

Table of Contents

| Section | Page |
|--|------|
| 1. Introduction | 2 |
| 2. Rural Housing and Household Information | 7 |
| 3. Households Needing or Intending to Move | 10 |
| 4. New Household Formation | 17 |
| 5. Adaptations and Support Needs | 21 |
| 6. Views on New Housing | 23 |
| 7. Affordability and Housing Requirements | 25 |
| 8. Conclusion and Recommendations..... | 27 |
| Appendices..... | 29 |

Chorley Rural Housing Needs Study 2011

1.0 Introduction

1.1 Background

Chorley Council recognises 'rurality' as one of its equality strands, and is committed to ensuring that people who live in rural villages receive services comparable to that of the wider borough. Chorley Council has overall responsibility for Strategic Housing in the borough and endeavours to ensure that the housing needs of its citizens are met as near as is practical by the 'housing offer' available.

The Strategic Housing Market Assessment (SHMA) carried out in 2009 estimated that there is an annual shortfall of 723 affordable properties a year borough wide, however, this Central Lancashire (includes Chorley, Preston and South Ribble) wide document did not specifically identify the housing needs of the rural population. Due to higher house prices and restricted housing supply the general assumption is that housing need is more acute in rural parishes, but there is no robust evidence to support this. From the SHMA the gap in rural evidence was indentified, and the Chorley Rural Housing Needs Study was therefore commissioned so that future housing and planning policy can take account of the differing needs in rural parishes.

1.2 Rural Chorley

Seven of Chorley's twenty wards are considered as rural, these are listed below in figure 1.1. The central spine of Chorley is considered to be non-rural. The rural wards are Lostock, Eccleston & Mawdesley, and Chisnall to the west of the borough and Brindle & Hoghton, Wheelton & Withnell, Pennine, and Heath Charnock & Rivington to the eastern side of Chorley.

There are fifteen civil parishes fully contained within the rural wards, these are shown in figure 1.2 and are the focus of this study. In total council tax records showed that there were 9,583 residential properties in the rural wards in October 2010, representing fewer than 21% of the total number of properties in the borough of 45,995 properties at the time. Despite rural households making up only around a fifth of the population, the area covered by rural civil parishes is 69% of the total for the borough.

1.3 Methodology

All parish representatives and borough councillors were invited to an initial meeting to discuss the study. The parishes were generally in support of the project and issues such as housing for first time buyers, households needing to move because they have outgrown their current accommodation and housing for older people were seen as the main issues. A follow up meeting was arranged to look at the design of the survey questionnaire.

Figure 1.1

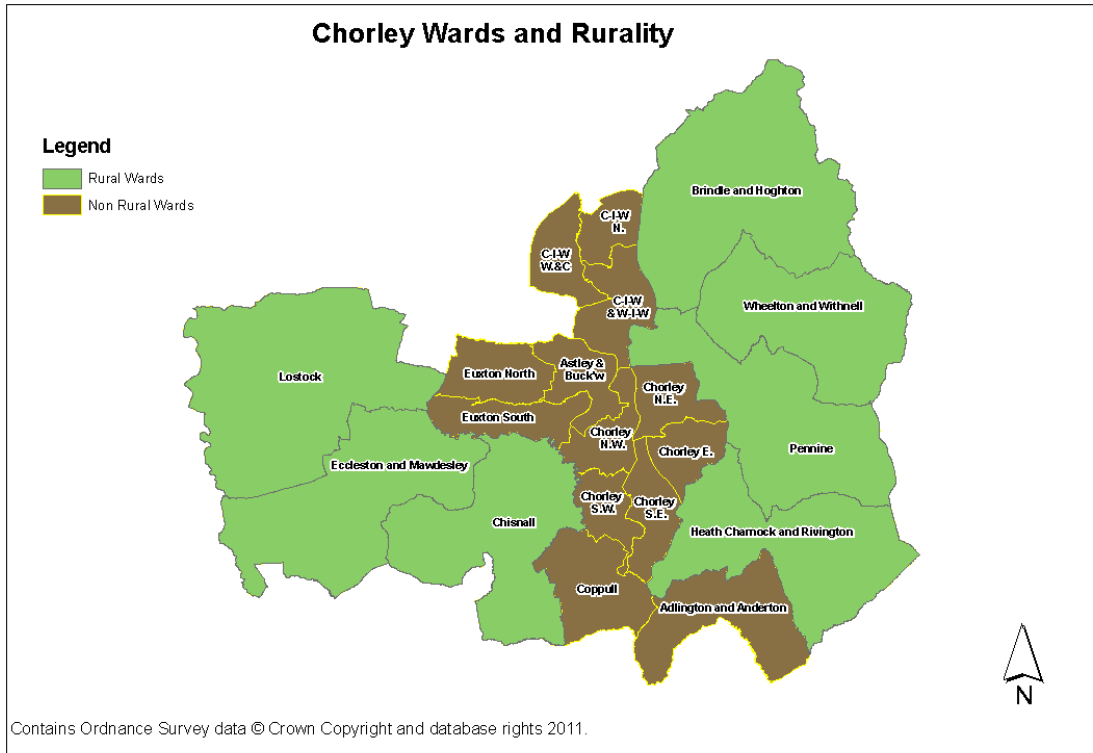
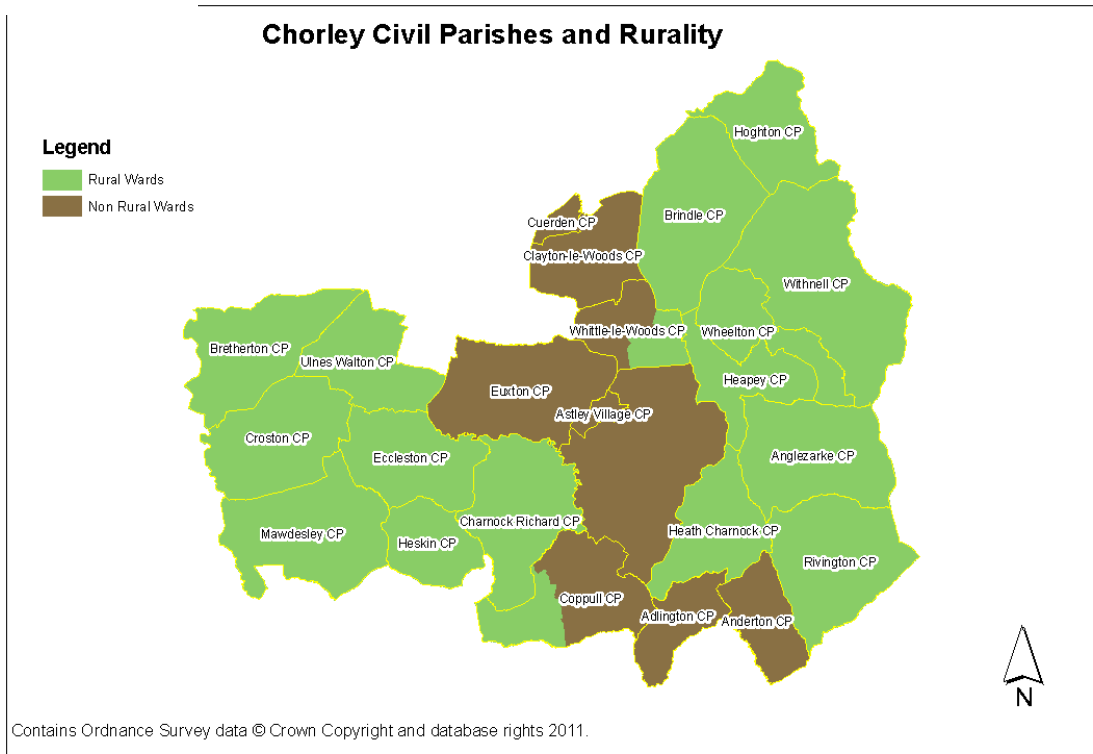


Figure 1.2



The questionnaire (appendix A) was distributed by post rather than face to face interview. A number of parishes were willing to assist with the distribution by delivering the questionnaires with their periodic newsletters. It was hoped that distribution with parish newsletters, especially if an article mentioned the survey, would increase the response rate. Some of the parishes willing to help with distribution were prevented from doing so due to the timing of their newsletters being published. All parishes were sent survey questionnaires to a randomly selected 50% sample, except for the two smallest parishes -Rivington and Anglezarke and the parishes who helped to distribute them -Ulnes Walton, Bretherton and Heath Charnock receiving 100%.

To manage the burden on officer time the surveys were distributed between September 2010 and January 2011, with a final deadline for the larger parishes of 11th February 2011. Some questionnaires were received as late as April but were still used. Overall the response rate was an encouraging 23.9%, with 1258 out of 5330 questionnaires being returned. Table 1.1 shows the breakdown of responses by parish. Response rates varied from 14.2% to 30.0%. Four parishes had over 150 responses, which allows some questions to be statistically significant at parish level. The headline data for parishes will be reported on a size and location basis, as there is a clear split between the smaller and larger parishes, and also an east west divide. For the purposes of this survey parishes with 444 households or less will be classed as the 'smaller parishes', with parishes of 729 households or more counting as 'larger parishes'. This is a logical split with the largest smaller parish being only 61% the size of the smallest larger parish.

Table 1.1 Responses by Parish

| Parish | <i>Occupied Households</i> | <i>Sample %</i> | <i>Sample No.</i> | <i>Returns No.</i> | <i>Returns %</i> | Size | Location |
|---------------------|----------------------------|-----------------|-------------------|--------------------|------------------|---------|----------|
| Eccleston CP | 1784 | 50.0% | 892 | 220 | 24.7% | Larger | West |
| Withnell CP | 1447 | 50.0% | 724 | 176 | 24.3% | Larger | East |
| Croston CP | 1239 | 50.0% | 620 | 166 | 26.8% | Larger | West |
| Heath Charnock CP | 830 | 50.0% | 415 | 104 | 25.1% | Larger | East |
| Charnock Richard CP | 742 | 100.0% | 742 | 162 | 21.8% | Larger | West |
| Mawdesley CP | 707 | 50.0% | 354 | 106 | 30.0% | Larger | West |
| Wheelton CP | 431 | 50.0% | 215 | 46 | 21.4% | Smaller | East |
| Brindle CP | 408 | 50.0% | 204 | 40 | 19.6% | Smaller | East |
| Heskin CP | 368 | 50.0% | 184 | 40 | 21.8% | Smaller | West |
| Heapey CP | 363 | 50.0% | 181 | 43 | 23.7% | Smaller | East |
| Hoghton CP | 353 | 50.0% | 177 | 36 | 20.4% | Smaller | East |
| Ulnes Walton CP | 295 | 100.0% | 295 | 42 | 14.2% | Smaller | West |
| Bretherton CP | 270 | 100.0% | 270 | 67 | 24.8% | Smaller | West |
| Rivington CP | 46 | 100.0% | 46 | 7 | 15.4% | Smaller | East |
| Anglezarke CP | 13 | 100.0% | 13 | 3 | 23.8% | Smaller | East |
| | 9296 | 57.3% | 5330 | 1258 | 23.6% | | |

Figure 1.3 below helps to illustrate the various ways it will be possible to analyse and report the data given the response rates.


