

Housing Needs Report for Tattenhall & District (Parish)

This report is funded by Cheshire West & Chester Council
and produced by Cheshire Community Action
Final Version June 2018

Executive Summary	Pages 3-4	Dwellings, Population and Household Growth	Page 25
Introduction	Page 5	Inward and Outward Migration	Page 26
Methodology	Pages 6-7	Affordability: Local Dwelling Prices	Pages 27-28
Planning Policy Constraints	Page 8	Affordability: Household Income Compared to Local Dwelling Prices	Page 29
Strategic Housing Market Assessment (SHMA) 2013	Page 9	Market Snapshot: Home-buying websites	Page 30
Strategic Economic Context	Pages 10-12	Affordability of Local Rents	Pages 31-32
Dwelling Completion Rates Measured Against the SHMA 2013 Net Shortfall Figures	Page 13	Housing Register	Pages 33-34
Dwelling Completion Rates Measured Against Local Plan (pt 1) Targets	Pages 14-15	Existing Social / Affordable Housing Stock	Page 35
Accommodation Type	Page 16	Self-build Register	Page 35
Tenure	Page 17	Cheshire West Private Sector House Condition Survey 2013	Pages 36-37
Occupancy Ratings	Page 18	Cheshire West Vulnerable and Older People Accommodation Plan 2016-2020	Page 38
Household Composition	Page 19	Factors Influencing Housing Numbers and Characteristics of Housing Need	Pages 39-47
Concealed Families	Page 20	Recommended Next Steps	Page 48
Commuting Patterns of Tattenhall Residents	Page 21	Thanks	Page 49
Economic Activity	Page 22		
Population Age Structure	Pages 23-24		
Limiting Long Term Illness	Page 24		

Cheshire Community Action (CCA) was commissioned by Cheshire West & Chester Council (CWAC) to carry out an independent housing needs assessment of Tattenhall.

The following documents and data sets were analysed:

- Planning policy constraints referring to the CWAC Local Plan part 1 (LP1)
- CWAC Strategic Housing Market Assessment (SHMA) 2013
- Cheshire and Warrington Local Enterprise Partnership Economic Plan (CWLEP)
- West Cheshire Economic Growth Strategy 2013-18
- West Cheshire Rural Growth Strategy
- Commuting patterns for the Borough
- Dwelling completion data compared to housing numbers in the SHMA, CWAC Local Plan part 1 (LP1) and the West Cheshire Rural Growth Strategy.
- Affordability – by comparing house price and rental data with income
- CWAC Housing and Self-build Registers
- CWAC Private Sector Stock Condition Survey
- CWAC Vulnerable Older People's Accommodation Plan

2001 and 2011 census data including:

- accommodation type and tenure
- occupancy ratings
- household composition
- concealed families
- population age structure (up to 2015 mid-year estimates)
- net migration
- economic activity
- distance travelled to work
- rates of long term health problems.

The following points summarise the key findings of the assessment:

- Tattenhall's population was estimated at 2,440 in 2015
- In 2015, the age structure was: 0-19: 28.7%, 20-64: 50.8% and over 65: 20.5%
- The population is aging with the proportion of over 65's increasing more rapidly than other age groups and this trend is likely to continue as the baby boomer generation moves into retirement.
- Tattenhall's population is increasing slowly (by 32 people from 2011-2015) and mostly (20) from inward migration with the remaining 12 from natural population increase.
- Net migration was estimated 5 new residents per year on average since 2011.
- From 2001-2015 an estimated 9 new households formed per year in Tattenhall.¹
- Household composition is similar to that of CWAC.
- From 2011-2015 single person households increased by 3.5 per year (on average), of which 1.3 were over 65 and 2.2 were under 65.
- Family households increased by 6 per year, of which 3.8 were over 65, 0.2 (or 2 in total) were under 65 and 2 new lone parent households per year formed on average.

Compared to the Borough, Tattenhall has:

- a significantly higher proportion (40.8%) of detached housing;
- a marginally higher proportion (36.1%) of semi-detached housing;
- a significantly lower proportion of terraces (15.4%) and flats (7.4%);
- a higher proportion of social / affordable housing stock at approximately 19% compared to 16% across the Borough;
- a higher proportion (39.5%) of homes owned outright;
- a lower (27.5%) proportion owned with a mortgage;
- almost 3x more shared ownership in percentage terms;
- a lower proportion (13.7%) of social rented stock and;
- a higher proportion (17.2%) of private rented stock.

¹ Please go to page 25 for a full explanation of how this figure was calculated.

Compared to the Borough, Tattenhall has:

- a significantly lower proportion of 1-2 bed bungalows;
- a higher proportion of 3+ bed bungalows;
- significantly lower proportions of 1-2 bed flats and 1-2 bed terraces;
- a significantly lower proportion of 3+ bed terraces;
- higher proportions of 1-2 bed and 4+ bed semis, but 3 lower proportions of 3 bed semis and;
- significantly higher proportions of detached houses of all sizes (30.6% of dwelling stock is 4+ bed detached in Tattenhall).

Further key findings include:

- Tattenhall's under-occupancy levels are higher than the Borough but they are decreasing on trend. Overcrowding has increased but only by 0.2%.
- A quarter of private sector housing stock in Tattenhall does not meet the decent homes standard compared to 13% across the Borough, and nearly a third has category 1 hazards in the home compared to 7.5% in CWAC.
- Fuel poverty levels in private sector stock are nearly double that of CWAC.
- Median and lower quartile dwelling prices in Tattenhall from 2011 averaged £119,650 above the Borough, and affordability ratios (9.0 in Tattenhall) are significantly higher (6.1 in CWAC).
- Lower quartile affordability ratios are a slight improvement on the median ratios (8.3 compared with 7.2 in CWAC) but indicate a significant affordability problem.
- Median (£32,500) and lower quartile (£22,500) incomes are higher in Tattenhall than the Borough (CWAC median £27,972 and lower quartile £17,383).
- Tattenhall's private rental market is cheaper than it is for CWAC with the apart from 1-bed accommodation, which is more expensive.
- To afford a 1 bed flat in Tattenhall, you need to be earning £29,714, which is £7,214 above the actual lower quartile income of £22,500.

- Tattenhall has delivered 127 dwellings (of which 35 (28%) were affordable and 92 (72%) were market homes between April 2010 to March 2017, meaning that it is performing well on total dwelling numbers (LP1 target: 250 dwellings by 2030), however it is falling short (by 2%) of the 30% affordable target.
- The wider rural area and market towns in Cheshire West are exceeding dwelling completion targets, although affordable housing is currently 23% of new development, which is short of the 30% target.
- Half of the working population in Tattenhall work within the Borough but the most significant change in places of work is the rise in the number of people working from home.

Future requirements:

- New developments need to provide more for an aging population. The baby boomer generation is moving into retirement and there is, and will continue to be, a growing demand for a range of good quality market downsizing options during the plan period up to 2030. Providing downsizing options will bring new families into the area by freeing up existing large family properties and help unlock the market and balance the local population. Provision of Lifetime Homes, bungalows and Extra Care housing are also needed to meet the long term needs of the increasing older population.
- To help keep the age structure more balanced, a range of social / affordable rented 1, 2 and 3 bed starter / family homes are needed to help the local population to sustain services and the local economy.
- Tattenhall's housing register shows a heavy leaning towards 1 bed need: 74% 1 bed under 55's and, 79% 1 bed over 55's.
- Based on housing register data Tattenhall has a very broad and balanced need for social housing including: 25% for flats, 21% for bungalows, and 54% for general needs housing.
- On average 8 social / affordable homes became available for re-let per annum from Oct 2013-Apr 2017. However, only 12% of people registered in need of social / affordable housing in Tattenhall met the local connection criteria.

Cheshire Community Action (CCA) was commissioned to carry out a housing needs assessment on several rural communities, in order to develop and test a needs assessment methodology that will work best for rural communities in Cheshire West.

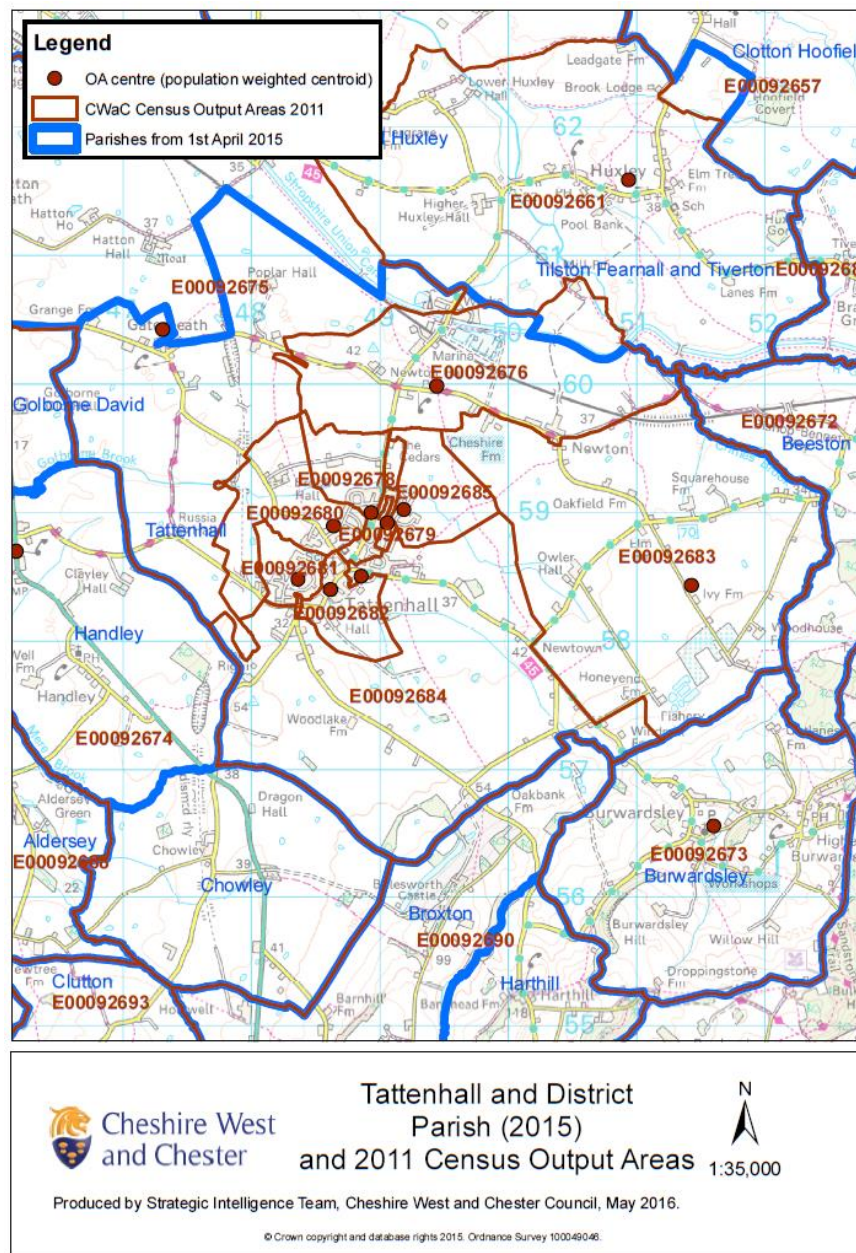
This report provides a body of evidence that can inform:

- Neighbourhood planning policies (new plans or renewals)
- Rural housing developments, including those by community led housing groups, registered providers (housing associations) and private developers
- Parish and town councils
- Communities

The ultimate aim is to produce shared, robust evidence that will guide decision making about rural housing. By identifying neighbourhood level needs and locally distinctive characteristics of: demographics, existing housing stock, economic activity, planning policy, physical constraints, market trends and social needs, this approach brings together all the data sets relevant to decision making about rural housing and disaggregates them down to parish / neighbourhood level.

The work has been closely scrutinised by the Cheshire West & Chester Planning and Housing Policy Teams and significant portions of the data was provided by the Research and Intelligence Team.

Map 1: Tattenhall Housing Needs Study Area (Parish)



Methodology (1)

Planning Practice Guidance (PPG) states that: *“establishing future need for housing is not an exact science. No single approach will provide a definitive answer.”*

This report is underpinned by a methodology endorsed by PPG, best practice and the project team of planning, housing and strategic intelligence officers at Cheshire West & Chester Council. The project team has developed this methodology for housing needs assessments in primarily rural areas and market towns, which takes into consideration any locally relevant information that is likely to have an impact on housing need for the purposes of forming neighbourhood planning policies, submitting planning applications for rural housing developments including community led housing schemes, and for parish or town councils and communities to use as evidence to influence decision making. The approach has been to gather data from as wide a range of sources as practicable in order to ensure robustness of conclusions and recommendations arising from the analysis of that data.

This report also openly departs from the national guidance on a key element of the PPG for housing needs assessments. The PPG for SHMAs advises that household and population projections at local authority level be used to project future housing needs and trends. However, the rural areas of the Borough have a higher proportion of older people compared to Cheshire West & Chester as a whole, and it follows that using the local authority level projection figures skews the data.

For example, many small rural communities in Cheshire West have reduced in population in recent years while across the Borough as a whole the population has increased and is projected to do so in future.

Therefore, the project team has concluded that using local authority level projections to predict future changes in the population of smaller rural areas is not an appropriate methodology for this exercise. This methodology has focussed on the following documents and data sources for its analysis:

- Planning policy constraints with reference to the CWAC Local Plan
- CWAC Strategic Housing Market Assessment (SHMA) 2013
- Strategic economic context: that is, the Cheshire and Warrington Local Enterprise Partnership Economic Plan (CWLEP), West Cheshire Economic Growth Strategy 2013-18 and the West Cheshire Rural Growth Strategy, as well commuting patterns for the Borough.
- Dwelling completion data compared to housing numbers in the SHMA, CWAC Local Plan part 1 (LP1) and the West Cheshire Rural Growth Strategy.
- 2001 and 2011 census data including: accommodation type, tenure, occupancy ratings, household composition, concealed families, population age structure (up to 2015 mid-year estimates), net migration, economic activity, distance travelled to work and; rates of long term health problems.
- Affordability – by comparing house price and rental data with income.
- CWAC Housing and Self-build Registers
- CWAC Private Sector Stock Condition Survey
- CWAC Vulnerable Older People’s Accommodation Plan

All data sources are referenced within the body of the report.

Planning Policy Constraints

A summary of the key planning constraints is important in an area like Tattenhall as these include flood risk zones, listed buildings and conservation areas. The Tattenhall Neighbourhood Plan (NP) also sets clear parameters for new housing development and both the NP and Local Plan provide the framework by which all new planning applications are either approved or rejected.

CWAC Strategic Housing Market Assessment 2013

This strategic document provides extensive analysis of a wide range of datasets that have an impact on housing across Cheshire West. It provides detailed housing needs information for Tattenhall as a housing market area. However, it is not the decision-making document but nonetheless it is a useful exercise to make reference to its findings.

Strategic Economic Context

The PPG that relates to the assessment of housing needs requires analysis of the strategic economic context. One issue with this at a neighbourhood level is that it is often difficult to make any accurate predictions for a small neighbourhood area based on broad strategic economic information. Therefore, this exercise has focussed on what might be the most relevant economic strategies and datasets to paint a picture of the important strategic economic changes that could have an impact on housing in Tattenhall.

Dwelling Completion Data

This report measures the number of dwelling completions (from the CWAC Housing Land Monitor or CWAC HLM) against numbers required in the LP1 for the current 'plan period' (2010-2030) to analyse if Tattenhall (compared to CWAC as a whole and the wider rural area and market towns) is delivering enough housing to meet the minimum Local Plan requirements.

Census Data

This involves analysing trends over time between the 2001 and 2011 census including changes in: accommodation type, tenure, occupancy ratings, household composition, concealed families, population age structure (up to 2015 mid-year estimates), net migration, economic activity, distance travelled to work and; rates of long term health problems. The above data sets for Tattenhall are also compared to the Borough (CWAC) and national (England and Wales) figures to help spot any locally distinctive anomalies that may be indicators of housing need.

Affordability

This is assessed by comparing the median and lower quartile dwelling prices (from Land Registry 'sold' prices) to the median and lower quartile income levels for Tattenhall and CWAC. From this it can also be stated how much income is required to afford the median and lower quartile prices based on obtaining a 90% mortgage at 3.5 times household income. The report also looks at home-buying websites in conjunction with the more reliable Land Registry data to show a different perspective to the housing market. Rental rates for Tattenhall are also compared to the Borough including an analysis of the proportion of a tenant's income likely to be spent on rent based on local median and lower quartile income levels and the number of bedrooms in a property.

Social Housing Stock and Register

CWAC has provided data from the social housing register (West Cheshire Homes) including existing housing stock. This has enabled an analysis of social / affordable housing need.

Private Sector Stock Condition Survey

Reference is made to the 2013 private sector housing stock condition survey to paint a picture of the state of private housing in the area.

Vulnerable and Older People's Accommodation Plan

This Local Authority Plan does not give any detail about Tattenhall specifically but it highlights what is one of the biggest challenges for CWAC in terms of housing supply.

Planning Policy Constraints (2)

CWAC Local Plan Part One (LP1), Preferred Policy Directions, Key Service Centres Background Paper

Policy and physical constraints

“6.88 Tattenhall has areas of high flood risk to the north and the east of the settlement and an SBI within the built up area to the west. There is a large Conservation Area with a high concentration of Listed Buildings. The IDP also identifies that the settlement has poor sustainable transport links.

“6.89 No education capacity issues have been identified.

“6.90 Tattenhall has an allocated employment site with scope for further extension at Chowley Oak Business Park. Some development plots remain, however there may be a need for additional small scale industrial workshops to serve local need.

“6.91 It is considered that due to the presence of the school, a small retail centre and small employment area within Tattenhall, that the village has **potential for some 300 dwellings as an appropriate level of new housing development.**”

LP1 Strategic Policies

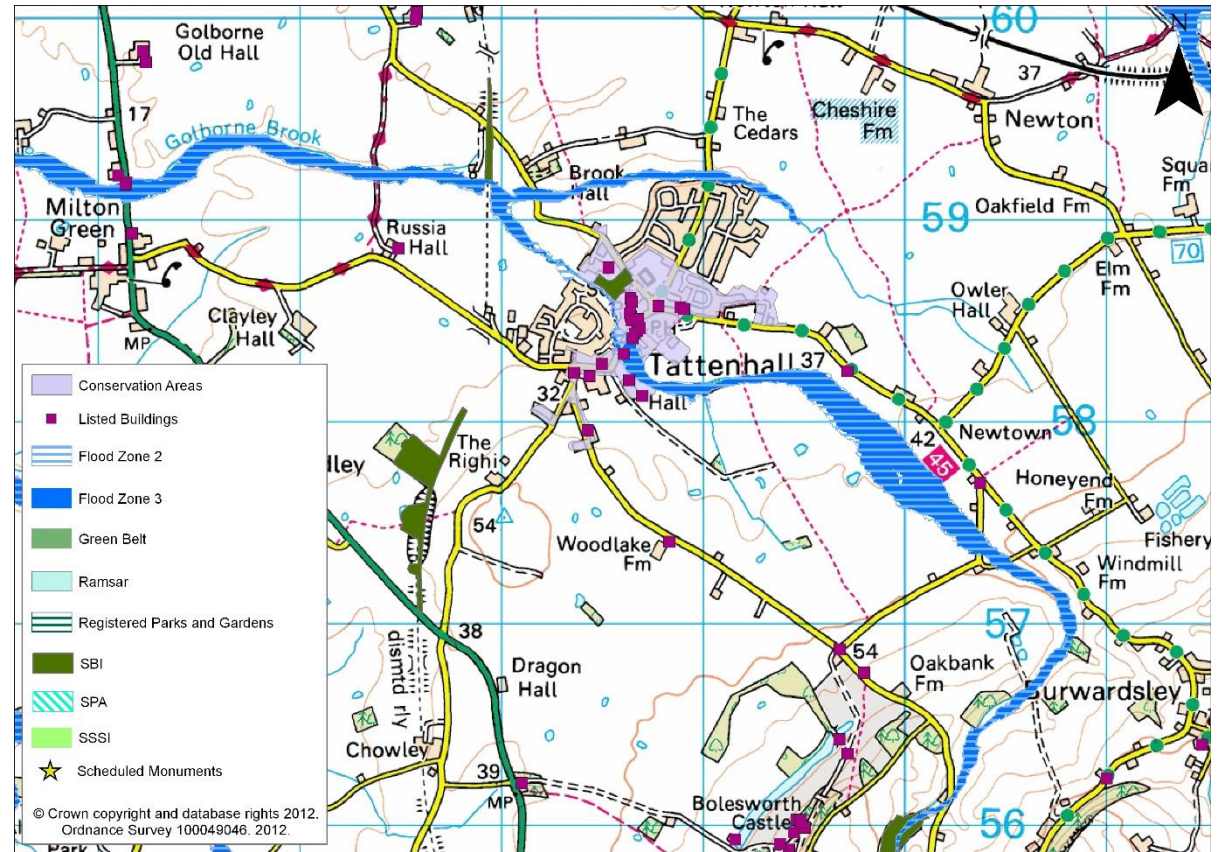
Policy STRAT8 ‘Rural Area’ = 250 homes minimum target for Tattenhall to deliver by 2030.

Policy SOC1 ‘Delivering Affordable Housing’ = 30% affordable housing target for new developments.

Policy SOC2 ‘Rural Exception Sites’ = 100% affordable on small rural sites including greenbelt.

Policy SOC3 ‘Housing Mix and Type’ = mix of family starter homes, homes for older people and, Community Land Trusts.

Map 2: Tattenhall Planning Policy and Physical Constraints Map



Source: http://consult.cheshirewestandchester.gov.uk/events/16748/popimage_d1534334e6178.html

Tattenhall Neighbourhood Plan

Policy 1

“To enable managed housing growth in the Parish:

- **Proposals involving up to 30 homes** will be allowed within or immediately adjacent to the built-up part of Tattenhall village over the period 2010 to 2030;
- **Smaller scale development of exception sites will be allowed** within the hamlets of Gatesheath and Newton-by-Tattenhall over the period 2010 to 2030.”

