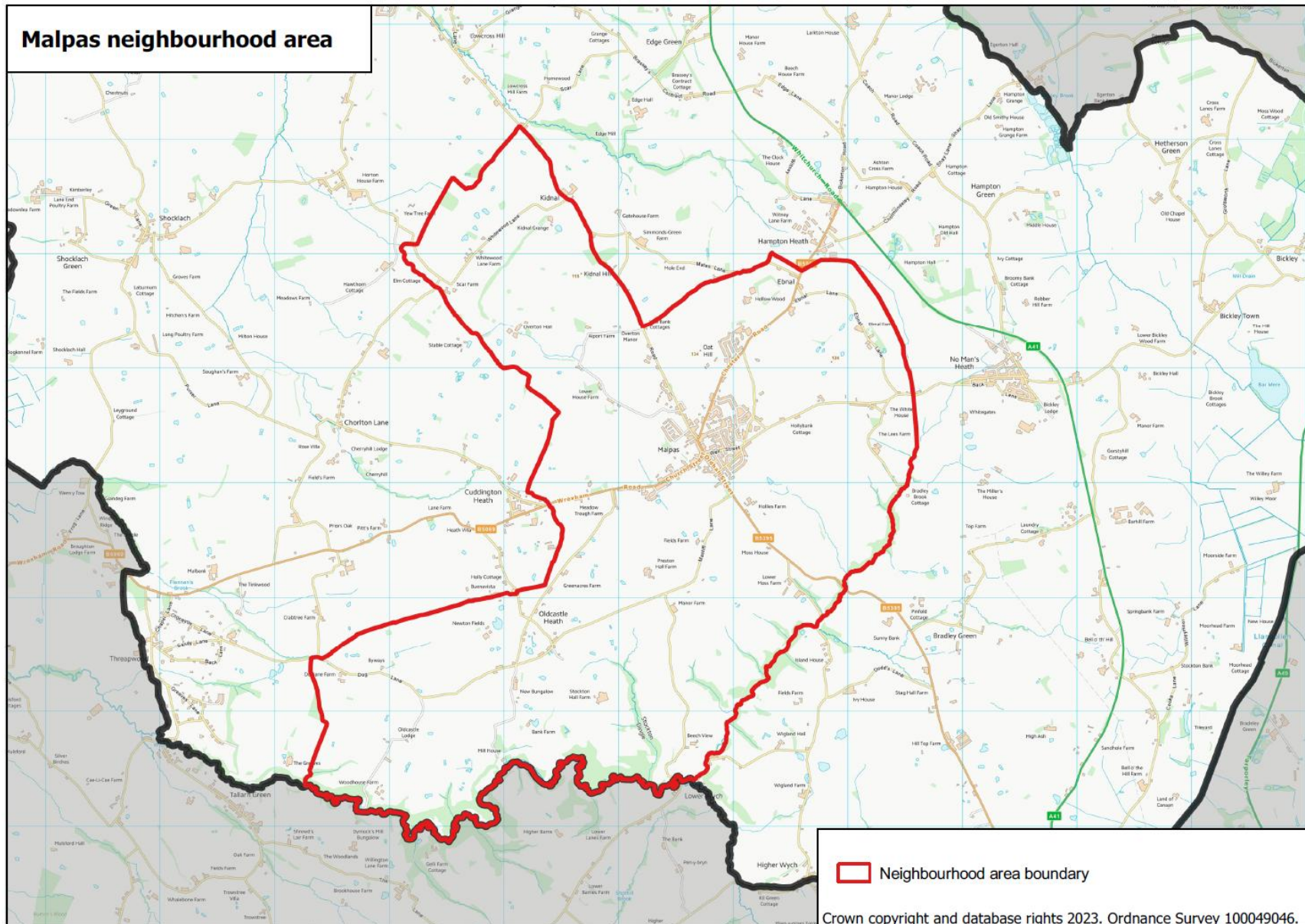
- Age
- Household composition i.e. singles, couples etc.
- Type of home i.e. house, bungalow
- Preferred tenure i.e. buy on open market, private rent, Affordable Rent, Shared Ownership etc. with explanation of what they mean
- Number of bedrooms needed
- Reasons for housing need
- Affordability questions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

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 (based on the affordability assessment in the Malpas Housing Assessment carried out by AECOM for the neighbourhood plan review in 2024, and b) if they meet the criteria set in Cheshire West Housing Allocations Policy 2021-2026¹ to be eligible for affordable housing. CWaC Housing Authority then assessed survey responses to confirm eligibility.

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 (Malpas Neighbourhood Area)



Map source: CWaC Planning Portal

8.0 DEMAND FOR AFFORDABLE HOUSING FROM HOUSING REGISTER DATA²

The table below shows the housing register applicants with a local connection requesting affordable rented housing in Malpas in June 2024:

Area of Choice: Malpas July 2024	Households with a local connection				
Bedroom Need	Under 55 Need	Over 55 Need	Total Number	Relets	Net Need
1 Bed	5	2	7	0	7
2 Bed	2		2	2	0
3 Bed	4		4	3	1
Total Number	11	2	13	5	8
Total %	85%	15%	100%		

Observations:

- **1-bedroom units have the highest net need (7 households)**, with the majority of demand (5 out of 7) coming from those under 55 with low need.
- **2-bedroom units show no net need (relets match demand)**, indicating this type of housing might be relatively well-balanced.
- **3-bedroom units show a small net need (1 household)**, with demand from the under-55 age group.

² Source: CWaC Housing Authority – Housing Register, West Cheshire Homes

9.0 OVERALL SURVEY RESULTS

The table below shows a summary of the overall response to the survey. Charts of all the survey results are shown in Appendix 2 on pages 20 – 66.

Survey Summary	Total Number	% of Households
Total surveys distributed	1,238	100%
Total surveys returned	176	14%
Local demand for new homes in Malpas from the survey	37	3%
Local affordable housing need from the survey	15	1%

Observations from the survey response:

- **Total Surveys Distributed:** 1,238 surveys were distributed to households, representing 100% of the target households.
- **Total Surveys Returned:** Out of 1,238 surveys, 176 were returned, indicating a **response rate of 14%**.
- **Local demand for new homes:** 37 respondents (3% of households) expressed demand for new accommodation.
- **Local affordable housing need:** 15 respondents (1% of households) indicated eligibility for affordable housing tenures based on their financial situation.

Summary of full survey results (see Appendix 2) according to bedroom needs:

1-Bedroom Needs:

- **Total Count:** 3 households
- **Percentage:** 8% of total housing demand
- **Reasons for Need:**
 - Downsizing due to homes being too large or difficult to manage.
 - Health and mobility issues requiring accessible accommodation.
 - Financial pressures, such as high maintenance costs or the need for cheaper housing.
 - Proximity to family or care networks to give or receive care.
- **Household Types:**
 - Predominantly single-person households, many of whom are older adults.
 - A mix of younger individuals seeking independence and those needing to relocate due to life circumstances, such as relationship changes.
- **Preferred Tenure & Type:**
 - High demand for Affordable or Social Rent options.
 - Bungalows, sheltered accommodation, and Extra Care housing are highly preferred for older adults or those with mobility issues.

- Apartments or flats for younger individuals.

2-Bedroom Needs:

- **Total Count:** 19 households
- **Percentage:** 51% of total housing demand
- **Reasons for Need:**
 - Downsizing from larger properties due to maintenance issues or lifestyle changes.
 - Need for manageable, accessible homes for couples or small families.
 - Transition to independent living for younger adults or first-time buyers.
 - Proximity to work, family, or educational opportunities.
- **Household Types:**
 - Primarily couples without children and small households.
 - Some lone parents with young children and retirees requiring mobility-friendly accommodations.
- **Preferred Tenure & Type:**
 - Strong demand for market homes and bungalows.
 - Accessible homes for older adults or individuals with disabilities.
 - Preference for houses or Affordable Rented properties for families and first-time buyers.

3-Bedroom Needs:

- **Total Count:** 9 households
- **Percentage:** 24% of total housing demand
- **Reasons for Need:**
 - Overcrowding in current homes, requiring more space.
 - Family expansion, with growing children needing additional rooms.
 - Desire for a better living environment, including access to gardens.
 - Relocation due to work or educational needs.
- **Household Types:**
 - Mostly families with children requiring space for growth.
 - Some individuals moving from smaller accommodations due to lifestyle changes.
- **Preferred Tenure & Type:**
 - Market homes and houses are the most preferred.
 - High interest in properties with gardens or larger outdoor spaces.
 - Affordable Rent options for low-income families.

4-Bedroom Needs:

- **Total Count:** 5 households
- **Percentage:** 14% of total housing demand
- **Reasons for Need:**
 - Large families requiring additional space.
 - Need for multigenerational housing.
 - Desire for spacious properties / larger households.
 - Preference for homes with multiple amenities, such as gardens or parking spaces.
- **Household Types:**
 - Predominantly larger families or extended family households.
 - Some couples planning for future family expansion.
- **Preferred Tenure & Type:**
 - Strong preference for market homes.
 - Detached houses and properties with additional rooms or outdoor spaces.
 - Demand for high-quality housing in good school catchment areas.

10.0 SURVEY RESULTS – NEED FOR AFFORDABLE HOME OWNERSHIP TENURES

The table below shows the results for 9 households in need identified in the survey that prefer home ownership tenures, who are not on the housing register, cannot afford the open market and meet housing allocation criteria based on their financial situation.

Bedrooms required	Household composition	Age	Preferred tenure	Preferred type of home
2	Single person (no children)	75 – 84 years	Buy a market home	Bungalow
2	Couple (no children)	75 – 84 years	Buy a market home	Bungalow
2	Single person (no children)	16 – 24 years	Buy a market home	House
2	Single person (no children)	25 – 34 years	Buy a market home	House
2	Single person with care needs	55 – 64 years	Buy a discounted market home	Bungalow
3	Single person (no children)	45 – 54 years	Buy a market home	House
3	Couple (no children)	45 – 54 years	Buy a market home	House
3	Couple with children	35 – 44 years	Buy a market home	House
4	Couple with children	25 – 34 years	Buy a market home	House

Observations:

- **Bedroom Needs:** Majority require 2 bedrooms (5 cases), followed by 3 bedrooms (3 cases).
- **Household Composition:** Single persons dominate (one with care needs).
- **Age Group Trends:** Older individuals (75–84 years) prefer bungalows. Families with children require 3+ bedrooms and prefer houses.
- **Tenure Preferences:** Buying a market home is the most common preferred tenure (7 out of 8 cases), however these households would be unable to afford to buy a market home.
- **Home Type Preferences:** Houses dominate overall preferences, especially for families with children. Bungalows are preferred by older individuals or those with care needs.

11.0 SURVEY RESULTS – NEED FOR AFFORDABLE RENT TENURES

The table below shows the results for 6 households in need of affordable rent identified in the survey who are not on the housing register, cannot afford the open market and meet the housing allocation criteria based on their financial situation.

Bedrooms required	Household composition	Age	Preferred tenure	Preferred type of home
1	Single person (no children)	45 – 54 years	Affordable or Social Rent	House
1	Single person (no children)	65 – 74 years	Rent a market home	Flat / Apartment
2	Single person (no children)	25 – 34 years	Rent a market home	House
2	Couple (no children)	65 – 74 years	Affordable or Social Rent	Bungalow
2	Single person (no children)	55 – 64 years	Affordable or Social Rent	Bungalow
2	Single person (no children)	16 – 24 years	Buy a Discounted Market Sale home	House

Observations:

- **Household Composition:** Single-person households without children makes up the vast majority of affordable housing need.
- **Preferred Type:** Houses and bungalows are the most preferred types of homes.
- **Age Trends:** Older age groups (55–74 years) lean towards bungalows and Affordable/Social Rent. Younger age groups (16–34 years) prefer houses and market-based renting or buying.

12.0 AFFORDABLE HOUSING DEVELOPMENTS IN THE PIPELINE

The table below shows the details of planning approvals with affordable housing units yet to be built.

Ref	2024/25	Planning / Development Status	No. AH Units	Mix (Type and Tenure)
17/04664/OUT	Land off Chester Road Malpas	Phase 1 and 2 complete, Phase 3 on site	4	4 no 1 Bed Flats Affordable Rent
19/03521/FUL	Land opp St Josephs College Tilston Rd Malpas	Full Permission	6	2 no 3 Bed Houses Discounted market sale 4 no 1 Bed Flats Affordable Rent
21/02012/OUT	Land adjacent Broselake Farm Malpas	Outline permission	2	2 no 3BH unconfirmed tenure
23/01459/FUL	Land off Lynchet Drive, Malpas	Full permission	5	3 no. 3BH, 2 no. 4BH SO

The affordable units forecast to be built in the planning approvals in the table above will be deducted from the affordable housing need to give a net total in the next section.

13.0 AFFORDABLE HOUSING SUMMARY

The table below shows the combined affordable need for Malpas from both the housing register and survey. 15 of the households were identified in the survey and an additional 13 came from the housing register.