1. All Rural Parishes
2. All Larger Rural Parishes
3. All Smaller Rural Parishes
4. Smaller Rural Parishes West (Bretherton, Ulnes Walton and Heskin)
5. Smaller Rural Parishes East (Hoghton, Brindle, Wheelton, Heapey, Aglezarke and Rivington)
6. Larger Rural Parishes West (Croston Mawdesley and Charnock Richard)
7. Larger Rural Parishes East (Withnell and Heath Charnock)
8. Single Parishes with response rates over 150 (Eccleston, Withnell, Croston and Charnock Richard)

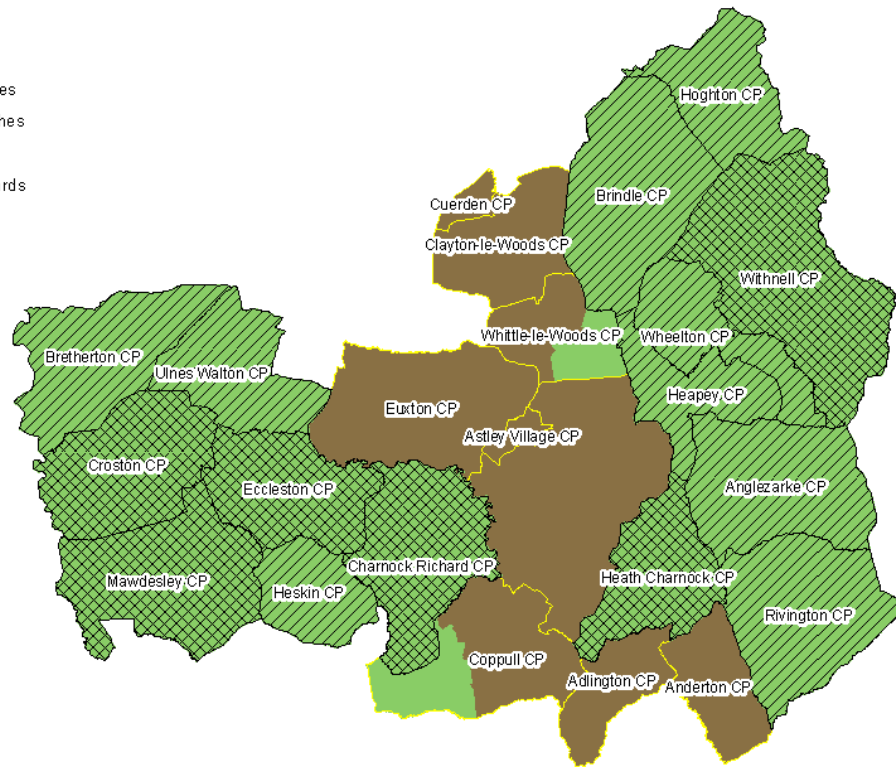
It will only be appropriate to display certain key figures by all the above groupings, with other analyses carried out at a higher level due to the robustness of data e.g. missing income data, or several options to a question. When data is displayed for a particular 'smaller parish' the data has been aggregated up for that area (e.g. smaller parishes west) before analysis then proportioned according to the number of the households in the individual parishes.

Figure 1.3

Chorley Civil Parishes and Rurality and Size

Legend

-  Larger Parishes
-  Smaller Parishes
-  Rural Wards
-  Non Rural Wards



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The response rates were higher in households with older people so weighting was applied to the responses to compensate for this, aligning each parish with 2001 Census data then factoring in population growth. After weighting was applied on population, the main property types, i.e. detached, semi-detached and terraced, were all within one percentage point of 2001 Census data, and therefore considered to be an accurate reflection of the types of properties in rural areas. The main tenure types i.e. private ownership, private rented and social rented were compared with the 2001 Census data, and rural parishes showed slightly higher levels of private ownership than compared with the 2001 data, with lower rates of private renting and social renting. It is possible for the tenure split to change over a period of ten years, particularly with Right to Buy/Acquire of social stock being more popular in rural areas, and consequently no weighting was applied to tenure, but this can be reviewed when the 2011 Census data becomes available.

2.0 Rural Housing and Household Information

2.1 Housing Stock and Tenure

Chorley's rural parishes demonstrate higher levels of private ownership and a larger proportion of detached housing than found in the borough as a whole. The property types are listed in table 2.1 below.

Table 2.1

| Rural Property Types | Households | % |
|---------------------------------|-------------|---------------|
| Detached house | 2979 | 32.1% |
| Semi-detached house | 2671 | 28.7% |
| Terraced house | 2072 | 22.3% |
| Flat/Apartment/Maisonette | 41 | 0.4% |
| Flat in adapted property | 41 | 0.4% |
| Detached bungalow | 893 | 9.6% |
| Semi-detached bungalow | 510 | 5.5% |
| Terraced bungalow | 88 | 0.9% |
| Total occupied dwellings | 9296 | 100.0% |

The percentage of detached properties is 41.7%, compared to a figure from the Central Lancashire Strategic Housing Market Assessment (SHMA) 2009 which gives the Chorley wide figure of 28.6% (using CACI 2007 data). The SHMA also shows for the

whole of Chorley far higher numbers of flats/apartments/maisonettes at 8.2% compared to 0.89% in rural areas. The proportion of terraced properties is also higher at 27.8% (SHMA) compared to 22.3% in rural areas. Numbers of semi-detached properties were found to be similar in the rural parishes to the whole of Chorley at 34.2% and 34.9% respectively.

Compared to the SHMA (which uses CACI 2008 for tenure) the main differences in tenure types between the rural parishes and the whole of the borough are fewer social rented properties at 3.4% compared to 14% for the borough, and a far higher proportion of owned outright properties in the rural parishes at 46.9% compared to the borough wide figure of 32.4%. The very low social rented figures suggest there is little opportunity to rent affordably in rural parishes compared to non-rural areas.

Table 2.2

| Rural Property Types | Households | % |
|--------------------------------------|-------------|---------------|
| Owens outright | 4361 | 46.9% |
| Owens with mortgage or loan | 4169 | 44.8% |
| Rent from a housing association | 319 | 3.4% |
| Rent privately | 294 | 3.2% |
| Rent from a relative or friend | 27 | 0.3% |
| Tied accommodation | 44 | 0.5% |
| Shared ownership/equity | 50 | 0.5% |
| Low cost home ownership (CBC Scheme) | 14 | 0.2% |
| Other | 18 | 0.2% |
| Total occupied dwellings | 9296 | 100.0% |

2.2 Households Sizes and Occupancy Ratings

81 % of Households have been in their current home for 5 years or more years, 63% for over 10 years and 37% for over 20 years, showing that rural parishes have settled communities. Table 2.3 below shows almost half the rural households have two people, and the average household size in rural parishes is 2.45 compared to 2.39 for the whole of the borough (Census 2001).

Table 2.3

| Rural Household Sizes | Households | % |
|---------------------------------|-------------|---------------|
| One person | 1737 | 18.7% |
| Two people | 4207 | 45.3% |
| Three people | 1465 | 15.8% |
| Four people | 1393 | 15.0% |
| Five people | 386 | 4.1% |
| Six or more people | 108 | 1.2% |
| Total occupied dwellings | 9296 | 100.0% |

Almost half the rural homes had 3 or more bedrooms, with 78% of households having 3 or more bedrooms and 22% having 2 or less.

Table 2.4

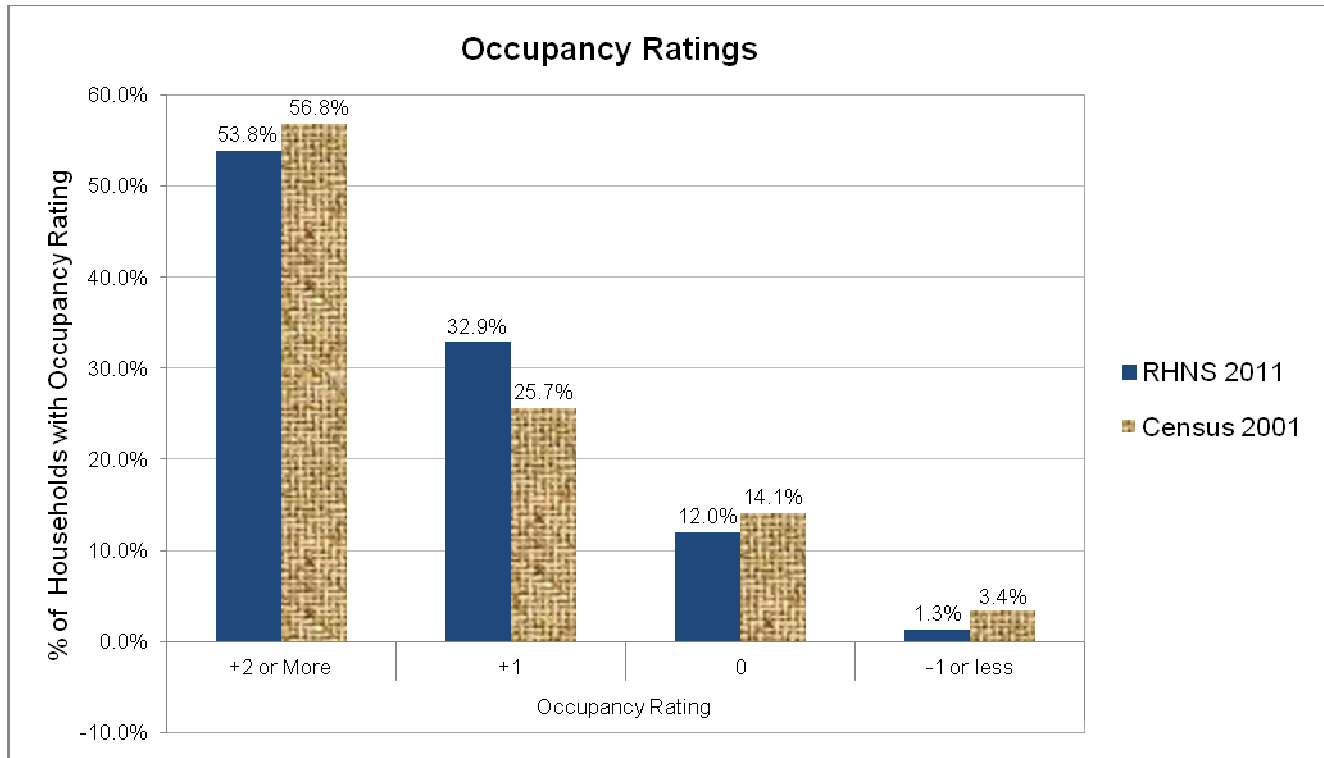
| Rural bedroom numbers | Households | % |
|---------------------------------|-------------|---------------|
| One bedroom | 258 | 2.8% |
| Two bedrooms | 1788 | 19.2% |
| Three bedrooms | 4486 | 48.3% |
| Four bedrooms | 2306 | 24.8% |
| Five bedrooms | 363 | 3.9% |
| Six or more bedrooms | 95 | 1.0% |
| Total occupied dwellings | 9296 | 100.0% |

On the face of it looking at household sizes and bedroom numbers, it is unlikely there will be much over-crowding in rural parishes; however this can be clarified by looking at occupancy ratings as seen below.

Overcrowding can be a symptom of housing need not being met by the housing offer, and can be caused by 'hidden households' such as grown up children who live with their parents because they can't afford to move into their own accommodation, or families who have outgrown their current accommodation. Over-occupying and under-occupying can be measured using the Bedroom Standard (developed in the 1960s and used by the Survey of English Housing since 1993 to measure overcrowding). The Bedroom Standard allocates one bedroom to each cohabiting couple, and one bedroom to each single person over 21. People under 21 can share a room provided they are of the same gender, or of different genders if they are both under 10, however, anyone who can't share is allocated a separate room. Using the bedroom standard an Occupancy Rating is generated which takes the number of rooms available minus the rooms required under the Bedroom Standard. If a household had one bedroom short the occupancy rating would be -1, and if the exact number of rooms was available to meet the bedroom standard the rating would be 0.

Occupancy ratings were used to compare households in rural parishes to data from the 2001 Census including all Chorley households. Whilst the figures from the previous census are ten years old, it is still the most robust benchmarking data for this area. Figure 2.1 shows that the rural parishes are less likely to be overcrowded, or have an adequate number of rooms than the people of Chorley as a whole, and that rural homes are more likely to be under-occupied than the rest of Chorley. With 86.7% of the rural households under-occupied and over 1.3% over-occupied, over-crowding is not a significant issue in rural parishes, and does not look like posing a problem in the near future.

Figure 2.1



Related to occupancy, households were asked to indicate if an extension was needed to their property due to the size of their current household, from the responses 71 households indicated they did. Of the 71, none were overcrowded according to the bedroom standard with 35 having an occupancy rating of 0 and 36 under-occupying. Therefore it is unlikely that the ability to have an extension would have a significant impact on housing need in the rural parishes.