Policy 1 continued...

“Exceptions will be made where additional housing development involves the redevelopment of brownfield land (subject to its environmental value), the conversion of existing buildings or affordable housing-led ‘exceptions’ schemes. ‘Exceptions’ schemes will be allowed to contain an element of ‘enabling’ market housing, but no more than 30% in any individual scheme.

All housing proposals should:

- **Provide a mix of homes taking into account objectively identified housing needs**, and include an element of affordable housing as specified in the Local Plan. The **affordable housing** will be subject to a S106 Legal Agreement, or planning condition, ensuring that it remains an affordable dwelling for local people in perpetuity.
- *Respect and, where possible, enhance the natural, built and historic environment.*
- *Maintain Tattenhall village’s strong and established sense of place.”*

Policy 2

“Development will be supported where it:

- *Respects the **local character** and historic and natural assets of the surrounding area, and takes every opportunity, through design and materials, to reinforce local distinctiveness and a strong sense of place.*
- *Incorporates, wherever possible, locally distinctive features such as Cheshire railings and fingerposts.*
- *Does not unacceptably erode the important, predominantly undeveloped gaps between the three settlements of Tattenhall, Newton-by Tattenhall and Gatesheath.”*

Policy 2 continued...

- *“Fully accords with the Tattenhall **Village Design Statement**.*
- *Respects local landscape quality ensuring that views and vistas are maintained wherever possible.*
- *Takes every opportunity, where practicable and viable, to incorporate features that improve its environmental performance thereby reducing carbon emissions. These can include both energy efficiency measures and green energy generation Development that does not meet these criteria will not be permitted.”*

Policy 5

“Development should:

- *Identify the realistic level of traffic it is likely to generate. It **must assess the potential impact of this traffic on pedestrians, cyclists, road safety, parking and congestion** within the parish and include measures to mitigate any impacts. Development that would give rise to unacceptable highway dangers will not be permitted.*
- *Maximise opportunities to walk and cycle, including between Tattenhall, Newton by Tattenhall and Gatesheath as well as supporting public transport where possible.*
- **Make provision for high-speed broadband** to serve it.”

“High Speed Broadband - Development of new, highspeed broadband infrastructure to serve the parish will be supported.

“Car Parking in Tattenhall Village Centre – Schemes to increase car parking provision to serve Tattenhall village centre will be supported in principle.”

Policy 6

*“The areas listed (in the neighbourhood plan) are designated ‘**Local Green Spaces**’, which are protected from new development unless very special circumstances can be demonstrated:*

- SITES OF OPEN SPACE VALUE*
- SITES OF SPORT, RECREATION AND AMENITY VALUE*
- SITES OF NATURE CONSERVATION VALUE”*

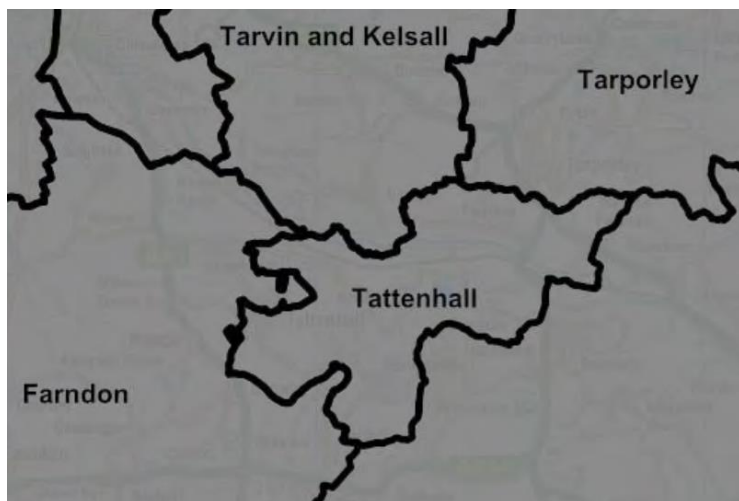
The CWAC Strategic Housing Market Assessment (SHMA) was published in March 2013.

For the purposes of this parish/neighbourhood level housing needs assessment, the SHMA provides estimated housing need figures. The CWAC SHMA focuses on: housing markets; housing need and affordable requirements; general market requirements; and provides policy recommendations.

The SHMA’s methodology involved dividing the Borough into spatial areas for the purposes of the research.

Table 1 summarises the SHMA’s findings in relation to the Tattenhall spatial (housing market) area shown below.

Map 3: Tattenhall Spatial Area in the SHMA

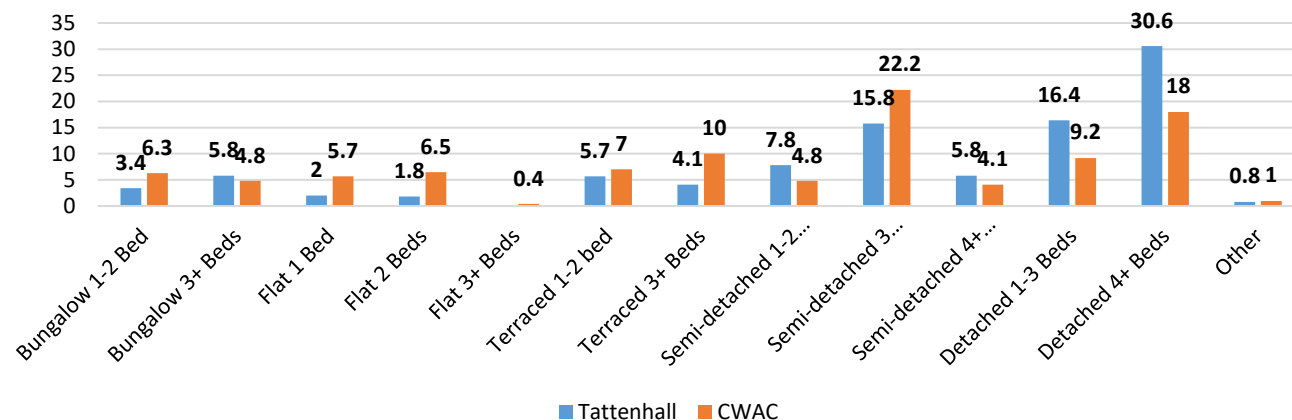


NB: Important caveat - the SHMA 2013 spatial area (map above) for Tattenhall does not match the parish.

Table 1: Annual net shortfall of affordable housing (AH) by property size and designation 2013-17

Sub Area	Age and number of beds						Total Net
	Under 65			65+			
	1 Bed	2 Beds	3+ Beds	1 Bed	2 Beds	3+ Beds	
Tattenhall (annual AH need)	5	2	1	7	0	0	15
Cumulative AH Need 2013-17 (2017-18 not included)	20	8	4	28	0	0	60

Chart 1: % Total Dwelling Stock of Tattenhall (SHMA 2013 Spatial Area) Compared to CWAC



Source: CWAC SHMA 2013

Chart 1 shows the total dwelling stock of the Tattenhall SHMA 2013 spatial area compared to CWAC. Compared to CWAC, Tattenhall has a significantly lower proportion of 1-2 bed bungalows and a higher proportion of 3+ bed bungalows. Tattenhall has significantly lower proportions of 1-2 bed flats and 1-2 bed terraces, with a significantly lower proportion of 3+ bed terraces. 1-2 bed and 4+ bed semis have higher proportions in Tattenhall but 3 bed semis are in lower proportions. There are significantly higher proportions of detached houses of all sizes in Tattenhall compared to CWAC with 30.6% of dwelling stock is made up of 4+ bed detached.

Strategic Economic Context (1)

This section analyses economic development strategies relevant to Tattenhall and includes commuting pattern data for Cheshire West and Chester, which helps set the context for where the population is travelling to and from for work.

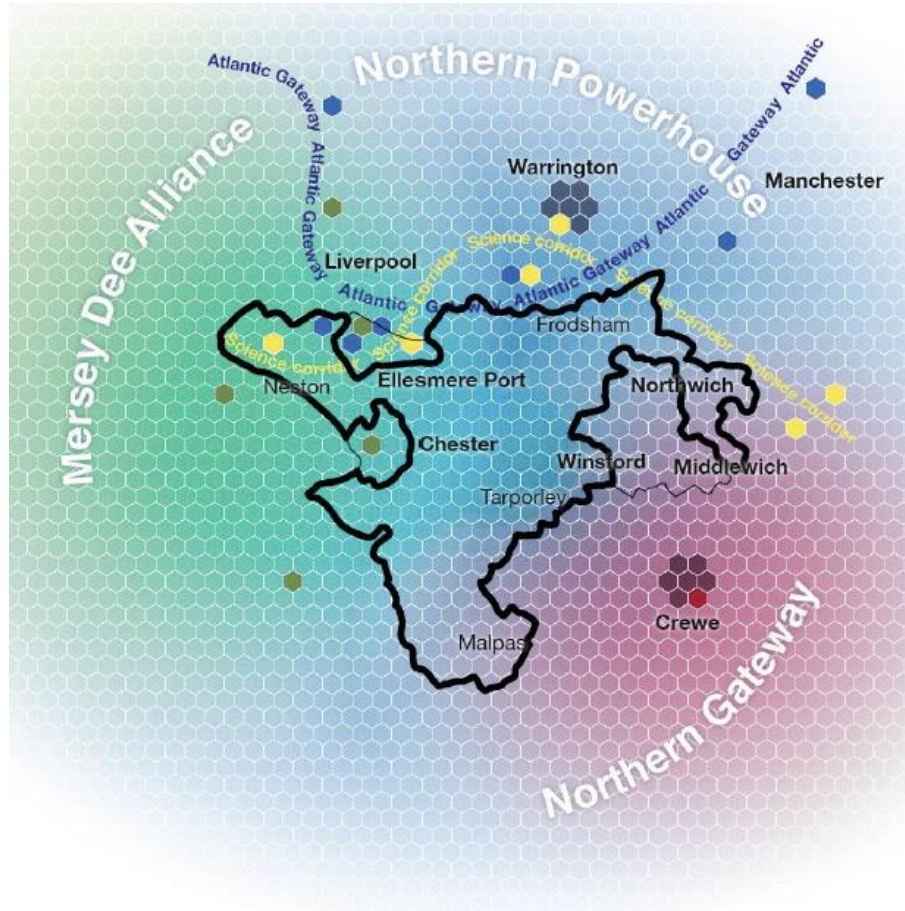
West Cheshire Rural Growth Strategy

This strategy supports the delivery of at least 2,785 (up to 2030) new homes of the right type in rural locations, with a particular emphasis on affordable housing, family housing, housing for older people and high quality housing in the rural area and market towns. Underpinning this is the need to attract and retain a skilled workforce that will support businesses in the rural area. Development of new housing should support the growth and economic well-being of ... the rural villages.

The West Cheshire Rural Growth Strategy also identified sub-regional spatial economic priorities for the rural area and market towns of West Cheshire:

- **Mersey Dee Economic Axis** – a zone of innovation and advanced manufacturing straddling **North East Wales, Wirral and West Cheshire** aiming to deliver 54,000 new jobs and **41,000 new homes by 2040**.
- **Cheshire Science Corridor** – a corridor of interconnected centres of scientific excellence across Cheshire and Warrington.
- **Atlantic Gateway** – the world trade, logistics, business and innovation corridor stretches from Deeside to Merseyside and through Cheshire and Warrington to Manchester.
- **Crewe High Growth City and HS2 Hub** – a major development and connectivity hub with accelerated growth potential for houses and jobs.
- **Northern Gateway Development Zone** – the major growth and investment opportunity that connects the Northern Powerhouse and the Midland Engine aiming to deliver **100,000 new homes** and 120,000 new jobs by 2040.
- **Warrington New City** – a continued focus for employment growth and new housing. Warrington’s connectivity will be reinforced in the future as it sits at the intersection of HS2/West Coast mainline and HS3 (TransNorth Rail) aiming to deliver **26,000 new homes** and 55,000 new jobs.

Map 4: West Cheshire Rural Area and Market Towns Spatial Relationships



Source: West Cheshire Rural Growth Strategy

Cheshire and Warrington Local Enterprise Partnership's (LEP) Strategic Economic Plan

“The Cheshire and Warrington Local Enterprise Partnership's (LEP) Strategic Economic Plan (SEP) aims to increase annual Gross Value Added (GVA) by at least £11.1 billion to some £30 billion, grow the resident population by 100,000, **develop 70,000 new homes** to meet the current and future population's needs and create at least 30,000 jobs with a key focus on manufacturing and exports by 2030. The LEP area has important connections to the economic hubs of Liverpool and Manchester, and the SEP acknowledges that it is a net importer of labour.”

Cheshire & Warrington LEP – Economic Baseline Study – Nov 2016

Extract from the study:

- Almost 70% of LEP residents, work inside the LEP.
- Over half of all daily movements (inflows and outflows) take place within Cheshire and Warrington (C&W).”

Source: Metro Dynamics analysis of ONS Census 2011 and Ordnance Survey data

Charts 2, 3 and 4 on the right show that there is a net inflow of young people (aged 16-24 and 25-34) into Cheshire West, therefore it is serving as an economic magnet and drawing young people in.

The highest net inflows of young people are coming from Flintshire, Wirral, Wrexham, Halton and Liverpool.

West Cheshire Economic Growth Strategy – 2013-2018

This strategy states that West Cheshire will create: 5,000 new jobs, a minimum of **7,300 new homes** and; £500m worth of private sector investment. The CWaC Growth Strategy Strategic Objective for Housing is to have the right type of housing in place to support growth. Between April 2013 and March 2017 4,958 dwellings had been completed therefore, **2,342 further dwellings need to be completed by March 2018 to meet this target.**

Chart 2: Cheshire West & Chester Commuting Patterns by Age Group

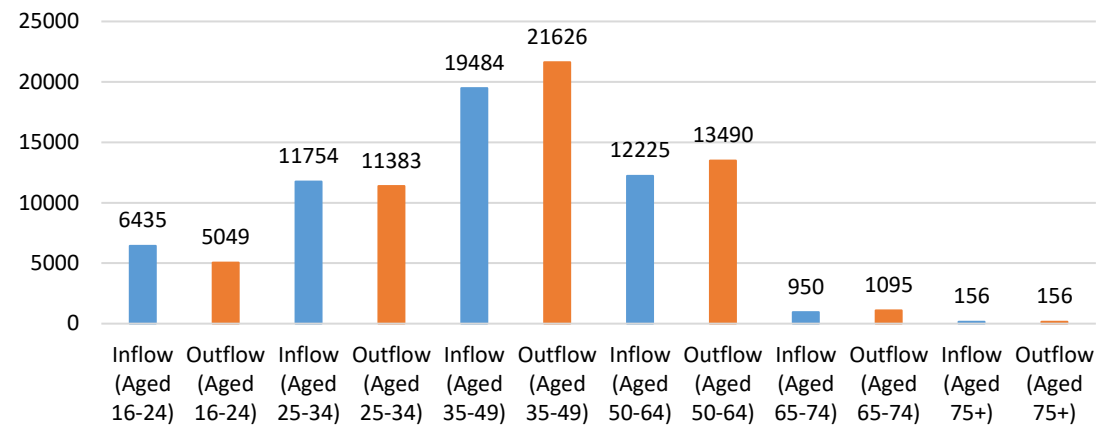


Chart 3: Cheshire West & Chester Commuting Patterns by Area (Aged 16-24)

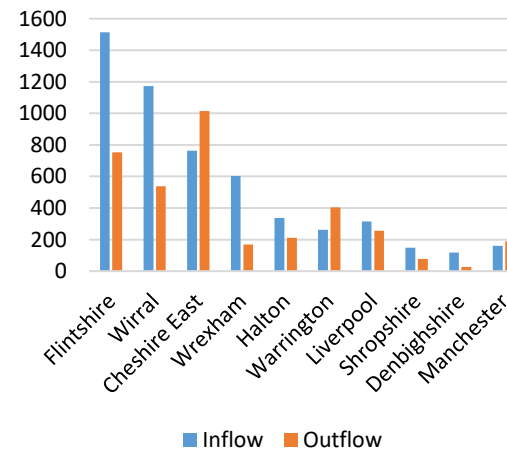
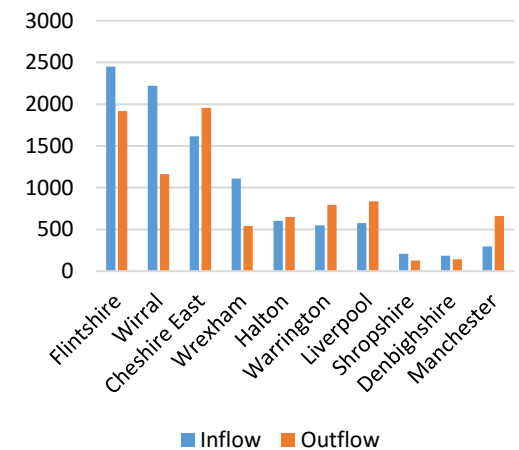


Chart 4: Cheshire West & Chester Commuting Patterns by Area (Aged 25-34)



Source: <https://www.nomisweb.co.uk/census/2011/wu02uk/chart> ONS, Census WU02UK - Location of usual residence and place of work by age

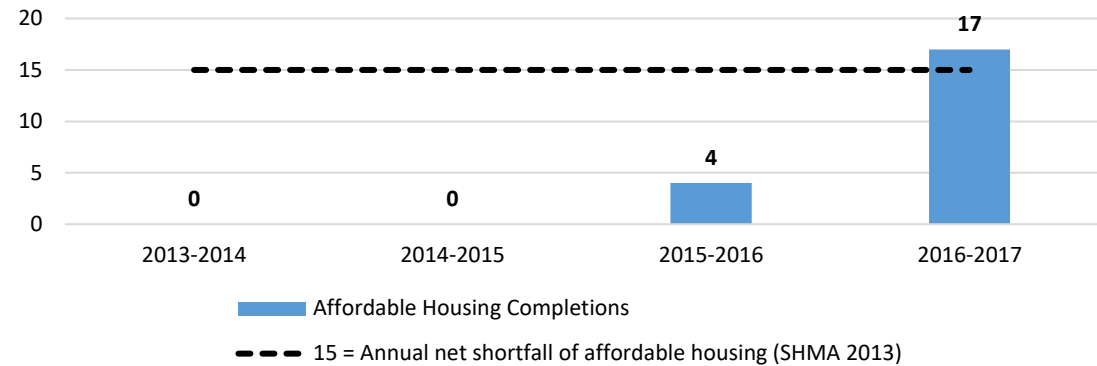
This section looks in detail at the dwelling completion rates for Tattenhall and CWAC, and compares them against the SHMA net shortfall numbers.

Chart 5 shows that Tattenhall’s net annual shortfall of affordable homes was 15 during the SHMA period (2013-2018). 21 affordable dwellings have been completed during this period, which appears problematic however, this must be assessed in the context of dwelling completions during the whole plan period so far (starting 2010), on the next page which analyses dwelling completions against the LP1 targets.

Chart 6 shows the same type of comparison for CWAC. The chart shows that the Borough has not met the SHMA’s net shortfall affordable housing figures since 2013. But again when we look at performance against the LP1 targets on the next page, it shows that Borough is exceeding total dwelling numbers but with a shortfall in affordables.

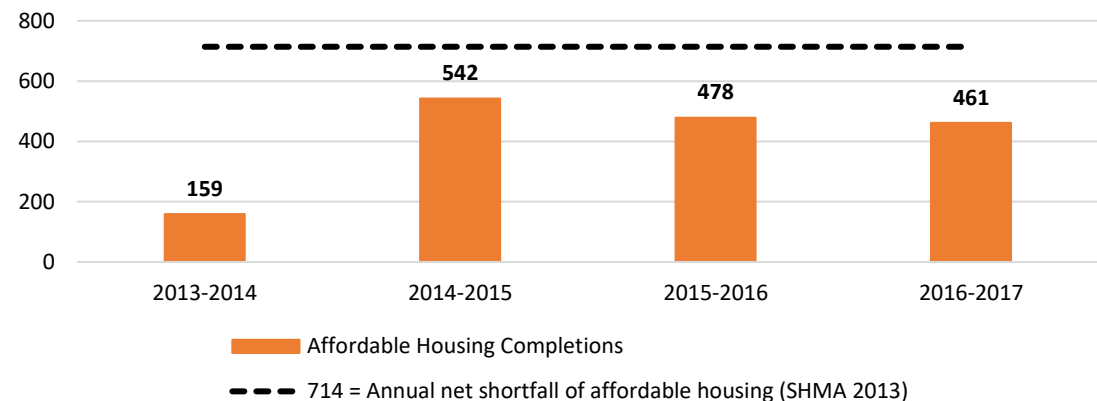
The SHMA net shortfall figures are not targets, and the SHMA is not the final decision making document on planning applications (the Local Plan is the main decision making document). The shortfalls in affordable dwelling completions for both Tattenhall and CWAC should be looked at in the context of the SHMA being a relatively short time period to measure (from 2013 compared to the LP1 period from 2010) meaning that it does not take into account new developments prior to 2013. These are shown in the next section when measuring against the LP1 targets. However, what this analysis exercise has demonstrated is that there could be a wider shortfall of affordable housing completions in Tattenhall and CWAC in terms of meeting need.

Chart 5: Tattenhall & District Affordable Housing Dwelling Completions 2013-2017 Compared with the Annual Affordable Housing Net Shortfall according to the SHMA 2013



Source: CWAC HLM + SHMA

Chart 6: CWAC Affordable Housing Dwelling Completions 2013-2017 Compared with the Annual Affordable Housing Net Shortfall according to the SHMA 2013



Source: CWAC HLM + SHMA

This section compares the dwelling completion rates with the dwelling numbers required in LP1, which are set as a minimum target.

