

Tattenhall & District Household and Business Survey Report on Housing Need

This report is funded by Cheshire West & Chester Council
and produced by Cheshire Community Action

FINAL VERSION – July 2018



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1.0 EXECUTIVE SUMMARY

Cheshire Community Action (CCA) was commissioned by Cheshire West & Chester Council (CWCC) to carry out an independent housing needs survey of Tattenhall in August - September 2017 to identify the local housing need. **Two surveys** were conducted in tandem: **a resident's (household) survey and a business survey** – both focussing on housing needs.

The survey was posted to all households in Tattenhall as well as providing an online version to increase accessibility. **314 surveys were returned out of the 1181 distributed, giving a 27% response rate.**

The following points summarise the key findings of the research:

1. The survey was 'live' to receive responses from 14 August to 25 September 2017 allowing a **6 week response period**.
2. The survey was posted to **all residents** of Tattenhall & District Parish and in addition to circa **140 businesses** in and around Tattenhall to enable their employees to take part, including an online version, which was widely promoted within the local community.
3. **57% of respondents owned homes without a mortgage to pay**, 24% owned with a mortgage, 8% rented a housing association home, 8% rented privately, 1% lived in tied accommodation provided by their employer and 2% gave 'other' answers including shared ownership, leasehold and sheltered accommodation.
4. **Nearly half (47%) of respondents were employed / self-employed and just over half (52%) were retired.** 5 respondents were carers and 6 said they looked after the home or a family members. 4 people were unemployed and 1 student responded.
5. About a third (**34%**) of respondents commuted out of Tattenhall for work, 12% worked from home, 17% both work from home and commute to a separate place of work, 12% lived and worked in Tattenhall and 3% commuted into Tattenhall for work.
6. The three most common occupations that respondents worked in were: **Corporate / senior officials (17%), health occupations (18%) and 16% worked in business or professional services.** Teaching / education and administration / secretarial workers each made up 11% of the responses respectively. The three groupings of: science, research, engineering and technology; public service and; skilled trade each made up 7% of the responses respectively.
7. **81 out of 314 (25%) of respondents said that their current accommodation was unsuitable.**
8. The most common reason for accommodation being deemed unsuitable was: **'downsizing' at 31 or 42%.** 16 or 22% of respondents said that their **gardens were too big** and the same (16, 22%) said **health / mobility problems** were the reason needing to move home. 11 respondents (15%) said that they needed to **'upsize'**. 8 respondents (11%) needed cheaper / **more affordable accommodation** and the same number (8, 11%) said their current property was **too difficult to manage**. 7 respondents (10%) needed to **live independently**. 5 (7%) wanted to move **somewhere with a garden / larger garden**. The same number: 5 (7%) wanted to **buy (from renting)**, 4 (5%) needed to be **closer to facilities** and 3 respondents selected: **'first time buyer', 'high maintenance costs' and 'marriage / to live together'** respectively.

9. **Older couples over 65 made up the highest proportion (28%) of those in need** of more suitable accommodation. **Single adults aged 18-64 made up 21%** of those in need, **20% were single adults over 65, 18% were adult couples (18-64) and 10% were families with children.**
10. **About a third (34%) said that they need to move in 1-3 years, 26% in over 5 years, 21% in 4-5 years and 19% within a year.** Note: the survey was carried out in September 2017.
11. **Over 75s (32) and 65-74 year olds (33) showed the highest number of people in need of more suitable accommodation.** 18-29 year olds (23) and 50-64 year olds (23) each showed an equal and significant number in need, and 0-17's and 30-49 year olds showed the same number (19) in need.
12. Most respondents in need (**73%**) **would prefer to buy a property on the market. 22% selected social or affordable rent, 12% a discounted market home** and an equal proportion (5%) each selected shared ownership and private rent respectively.
13. There was **strong support from the community** (87% of respondents to the question) when asked whether it would support a CLT development in Tattenhall.
14. The vast majority (92%) of those who need to move would **prefer to stay in Tattenhall.**
15. **43% (32) of those in need selected 'bungalow'** as their preferred type of accommodation. **36% (27) selected 'house'** and **11% (8) selected 'flat / apartment'**. 2 people said that adaptations to their current home would suffice to meet their needs, 3 people selected 'sheltered accommodation', 1 person preferred 'co-housing' and another selected 'extra care housing'. No one selected residential care.
16. Most respondents (**59%**) or **45 households in need selected '2 bed'** when asked how many bedrooms they needed. 25% selected '3 bed', 9% '1 bed', 5% '3 bed' and 1% said they needed 5 or more bedrooms.
17. 74% of those in need said that they did not require special support in the home but 15% said they needed **care within the home**, 13% needed **mobility / disability support** and 8% **warden assisted** accommodation.
18. 3 of the respondents in need said that they were already on the **housing waiting list** but the vast majority (96%) of respondents to this question were not on the list.
19. Only 59 out of the total 81 respondents that expressed a housing need told what they could **afford to purchase**. 8% said they could afford less than £49k to purchase, 7% said they could afford to pay £50-99k, 12% said £100-149k, 20% said £150-199k. The highest proportion (22%) said they could afford £200-249k, 10% selected £250-299k, 7% - £300-349k and 14% said they could afford over £350k.
20. Only about half of the respondents that expressed a housing need told us how much they could **afford to rent**. About a third (34%) selected less than £400 per month, 5% selected £400-499 pcm, 29% selected £500-599 pcm, 10% selected £600-699 pcm, 12% selected £700-799 pcm, 2% - £800-899 pcm, 5% - £900-999 pcm and 2% said they could afford £1,000-1099 pcm in rent.
21. A third (33%) of respondents in need said they were planning to **release capital** from their current home when they move. 37% said they were not releasing capital, and 30% selected n/a.
22. 16 respondents (21%) required '**work from home**' facilities and of these: 11 required an additional room, 3 selected 'external storage space', 14 selected 'good broadband' and 1 respondent selected 'large room' and another selected 'additional parking'.

23. 2 respondents were both interested in **self-build** an on the self-build register. Another 36 people were interested in self-build but were not on the register.
24. **61 respondents to the survey reported that they knew someone who had to move out of Tattenhall in the last 5 years due to a lack of suitable accommodation.** 50% of the reasons given were due to a **lack of affordable housing** and / or **starter homes** for younger people and families. Other reasons included: downsizing (7%), to find 1 bed accommodation (7%), to find 2 bed accommodation (22%) and 14% moved out to find 3 bed accommodation.

Business owners / managers were also surveyed to find out if the availability (or lack of) suitable accommodation had an impact on their business. In total, circa 140 business owners / managers received the survey and 17 responded.

Overall, the **business survey has not unearthed a significant body of evidence** to suggest businesses are being affected (positively or negatively) by availability (or lack of) suitable accommodation in the Tattenhall area. Having said that, the **largest responding business with 297 employees did comment on housing being a problem.** However, the overall lack of evidence to strengthen this argument could be due to:

1. Availability of housing is not having a significant impact on local businesses.
2. A low response rate. i.e. the 120+ businesses that did not respond may have issues with employees finding suitable accommodation locally, but they did not have the time to respond.
3. A lack of awareness whether housing affects their business e.g. 3 out of the 17 businesses said they didn't know if this was an issue.
4. A combination of points 2 and 3 above.

Selected comments from survey respondents:

"We frequently look for rented accommodation, there is often only 2-3 properties available - often too small or too expensive. Please have a look at the rightmove website - you will see what we mean. Thanks for organising this survey, we are glad the housing issue is being considered."

"There is a lack of affordable housing to downsize."

"The permanently affordable housing should be just that with the emphasis on permanently! Not as in the past when low cost housing was later sold benefiting the occupants not the community."

"We might need a smaller property and help with remaining independent."

"Within the next few years I will need to move my mother closer, either to a larger house with me (hopefully with an annexe!) or to a smaller house on her own - however these are few and far between."

"Houses for the older generation are not affordable in the village - they would have to sell large family homes AND ADD cash to most new purchases - it is causing a bottleneck in the housing market."

"Two daughters at home - one looking for first home - ideally would like to stay in Tattenhall but prices too expensive."

"Much more accommodation is needed, for young Tattenhall born youngsters it is likely that they have to leave the village."

"If the village continues to be developed at such a rate it will become a Town. I will consider moving away - sadly it is being ruined."

"There are not enough 2-3 bed social housing for young couples to stay in the village to help care for me when needed."

"We don't need any more unaffordable housing in the village. We have far too many now. We need to be able to keep our younger generation in the village and at the moment this is near impossible."

"While none of my employees have left the Parish, not being able to afford to live close to work is a perennial grumble. I like to cycle to work, so would not like to live in Tattenhall, but several of my colleagues are priced out."

"I lived in a 3 bedroomed property owned by a housing association. When my relationship ended I had to move into the private rental sector as under the allocations policy I would have been allocated a sheltered housing 1 bedroom flat, which I am not ready for yet. Some small rental properties (1/2 bedrooms) would be ideal."

2.0 INTRODUCTION

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.

Tattenhall was the pilot area for three different approaches to assessing housing need:

- **A household survey aimed at residents and employees within Tattenhall & District – the results of which are included in this report.** This is a more traditional approach to collecting evidence of housing need to guide and inform a planning application for a rural housing development. It is required as part of planning policy (Policy SOC2 ‘Rural Exception Sites’ in Local Plan I and Policy 1 in the Tattenhall Neighbourhood Plan). However, the addition of ‘employees’ to this survey brings a new dimension to the results.
- **Business survey – included in this report.** Normally only residents will be surveyed but as Tattenhall has over 70 businesses within the Parish, this approach has been trialled to test whether the availability of suitable accommodation has affected local businesses.
- **A detailed analysis of secondary (existing) data – compiled in a separate report.** This includes detailed analysis of data from: Censuses 2001-2011, strategic economic strategies, dwelling completions, Office of National Statistics (ONS) mid-year estimates, dwelling price and rental data compared with income levels, housing register, self-build register, private sector housing condition survey and the vulnerable and older people’s accommodation plan. This provides an analysis of longer term trends that give a broader perspective than the household and business surveys reported on in this document.

This report is suitable for guiding and informing:

- Rural housing developments, including those by community led housing groups, registered providers (housing associations) and private developers
- Parish and town councils
- Communities

It should be read in conjunction with the secondary data report for Tattenhall.

Cheshire Community Action is a local charity based in Cheshire West that has conducted the Housing Needs Survey independently. All personal information that has been received as part of the survey is treated as confidential.

3.0 METHODOLOGY

Resident's and Employee's Survey

The household survey shown in Appendix A on pages 57-64 of this report was posted to all residents in Tattenhall & District Parish and businesses were also asked to send the survey to their employees on 14 August 2017. Residents receiving the survey in the post could return it to CCA by freepost. To increase accessibility there was also an option to complete it online by typing a web link into an internet browser, which was highlighted in the cover letter of the printed version and promoted locally by the community.

CCA worked with Tattenhall & District Parish Council and Tattenhall & District Community Land Trust to agree the cover letter for the survey. The housing needs survey template was based on a template approved by Cheshire West & Chester Council Housing Policy Team.

The survey required responses from as many local people as possible, including details of anyone known to have moved away from Tattenhall due to a lack of suitable housing in the last 5 years.

The deadline for responses was 25 September 2017 so that individuals had 6 weeks to respond. CCA carried out data entry and analysed the responses. Hard copy responses were manually entered into the same database as those already completed on-line, using Survey Monkey.

As the survey was only sent to residents within Tattenhall & District Parish and businesses in and around the village, only local housing needs are addressed in this report. A separate housing needs assessment report includes analysis of strategic data including longer term trend analysis.

N.B. The results to each question are presented in both chart and tabular form in this report. Most questions show that often a small, or sometimes a large proportion of respondents have 'skipped' questions. This is due to the survey being structured so that if people answered in certain ways, they would be 'skipped' through questions that were not relevant. E.g. If respondents answered 'no' to Q13 on whether they required more suitable accommodation, they did not need to answer the majority of remaining questions about housing need. In addition, some respondents also skipped questions of their own accord.

Business Survey

The business survey shown in Appendix C on pages 71-73 of this report was emailed as a surveymonkey link to all Tattenhall Business Alliance Members and the Bolesworth Estate business contacts list on 14 August 2017 including a request to forward the household survey on to their staff. The business survey was designed to establish if there were any issues arising from businesses that relate to the availability (or lack of) suitable accommodation in the area e.g. has it affected recruitment and retention of staff?

The deadline for responses was the same (25 September 2017) therefore businesses had 6 weeks to respond. CCA also analysed the data using Survey Monkey.

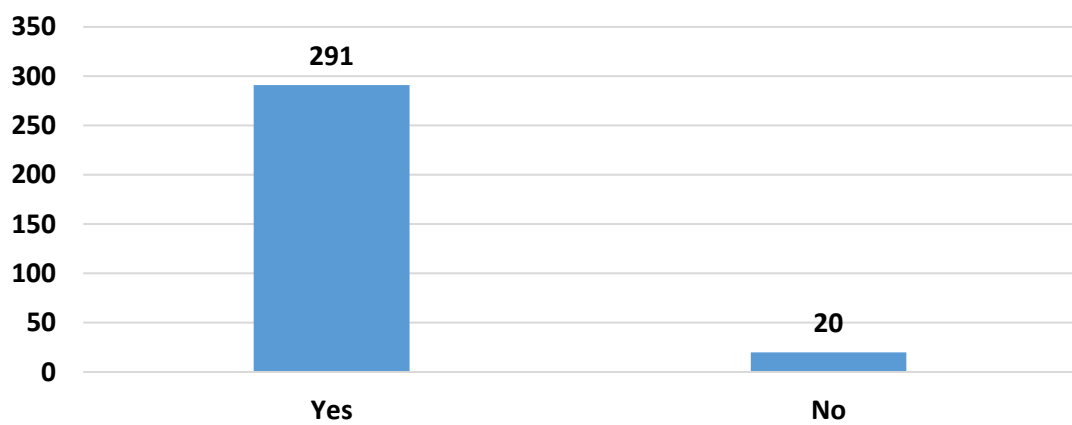
4.0 OVERALL RESPONSE OF THE HOUSEHOLD SURVEY

A total of 314 surveys were returned out of the 1181 surveys distributed. 246 were returned via freepost to CCA and 68 were completed online. This gives an **overall response rate of 27%**. 81 out of 314 (25%) of respondents said that their current accommodation was unsuitable.

5.0 CURRENT ACCOMMODATION

This section only shows the results of the current accommodation of those who responded to the survey – it does not include the current accommodation information of all residents in Tattenhall.

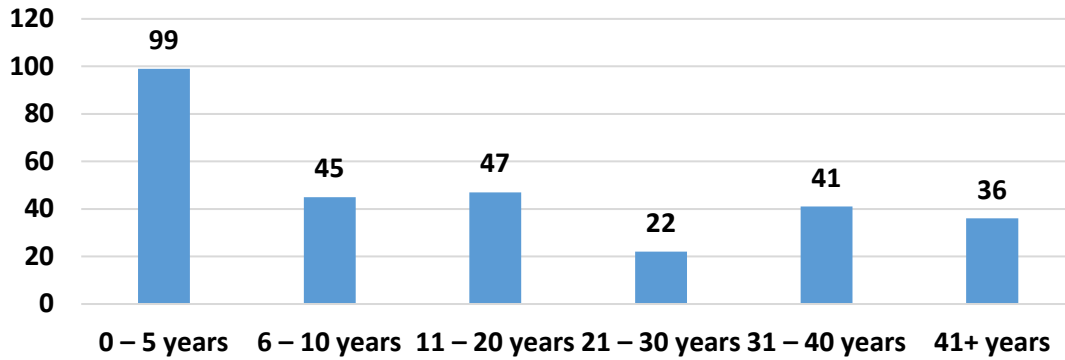
Q1: Do you live in Tattenhall Parish?



Answer Choices	Responses	
Yes	94%	291
No	6%	20
Answered		311
Skipped		3

The responses to Q1 show that the vast majority of respondents (291 or 94%) to the survey lived in Tattenhall.

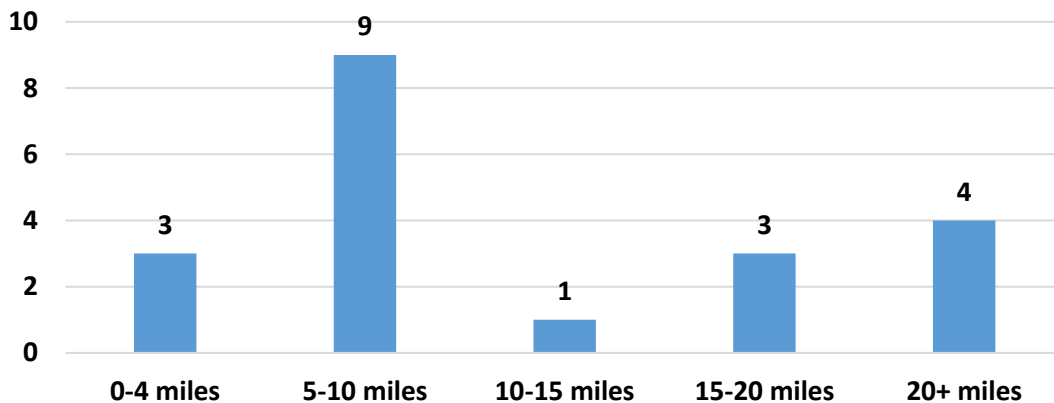
Q2: How long have you lived in Tattenhall Parish?



Answer Choices	Responses	
0 – 5 years	34%	99
6 – 10 years	16%	45
11 – 20 years	16%	47
21 – 30 years	8%	22
31 – 40 years	14%	41
41+ years	12%	36
Answered		290
Skipped		24

About a third (34%) had lived in Tattenhall for up to 5 years. The remaining respondents had lived in Tattenhall for varying lengths of time as seen in the chart above showing that the survey had reached both relatively new residents in the area and those who had lived there for over 40 years.

Q3. How far away from Tattenhall do you live?

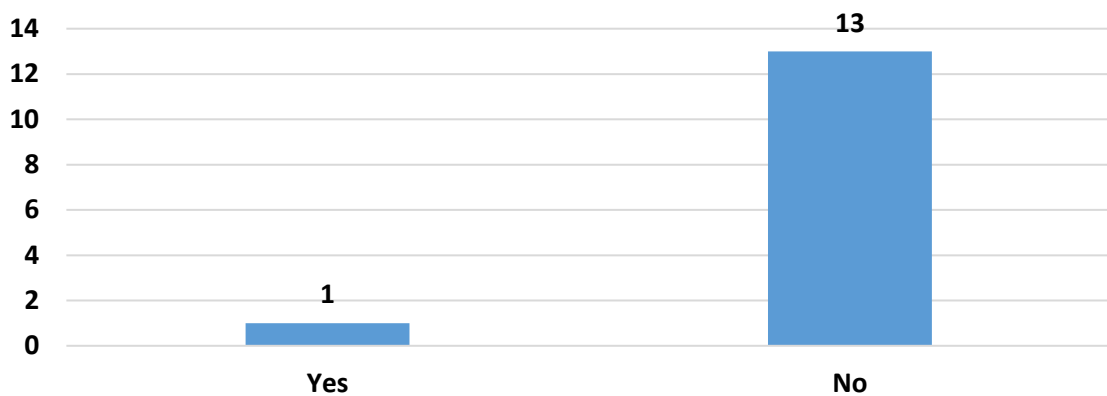


Answer Choices	Responses	
0-4 miles	15%	3
5-10 miles	45%	9
10-15 miles	5%	1
15-20 miles	15%	3
20+ miles	20%	4
Answered		20
Skipped		294

Respondents	Name of place (optional):
1	Chester
2	Tilstock
3	Moulton
4	Ridley, Tarporley
5	Chester
6	Whixall
7	Hoole, Chester
8	Kelsall
9	Burwardsley
10	Utkinton

The results to Q3 show that of those who responded to the survey and did not live in Tattenhall (but only work in the village), 9 people lived within 5-10 miles, 3 lived within 0-4 miles, 1 within 10-15 miles, 3 within 15-20 miles and 4 lived 20+ miles away. It can also be seen that there is a varied list of places people live outside of Tattenhall and commute from.

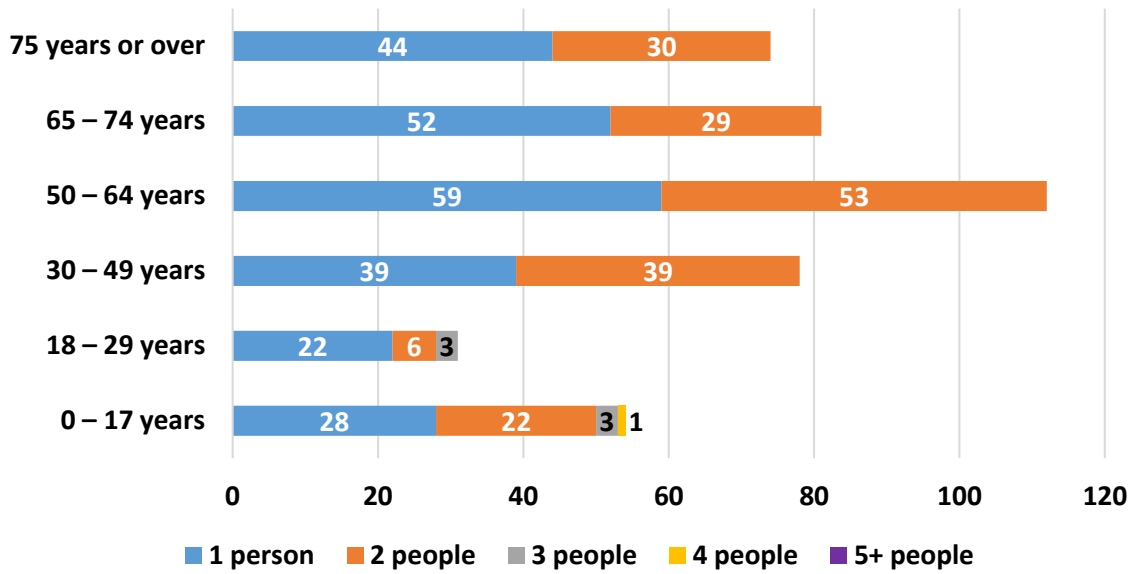
Q4. If you work, but do not live in Tattenhall, would you prefer to live there?