3.0 Households Needing or Intending to Move

3.1 Number of Households Intending or Needing to Move

Households were asked to indicate if they intended, or needed, to move home within the next five years, as well as to state up to three main reasons for their intended move. The reasons behind wanting or needing to move are a good gauge of housing need. Just over 23% of households indicated a need or wish to move within 5 years, this figure represents 2,114 of the 9,296 households. Of the households looking to move only 349 (16.5%) are estimated to want or need to do this within the next 12 months, with a further 736 (34.8%) indicating 1 to 3 years, and 1,030 (48.7%) stating 3 to 5 years. With almost half stating 3 to 5 years this suggests the demand for moving is to meet an expected future need rather than a current one in many cases. The breakdown by parish is illustrated in figure 3.1

Table 3.1

| Household Needing or Intending to Move in Next Five Years | | | | |
|---|----------------|-----------------|--------------------|-----------------|
| Parish | Moving H'holds | Current H'holds | Movers / Current % | Size & Location |
| Bretherton CP | 62 | 270 | 22.8% | Smaller Western |
| Heskin CP | 84 | 368 | 22.8% | |
| Ulnes Walton CP | 67 | 295 | 22.8% | |
| Anglezarke CP | 4 | 13 | 31.8% | Smaller Eastern |
| Brindle CP | 130 | 408 | 31.8% | |
| Heapey CP | 115 | 363 | 31.8% | |
| Hoghton CP | 112 | 353 | 31.8% | |
| Rivington CP | 15 | 46 | 31.8% | |
| Wheelton CP | 137 | 431 | 31.8% | |
| Charnock Richard CP | 195 | 742 | 26.3% | Larger Western |
| Croston CP | 308 | 1,239 | 24.9% | |
| Eccleston CP | 341 | 1,784 | 19.1% | |
| Mawdesley CP | 168 | 707 | 23.8% | |
| Heath Charnock CP | 130 | 830 | 15.7% | Larger Eastern |
| Withnell CP | 246 | 1,447 | 17.0% | |
| | 2,114 | 9,296 | 22.7% | |

3.2 Reasons for Intending or Needing to Move

Households were asked to indicate the main reasons behind intending or needing to move, and up to three reasons could be stated. On average each household gave two reasons. The results from these questions can be seen in the table 3.1 below. The top eight reasons affect over 10% or more of potential movers each, and half of these reasons are likely to have more relevance to older people, with 41.9% indicating the intention to release equity in their home. The other reasons with particular relevance to older people's needs are 'current home too big' being stated by almost 24.4%, 'difficulty maintaining home or garden' 11.4%, and to 'feel more safe and secure when growing older' also indicated by 11.4% of potential movers.

Table 3.2

| Main Reason for Need/Intending to Move | Number | Percentage |
|--|--------|------------|
| To release equity in home | 885 | 41.9% |
| Move to a home considered better | 716 | 33.9% |
| Current home too big | 515 | 24.4% |
| Other | 408 | 19.3% |
| Current home too small | 407 | 19.2% |
| Closer to employment | 376 | 17.8% |
| Difficulty maintaining home/garden | 242 | 11.4% |
| Feel more secure when growing older | 240 | 11.4% |
| Move to location considered better | 172 | 8.1% |
| To be closer to friends and family | 163 | 7.7% |

| | | |
|--|-------------|------|
| Current home too expensive rent/mortgage | 157 | 7.4% |
| To be closer to shops & amenities | 127 | 6.0% |
| Current home too expensive to heat | 101 | 4.8% |
| Mobility limitations | 96 | 4.5% |
| To buy own home | 88 | 4.2% |
| Tenancy coming to end | 86 | 4.1% |
| Total households (up to 3 options each) | 2114 | |

The second most common reason 'move to a home considered better' stated by 33.9% of potential movers is more an indication of aspiration rather than need. However, the fifth most common reason 'current home too small' could suggest possible overcrowding by the almost one in five or 19.2%, so this issue needed to be looked at further below.

Households who considered their current home to be too small were measured against the bedroom standard. When looked at closely it could be estimated that 18% of the households who indicated their current home was too small with an occupancy rating of -1 (1 bedroom short according to the Bedroom Standard), whilst 59% had ratings of 0, and 23% had ratings of +1 or higher. It is probable that many of the households with 0 ratings, which suggests they are adequately housed according to the Bedroom Standard, were taking into account expanding family sizes over the next five years, and this could be the case for some of the +1 ratings (one bedroom more than required by the bedroom standard). However, there were households with +2 and +3 who intended to move as their current home was too small, and this suggests that for a significant amount of households moving to a bigger home would be based on aspiration rather than household need.

Employment is a reason for over one in six households needing or wanting to move. It is likely that the timing of this study would not help this being within a high period of unemployment and people needing to be more flexible in their employment options. Anecdotally the issue of the lack of employment in various rural parishes was raised in question 10 (question 10 allowed comments to be made on future housing in the parish for its current residents, and the lack of employment was a reason households opposed new housing). Almost one in five households indicated 'other' as the reason to move, and although this varied the most common reason for 'other' was due to relationships ending or beginning. Whilst table 3.1 highlights a number of issues, the most significant need areas relate to older people's housing and related support issues.

3.3 Moving areas of preference

Of the households who indicated a need or intention to move, 1,080 (51%) wanted to remain in their current parish, with 555 (26%) choosing the 'elsewhere' option (outside Lancashire and Chorley's bordering sub-regions of Greater Manchester and Merseyside) often indicating possible retirement destinations (e.g. the Lake District or abroad). 186 (9%) of households would prefer to live in another Chorley parish, and 101 (5%) of households would like to move to the South Ribblesdale council area. The households who indicated their preference to move to another Chorley area on the whole indicated other rural areas which did not necessarily border their current parish.

The remaining 9% indicated various other locations outside Chorley and South Ribble council areas, but within the Lancashire, Greater Manchester and Merseyside sub-regions.

795 or 74% households preferring to stay in their current parish expected to be able to do so, and of the 285 households who didn't expect to stay, 201 households did expect to be able to move to another Chorley parish, the majority of these being non-rural parishes, and 47 expected to move to South Ribble. The smaller parishes as a whole showed a lower expectation for households to stay in their current parish who preferred to do so, with only just over 6 out of 10 expecting to do this, whilst the figure was almost 8 out of 10 in the larger parishes (see table 3.3):

Table 3.3

| Parishes | Moving Households Remaining in Current Parish | | |
|----------------------|---|------------|-----------------|
| | Prefer | Expect | Expect/Prefer % |
| All Smaller Parishes | 326 | 202 | 61.96% |
| All Larger Parishes | 754 | 593 | 78.65% |
| Total | 1080 | 795 | 73.61% |

3.4 Accommodation Preferences of Moving households

Accommodation type preferences for households moving showed that the vast majority preferred 'ordinary accommodation' with 1,942 (91.9%) representing more than one in ten households. 91 (4.3%) of households would prefer sheltered housing with a warden on site, 45 (2.1%) sheltered housing with no warden on site/visiting, 22 (1.0%) supported accommodation and 14 (0.7%) accommodation with dedicated care.

Table 3.4

| Accommodation Types Preferred - Moving Households | Households | % |
|---|-------------|---------------|
| Ordinary accommodation | 1942 | 91.9% |
| Sheltered housing - warden on site | 91 | 4.3% |
| Sheltered housing - no warden/visiting | 45 | 2.1% |
| Supported accommodation | 22 | 1.0% |
| Accommodation with dedicated care | 14 | 0.7% |
| | 2114 | 100.0% |

The preferences for accommodation type were closely matched by expectation, suggesting that households' perceptions would be that their aspirations would be met in the vast majority of cases. Of the households wanting or needing to move it is possible that up to 41% could qualify for sheltered housing in the next 5 years, but only 6.4% of the total stated sheltered housing as a preference, with another 1.7% expressing the preference for other accommodation with support or care which could be related to growing older. Coupled with a high percentage of reasons for moving having a high correlation with why older people would move, this suggests that the majority of people growing older prefer normal accommodation. This preference of the majority not to enter sheltered accommodation reflects the findings of the Lancashire County Council wide Review of Housing Related Support Service for Older People which revealed that 83% of older people not currently in sheltered housing would rather receive help in their own homes as and when they needed it rather than move into sheltered accommodation.

Sheltered housing in the borough is generally housing dedicated for people of over 60 years of age rented from housing associations. Sheltered housing may be bungalows designated for occupation by people over 60 years of age (in some cases 55) often with the option of a community alarm or a visiting warden. Sheltered housing can also include purpose built residential buildings with a warden on site and community facilities. Supported accommodation can include any support need, for example, people with learning or physical disabilities or mental health differences and can include adults of any age. In both sheltered and supported accommodation housing related support is provided to allow people to live independently. Accommodation with dedicated care, such as nursing homes, caters for people with higher needs than in supported accommodation. Sheltered housing in Chorley is currently almost all confined to the social rented sector, this gives little tenure choice for older people wishing to receive support, and therefore limited tenure options may have an impact on the demand for sheltered housing.

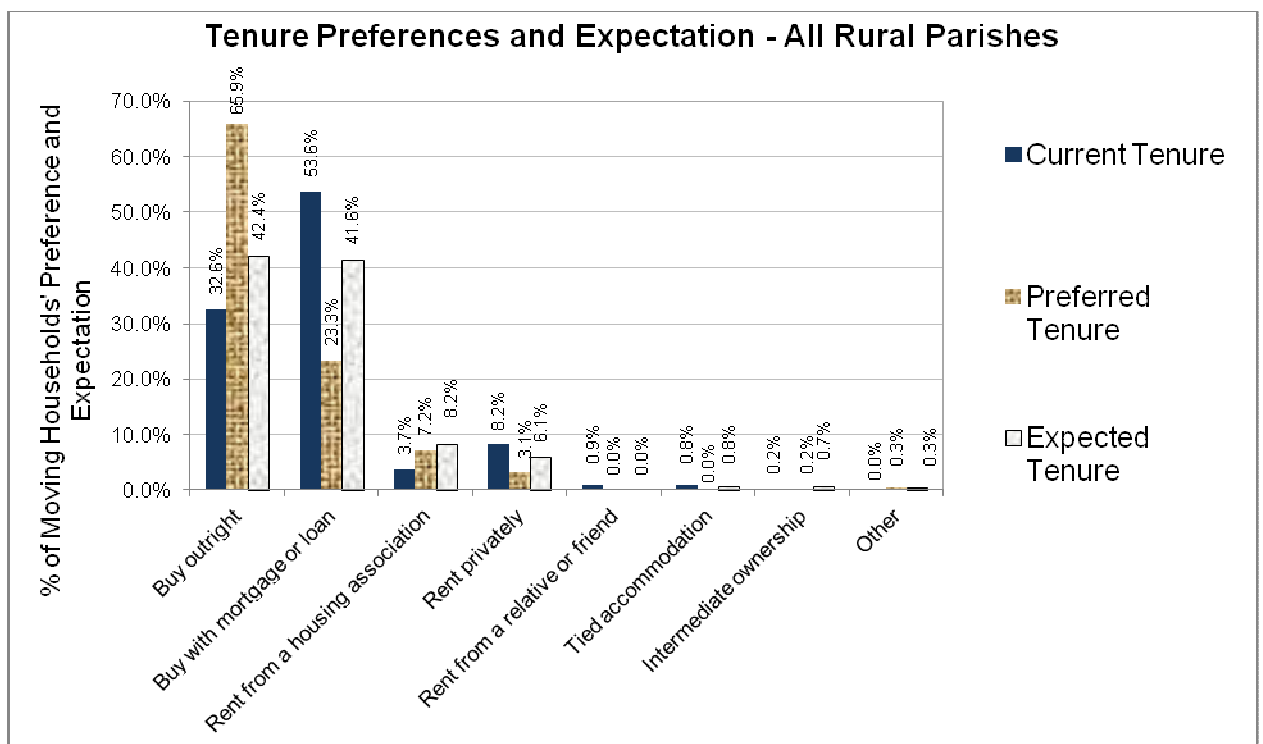
3.5 Tenure Preferences of Moving Households

Tenure preferences of households needing or expecting to move can be seen in figure 3.1 below. It is estimated that 86.2% moving households currently own their property, either outright or with a mortgage, and 89.2% preferring and 84% expecting this tenure. These differences between expectation and preference are very minor compared to new households as can be seen in section 4.2 of the report. The preference for social rented housing at 7.2% is almost double the current households in this tenure (3.7%), whilst the expectation for social housing (8.2%) is slightly higher than the preference, and this is due to households who would prefer to be able to buy not expecting to be able to do so. The increase between preference for social renting from current tenure to expectation came from privately owned (74%) and rented (26%), with all the household reference

people being at least 54 years old. Of these households who indicated a preference to change tenure to social rented accommodation, only 22% wanted sheltered housing.