Chart 7 shows that Tattenhall is required to complete 13 (total) dwellings (as an annual average) during the Local Plan period (2010-2030) of which, 4 should be affordable (according to LP1 Policy SOC1 'Delivering Affordable Housing', which puts a target of up to 30% affordable housing on new developments in the rural area). Chart 7 shows that Tattenhall is performing well to date (Mar 2017) by way of total completions. However, the 92-dwelling site delivered in 2016-17 comprising of 17 affordable homes means that Tattenhall's percentage of affordable homes is slightly below target at 28% (see table 2).

Chart 7: Tattenhall & District Total + Affordable Dwelling Completions 2010-2017 Compared with Annual Average LP1 Targets

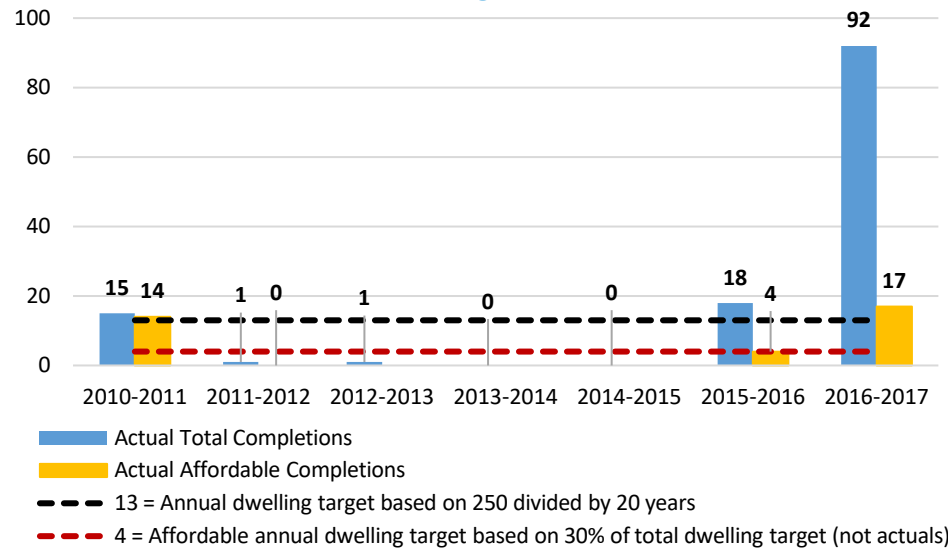


Chart 8 shows a requirement for 1100 (total) dwellings (as an annual average) during the Local Plan period (2010-2030) of which, 330 should be affordable (based on the LP1 Policy SOC1 target of 30% affordable).

Based on chart 8, it can be seen that CWAC has performed well against the LP1 targets to date (Mar 2017). Table 2 below shows that although CWAC is meeting its overall dwelling completions target, it is falling 5% short of meeting its 30% affordable housing target.

Chart 8: CWAC Total + Affordable Dwelling Completions 2010-2017 Compared with Annual Average LP1 Targets

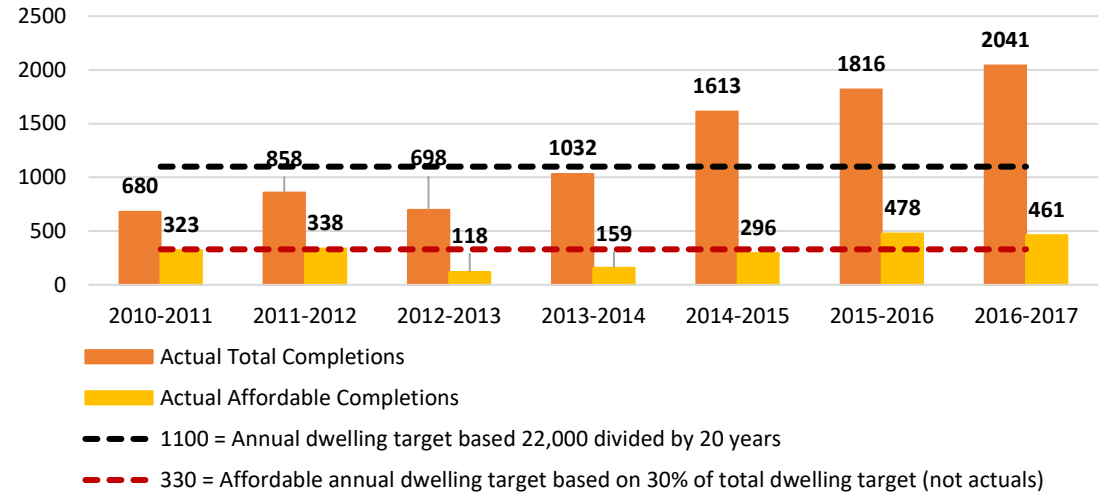


Table 2: Dwelling Completions Compared to LP1 Targets

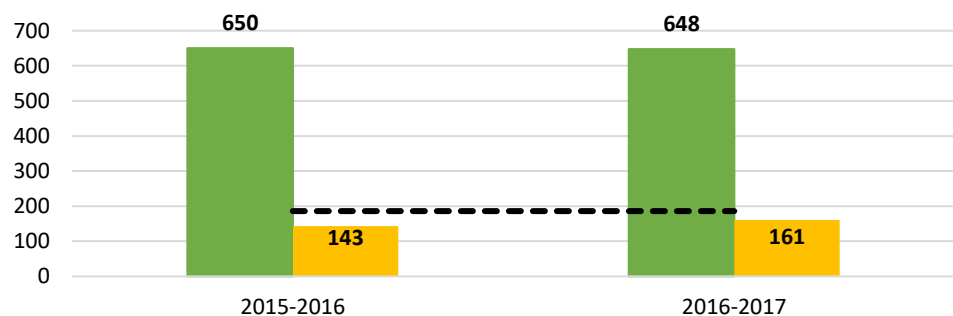
Area	LP1 total dwelling completion target by 2030	Actual total dwelling completions - Mar	*Affordable dwelling completion target	Actual affordable dwelling completions - Mar 2017	% of total LP1 dwelling target met by Mar 2017	% of affordable housing LP1 target met by March 2017	AH completions as a % of actual total completions
Tattenhall	250	127	75	35	51	47	28
CWAC	22000	8738	6600	2173	40	33	25

*Based on LP1 Policy SOC1, which is 30% of the dwelling completion target.

Source: CWAC HLM + LP1

Chart 9 below, shows the number of dwelling completions for the Cheshire West rural area and market towns measured against the annual average target in the Rural Growth Strategy (based on LP1 targets). Table 3 on the right shows the total completions measured against the Rural Growth Strategy Target. This shows clearly that the rural area and market towns are delivering total dwelling numbers above the Rural Growth Strategy and LP1 requirements. The rural area and market towns are required to deliver 186 total dwellings as an annual average with 650 delivered in 2015-16 and 648 in 2016-17. However, the chart below also shows the proportion of affordable housing, which equates to 23% of new developments, falling short of the 30% target.

Chart 9: Rural Area + Market Towns Completions Compared with West Cheshire Rural Growth Strategy Targets



- Total Completions in Rural Area + Market Towns
- Affordable Housing Completions in Rural Area + Market Towns
- - - *Rural area + market towns annual average (total) housing requirement based on numbers in the Rural Growth Strategy (186 = 2,785 / 15 years)
*CWaC Local Plan (2015) housing requirement for the Rural Area minus housing completions as of March 2015 (Annual Monitoring Report).

Source: CWAC HLM + West Cheshire Rural Growth Strategy

Table 3: Dwelling Completions in the Rural Area and Market Towns

Area	Rural Growth Strategy dwelling target (2015-2030)	Actual (total) dwelling completions (2015-17)	Actual AH dwelling completions (2015-17)	% of Rural Growth Strategy dwelling target met by Mar 17	AH completions as a % of actual total completions by Mar 2017
Rural Area + Market Towns	2,785	1,298	304	47	23

Source: CWAC HLM + West Cheshire Rural Growth Strategy

Table 4: Total Dwelling Numbers and % Change Compared with LP1 Targets

	Tattenhall Number of Dwellings	Tattenhall % Change in Number of Dwellings	CWAC Number of Dwellings	CWAC % Change in Number of Dwellings
CWAC LP1 Target (2030)	1,325	23.3	168,888	15.0
2017 (estimate based on HLM)	1,202	10.3	155,626	5.6
2011 (Actual)	1,090	8.1	147,568	7.4
2001 (Actual)	1,008	n/a	137,447	n/a

Source: CWAC HLM, LP1 + Census 2001, 2011

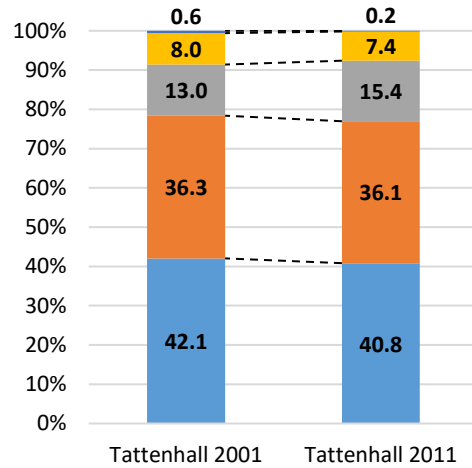
Table 4 above shows the total dwelling numbers compared to the LP1 % dwelling increase targets for Tattenhall and CWAC. It can be seen that **Tattenhall is performing well, having already achieved a 10.3% increase in dwellings (at Mar 2017), and is therefore on track to achieve its full dwelling increase target of 23.3% by 2030.** CWAC is also on course to meet its dwelling increase target of 15.0% by 2030, as it is currently at 5.6%. Referring back to table 2 on the previous page, the percentage of total dwelling completions that are affordable housing has been calculated. The LP1 affordable housing target for all new developments is 30%. In Tattenhall dwelling completions since April 2010 were 28% affordable, and for CWAC they were 25% affordable. **Therefore, it can be concluded that Tattenhall has performed well in terms of its total LP1 targets but it is marginally under-performing on affordable homes, and CWAC as a whole Borough has a 5% shortfall of affordable homes on new development.**

This section analyses the accommodation type in Tattenhall including change over time (2001-2011) and comparisons with CWAC and England & Wales.

Observations:

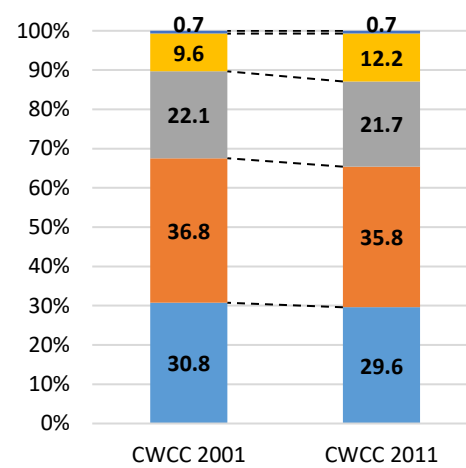
- Between 2001-2011, there was an **increase in the proportion of terraced housing** compared with the CWAC and national trends.
- Tattenhall has a **higher proportion (40.8%) of detached properties** than the Borough (29.6%) and national (22.6%) figures.
- Tattenhall has a **lower (7.4%) proportion of flats / apartments** compared to the Borough (12.2%), and national figures (21.6%). This is also reducing according to census figures for 2001-2011.
- Tattenhall has a **similar proportion (36.1%) of semi-detached properties to CWAC (35.8%)**.

Chart 10: Tattenhall Change in Accommodation Type 2001-2011



- Caravan, mobile or temporary structure
- Flat, Maisonette or apartment
- Whole house or bungalow : terraced
- Whole house or bungalow : semi-detached
- Whole house or bungalow : detached

Chart 11: CWAC Change in Accommodation Type 2001-2011



- Caravan, mobile or temporary structure
- Flat, Maisonette or apartment
- Whole house or bungalow : terraced
- Whole house or bungalow : semi-detached
- Whole house or bungalow : detached

Chart 12: England & Wales Change in Accommodation Type 2001-2011



- Caravan, mobile or temporary structure
- Flat, Maisonette or apartment
- Whole house or bungalow : terraced
- Whole house or bungalow : semi-detached
- Whole house or bungalow : detached

Source: www.cheshirewestandchester.gov.uk/jsna (July 2017). 2011 Census Housing Profile Tattenhall. 2011 Census table, KS401EW: Dwellings, household spaces and accommodation type. 2001 Census table, UV056 - Accommodation type (households) © Crown Copyright 2013. Office for National Statistics licensed under the Open Government Licence v1.0.

Potential impact on local housing need:

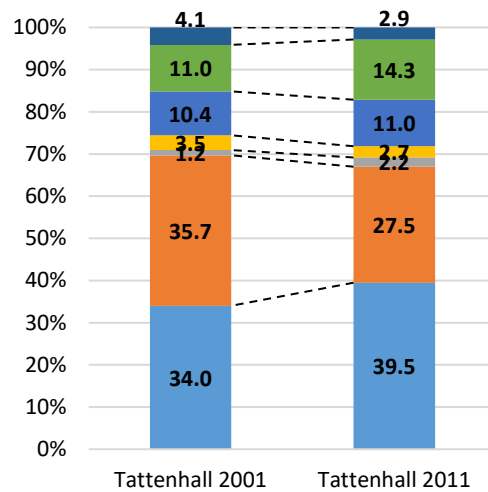
The existing housing stock appears to be weighted more towards detached properties with few flats and apartments compared to national and Borough-wide figures. This also suggests that Tattenhall may not (currently) be a good place to start on the housing ladder with a higher proportion of detached properties that tend to be more expensive.

This section analyses the tenure in Tattenhall including change over time (2001-2011) and comparisons with CWAC and England & Wales.

Observations:

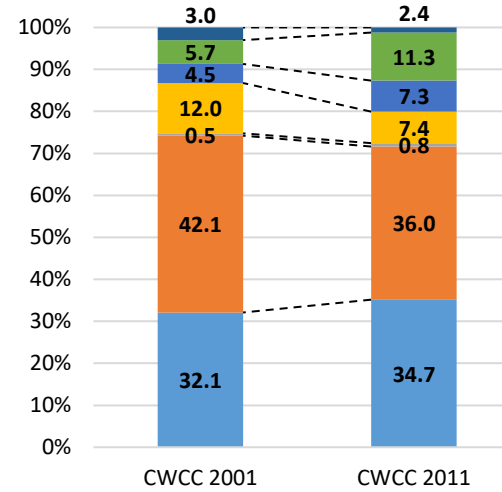
- **A higher proportion of residents in Tattenhall own their properties outright**, which has increased more than it has in the Borough and nationally between 2001-2011.
- **The proportion of private landlord rented properties has increased sharply in Tattenhall, CWAC and nationally.**
- Private rented (other) housing and people living rent free is broadly in line with the Cheshire West and nationally averages.
- There has been a **small but significant increase in shared ownership** in Tattenhall with a similar trend in Cheshire West and nationally.

Chart 13: Tattenhall Change in Tenure 2001-2011



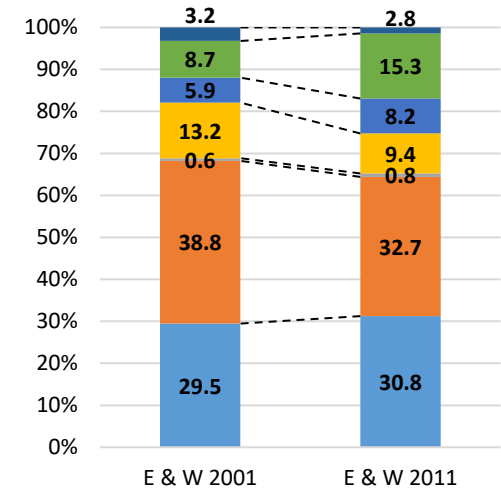
- Other: Private rent or living rent free
- Private landlord / letting agency
- Social rented: other
- Social rented: rented from Council
- Shared ownership
- Owned with a mortgage or loan
- Owned outright

Chart 14: CWAC Change in Tenure 2001-2011



- Other: Private rent or living rent free
- Private landlord / letting agency
- Social rented: other
- Social rented: rented from Council
- Shared ownership
- Owned with a mortgage or loan
- Owned outright

Chart 15: England & Wales Change in Tenure 2001-2011



- Other: Private rent or living rent free
- Private landlord / letting agency
- Social rented: other
- Social rented: rented from Council
- Shared ownership
- Owned with a mortgage or loan
- Owned outright

Source: www.cheshirewestandchester.gov.uk/jsna (July 2017). 2011 Census Housing Profile Tattenhall. 2011 Census table, KS402EW: Tenure. 2001 Census table, KS018: Tenure. © Crown Copyright 2013. Office for National Statistics licensed under the Open Government Licence v1.0.

Potential impact on local housing need:

Between 2001 and 2011 the national trend saw an increase in rented properties both private and social rented (other). This was a consequence of the recession in 2008 with mortgage finance harder to obtain. This trend of increasing rented properties was the same for Tattenhall between 2001-2011. This could mean that in the short to medium term, Tattenhall has sufficient rental property available, but this will depend on the local rent rates, which are analysed later in the report.

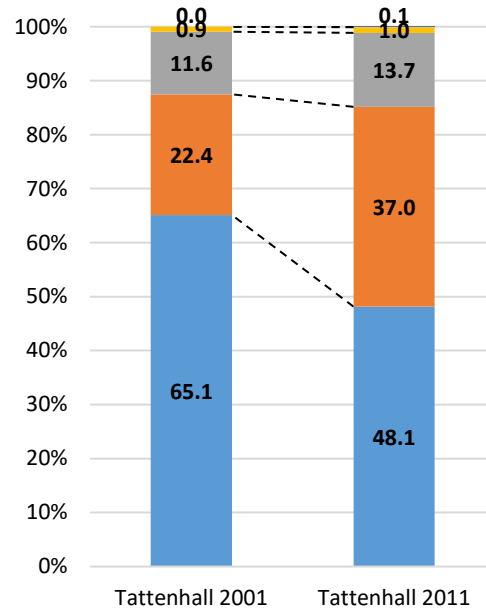
This section analyses the occupancy ratings in Tattenhall including change over time (2001-2011) and comparisons with CWAC and England & Wales.

The number of rooms/ bedrooms required is subtracted from the number of rooms/bedrooms in the household's accommodation to obtain the occupancy rating. An occupancy rating of -1 implies that a household has one fewer rooms/bedrooms than required (i.e. is overcrowded).

Observations:

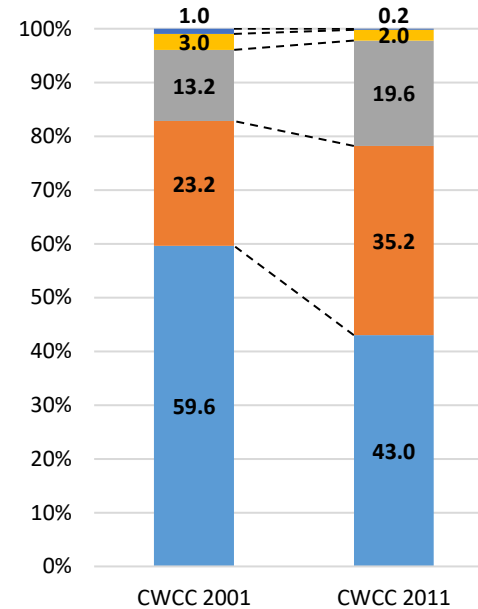
- Tattenhall has a **higher proportion of under-occupied properties** with 48.1% of households having 2 or more spare rooms than required, compared to 43% in Cheshire West and 34.6% nationally.
- The **proportion of households that are overcrowded in Tattenhall (i.e. short of 1 or more bedrooms) has increased very slightly 0.9-1.1%** between 2001-2011.

Chart 16: Tattenhall Change in Occupancy Rating 2001-2011



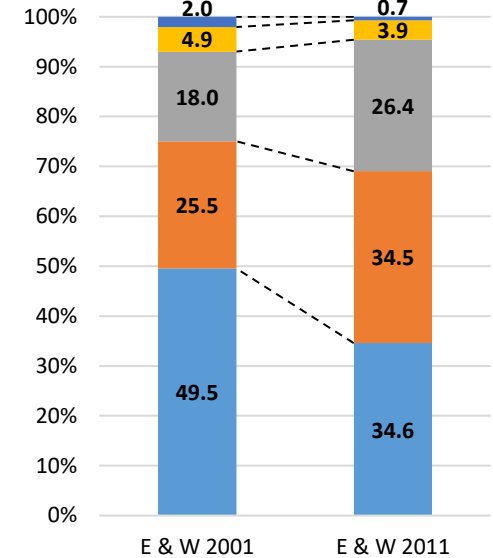
- Occupancy rating (bedrooms) of -2 or less
- Occupancy rating (bedrooms) of -1
- Occupancy rating (bedrooms) of 0
- Occupancy rating (bedrooms) of +1
- Occupancy rating (bedrooms) of +2 or more

Chart 17: CWAC Change in Occupancy Rating 2001-2011



- Occupancy rating (bedrooms) of -2 or less
- Occupancy rating (bedrooms) of -1
- Occupancy rating (bedrooms) of 0
- Occupancy rating (bedrooms) of +1
- Occupancy rating (bedrooms) of +2 or more

Chart 18: England & Wales Change in Occupancy Rating 2001-2011



- Occupancy rating (bedrooms) of -2 or less
- Occupancy rating (bedrooms) of -1
- Occupancy rating (bedrooms) of 0
- Occupancy rating (bedrooms) of +1
- Occupancy rating (bedrooms) of +2 or more

Source: www.cheshirewestandchester.gov.uk/jsna (July 2017). 2011 Census Housing Profile Tattenhall. 2011 Census table: QS412EW - Occupancy rating (bedrooms) + 2001 Census table, UV059: Occupancy. ONS Crown Copyright Reserved [from Nomis on 1 August 2017].