Malpas Affordable Housing Need Summary							
Bedrooms required	Under 55 yrs Affordable Rent	Over 55 yrs Affordable Rent	Affordable Home Ownership	Total	Relets	AH in Planning Pipeline	Net Need
1 Bed	6	3		9		8	1
2 Bed	4	2	5	11	2		9
3 Bed	4		3	7	3	7	0*
4 Bed			1	1		2	0*
Total	14	5	9	28	5	17	10

**Surplus of 4 units in total.*

Observations:

Net Need Breakdown:

- Highest net need is for 2-bedroom homes (9), although some of this could be met by the surplus 3 bedroom low cost home ownership units in the pipeline.
- No net need for 3-bedroom and 4-bedroom homes due to sufficient pipeline and relets resulting in a 4 unit surplus in total.
- Very low need for 1-bedroom homes (1).

Age Demographics: Majority of need comes from Under 55 yrs Affordable Rent (14 out of 28 total need). Over 55 years group accounts for a smaller share (5).

14.0 THANKS

Cheshire Community Action would like to thank Cheshire West & Chester Council for commissioning the assessment and to Malpas Parish Council for engaging with the process. 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 neighbourhood area who took the time to fill in and return their questionnaires.

APPENDIX 1: COVER LETTER AND SURVEY QUESTIONS

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
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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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?

.....

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.

<input type="checkbox"/> 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

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

<input type="checkbox"/> 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	

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.

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

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

<input type="checkbox"/> 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	

(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"/>

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	<input type="checkbox"/>
Interested in self and custom build register – NOT on the self build register	<input type="checkbox"/>
Interested in community led housing	<input type="checkbox"/>
Not interested in any of the above	<input type="checkbox"/>

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:

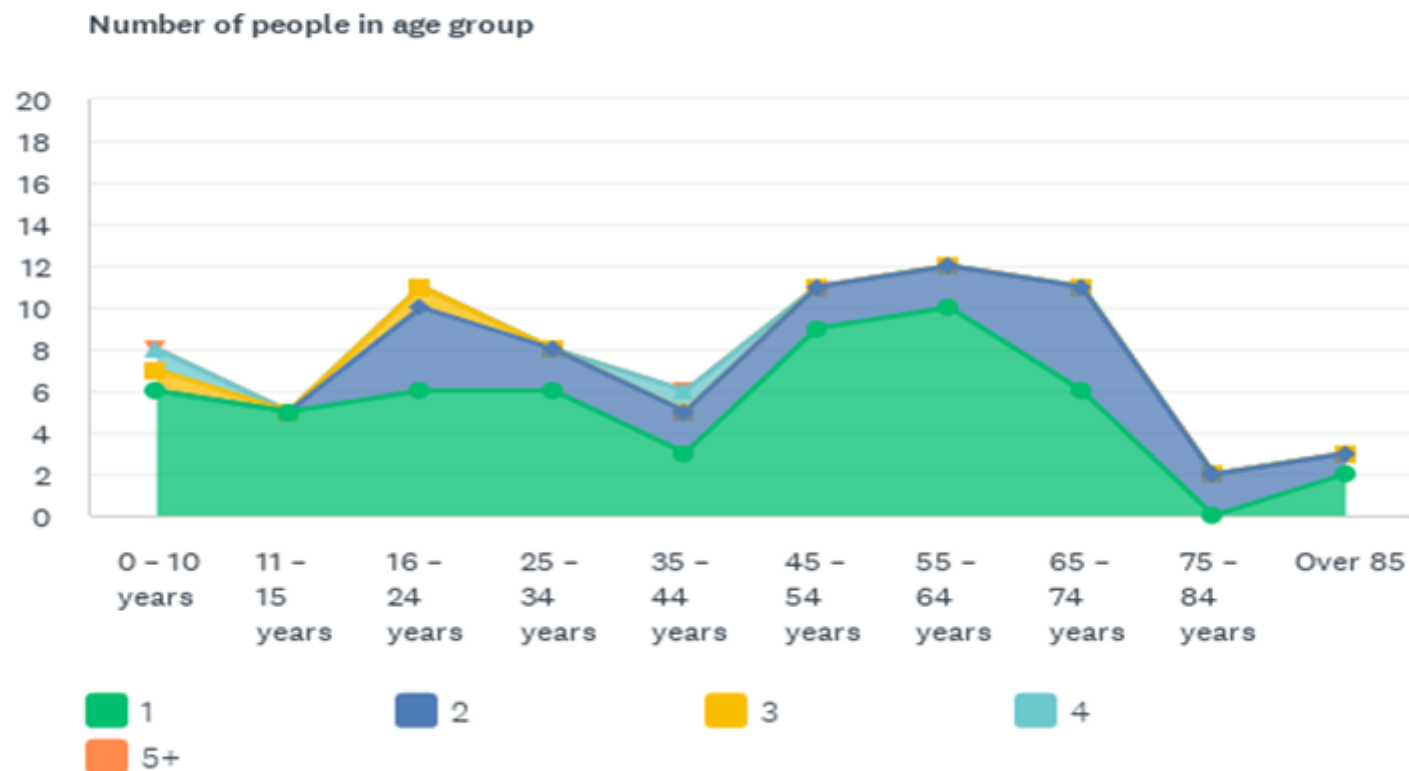
.....
By giving your details you will be giving consent to store your information electronically and securely. We will never share this information with any third parties unless we have your explicit consent. We will only store this data for the purposes of correspondence relating to self and custom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

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

APPENDIX 2: MALPAS HOUSING NEEDS SURVEY CHARTS AND TABLES

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

Answered: 41 Skipped: 0



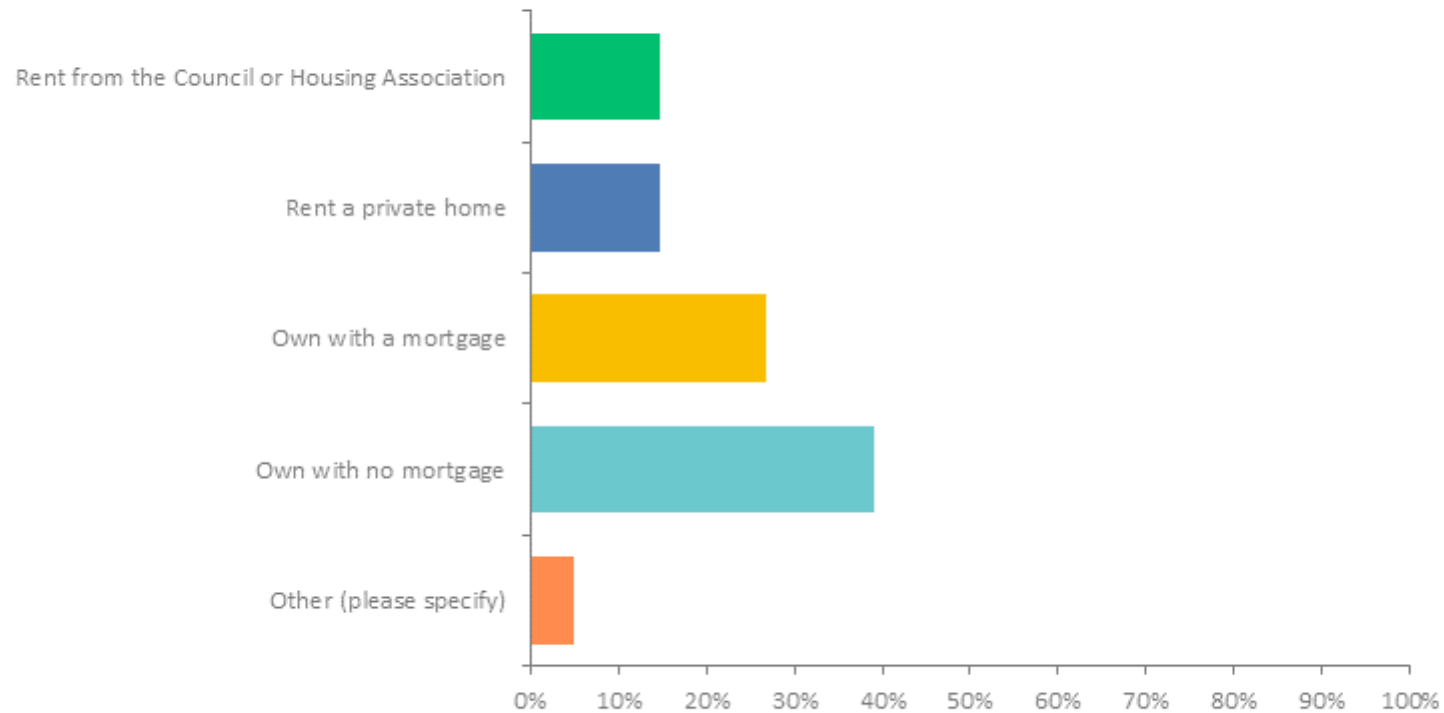
Q1: How many people in each of these age groups live in your current household (including yourself)?

Answered: 41 Skipped: 0

Number of people in age group						
	1	2	3	4	5+	TOTAL
0 – 10 years	75% 6	0% 0	13% 1	13% 1	0% 0	8
11 – 15 years	100% 5	0% 0	0% 0	0% 0	0% 0	5
16 – 24 years	55% 6	36% 4	9% 1	0% 0	0% 0	11
25 – 34 years	75% 6	25% 2	0% 0	0% 0	0% 0	8
35 – 44 years	50% 3	33% 2	0% 0	17% 1	0% 0	6
45 – 54 years	82% 9	18% 2	0% 0	0% 0	0% 0	11
55 – 64 years	83% 10	17% 2	0% 0	0% 0	0% 0	12
65 – 74 years	55% 6	45% 5	0% 0	0% 0	0% 0	11
75 – 84 years	0% 0	100% 2	0% 0	0% 0	0% 0	2
Over 85	67% 2	33% 1	0% 0	0% 0	0% 0	3

Q2: How do you occupy your current accommodation?

Answered: 41 Skipped: 0



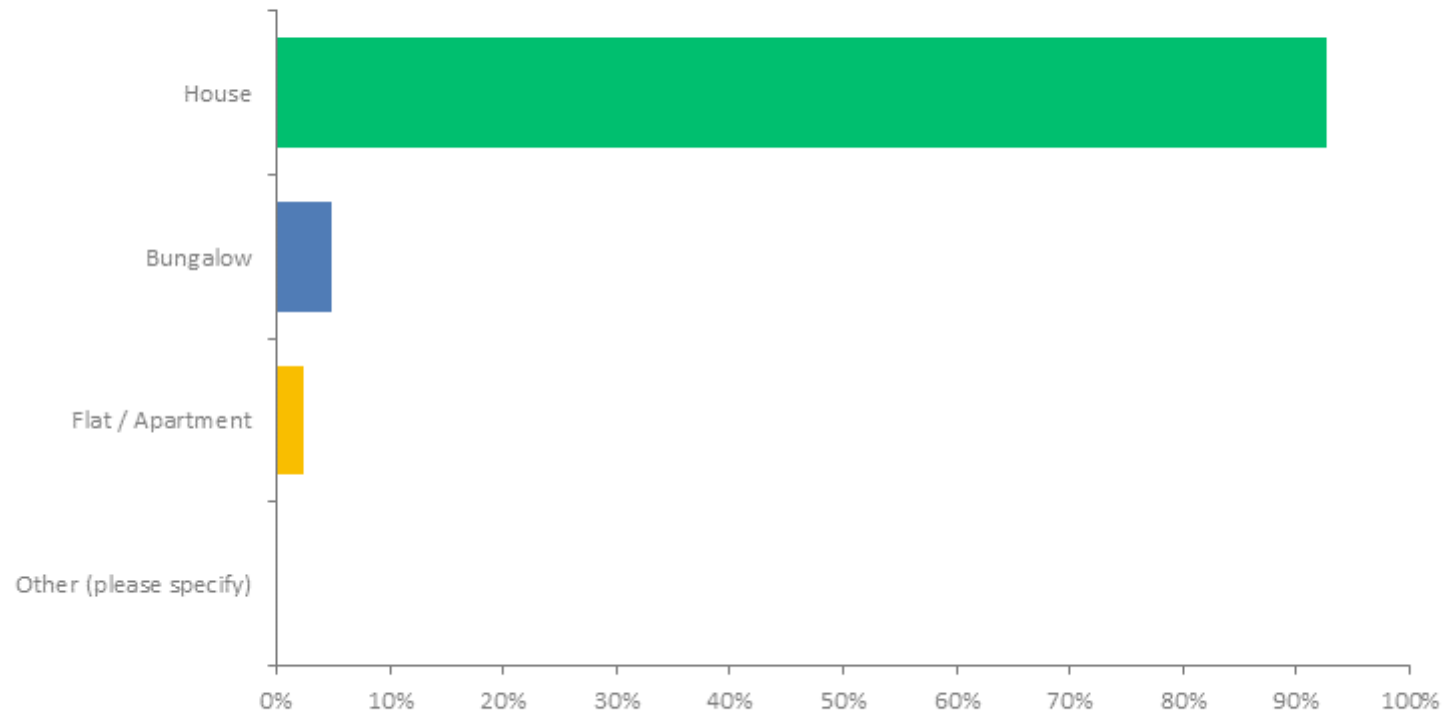
Q2: How do you occupy your current accommodation?