8.2% of moving households who are currently in private rented accommodation expressed a need or intention to move, the number preferring private rented accommodation was much lower at 3.1%, however 6.1% expected to be housed in the tenure. The previous figures illustrate a demand by many private renters to move away from the tenure, and is split evenly between private ownership and social renting, however the movement to both of these tenures is expected not to be possible by around half the households who wish to do so. The main reason for households wishing to leave private rented accommodation was to 'buy own home', and was expressed by 43% of households wishing to leave this tenure.

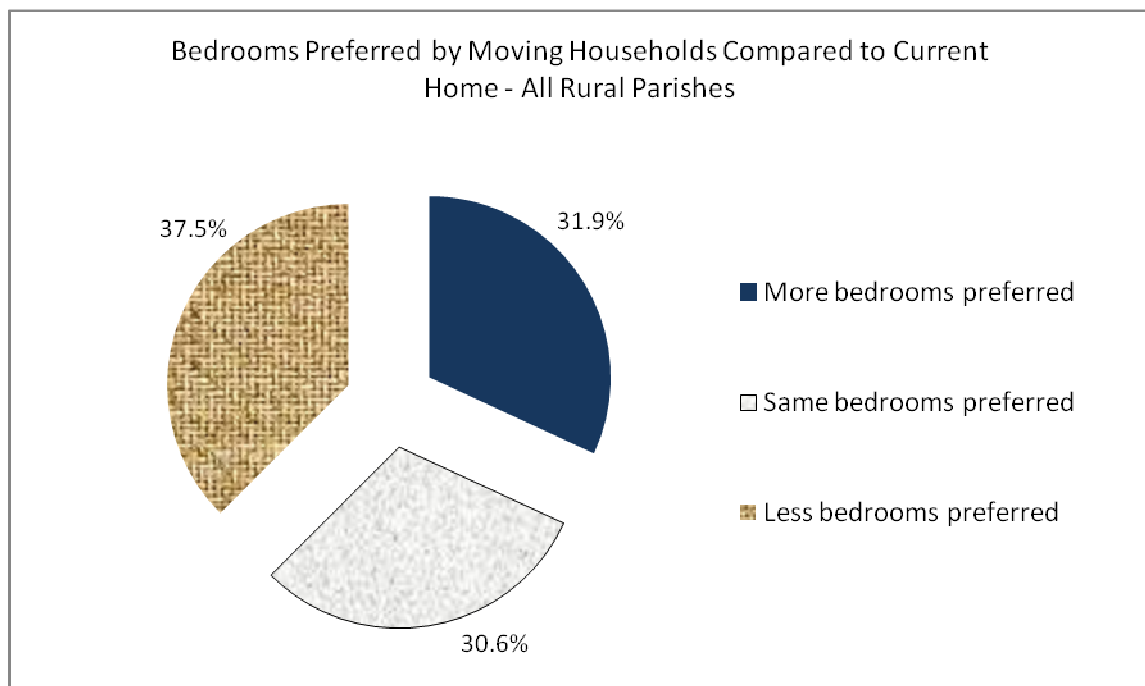
Figure 3.1



3.6 Property Type and Bedroom Preferences of Moving Households

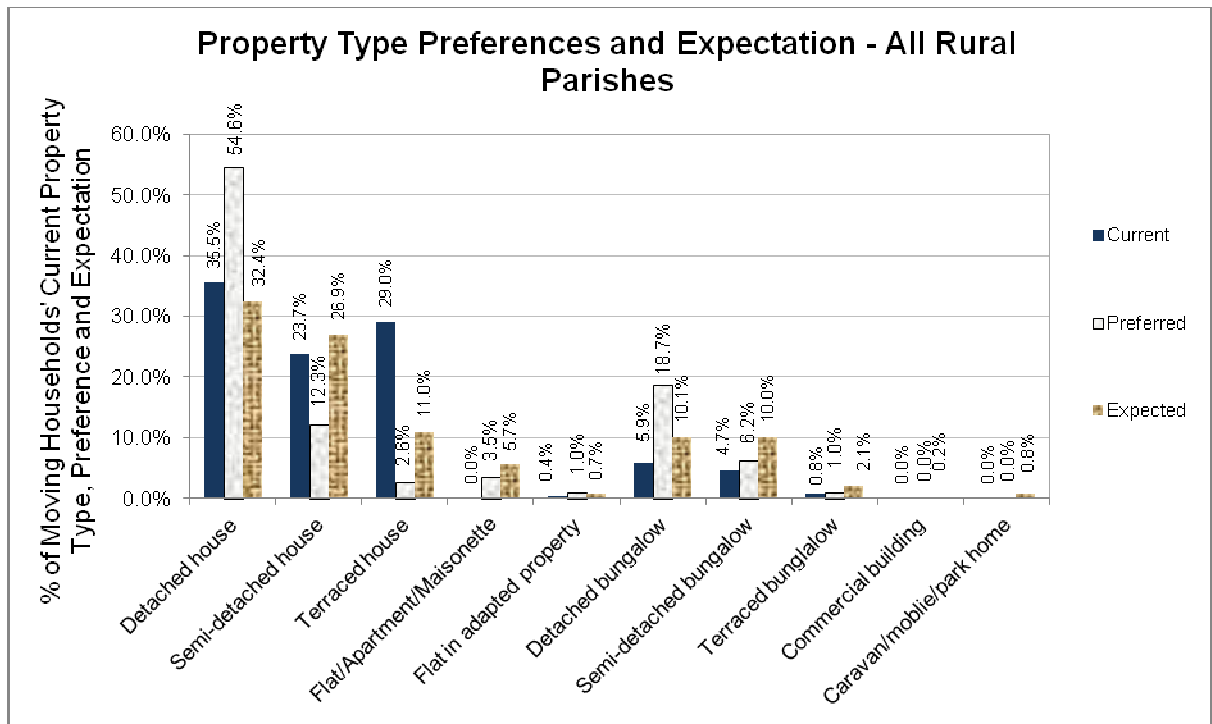
The preference for bedroom sizes of moving households illustrated that more households wish to downsize their property (796) than move to a property with more bedrooms (674), just over three in ten households preferred a property of the same size. Figure 3.2 illustrates that preference for more, less or the same bedroom size is fairly evenly split. An estimated 541 households, marginally over one in four, expected fewer rooms than they preferred.

Figure 3.2



Property type preferences show that the majority of moving households would prefer detached houses, with 1,154 or 54.6% of movers preferring this type, however, the expectation for this accommodation was only expressed by 32.4% of movers which is closer to the percentage for this property type of 35.5%. Semi-detached houses are seen as more realistic for movers who prefer a detached house but do not expect one. As can be seen in figure 3.3 there is no demand for terraced houses, as currently 29% of movers live in this type, but with only 2.6% preferring and 11% expecting this type. Bungalows are the property type 11.4% of households intending or needing to move, however this property type is preferred by over double that number of households at 26.0% and the vast majority also expecting a bungalow (22.3%). The previous figures highlight the need for properties that would be more suitable for people growing older, and a high demand for a property type that won't be met by the current housing offer. Whilst most of the majority who prefer to move to a bungalow wanted a detached property, the expectation was evenly split between detached and semi-detached bungalows. As was the case with terraced houses, terraced bungalows were also unpopular.

Figure 3.3



4.0 New Household Formation

4.1 The Number of New Households

To maintain sustainable rural communities it is essential that younger people are not forced to leave when setting up new households due to the lack of affordable appropriate housing. From the responses to the survey it is estimated that in total 1,713 new households will be formed from existing households in the next five years in the rural parishes, and this is over 18% of the total current number of rural households. The questionnaire asked if new households were likely to form with people from separate households in the parish or other Chorley parishes (by parish) and this was used to stop double counting when estimating to the total figure.

In total for the rural parishes new households formation was estimated to be fairly evenly split between the *1 up to 3 years* and *over 3 to 5 year* categories with 748 and 789 new households respectively, and 176 new households expected to be needed to be formed in *up to 12 months or immediately*. Table 4.1 shows that there is no particular correlation between the size or location of the parish and the percentage of new households estimated to be formed.

Table 4.1

| Parish | New Households Formed in Next Five Years | | | Size & Location |
|---------------------|--|-----------------|-----------------|-----------------|
| | New H'holds | Current H'holds | New / Current % | |
| Bretherton CP | 43 | 270 | 16.0% | Smaller Western |
| Heskin CP | 59 | 368 | 16.0% | |
| Ulnes Walton CP | 47 | 295 | 16.0% | |
| Anglezarke CP | 3 | 13 | 21.6% | Smaller Eastern |
| Brindle CP | 88 | 408 | 21.6% | |
| Heapey CP | 78 | 363 | 21.6% | |
| Hoghton CP | 76 | 353 | 21.6% | |
| Rivington CP | 10 | 46 | 21.6% | |
| Wheelton CP | 93 | 431 | 21.6% | Larger Western |
| Charnock Richard CP | 140 | 742 | 18.8% | |
| Croston CP | 225 | 1,239 | 18.2% | |
| Eccleston CP | 261 | 1,784 | 14.6% | |
| Mawdesley CP | 144 | 707 | 20.4% | |
| Heath Charnock CP | 147 | 830 | 17.8% | Larger Eastern |
| Withnell CP | 299 | 1,447 | 20.7% | |
| | 1,713 | 9,296 | 18.4% | |

4.2 New Households Areas of Preference

Of the new households a slender majority of 51% (866) show a preference to remain in their current parish. 11% of newly forming households indicated a preference to move to another Chorley area (most frequently Chorley town itself), 5% indicating South Ribble and over a quarter (26%) opting for areas other than those listed on the questionnaire.

The areas listed on the questionnaire included all of the Lancashire, Greater Manchester and Merseyside sub-regions, and answers showing preference for outside of these areas were very mixed. The remaining 7% indicated various other locations outside Chorley and South Ribble council areas, but within the Lancashire, Greater Manchester and Merseyside sub-regions.

A large minority of new households wishing to remain in the same parish did not expect to be able to, with 366 (43%) of the total of 866 new households wanting to remain in the parish expected to have to move out of their current community. The displacement away from rural parishes was in most cases expected to occur to the non-rural Chorley areas and the change from preference to expectation of living in another Chorley area doubled from 11% to 22%. There was also a significant change from preference to expectation of living in South Ribble changing from 5% to 9%. The change in figures from preference to expectation strongly suggests that central Chorley and some areas of South Ribble are perceived by people in Chorley rural parishes as being more affordable.

Area analysis looking at differences in preference and expectation was not possible to be robust at parish or groups of parish levels however there is a significant difference in perception of affordability between smaller and larger parishes as can be seen below in table 4.2, with larger parishes being almost an 11 percentage points higher when it comes to the expectation of being able to remain there, and this is likely to be a symptom of higher housing costs in smaller villages.