Potential impact on local housing need:

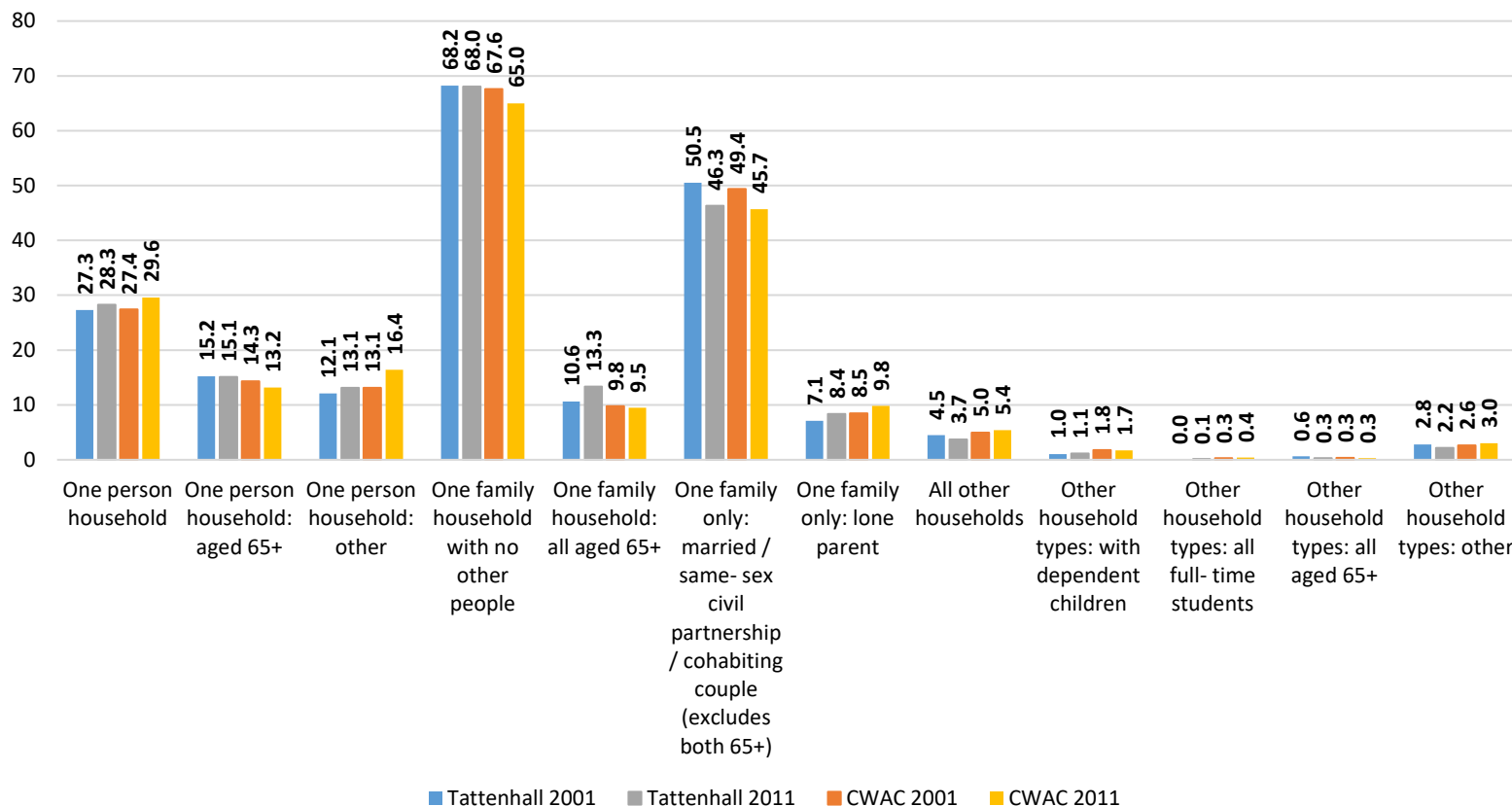
Based on the Census data, overcrowding is not likely to have a significant impact on local housing need in Tattenhall other than confirming that generally, people are occupying households more fully, leaving less spare / unoccupied rooms.

This section analyses the household composition in Tattenhall including change over time (2001-2011) and comparisons with CWAC.

Observations:

- **The proportion of single person households are increasing in Tattenhall and across the Borough.**
- **The proportion of single person households has increased between 2011, which is a similar trend across Cheshire West.**
- **Family households over 65 are increasing in Tattenhall (10.6% in 2001 to 13.3% in 2011) which is equal to approximately 4 net additional households over 65 every year.** In Cheshire West the trend is decrease in family households over 65.
- **There is also a decreasing trend in family households under 65.**
- The proportion of households of all other types are broadly in line with that of Cheshire West.

Chart 19: Tattenhall (%) Change in Household Composition 2001-2011



Source: www.cheshirewestandchester.gov.uk/jsna (July 2017). 2011 Census Housing Profile Tattenhall. 2011 Census table, KS105EW: Household composition + 2001 Census table, KS020: Household composition. © Crown Copyright 2013. Office for National Statistics licensed under the Open Government Licence v1.0.

Potential impact on local housing need:

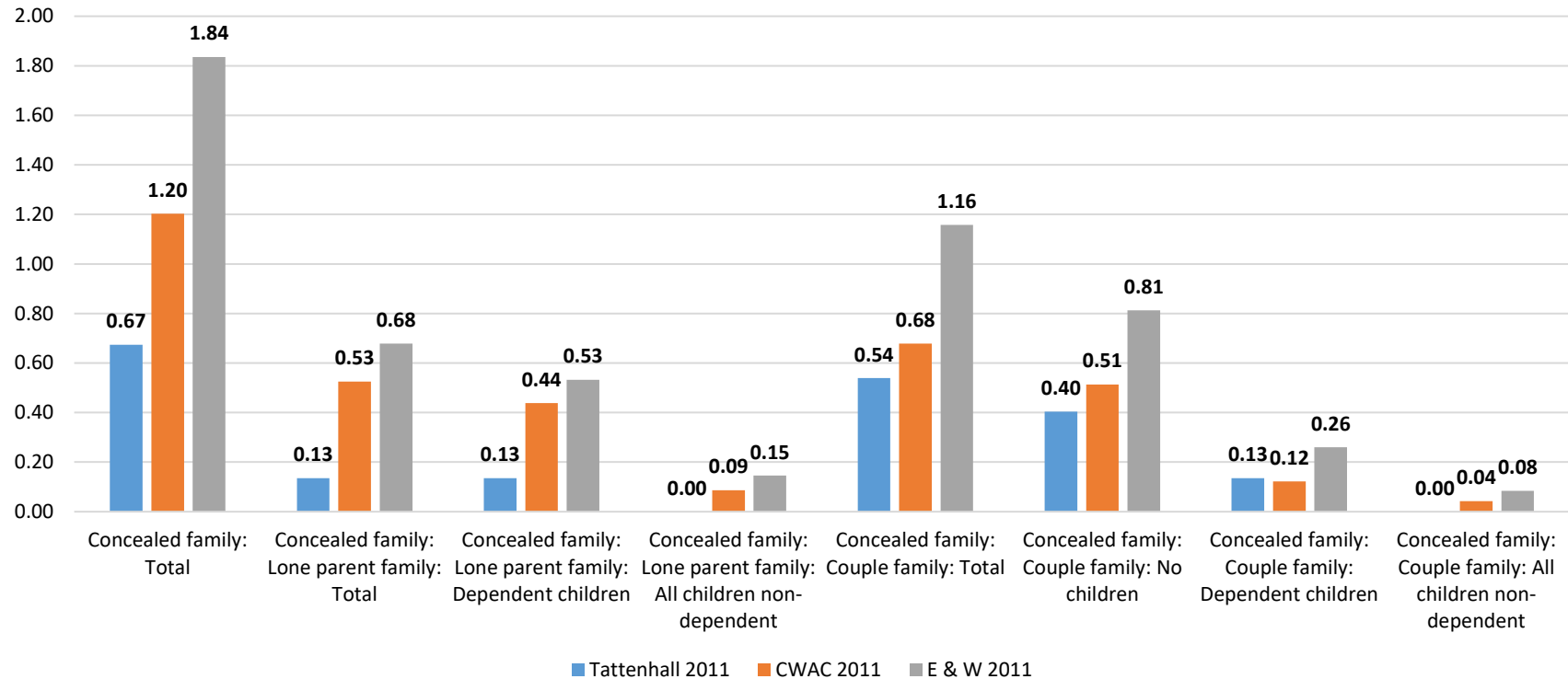
Based on the Census data the broad trend from 2001-2011 was that single person households are generally increasing and family households are decreasing. There is also a trend of increasing proportions of single person, which is likely to mean a higher demand for smaller housing with 1-2 bed options. There is also a significant increase in family households over 65, which could mean a higher demand for accommodation for older people e.g. downsizing options.

This section analyses the concealed families data in Tattenhall and compares it with CWAC and national figures based on the 2011 Census. N.B. The 2001 Census did not include concealed families, therefore analysis of the change over time cannot be included.

A concealed family is a group that wishes to form their own household but is unable to do so. This can be for a number of reasons, but typically due to high house prices or unavailability of suitable properties.

0.67% is equal to 5 concealed families in Tattenhall in 2011.

Chart 20: Concealed Families (% of Total Number of Families) 2011



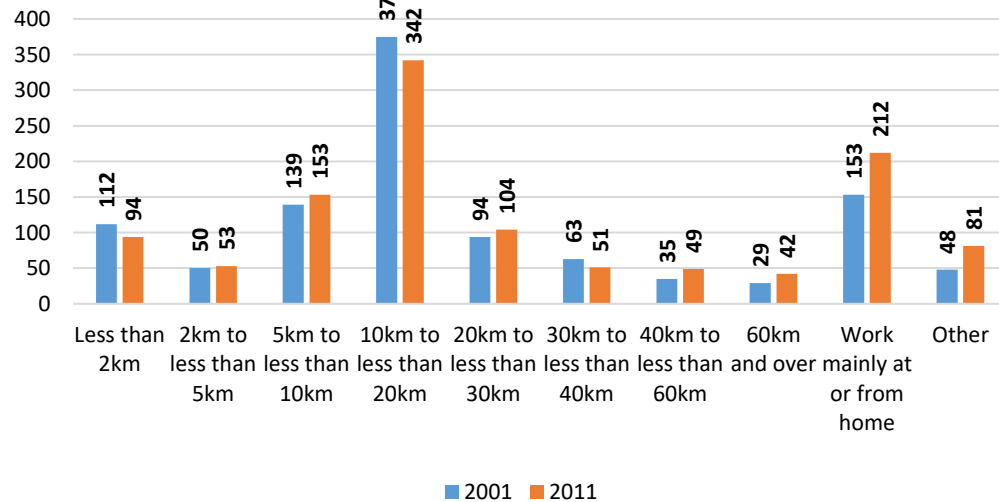
Source: 2011 Census table LC1110EW: Concealed family status by family type by dependent children by age of Family Reference Person (FRP). Office for National Statistics licensed under the Open Government Licence v.3.0.

Potential impact on local housing need:

Due to the relatively low levels of concealed families in Tattenhall, this is not likely to have significant impact on housing need.

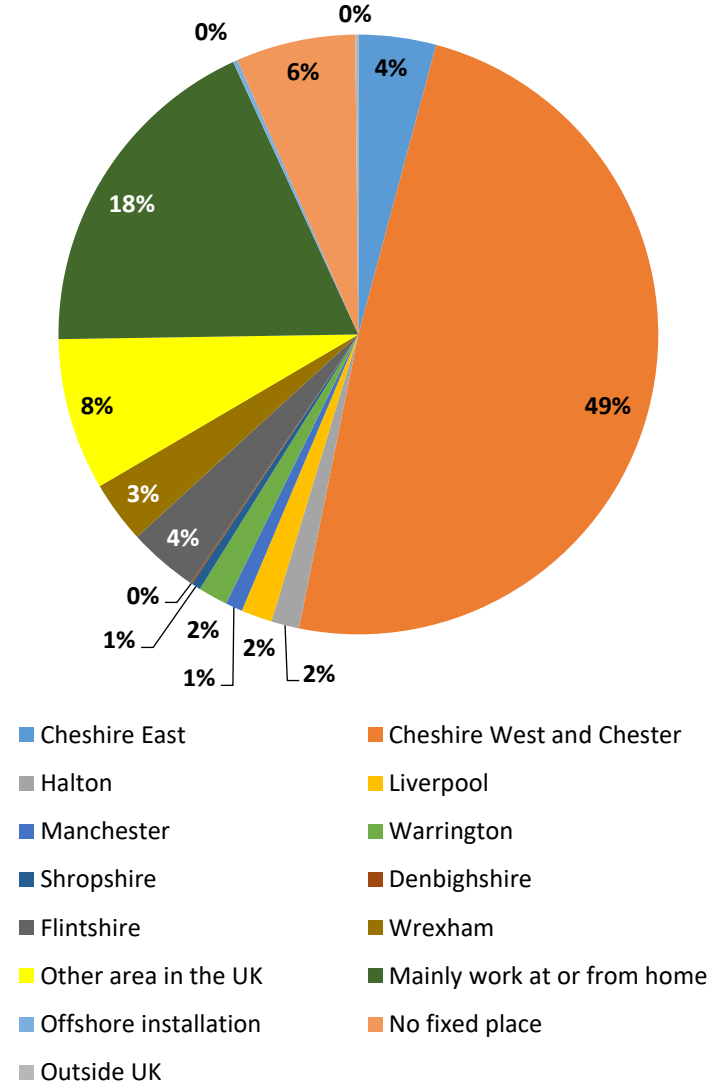
This section analyses the commuting patterns of Tattenhall’s working population (16-74 year olds) including: distance travelled to work 2001-2011 and place of work 2011. **N.B.** Usual place of work data is not available for 2001. **Chart 21** below shows that there were increases in the numbers of people travelling: 5-10km; 20-30km; 40-50km and; over 60km to work between 2001-2011. People travelling less than 2km, 10-20km and 30-40km all decreased in numbers. It also shows that the **most significant increase was in the number of people working from home**, which increased by 59 people between 2001-2011. **Chart 22** on the right shows that 49% of working people in Tattenhall, work within Cheshire West & Chester. 18% work from home, 4% work in Cheshire East, 4% in Flintshire, 3% in Wrexham, 8% in either: Halton, Liverpool, Manchester, Warrington or Shropshire. 8% in others parts of the UK and 6% have no fixed place of work.

Chart 21: Distance Travelled to Work by Tattenhall Residents 2001-2011



Source: 2011 Census, table QS702EW - Distance travelled to work. 2001 Census table, UV035 Distance travelled to work. Note: Cells in the original Output Area level dataset were randomly adjusted when published to avoid the release of confidential data.

Chart 22: Usual Place of Work for Tattenhall Residents 2011



Source: 2011 Census table, WF02EW - Location of usual residence and place of work Office for National Statistics licensed under the Open Government Licence v.3.0.

Economic Activity

Charts 23, 24 and 25 show the changes in economic activity between 2001-2011 for Tattenhall, CWAC and England & Wales. Broadly speaking, Tattenhall's economic activity is in line with the Borough and national trends. However, the proportion of retired people has increased more sharply in Tattenhall, demonstrated by chart 26.

Chart 23: Tattenhall Economic Activity % Change 2001-2011

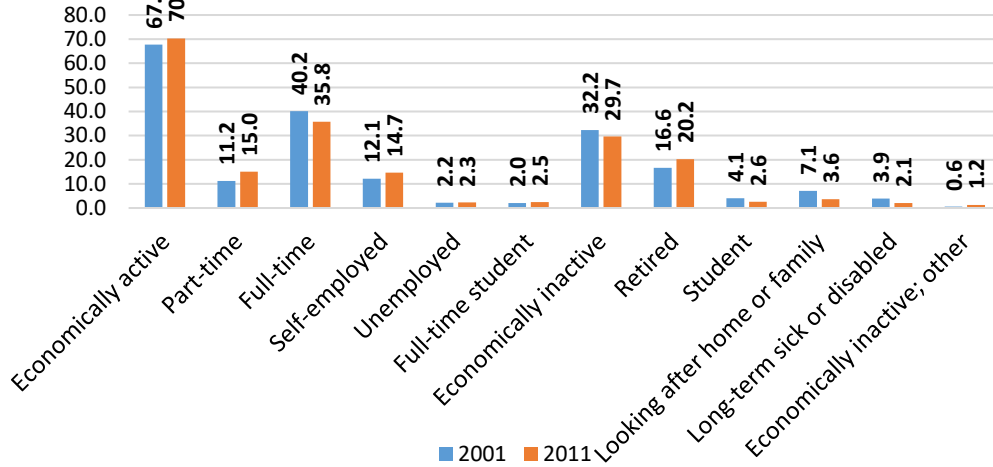


Chart 24: CWAC Economic Activity % Change 2001-2011

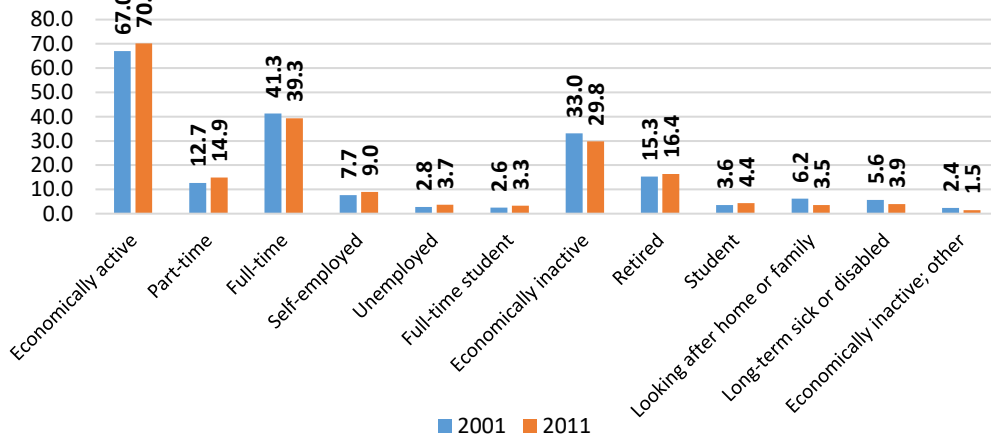


Chart 25: England & Wales Economic Activity % Change 2001-2011

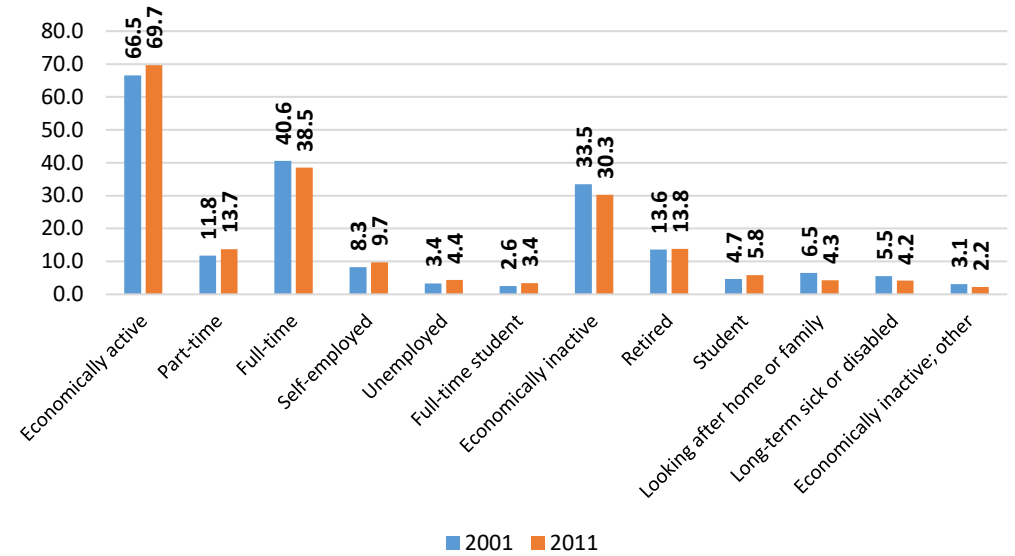
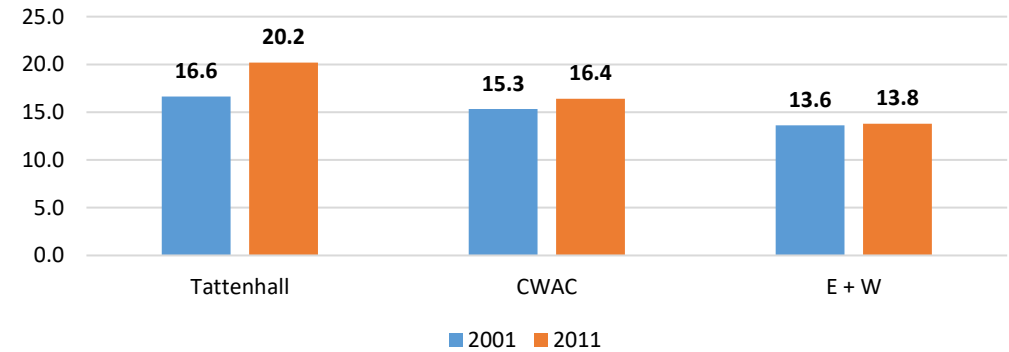


Chart 26: Comparison of % Change in Retired Population



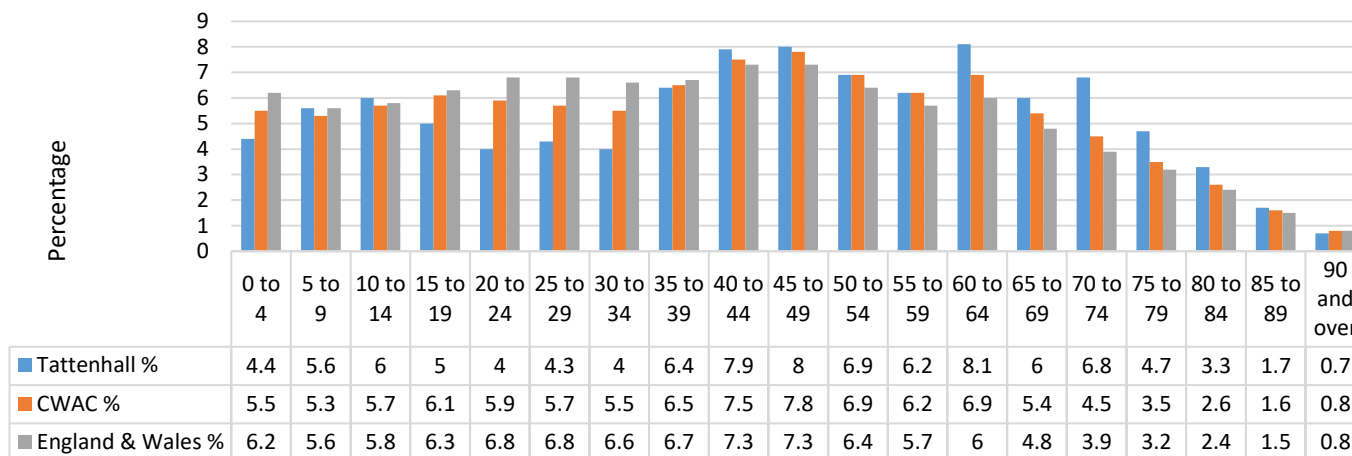
Source: 2001 Census, table KS009a Economic Activity. 2011 Census table, KS601EW: Economic activity. © Crown Copyright 2013. Office for National Statistics licensed under the Open Government Licence v1.0.