Answer Choices	Responses	
Yes	7%	1
No	93%	13
Answered		14
Skipped		300

Only 1 person who works in Tattenhall but does not live there would prefer to move there.

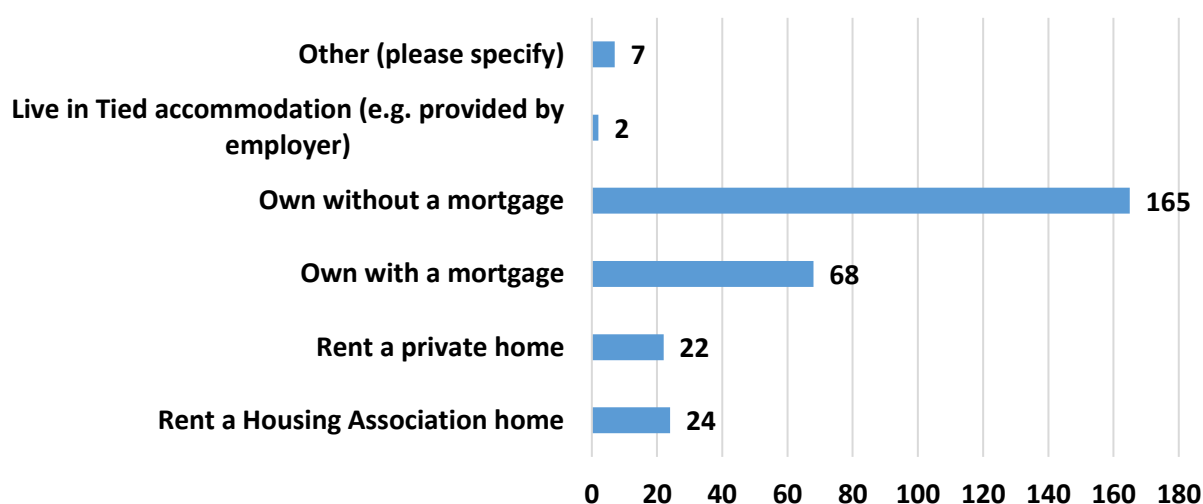
Q5. How many people in each of these age groups live in your household (including yourself)?



	Number of people in this age group					Total responses	Total in age group
	1	2	3	4	5+		
0 – 17 years	28	22	3	1	0	54	85
18 – 29 years	22	6	3	0	0	31	43
30 – 49 years	39	39	0	0	0	78	117
50 – 64 years	59	53	0	0	0	112	165
65 – 74 years	52	29	0	0	0	81	110
75 +	44	30	0	0	0	74	104
						Answered	288
						Skipped	26

The highest number of responses (112) to the survey came from people in the 50-64 age group, followed by 65-74 group (81), 30-49 group (78), 75+ group (74). 0-17's made up 54 of the responses and 18-29's made up 31 people in the sample.

Q6. How do you occupy your current accommodation?

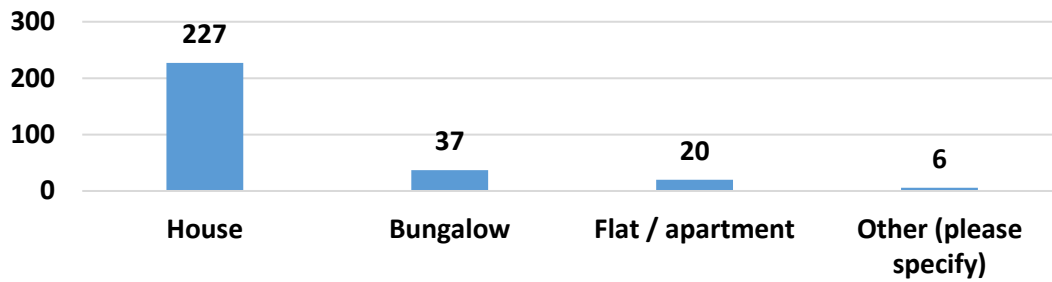


Answer Choices	Responses	
Rent a Housing Association home	8%	24
Rent a private home	8%	22
Own with a mortgage	24%	68
Own without a mortgage	57%	165
Live in Tied accommodation (e.g. provided by employer)	1%	2
Other (please specify)	2%	7
	Answered	288
	Skipped	26

Respondents	Other (please specify)
1	Shared ownership
2	Live in business premises
3	Part ownership 75%
4	150 year leasehold
5	shared equity
6	sheltered
7	Shared ownership

The most common tenure from the survey sample were people who owned homes without a mortgage to pay (57%), followed by people who own with a mortgage to pay (24%). 8% of respondents rented a housing association home, 8% rent privately, 1% live in tied accommodation provided by their employer and 2% gave 'other' answers including shared ownership, leasehold and sheltered accommodation (see table above).

Q7. What kind of property do you currently live in?

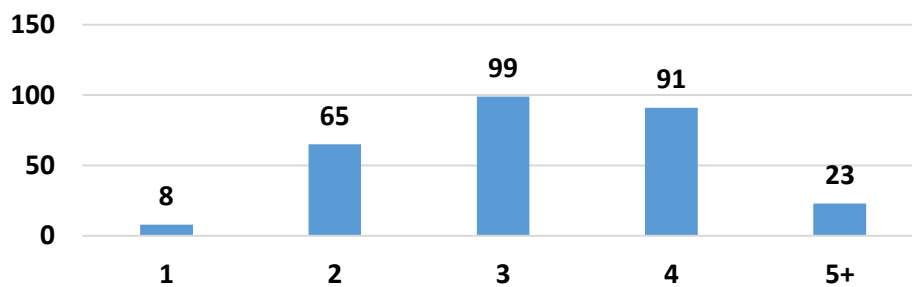


Answer Choices	Responses	
House	78%	227
Bungalow	13%	37
Flat / apartment	7%	20
Other (please specify)	2%	6
		Answered
		290
		Skipped
		24

Respondents	Other (please specify)
1	Public House
2	barn conversion
3	barn conversion
4	Sheltered house
5	dormer bungalow
6	Barn conversion

Most respondents (78%) lived in houses, 13% in bungalows, 7% in flats and 2% answered 'other' with their responses listed in the table above.

Q8. How many bedrooms does your property have?

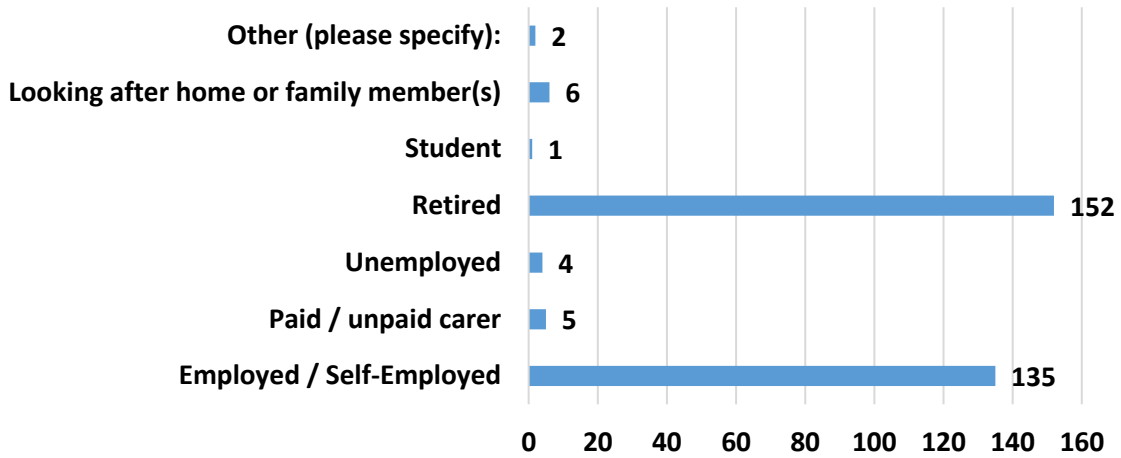


Answer Choices	Responses	
1	3%	8
2	23%	65
3	35%	99
4	32%	91
5+	8%	23
		Answered
		286
		Skipped
		28

Just over a third (35%) of respondents lived in 3 bed properties, just under a third (32%) lived in 4 bed properties. 23% in 2 bed, 8% in 5+ bed and 3% in 1 bed.

6.0 CURRENT OCCUPATION

Q9. What is your employment status?



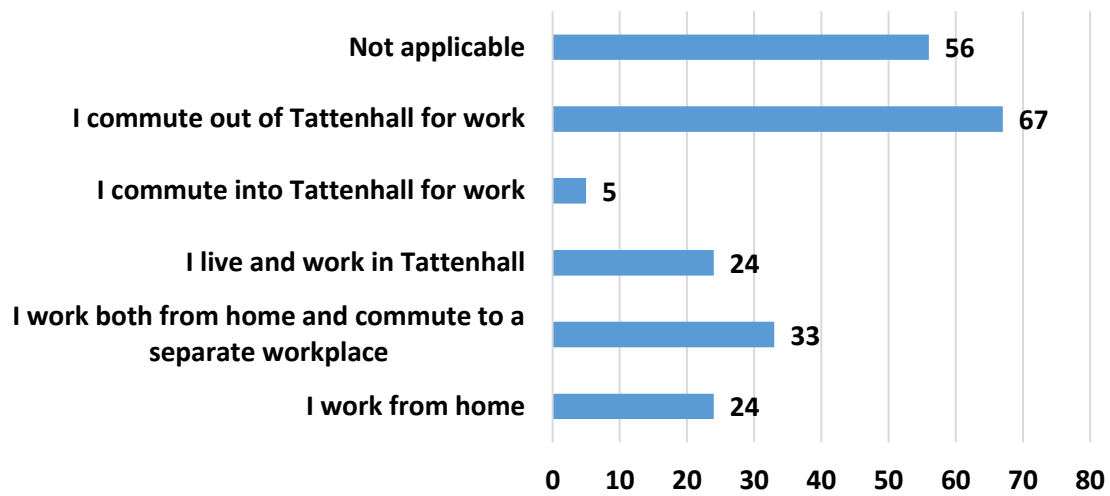
Answer Choices	Responses ¹	
Employed / Self-Employed	47%	135
Paid / unpaid carer	2%	5
Unemployed	1%	4
Retired	52%	152
Student	0%	1
Looking after home or family member(s)	2%	6
Other (please specify):	1%	2
	Answered	290
	Skipped	24

Respondents	Other (please specify):
1	Part time, term time only
2	Retired but do a few days a week technical consultancy

Nearly half (47%) of respondents were employed / self-employed and just over half (52%) were retired. 5 respondents were carers and 6 said they looked after the home or family member(s). 4 people were unemployed and 1 student responded.

¹ Percentages have been rounded up.

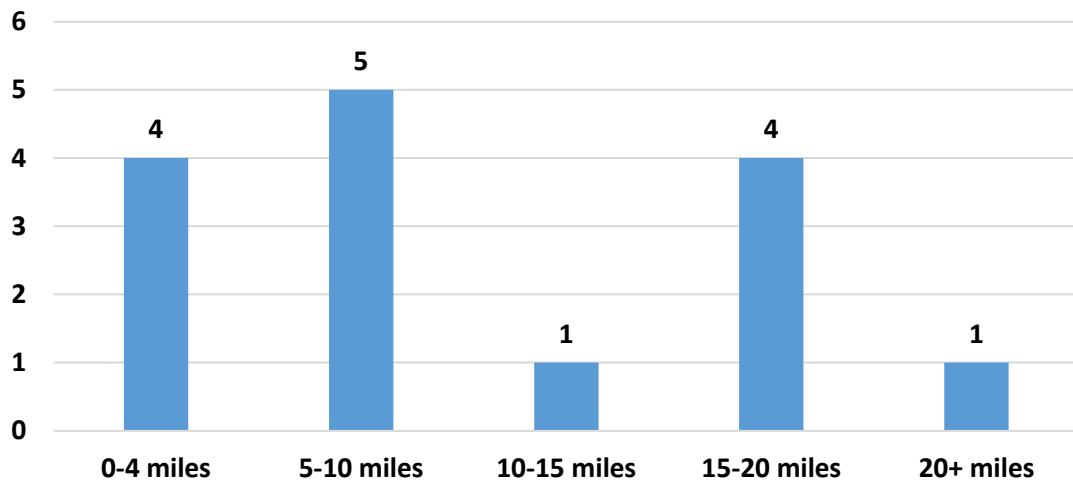
Q10. If you are employed, self-employed or a paid / unpaid carer, where do you work from?



Answer Choices	Responses	
I work from home	12%	24
I work both from home and commute to a separate workplace	17%	33
I live and work in Tattenhall	12%	24
I commute into Tattenhall for work	3%	5
I commute out of Tattenhall for work	34%	67
Not applicable	28%	56
	Answered	197
	Skipped	117

About a third (34%) of respondents commuted out of Tattenhall for work, 12% worked from home, 17% both work from home and commute to a separate place of work, 12% lived and worked in Tattenhall and 3% commuted into Tattenhall for work.

Q11. If you commute into Tattenhall for work, how far do you commute?



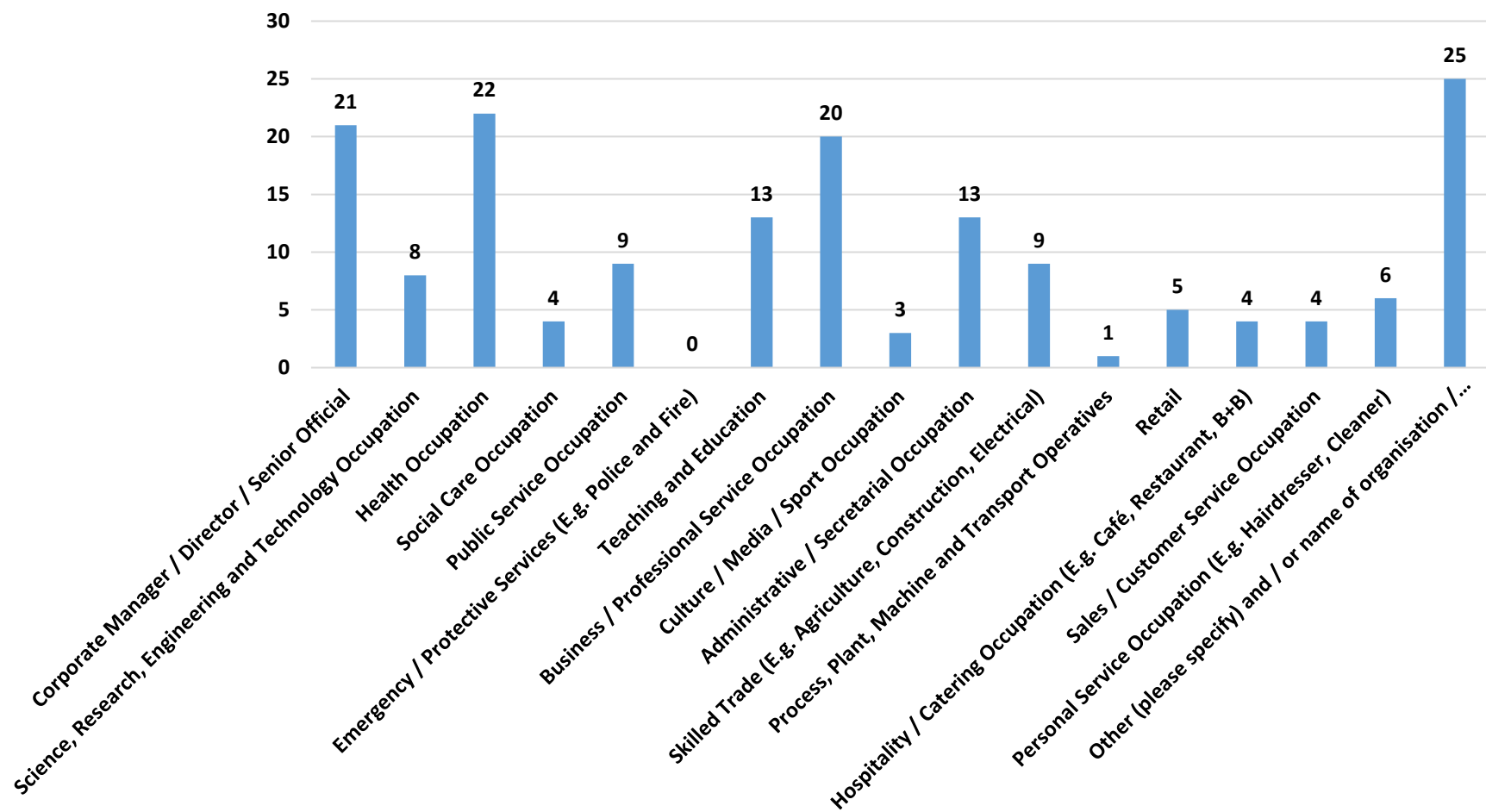
Answer Choices	Responses	
0-4 miles	27%	4
5-10 miles	33%	5
10-15 miles	6%	1
15-20 miles	27%	4
20+ miles	7%	1
Answered		91
Skipped		223

Respondents	Name of place you commute from (optional):
1	Gatesheath
2	Winsford
3	Moulton

Of the 15 respondents who said they commute into Tattenhall for work, 4 respondents travelled 0-4 miles, 5 said they travelled 5-10 miles, 1 travelled 10-15 miles, 4 travelled 15-20 miles and 1 travelled 20+ miles.²

² The number of people saying that they commute into Tattenhall for work on Q11 (15) does not match with the number saying the same on the previous Q10 (5) as some respondents have answered inconsistently.

Q12. What is the nature of your occupation?

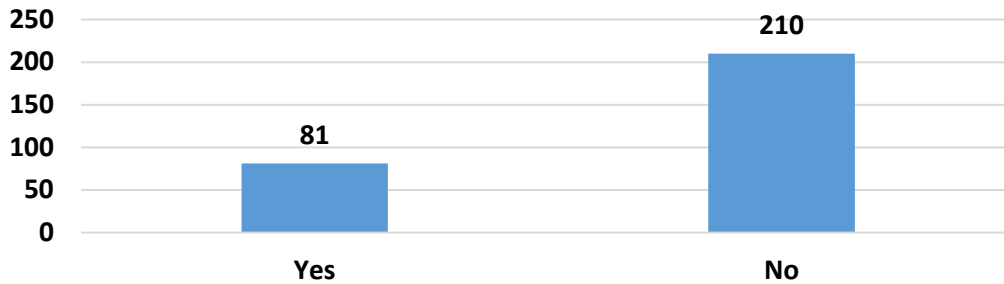


Answer Choices	Responses	
Corporate Manager / Director / Senior Official	17%	21
Science, Research, Engineering and Technology Occupation	7%	8
Health Occupation	18%	22
Social Care Occupation	3%	4
Public Service Occupation	7%	9
Emergency / Protective Services (E.g. Police and Fire)	0%	0
Teaching and Education	11%	13
Business / Professional Service Occupation	16%	20
Culture / Media / Sport Occupation	2%	3
Administrative / Secretarial Occupation	11%	13
Skilled Trade (E.g. Agriculture, Construction, Electrical)	7%	9
Process, Plant, Machine and Transport Operatives	1%	1
Retail	4%	5
Hospitality / Catering Occupation (E.g. Café, Restaurant, B+B)	3%	4
Sales / Customer Service Occupation	3%	4
Personal Service Occupation (E.g. Hairdresser, Cleaner)	5%	6
Other, please specify (optional):		25
	Answered	122
	Skipped	192

The three most common occupations that respondents worked in were: Corporate / senior officials (17%), health occupations (18%) and 16% worked in business or professional services. Teaching / education and administration / secretarial workers made up 11% of the responses respectively. The three groupings of: science, research, engineering and technology; public service and; skilled trade each made up 7% of the responses respectively. 25 respondents chose 'other' and the list of responses can be seen in the appendix – some of which could be assigned the categories given in the questionnaire.

7.0 HOUSING NEED

Q13. Is your current accommodation unsuitable now (or likely to be in the next 5 years) for you or any member(s) of your household?

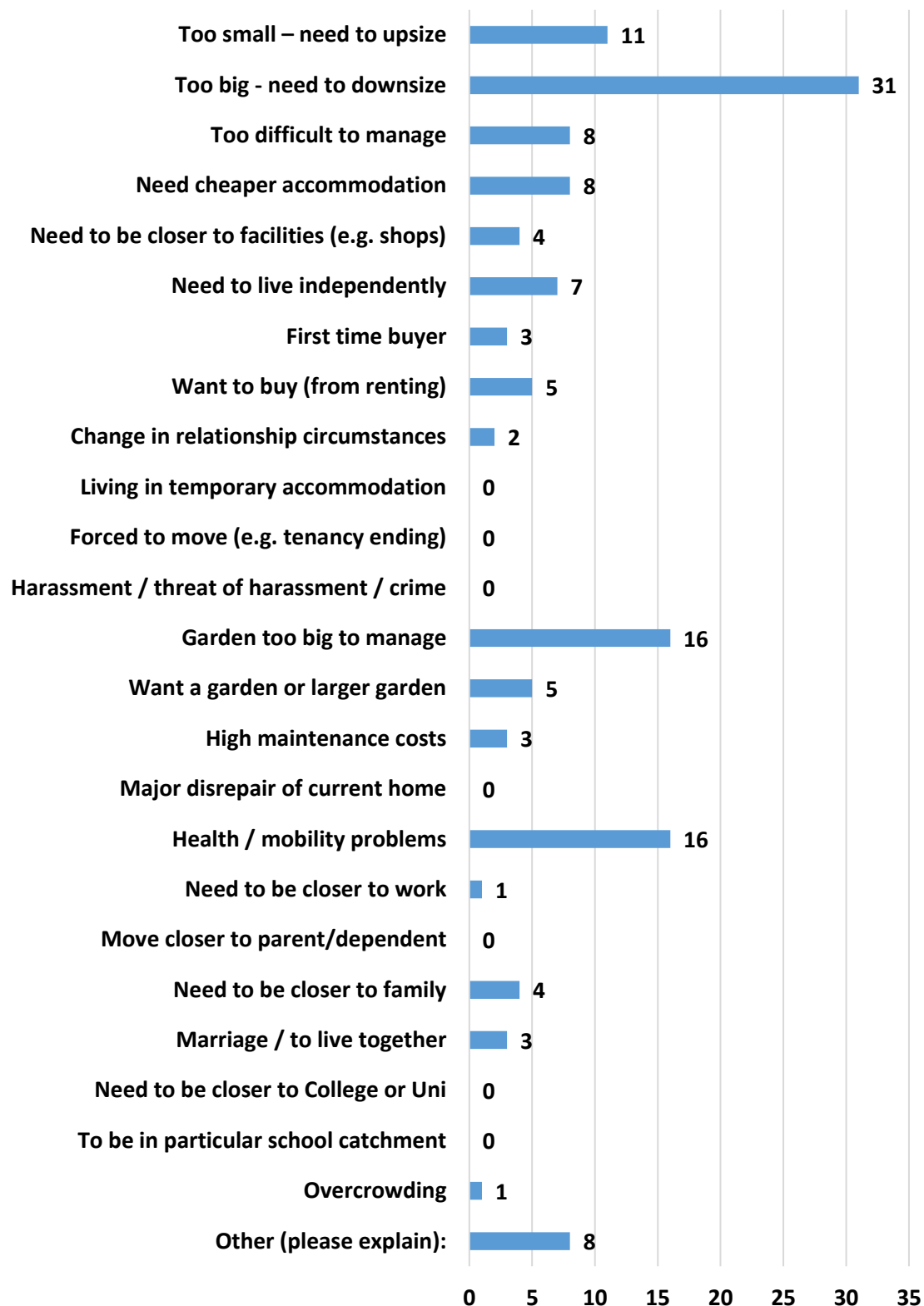


Answer Choices	Responses	
Yes	28%	81
No	72%	210
Answered		291
Skipped		23

81 respondents (28%) said that their current accommodation was unsuitable, or is likely to be in the next 5 years. There were an estimated 1,087 households in Tattenhall in 2015³. 81 is 7.5% of 1,087 – in other words: **approximately 7.5% of Tattenhall residents are reporting that they live in unsuitable accommodation now or accommodation that will become unsuitable within 5 years.** This report does not speculate about the needs of those who did not respond to the survey.