Table 4.2

| Parishes | New Households Remaining in Current Parish | | |
|----------------------|--|------------|-----------------|
| | Prefer | Expect | Expect/Prefer % |
| All Smaller Parishes | 301 | 151 | 50.3% |
| All Larger Parishes | 565 | 345 | 61.1% |
| Total | 866 | 497 | 57.4% |

4.3 New Household Tenure and Bedroom Preferences

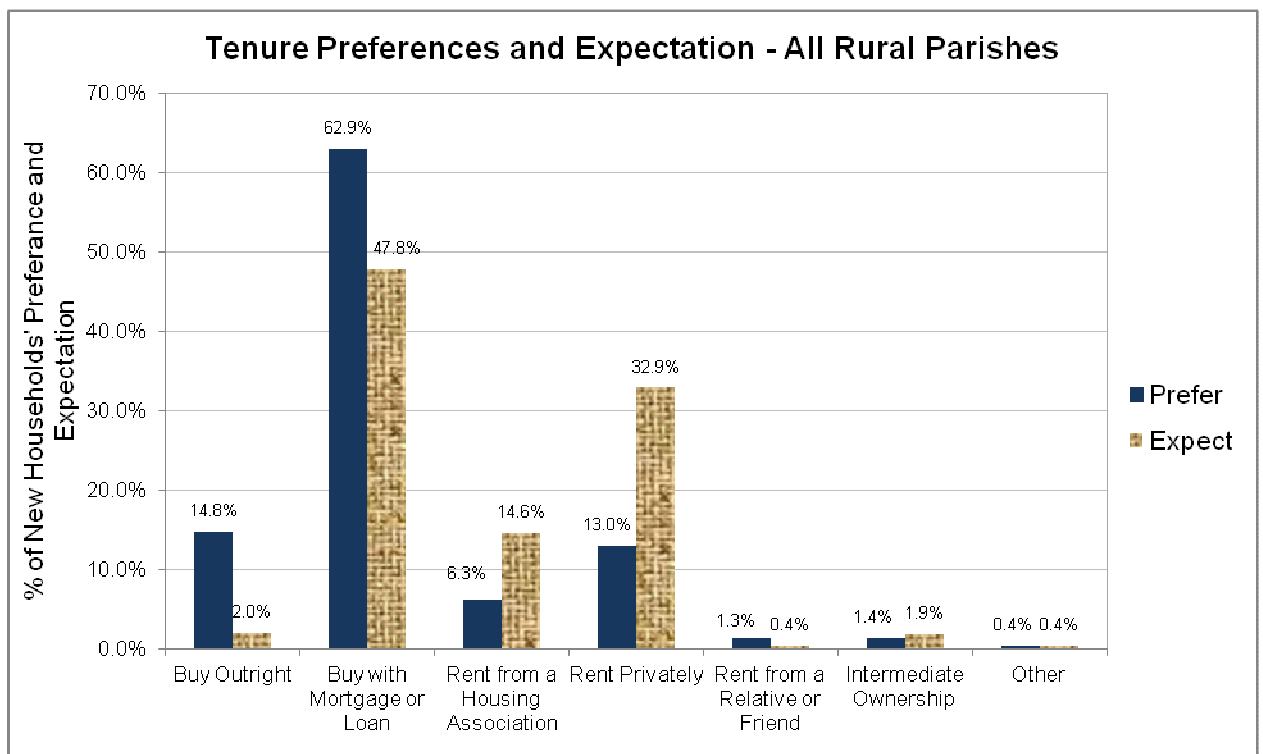
There was no difference in the number of bedrooms preferred and expected for 55% of potential new households, 38% thought they would have to settle for one bedroom less than preferred, and 7% expected the difference to be 2 bedrooms. When smaller and larger parishes are looked at there was a clear difference with smaller parishes only expecting their bedroom size preferences to be met in 45% of cases, whilst this figure was 60% for larger parishes.

Tenure choice in newly forming households showed that in the majority of cases there is a clear aspiration for home ownership with 78% preferring to buy either outright or with a mortgage/loan, however, only 50% would expect to be able to do this. The majority of new households who would prefer, but do not expect to buy, and think they would be likely to rent privately. Figure 4.1 shows a rise from preference to expectation of private rented tenure of over 2.5 times from 13% to 32.9%, and a similar scale rise for social rented properties from 6.3% to 14.6%. Renting is expected to accommodate new households who do not think they will be able to buy a property without assistance, rather than intermediate home ownership which only shows a very slight rise between

preference and expectation. However, intermediate home ownership, such as Shared Equity, Shared Ownership and Discounted Home Ownership would be more likely to meet the aspirations of new households who wish to own rather than rent. This suggests that there is a perception of very low availability of intermediate home ownership or that the tenure is not widely understood. Preference and expectation for home ownership (outright or with a mortgage) was found to be higher in smaller parishes with 85% and 63% compared to 75% and 46% respectively in larger parishes.

When asked what types of tenure new households considered to be affordable ('don't knows' omitted), private ownership was considered to be affordable by 41% of new forming households, with private rented accommodation indicated as affordable by 18% (not including those who had also selected private ownership as affordable as this question was not limited to one answer), 21% considered none of the options affordable. Of the remainder who did not consider private ownership or renting to be affordable (with some overlap) 14% believed intermediate ownership to be affordable and 10% thought the same about renting from a housing association. If respondents considered home ownership to be affordable then their answers indicating other tenures were affordable were ignored, as the assumption was made that if home ownership was affordable than all other tenures would be. In smaller parishes 56% of new households perceived private ownership affordable, whilst this was the case with 35% of new households in larger parishes.

Figure 4.1



There were no particular issues highlighted for newly forming households in terms of supported or sheltered accommodation. Only 0.6% of households indicated a need for supported accommodation whilst, as may have been expected, there were no instances

of new households seeking sheltered accommodation, and the overwhelming majority of new households stating a preference for ordinary accommodation.

4.4 New Households Ability to Buy

The most common deposit bracket new households indicated they would have to help set up a new home was £10,001 to £20,000 estimated by 40%, with 26% having some deposit up to £10,000 and 19% having no deposit at all. However, 15% of new households spread across all income brackets had above £20,000 with over 4% estimating that they would have in excess of a £50,000 deposit to put towards a buying a home. Larger parishes are estimated to have 48% of new households with under £10,000 deposit, whilst this was the case for only 38% of households in smaller parishes.

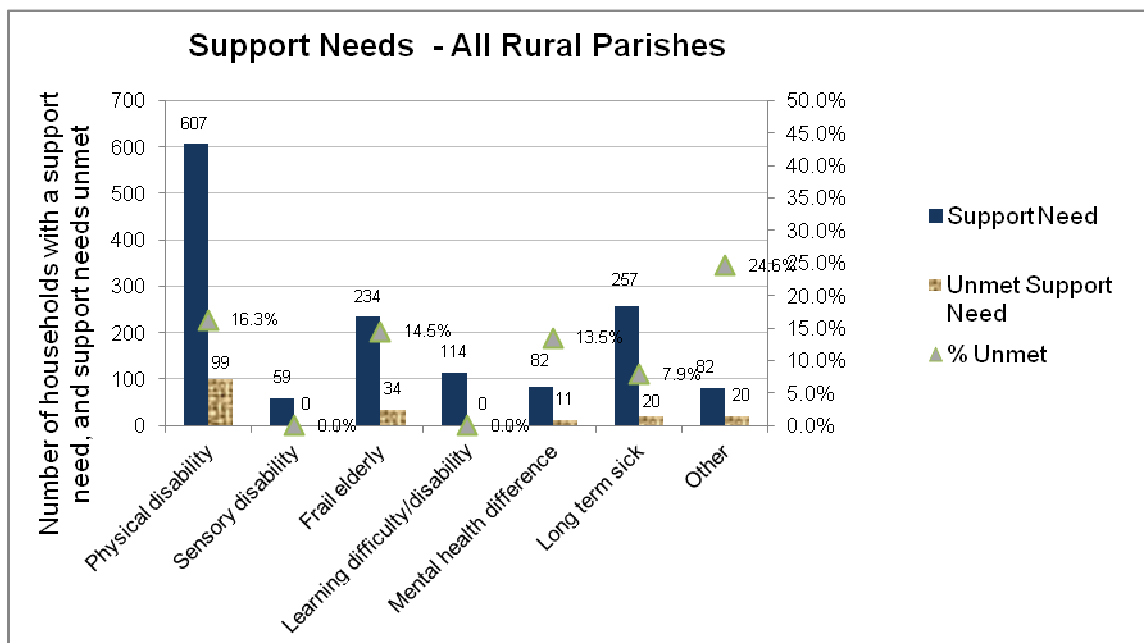
Income of expected new households is very difficult for anyone to estimate as in many cases the people who will form these households are often currently not working due to being in education, or in some cases waiting to gain better paid employment before they start a new household. 72% of new households were either expected to have a household income of either under £25,000 or 'unknown but first employment so likely to be low', with median households income for new households estimated to be around £20,000. The upper quartile median for new households is estimated to be £24,000 and the lower quartile household income estimated to be £17,000. Expected incomes were very similar for both smaller and larger parishes.

5.0 Adaptations and Support Needs

Households were asked to indicate what personal support needs they have, and if they were being met. As can be seen in figure 5.1 by far the highest support category was physical disability with an estimated 607 households, but only 99 of them had an unmet support need. Long term sick and frail elderly also had significant numbers of households indicating these need groups with 257 and 234 respectively, support needs are met in the majority of cases. It is estimated that 7 out of 8 people with a support need have access to personal support if they require it. The majority of unmet need concerns people with physical disabilities, and 60% of cases where the household had a support need concerned people over 60 years old. From a housing perspective, the main housing related support client group in the Supporting People programme is Older People. As the majority of support is currently only available through the Supporting People programme to tenants of housing associations, it is possible that this could account for some of the unmet support needs.

The Home Improvement Agency which is part of the Strategic Housing Team is in the process of commissioning a new Handy Persons service, and this will assist older people and people with disabilities by doing small jobs around the home which residents are unable to do themselves. It is possible that in many cases the unmet support need may be care, likely to be commissioned by Lancashire County Council, however, Chorley Council needs to ensure that rural households are connected to the housing related support services it commissions by ensuring the right type of support is available and promoted effectively.

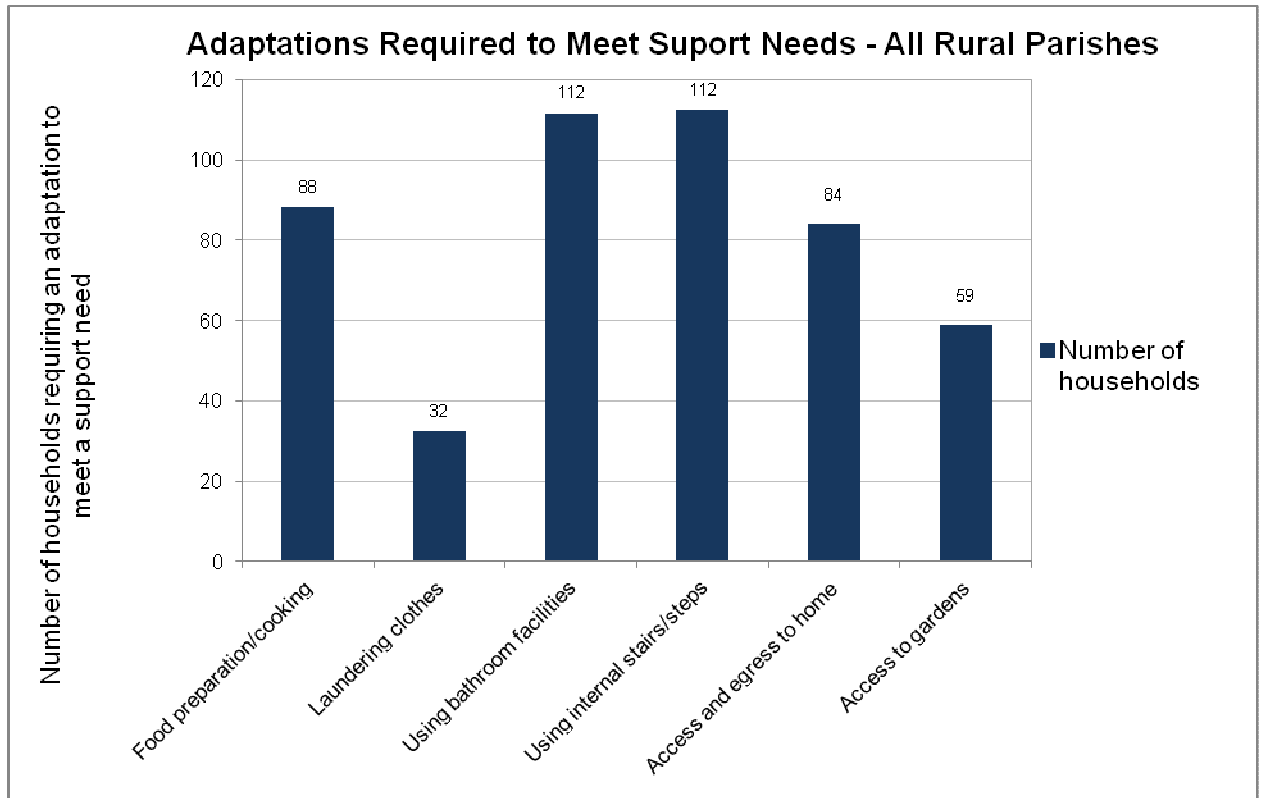
Figure 5.1



Respondents who had a support need were asked to indicate if there was any adaptation or improvement that could help them in their home and garden or to carry out day to day tasks. As illustrated in figure 5.2 below, the two main adaptations needed involved changes to internal stairs and steps and to bathrooms, each at 112 (1.2% of