This section analyses the population age structure of Tattenhall compared with the Borough and England & Wales figures from 2011 ([chart 27](#)). It also includes the 2015 population estimate figures ([chart 28](#)) and the change in Tattenhall's age structure ([chart 29](#)) 2001-2015.

Observations:

- **The total population of Tattenhall has increased from 2,311 in 2001 to 2,440 in 2015.** An increase of 5.6%.
- **Tattenhall has a significantly lower proportion of younger people** (particularly 15-34 years) compared to the Borough and national figures.
- **Tattenhall has a significantly higher proportion of older people** (particularly 60-84 year olds) compared to the Borough and national figures.
- **The proportion of over 65's has increased from 17.0% in 2001 to 28.7% in 2015.**
- **The proportion of younger people aged 0-19 decreased from 23.8% in 2001 to 20.5% in 2015.**
- **The proportion of 20-64 year olds has decreased from 59.2% in 2001 to 50.8% in 2015.**

Chart 27: Age Structure Comparison 2011



Source: www.cheshirewestandchester.gov.uk/jsna 2011 Census Overview Profile Tattenhall. 2011 Census table, QS103EW: Age by single year. © Crown Copyright 2013. Office for National Statistics licensed under the Open Government Licence v1.0.

Chart 28: Tattenhall Population Change 2001-2015

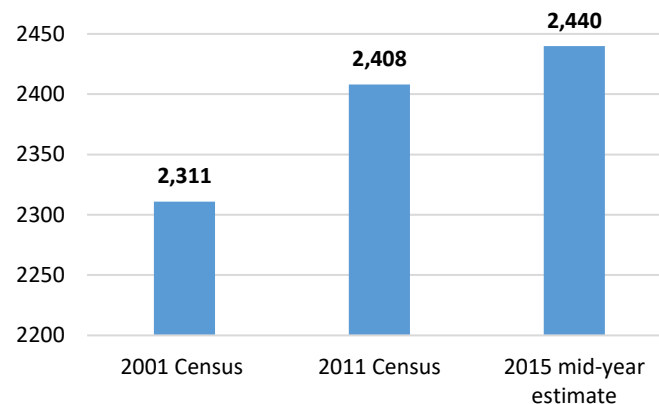
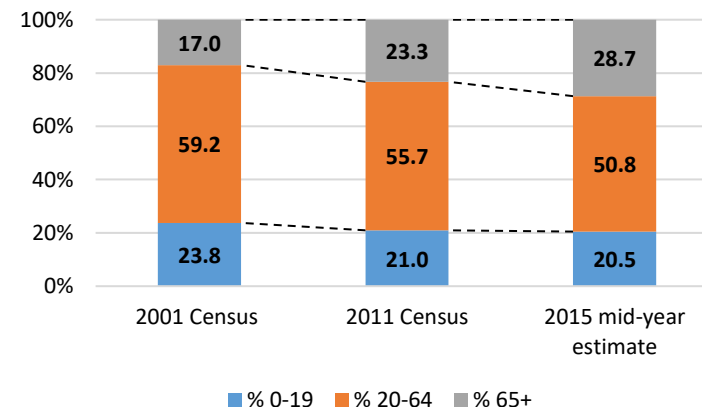


Chart 29: Tattenhall Age Structure Change 2001-2015



Source: Census 2001, 2011 + CWAC JSNA parish mid-year estimates 2015: www.cheshirewestandchester.gov.uk/JSNA

Having identified that the over 65 population in Tattenhall is rapidly increasing (in [chart 29](#) on page 23), [chart 30](#) on the right analyses the age structure changes in more detail between 2011-2015. The age groups that have increased the most are: 65-69, 75-79 and 80-84 years.

Interestingly the 0-4, 50-54 and 55-59 age groups have also had a significant increase between 2011-2015.

To further back up the ageing population evidence, [chart 31](#) shows that Tattenhall has had an increase in the proportion of people with a limiting long-term illness more rapidly than in CWAC, and nationally this trend is decreasing.

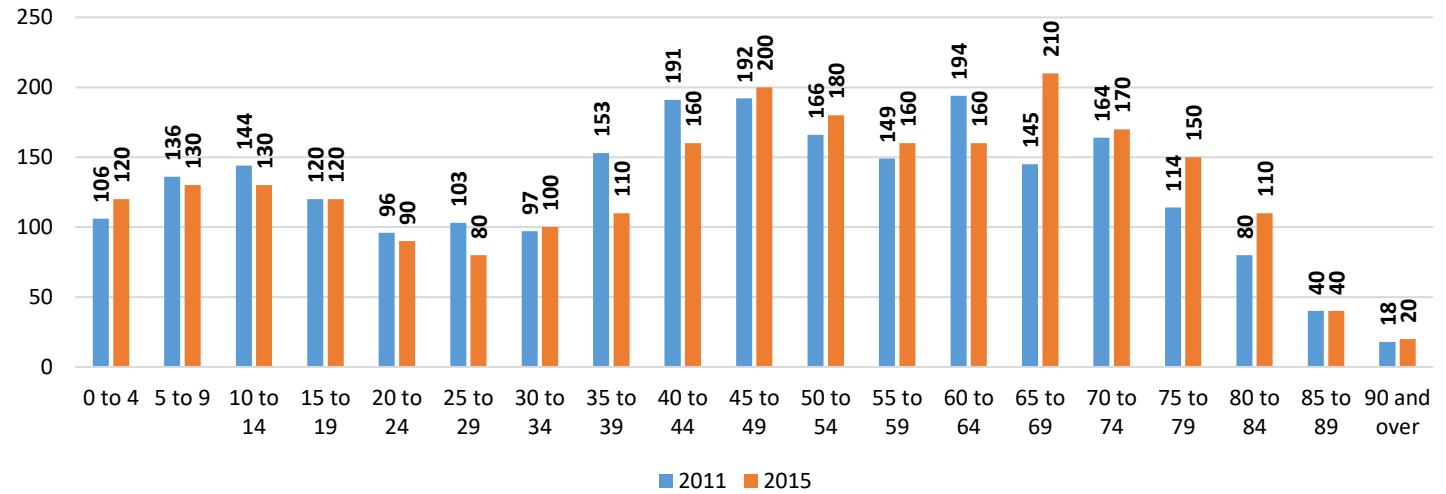
Potential impact on local housing need:

A rapidly ageing population is the most significant and prevalent aspect of the changing population structure in Tattenhall.

Therefore, as the older population increases, it will need accommodation to suit. This may include: **down-sizing options** as typically when people get older they require property that is smaller and easier to maintain. As people move further into old age, there may be increased need for assistance in the home e.g.

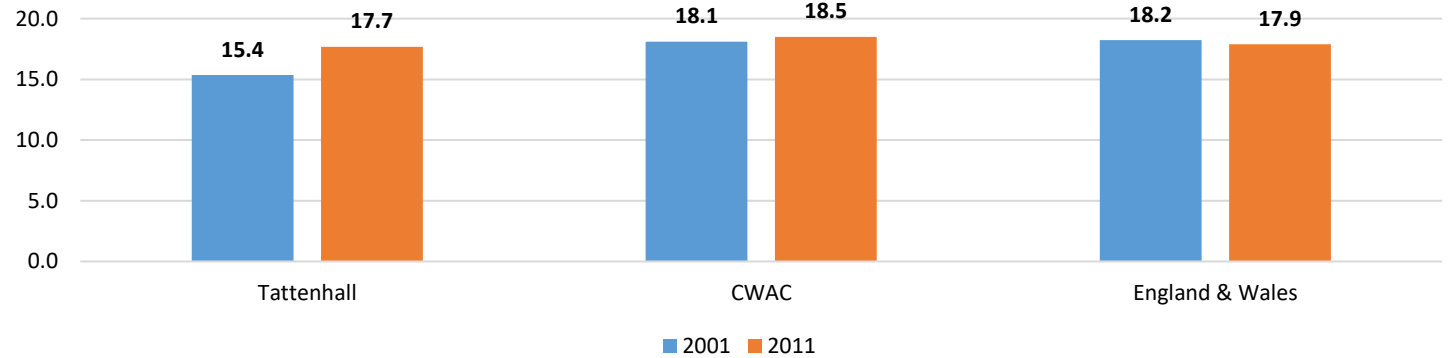
adaptations, care needs and an increased need for sheltered accommodation, extra care, residential care and / or homes with easier **access to services and more accessible interiors.**

Chart 30: Tattenhall Change in Population Age Structure 2011-2015



Source: Census 2011 + CWAC JSNA parish mid-year estimates 2015: www.cheshirewestandchester.gov.uk/JSNA

Chart 31: % Change (2001-2011) in people with a limiting long-term illness



Source: 2001 Census, table UV022 Limiting long term illness. 2011 Census table, KS301EW: Health and provision of unpaid care. © Crown Copyright 2013. Office for National Statistics licensed under the Open Government Licence v1.0.

This section analyses the relationship between increases in dwelling, population and household numbers, including the average household size and the average annual change in numbers.

In Tattenhall, between 2011-2015 there was an additional 20 dwellings completed and the population is estimated to have increased by 32 by 2015.

2001: average household size = $(2,311 / 960) = 2.41$

2011: average household size = $(2,408 / 1,051) = 2.29$

Therefore, it can be concluded that average household size is decreasing. From this we can work out the average annual decrease, which is $(2.41 - 2.29)/10 = 0.012$.

We know the 2015 mid-year estimate is 2,440. If average household size continues to decrease (by 0.012 a year) then by 2015 average household size will be 2.24 and so the number of households will be $2,440/2.24 = 1,087$ (or an increase of 36 since 2011 i.e. 9 a year).

This means we can estimate there has been an average increase of 9 new households per annum between 2001 and 2015.

Table 5: Relationship between dwelling, population and household growth

Tattenhall	Dwellings	Households	Population	Average Household Size
Census 2001	1,008	960	2,311	2.41
Census 2011	1,090	1,051	2,408	2.29
2001-2011 change	82	91	97	-0.12
2001-2011 average annual change	8	9	10	-0.012
Tattenhall	Dwellings	Households	Population	Average Household Size
2015 estimates	1,110	1,087	2,440	2.24
2011-2015 change	20	36	32	-0.05
2011-2015 average annual change	5	9	8	-0.012
Tattenhall	Dwellings	Households	Population	Average Household Size
2001-2015 average annual change	7	9	9	-0.012

Source: CWAC Housing Land Monitor, Census 2001, 2011 + CWAC JSNA parish mid-year estimates 2015: www.cheshirewestandchester.gov.uk/JSNA

Inward and Outward Migration

This section analyses the inward and outward migration for Tattenhall based on the 12 months prior to the 2011 Census and then calculating the net migration based on 2015 mid-year estimates cross-referenced with live births and deaths between 2011-2015.

Chart 32 shows that inward migration (223) was higher than outward migration (218) in the 12 months prior to the 2011 Census.

Chart 34 shows that between 2011 and 2015, the death rate and live birth rates fluctuated and therefore resulted in a small increase in population of 12 people. The total population of Tattenhall has increased from 2408 in 2011 and was estimated at 2440 in 2015 (chart 28, page 23), therefore **the local population has increased slightly without inward migration.**

Chart 33 shows that the live births minus deaths between 2011-2015 gives a positive figure of 12, and from this we can calculate the net migration into Tattenhall between 2011 and 2015 was 20 people. This equates to **approximately 5 new residents each year on average moving into Tattenhall between 2011-2015** (based on 20 net migration figure 2011-2015 divided by 4 years).

Chart 32: Tattenhall - Inward and outward migration during 12 months prior to 2011 Census

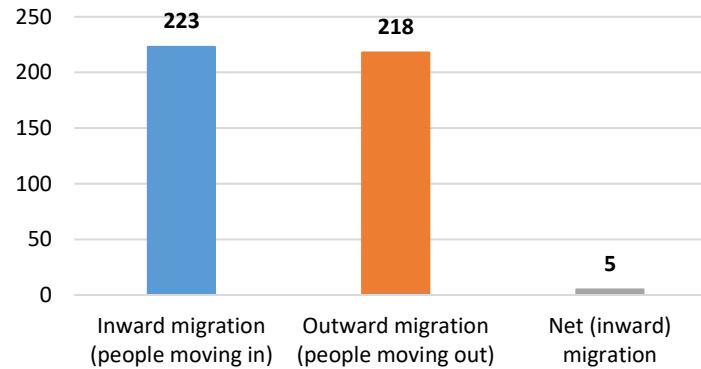


Chart 33: Tattenhall - Net migration estimate 2011-2015

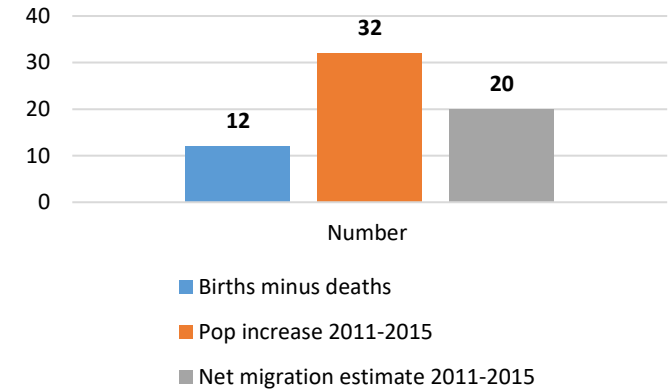
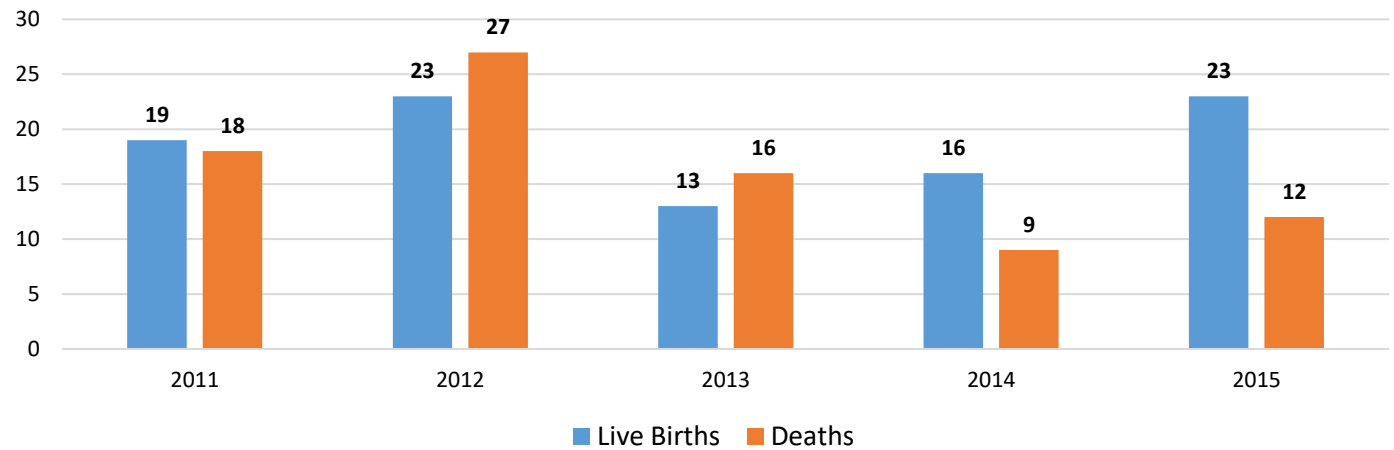


Chart 34: Tattenhall - Live births and deaths 2011-2015

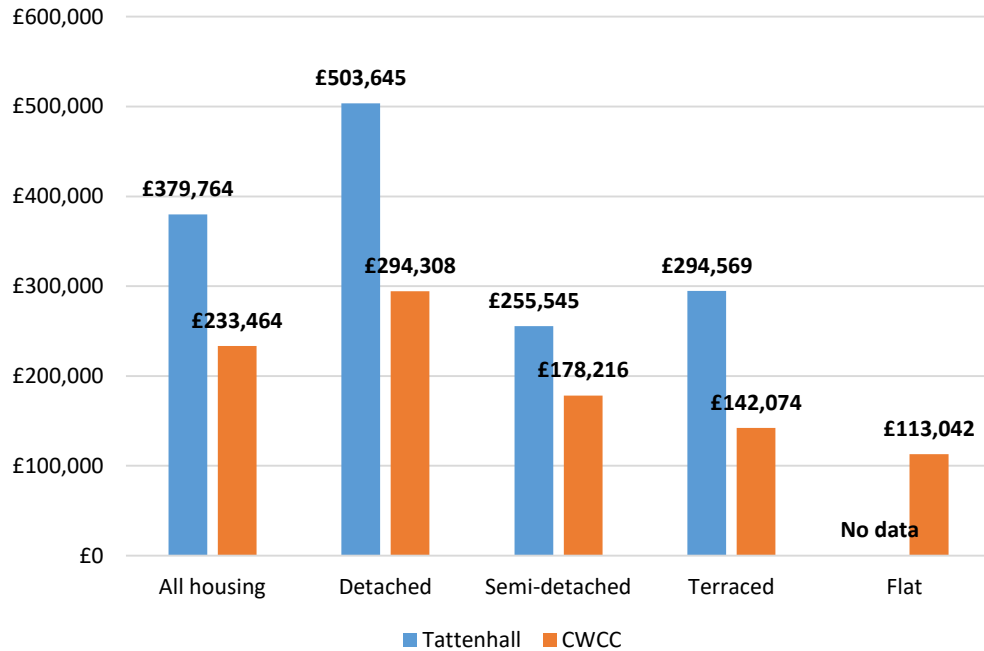


Source: 2011 Census, tables: WF02EW - Location of usual residence and place of work + 2011-2015 live births and deaths. Office for National Statistics licensed under the Open Government Licence v.3.0.

This section analyses the housing market in Tattenhall compared with Cheshire West and its affordability. Due to the fragility of market data it is good practice to use a triangulation approach by looking at a range of data sets for both longer term trend analysis and a current market snapshot.

Chart 35 below shows the mean average house prices for Tattenhall (Ward) and CWAC. All housing (on average) is more expensive in Tattenhall (Ward) than in Cheshire West. According this particular data set, **Tattenhall is £146,300 more expensive than CWAC on average.**

Chart 35: Mean Average (Sold) Dwelling Prices (March 2017)



Source: CWAC compendium of local house prices statistics, March 2017 (based on Land Registry and House Price Data)

Table 8 shows the affordability ratios for Tattenhall and CWAC, which is calculated by dividing the (median and lower quartile) dwelling prices by the (median and lower quartile) income levels for each area. It is apparent that Tattenhall (9.0) and CWAC (6.1) are very far apart in terms of affordability ratios for median house prices and median incomes.

When considering lower quartile dwelling prices compared to lower quartile income, the gaps are smaller. Overall, the lower quartile dwelling prices in Tattenhall are 8.3 times that of lower quartile incomes, compared to 7.2 times in CWAC. Terraced (market) housing appears to be the most affordable at median and lower quartile price to income ratios. The recommended ratio of household income to dwelling price is 3.5, however mortgage lenders can vary depending on the current state of the market.