Answered: 41 Skipped: 0

ANSWER CHOICES	RESPONSES	
Rent from the Council or Housing Association	15%	6
Rent a private home	15%	6
Own with a mortgage	27%	11
Own with no mortgage	39%	16
Other (please specify)	5%	2
TOTAL		41

Q3: What type of home do you currently live in?

Answered: 41 Skipped: 0



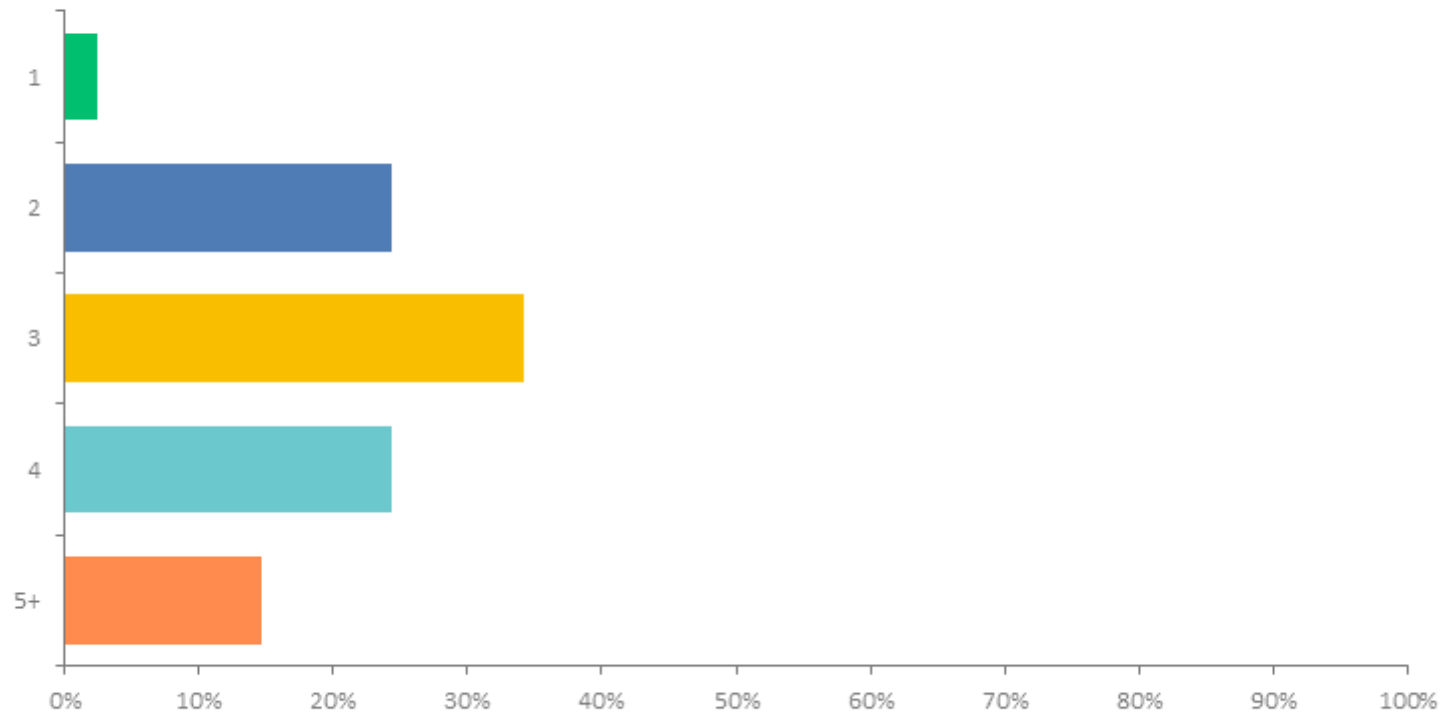
Q3: What type of home do you currently live in?

Answered: 41 Skipped: 0

ANSWER CHOICES	RESPONSES	
House	93%	38
Bungalow	5%	2
Flat / Apartment	2%	1
Other (please specify)	0%	0
TOTAL		41

Q4: How many bedrooms does your current property have?

Answered: 41 Skipped: 0



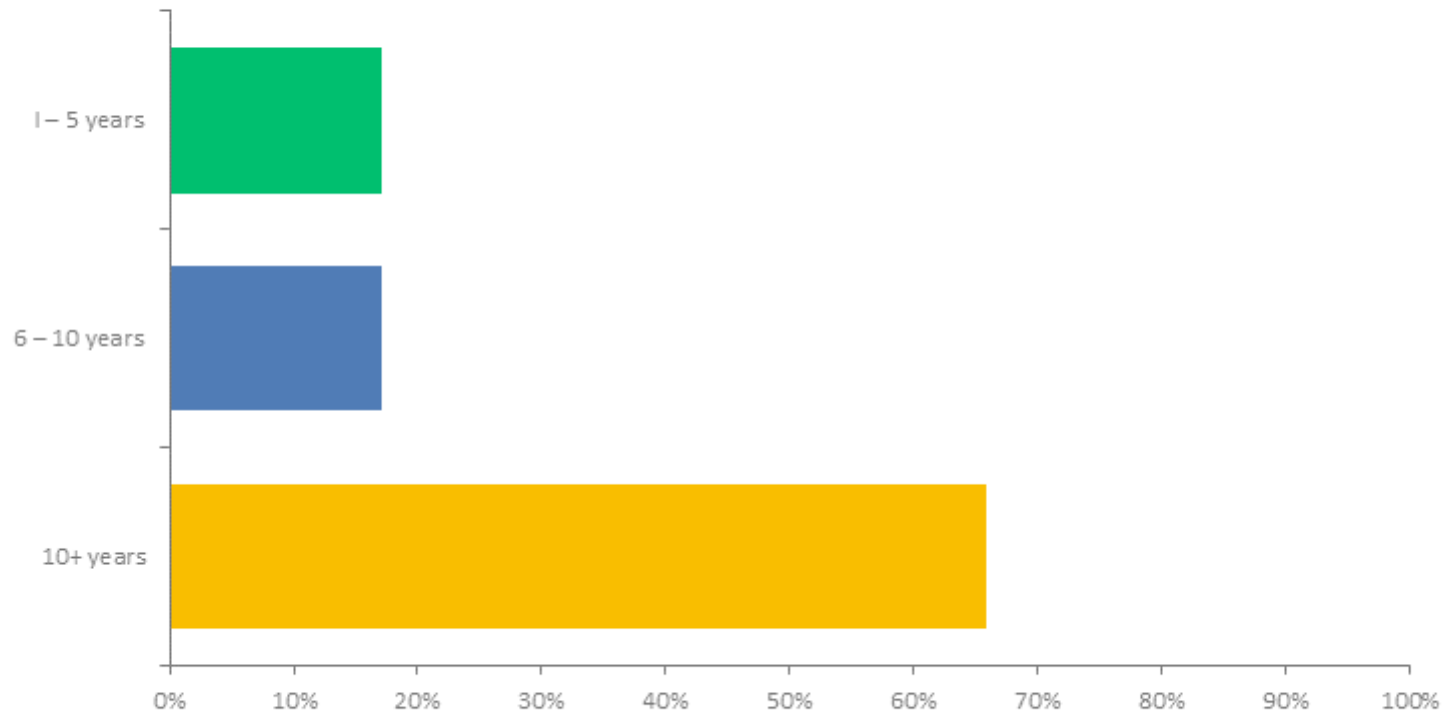
Q4: How many bedrooms does your current property have?

Answered: 41 Skipped: 0

ANSWER CHOICES	RESPONSES	
1	2%	1
2	24%	10
3	34%	14
4	24%	10
5+	15%	6
TOTAL		41

Q5: How long have you lived in the Malpas Area?

Answered: 41 Skipped: 0



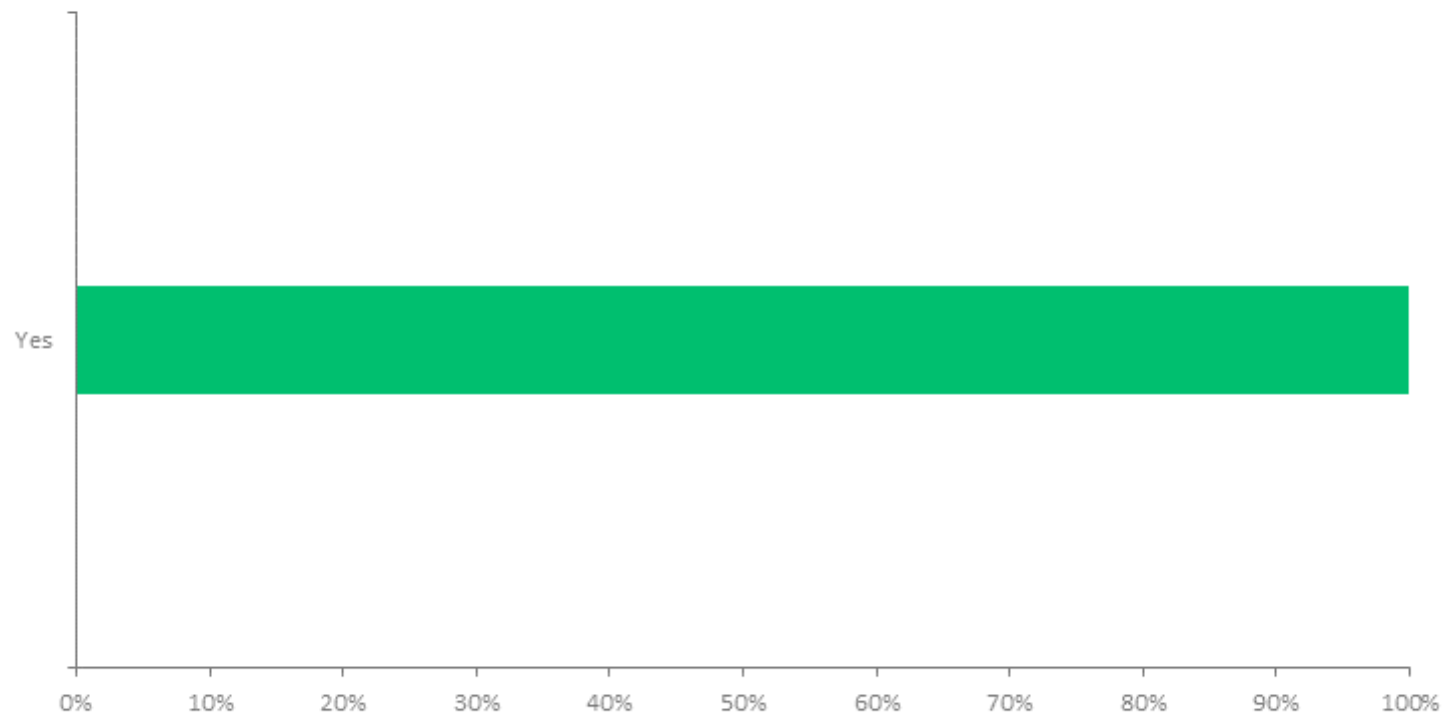
Q5: How long have you lived in the Malpas Area?

Answered: 41 Skipped: 0

ANSWER CHOICES	RESPONSES	
1 – 5 years	17%	7
6 – 10 years	17%	7
10+ years	66%	27
TOTAL		41

Q7. 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: 41 Skipped: 0



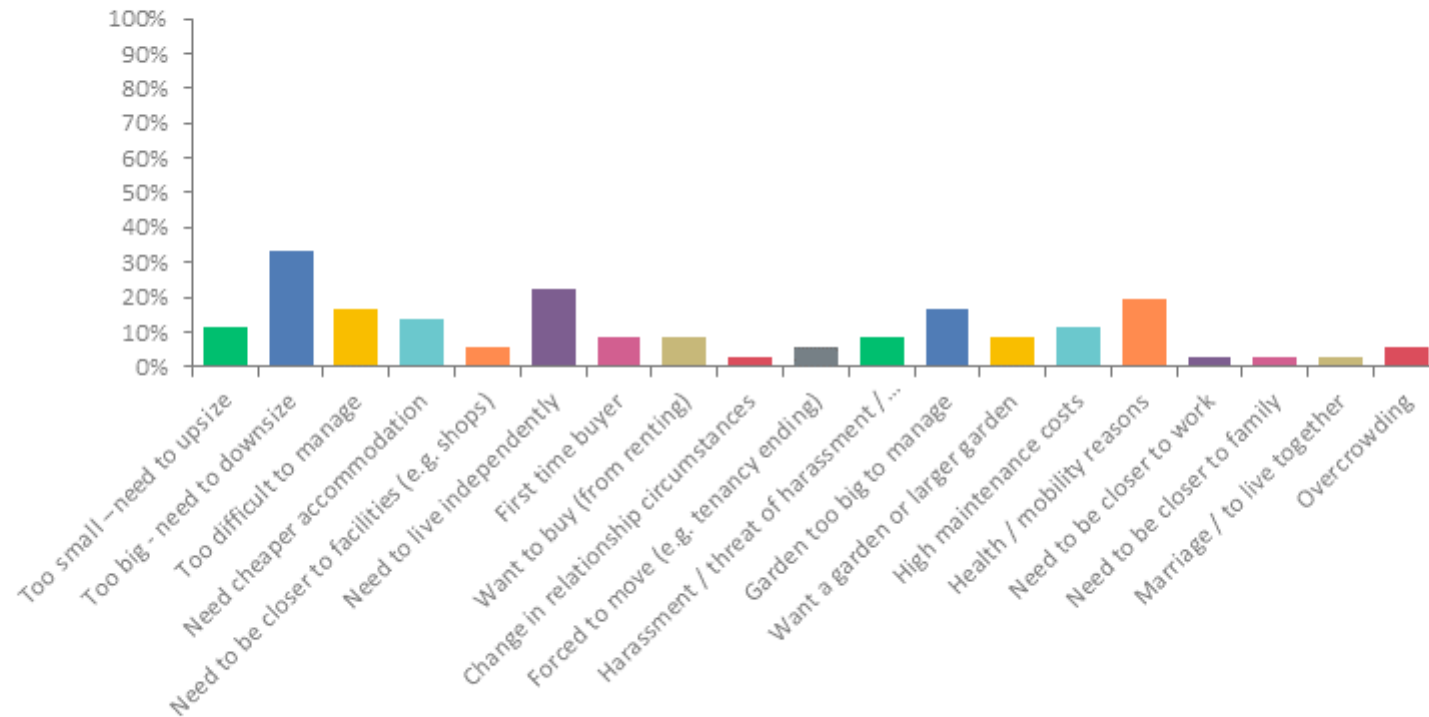
Q7. Will your household, anyone in your household, or any of your family members (children parents or siblings), need new accommodation within the Parish in the next five years?