the total) households. There was also a significant number of households who would benefit from changes to their kitchens for food preparation and cooking at 88 (0.9%), and 84 households (0.9%) who would benefit from an adaptation to assist them with moving in and out of their home. Lower numbers of households required adaptations to help access their garden with 59 (0.6%) stating this option. Only 32 (0.3%) households said they would benefit from assistance with laundry. With none of the adaptations required being much more than 1% of households, these figures are of limited concern as there are existing services available to assist these households.

Figure 5.2



Chorley Council provides Disabled Facilities Grants (DFGs). DFGs are means tested for adults over 19 years old, but not if the disabled person is 18 or under. The grant assists people with adaptations in order to allow them to remain in their own home. The DFG pays for capital works up to the value of £30,000. Adaptations such as wet rooms, stair lifts and wheelchair ramps are provided using DFGs. Smaller adaptations under the value of £500 are provided by Social Services. A common example of these lower value adaptations is grab rails to assist people entering a home or using bathroom facilities, and temporary ramps. The Home Improvement Agency also assists with advice and signposting to other agencies. .

6. Views on New Housing

Respondents were asked for their opinions on possible new housing developments in their parish. This question caused some confusion, as some respondents stated 'there are no new developments', not interpreting the question as hypothetical (which was a lesson learned). A small minority of respondents did not understand why current residents would need housing if they are already housed. Also included within this question was a free text box allowing people to give reasons for their answer. Whilst this helped understand reasons behind answers, it also showed a variety of opinions. Table 6.1 below lists the results.

Table 6.1

| New Housing in Parish for Current Residents | | |
|---|-------------|---------------|
| Strongly support | 691 | 7.7% |
| Support | 1441 | 16.1% |
| Neither support nor oppose | 2317 | 25.9% |
| Oppose | 1823 | 20.3% |
| Strongly oppose | 2197 | 24.5% |
| No opinion | 496 | 5.5% |
| | 9583 | 100.0% |

As can be seen from the results overall, 44.8% of households who either oppose or strongly oppose new developments for current residents and 23.8% who support or strongly support them. 31.4% of all households neither supported or opposed new developments or had no opinion, however, there is clearly far more opposition than support.

Common reasons for opposing development were that there is a current lack of amenities and facilities e.g. GP's surgeries, schools and shops, the amount of road traffic, and preserving rurality. In Eccleston a major concern of residents is that the drains can't cope with any new housing. Some respondents opposed new developments as they perceived them as not being affordable, others opposed new developments in case they would be affordable. No new development on green belt land was a common opinion expressed.

Of the households who supported new developments, many expressed the type of development they would support, stating that they should be on in-fill sites and in keeping with the character of the village. Accommodation for first time buyers and older people was a recurring theme. The highest percentage of opposition to new developments came from Withnell parish at 54.6%, however, Wheelton and Heath Charnock also had over 50% opposition. The strongest support (excluding Anglezarke which did support strongly but there were only 3 responses from 13 households) came from Heskin at 39.8%, with Mawdesley and Charnock Richard being the only other parishes with over 30%.

Whilst there is more opposition to support for new housing development for its current residents, it is apparent that the current housing offer in rural parish falls far short of

meeting the needs of in particular newly forming households as well as older people. Therefore the pragmatic solutions must be sought if and when delivering new housing which take on board both need and public opinion, to ensure that any developments are appropriate, and meet the needs of the local parish. It is also important that robust local lettings policies are applied when allocating new social housing in rural parishes to ensure current residents and households with a strong local connection are prioritised, and this should also apply to the sale of intermediate affordable housing.

7. Affordability and Housing Requirements

7.1 Affordability

The latest available sales data from the Office for National Statistics (ONS) at Middle Layer Super Output Area level shows that prices for rural only areas in Chorley are 26% higher than in non-rural areas with the lower quartile median house prices ranging from £120,000 to £137,000 depending on the area. The lower quartile median is a good indication of the price a first time buyer might expect to have to pay. The median house prices (50th percentile) typically range from £160,000 to £190,000 in rural parishes with the mean average often being much higher.

From data provided it is estimated that current households needing or intending to move will be able to afford to rent or buy a home in their current parish in 89% of cases, with 80% of those able to buy outright or with the assistance of a mortgage. It is expected that 9% would be able to rent on the open market but not buy without the assistance of an intermediate ownership scheme. The remaining 11% of households are unlikely to be able to rent or buy on the open market, even with the assistance of intermediate ownership schemes. It is likely that these households would require social rented/affordable rented properties in order to meet their housing needs.

Of the newly forming households it is estimated that 85% would not be able to afford market housing in their current parish to rent or buy (by comparing survey data with house prices and rent levels), 8.6% would be able to buy entry level housing and 6.4% would be able to afford market rents but not be able to buy. It is also estimated that 7.2% of new households would benefit from intermediate ownership based on a 50% shared ownership model, which otherwise would not be able to buy any suitable property on the open market in their current parish. This highlights the continuing need for increased numbers of social rented properties in rural parishes, only 6.6% of the borough's social rented stock is located in rural parishes, however these parishes account for almost 21% of all households. Therefore it is clear that to keep rural parishes sustainable and stopping the majority of new forming households being displaced, there is a demonstrable need for affordable housing in the form of social rented and intermediate home own ownership products.

]

7.2 Affordable Housing Requirements

From the responses it is estimated that there are currently 97 households in housing need, who wish to stay in a rural parish in Chorley but are unlikely to be able to rent or buy on the open market. Of the new households expected to be formed within the next 5 years it is estimated that 808 wish to stay in a rural parish in Chorley but will not be able to rent or buy on the open market. Taking into account new affordable housing provision in rural parishes expected or completed since the survey e.g. in Charnock Richard, Croston and Eccleston, social housing re-lets in rural parishes, and households in housing need already in social rented properties, the net annual shortfall of affordable properties can be calculated. It is estimated the net shortfall of affordable properties over the next five years is 742, with a net annual shortfall of around 148 or 149 across all rural parishes.

Table 7.1 demonstrates the net affordable housing required by parish, and factors in recent and planned new affordable housing provision, along with household formations and households needing to move.

| Table 7.1 | Annual Affordable Housing Requirement by Parish for 5 years | | | | | | Size & Location |
|---------------------|---|------------|------------|------------|------------|------------|-----------------|
| | 2011/12 | 2012/13 | 2013/14 | 2014/15 | 2015/16 | Total | |
| Bretherton CP | 4 | 5 | 5 | 4 | 5 | 23 | Smaller Western |
| Heskin CP | 6 | 6 | 6 | 6 | 7 | 31 | |
| Ulnes Walton CP | 5 | 5 | 5 | 5 | 5 | 25 | |
| Anglezarke CP | 0 | 0 | 1 | 0 | 1 | 2 | Smaller Eastern |
| Brindle CP | 9 | 10 | 10 | 10 | 9 | 48 | |
| Heapey CP | 9 | 9 | 8 | 9 | 8 | 43 | |
| Hoghton CP | 9 | 8 | 8 | 8 | 8 | 41 | |
| Rivington CP | 1 | 1 | 1 | 1 | 1 | 5 | |
| Wheilton CP | 10 | 10 | 10 | 10 | 10 | 50 | |
| Charnock Richard CP | 14 | 13 | 13 | 14 | 13 | 67 | Larger Western |
| Croston CP | 18 | 18 | 18 | 18 | 18 | 90 | |
| Eccleston CP | 22 | 22 | 22 | 22 | 22 | 110 | |
| Mawdesley CP | 13 | 12 | 13 | 12 | 13 | 63 | |
| Heath Charnock CP | 10 | 10 | 10 | 10 | 10 | 50 | Larger Eastern |
| Withnell CP | 18 | 19 | 19 | 19 | 19 | 94 | |
| | 148 | 148 | 149 | 148 | 149 | 742 | |

From the income data it appears that nearly all the households who could not afford to buy or rent on the open market would also not be able to afford a shared ownership property (using 50% ownership/50% rent as the benchmark) so on the face of it the majority of the properties in the table above would need to be social rented/affordable rented. However, the aspiration of new households clearly leans towards buying properties (77.7%) with social rented favoured by only 6.2%.

The demand for intermediate ownership properties looks to be very low, however, this is probably due to a lack of explanation of the various products available, and the Strategic Housing function within the Council needs to raise awareness and promote this tenure. As intermediate ownership is a stepping stone to full home ownership, it is a stepping stone to meeting the aspirations of new households, but is it affordable in rural parishes? 14% of new households indicated intermediate ownership as affordable, but 21% thought no option was affordable, even social renting. As median entry level house prices in rural parishes are on average 26% above prices in non-rural areas, the survey data suggests that intermediate affordable housing products should be made available in rural parishes that take account the higher prices wherever feasible. New households are typically expected to have low incomes, but many thought they would have access to sizeable deposits with the median deposit being £15,000, so discounted home ownership (especially at discounts such as 40% as in an historic Coppull scheme) or shared equity with bigger than normal discounts are likely to be attractive if they are economically viable at development stage.

8. Conclusion and Recommendations

8.1 Conclusion

Housing need was found to be far higher in potential new households when compared to existing households who need or intend to move. Only a minority of existing households who wish to move will have any difficulty affording and finding suitable accommodation, whilst the vast majority of new households are unlikely to be to rent or buy at full market value.

Rather than struggle to rent or buy in a rural parish, it would seem that households in the past would have moved to somewhere less expensive, particularly due to the high levels of aspiration for home ownership. Therefore housing need from current households is low, and overcrowding occurring in only 1.3% of households, coupled with high levels of under-occupation.

The majority of moving households expect to be able to stay in their current parish (if that is their preference, with only 26.4% not being able to expect to do this, 43.6% of new households do not expect to be able to stay. The predominant need for moving households is bungalows suitable for older households, allowing them to move to a more manageable home and release equity, and in doing so free up a family sized home.

The predominate need for new households is split between properties rented from housing associations to meet need and intermediate home ownership model to help meet aspirations. The intermediate model needs to take account of the higher rural property prices by offering higher discounts than the usual intermediate models. In the next 5 years it is estimated that 742 net affordable properties are needed across the 15 rural parishes.

From resident feed back it is evident that any new residential developments in rural parishes are more likely to be acceptable if they make use of infill sites and in character with the rest of the village.