³ Based on the CWCC JSNA parish mid-year estimates 2015: www.cheshirewestandchester.gov.uk/JSNA

Q14. Why is the accommodation unsuitable?



The most common reason for accommodation being deemed unsuitable was: ‘downsizing’ at 31 or 42%. 16 or 22% of respondents said that their gardens were too big and the same (16, 22%) said health / mobility problems were the reason needing to move home. 11 respondents (15%) said that they needed to ‘upsized’. 8 respondents (11%) needed cheaper / more affordable accommodation and the same number (8, 11%) said their current property was too difficult to manage. 7 respondents (10%) needed to live independently. 5 (7%) wanted to move somewhere

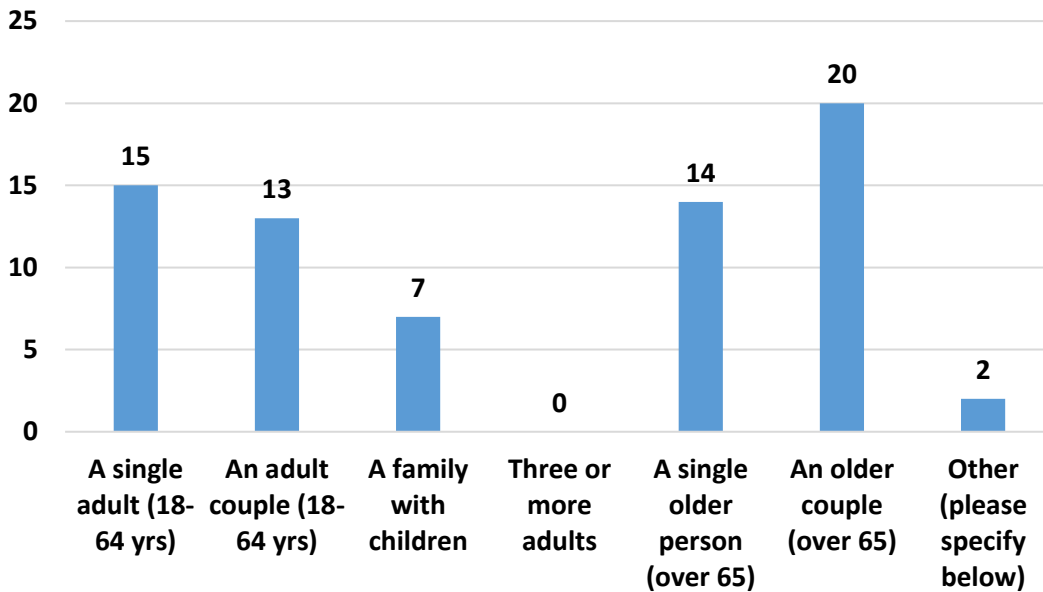
with a garden / larger garden. The same number: 5 (7%) wanted to buy (from renting), 4 (5%) needed to be closer to facilities and 3 respondents selected: 'first time buyer', 'high maintenance costs' and 'marriage / to live together' respectively.

Answer Choices	Responses	
Too small – need to upsize	15%	11
Too big - need to downsize	42%	31
Too difficult to manage	11%	8
Need cheaper accommodation	11%	8
Need to be closer to facilities (e.g. shops)	5%	4
Need to live independently	10%	7
First time buyer	4%	3
Want to buy (from renting)	7%	5
Change in relationship circumstances	3%	2
Living in temporary accommodation	0%	0
Forced to move (e.g. tenancy ending)	0%	0
Harassment / threat of harassment / crime	0%	0
Garden too big to manage	22%	16
Want a garden or larger garden	7%	5
High maintenance costs	4%	3
Major disrepair of current home	0%	0
Health / mobility problems	22%	16
Need to be closer to work	1%	1
Move closer to parent/dependent	0%	0
Need to be closer to family	5%	4
Marriage / to live together	4%	3
Need to be closer to College or Uni	0%	0
To be in particular school catchment	0%	0
Overcrowding	1%	1
Other (please explain):		8
	Answered	73
	Skipped	241

'Other' category was selected by 8 respondents with their answers listed below:

Respondents	Other (please explain):
1	Unhappy with current property management due to lack of maintenance
2	children need suitable housing
3	I had to get a mortgage with my daughter due to my age (55) but she would like her own house but prices are prohibitive.
4	bungalow preferably
5	children will need homes of their own.
6	Property suits our requirements now, both aged 73, but who is to know in 5 years time!!!
7	Look to move to a bungalow or similar
8	Whilst open plan is fine for Lounge/Diner the current trend for tiny bedrooms where there is no clothes storage is ridiculous. The description of properties by number of bedrooms should be superseded by the square feet/metres available. That is the true description of size.

Q15. Who in your household needs (or will need) more suitable accommodation?



Answer Choices	Responses	
A single adult (18-64 yrs)	21%	15
An adult couple (18-64 yrs)	18%	13
A family with children	10%	7
Three or more adults	0%	0
A single older person (over 65)	20%	14
An older couple (over 65)	28%	20
Other (please specify below)	3%	2
	Answered	71
	Skipped	243

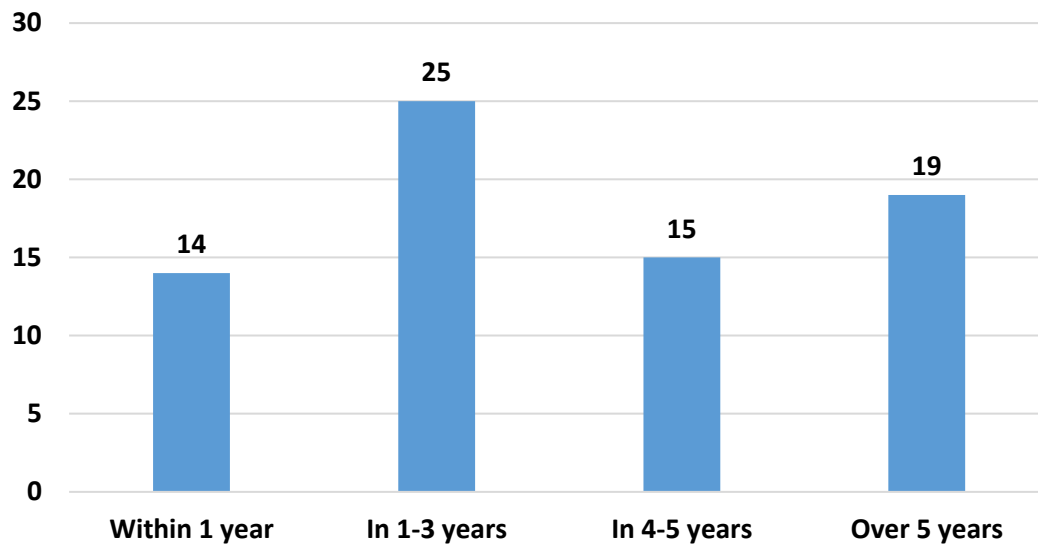
Respondents	Other (please specify below)
1	2
2	It is likely that the single individual in my household will settle with a partner and require Accommodation

Older couples over 65 made up the highest proportion (28%) of those in need of more suitable accommodation. Single adults aged 18-64 made up 21% of those in need, 20% were single adults over 65, 18% were adult couples (18-64) and 10% were families with children.

Section 8.0 of this report 'Summary of who is in need' breaks down these different categories and analyses:

- When they will need new accommodation
- The age group
- The preferred tenures
- How much they can afford to buy and rent
- Whether they need 'work from home' facilities

Q16. When are you or members of your household likely to need new housing?



Answer Choices	Responses	
Within 1 year	19%	14
In 1-3 years	34%	25
In 4-5 years	21%	15
Over 5 years	26%	19
Please would you explain the reason for your choice of timescale?		5
Answered		73
Skipped		241

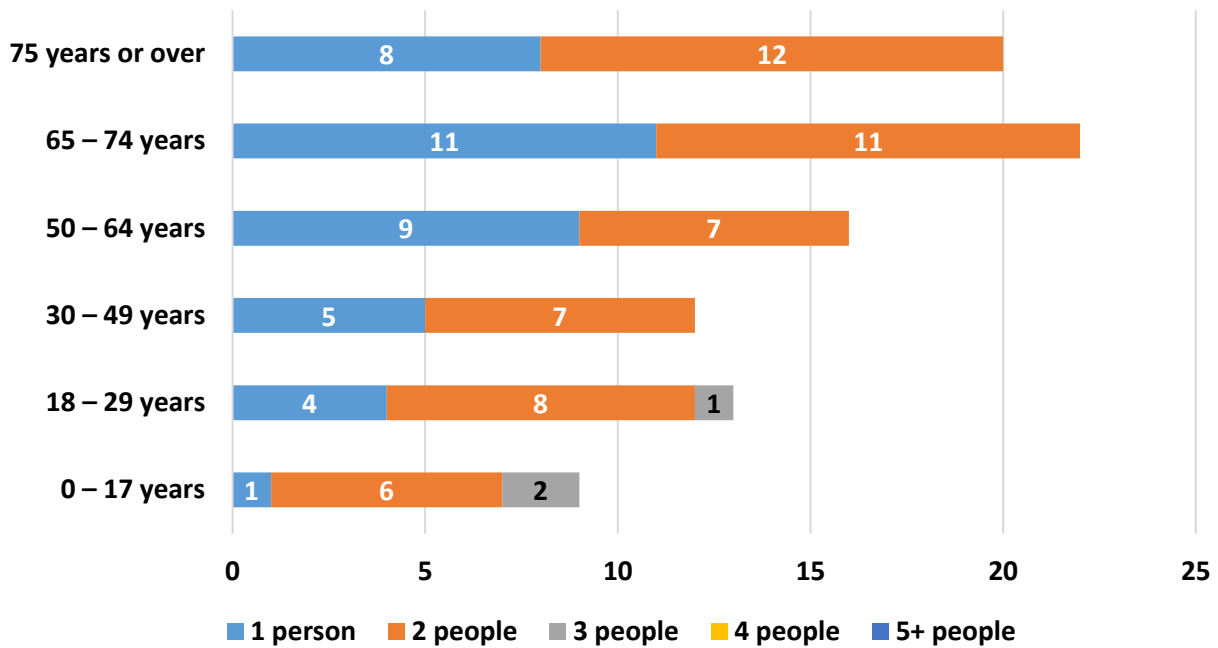
Respondents	Please would you explain the reason for your choice of timescale?
1	Looking to go to single storey at age 70
2	There is a building development planned close to the rear of my property which will be detrimental and therefore I will look to move and down size by 1 bedroom probably
3	Metal health problem timescale difficult to assess
4	Please see previous answer
5	Outgrown current house, want to start a family

About a third (34%) said that they need to move in 1-3 years, 26% in over 5 years, 21% in 4-5 years and 19% within a year. ⁴

5 respondents also gave reasons for needing to move listed in the table above.

⁴ The survey was carried out in September 2017.

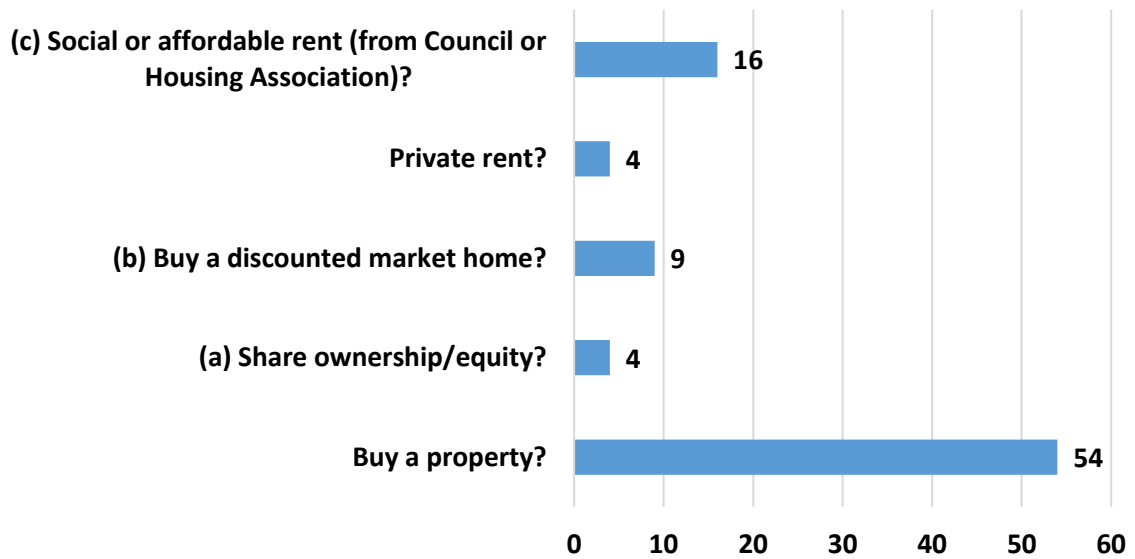
Q17. How many people within each of these age groups would form the new household?



	Number of people in this age group					Total responses	Total in age group
	1	2	3	4	5+		
0 – 17 years	1	6	2	0	0	9	19
18 – 29 years	4	8	1	0	0	13	23
30 – 49 years	5	7	0	0	0	12	19
50 – 64 years	9	7	0	0	0	16	23
65 – 74 years	11	11	0	0	0	22	33
75 +	8	12	0	0	0	20	32
						Answered	288
						Skipped	26

Over 75s (32) and 65-74 year olds (33) showed the highest number of people in need of more suitable accommodation. 18-29 year olds (23) and 50-64 year olds (23) each showed an equal and significant number in need, and 0-17's and 30-49 year olds showed the same number (19) in need.

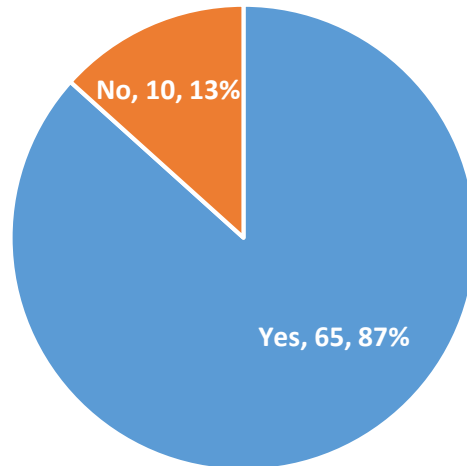
Q18. What tenure would the new household hope to stay in?



Answer Choices	Responses	
	Buy a property?	73%
(a) Share ownership/equity?	5%	4
(b) Buy a discounted market home?	12%	9
Private rent?	5%	4
(c) Social or affordable rent (from Council or Housing Association)?	22%	16
	Answered	74
	Skipped	240

Most respondents in need (73%) would prefer to buy a property on the market. 22% selected social or affordable rent, 12% a discounted market home and an equal proportion (5%) each selected shared ownership and private rent respectively.

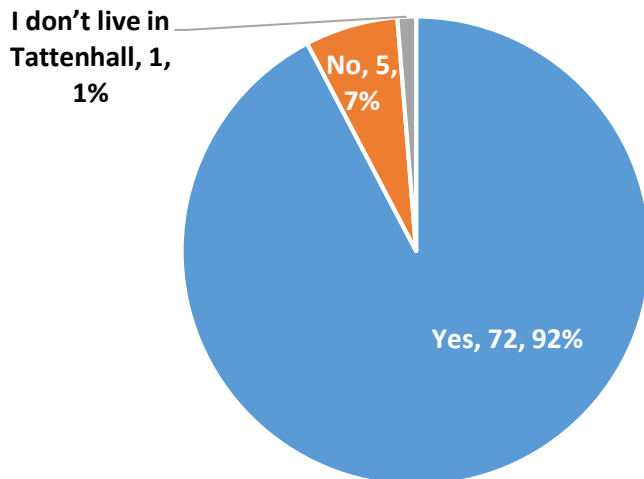
Q19. Would you like to see housing delivered by a Community Land Trust (CLT) in Tattenhall?



Answer Choices	Responses	
Yes	87%	65
No	13%	10
Answered		75
Skipped		239

There was strong support from the community (87% of respondents to this question) when asked whether it would support a CLT development in Tattenhall.

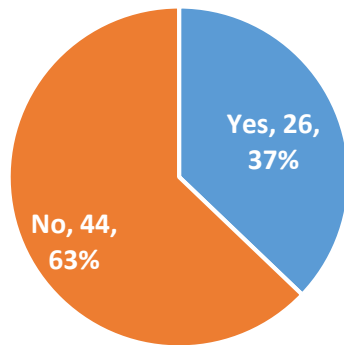
Q20. Would you/those with housing need prefer to stay in Tattenhall?



Answer Choices	Responses	
Yes	92%	72
No	6%	5
I don't live in Tattenhall	1%	1
Answered		78
Skipped		236

The vast majority (92%) of those who need to move would prefer to stay in Tattenhall.

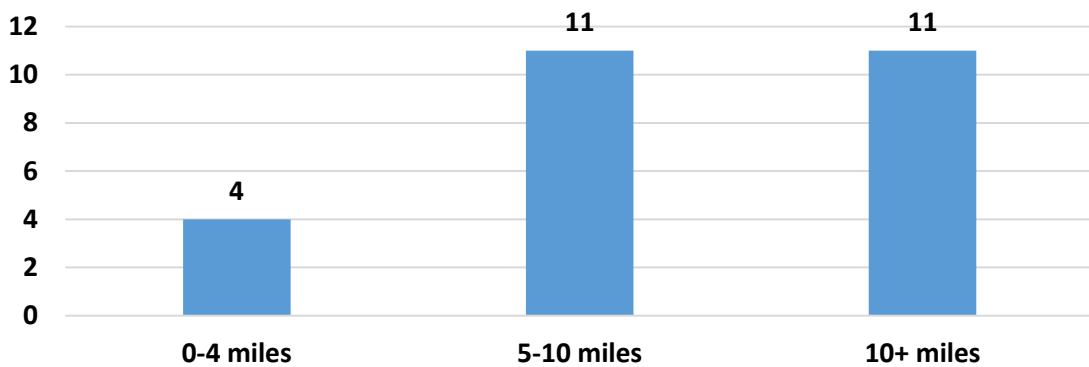
Q21. Would you/those in housing need, be prepared to move away from Tattenhall?



Answer Choices	Responses	
Yes	37%	26
No	63%	44
I don't live in Tattenhall	0%	0
Answered		70
Skipped		244

Just over a third (37%) said that they would be prepared to move outside of Tattenhall.

Q22. How many miles away would you/those in housing need be prepared to move?

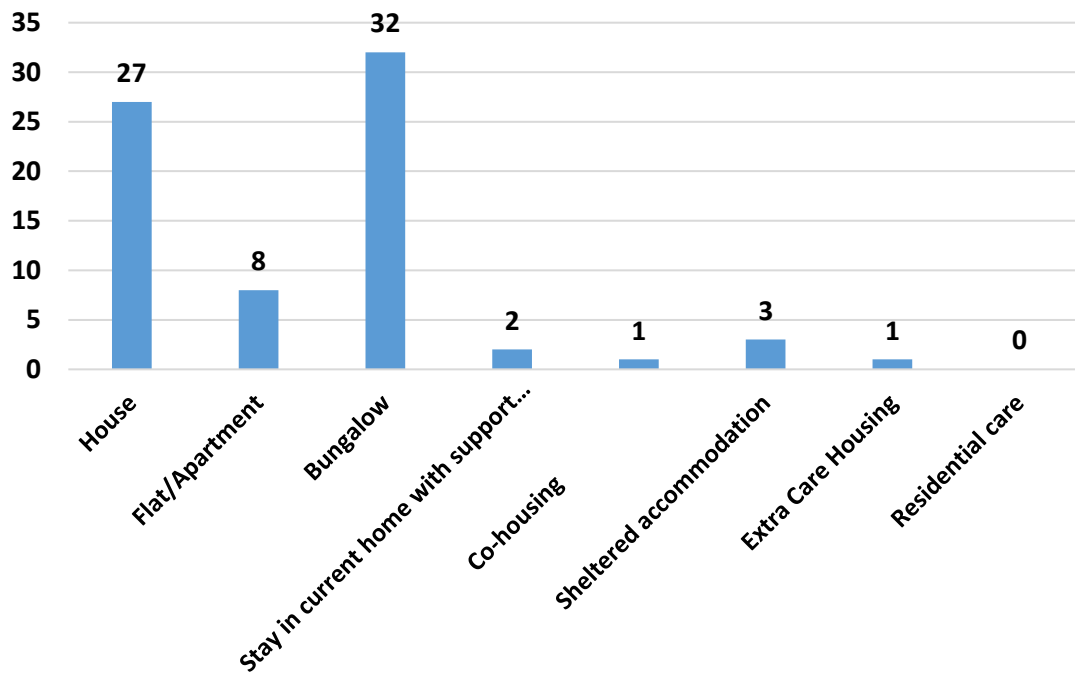


Answer Choices	Responses	
0-4 miles	15%	4
5-10 miles	42%	11
10+ miles	42%	11
If you have an area(s) in mind, please provide details:		5
Answered		26
Skipped		288

Respondents	If you have an area(s) in mind, please provide details:
1	Christleton, Waverton, Great Broughton
2	Kent
3	Slightly closer to Chester - Waverton or Littleton
4	Not sure
5	Depends where employment/lifestyle leads.