Answered: 41 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	100%	41
TOTAL		41

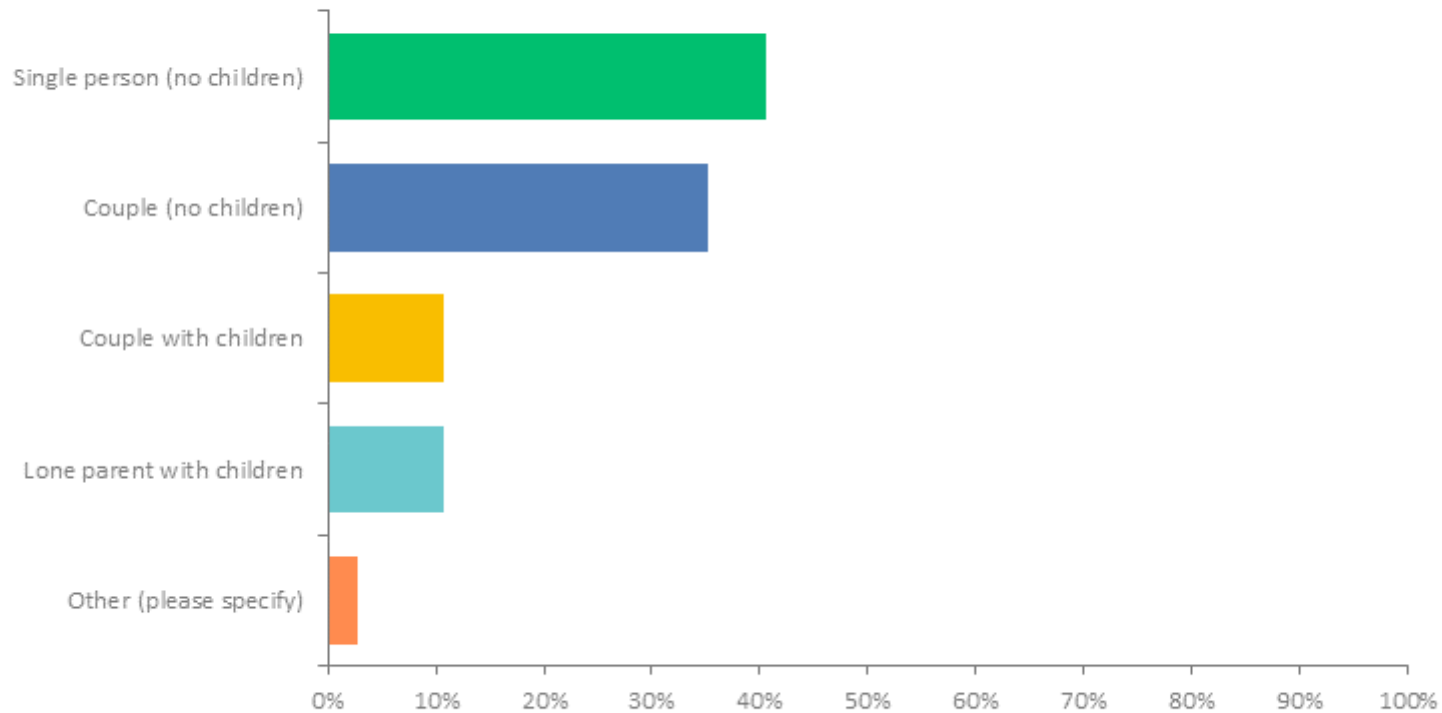
Q8: Please give the reasons why the current accommodation is unsuitable?

Answered: 36 Skipped: 5



Q9: What type of household needs new accommodation?

Answered: 37 Skipped: 4



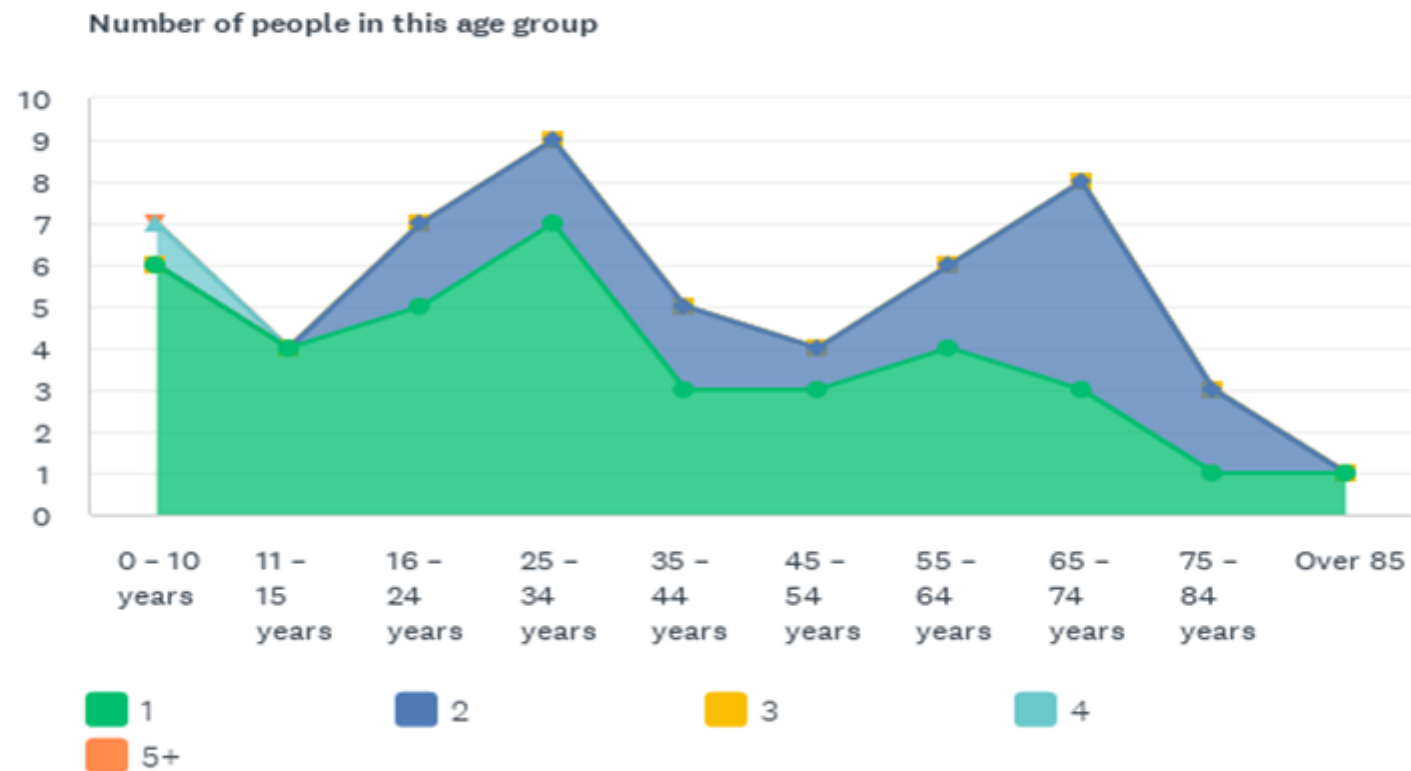
Q9: What type of household needs new accommodation?

Answered: 37 Skipped: 4

ANSWER CHOICES	RESPONSES	
Single person (no children)	41%	15
Couple (no children)	35%	13
Couple with children	11%	4
Lone parent with children	11%	4
Other (please specify)	3%	1
TOTAL		37

Q10: How many people within each of these age groups needs new accommodation?

Answered: 37 Skipped: 4



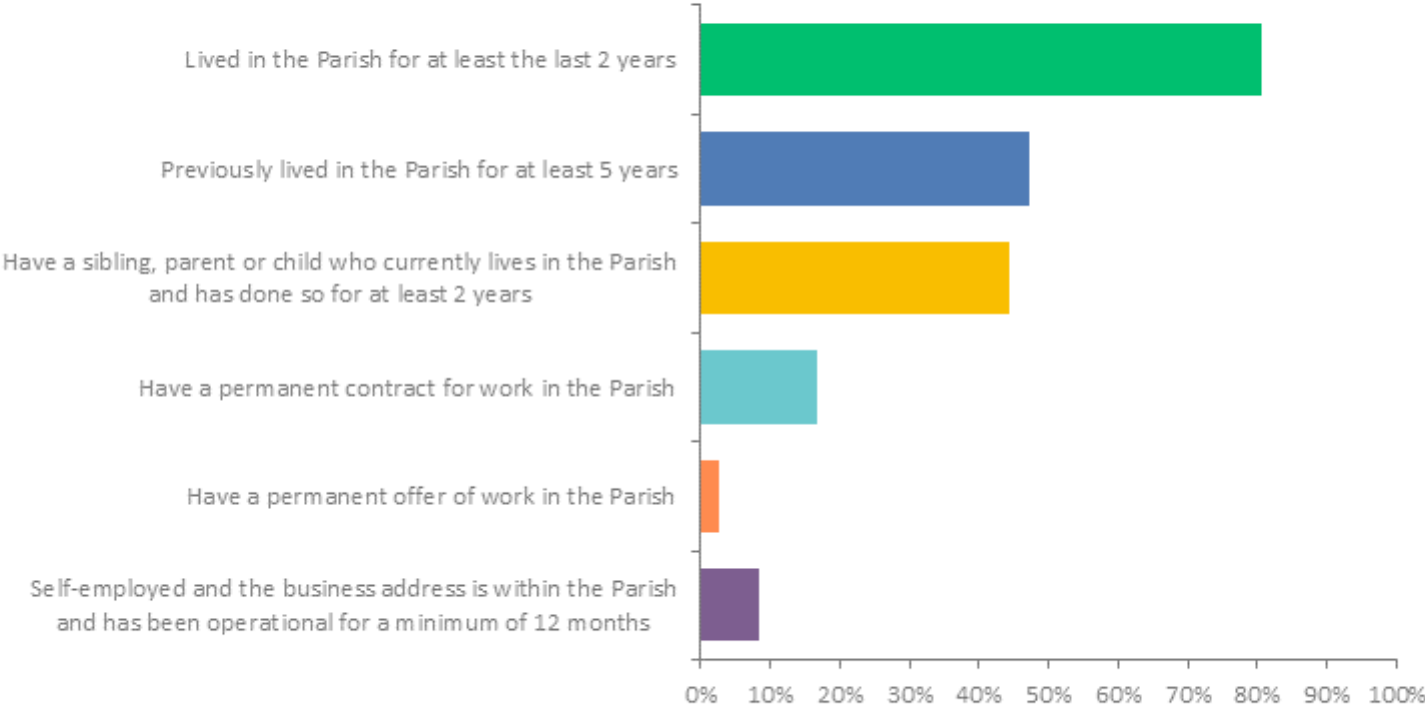
Q10: How many people within each of these age groups needs new accommodation?