8.2 Recommendations

8.21 That Chorley Council takes into account this report when considering any new residential development in a rural parish, especially the highlighted need for all tenures of affordable housing, and that Chorley Council balances the aspirations of new households for home ownership with the highly apparent need for increased numbers of social housing, including social rented accommodation.

8.22 Where housing need can only be met by new social rented properties, wherever possible local lettings policies should be applied to prioritise households with a local connection, along with similar criteria for the sale of intermediate ownership properties.

8.23 At planning application stage Chorley Council's Strategic Housing function looks at models of intermediate ownership which will allow new households in rural parishes to

fulfil their aspiration to buy given that take into account the affordability issues raised in this report.

8.24 The Strategic Housing function should also do more to raise awareness of and promote intermediate home ownership models and availability, as the study highlighted a possible gap in knowledge of the benefits this tenure.

8.23 That new residential developments take into account older people's housing needs, which are for mainly 2 (and some 3) bedroom semi-detached bungalows.

8.24 That Chorley Council promotes the borough's housing related support services including the Home Improvement Agency, to ensure rural parishes are fully aware of DFGs and support to enable people to live independently in their own homes.

Appendix A - Questionnaire



Rural Housing Needs Survey with Croston Parish Council

Dear Resident,

Chorley Council Strategic Housing Department is working with Rural Parish Councils to look at housing issues in your area. It is possible that residents in Rural Civil Parishes could be disadvantaged in terms of choice, affordability and access to housing services, which could lead to displacement from communities, or people living in unsuitable housing and without support. This survey will allow us to establish how these housing issues affect your parish.

One of the most important areas we are looking at is known as 'new household formation', such as children leaving home to form their own households. How realistic is it that newly formed households from within your parish can afford to, or have the choice to stay in your parish? Also families needing to move to accommodate extra children and older people moving in to more suitable accommodation will also be covered.

All the questionnaires are anonymous and will be treated in strict confidence. Data will only be used at a parish level and above. A report including recommendations on how best to meet your local housing need will be written using the findings of the surveys. Your help would be appreciated to help us understand your local needs.

Most of the questions ask you to circle a number, in brackets under every question there will be information on how many numbers to circle for that particular question. Other questions have boxes to fill in with your own numbers, e.g. number of bedrooms or occupants. If you require help filling out this form you can confidentially call 01257 515552 for any guidance or assistance. There are questions on income, this may seem invasive but are necessary to estimate affordability for newly formed and existing households in your area.

You have been provided with a freepost envelope (no stamp needed) to return the survey; please do this by **11th February 2011**. All forms received will be completely anonymous, and information will be reported on at a parish level or higher. If you wish to be sent a copy of the final report, or make any other comments on housing in your parish not covered by the questionnaire, you can do this by contacting us via e-mail strategichousing@chorley.gov.uk or writing to Strategic Housing RHNS, Chorley Council, Civic Offices, Union Street, Chorley, PR7 1AL.

Yours faithfully,

Zoe Whiteside
Head of Housing

You can also ask for this document on audio CD, Braille or in other languages by calling 01257 515552.

ان معلومات کا ترجمہ آپ کی اپنی زبان میں بھی کیا جاسکتا ہے۔ یہ خدمت استعمال کرنے کیلئے براہ مہربانی اس نمبر پر ٹیلیفون

کیجئے: 01257 515822

आ मादित्तीनो अनुवाद आपनी पोतानी भाषामां करी शक्य छे. आ सेवा सरजताथी भेजववा

भाटे कृपा करी. आ नंअर पर क्शोन करे: 01257 515823

Section A: About Your Home

1a. Please confirm which parish you live in?

(please circle one)

| | |
|------------------------|----|
| Anglezarke | 1 |
| Bretherton | 2 |
| Brindle..... | 3 |
| Charnock Richard | 4 |
| Croston | 5 |
| Eccleston | 6 |
| Heapey | 7 |
| Heath Charnock | 8 |
| Heskin..... | 9 |
| Hoghton | 10 |
| Mawdesley | 11 |
| Rivington | 12 |
| Ulnes Walton | 13 |
| Wheelton | 14 |
| Withnell..... | 15 |

1b. If you are unsure of your parish, or you think it is not listed please write which town, village, or area etc you live in:

1c. Please indicate part of your postcode below, but leave off the last letter for anonymity

(this allows us to see if areas are evenly covered)

| | | | | | | | |
|--|--|--|--|--|--|--|--|
| | | | | | | | |
|--|--|--|--|--|--|--|--|

2. What property type do you and your family / household live in? (please circle one)

| | |
|---|----|
| Detached house | 1 |
| Semi-detached house | 2 |
| Terraced (middle or end-terrace)..... | 3 |
| Purpose built flat, apartment or maissonete | 4 |
| Flat in an adapted property | 5 |
| Detached bungalow | 6 |
| Semi-detached bungalow | 7 |
| Terraced bungalow | 8 |
| In a commercial building | 9 |
| Caravan/mobile/park Home..... | 10 |

3. What accommodation type do you live in?

(please circle one)

| | |
|--|---|
| Ordinary accommodation | 1 |
| Sheltered housing warden on site | 2 |
| Sheltered housing with visiting or no warden... .. | 3 |
| Supported accommodation | 4 |
| Accommodation with dedicated care | 5 |

4. Is your home rented or do you own it?

(please circle one)

| | |
|--|----|
| Owns outright | 1 |
| Owns with a mortgage or loan | 2 |
| Rent from a Housing Association | 3 |
| (includes Chorley Council transferred to CCH) | |
| Rent from Private Landlord or Letting Agency.. | 4 |
| Rents from a relative or friend..... | 5 |
| Living rent free with a relative or friend | 6 |
| Tied accommodation (linked to job) | 7 |
| Shared Ownership/Shared Equity | 8 |
| Low Cost Home Ownership(council scheme)... | 9 |
| Other | 10 |

5. Is this property a second home?

(please circle one)

| | |
|----------|---|
| Yes..... | 1 |
| No | 2 |

6. How many bedrooms does your home have?

(please indicate a number in each box)

State number of each in the box

Doubles.....

Singles

7. How many people live in your current home?

(please indicate a number in each box)

Total

Of these people, how many couples are there?.....

How many are single people?

8. How long have you lived at your current address? (please write the number of years in the box with 0 for less than one year)

Total

Section B: About Your Household or Family

9. Please tell us more about your household in the table below (one line for each member of your household). See options below the table, and the example line for guidance.

Please include any students who may be currently living away at the moment but are likely to return to your home indefinitely before forming their own household.

| Household Members | Relationship to you* | Age in Years | Gender* | Employment Status* |
|-----------------------|----------------------|--------------|-------------|--------------------|
| <i>Example Person</i> | <i>Spouse</i> | <i>40</i> | <i>Male</i> | <i>Full-Time</i> |
| Person 1 | Self | | | |
| Person 2 | | | | |
| Person 3 | | | | |
| Person 4 | | | | |
| Person 5 | | | | |
| Person 6 | | | | |
| Person 7 | | | | |
| Person 8 | | | | |
| Person 9 | | | | |
| Person 10 | | | | |
| Person 11 | | | | |
| Person 12 | | | | |

Options:

- | | | |
|--------------------------|-----------|------------------------------|
| 1. Spouse/partner | 1. Male | 1. Full time 30hrs+ per wk |
| 2. Son/daughter | 2. Female | 2. Part time 16-29hrs pw |
| 3. Brother/sister | | 3. Part time under 16hrs pw |
| 4. Parent/parent in-law | | 4. Student 16+ |
| 6. Grandparent/gp in-law | | 5. U16 School or pre school |
| 7. Cousin | | 6. Unemployed – registered |
| 8. Aunt/uncle | | 7. Permanently sick/disabled |
| 9. Other relative | | 8. Homemaker |
| 10. Lodger | | 9. Retired (fully) |
| 11. Other - please state | | 10. Other – please state |

Section C: Your View on New Housing in Your Parish

10. Please tell us your view on new housing developments in your parish for its current residents?
(please circle one)

- Strongly support..... 1
 Support 2
 Neither support nor oppose.. 3
 Oppose 4
 Strongly oppose 5
 No opinion..... 6

If you would like to explain your answer to question 10 please do so in the box below, otherwise go to question 11.

Section C: Moves Needed or Intended with Current Household

11. Does your current household intend to or need to move home in the next 5 years? (if so estimate time frame, please circle one)

- No 1
- Yes, immediately or in the next 12 months 2
- Yes, in the next 1 to 3 years 3
- Yes, in the next 3 to 5 years 4

If YES please go to question 12
If NO please go to question 18 in Section D

12. What is your main reason/s for intending or needing to move? (please circle up to 3 reasons)

- Current home too small 1
- Current home too big 2
- Current home too expensive – rent/mortgage ... 3
- Current home too expensive to heat 4
- Difficulty maintaining home or garden 5
- Home lacking amenities or in disrepair 6
- To buy own home 7
- Threat of eviction 8
- Experiencing harassment 9
- Tenancy coming to an end 10
- To be closer to friends or family 11
- To be closer to employment 12
- To be closer to shops and amenities 13
- To move within a school catchment area 14
- Property not suitable due to mobility limitations. 15
- To receive more care/ support 16
- To feel more secure when growing older 17
- To release equity in home 18
- To move to a home you consider better 19
- To move to a location you consider better 20
- Other, please state below 21

13. When you move how many bedrooms would you (please write the number in each box):

Prefer? (if given the choice to fully meet your needs)

Expect? (what you think would be realistic)

14. Where would you PREFER to live and where would you EXPECT to live? (please circle one in each column)

| | Prefer | Expect |
|---|--------|--------|
| Current town, village or parish | 1 | 1 |
| Other Chorley Council area* | 2 | 2 |
| *If other please select area from map (back page) and write the number in the box <input style="width: 30px; height: 20px;" type="text"/> <input style="width: 30px; height: 20px;" type="text"/> | | |
| South Ribble Council area | 3 | 3 |
| Blackburn/Darwen Council area..... | 4 | 4 |
| Wigan Council area | 5 | 5 |
| West Lancashire Council area | 6 | 6 |
| Bolton Council area | 7 | 7 |
| Elsewhere in Lancs CC/Blackpool | 8 | 8 |
| Elsewhere in 'Greater Manchester' | 9 | 9 |
| 'Merseyside' Area | 10 | 10 |
| Elsewhere* in the UK /Abroad..... | 11 | 11 |
| *if 'Elsewhere' please state in the box below | | |

15. What type of property would you WANT to live in and also EXPECT to live in? (please circle one in each column)

| | Prefer | Expect |
|--|--------|--------|
| Detached house..... | 1 | 1 |
| Semi-detached House | 2 | 2 |
| Terraced (middle or end-terrace) | 3 | 3 |
| Flat, apartment or maisonete | 4 | 4 |
| Flat in an adapted property | 5 | 5 |
| Detached bungalow..... | 6 | 6 |
| Semi-detached bungalow | 7 | 7 |
| Terraced bungalow | 8 | 8 |
| In a commercial building | 9 | 9 |
| Caravan/mobile/park home..... | 10 | 10 |

16. What tenure would you PREFER and also EXPECT? (please circle one in each column)

| | Prefer | Expect |
|---|--------|--------|
| Buy outright | 1 | 1 |
| Buy with a mortgage or loan | 2 | 2 |
| Rent from a Housing Association..... | 3 | 3 |
| (includes Chorley Council transferred to CCH) | | |
| Rent privately | 4 | 4 |
| Rent from a relative or friend..... | 5 | 5 |
| Live rent free with a relative or friend . | 6 | 6 |
| Tied accommodation (linked to job) ... | 7 | 7 |
| Shared/low-cost home ownership | 8 | 8 |
| Other | 9 | 9 |

17. What type of accommodation would you PREFER and EXPECT to live in? (please circle one in each column)

| | Prefer | Expect |
|--|--------|--------|
| Ordinary accommodation | 1 | 1 |
| Sheltered housing warden on site | 2 | 2 |
| Sheltered housing visiting/no warden | 3 | 3 |
| Supported accommodation | 4 | 4 |
| Accommodation with dedicated care | 5 | 5 |

Section D: New Households

18. Is there anyone in your current house who is likely to move into their own separate home in the next five years? (e.g. your children or a parent, this shouldn't include moving for studies if they are likely to move back, please circle one)

Yes 1
 No 2

If YES please go to question 19
If NO please go to question 30 in Section E

19. Please indicate in both boxes:

- a. How many people will be likely to do this?
- b. How many households will they form?