Of the 26 respondents who would be prepared to move away from Tattenhall, 4 would prefer to stay within 0-4 miles, 11 said 5-10 miles and 11 also said 10+ miles. 5 people gave details of where they would prefer to move to, which are listed in the table above.

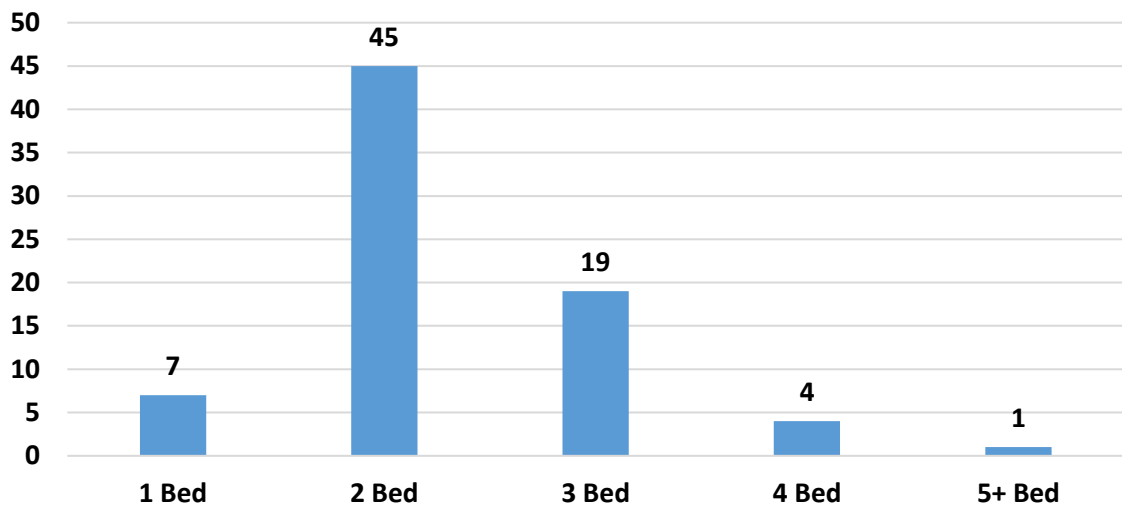
Q23. What type of home would be most suitable?



Answer Choices	Responses	
House	36%	27
Flat/Apartment	11%	8
Bungalow	43%	32
Stay in current home with support when needed	3%	2
Co-housing	1%	1
Sheltered accommodation	4%	3
Extra Care Housing	1%	1
Residential care	0%	0
	Answered	74
	Skipped	240

43% (32) of those in need selected 'bungalow' as their preferred type of accommodation. 36% (27) selected 'house' and 11% (8) selected 'flat / apartment'. 2 people said that adaptations to their current home would suffice to meet their needs, 3 people selected 'sheltered accommodation', 1 person preferred 'co-housing' and another selected 'extra care housing'. No one selected residential care.

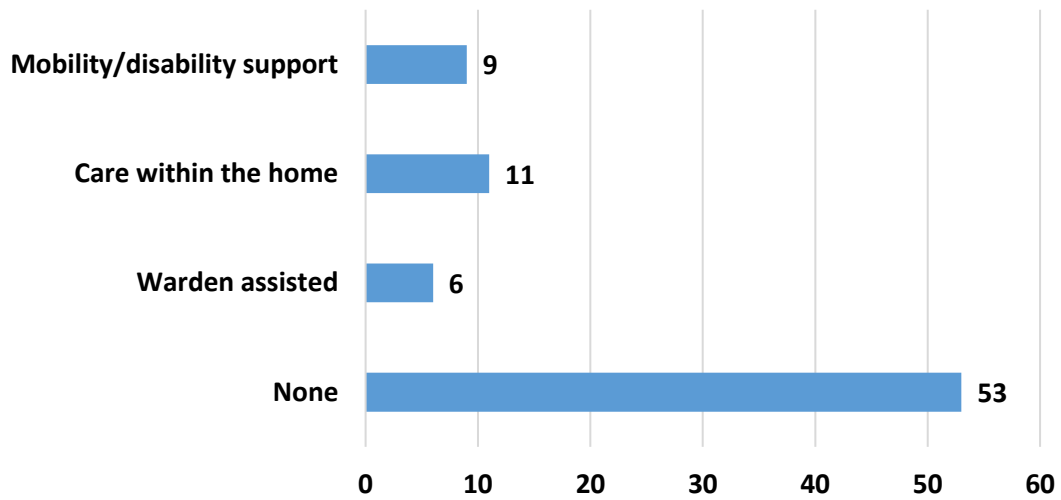
Q24. How many bedrooms would be needed?



Answer Choices	Responses	
1 Bed	9%	7
2 Bed	59%	45
3 Bed	25%	19
4 Bed	5%	4
5+ Bed	1%	1
Answered		76
Skipped		238

Most respondents (59%) or 45 households in need selected '2 bed' when asked how many bedrooms they needed. 25% selected '3 bed', 9% '1 bed', 5% '3 bed' and 1% said they needed 5 or more bedrooms.

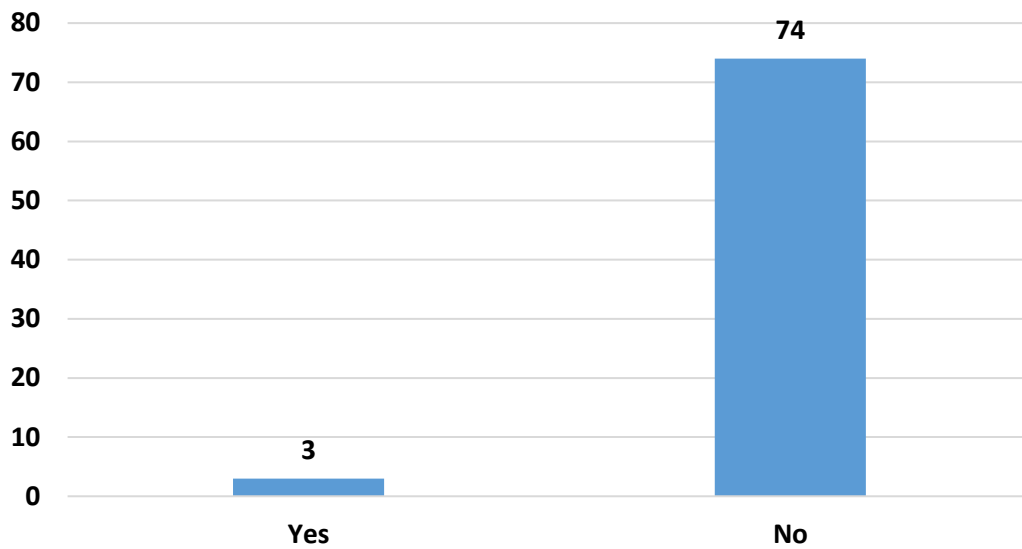
Q25. Would you need any support or special requirements?



Answer Choices	Responses	
None	74%	53
Warden assisted	8%	6
Care within the home	15%	11
Mobility/disability support	13%	9
	Answered	72
	Skipped	242

74% of those in need said that they did not require special support in the home but 15% said they needed care within the home, 13% needed mobility / disability support and 8% warden assisted accommodation.

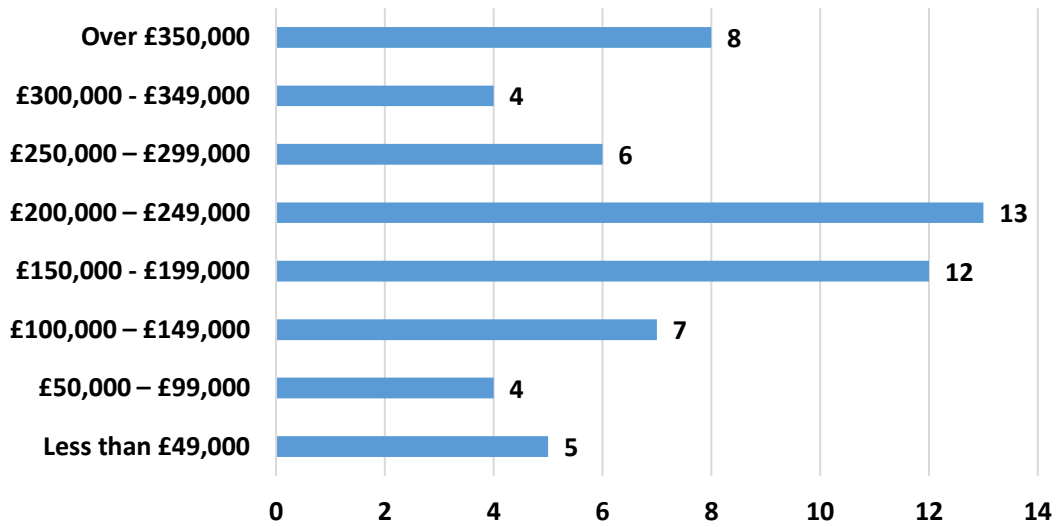
Q26. Are you or anyone in your household on the Cheshire West social housing waiting list (West Cheshire Homes)?



Answer Choices	Responses	
Yes	4%	3
No	96%	74
Answered		77
Skipped		237

3 of the respondents in need said that they were already on the housing waiting list but the vast majority (96%) of respondents to this question were not on the list.

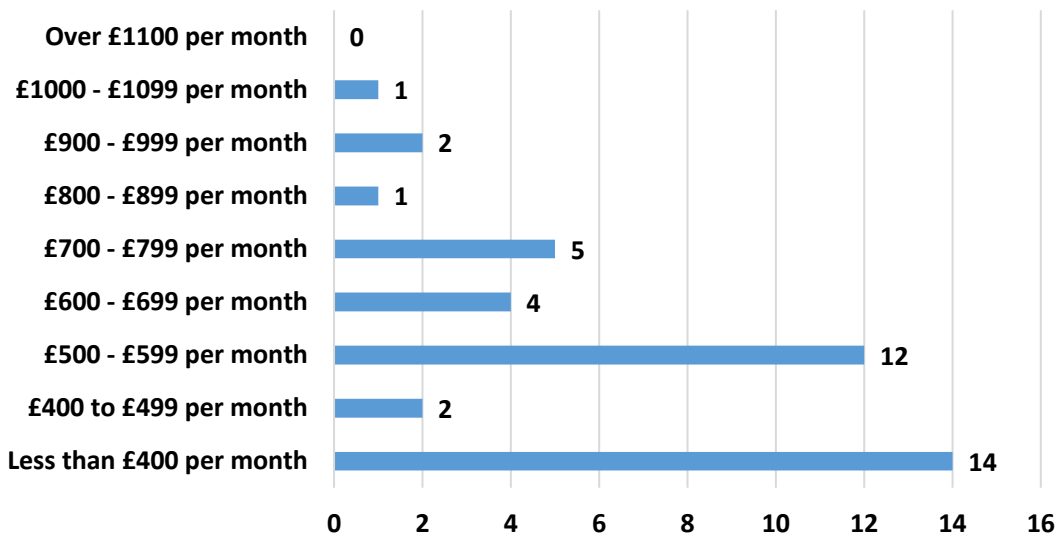
Q27. What price range would those in housing need be able to afford should they wish to purchase or share ownership?



Answer Choices	Responses	
Less than £49,000	8%	5
£50,000 – £99,000	7%	4
£100,000 – £149,000	12%	7
£150,000 - £199,000	20%	12
£200,000 – £249,000	22%	13
£250,000 – £299,000	10%	6
£300,000 - £349,000	7%	4
Over £350,000	14%	8
Answered		59
Skipped		255

59 out of the total 81 respondents that expressed a housing need answered this question. 8% said they could afford less than £49k to purchase, 7% said they could afford to pay £50-99k, 12% said £100-149k, 20% said £150-199k. The highest proportion (22%) said they could afford £200-249k, 10% selected £250-299k, 7% - £300-349k and 14% said they could afford over £350k.

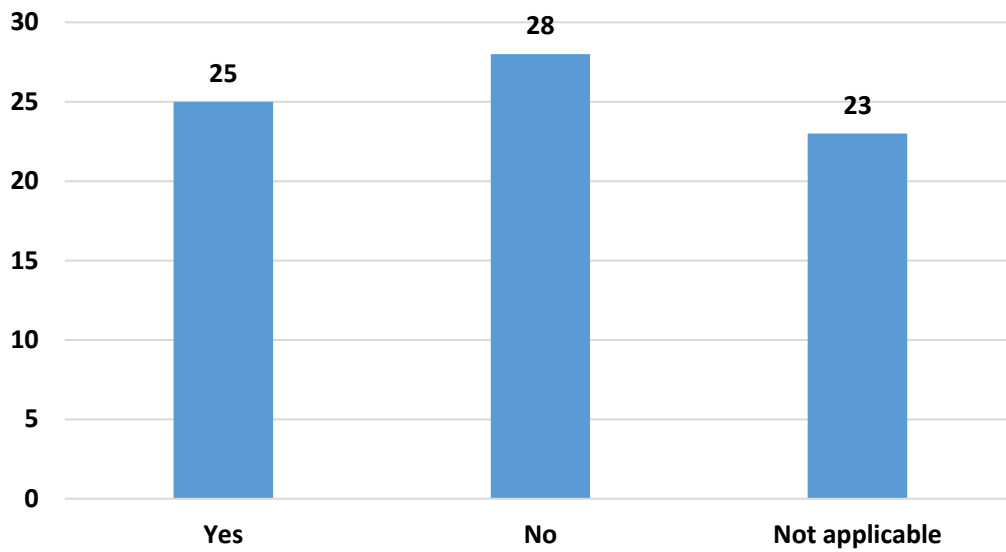
Q28. What rent range would those in housing need be able to afford should they wish to rent?



Answer Choices	Responses	
Less than £400 per month	34%	14
£400 to £499 per month	5%	2
£500 - £599 per month	29%	12
£600 - £699 per month	10%	4
£700 - £799 per month	12%	5
£800 - £899 per month	2%	1
£900 - £999 per month	5%	2
£1000 - £1099 per month	2%	1
Over £1100 per month	0%	0
Answered		41
Skipped		273

About half of the respondents that expressed a housing need answered this question. When asked what they could afford to rent, about a third (34%) selected less than £400 per month, 5% selected £400-499 pcm, 29% selected £500-599 pcm, 10% selected £600-699 pcm, 12% selected £700-799 pcm, 2% - £800-899 pcm, 5% - £900-999 pcm and 2% said they could afford £1,000-1099 pcm in rent.

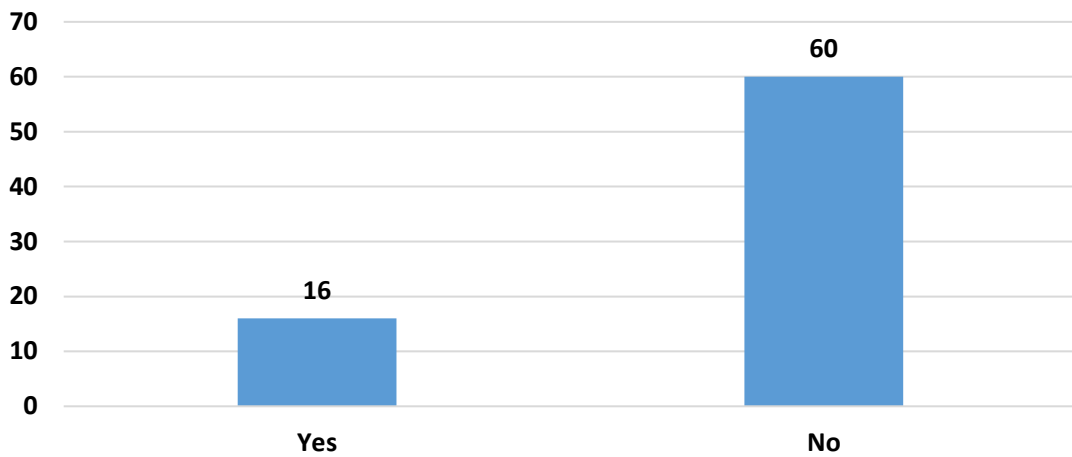
Q29. Are you planning to release capital from the sale of your home (trading down)?



Answer Choices	Responses	
Yes	33%	25
No	37%	28
Not applicable	30%	23
Answered		76
Skipped		238

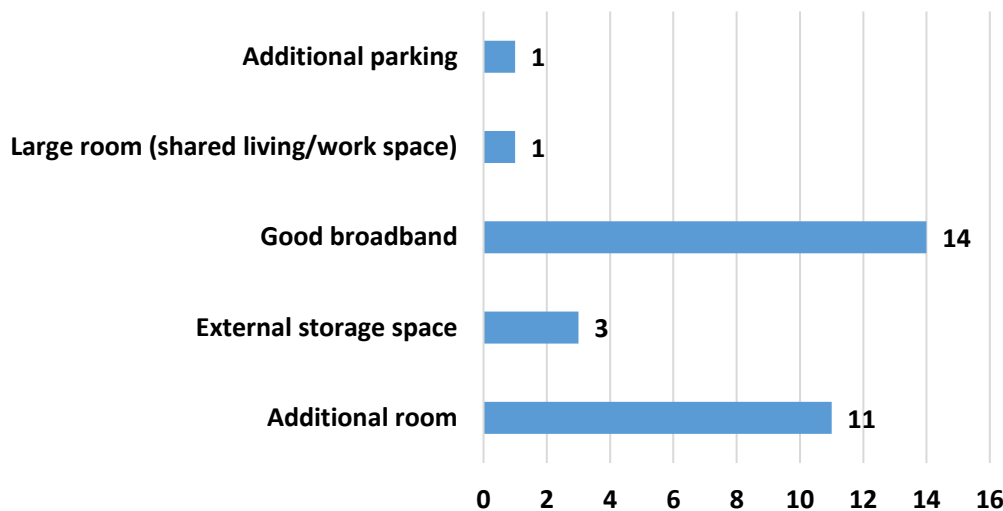
A third (33%) of respondents in need said they were planning to release capital from their current home when they move. 37% said they were not releasing capital, and 30% selected n/a.

Q30. Does anyone in your household need 'work from home' facilities?



Answer Choices	Responses	
Yes	21%	16
No	79%	60
Answered		76
Skipped		238

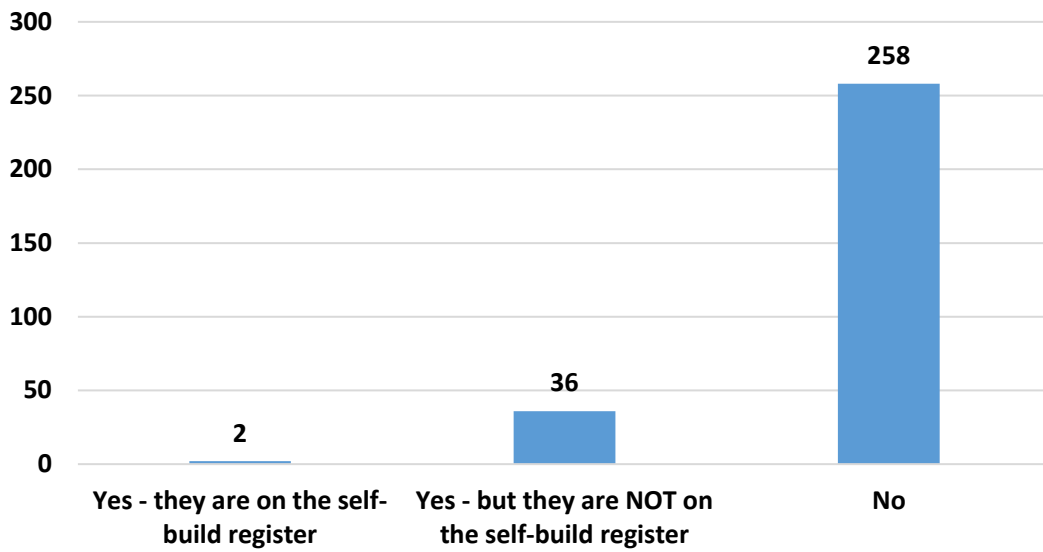
Q31. Which of the following 'work from home' facilities are needed?



Answer Choices	Responses	
Additional room	69%	11
External storage space	19%	3
Good broadband	88%	14
Large room (shared living/work space)	6%	1
Additional parking	6%	1
Other (please specify)		0
Answered		16
Skipped		298

16 respondents (21%) required 'work from home' facilities and of these: 11 required an additional room, 3 selected 'external storage space', 14 selected 'good broadband' and 1 respondent selected 'large room' and another selected 'additional parking'.

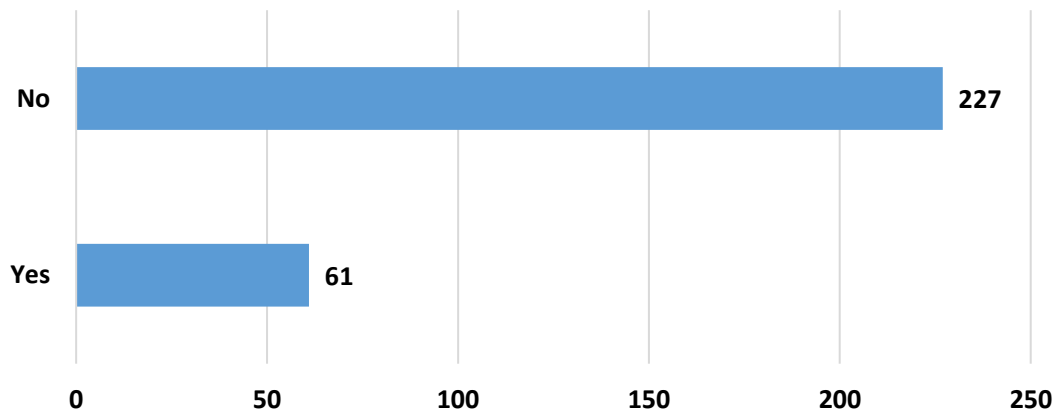
Q32. Would anyone in your household be interested in self-build?