Answered: 37 Skipped: 4

Number of people in this age group						
	1	2	3	4	5+	TOTAL
0 – 10 years	86% 6	0% 0	0% 0	14% 1	0% 0	7
11 – 15 years	100% 4	0% 0	0% 0	0% 0	0% 0	4
16 – 24 years	71% 5	29% 2	0% 0	0% 0	0% 0	7
25 – 34 years	78% 7	22% 2	0% 0	0% 0	0% 0	9
35 – 44 years	60% 3	40% 2	0% 0	0% 0	0% 0	5
45 – 54 years	75% 3	25% 1	0% 0	0% 0	0% 0	4
55 – 64 years	67% 4	33% 2	0% 0	0% 0	0% 0	6
65 – 74 years	38% 3	63% 5	0% 0	0% 0	0% 0	8
75 – 84 years	33% 1	67% 2	0% 0	0% 0	0% 0	3
Over 85	100% 1	0% 0	0% 0	0% 0	0% 0	1

Q11: Local connection

Answered: 36 Skipped: 5



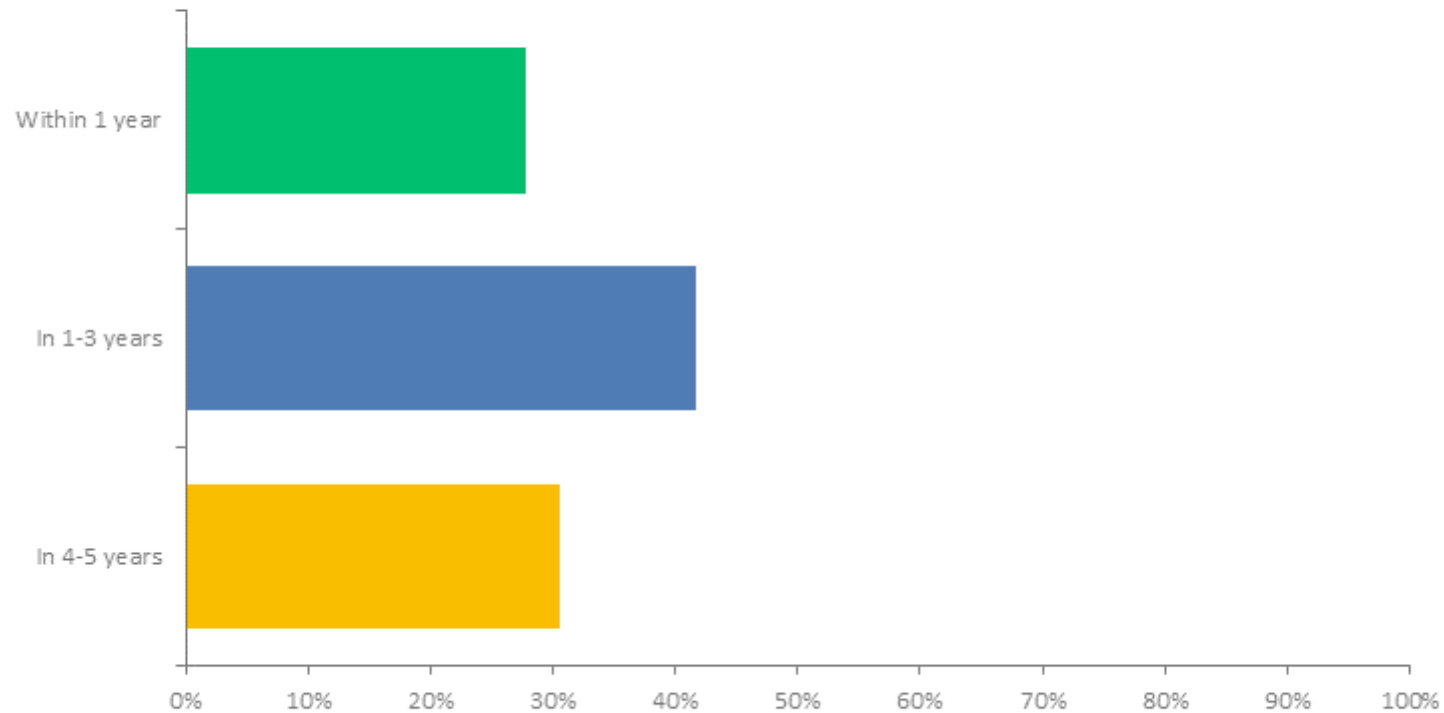
Q11: Local connection

Answered: 36 Skipped: 5

ANSWER CHOICES	RESPONSES	
Lived in the Parish for at least the last 2 years	81%	29
Previously lived in the Parish for at least 5 years	47%	17
Have a sibling, parent or child who currently lives in the Parish and has done so for at least 2 years	44%	16
Have a permanent contract for work in the Parish	17%	6
Have a permanent offer of work in the Parish	3%	1
Self-employed and the business address is within the Parish and has been operational for a minimum of 12 months	8%	3
TOTAL		72

Q12: When is the new accommodation needed?

Answered: 36 Skipped: 5



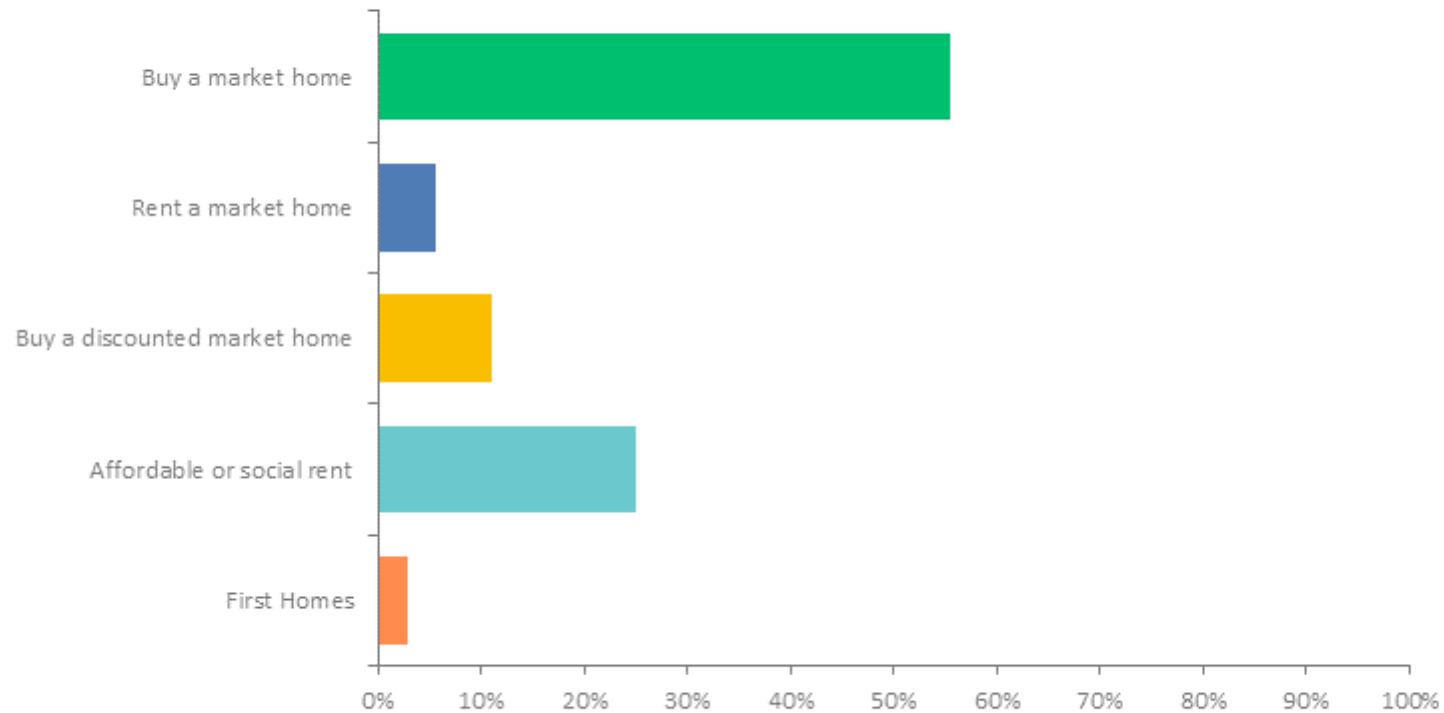
Q12: When is the new accommodation needed?

Answered: 36 Skipped: 5

ANSWER CHOICES	RESPONSES	
Within 1 year	28%	10
In 1-3 years	42%	15
In 4-5 years	31%	11
TOTAL		36

Q13: What is the preferred tenure?

Answered: 36 Skipped: 5



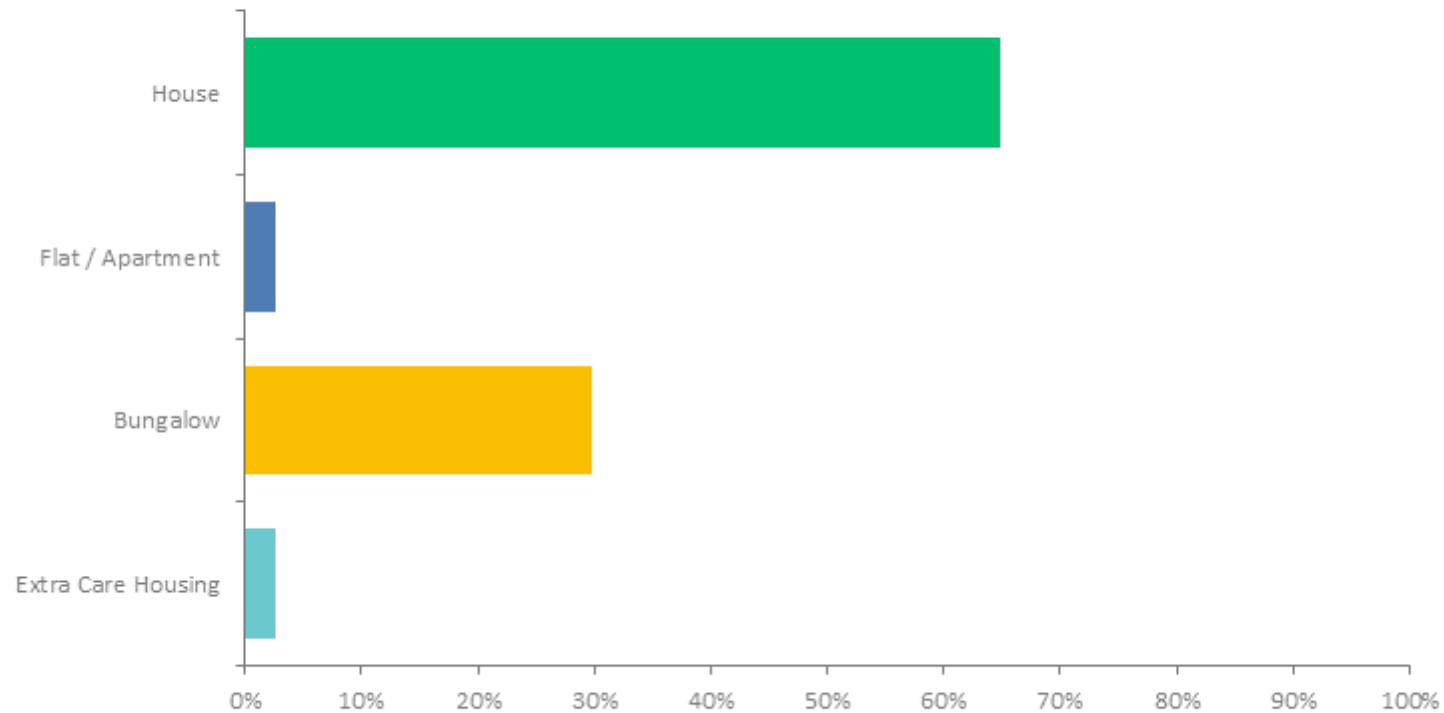
Q13: What is the preferred tenure?

Answered: 36 Skipped: 5

ANSWER CHOICES	RESPONSES	
Buy a market home	56%	20
Rent a market home	6%	2
Buy a discounted market home	11%	4
Affordable or social rent	25%	9
First Homes	3%	1
TOTAL		36

Q14: What type of home would be most suitable?

Answered: 37 Skipped: 4



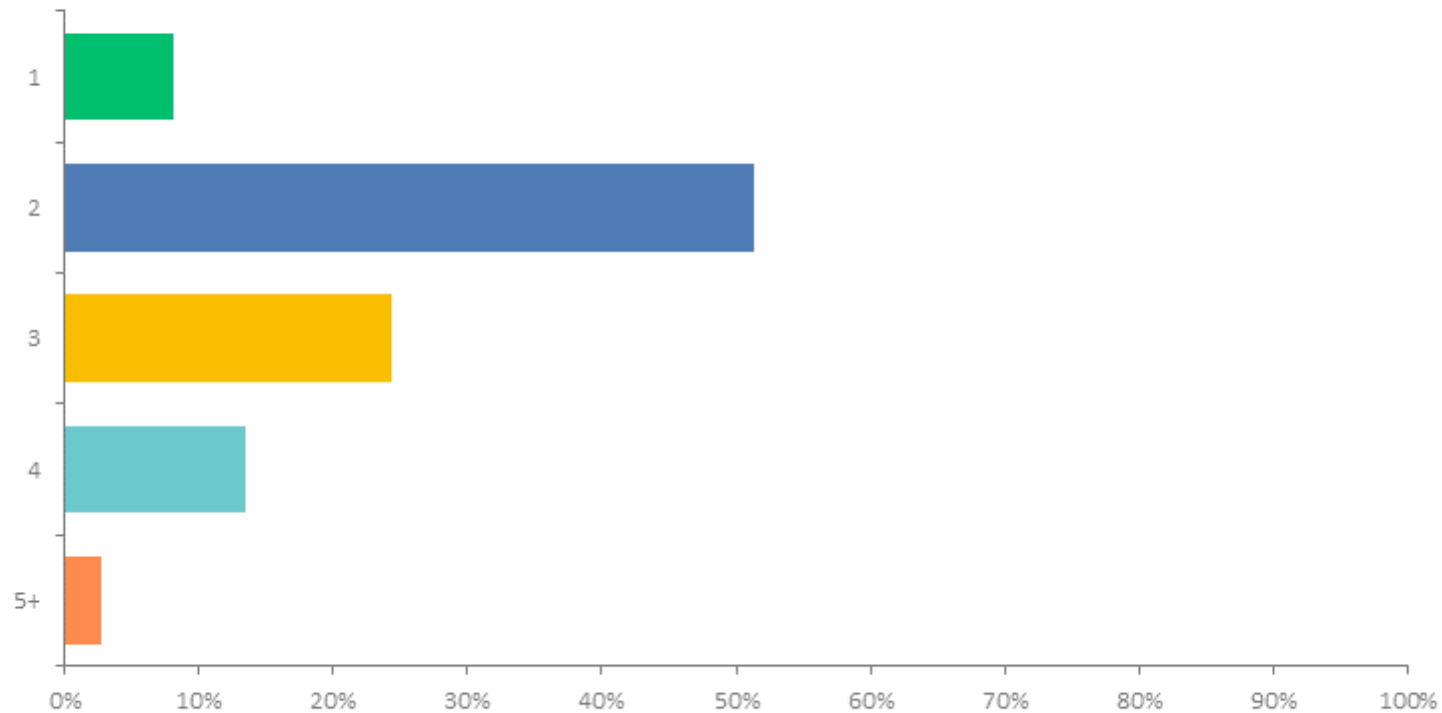
Q14: What type of home would be most suitable?