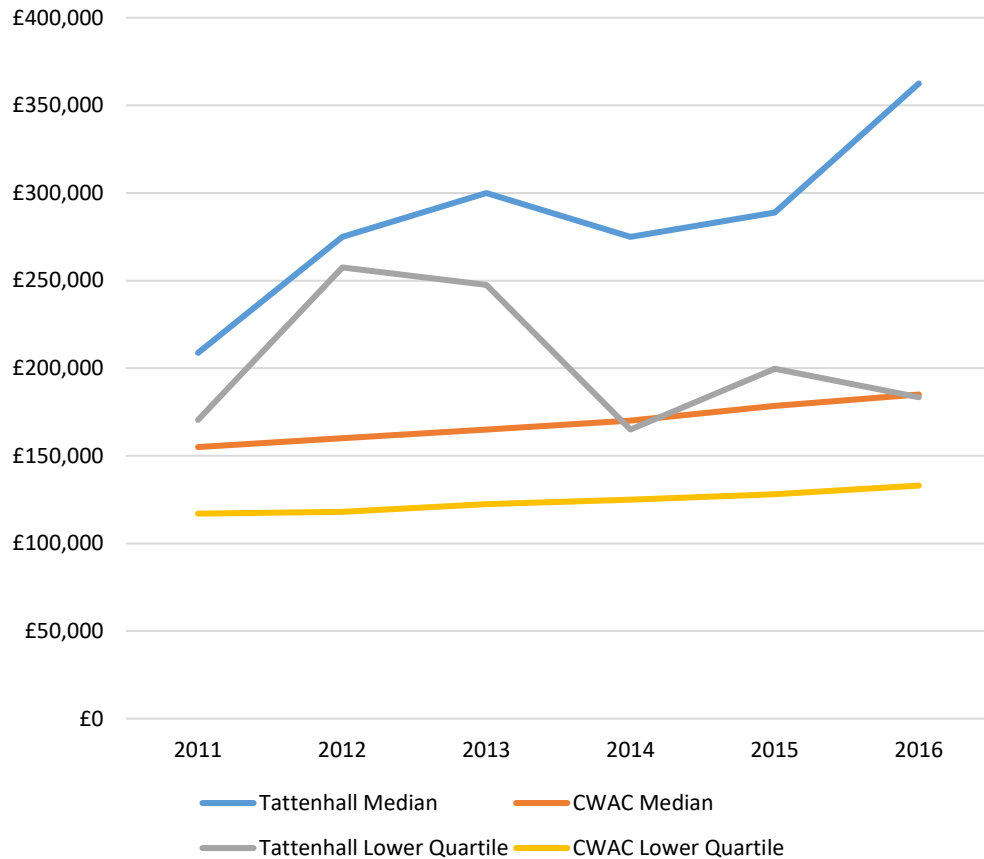
Table 8: Median and lower quartile dwelling SOLD prices (2011-2017) to median + lower quartile (2016) income ratios

	Tattenhall median house price to median income ratio	CWAC median house price to median income ratio	Tattenhall lower quartile house price to lower quartile income ratio	CWAC lower quartile house price to lower quartile income ratio
All housing	9.0	6.1	8.3	7.2
Detached	12.1	9.7	14.0	11.7
Semi-detached	7.4	5.7	8.2	7.2
Terraced	4.6	4.6	4.7	5.7
Flat	6.6	4.5	5.6	5.0

Source: Land Registry and CACI Paycheck 2016, © CACI Limited 2006 - 2016

Chart 36 below shows the median and lower quartile house prices for Tattenhall (Parish) and CWAC between 2011-2016, which indicates that the **Tattenhall median prices (since 2015) have increased sharply, whereas lower quartile prices have dropped significantly.**

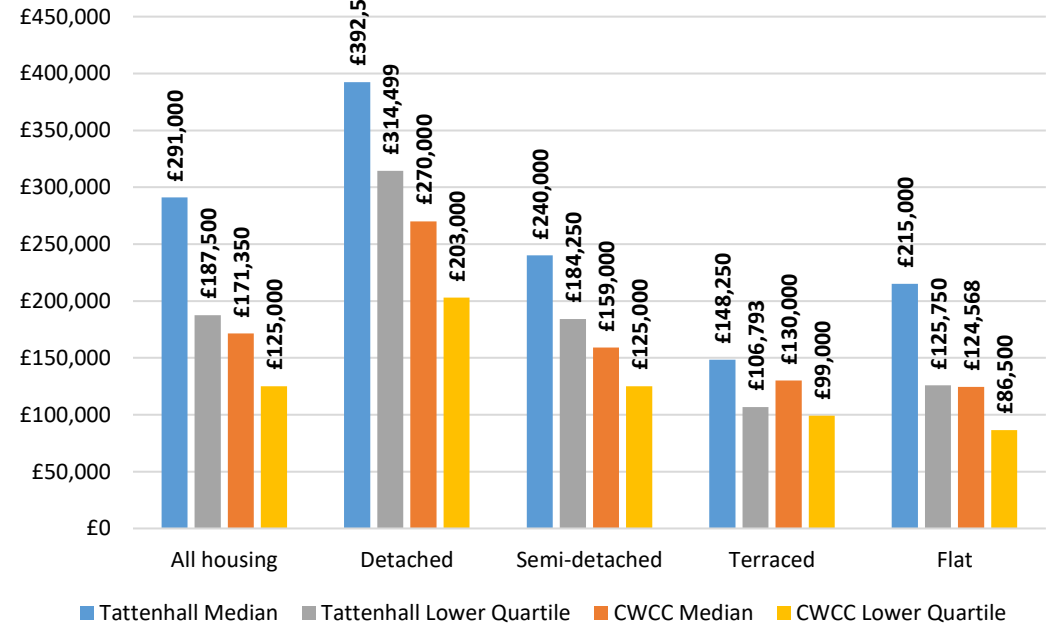
Chart 36: Median + Lower Quartile House (Sold) Prices 2011 to 2016



Source: Land Registry

Chart 37 below shows the median and lower quartile dwelling prices based over a longer period of time: 2011-2017 to give a more stable, long-term view of dwelling prices in Tattenhall and CWAC. **Tattenhall's median dwelling prices were £120k more expensive than CWAC on average between 2011-2017.** Semi-detached median prices were around £80k above the CWAC median, terraced properties averaged £18k more than CWAC and flats were around £90k more. The difference in lower quartile prices between Tattenhall and CWAC is less severe (on average) but still significant at £60k. Terraced lower quartile properties have a similar average price in Tattenhall and CWAC, whereas detached properties tend to be £110k more expensive in Tattenhall than CWAC.

Chart 37: Median + Lower Quartile Dwelling (Sold) Prices 2011-2017 (up to 5 Sept 2017)



Source: Land Registry

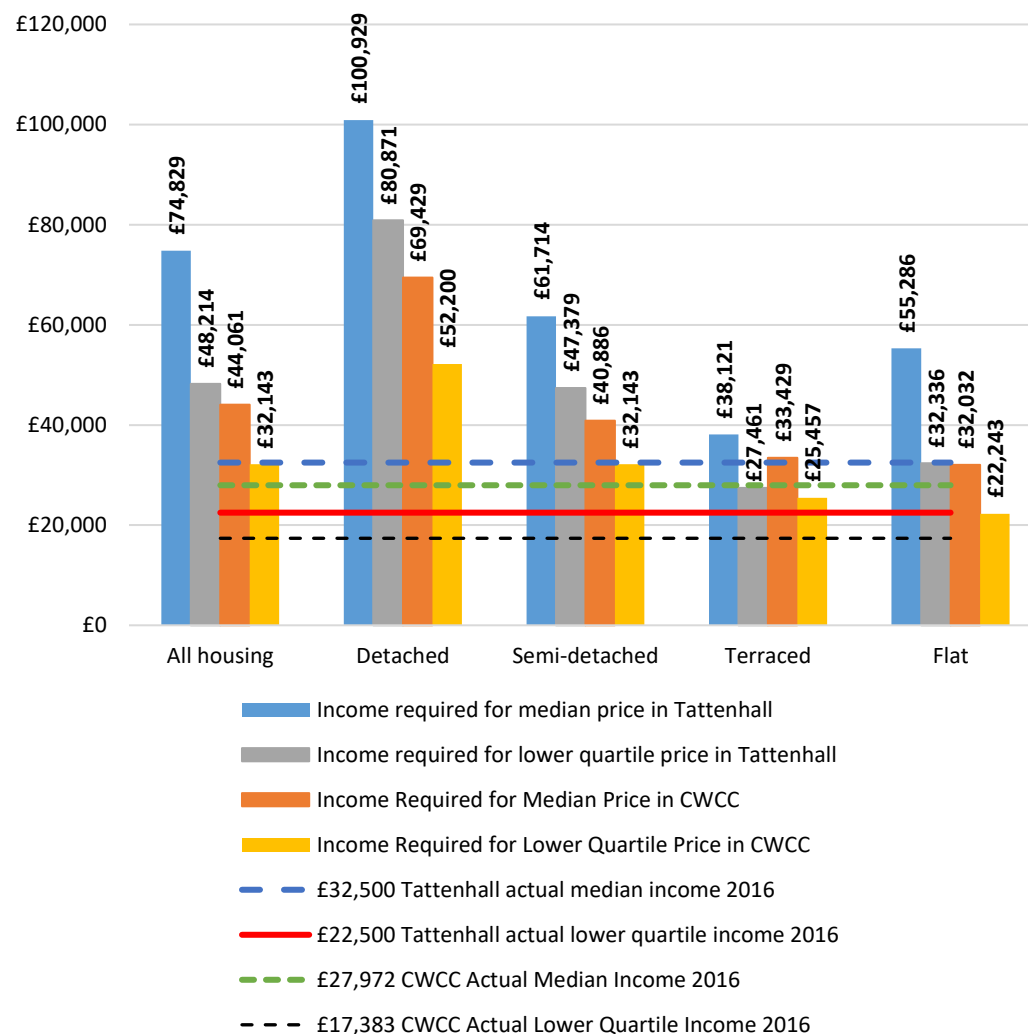
Chart 38 shows the income required to purchase each type of property in both Tattenhall and CWAC compared with the actual median and lower quartile incomes (dotted lines on the chart). This is calculated on the basis of securing a 90% mortgage with a 3.5x gross income lending ratio.

From this it can be seen that (at best) those on a median level income in Tattenhall (£32,500 = blue dotted line) can afford a terraced house or a flat in the lower quartile price range. For anyone on a lower quartile income (£22,500 for Tattenhall and £17,383 for CWAC = red, and black dotted lines) in Tattenhall, buying a market dwelling is simply not affordable. Even in CWAC a lower quartile priced flat would require an income of £22,243 when the actual lower quartile income is £17,383.

The lowest income required to purchase a lower quartile price terraced house in Tattenhall would be £27,461, whereas the actual lower quartile income for Tattenhall is £22,500, which demonstrates how unaffordable local house prices are in relation to incomes.

The next page shows a ‘market snapshot’ taken from the websites www.rightmove.co.uk and www.zoopla.co.uk in December 2017. Due to the changeable nature of market advertising and the difference between ‘asking’ and ‘sold’ prices, this information is seen as less reliable than that of the land registry median sold prices taken over a period of time. However, rightmove gives a useful comparison to neighbouring areas. Zoopla offers several charts that show: average price, value trends and value ranges. The latter shows that the highest percentage of sales are for dwellings worth between: £150k - £250k. Whether this is due to the fact that these value ranges are in the largest supply or the largest demand, or both, cannot be discerned from this data. But a reasonable conclusion would be that the most market activity is within these prices ranges.

Chart 38: Income Required for Purchase Compared with Actual Median + Lower Quartile Incomes 2016



Source: Land Registry and CACI Paycheck 2016, © CACI Limited 2006 - 2016

What Rightmove says:

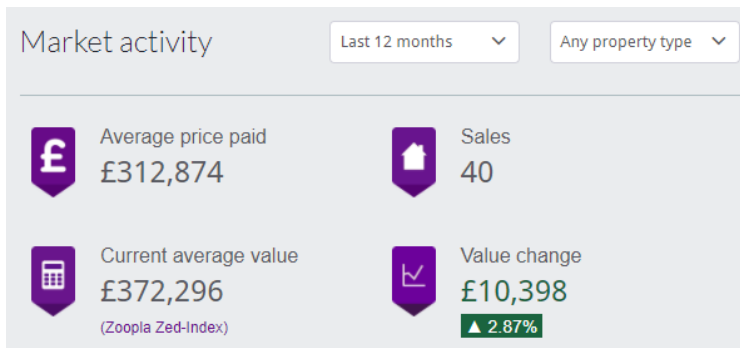
The majority of sales in Tattenhall during the last year were detached properties, selling for an average price of £402,527. Flats sold for an average of £419,267, with semi-detached properties fetching £224,500.

Tattenhall, with an overall average price of £343,326 was more expensive than nearby Waverton (£319,509), Farndon (£235,365) and Tarvin (£289,538).

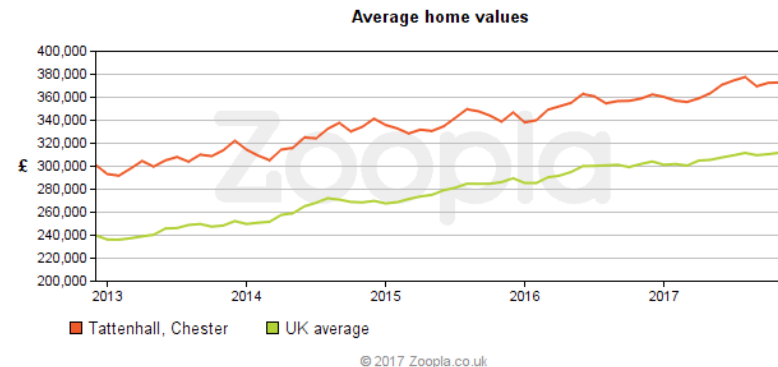
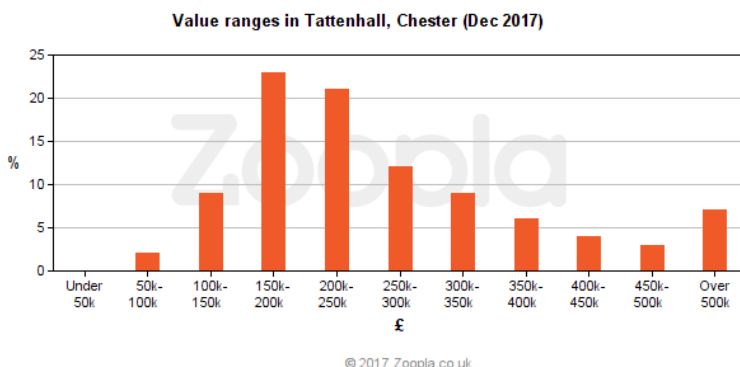
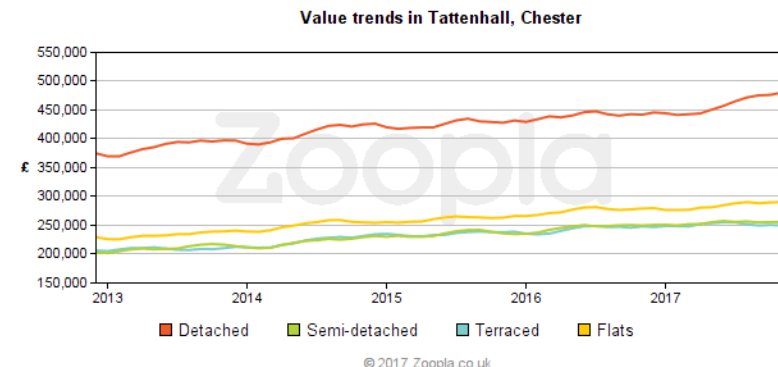
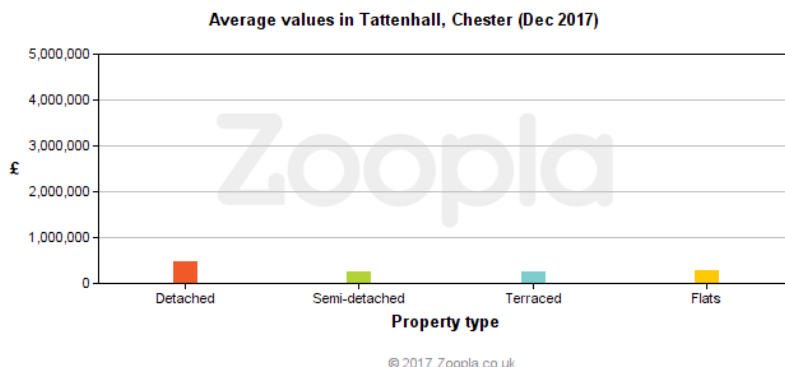
Overall sold prices in Tattenhall over the last year were 15% down on the previous year and similar to the 2012 level of £342,000.

Source: Land Registry data from www.rightmove.co.uk updated 6 Dec 2017.

What Zoopla Says:



Property type	Avg. current value	Avg. £ per sq ft.	Avg. # beds	Avg. £ paid (last 12m)
Detached	£480,050	£271	3.8	£395,115
Semi-detached	£254,817	£273	3.2	£222,785
Terraced	£248,791	£226	2.8	£196,800
Flats	£289,297	-	2.4	£423,750



Source: www.zoopla.co.uk (accessed 12 Dec 2017) based on Zoopla Zed-Index (The Zed-Index is the average property value in a given area based on current Zoopla Estimates.) For more info visit: <https://www.zoopla.co.uk/property/estimate/about/>

This section analyses the average rents for 1, 2, 3 and 4 bed accommodation in Tattenhall and CWAC in 2016. From this the income required to afford market rented accommodation based on the UK average percentage of income spent on rent (to be used as a benchmark) can be calculated, which is 28%. **Table 9** shows that Tattenhall’s rental market is cheaper than it is for CWAC, other than 1 bed accommodation, which is more expensive.

Table 9: Median weekly rents (2016) in Tattenhall and CWAC

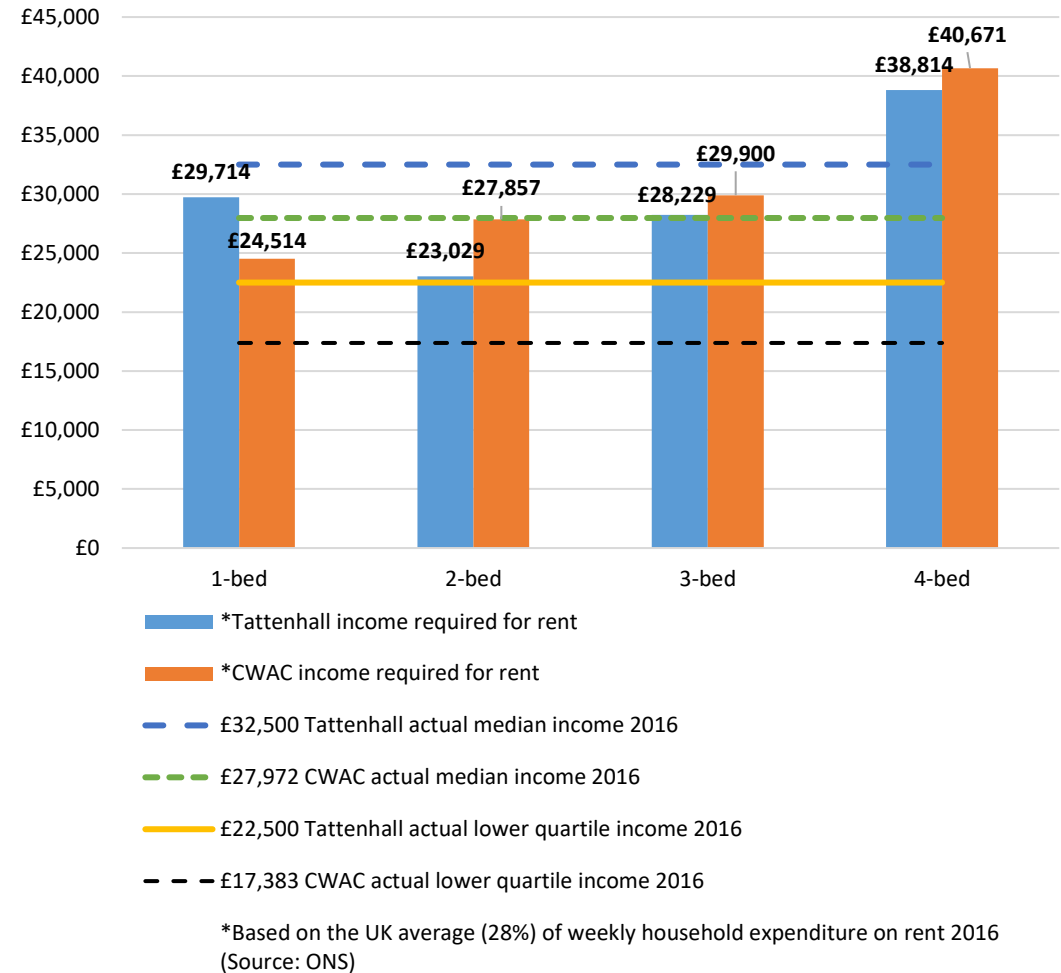
	1-bed	2-bed	3-bed	4-bed
Tattenhall Ward (median weekly rents, 2016)	£160	£124	£152	£209
CWAC (median weekly rents, 2016)	£132	£150	£161	£219

Source: CWAC compendium of local house prices statistics, March 2017²

Chart 39 shows the income required to pay rent on 1, 2, 3 and 4 bed accommodation in Tattenhall and CWAC based on 28% of income going towards rent. The dotted lines going across the chart show the actual median and lower quartile incomes for Tattenhall and CWAC. Therefore, any bars that stop below these lines are affordable to people at those income levels.

Tattenhall is therefore affordable to rent 1-3 accommodation for those on a median income. However, for those on lower quartile incomes only 2 bed rented accommodation in Tattenhall is affordable, whereas 1, 3 and 4 bed are out of reach.

Chart 39: Income Required for Median Weekly Rent Compared with Actual Median + Lower Quartile Incomes



Source: CWAC compendium of local house prices statistics, March, plus additional data provided by CWAC and Bolesworth Estate – see footnote below.

² Additional rental data provided by the Local Authority and Bolesworth Estate (including subsidised dwellings e.g. farm workers) and taken as a mean average. Total sample size for 2 bed average: 34. Total sample size for 3 bed average: 23. Total sample size for 4 bed average: 7.

Affordability of Local Rents (2)

Chart 40 shows the percentage of income that would be spent on market rented 1, 2, 3 and 4 bed accommodation in Tattenhall (no data for Tattenhall 4-bed rented accommodation) and CWAC compared with the UK average (28% - black dotted line).