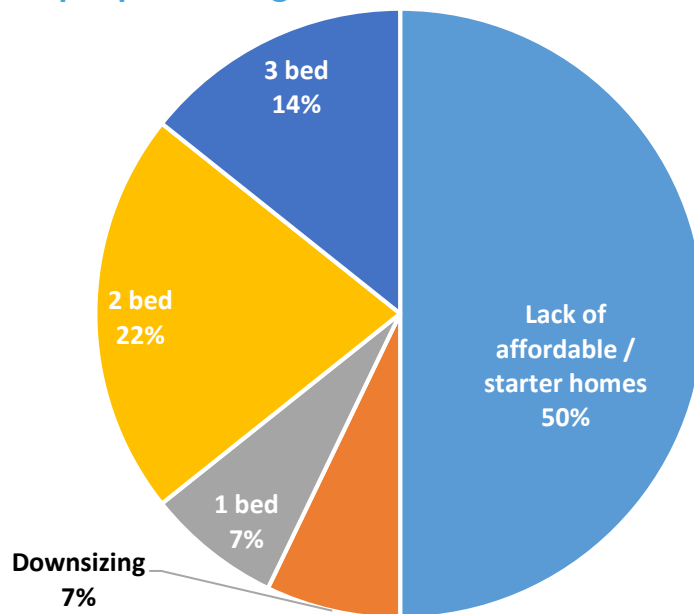
Answer Choices	Responses	
Yes - they are on the self-build register	1%	2
Yes - but they are NOT on the self-build register	12%	36
No	87%	258
Answered		296
Skipped		18

2 respondents were both interested in self-build an on the self-build register. Another 36 people were interested in self-build but were not on the register.

Q33. Do you know of anyone who has had to leave Tattenhall Parish in the last 5 years due to lack of availability of suitable accommodation?



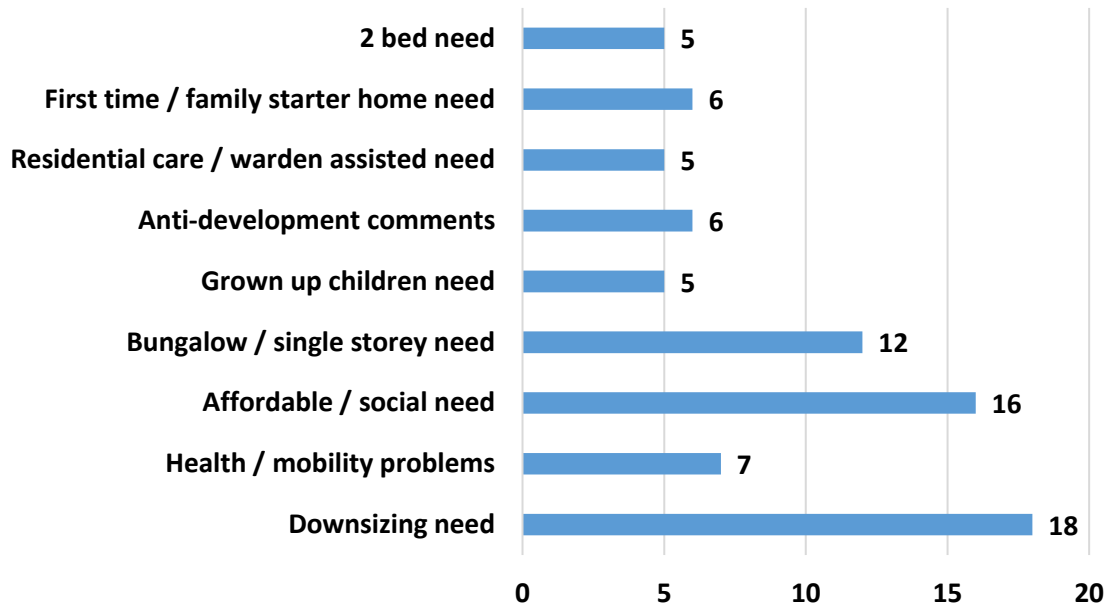
Reasons for people moving out of Tattenhall:



61 respondents to the survey reported that they knew someone who had to move out of Tattenhall in the last 5 years due to a lack of suitable accommodation. 50% of the reasons given were due to a lack of affordable housing and / or starter homes for younger people and families. Other reasons included: downsizing (7%), to find 1 bed accommodation (7%), to find 2 bed accommodation (22%) and 14% moved out to find 3 bed accommodation.

Q34. Please use the space below to give any additional information regarding your housing needs now or any housing needs that you think you may have in the long term (more than 5 years)

All comments to Q34 were analysed by categorising them into groups. Then all the categories that received 5 or more comments were included in the chart below. The full list of comments can be seen in the appendix.



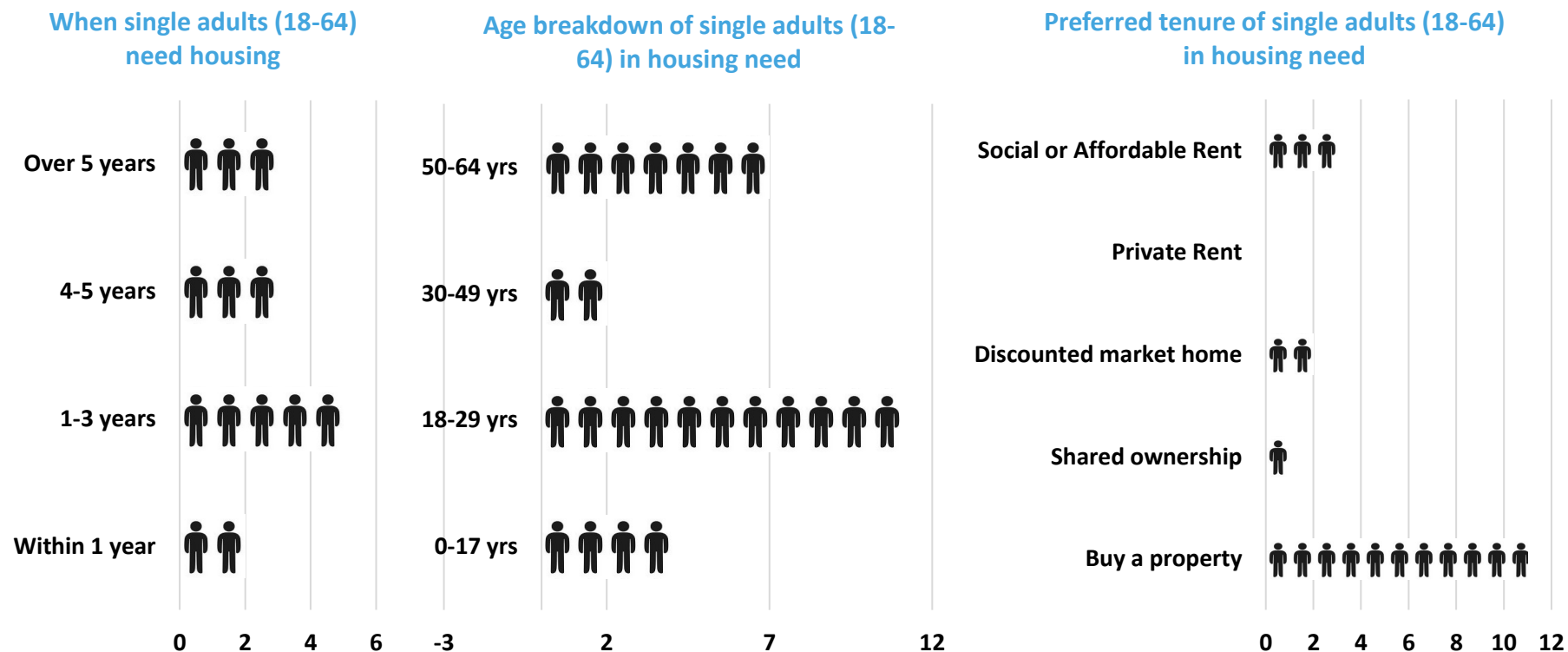
83 respondents left comments about potential housing needs in the longer term (more than 5 years). 18 respondents reported a likely need to downsize. 7 respondents reported likely health / mobility needs, 16 said they will require affordable / social housing. 12 respondents reported a likely need for single storey access accommodation, 5 said they will have grown up children in need of housing. 6 respondents expressed concern at all new development in Tattenhall. 5 said they will need residential or warden assisted care, 6 respondents anticipated a first time / family starter home need and 5 people reported a 2 bed need.

8.0 SUMMARY OF WHO IS IN NEED

The following charts are **visual breakdowns** of who is in housing need showing: **when the housing is needed, age groups, preferred tenures, what they can afford to buy or rent, and whether 'work from home' facilities are needed.** All results have been filtered to extract those who indicated housing need but did not want to move into or stay in Tattenhall.

8.1 Single Adults (18-64 years) in Housing Need

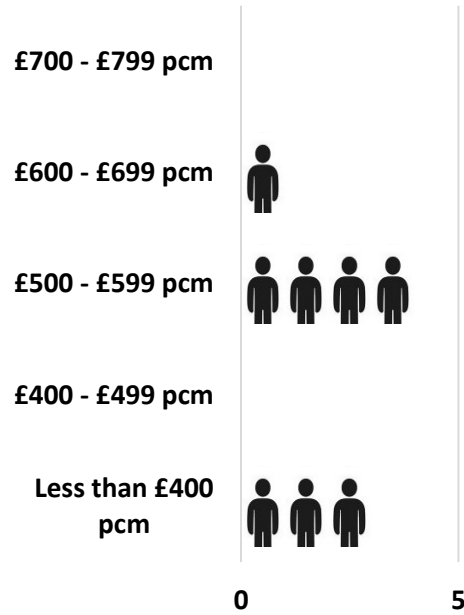
Based on the results of this survey, the total number of single adults in housing need is 13. Please note that not all of the figures in the charts below add up to 13 as some respondents skipped some of the questions and selected more than 1 option on others.



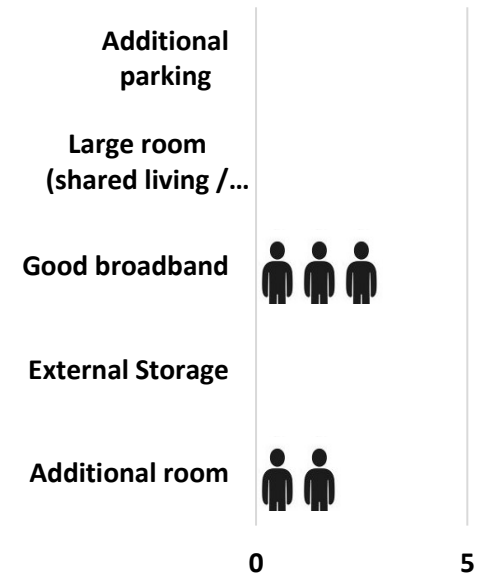
What single adults (18-64) in housing need can afford to buy



What single adults (18-64) in housing need can afford to rent



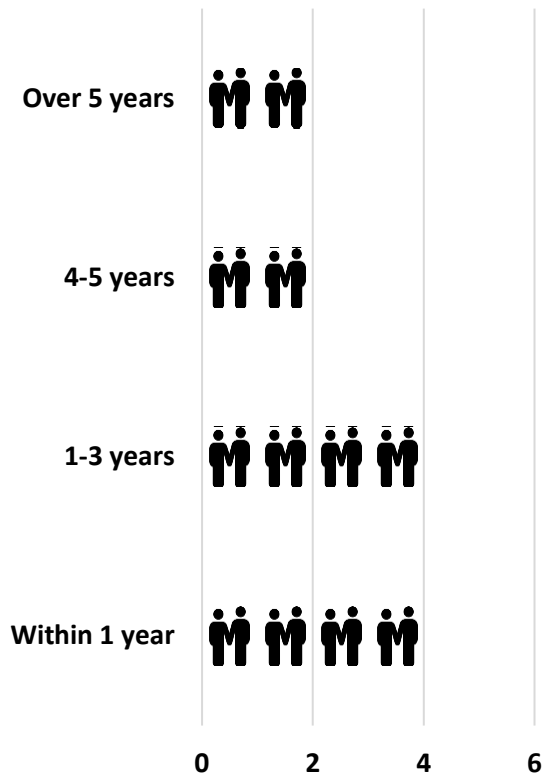
Work from home facilities needed for single adults (18-64) in housing need



8.2 Adult Couples (18-64 years) in Housing Need

Based on the results of this survey, the total number of adult couples in housing need is 12. Please note that not all of the figures in the charts below add up to 12 as some respondents skipped some of the questions and selected more than 1 option on others.

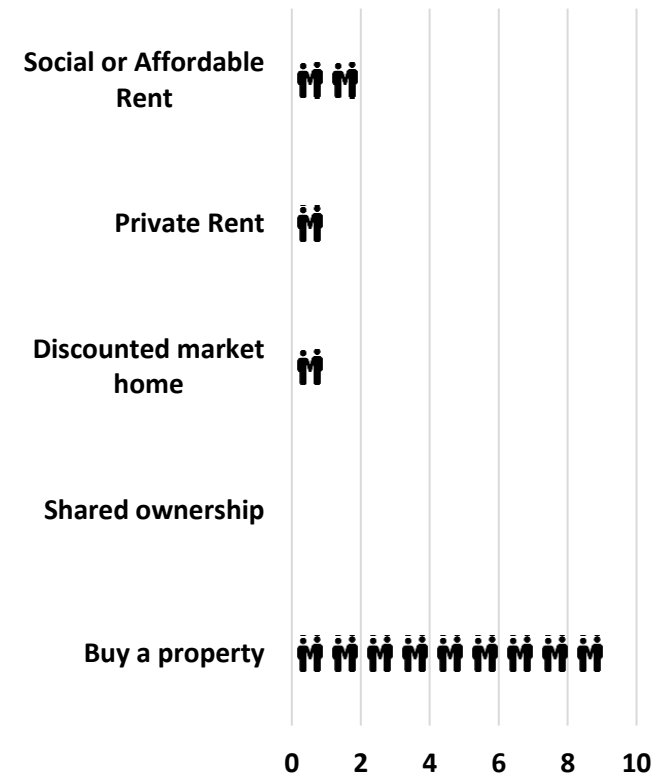
When adult couples (18-64) need housing



Age breakdown of adult couples (18-64) in housing need



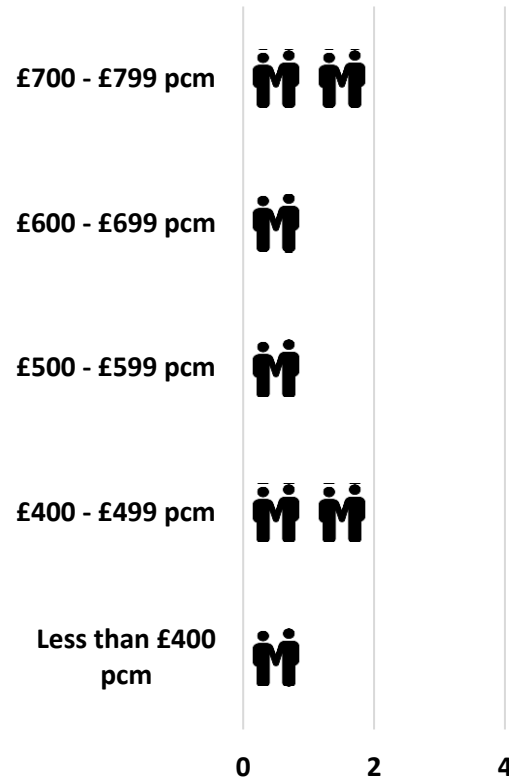
Preferred tenure of adult couple (18-64) in housing need



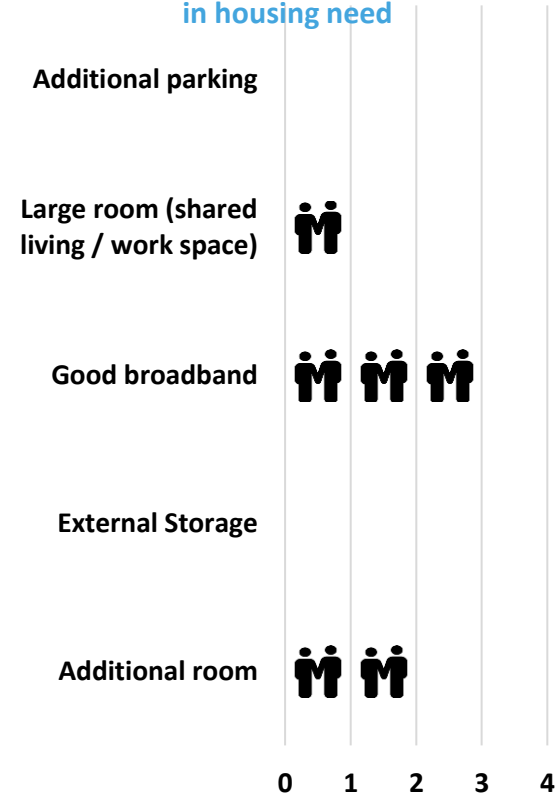
What adult couples (18-64) in housing need can afford to buy



What single adults in housing need can afford to rent



Work from home facilities needed for single adults (18-64) in housing need



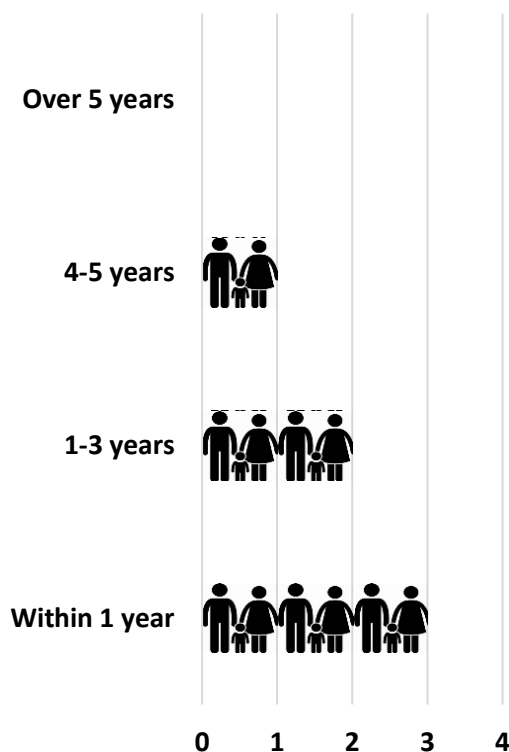
8.3 Households with Three or More Adults in Housing Need

Based on the results of this survey, there were no households in need that were made up of three or more adults.

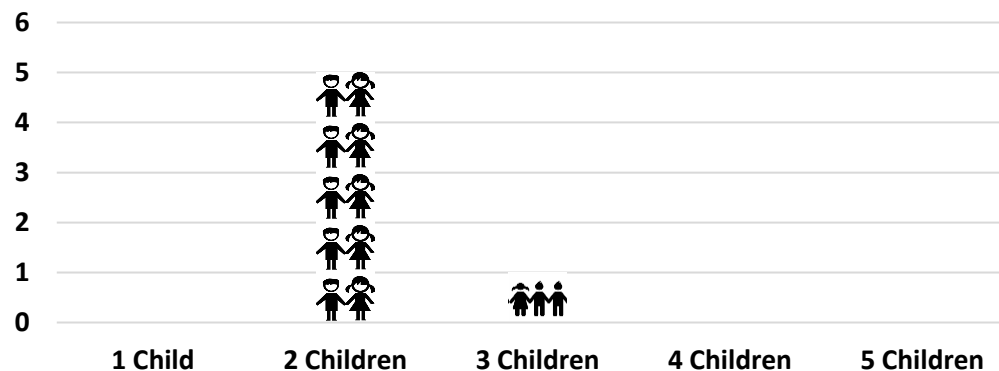
8.4 Families with Children in Housing Need

Based on the results of this survey, the total number of 'families with children' in housing need is 6. Please note that not all of the figures in the charts below add up to 6 as some respondents skipped some of the questions and selected more than 1 option on others.