Answered: 37 Skipped: 4

ANSWER CHOICES	RESPONSES	
House	65%	24
Flat / Apartment	3%	1
Bungalow	30%	11
Extra Care Housing	3%	1
TOTAL		37

Q15: How many bedrooms would be needed?

Answered: 37 Skipped: 4



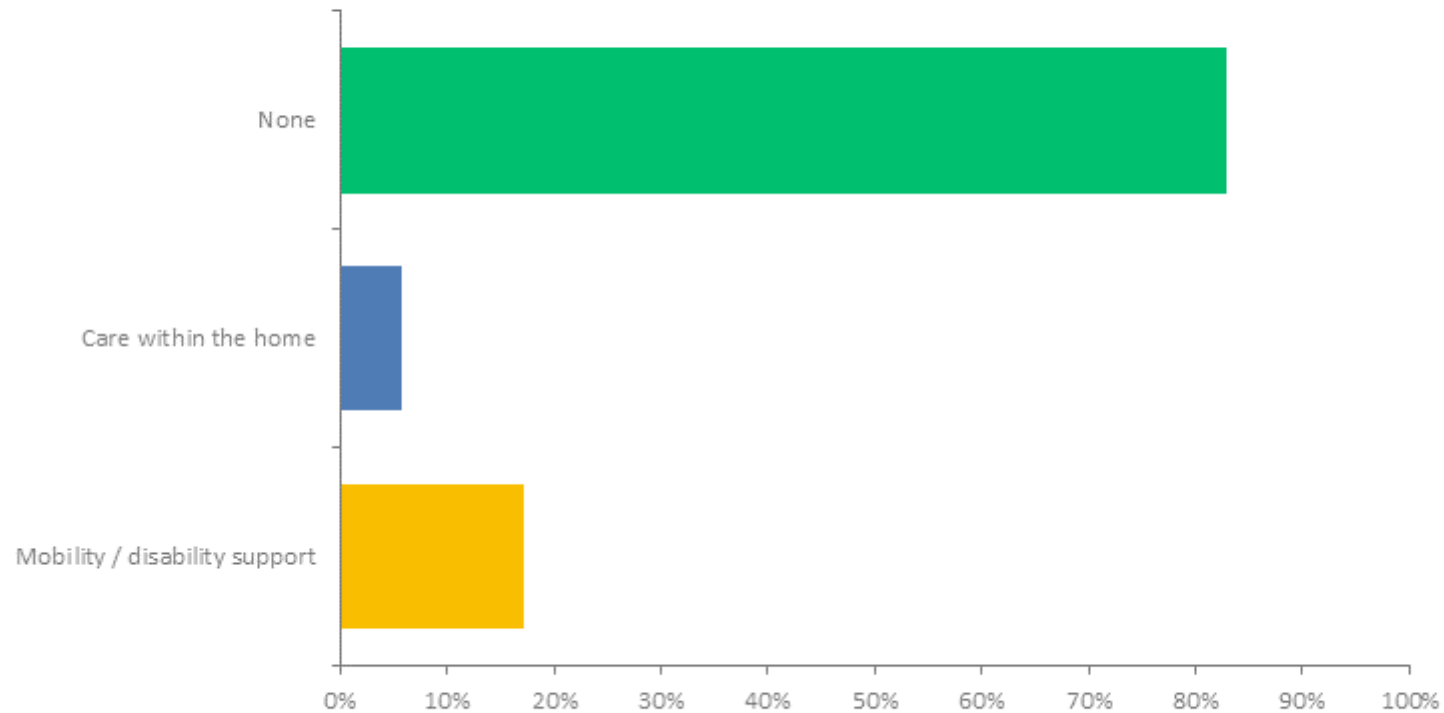
Q15: How many bedrooms would be needed?

Answered: 37 Skipped: 4

ANSWER CHOICES	RESPONSES	
1	8%	3
2	51%	19
3	24%	9
4	14%	5
5+	3%	1
TOTAL		37

Q16: Would any support or special requirements be needed? Please select all options that apply.

Answered: 35 Skipped: 6



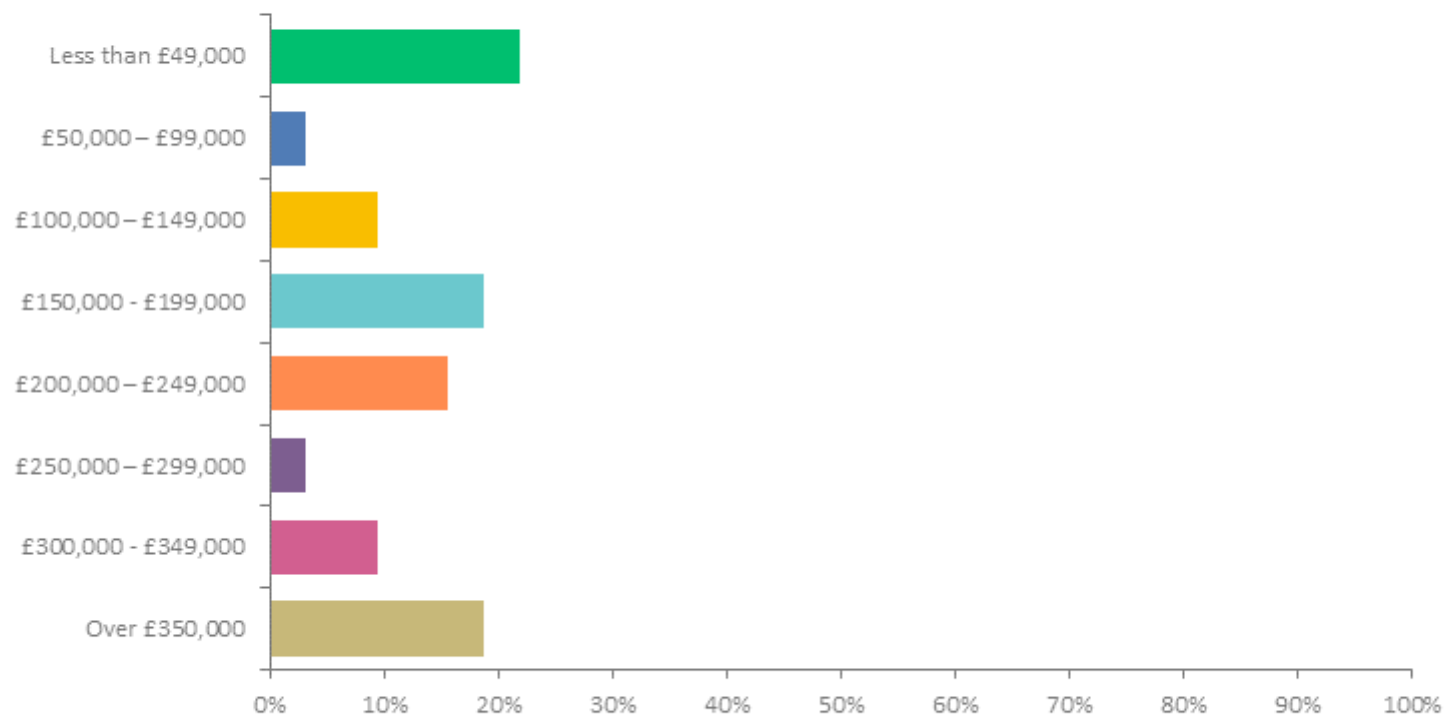
Q16: Would any support or special requirements be needed? Please select all options that apply.

Answered: 35 Skipped: 6

ANSWER CHOICES	RESPONSES	
None	83%	29
Care within the home	6%	2
Mobility / disability support	17%	6
TOTAL		37

Q17: What price range would be affordable for a purchase or shared ownership property?

Answered: 32 Skipped: 9



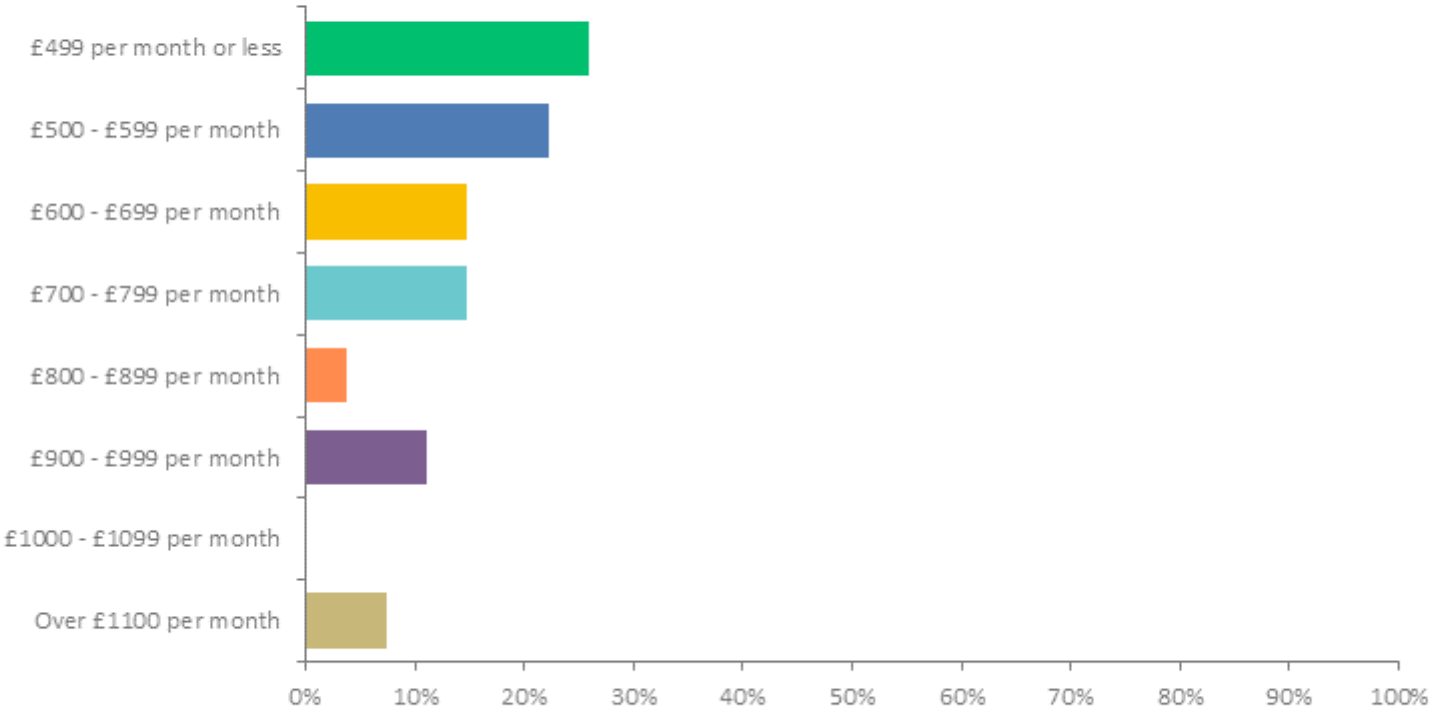
Q17: What price range would be affordable for a purchase or shared ownership property?

Answered: 32 Skipped: 9

ANSWER CHOICES	RESPONSES	
Less than £49,000	22%	7
£50,000 – £99,000	3%	1
£100,000 – £149,000	9%	3
£150,000 - £199,000	19%	6
£200,000 – £249,000	16%	5
£250,000 – £299,000	3%	1
£300,000 - £349,000	9%	3
Over £350,000	19%	6
TOTAL		32

Q18: What level of rent would be affordable?