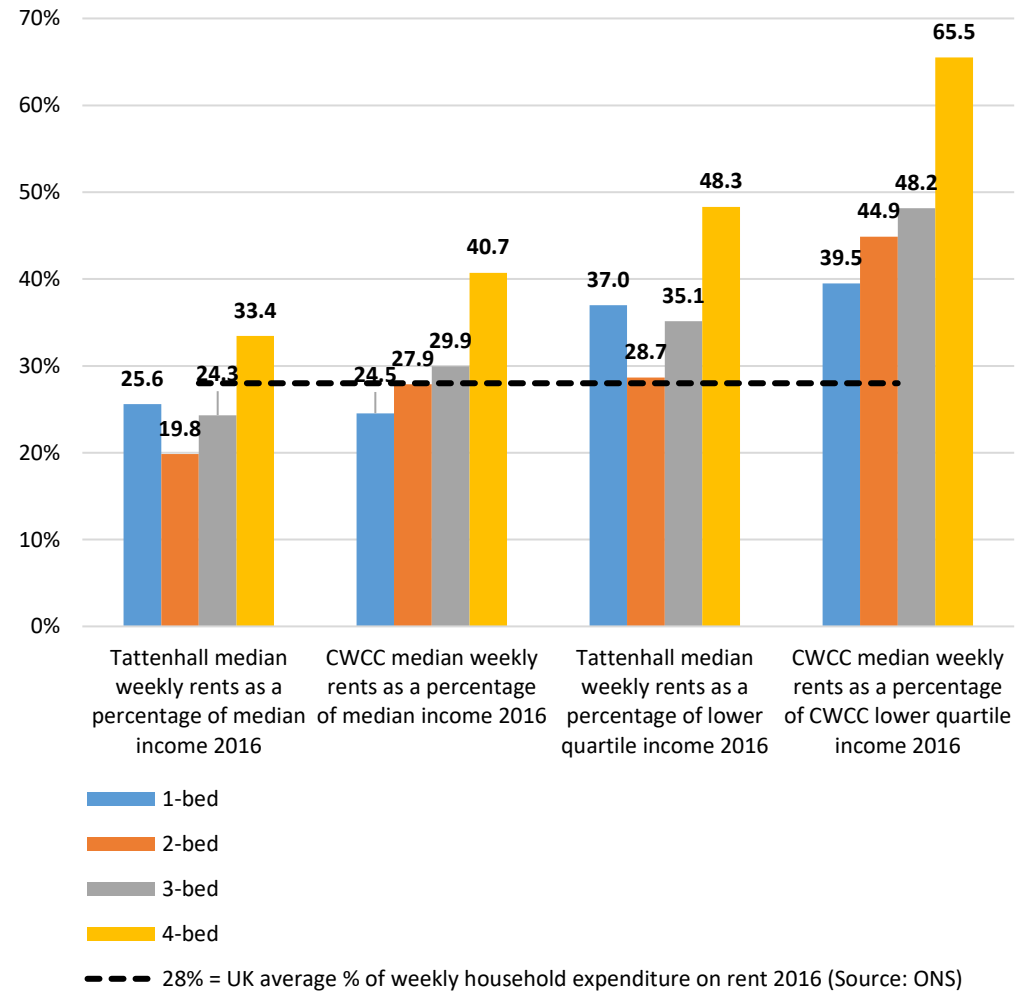
The first cluster of bars from the left shows Tattenhall’s median weekly rents as a percentage of median incomes, which doesn’t exceed 33.4%. The picture is similar for CWAC other than for 4-bed accommodation in the same context (second cluster of bars from the left).

When looking at median weekly rents as a percentage of lower quartile incomes in Tattenhall (third cluster of bars from the left), it can be seen that, at best, 28.7% of income would be spent on 2 bed accommodation and at worst, 48.3% of income would be spent on 4 bed accommodation.

Therefore, according to average private rental data, it can be concluded that:

- **1 bed rented accommodation is affordable for those on median income but not for those on lower quartile income.**
- **2 bed rented accommodation is affordable for people on median and lower quartile income.**
- **3 bed rented accommodation is affordable for those on median income but not for those on lower quartile income.**
- **4 bed rented accommodation is not affordable for those on median or lower quartile income.**

Chart 40: Median weekly rents (2016) as a percentage of median and lower quartile incomes (2016)

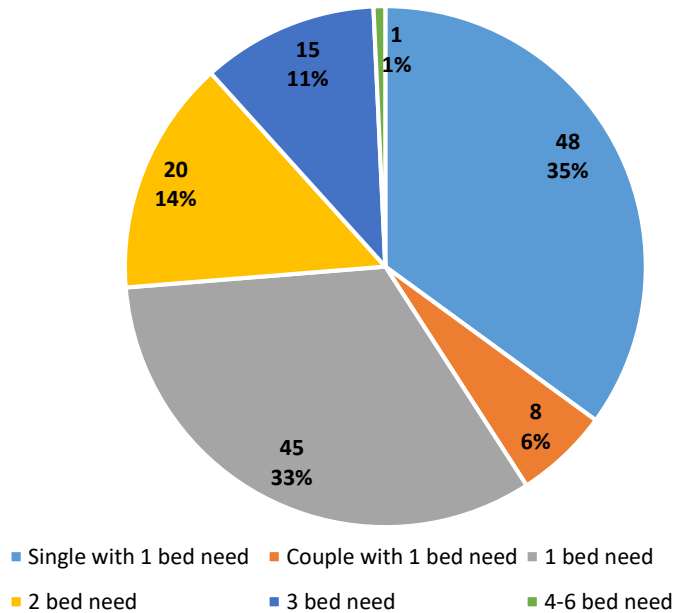


Source: CWAC compendium of local house prices statistics, March 2017, plus additional data provided by CWAC and Bolesworth Estate – see footnote on previous page.

Housing Register (1)

West Cheshire Homes is the Local Authority social housing register, which manages housing allocations across the Borough. This is where any social housing owned by the Local Authority or a housing association is advertised and also where anyone seeking social housing can register their need and bid for properties. Housing is allocated based on the Borough-wide housing allocations policy. **N.B. Rural areas have additional 'local connection criteria'.** For more information on the CWAC Housing Allocations Policy visit: <http://www.westcheshirehomes.co.uk/Choice/uploads/CWACAllocationsPolicyJan2017FHlogo.pdf> or contact West Homes: <http://www.westcheshirehomes.co.uk/Choice/Content.aspx?wkid=7> The Local Authority has provided a snapshot of the register for Tattenhall from 5 April 2017 including homes advertised and bids per property to identify where there is most need.

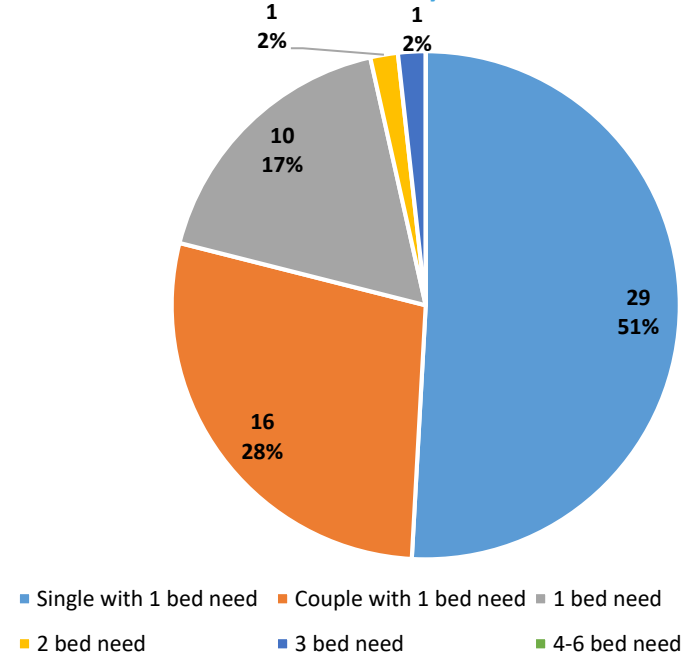
Chart 41: Housing register applications for Tattenhall (5 Apr 2017) under 55 yrs



Source: CWAC Housing Register, 5 Apr 2017 (West Cheshire Homes)

Chart 41 shows the under 55's housing register applications for Tattenhall. The majority of applications (74%) were for 1-bed need, 14% for 2-bed need and 11% for 3-bed need.

Chart 42: Housing register applications for Tattenhall (5 Apr 2017) over 55 yrs



Source: CWAC Housing Register, 5 Apr 2017 (West Cheshire Homes)

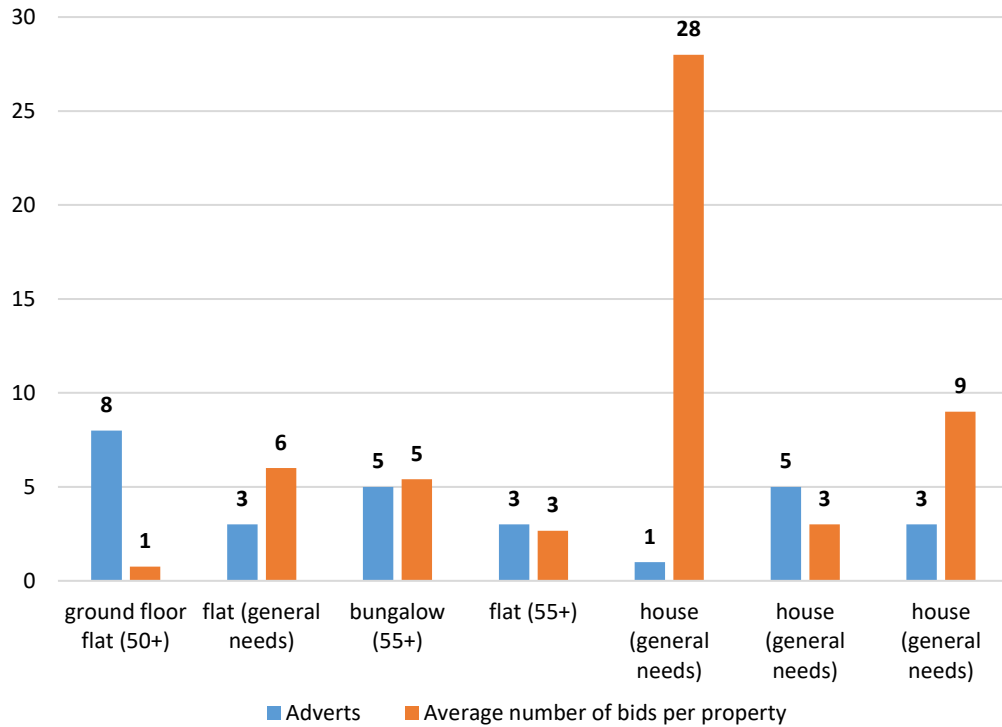
Chart 42 above shows the over 55's housing register applications for Tattenhall. It shows that the majority (79%) of applications were for 1 bed need, 28% for a 2-bed need and 17% a 3-bed need.

N.B. Only 12.1% of all housing registrations for Tattenhall met the local connection criteria, therefore charts 40 and 41 may not reflect the true local need. 21.3% (10) of registrations for over 55's were eligible and 8.7% (11) of registrations for under 55's were eligible.

Housing Register (2)

Chart 43 shows the general needs social housing adverts and bids per property according to size (number of bedrooms). Based on the figures, it shows that there is a relatively low demand for the properties available however, 1 house had 28 bids, which could be due to there only being one of its type becoming available.

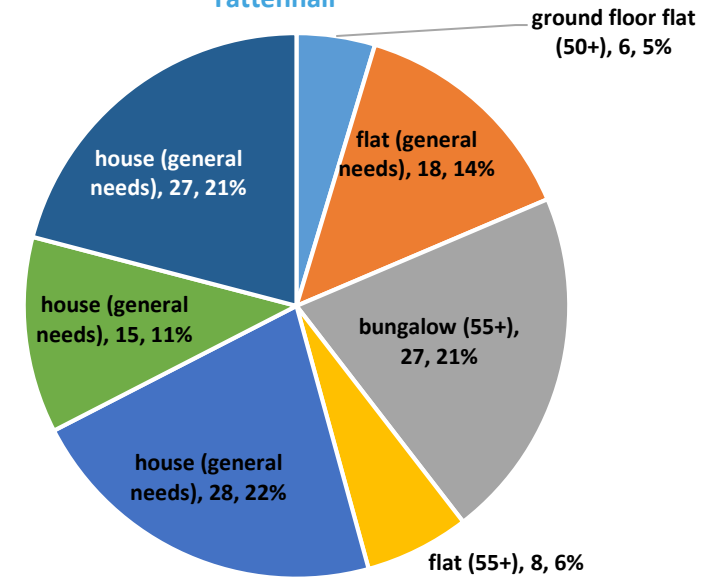
Chart 43: General needs social housing adverts and bids per property in Tattenhall



Source: CWAC Housing Register, Oct 2013 – Apr 2017 (West Cheshire Homes)

Chart 44 shows the figures from chart 41 timed by each other to give the total number of bids for each type and size of property that was advertised and therefore displaying a clearer picture of need for different types of social housing in the existing stock in Tattenhall. **Based on the chart below Tattenhall appears to have a very broad and balanced need for social housing including: flats (25%), bungalows (21%), general needs housing (54%).**

Chart 44: Demand for existing (general needs) social housing in Tattenhall



Source: CWAC Housing Register, Oct 2013 – Apr 2017 (West Cheshire Homes)

According to the CWAC housing register there are 205 homes already in Tattenhall that are managed by housing associations (sometimes referred to as ‘registered providers’ or RPs). The snapshot of the housing register provided by the Local Authority shows 28 homes became available between October 2013 and April 2017.

Table 8: Existing stock in Tattenhall and its re-let potential

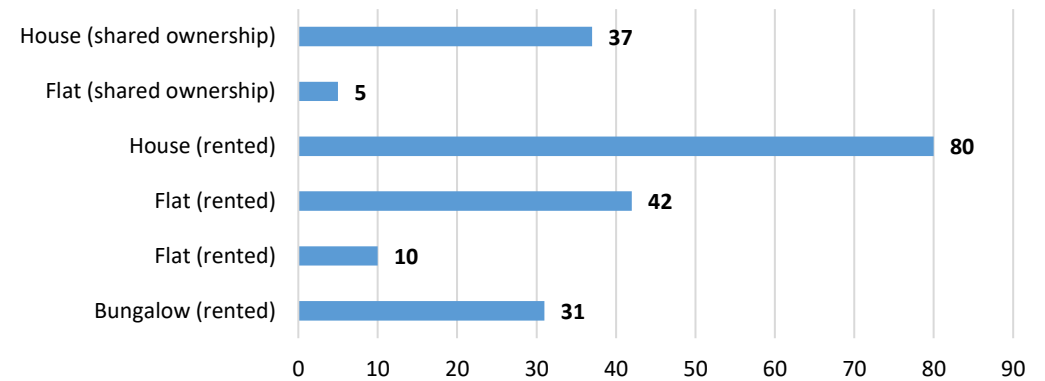
Total social / affordable housing stock in Tattenhall	205
Number of adverts on the register (Oct 2013 – Apr 2017)	28
% of stock advertised for re-let (Oct 2013 – Apr 2017)	13.7%
Likely number of people with a local connection to Tattenhall on the housing register that could be housed in the available stock over a 4 year period (based on 12.1% of applicants being eligible on 5 Apr 2017)	4

Source: CWAC Housing Register, Oct 2013 – Apr 2017 (West Cheshire Homes)

Chart 45 shows the breakdown of the types of social / affordable housing stock that already exists in Tattenhall. The number of bedrooms for the existing housing stock is not known but it can be seen that a significant proportion (80) is made up of homes for general rent and there are 37 shared ownership houses and 5 shared ownership flats. The remainder is made up of rented flats and bungalows.

Approximately **18.8% of housing stock in Tattenhall is social / affordable** housing however, from the housing register data it is clear that there is very little social / affordable housing stock / tenures becoming available on a regular. **The turnover of stock is very slow and on average there is only 1 social / affordable unit becoming available that can be re-let each year.**

Chart 45: RP Housing Stock in Tattenhall



Self-build Register

All Local Authorities are now legally required to maintain a self-build register, which is where homes are built by their owners. The Local Authority has received significant interest in self-build although there is no data made available on the reasons or type of homes needed for self-build. However, size of properties people are interested in for self-build are shown in **table 9** below.

Table 9: Cheshire West Self-build Register for Tattenhall 22 March 2017

	Number of Bedrooms Required				Total
	2	3	4	5 (or more)	
Tattenhall					
Number of Self-build registrations	1	8	10	2	21

Without further information on the above self-build registers, it is not possible to draw any meaningful conclusions about housing needs for Tattenhall.

This section analyses the results of the Cheshire West Private Sector Housing Stock Condition Survey 2013.

Key findings from the survey report include:

“The Cheshire West and Chester Council area contains a private sector housing stock of 124,528 dwellings occupied by 120,778 households and a population of 284,689 persons. At the time of survey 117,150 dwellings (84.1%) were occupied, the remaining 7,378 dwellings (5.9%) were vacant. Within the vacant housing stock 2,227 dwellings (1.8%) have been vacant for over six months.

“Owner-occupation accounts for 101,415 dwellings (81.4%) with an additional 20,178 dwellings (16.2%) rented privately or tied to a person’s employment. Rates of private-rental remain below the national average but have been increasing since 2010 in line with national trends. Rates of private rental are again higher in urban wards.

“Within the private housing sector rates of non-Decency are above average in the private-rented/tied housing sector (31.6%), for flats in converted/mixed use buildings (48.8%) and for dwellings constructed pre-1919 (41.8%). Geographically they are higher in the rural areas (22.2%).

“Using new definitions issued in July 2013, 16,601 households (13.7%) are in fuel poverty. Levels of fuel poverty are highest for households living in the private-rented sector and in pre-war housing and geographically for rural households. At a household level younger and older households are the worst affected.

“Geographically under the new (fuel poverty)³ definition, levels of fuel poverty are highest in the rural areas; pre-July 2013 definitions indicated highest rates of fuel poverty in the market towns. At a household level the youngest and oldest households remain particularly affected by fuel poverty as do households in economic disadvantage. Of interest is an increase in levels of fuel poverty under the new definition for married/co-habiting couples with children and other multi-person households.”

Chart 46 below shows that Tattenhall’s private sector housing stock has a lower proportion (67.1%) of owner occupied tenure than CWAC (81.4%). 26.9% of private sector stock in Tattenhall is rented or tied accommodation compared to 16.2% in CWAC. 6.0% of private housing stock in Tattenhall is vacant / unobtainable compared to 2.4% in CWAC.

Chart 46: Private sector tenure

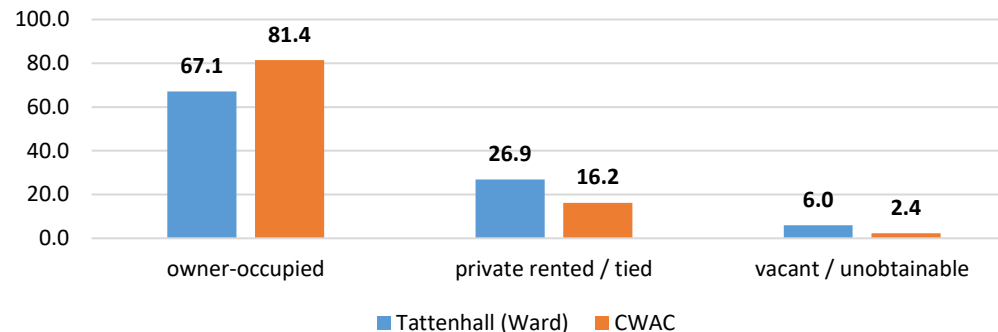
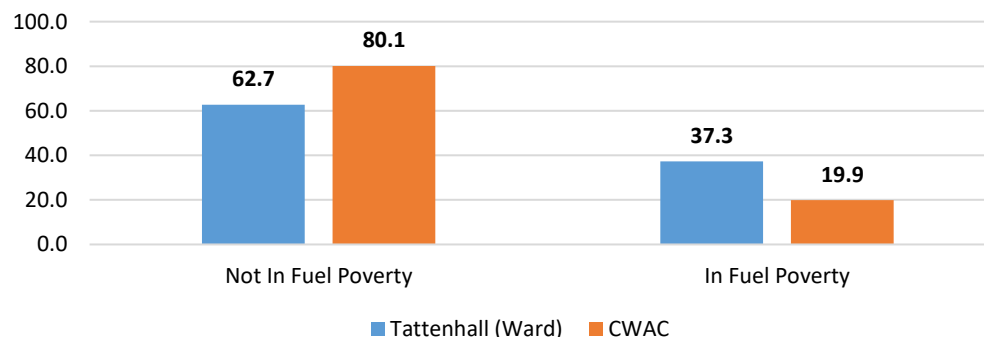


Chart 47 shows that Tattenhall has higher levels of fuel poverty (37.3%) compared to CWAC (19.9%).

Chart 47: Households in Fuel Poverty (Full income model)



Source: Cheshire West Private Housing Stock Condition Survey 2013

³ Prior to the July 2013 guidance fuel poverty was taken as a straightforward proportion of eligible household income spent on domestic fuel. Fuel poverty was defined by annual expenditure on fuel in excess of 10% of annual household income. Revised definitions of fuel poverty seek to isolate households on low incomes with fuel costs above the median.

Charts 48 and 49 compare Tattenhall and CWAC in terms of decent homes repair failures. 25% of Tattenhall’s private sector housing stock is not compliant with the decent homes repair standard compared to 13% in CWAC.