20. Of the above people how many are likely to leave in the next? (please write number in boxes)

Up to 12 months (or immediately)

1 to 3 years

3 to 5 years

Please answer for the first person likely to leave for the rest of Section D.

21. When they leave how many bedrooms would they: (please write number in both boxes)

Prefer? (if given the choice to fully meet your needs)

Expect? (what you think would be realistic)

22. Will they most likely be sharing the property with people not from your current Household? (please circle one or write the number in the box if appropriate)

No 1
 Yes – from same parish 2

Yes – from other Chorley parish (see the map)
 On the rear page and write the number in the box

Yes – not from Chorley 4

23. Where would they PREFER to live and where would they EXPECT to live? (please circle one in each column)

| | Prefer | Expect |
|---------------------------------------|--------|--------|
| Current town, village or parish | 1 | 1 |
| Other Chorley Council area* | 2 | 2 |

*If other please select area from map (back page) and write the number in the box

South Ribble Council area 3 3
 Blackburn/Darwen Council area 4 4
 Wigan Council area 5 5
 West Lancashire Council area 6 6
 Bolton Council area 7 7
 Elsewhere in Lancs CC/Blackpool 8 8
 Elsewhere in 'Greater Manchester' 9 9
 'Merseyside' Area 10 10
 Elsewhere* in the UK /Abroad 11 11

**if 'Elsewhere' please state in the box below*

24. What type of property would they PREFER to live in and also EXPECT to live? (please circle one in each column)

| | Prefer | Expect |
|--|--------|--------|
| Detached house..... | 1 | 1 |
| Semi-detached House | 2 | 2 |
| Terraced (middle or end-terrace) | 3 | 3 |
| Flat, apartment or maissonete | 4 | 4 |
| Flat in an adapted property | 5 | 5 |
| Detached bungalow | 6 | 6 |
| Semi-detached bungalow | 7 | 7 |
| Terraced bungalow | 8 | 8 |
| In a commercial building | 9 | 9 |
| Caravan/mobile/park home..... | 10 | 10 |

Section D: New Households - continued

25. What tenure would they PREFER and also EXPECT? (please circle one in each column)

| | Prefer | Expect |
|--|--------|--------|
| Buy outright..... | 1..... | 1 |
| Buy with a mortgage or loan..... | 2..... | 2 |
| Rent from a Housing Association..... | 3..... | 3 |
| <i>(includes Chorley Council transferred to CCH)</i> | | |
| Rent privately..... | 4..... | 4 |
| Rent from a relative or friend..... | 5..... | 5 |
| Live rent free with a relative or friend..... | 6..... | 6 |
| Tied accommodation (linked to job)..... | 7..... | 7 |
| Shared/low-cost home ownership..... | 8..... | 8 |
| Other..... | 9..... | 9 |

26. What type of accommodation would they PREFER and also EXPECT to live in? (please circle one in each column)

| | Prefer | Expect |
|---|--------|--------|
| Ordinary accommodation..... | 1..... | 1 |
| Sheltered housing warden on site..... | 2..... | 2 |
| Sheltered housing visiting/no warden..... | 3..... | 3 |
| Supported accommodation..... | 4..... | 4 |
| Accommodation with dedicated care..... | 5..... | 5 |

27. What do you would you consider to be affordable in your current parish to meet the new household's needs?
(please circle as many as you consider)

| | |
|--|---|
| Private ownership..... | 1 |
| Private renting..... | 2 |
| Renting off a Housing Association..... | 3 |
| Shared/ low cost home ownership..... | 4 |
| <i>None of the above</i> | 5 |
| <i>Do not know</i> | 6 |

28. How much capital will the new household have available to set up a home? (This includes help from friends and family to cover a deposit or other costs, please circle one)

| | |
|---|---|
| Unknown/impossible to tell at this stage..... | 1 |
| None..... | 2 |
| Up to £10,000..... | 3 |
| £10,001 to £20,000..... | 4 |
| £20,001 to £30,000..... | 5 |
| £30,001 to £40,000..... | 6 |
| £40,001 to £50,000..... | 7 |
| £50,001 plus..... | 8 |

29. What is likely to be their household income before tax?

(estimates are okay, please circle one)

| | |
|--|----|
| Unknown/impossible to tell at this stage..... | 1 |
| Unknown/but first employment likely to be low..... | 2 |
| Up to £10,000..... | 3 |
| £10,001 to £15,000..... | 4 |
| £15,001 to £20,000..... | 5 |
| £20,001 to £25,000..... | 6 |
| £25,001 to £30,000..... | 7 |
| £30,001 to £40,000..... | 8 |
| £40,001 to £50,000..... | 9 |
| £50,001 to £60,000..... | 10 |
| £60,001 plus..... | 11 |

Section E: Adaptations and Support Needs

30. Do you need any of the following extensions to your current home due to the size of your household? (please circle one option each row)

| | Already Have | Yes | No |
|-----------------|--------------|--------|----|
| Loft..... | 1..... | 2..... | 3 |
| Rear..... | 1..... | 2..... | 3 |
| Gable/side..... | 1..... | 2..... | 3 |

31. Does anyone in your household have a support need? (please circle up to 3 if applicable)

| | |
|-------------------------------------|---|
| No..... | 1 |
| Physical disability..... | 2 |
| Sensory disability..... | 3 |
| Frail elderly..... | 4 |
| Learning difficulty/disability..... | 5 |
| Mental health difference..... | 6 |
| Long term sick..... | 7 |
| Other..... | 8 |

***If NO please go to question 34 in Section F
Otherwise please continue to question 32***

32. Is personal support needed for the person with a support need? (please circle one option for each of the 3 indicated above if applicable, 'first' being the lowest number in Q31)

| | Already Have | Yes | No |
|--------------------------|--------------|--------|----|
| First support need..... | 1..... | 2..... | 3 |
| Second support need..... | 1..... | 2..... | 3 |
| Third support need..... | 1..... | 2..... | 3 |

Section E: Adaptations and Support Needs - continued

33. Are there any adaptations or improvements that could be made to your home to help with any of the following? (please circle one option for each row below)

| | Already Have | Yes | No |
|-------------------------------------|--------------|-----|----|
| Food preparation/cooking..... | 1 | 2 | 3 |
| Laundrying clothes..... | 1 | 2 | 3 |
| Using bathroom facilities..... | 1 | 2 | 3 |
| Using internal stairs or steps..... | 1 | 2 | 3 |
| Access and egress to your home .. | 1 | 2 | 3 |
| Access to gardens..... | 1 | 2 | 3 |

Section F: Additional Household Information

Please note all these questions are confidential, however if you do not wish to answer any particular question we would still be interested in your other answers and would like the forms returned.

34. How much do you pay on rent or mortgage every month? Include all costs associated with buying or renting your house; including ground rent, insurance, service charges and housing benefit paid etc (please circle one)

| Per Month | or | Per Week | |
|------------------------|----|-------------------|----|
| Under £370 | | Under £85..... | 1 |
| £370 to £455 | | £85 to £105..... | 2 |
| £456 to £545 | | £105 to £125..... | 3 |
| £546 to £650 | | £126 to £150..... | 4 |
| £651 to £760 | | £151 to £175..... | 5 |
| £761 to £870 | | £176 to £200..... | 6 |
| £871 to £1,100 | | £201 to £250..... | 7 |
| £1,100 to £1,300 | | £251 to £300..... | 8 |
| £1,301 to £1,500 | | £301 to £400..... | 9 |
| £1,501 to £1,750 | | £401 to £500..... | 10 |
| £1,751 to £2,200 | | £501 to £600..... | 11 |
| Over £2,200 | | Over £600..... | 12 |
| Don't know | | | 13 |
| Nothing | | | 14 |

35. What is your gross household income? Include all income before tax e.g. wages, pension, benefits (please circle one)

| Per Month | or | Per Week | |
|----------------------|----|-------------------|---|
| Under £870 | | Under £200..... | 1 |
| £871 to £1,100 | | £200 to £250..... | 2 |

| | | |
|------------------------|------------------------|----|
| £1,100 to £1,300 | £251 to £300 | 3 |
| £1,301 to £1,750..... | £301 to £400 | 4 |
| £1,750 to £2,200..... | £401 to £500 | 5 |
| £2,201 to £2,600..... | £501 to £600 | 6 |
| £2,601 to £3,250..... | £601 to £750 | 7 |
| £3,251 to £3,900..... | £751 to £900 | 8 |
| £3,901 to £5,200..... | £901 to £1,200 | 9 |
| £5,201 to £6,500..... | £1,201 to £1,500 | 10 |
| £6,501 to £8,700..... | £1,501 to £2,000 | 11 |
| £8,701 to £13,000..... | £2,001 to £3,000 | 12 |
| Over £13,000..... | Over £3,000 | 13 |
| Don't know..... | | 14 |

36. Does anyone in your household receive any of the following? (please circle as many as relevant)

| | |
|--|----|
| Pension guarantee credit..... | 1 |
| Job Seekers Allowance..... | 2 |
| Income support..... | 3 |
| Housing Benefit/Local Housing Allowance..... | 4 |
| Council Tax Benefit..... | 5 |
| Employment Support Allowance | 6 |
| Incapacity Benefit | 7 |
| Working Tax Credit..... | 8 |
| Child tax Credit | 9 |
| Disability Living Allowance..... | 10 |
| Disability Working Allowance | 11 |
| Severe Disablement Allowance | 12 |
| Attendance Allowance | 13 |
| Disabled Person Tax Credit | 14 |
| Industrial Injuries Disablement Allowance? | 15 |
| None of the above | 16 |

37. Do you know how much equity you have in your property? This is the amount of money you would have from the sale of your property after your mortgage and all loans or charges secured against your property have been paid (please circle one)

| | |
|-------------------------------------|----|
| Negative equity/debt up to £0 | 1 |
| £1 to £10,000..... | 2 |
| £10,000 to £25,000..... | 3 |
| £25,001 to £50,000..... | 4 |
| £50,001 to £75,000..... | 5 |
| £75,001 to £100,000..... | 6 |
| £100,001 to £150,000..... | 7 |
| £150,001 to £200,000..... | 8 |
| £200,001 to £300,000..... | 9 |
| £300,001 to £400,000..... | 10 |
| Over £400,001 | 11 |
| Don't know..... | 12 |
| Not Applicable | 13 |

38. How would you describe your ethnicity?

(Please circle one)

- White British..... 1
- White Irish..... 2
- Other White background 3
- Asian or Asian British Indian 4
- Asian or Asian British Pakistani..... 5
- Asian or Asian British Bangladeshi..... 6
- Other Asian or Asian British background..... 7
- Black or Black British Caribbean 8
- Black or Black British African 9
- Other Black or Black British background 10
- Mixed White and Black Caribbean 11
- Mixed White and Black African..... 12
- Mixed White and Asian 13
- Gypsy, Traveller or Travelling Show Person..... 14
- Chinese..... 15
- Other (please state below) 16

39. Please indicate your faith or religion?

(Please circle one)

- Buddhist 1
- Christian 2
- Jewish 3
- Hindu 4
- Muslim 5
- Sikh 6
- Any other religion..... 7
- No religion 8

40. How would you describe your sexuality?

(Please circle one)

- Prefer not to say 1
- Heterosexual 2
- Gay 3
- Lesbian..... 4
- Bisexual..... 5

Thank you for completing this questionnaire.

Please return it in the freepost envelope provided.

If you would like feedback on this study you can email strategichousing@chorley.gov.uk or you may provide an email address here _____

Chorley Civil Parishes



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