Answered: 27 Skipped: 14



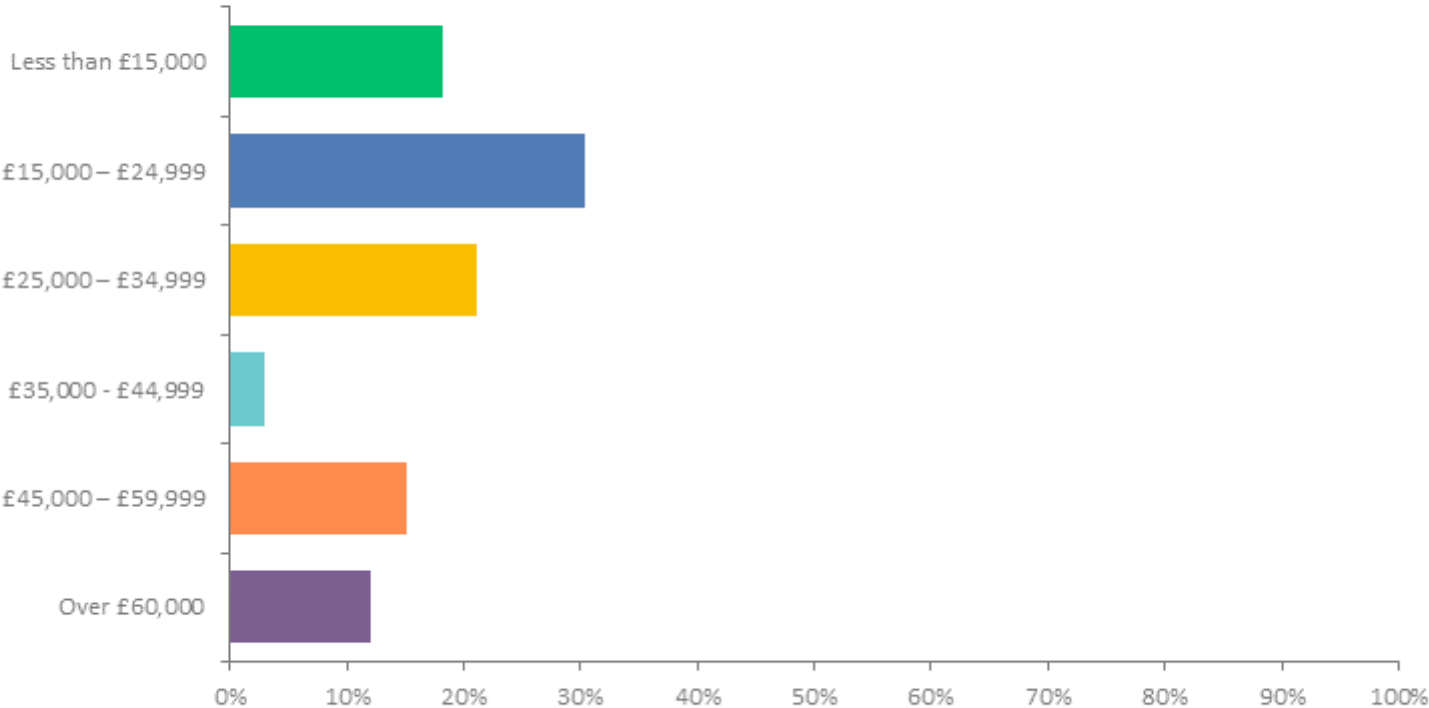
Q18: What level of rent would be affordable?

Answered: 27 Skipped: 14

ANSWER CHOICES	RESPONSES	
£499 per month or less	26%	7
£500 - £599 per month	22%	6
£600 - £699 per month	15%	4
£700 - £799 per month	15%	4
£800 - £899 per month	4%	1
£900 - £999 per month	11%	3
£1000 - £1099 per month	0%	0
Over £1100 per month	7%	2
TOTAL		27

Q19: What is your total (before tax) annual household income?

Answered: 33 Skipped: 8



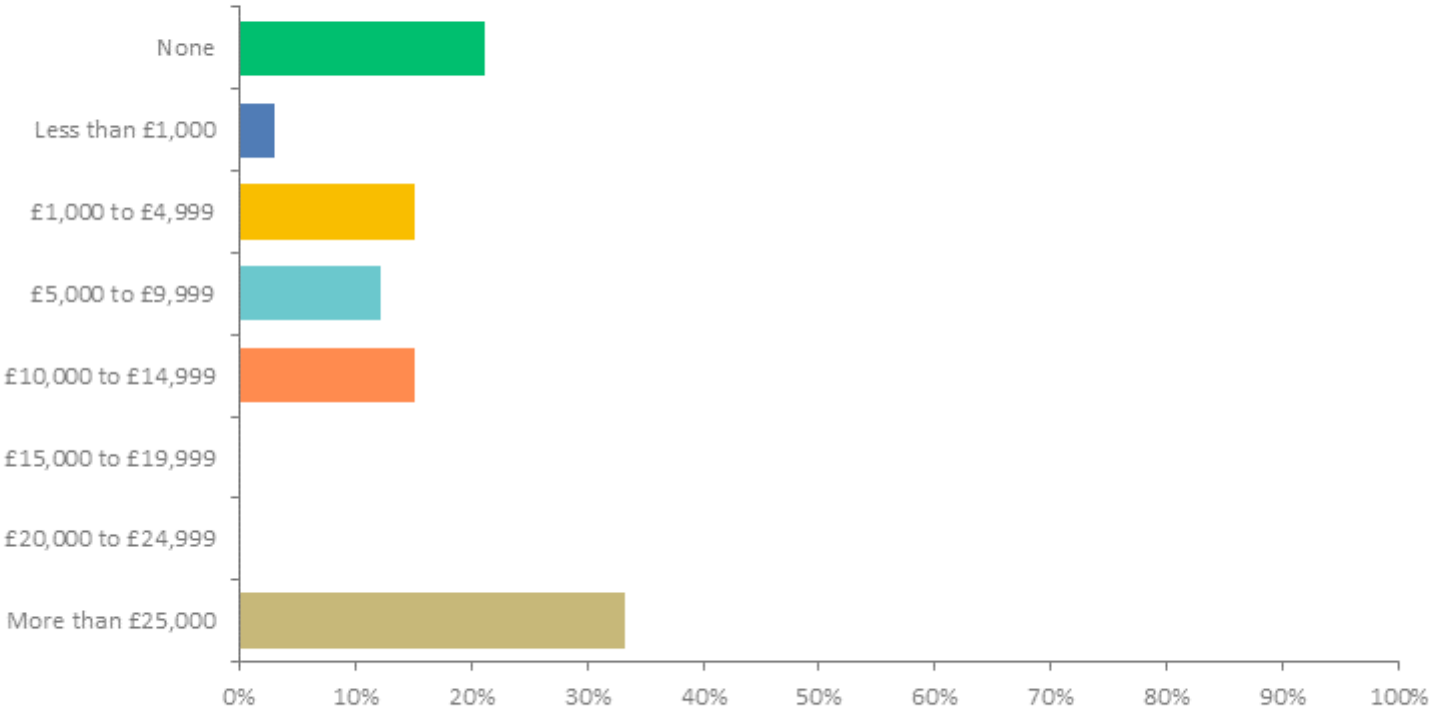
Q19: What is your total (before tax) annual household income?

Answered: 33 Skipped: 8

ANSWER CHOICES	RESPONSES	
Less than £15,000	18%	6
£15,000 – £24,999	30%	10
£25,000 – £34,999	21%	7
£35,000 - £44,999	3%	1
£45,000 – £59,999	15%	5
Over £60,000	12%	4
TOTAL		33

Q20: What level of savings could be put towards the purchase of a new home?
Please combine savings for couples.

Answered: 33 Skipped: 8



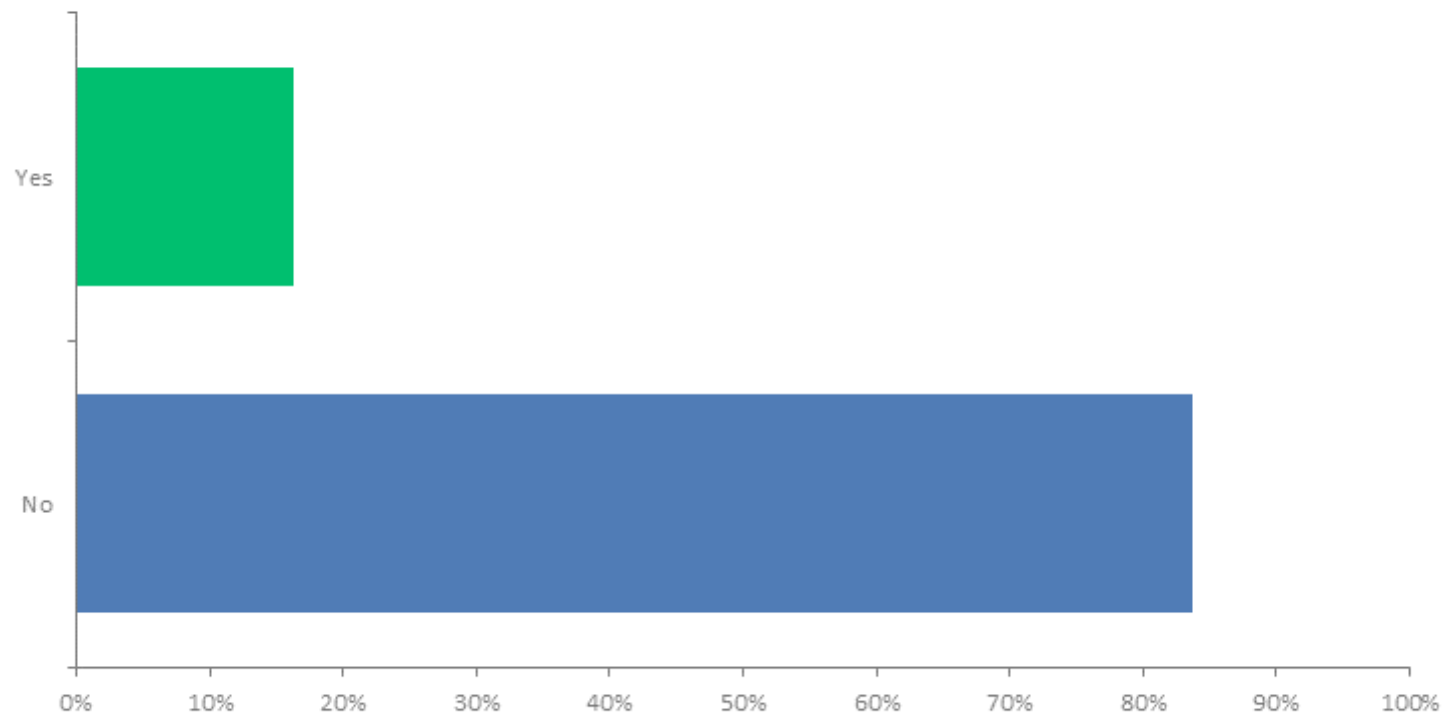
**Q20: What level of savings could be put towards the purchase of a new home?
Please combine savings for couples.**

Answered: 33 Skipped: 8

ANSWER CHOICES	RESPONSES	
None	21%	7
Less than £1,000	3%	1
£1,000 to £4,999	15%	5
£5,000 to £9,999	12%	4
£10,000 to £14,999	15%	5
£15,000 to £19,999	0%	0
£20,000 to £24,999	0%	0
More than £25,000	33%	11
TOTAL		33

Q21: Is your household on the Council Housing Register (waiting list) for affordable/social rented housing?

Answered: 37 Skipped: 4



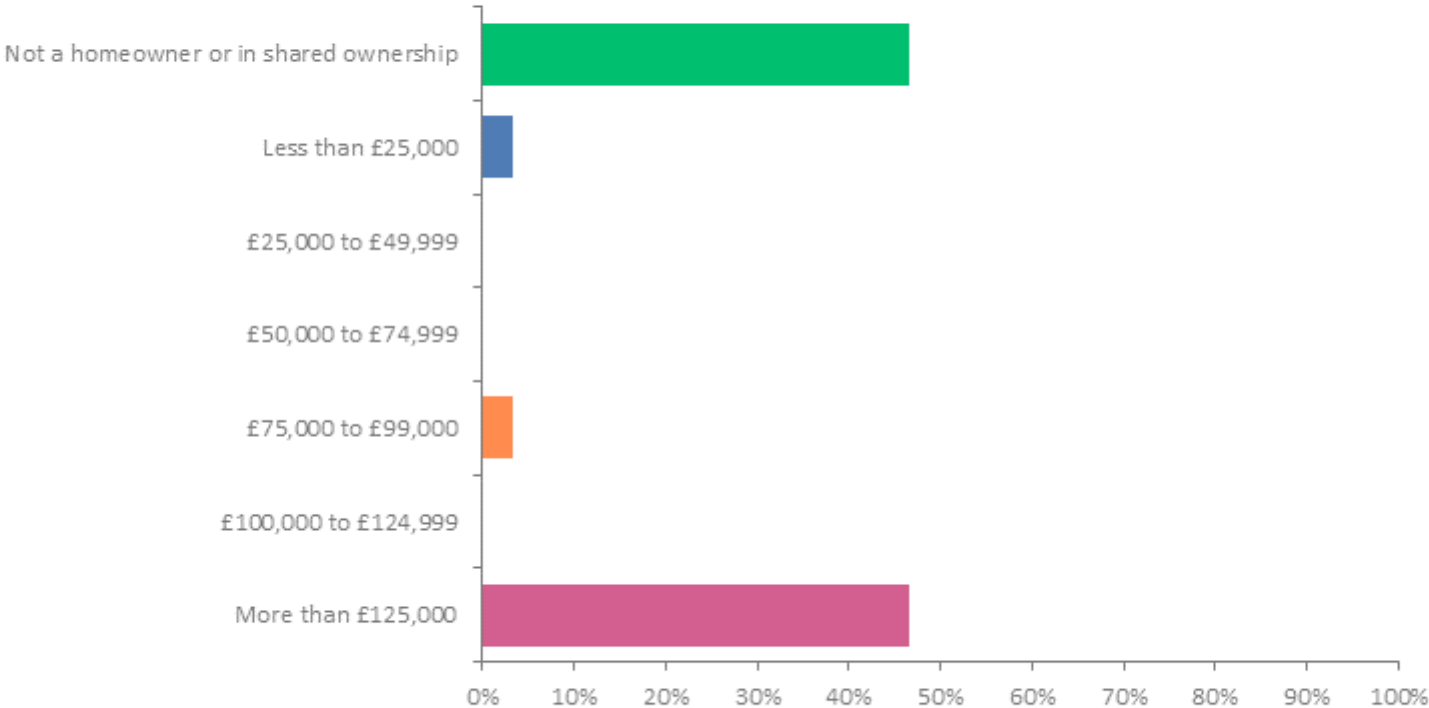
Q21: Is your household on the Council Housing Register (waiting list) for affordable/social rented housing?