When families with children need housing



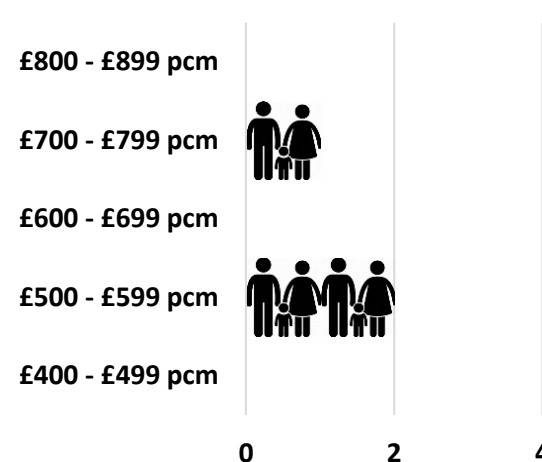
Number of children (0-17) within each family in housing need



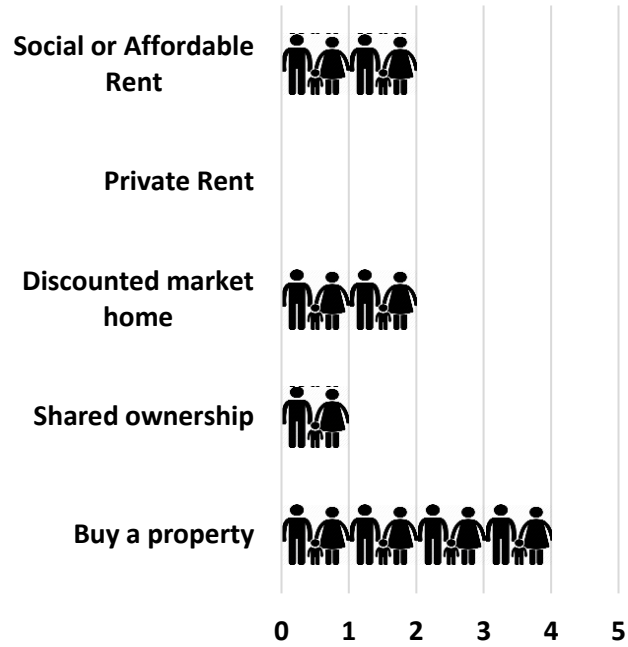
What families with children in housing need can afford to buy



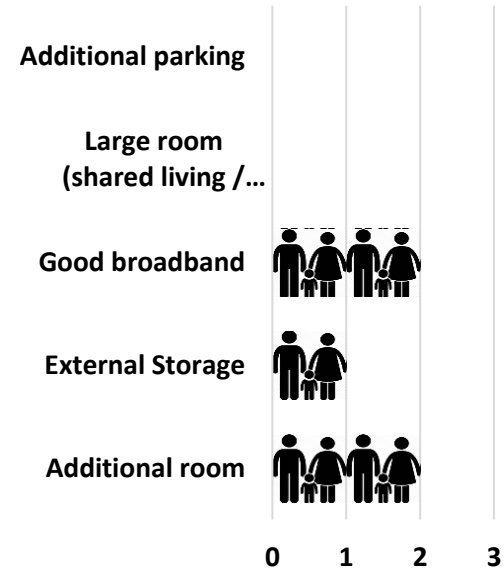
What families with children in housing need can afford to rent



Preferred tenure of families with children in housing need



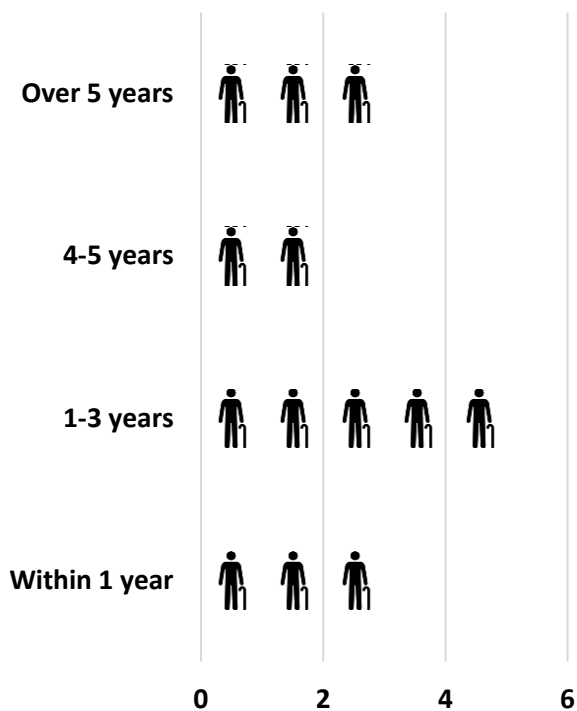
Work from home facilities needed for families with children in housing need



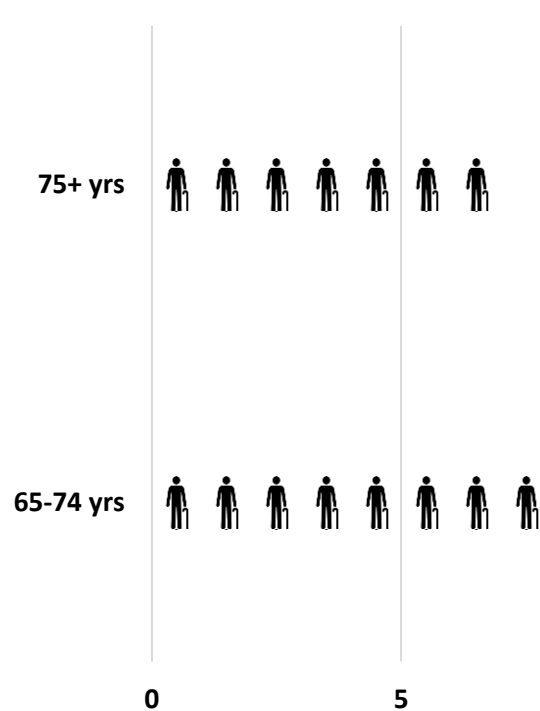
8.5 Single Older Adults (over 65) in Housing Need

Based on the results of this survey, the total number of single older adults in housing need is 13. Please note that not all of the figures in the charts below add up to 13 as some respondents skipped some of the questions and selected more than 1 option on others.

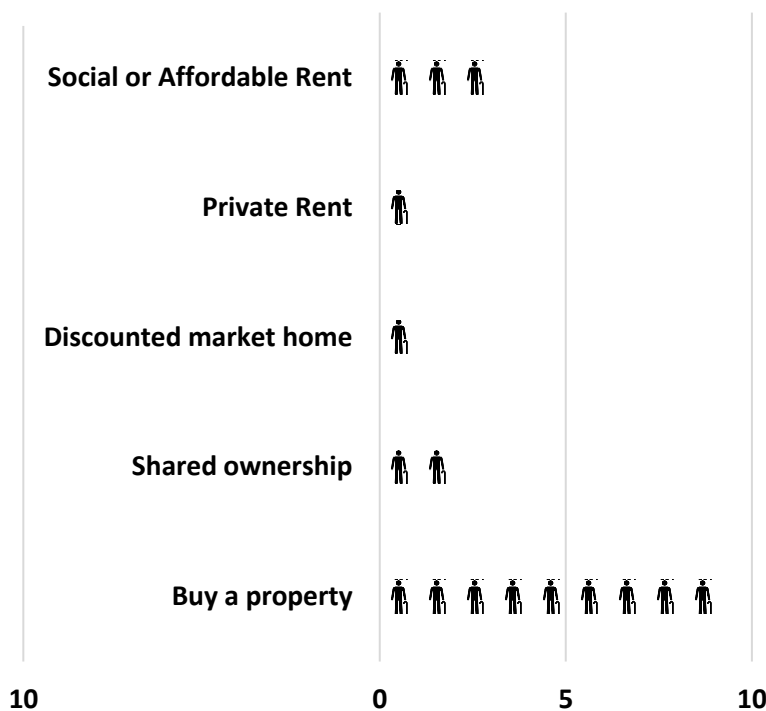
When single older adults (over 65) need housing



Age breakdown of single older adults (over 65) in housing need



Preferred tenure of single older adults (over 65) in housing need



What single older adults (over 65) in housing need can afford to buy



What single older adults (over 65) in housing need can afford to rent

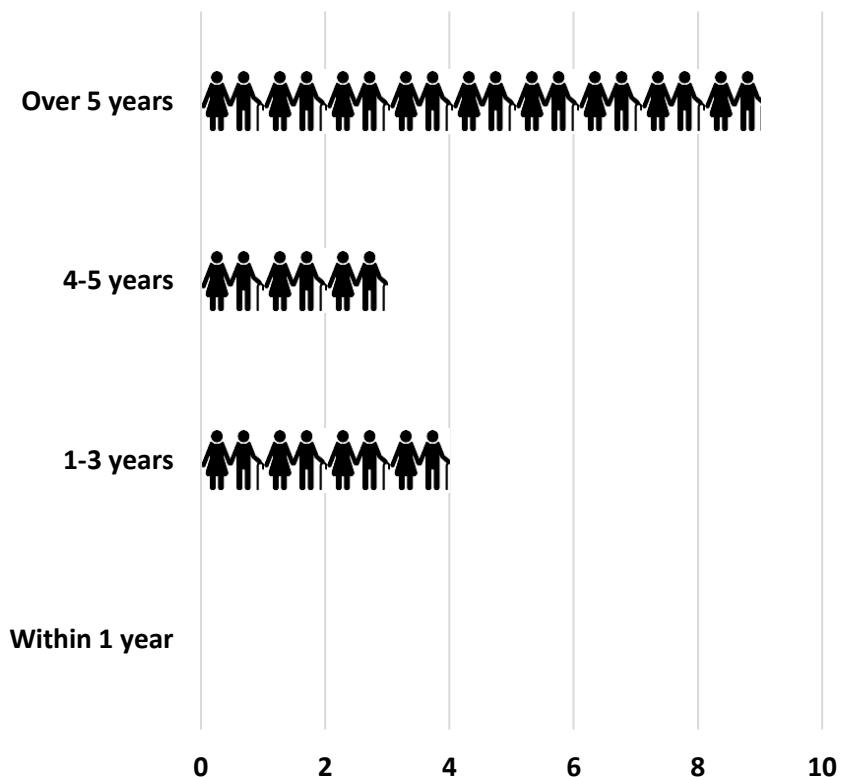


N.B. No work from home facilities were needed for over 65 singles in housing need.

8.6 Older Adult Couples (over 65) in Housing Need

Based on the results of this survey, the total number of older adult couples (over 65) in housing need is 17. Please note that not all of the figures in the charts below add up to 17 as some respondents skipped some of the questions and selected more than 1 option on others.

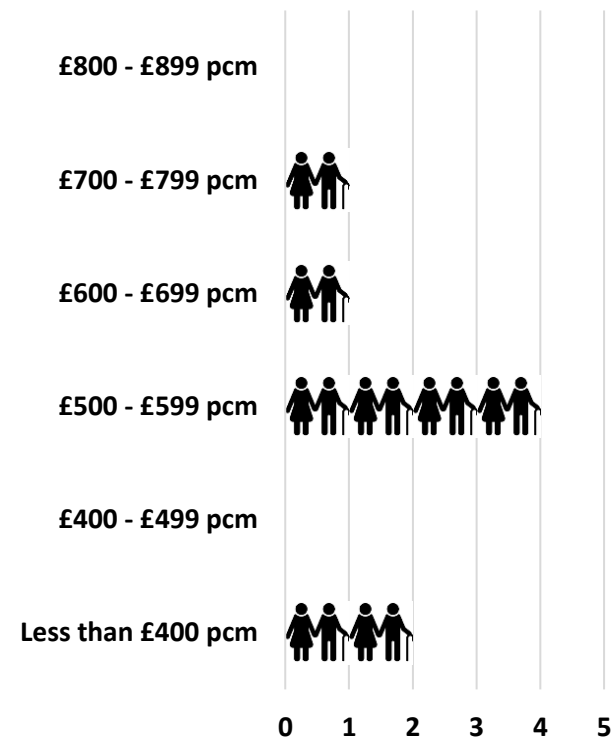
When older adult couples (over 65) need housing



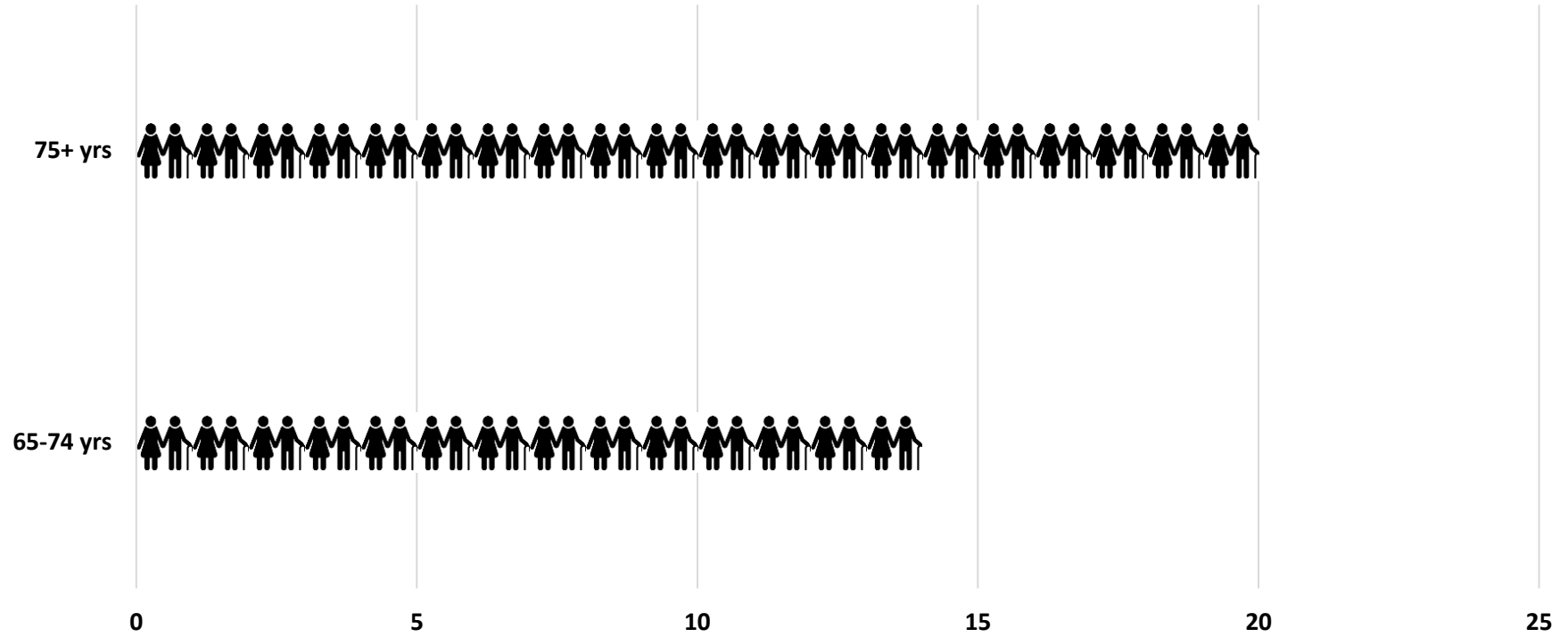
What older adult couples (over 65) in housing need can afford to buy



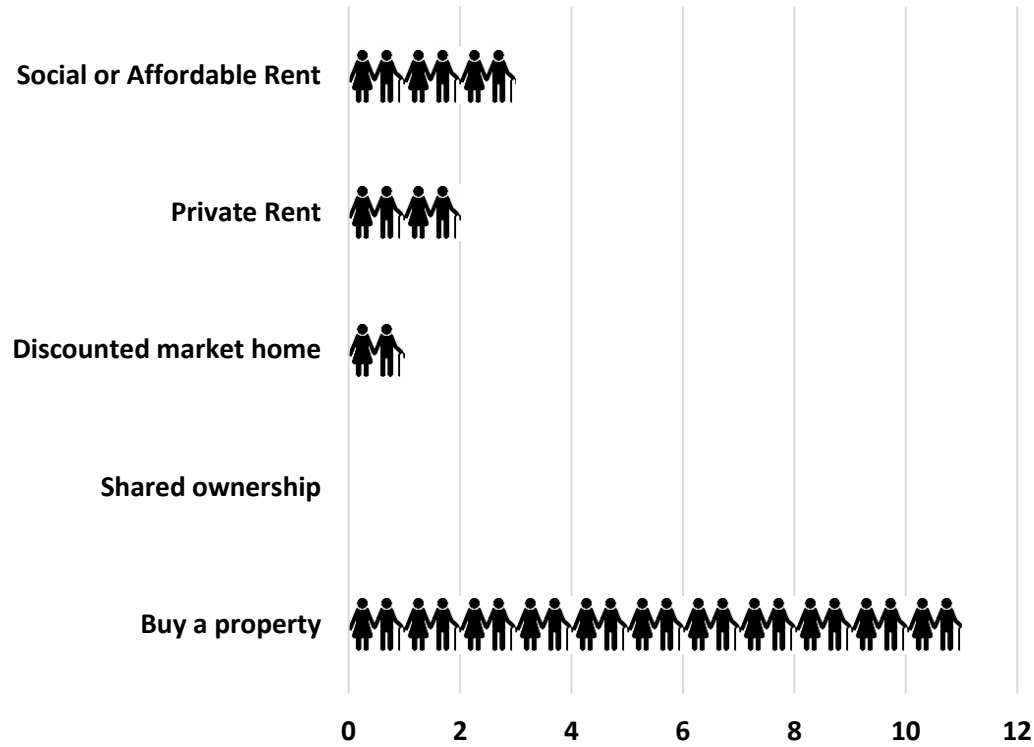
What older adult couples (over 65) in housing need can afford to rent



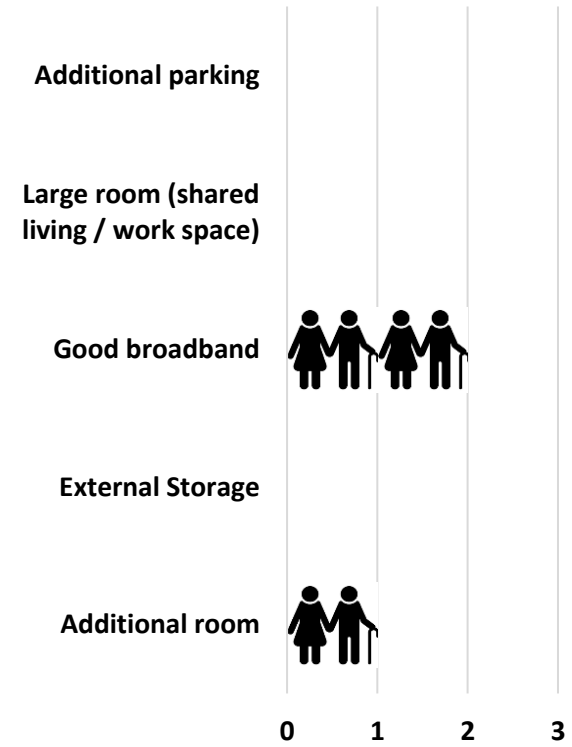
Age breakdown of older adult couples (over 65) in housing need



Preferred tenure of single older adults (over 65) in housing need



Work from home facilities needed by older adult couples (over 65)



9.0 BUSINESS SURVEY

Business owners / managers were surveyed to find out if the availability (or lack of) suitable accommodation had an impact on their business. For example, are businesses aware of any issues for their employees accessing suitable housing, and is this affecting business' ability to recruit and retain staff.

The survey was aimed at business owners, managers and directors so that we could obtain feedback from the key decision-makers.

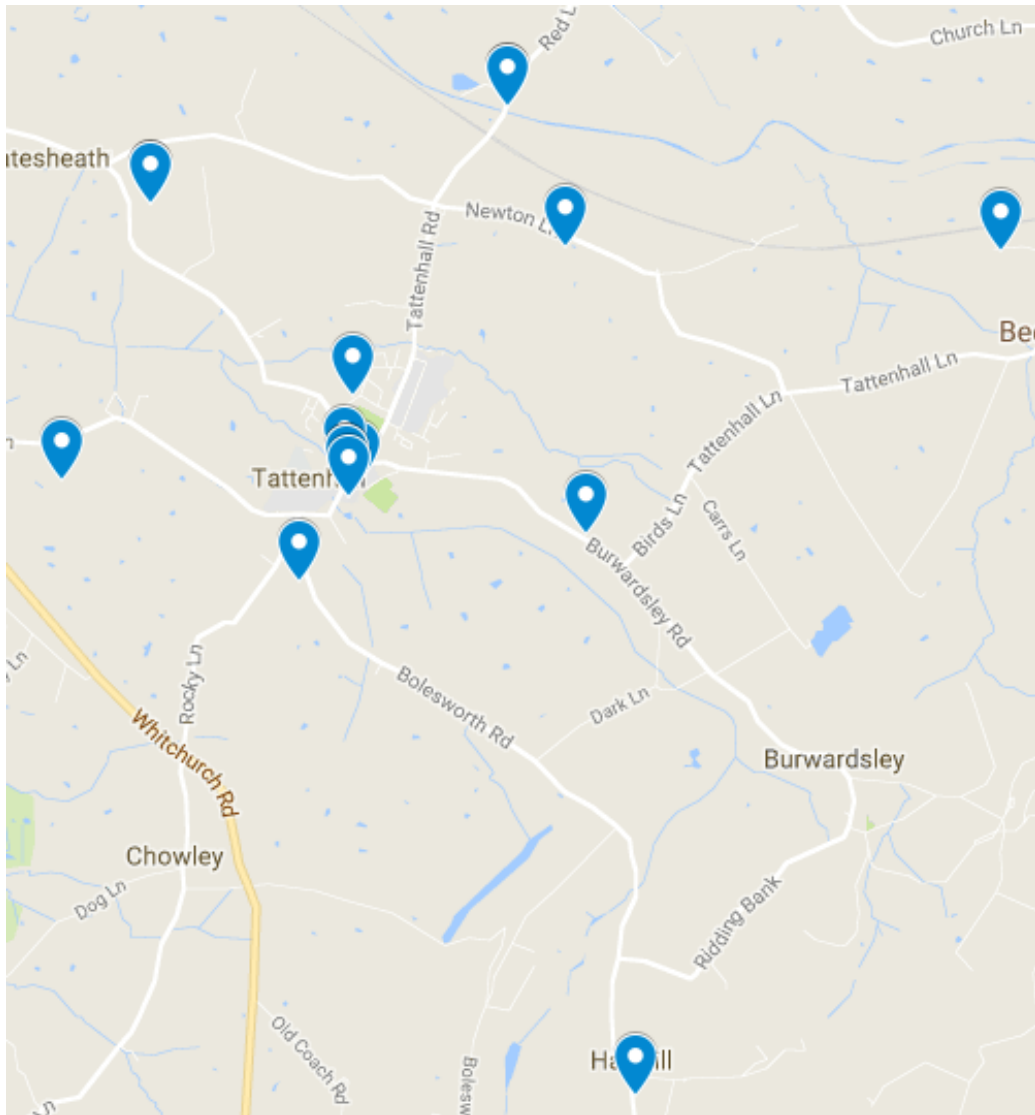
The Tattenhall Business Alliance (a forum for local businesses to communicate and share information) and the Bolesworth Estate Manager (as the main landowner in Tattenhall and surrounding area) both kindly offered to help distribute the survey. **In total, circa 140 business owners / managers received the survey and 17 responded.**

9.1 Types of Businesses to Respond to the Survey

Respondents	Responses
1	Personal Care & Support
2	Manufacturing / retail / wholesale / tourism
3	Manufacture and sales of liquid flowmeters
4	Transport Consultant
5	Consultancy
6	Software development
7	Pub/Restaurant
8	Garage Services & MOT
9	Business Services
10	Communications
11	Cookery School
12	Technical Consultancy
13	Marketing consultancy
14	Residential property lettings
15	Training
16	Information Technology
17	Financial Planning

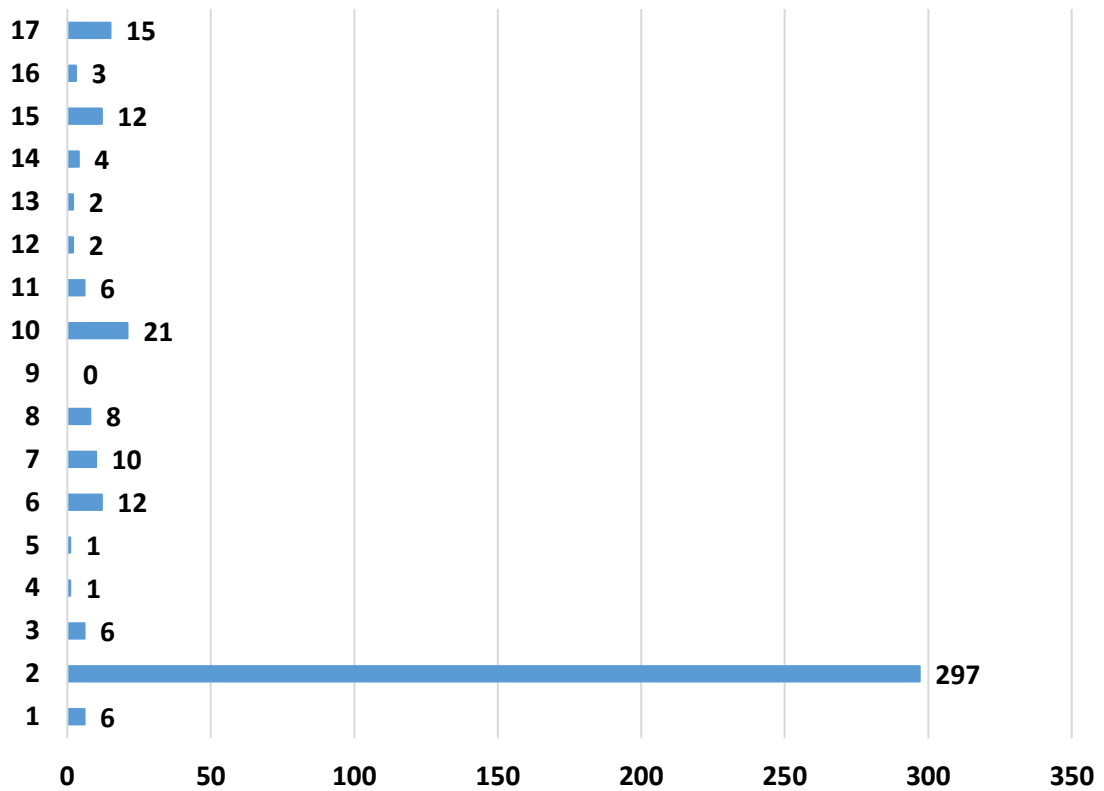
A diverse range of business sectors engaged in the survey although there was a relatively low response rate.