Chart 48: Decent Homes Repair Failure - Tattenhall (Ward)

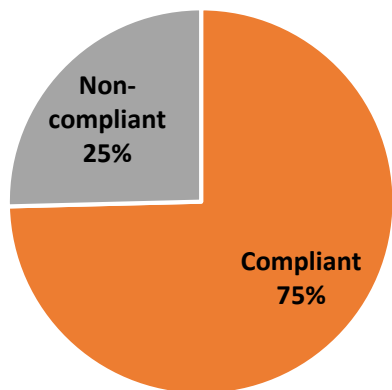
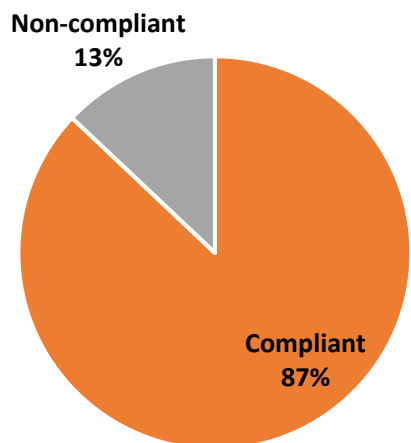


Chart 49: Decent Homes Repair Failure - CWAC



Source: Cheshire West Private Housing Stock Condition Survey 2013

Table 10: Category 1 Hazards Present in Tattenhall and CWAC Private Sector Housing Stock

CATEGORY 1 HAZARDS				
Area	Category 1 Risks Present		All Dwellings	
	dwellings	%	dwellings	%
Tattenhall (Ward)	549	31.8	1729	100
CWAC	9313	7.5	124528	100

Source: Cheshire West Private Housing Stock Condition Survey 2013

Table 10 shows that Tattenhall has a significantly higher proportion (31.8%) compared to CWAC (7.5%) of its private sector housing with category 1 hazards present. A category 1 hazard is a hazard that poses a serious threat to the health or safety of people living in or visiting your home.

Examples of category 1 hazards can include:

- exposed wiring or overloaded electrical sockets
- dangerous or broken boiler
- bedrooms that are very cold
- leaking roof
- mould on the walls or ceiling
- rats or other pest or vermin infestation
- broken steps at the top of the stairs
- lack of security due to badly-fitting external doors or problems with locks

Source:

https://england.shelter.org.uk/housing_advice/repairs/health_and_safety_standards_for_rented_homes_hhsrs (20 Nov 2017)

This document sets out the Local Authority’s vision and aims for vulnerable and older people’s accommodation over a 4-year period.

The following extracts from the document do not give specific data or plans for Tattenhall, however it does highlight some of the key challenges with housing vulnerable and older people, particularly in a rural context:

*“The majority of people in the Borough own their own home and even older owner occupiers who do not need personal care and support, can find themselves in a position where they find it difficult to maintain their home in a good state of repair as they age. The latest private sector stock condition survey for the Borough (2013) shows that **non-decency rates are higher among older owner occupiers and particularly so in rural wards.**”*

*“**Older people living in non-decent housing are more at risk of fuel poverty and ill health arising from or aggravated by cold and damp conditions.** The majority of Excess Winter Deaths occur among older people, especially women, and those with underlying health problems. While many associate deaths during periods of cold weather with hypothermia, most are in fact due to cardiac disease, strokes and respiratory problems. Older and disabled people are therefore likely to receive the greatest benefit from initiatives to provide affordable warmth for the Borough’s residents, helping to ensure their home is affordable to heat.”*

*“**Older people living in rural communities can also be at increased risk of increasing isolation and diminishing access to services, including healthcare services, which could adversely impact on their future health and wellbeing.** Nationally, research shows that **younger people are leaving rural towns and villages because of a lack of affordable housing and employment opportunities**, which means services and businesses like GP surgeries, shops and post offices are unsustainable. Public transport may also be reduced, increasing the potential for isolation and driving up the difficulty and cost of providing care in the home.”*

*“**The Borough’s rural population is ageing faster than that in the urban areas, so it is likely that the situation for older people living in rural locations could deteriorate over time. Ensuring a range of attractive, suitable and sustainable alternative accommodation options is available, as well as offering help and assistance with adaptations and repairs to help those who want to stay in their own homes, will allow older people to make an informed decision about their future accommodation choices.**”*

“Proposals for new housing should take account of the needs of that particular area and especially of:

- ***The provision of small family homes to assist households into home ownership and for older people who may wish to downsize.***
- ***The provision of a range of accommodation types to meet the long term needs of older people; this could include the provision of Lifetime Homes, bungalows and Extra Care housing.”***

Source: CWAC Vulnerable and Older People’s Accommodation Plan 2016-2020



This section takes an overview of all the different factors and data sets analysed in this report, and examines how they might affect the quantity, type and mix of housing needed in Tattenhall over the Local Plan part 1 (LP1) period (up to 2030). Tattenhall has been allocated a minimum housing number target of 250 in LP1, therefore this section uses this number as a baseline for the quantity of housing.

Factor	Potential impact on quantity of housing needed	Potential impact on housing mix and type
<p>Planning and physical constraints – for its size, Tattenhall has been assessed as having significant development potential over the Local Plan period i.e. it has been given a minimum dwelling increase target of 22.9% by 2030. The Neighbourhood Plan also requires a phasing of new development on sites of no more than 30 dwellings each during this plan period.</p>	<p>No change Tattenhall is exceeding its overall dwelling completions target so far by 36 dwellings. Therefore, to meet its minimum target in LP1 of 250 dwellings, it needs to deliver an average of 10 dwellings annually until 2030.</p> <p>More affordable homes for CWAC? However, CWAC is 5% short of meeting its current affordable housing completion target. Therefore Tattenhall may wish to contribute further to the Borough-wide affordable housing delivery, which would also help with addressing its local affordability issues referenced in the housing market analysis.</p>	<p>Tattenhall is 3 dwellings short of meeting its affordable dwelling completion target (to date) based on LP1 SOC1 which requires 30% of new development to be affordable. Planning policy in the Local Plan and the Neighbourhood Plan favours: small scale developments (up to 30 units per site), affordable housing in response to local need including housing for families, older people and via a Community Land Trust. Planning policy also allows a mix of market and affordable housing to help with scheme viability where necessary.</p>
<p>Strategic Housing Market Assessment (SHMA) 2013 identifies an net annual shortfall of 15 dwellings per annum on average during the SHMA period (2013-2018), which would require the delivery of at least 45 dwellings per year to achieve this figure based on 30% affordable target for all dwellings in LP1.</p>	<p>More affordable housing? At a first look, Tattenhall has underperformed on the provision of affordable housing compared with the shortfall of 15 units per annum identified in the SHMA. However, delivery of that level of affordable homes in Tattenhall is not realistically achievable and compared with the affordable housing target in the Local Plan, Tattenhall is under-performing by a very small percentage (2%). That said, it must be recognised that there remains widespread AH need across the Borough, which additional provision in Tattenhall could contribute to meeting.</p>	<p>According to the SHMA 2013, Tattenhall needs the following mix of housing:</p> <ul style="list-style-type: none"> • 33% 1 bed (under 65) • 13% 2 bed (under 65) • 7% 3+ bed (under 65) • 47% 1 bed (over 65) <p>More up-to-date evidence from the housing register suggests that the affordable housing need is more mixed than the SHMA suggests. See housing register section further down in this table.</p>

Factor	Potential impact on quantity of housing needed	Potential impact on housing mix and type
<p>West Cheshire Rural Growth Strategy has an overall housing target of 2785 from 2015 – 2030 for rural area and market towns (based on LP1 targets)</p>	<p>No change The rural area has delivered 1298 dwellings since 2015 and is therefore on course to exceed the minimum target by 2030.</p>	<p>The Rural Growth Strategy stipulates that the rural area and market towns need to deliver: good quality affordable and family housing, starter homes, ‘downsizers’ for older person households.</p>
<p>Several economic strategies set out housing targets for large areas:</p> <ul style="list-style-type: none"> • LEP = 70,000 new homes by 2030 for Cheshire and Warrington • CWAC Economic Growth Strategy – 7,300 new homes by 2018 in Cheshire West 	<p>Increase housing supply? Tattenhall is an important key service centre with significant local employment sites e.g. Chester and Manchester. Therefore, these targets could reasonably be assumed to affect Tattenhall.</p>	<p>No change? There is not enough information to stipulate how these housing targets will be delivered.</p>
<p>Accommodation type (Census 2001-2011 data) Between 2001-2011, Tattenhall saw an increase (13-15%) in the proportion of terraced housing compared with the CWAC and national trends, of which both showed a small decrease. Compared to the Borough (29.6%), Tattenhall has a higher proportion (40.8%) of detached properties, and a lower (7.4%) proportion of flats / apartments (12.2% in CWAC). Tattenhall has a similar proportion (36.1%) of semi-detached properties to CWAC (35.8%).</p>	<p>No change? Accommodation types within Tattenhall do not indicate a need to increase the housing supply in general.</p>	<p>More flats and apartments needed to balance the market The existing housing stock appears to be weighted more towards detached properties with few flats and apartments compared to national and Borough-wide figures. This also suggests that Tattenhall may not (currently) be a good place to start on the housing ladder with a higher proportion of detached properties that tend to be more expensive.</p>

Factor	Potential impact on quantity of housing needed	Potential impact on housing mix and type
<p>Accommodation type + size (SHMA 2013 data) Compared to CWAC, Tattenhall has a:</p> <ul style="list-style-type: none"> • significantly lower proportion of 1-2 bed bungalows; • higher proportion of 3+ bed bungalows; • lower proportions of 1-2 bed flats and 1-2 bed terraces; • significantly lower proportion of 3+ bed terraces; • higher proportion of 1-2 bed and 4+ bed semis; • Lower proportion of 3 bed semis and; • higher proportion of detached houses of all sizes (inc. 30.6% of 4+ bed detached houses) 	<p>No change? Based on data from the SHMA 2013 on type and size we cannot derive whether their needs to be an increase in housing supply.</p> <p>N.B. This data set is not for the same geographical area as the parish boundary, therefore no accurate conclusions can be drawn.</p>	<p>With detached housing being estimated at least 10% higher in proportion compared to CWAC and lower proportions of flats and 1-2 bed bungalows, this could be an indication of an imbalance in Tattenhall's housing stock, which is likely to be contributing to its unaffordability. An increase in smaller, affordable and starter units would help to keep the local population balanced to support services and the local economy.</p>
<p>Tenure 2001-2011 Tattenhall's housing stock is mostly owner occupied compared to CWAC. Between 2001-2011 there was a sharp increase in private rented properties nationally and locally (CWAC and Tattenhall). Private rented (other) housing and people living rent free is broadly in line with the Cheshire West and nationally averages. There has been a small but significant increase in shared ownership in Tattenhall with a similar trend across the Borough and nationally.</p>	<p>Increase housing numbers The increase in rented property suggests that there were significant numbers of people who could not afford to buy property in this period, which included the market crash. This indicates that the local market is too expensive for existing and new home owners. This is supported by evidence in the affordability section that Tattenhall is unaffordable. High prices usually indicate a shortage of supply to meet demand, therefore increasing supply will help address this issue.</p>	<p>Increase supply of smaller properties (1-2 bed) Including a mix of starter homes and downsizing options for older people for sale and rent. This would increase downsizing options for older people, which would free up larger existing family homes on the market for growing families to move into. Smaller starter homes would also help young people and families to get on to the housing ladder and help the next generation of home owners get started.</p>

Factor	Potential impact on quantity of housing needed	Potential impact on housing mix and type
<p>Occupancy ratings 2001-2011 The trend between 2001-2011 was for under-occupancy to reduce. In other words, people are occupying their homes more fully with less spare rooms. Overcrowding increased only marginally by 0.2% (3 households over 10 years).</p>	<p>No change? If the trend of low levels of overcrowding and decreasing under-occupancy continues, this should not require any significant change in the overall supply of housing numbers.</p> <p>Increase supply of smaller properties? (1-2 bed) would provide more downsizing options for older people who under-occupy large homes. This would accelerate an increase in occupancy by freeing up larger homes for growing families.</p>	<p>Similar to the above, there is a greater need for small 1-2 bed properties for young people, families and downsizing options for older people, would help to address under-occupancy, which is an issue across Cheshire West as well as Tattenhall.</p>
<p>Household composition 2001-2011 Significant trends in changing household composition between 2001-2011 were:</p> <ul style="list-style-type: none"> • Single person households increased by 3.5 per year (on average), of which 1.3 were over 65 and 2.2 were under 65. • Family households increased by 6 per year, of which 3.8 were over 65, 0.2 (or 2 in total) were under 65 and 2 new lone parent households per year formed on average. <p>Overall, an estimated 9 new households formed per annum from 2001-2015.</p>	<p>Increase in supply to meet a big change in demand rather than for a significant increase in numbers of people? Tattenhall's housing market may need to find ways of responding more readily to the changing household composition with its rapidly aging population, which will require a range of downsizing options.</p>	<p>Increase supply of downsizing options, extra care housing, lifetime homes and sheltered accommodation for older population A focus on homes for over 65s is where there is highest demand as the baby-boomer generation move further into retirement and larger properties become more difficult to maintain. With such a rapid increase in over 65 households in the next few years, it will also be important to keep the parish's population balanced to sustain the local economy and services with a smaller proportion increase in homes for families and young people, particularly with affordable or social tenure where possible.</p>

Factor	Potential impact on quantity of housing needed	Potential impact on housing mix and type
<p>Concealed families 2011 With 5 concealed families in Tattenhall in 2011 it is way below the Borough and national average (percentage wise). No concealed family data is available for 2001.</p>	<p>No change? The below average proportion of concealed families means it is unlikely to cause an increase in overall need.</p>	<p>No change?</p>
<p>Population 2001-2011-2015 including change in age structure Tattenhall's population has increased by 129 between 2001-2015 (5.3%). Between 2011-2015 it increased by 32 (8 per year on average) whereas from 2001-2011 the population grew by 9.7 per year on average. 20 dwellings were completed from 2011-2015, which could have had an influence on the slower population growth rate.</p> <p>It is also aging rapidly with over 65s increasing in proportion to other age groups (from 17.0% in 2001 to 28.7% in 2015) and as a result the proportions of 0-19 and 20-64 age groups are significantly decreasing (0-19 age group changed from 23.8% in 2001 to 20.5% in 2015, and 20-64 age group changed from 59.2% in 2001 to 50.8% in 2015).</p> <p>Mid-year estimate data for 2015 enables us to calculate that between 2011-2015, the 65-69 age group increased by approximately 16 individuals per year, 75-79 age group increased by approx. 9 individuals per year and 80-84 age group increased by approx. 8 individuals per year.</p>	<p>Increase housing supply? The population is increasing in Tattenhall although 2015 mid-year estimates suggest that the rate of increase is slowing down. The increase in over 65's is the most significant change in the population.</p>	<p>Increase supply of smaller properties? To accommodate a rapidly aging population there needs to be more provision of downsizing options to lifetime homes standard in the shorter term (next 5 years) with more sheltered, extra care and residential care options in the medium to long term.</p>

Factor	Potential impact on quantity of housing needed	Potential impact on housing mix and type
<p>Net migration Between 2011 and 2015, the death rate and live birth rates fluctuated and resulted in a small increase in population of 12 people. The total population of Tattenhall has increased from 2408 in 2011 to 2440 in 2015, which means an increase of 32 people. From this we can calculate the net migration by taking away the increase in births minus deaths (12) in Tattenhall between 2011 and 2015, which was 20 people. This equates to approximately 5 new residents each year on average moving into Tattenhall between 2011-2015 (based on 20 net migration figure 2011-2015 divided by 4 years).</p>	<p>Small increase in housing supply? The evidence suggests a relatively low rate of inward migration into Tattenhall however, this is still having a more significant impact on the population increase than the live birth rate within the parish.</p>	<p>No change Not enough information on who is migrating into the area to say how this could affect housing mix and type.</p>
<p>Long term health problems Tattenhall has had an increase in the proportion of people with a limiting long-term illness more rapidly than in CWAC, and nationally this trend is decreasing. which tallies with the aging population evidence.</p>	<p>No change to overall numbers?</p>	<p>More provision of assistive accommodation? E.g. sheltered, extra care, residential care and more investment in adaptation of existing housing stock.</p>
<p>Economic activity of residents Most notably, people are retiring in Tattenhall at a faster rate than in CWAC and nationally.</p>	<p>Increase in housing supply? Based on this and other evidence, it is known that the number and proportion of people of retirement age are increasing in Tattenhall.</p>	<p>More provision of downsizing options and lifetime homes in the shorter term (next 5 years) with more sheltered, extra care and residential care options in the medium to long term.</p>

Factor	Potential impact on quantity of housing needed	Potential impact on housing mix and type
<p>Distance travelled to work 49% of working people in Tattenhall, work within Cheshire West & Chester. 18% work from home, which has seen the most significant increase in terms of 'place of work' for Tattenhall residents. Other places of work include: 4% work in Cheshire East, 4% in Flintshire, 3% in Wrexham, 8% in: Halton, Liverpool, Manchester, Warrington or Shropshire. 8% in other parts of the UK and 6% have no fixed place of work.</p>	<p>Increase housing supply? Where residents do not currently have sufficient facilities or space to work from home, this increasing trend could impact on the quantity of housing needed in future. E.g. more people could be looking for dwellings with adequate home working facilities / space.</p>	<p>Better connected homes are needed in terms of broadband access with a clear trend for more people to work from home. There may be scope to influence new developments to include a portion of homes with flexible rooms that could be used as work or storage space.</p>
<p>Affordability of dwelling prices Tattenhall has an affordability ratio (i.e. dwelling price divided by income) for median price to median income of 9.0 compared to 6.1 for CWAC. For lower quartile incomes and prices the ratio is 8.3 for Tattenhall and 7.2 for CWAC. 3.5 is considered affordable. Tattenhall's median dwelling price (2011-Sept 2017) was £119,650 above the Borough median. Tattenhall's lower quartile dwelling price for the same period was £62,500 above the Borough median.</p>	<p>Increase housing supply? Markets tend to be unaffordable when demand outstrips supply, therefore an increase in supply would help balance the market.</p>	<p>Increasing the right type of housing supply The evidence shows that smaller market 1-2 bed properties are needed to give downsizing options for older people, and starter home options for young people and families. There is also a need for a mix of affordable tenures including: social and affordable rent, shared ownership, discount for sale, extra care, sheltered and residential care housing. Community Led Housing Schemes could also be considered.</p>
<p>Affordability of rent To afford a market 1 bed flat in Tattenhall (based on paying 28% of income on rent) you need to be earning £29,714, which is £7,214 above the actual lower quartile income of £22,500. Overall, the rental market in Tattenhall offers more possibilities than buying. Tattenhall is affordable to rent 1-3 accommodation for those on a median income. However, for those on lower quartile incomes only 2 bed rented accommodation in Tattenhall is affordable, whereas 1, 3 and 4 bed are out of reach.</p>	<p>Increase housing supply? Although rented property provides more choice in terms of affordability. Lower quartile earners could still end up spending 37% of their income on rent of 1 bed accommodation. An increase in smaller size affordable or social rented property could help balance the market to make it affordable for people on lower quartile incomes.</p>	<p>Increase supply of affordable tenures for rent? Particularly 1 bed accommodation.</p>

Factor	Potential impact on quantity of housing needed	Potential impact on housing mix and type
<p>Housing register Tattenhall's housing register shows a heavy leaning towards 1 bed need:</p> <ul style="list-style-type: none"> • 74% 1 bed under 55's • 79% 1 bed over 55's <p>Based on bids for social and affordable housing since 2013, Tattenhall appears to have a very broad and balanced need for social housing. 25% of bids were for flats, 21% for bungalows, and 54% for general needs housing.</p> <p>According to the housing register data, on average 8 social / affordable homes became available for re-let per annum from Oct 2013-Apr 2017. However, only 12% of people registered in need of social / affordable housing in Tattenhall met the local connection criteria.</p>	<p>Increase affordable / social housing supply?</p>	<p>Based on the housing register bids there needs to be a focus on increasing supply of 1 bed properties.</p> <p>There is a broad ranging need for flats and bungalows but with the majority being general needs for young people and families.</p>
<p>Self-build register There were 21 applicants interested in self-build in Tattenhall.</p>	<p>No change Self-build registrations do not give any evidence on housing need but likely an indication of aspiring self-building in the area.</p>	<p>No change</p>
<p>Private sector stock condition survey 2013</p> <ul style="list-style-type: none"> • 37% of Tattenhall 's private housing stock is in fuel poverty compared to 19% in CWAC. • 25% does not meet decent homes standard compared to 13% in CWAC. • 31% has category 1 hazards present compared to 7% of CWAC's private sector stock. 	<p>No change</p>	<p>No change</p>

Factor	Potential impact on quantity of housing needed	Potential impact on housing mix and type
<p>CWAC Vulnerable and Older People Accommodation Plan key points:</p> <ul style="list-style-type: none"> • Non-decency rates are higher among older owner occupiers in rural wards. • Older people living in non-decent housing are more at risk of fuel poverty and ill health arising from or aggravated by cold and damp conditions. • Older people living in rural communities can also be at increased risk of increasing isolation and diminishing access to services, including healthcare services. • Younger people are leaving rural towns and villages because of a lack of affordable housing and employment opportunities. • The Borough’s rural population is ageing faster than that in the urban areas. 	<p>Increase housing supply</p>	<p>Ensuring a range of attractive, suitable and sustainable alternative accommodation options is available, as well as offering help and assistance with adaptations and repairs to help those who want to stay in their own homes, will allow older people to make an informed decision about their future accommodation choices.</p> <p>The provision of small family homes to assist households into home ownership and for older people who may wish to downsize.</p> <p>The provision of a range of accommodation types to meet the long term needs of older people; this could include the provision of Lifetime Homes, bungalows and Extra Care housing.</p>

This housing needs assessment has aimed to provide TDCLT with evidence on local housing need from a range of data sources. It is suggested that TDCLT discuss the contents and conclusions of this report with the Local Planning and Housing Authority, taking the following into account during the process:

1. The contents of this report;
2. Views of CWAC including how this may inform the CLT development;
3. The results of the household and business surveys;
4. The views of other local stakeholders e.g. housing associations and landowners.

Cheshire Community Action would like to thank: Cheshire West & Chester Council housing policy team for funding the housing needs assessment and for the support from the planning policy and strategic intelligence teams.

The project team would also like to thank Tattenhall & District Community Land Trust and Tattenhall & District Parish Council for its support throughout the process.

This report was produced by Cheshire Community Action, the leading rural support organisation covering Cheshire, Halton and Warrington

Web: www.cheshireaction.org.uk

Registered Charity: 1074676 Company Number: 3555199

Registered in England and Wales – Registered Office: Queens House Annexe, Queens Road, Chester, CH1 3BQ