Answered: 37 Skipped: 4

ANSWER CHOICES	RESPONSES	
Yes	16%	6
No	84%	31
TOTAL		37

Q22: If you're a homeowner or shared ownership homeowner, what level of assets do you have?

Answered: 30 Skipped: 11



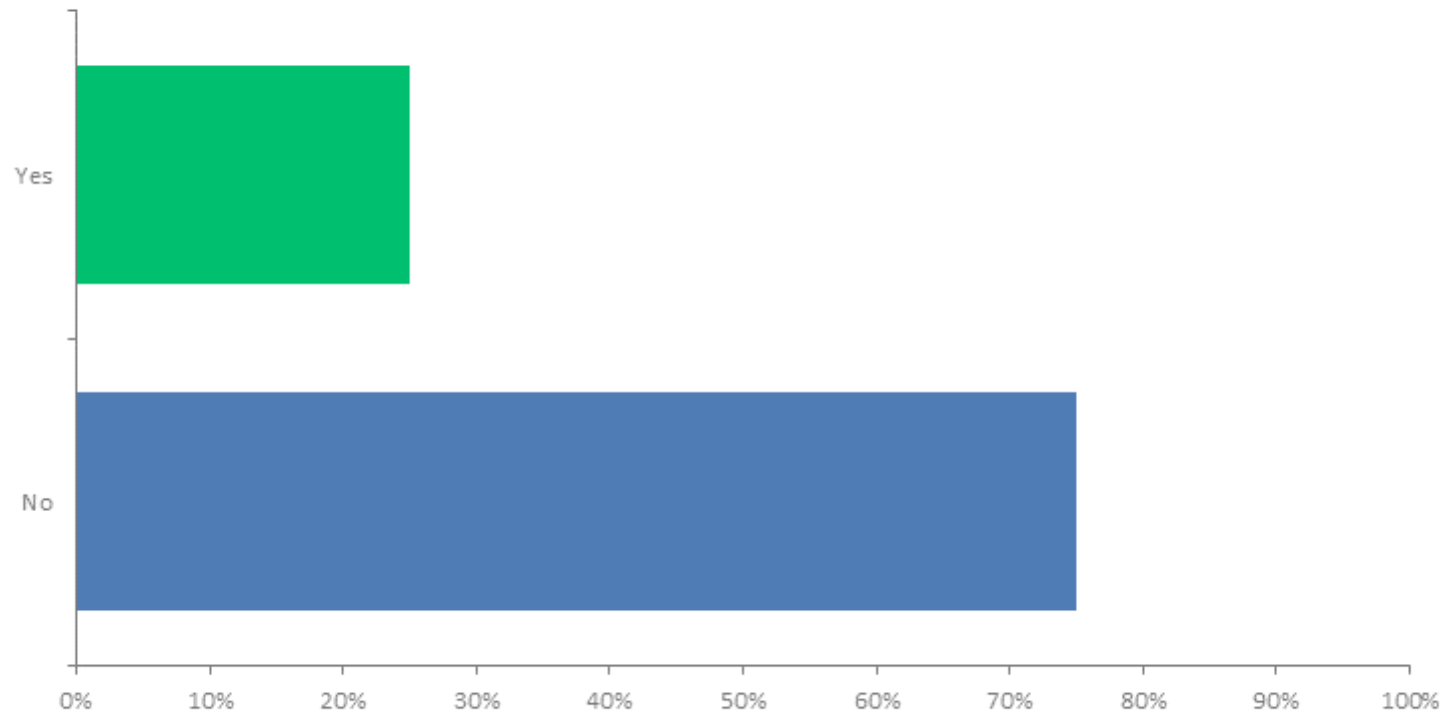
Q22: If you're a homeowner or shared ownership homeowner, what level of assets do you have?

Answered: 30 Skipped: 11

ANSWER CHOICES	RESPONSES	
Not a homeowner or in shared ownership	47%	14
Less than £25,000	3%	1
£25,000 to £49,999	0%	0
£50,000 to £74,999	0%	0
£75,000 to £99,000	3%	1
£100,000 to £124,999	0%	0
More than £125,000	47%	14
TOTAL		30

Q23: Are 'work from home' facilities needed?

Answered: 36 Skipped: 5



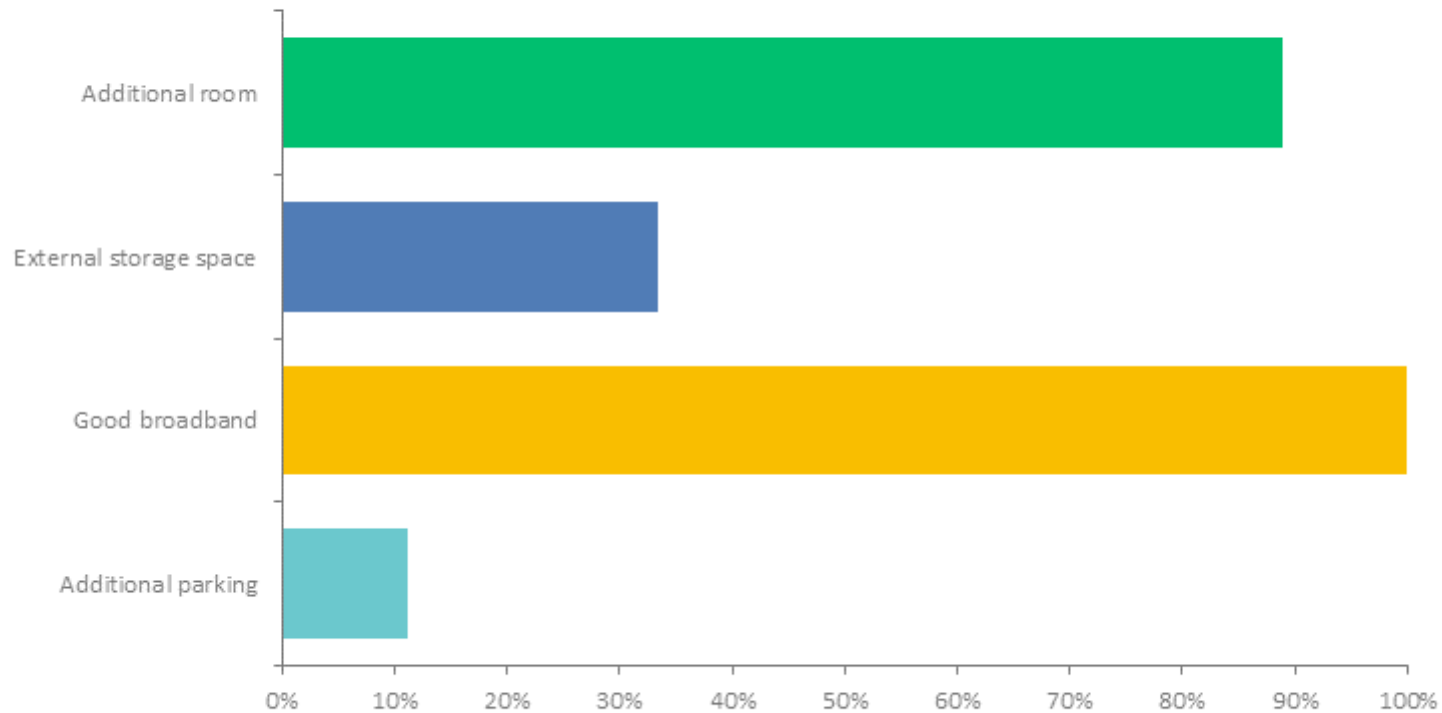
Q23: Are 'work from home' facilities needed?

Answered: 36 Skipped: 5

ANSWER CHOICES	RESPONSES	
Yes	25%	9
No	75%	27
TOTAL		36

Q24: Which of the following 'work from home' facilities would be needed?

Answered: 9 Skipped: 32



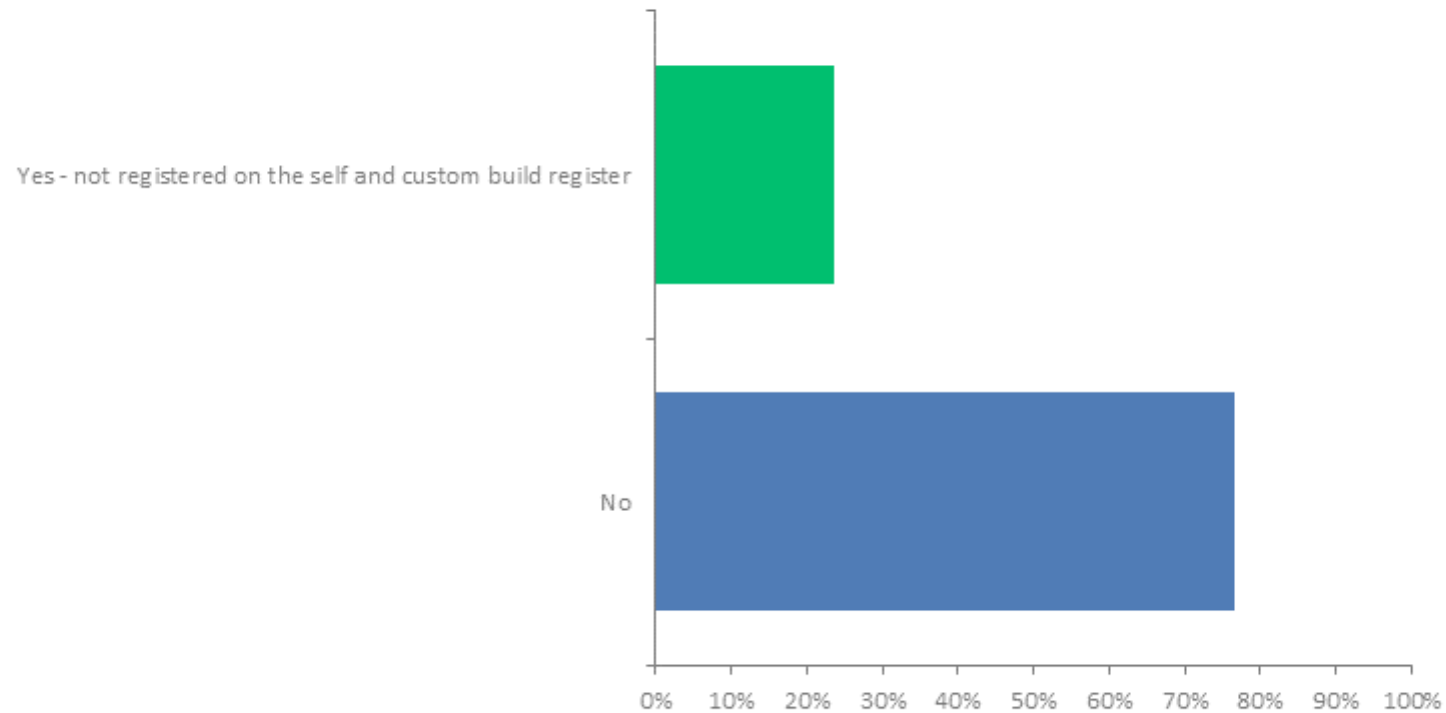
Q24: Which of the following 'work from home' facilities would be needed?

Answered: 9 Skipped: 32

ANSWER CHOICES	RESPONSES	
Additional room	89%	8
External storage space	33%	3
Good broadband	100%	9
Additional parking	11%	1
TOTAL		21

Q25: Is there any interest in self or custom build?

Answered: 34 Skipped: 7



Q25: Is there any interest in self or custom build?

Answered: 34 Skipped: 7

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



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

Web: www.cheshireaction.org.uk

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