9.2 Post Code Locations of Responding Businesses



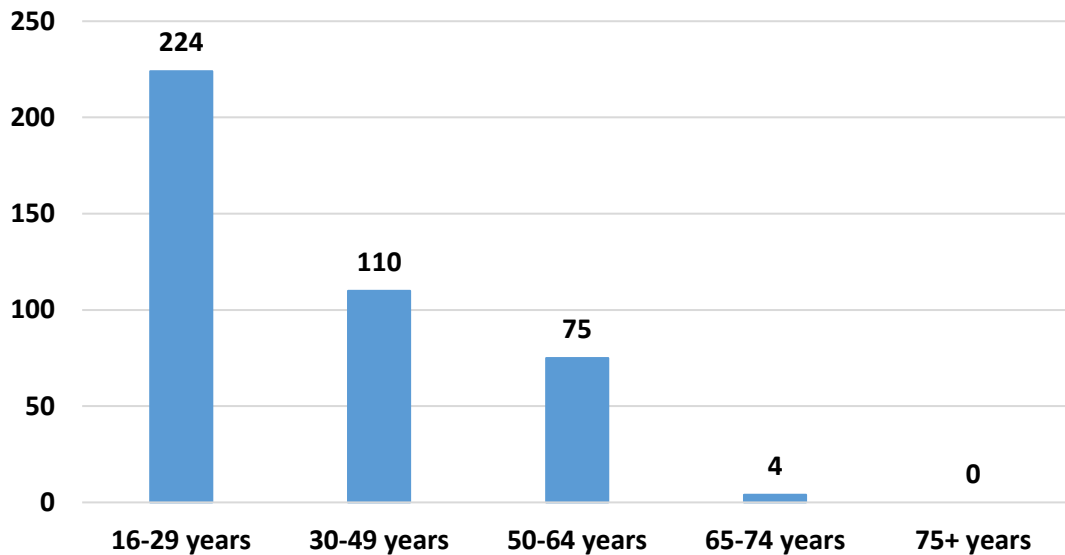
It can be seen that most responding businesses were based in Tattenhall village but the wider circulation of the survey shows that several businesses from surrounding areas also responded.

9.3 Number of Employees for Each Responding Business



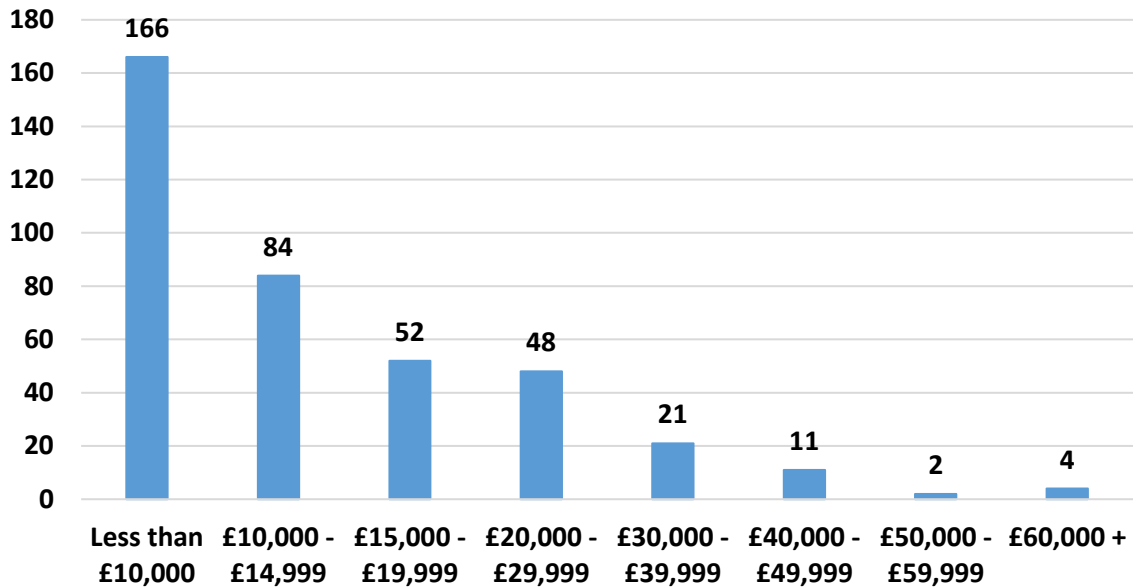
Responding businesses clearly ranged in size from ‘one-man-bands’ to large scale companies with hundreds of staff.

9.4 Number of Employees by Age Group



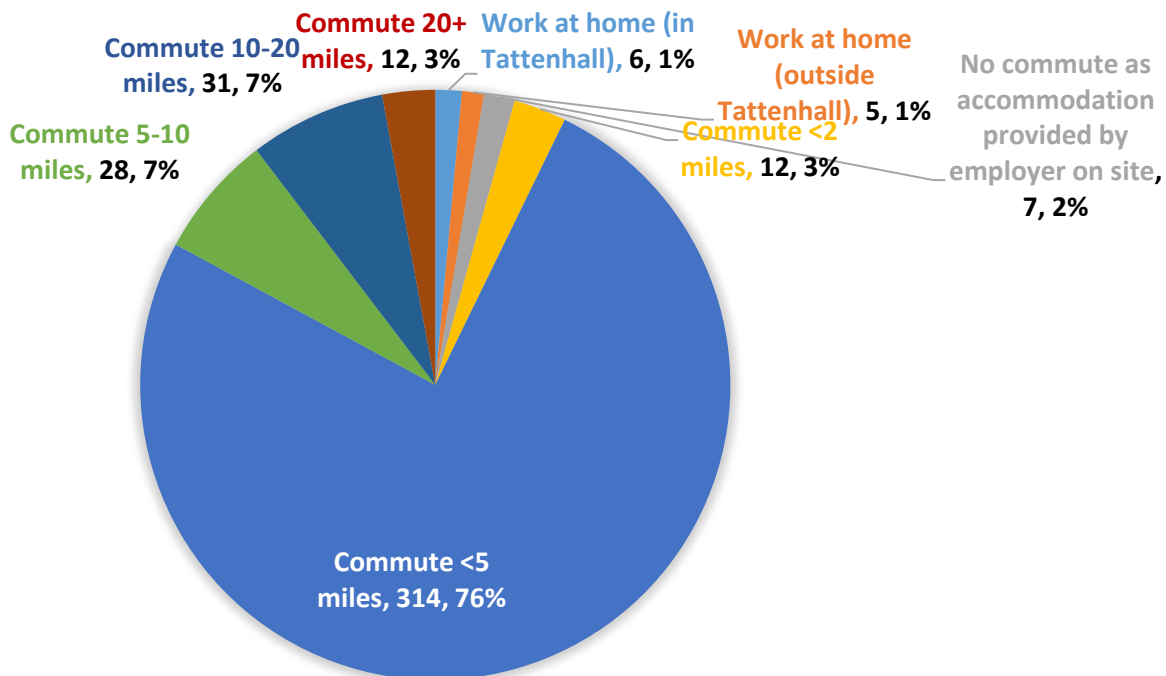
The majority of employees (224) within the responding businesses were in the 16-29 year age group, 110 were 30-49 years, 75 were 50-64 years and 4 were 65-74.

9.5 Number of People in Each Salary Band



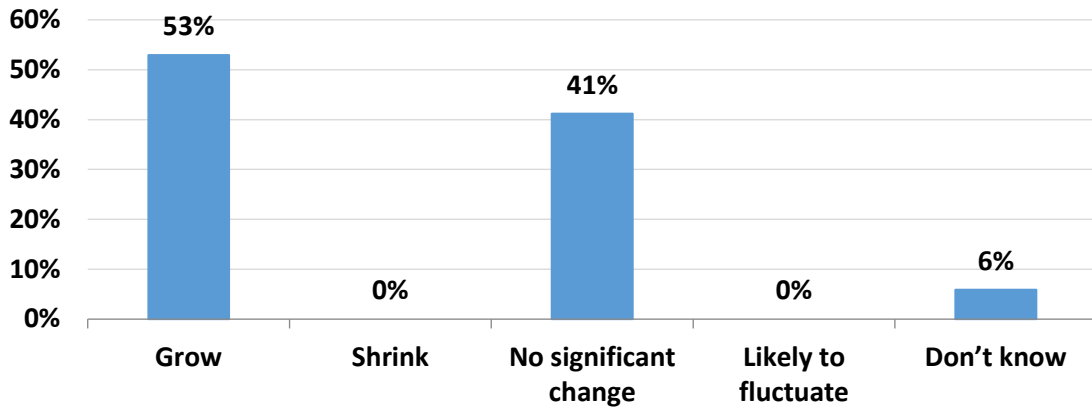
43% or 166 of the employees working for the responding businesses earn less than £10,000 per annum. Based on the nature of the responding businesses, this is likely due to the seasonal and part-time shift work involved with specific businesses in the area. Significant numbers also worked for £10k-£14k (84), £15k-£19k (52) and £20k-29k (48). Lower numbers of employees earned over £30k per annum showing that within the responding sample, low paid workers made up the largest numbers.

9.6 Commuting Distances of Employees



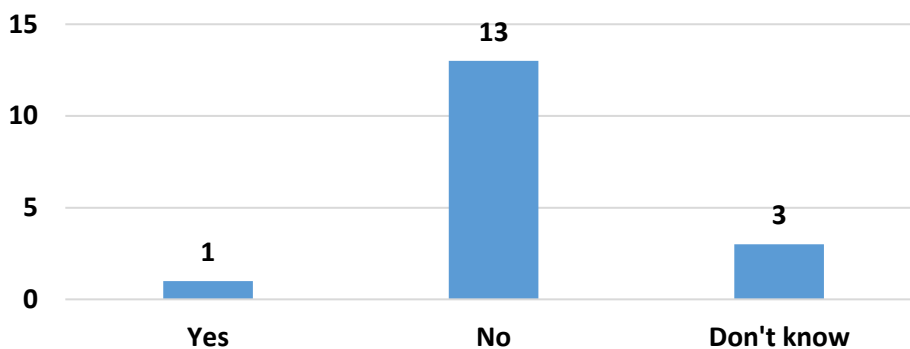
The vast majority (76% or 314 people) of employees working for the responding businesses commuted less than 5 miles to work. 7% of employees commuted 5-10 miles and 7% commuted 10-20 miles. Relatively small numbers travelled 20+ miles: 3%, less than 2 miles: 3%, worked from home: 2% or had no commute as they lived on their employment site: 2%.

9.7 Change in Number of People Over the Next 5 Years



Of the responding businesses, the majority (53%) anticipated an increase in the number of employees. No businesses reported a decrease in employees. 41% said there would be no significant change, 6% didn't know and none said there employee levels were likely to fluctuate.

9.8 Are the businesses in Tattenhall affected by the availability (or lack of) suitable accommodation in the area?



Only 1 responding business reported this as an issue saying:

"People having to purchase houses further away from their place of work."

9.9 Business Survey Conclusion

Overall, the business survey has not unearthed a significant body of evidence to suggest businesses are being affected (positively or negatively) by availability (or lack of) suitable accommodation in the Tattenhall area. Having said that, the largest responding business with 297 employees did comment on this being a problem. However, the overall lack of evidence to strengthen this argument could be due to:

5. Availability of housing is not having a significant impact on local businesses.
6. A low response rate. i.e. the 120+ businesses that did not respond may have issues with employees finding suitable accommodation locally, but they did not have the time to respond.
7. A lack of awareness whether housing affects their business e.g. 3 out of the 17 businesses said they didn't know if this was an issue.
8. A combination of points 2 and 3 above.

10.0 THANKS

Cheshire Community Action would like to thank: Cheshire West & Chester Council housing policy team for funding the survey work and for the support from the planning policy and strategic intelligence teams. It would also like to thank all of the residents and businesses in and around Tattenhall that took the time to complete their surveys.

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

APPENDIX A: COVER LETTER AND SURVEY QUESTIONS

Tattenhall & District Housing Needs Survey 2017

Dear Resident/Colleague,

Both Tattenhall & District Parish Council (T&DPC) & Tattenhall & District Community Land Trust (T&DCLT) would like to invite you to complete the following Housing Needs Survey. The survey is intended for both residents and people who work in our village. It will provide information on current housing needs and how this may change in the future. The survey is being undertaken by Cheshire Community Action on our behalf.

The survey will help us understand everyone's housing needs. We particularly would like to hear from you if the existing housing in the village does not meet your current needs, or likely needs in the future. Many of you will know that T&DCLT is applying for funds from Cheshire West & Chester Council to develop a small brownfield (previously developed) site. It intends to provide permanently affordable housing in Tattenhall that will be specifically tailored to meet the needs of local people. To achieve this, T&DCLT needs to gather evidence on local housing need to inform and guide the new development.

Community Land Trusts (CLTs) have many benefits, which include:

- **Community control** and ownership of the assets;
- **Open & democratic structure** - anyone who lives and/or works in Tattenhall & District can join the organisation (Email: inform@tadclt.co.uk);
- Ability to provide **permanently affordable** housing or other assets for the community;
- **Not-for-profit** as there are no private shareholders, any surplus generated is reinvested back into the community and;
- Ability to provide **long term stewardship**.

The survey should take no more than 15 minutes to complete. All responses will be kept confidential and held with Cheshire Community Action. All data will only be used in compliance with data protection laws. We apologise if you have received the survey more than once (at home or through your employer) please only complete one survey per new household in need. If you have any questions about the survey or require more copies, please email: john.heselwood@cheshireaction.org.uk or call 01244 305321. You can complete the survey online by typing the following link into your web browser (not search engine): <https://www.surveymonkey.co.uk/r/TattenhallHNS>

If you prefer to complete the attached survey by hand, please return it to Cheshire Community Action in the enclosed freepost envelope by **Sun 24 Sep 2017**. Thank you for your time.

Yours Sincerely,

Iain Keeping, Chair of Tattenhall & District Parish Council
and
Lesley Grainger, Chair of Tattenhall & District Community Land Trust

YOUR CURRENT ACCOMMODATION

1. Do you live in Tattenhall Parish?

Yes Please go to Q2

No Please go to Q3

2. How long have you lived in Tattenhall Parish? Please select one option and skip to Q5.

0 – 5 years 11 – 20 years 31 – 40 years

6 – 10 years 21 – 30 years 41+ years

3. How far away from Tattenhall do you live? Please select one option.

0-4 miles 15-20 miles

5-10 miles 20+ miles

10-15 miles Name of place (optional):.....

4. If you work, but do NOT live in Tattenhall, would you prefer to live there?

Yes Please go to Q5

No Please go to Q32

5. How many people in each of these age groups live in your household (including yourself)? Please write the numbers in the boxes below e.g. "2".

0 – 17 years 50 – 64 years

18 – 29 years 65 – 74 years

30 – 49 years 75 years or over

6. How do you occupy your current accommodation? Please select one option only.

Rent a Housing Association home Tied accommodation

Rent a private home (e.g. provided by employer)

Own with a mortgage Other (please specify):

Own without a mortgage

7. What kind of property do you currently live in? Please select one option only.

House Bungalow Flat/Apartment

Other (please specify)

8. How many bedrooms does your property have? Please select one option only.

1 2 3 4 5+

YOUR CURRENT OCCUPATION

9. What is your employment status? Please select all options that apply.

- Employed / Self-Employed
- Paid / unpaid carer
- Unemployed
- Retired
- Student
- Looking after home or family member(s)
- Other (please specify):

.....

10. If you are employed, self-employed or a paid / unpaid carer, where do you work from? Please select all options that apply.

- I work from home
- I work both from home *and* commute to a separate workplace
- I live and work in Tattenhall
- I commute into Tattenhall for work
- I commute out of Tattenhall for work
- Not applicable

11. If you commute *into* Tattenhall for work, how far do you commute?

- | | | |
|-------------------------------------|--------------------------------------|---|
| 0-4 miles <input type="checkbox"/> | 10-15 miles <input type="checkbox"/> | 20+ miles <input type="checkbox"/> |
| 5-10 miles <input type="checkbox"/> | 15-20 miles <input type="checkbox"/> | Not applicable <input type="checkbox"/> |

Name of place you commute *from* (optional):

.....

12. What is the nature of your occupation? Please select any options that apply. (If you are not currently working, please go to Q13)

- Corporate Manager / Director / Senior Official
- Science, Research, Engineering and Technology Occupation
- Health Occupation
- Social Care Occupation
- Public Service Occupation
- Emergency / Protective Services (E.g. Police and Fire)
- Teaching and Education
- Business / Professional Service Occupation

- Culture / Media / Sport Occupation
- Administrative / Secretarial Occupation
- Skilled Trade (E.g. Agriculture, Construction, Electrical)
- Process, Plant, Machine and Transport Operatives
- Retail
- Hospitality / Catering Occupation (E.g. Café, Restaurant, B+B)
- Sales / Customer Service Occupation
- Personal Service Occupation (E.g. Hairdresser, Cleaner)
- Other (please specify):.....
- Name of organisation / employer (optional):
.....

HOUSING NEED

13. Is your current accommodation unsuitable now (or likely to be in the next 5 years) for you or any member(s) of your household?

- Yes **Please go to Q14**
- No **Please go to Q32**

14. Why is the accommodation unsuitable? Please select all options that apply.

- | | | | |
|--|--------------------------|--------------------------------------|--------------------------|
| Too small – need to upsize | <input type="checkbox"/> | Garden too big to manage | <input type="checkbox"/> |
| Too big - need to downsize | <input type="checkbox"/> | Want a garden or larger garden | <input type="checkbox"/> |
| Too difficult to manage | <input type="checkbox"/> | High maintenance costs | <input type="checkbox"/> |
| Need cheaper accommodation | <input type="checkbox"/> | Major disrepair of current home | <input type="checkbox"/> |
| Need to be closer to facilities (e.g. shops) | <input type="checkbox"/> | Health / mobility problems | <input type="checkbox"/> |
| Need to live independently | <input type="checkbox"/> | Need to be closer to work | <input type="checkbox"/> |
| First time buyer | <input type="checkbox"/> | Move closer to parent/dependent | <input type="checkbox"/> |
| Want to buy (from renting) | <input type="checkbox"/> | Need to be closer to family | <input type="checkbox"/> |
| Change in relationship circumstances | <input type="checkbox"/> | Marriage / to live together | <input type="checkbox"/> |
| Living in temporary accommodation | <input type="checkbox"/> | Need to be closer to College or Uni | <input type="checkbox"/> |
| Forced to move (e.g. tenancy ending) | <input type="checkbox"/> | To be in particular school catchment | <input type="checkbox"/> |
| Harassment / threat of harassment / crime | <input type="checkbox"/> | Overcrowding | <input type="checkbox"/> |
| Other (please explain) | <input type="checkbox"/> | | |
-

15. Who in your household needs (or will need) more suitable accommodation? Please select one option.

A single adult (18-64 yrs)	<input type="checkbox"/>	A single older person (over 65)	<input type="checkbox"/>
An adult couple (18-64 yrs)	<input type="checkbox"/>	An older couple (over 65)	<input type="checkbox"/>
A family with children	<input type="checkbox"/>	Other (please specify):	<input type="checkbox"/>
Three or more adults	<input type="checkbox"/>	

16. When are you or members of your household likely to need new housing? Please select one option.

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

17. How many people within each of these age groups would form the new household? Please enter the number of residents for each age group who would be in the new household. E.g. "2"

0-17 years	<input type="text"/>	50-64 years	<input type="text"/>
18-29 years	<input type="text"/>	65-74 years	<input type="text"/>
30-49 years	<input type="text"/>	75 years and over	<input type="text"/>

18. Would the new household hope to:

Buy a property?	<input type="checkbox"/>	Private rent?	<input type="checkbox"/>
(a) Share ownership/equity?	<input type="checkbox"/>	(c) Social or affordable rent (from Council, Housing Association or CLT)?	<input type="checkbox"/>
(b) Buy a discounted market home?	<input type="checkbox"/>		

(a) Shared ownership/equity is defined as: Housing where the occupier of a dwelling buys a proportion of the property and pays rent on the remainder, typically to Council or Housing Association. The purchaser has the option to buy further shares and there is often a planning condition or legal agreement e.g. Section 106 so that the property remains affordable in perpetuity.

(b) A discounted market home is offered for sale to eligible purchasers at a discounted price of the full market value. This is not a shared ownership scheme and even though there is a discount on the sale price, the purchaser still owns 100% of the property. When you want to sell the property, you must do so on the same terms, which means you must sell it with the same level of discount you received and to someone who meets the criteria for affordable housing.

(c) Affordable homes are rented above social rent but below market rents. The lower rental cost is up to 80% of the full local market rent.

19. Would you like to see housing delivered by a Community Land Trust (CLT) in Tattenhall?

(CLTs are community led organisations that develop and manage housing and other assets for long term community benefit) – see www.communitylandtrusts.org.uk for further information.

Yes No

20. Would you/those in housing need, prefer to stay in Tattenhall?

Yes No I don't live in Tattenhall

21. Would you/those in housing need, be prepared to move away from Tattenhall?

Yes Please go to Q22 I don't live in Tattenhall Please go to Q23

No Please go to Q23

22. How many miles away would you/those in housing need be prepared to move?

0-4 miles 10+ miles

5-10 miles

If you have an area(s) in mind, please provide details:

.....

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

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

Flat/Apartment..... Stay in current home with support when needed e.g. home visits, 'help' alarm.....

Co-housing.....

(Your own home in a small community which shares facilities (e.g. laundry) and activities)

Sheltered accommodation.....

(This is usually in a group of bungalows or flats and you have your own front door. Schemes usually have a manager/warden to arrange services and are linked to a careline/alarm service.)

Extra Care Housing.....

(This is designed with the needs of frailer older people in mind. It includes flats, bungalows and retirement villages. You have your own front door. Domestic support and personal care are available.)

Residential care.....

(You would normally have a bedroom and the use of a shared lounge with other residents. Personal care is provided – bathing, help dressing, meals etc.)

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

1 2 3 4 5+

25. Would you need any support or special requirements? Please select all options that apply.

None Warden assisted

Care within the home

Mobility/disability support

26. Are you or anyone in your household on the West Cheshire Homes, social housing waiting list?

Yes

No

27. What price range would those in housing need be able to afford should they wish to purchase or share ownership? Please select one option.

(This is normally based on 3.5 x gross annual household income plus savings).

Less than £49,000	<input type="checkbox"/>	£200,000 – £249,000	<input type="checkbox"/>
£50,000 – £99,000	<input type="checkbox"/>	£250,000 – £299,000	<input type="checkbox"/>
£100,000 – £149,000	<input type="checkbox"/>	£300,000 - £349,000	<input type="checkbox"/>
£150,000 - £199,000	<input type="checkbox"/>	Over £350,000	<input type="checkbox"/>

28. What rent range would those in housing need be able to afford should they wish to rent? Please select one option.

(This is normally based on 25% of gross monthly household income)

£499 per month or less	<input type="checkbox"/>	£800 - £899 per month	<input type="checkbox"/>
£500 - £599 per month	<input type="checkbox"/>	£900 - £999 per month	<input type="checkbox"/>
£600 - £699 per month	<input type="checkbox"/>	£1000 - £1099 per month	<input type="checkbox"/>
£700 - £799 per month	<input type="checkbox"/>	Over £1100 per month	<input type="checkbox"/>

29. Are you planning to release capital from the sale of your home? (trading down)

Yes

No

Not applicable

30. Does anyone in your household need 'work from home' facilities?

Yes Please go to Q31

No Please go to Q32

31. Which of the following 'work from home' facilities are needed? Please select any that apply.

Additional room	<input type="checkbox"/>	Good broadband	<input type="checkbox"/>
External storage space	<input type="checkbox"/>	Large room (shared living/work space)	<input type="checkbox"/>
Other (please specify below)	<input type="checkbox"/>	Additional parking	<input type="checkbox"/>

32. Would anyone in your household be interested in self-build?

Yes Continue below...

Have they registered on the Cheshire West and Chester Self-Build register?

Yes No

No Please go to Q33

Information on the West Cheshire Self-Build Register

Extract from CWaC website: <https://www.cheshirewestandchester.gov.uk/residents/planning-and-building-control/self-build-register.aspx>

The Self Build and Custom Housebuilding Act 2015 came into force in March 2015 - it requires the Council to keep a register of eligible individuals and groups who wish to self-build. The detail of who is classed as an “eligible individual” has been delayed, but is anticipated in regulations issued early 2016. The provisions in the Act have recently been reinforced by the Housing and Planning Bill, with local planning authorities obliged to identify suitable serviced plots with planning permission within the borough to meet this demand from April 2016. In preparation for this, Cheshire West and Chester are assessing demand for self and custom building using a questionnaire. This demand will then be reflected in the Strategic Housing Delivery Plan and used as evidence to inform Local Plan (Part Two) policies.

Whilst there are many variations on self-build, essentially there are three main options in Cheshire West and Chester:

- Community self-build schemes to provide low cost market or affordable housing for local households, particularly in rural areas for small developments. A Community Land Trust (CLT) would purchase the land, obtain planning permission and manage the project.
- Serviced Plots will provide the main delivery tool to meet the Self Build and Custom House Building Act; sites will be identified according to the demand identified through the self-build register.
- Self-finish affordable housing schemes or “sweat equity schemes” where occupants are offered a discounted shared ownership or reduced rent according to the level of finishing off they undertake.

If you are considering undertaking a custom build project either as an individual or as part of a group, please visit: <https://www.cheshirewestandchester.gov.uk/residents/planning-and-building-control/self-build-register.aspx> and complete the online questionnaire.

Please note that completing the questionnaire does not guarantee that the Council will be able to identify a suitable site for you. At this stage the register will be used as an evidence to inform policy to ensure plots are available for eligible individuals from April 2016. The register will be managed by the affordable Housing Team to ensure information is up to date. For further advice on completing the questionnaire or the register please contact them on:

- Email: affordablehousing@cheshirewestandchester.gov.uk
- Telephone: 0151 356 6410

APPENDIX B: SURVEY COMMENTS AND OPEN-ENDED RESPONSES

Q12. Open comments:

Respondents	Other, please specify (optional):
1	NHS
2	Okells properties ltd
3	gardener
4	Factory hand at Tattenhall Dairy Products
5	Shipping
6	NHS
7	printing - techoprint at Winsford
8	COCH
9	consultant
10	Self employed furniture restoration
11	Property landlord
12	banking
13	P.I.T. S A McBride
14	University of Chester
15	Wyevale garden centre at Tarporley
16	NHS
17	Cheshire West and Chester
18	Estate manager
19	Astellas pharma
20	Graphic designer
21	Marketing co-ordinator
22	Unpaid carer
23	pilot
24	Sports and Leisure
25	Car Valeter/car roadtester/car driver

Q33. Open comments:

Respondents	If yes, what type of accommodation did they need and where did they move to? Please provide details (but NOT names)
1	needed a 2 bed flat - Ellesmere Port
2	flat in Ellesmere Port
3	rented 3 bed family home -moved top Burwardsley
4	Affordable housing for first time buyer- moved to Helsby
5	Starter 2 bed accommodation in Chester
6	Needed a 3 bed family home but Tattenhall does not have many available. They moved to Tilston.
7	They wanted another house , but couldn't find what they wanted - moved to Whitchurch
8	Crewe

9	My sister could not afford to live in Tattenhall in a house and now lives on a narrow boat.
10	cheap rented accommodation like houses on grockle croft but none available
11	Bungalow
12	A rented flat in Chester.
13	First time buyer of affordable rent - moved to Northwich area
14	2 bed housing association property- now living with friends.
15	Needed a 2 bed council house or bungalow with some outside space. They are moving around living with friends until permanent accommodation can be got.
16	A couple bought an affordable house in Wales and a family bought a cheaper house in a different Cheshire building.
17	Neighbours daughter moved to Nantwich
18	Our 2 sons. First time properties homes. Both bought terraced properties in Hoole.
19	Council housing - single person and nothing in the area available, meaning they were forced from an area they had lived in for a long time, to a completely new area.
20	Our son had to move to Wales to be able to afford to buy his own small house.
21	Flat or small house - moved to Liverpool
22	affordable 3+ bedroom - moved to Farndon
23	No Mans Heath 3 bed house.
24	Tarporley and Waverton - couldn't afford any accommodation in the village.
25	3 bed house -moved to Hampton Heath
26	downsize to a 2 bed house
27	rented family home in No Mans Heath
28	Moved as there was a lack of suitable accommodation for a single retired person.
29	Friends moved due to lack of one bedroomed property.
30	moved to Whitchurch
31	First time buyers house in Wales
32	Semi moved to Farndon new house. Tattenhall seems to have ex council houses or LARGE houses.
33	It was the cost not the type property that was a problem.
34	House in Clutton
35	Modern family home
36	Rented in chester
37	2 bedroom rented Chester
38	3 beds - Wrexham
39	But were very fortunate to be able to rent 1 of only 14 housing association low cost houses. More are needed to be built.
40	Young family could not afford to buy or rent in Tattenhall.
41	Single accommodation in Christleton
42	Rented cottage in Bunbury
43	A property 2/3 beds with an affordable price
44	Flat/cottage in Winsford
45	2 bedroomed house but was allocated 2 bed flat at Kingsway Chester

46	2 bed house got 2 bed flat on first floor with new baby in Kingsway
47	Young people x 2 due to lack of affordability - moved to Ellesmere Port and Chester.
48	Small 2 bed house wanted. Price too high in Tattenhall. They moved to Hoole in Chester.
49	Affordable housing wasn't available. Moved out of the parish
50	More affordable housing over the border in Wales
51	Cheaper accommodation - recent developments for 4-5 bedroom executive homes are way out of the price bracket for most people - but they just keep building them!
52	Sheltered accommodation. Moved to residential home
53	2 bedroomed rented accommodation First time buyer house, 2/3 bedrooms.
54	Chester, older, terraced, renovated 3-bedroom house.
55	Smaller house at lesser price, achieved in waverton
56	Affordable housing under £175,000. They moved to Wrexham area
57	Affordable rented, moved to Oswestry
58	Ourselves! Currently purchasing a property out of the area due to unaffordable prices in the village. We are devastated to leave but can't afford to stay.

Q34. Open comments:

Respondents	Responses
1	As we age we would like to move into the village for amenities, not a car journey away - probably look for a 2 bed but in the community, not an exclusively old persons complex.
2	I am losing my sight and have medical issues and can no longer care for my autistic son, we have currently been told to apply for a one bed flat
3	Our daughters may need housing in the future - too early to tell.
4	Bungalow mobile aids
5	We frequently look for rented accommodation, there is often only 2-3 properties available - often too small or too expensive. Please have a look at the rightmove website - you will see what we mean. thanks for organising this survey, we are glad the housing issue is being considered.
6	The permanently affordable housing should be just that with the emphasis on permanently! Not as in the past when low cost housing was later sold benefiting the occupants not the community.
7	In 10 years time we will be downsizing.
8	There is a lack of affordable housing to downsize.
9	When we sell our business we will require accommodation in or close to Tattenhall to accommodate children's current schools.
10	We would like to develop and extend our own property in the future.
11	Sadly because of mobility I must have ground floor living. A bungalow would be wonderful. Reasonable cost of dwelling and low rent would also be a factor in choice.
12	If the village continues to be developed at such a rate it will become a TOWN. I will consider moving away - sadly it is being ruined.
13	possible sheltered housing or single storey housing/bungalow

14	Needs to be more development of council housing with cheaper rent rather than fancy £500 000 developments like all new builds.
15	single storey housing in 10 years or so time.
16	More bungalows in Tattenhall village to purchase
17	Due to our age we would like to sell our house and get a bungalow in Tattenhall We believe there is a need for more affordable accommodation for older people in Tattenhall.
18	Possibly somewhere like the retirement village.
19	Too many being built, the village facilities are inadequate for the additional people.
20	Present bungalow can be adapted for future care needs, but access to property and garden maintenance will affect needs in the future.
21	Fast reliable broadband is urgently needed in the outlying areas. I live in the Lanes are and the service is dreadful.
22	Tattenhall infrastructure is not large enough to accommodate more housing.
23	Retired, may need care home eventually.
24	Too many local houses owned by Bolesworth!
25	We might need a smaller property and help with remaining independent.
26	When our sons moved we down sized from a detached 4 bed property to a 2 bed bungalow which we intended to stay in (both in Tattenhall).
27	As I am 90+ years old it is possible I may need more care and that could involve change.
28	Within the next few years I will need to move my mother closer, either to a larger house with me (hopefully with an annexe!) or to a smaller house on her own - however these are few and far between.
29	Our youngest son and girlfriend want to move out into their own property when she finishes university next June. They cannot afford their own property until she can get a job so they have two salaries to go towards buying or renting. My wife and I may need to downsize in the future when our health needs dictate this. We would NOT be able to afford the retirement village currently being built in Tattenhall.
30	May in the future require a bungalow with a small garden.
31	No more houses! The Tattenhall infrastructure cannot withstand the current number of residents. We may choose to leave Tattenhall because of how busy it has become!
32	At 92 years of age I don't do surveys
33	If we wish to remain in the village until we die we will probably need access to small cottage like properties with a managed garden space and adapted to older age needs. Not however a separate retirement home!!
34	Internal and external stairs will be a problem.
35	I have lived here for 20 years and would not like to live anywhere else
36	Don't think there is a need for more - enough houses here and want to protect the greenbelt and fields and habitats.
37	There will eventually be a need for easy access to public transport wen driving becomes a problem. Tattenhall has reasonable shopping facilities and public transport, but continuing access to GP could be a problem.
38	Houses for the older generation are not affordable in the village - they would have to sell large family homes AND ADD cash to most new purchases - it is causing a bottleneck in the housing market.
39	I am 97 and my accommodation is just right for myself and my visiting carers, with overnight accommodation for them when necessary.

40	More bungalows required in area
41	We will downsize and probably move away to be nearer family
42	Possibly a bungalow or smaller house - but spacious rooms and garage!
43	Would like to downsize in the Tattenhall area to a 2 bedroomed 2 bathroom house with a downstairs toilet. The house would need to be large to incorporate storage - many smaller houses have living rooms that are extremely small and bedrooms have inadequate space for wardrobes. If there were more generously proportioned 2 bed houses in the village then more older couples would be happy to downsize thus leaving more larger houses for families.
44	ok at the moment but who knows what the future brings.
45	NO MORE RENTAL need affordable ie discounted to allow downsizing and first time buyers.
46	Two daughters at home - one looking for first home - ideally would like to stay in Tattenhall but prices too expensive.
47	It appears that what we need in Tattenhall is a building programme as we had after the war....modest houses, good gardens, local authority owned. We appear to rely too much on putting up large, expensive houses not suitable for family starters.
48	care home, nursing home or flat with extra facilities ie community room with meals provided and social activities, hairdressers etc.
49	Housing needs are clearly linked to health care needs. If development are to happen then the local GP and pharmacy capacity need to be reviewed and increased in line with future development. Currently they are totally inadequate.
50	Much more accommodation is needed, for young Tattenhall born youngsters it is likely that they have to leave the village.
51	It's not possible to foresee our future housing needs.
52	We would like to see the return of a housing warden, returning to all housing property for the elderly.
53	Important to have decent sized garden and garaging for cars.
54	We are 83 and 87 - although in reasonable health now, our needs could change at any time.
55	Will be looking to downsize within next 5 years - not inspired homes.
56	Affordable 3 bedroomed housing in Tattenhall
57	I am hoping to buy the house I am currently renting.
58	At this time I can think of no reason as to why the accommodation should become unsuitable - it can and will provide space for our extended family and provides a family home throughout the year.
59	Apartment rather than bungalow
60	Not looking to move for at least ten years.
61	We moved to Tattenhall last year from Clutton and found it extremely difficult to find affordable housing of the right type. We finally bought a new home and spent more than we really wanted to, however, we needed to stay in the area for our son's schooling. We are disappointed with the quality of the new Redrow home, but love the location.
62	Loft insulation to keep energy bills down
63	My parents would like to relocate to Tattenhall (they live rurally 3 miles away) They are unable to find suitable accommodation (retirement village VERY expensive) so please consider their needs!

64	1, current home with support 2. sheltered accommodation 3. residential care
65	I may need support long term or extra care housing!
66	There is a need for 3/4 bed affordable housing - recent developments tend to cater for executive homes.
67	Possible need to downsize within next ten years to smaller home, preferably a bungalow.
68	Expected loss of mobility due to disease.
69	Do not have any other housing needs, but would like to see housing wardens come again.
70	There are not enough 2-3 bed social housing for young couples to stay in the village to help care for me when needed.
71	Would like a smaller home that would be suitable to reach old age and free some capital for my children to buy homes with. Would like suitable property with downstairs toilet not too steep stairs maybe a dormer bungalow, 2-3 bed and garden.
72	Need would be in 5 years plus - previous answers relate to this timescale also.
73	We don't need anymore unaffordable housing in the village. We have far too many now. We need to be able to keep our younger generation in the village and at the moment this is near impossible.
74	Tattenhall is at full capacity - we still only have one route through the village, one doctors surgery, one main shop - I have witnessed a massive increase in the volume of traffic over the last few years - at peak times the village grinds to a halt with traffic jammed along the High Street. It's virtually impossible to get an appointment with the Doctor - this is only going to get worse as the size of the village increases. As a long term resident I am appalled at the level of development that has been allowed to pass - it make you wonder why we even bothered to have a Neighbourhood Plan in place - they really need to stop building now, it beyond a joke!
75	While none of my employees has left the Parrish, not being able to afford to live close to work is a perennial grumble. I like to cycle to work, so would not like to live in Tattenhall, but several of my colleagues are priced out.
76	Houses in Tattenhall are generally quite old (pre 1990's and some as old as the 1860's) and very very energy inefficient. I will want to downsize and smaller and energy efficient homes are rare. ANY new homes need to be positive energy - i.e. nett exporting electricity rather than drawing.
77	I lived in a 3 bedroomed property owned by a housing association. When my relationship ended I had to move into the private rental sector as under the allocations policy I would have been allocated a sheltered housing 1 bedroom flat which I am not ready for yet. Some small rental properties (1/2 bedrooms) would be ideal
78	Perhaps downsize in ten + years' time
79	A bigger bedroom with room to store your clothes.
80	We will require a small (2-3 bedroom) bungalow in the next 10-15 years
81	I would consider down sizing if appropriate house became available in distant future.
82	Our housing is currently suitable and is likely to remain so in the medium to long term.
83	My youngest son lives in the house. He would probably be unable to buy the house from his siblings after the deaths of my wife and me. He might then have to leave Tattenhall if he cannot find a suitable residence.

APPENDIX C: BUSINESS SURVEY QUESTIONS

Tattenhall & District HOUSING NEEDS SURVEY for BUSINESSES 2017

Dear Business Owner / Manager,

Both the Tattenhall & District Community Land Trust (T&DCLT) and the Parish Council would like to invite you and your employees to take part in a Housing Needs Survey. The survey is important as it will provide information on how availability of housing affects local businesses.

The reason for this is that T&DCLT is applying for funding from Cheshire West & Chester Council to develop a small brownfield (previously developed) site to provide permanently affordable housing in Tattenhall that will be specifically tailored to meet the needs of local people. To achieve this, T&DCLT needs to gather evidence on local housing need to inform and guide the new development.

Community Land Trusts (CLTs) have many benefits, which include:

- **Community control** and ownership of the assets;
- **Open & democratic structure** - anyone who lives and/or works in Tattenhall & District can join the organisation (Email: inform@tadclt.co.uk);
- Ability to provide **permanently affordable** housing or other assets to the community;
- **Not-for-profit** as there are no private shareholders, any surplus generated is reinvested back into the community and;
- Ability to provide **long term stewardship**.

There are two surveys: one for business owners / managers and; another one for all those who live and / or work in Tattenhall:

Business Owners / Managers Survey (this survey form): **Please complete this if you are a business owner or manager in Tattenhall.** We would particularly like to know if the existing housing in Tattenhall either helps or hinders your business. You can complete this form and return it in the freepost envelope enclosed, or you can complete it online by typing the following link into your web browser (not search engine): <https://www.surveymonkey.co.uk/r/THNS4Business>. This survey should take no more than **5 minutes to complete**.

Residents and Local Employees Survey: This is for **anyone** who **lives** and / or **works** in Tattenhall, as we need to understand if the existing housing meets their current needs or likely needs in the future. To help us with this, **please can you forward this link to all of your employees:** <https://www.surveymonkey.co.uk/r/TattenhallHNS>. Alternatively, if you would like printed hardcopies for any of your employees, please contact John Heselwood (john.heselwood@cheshireaction.org.uk). This survey should take no more than 15 minutes to complete.

All responses to both surveys will be kept confidential. All data will only be used anonymously in compliance with data protection laws. **Please complete the survey by Sunday 24 September 2017.**

Thank you for your time.

Yours Sincerely,

Iain Keeping, Chair
Tattenhall & District Parish Council

Lesley Grainger, Chair
Tattenhall & District Community Land Trust

1. What is your position in the business? (E.g. Owner / Manager / Director)

.....

2. What is the nature of your business?

.....

3. What is your business' post code?

4. How many people work for your business in Tattenhall Parish (including yourself)?.....
(Link to map of Tattenhall Parish area for info: <https://goo.gl/maps/6w2akNVbgPU2>)

5. How many staff does your business have within each of these age groups (including yourself)?
(please enter the number of staff for each age group in the boxes below)

16-29 years 30-49 years 50-64 years 65-74 years 75+ years

6. How many staff does your business have within each of the following salary bands? (please enter the number of staff for each salary band based on gross annual salary, in the boxes below)

< £10,000

£10-14,999

£15-19,999

£20-29,999

£30-39,999

£40-49,999

£50-59,999

£60,000 +

7. How many of your staff commute the following distances to work?
(please enter the number of staff that fit any of the options in the boxes below)

Work at home (in Tattenhall)

Work at home (outside Tattenhall)

No commute as accommodation
provided by employer on site

Commute <2 miles

Commute <5 miles

Commute 5-10 miles

Commute 10-20 miles

Commute 20+ miles

8. How do you expect the number of people you employ to change over the next 5 years? Please select one option.

Grow

Shrink

No significant change

Likely to fluctuate

Don't know

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