

Audlem Ward Rural Housing Needs Survey Assessment November/December 2007

On the 7th November 2007 a rural housing needs survey questionnaire was sent out to all the households in the Audlem ward. The purpose was to assess the housing needs in the ward particularly in respect of affordable housing.

The response was excellent with a very good return rate and some 'enthusiastic' answers.

The results are shown firstly by the whole ward and then broken down into parishes.

There will appear to be anomalies in many of the results. This is for a number of reasons: some of the questions were multiple choice; some of the questionnaires were not filled in correctly and some of the questions were not completed. There is no criticism whatsoever of the respondents. Although every attempt was made to keep the questionnaire as simple as possible it inevitably confused some. However it is felt that the assessment is as accurate as practicable.

Bob Vass

East Cheshire Rural Housing Enabler

January 2008

Number of Questionnaires

	SENT	RETURNED	RETURNED %
Ward	1660	559 (9 with Parish not specified)	34%
Audlem	889	302	34%
Buerton	201	46	23%
Dodcott cum Wilkesley	154	53	34%
Hankelow	110	51	46%
Newhall	306	98	32%

Respondents were asked if there were any adults in the household who wished to form a separate household. These are termed 'Hidden' Households (percentages are shown in relation to the number of returned questionnaires)

	NUMBER	PERCENTAGE
Ward	77	13.7%
Audlem	31	10.3%
Buerton	5	10.9%
Dodcott cum Wilkesley	17	32.1%
Hankelow	5	9.8%
Newhall	18	18.4%

Where the 'hidden' household is required outside the parish or borough and a lack of affordable housing is a factor.

	NUMBER	PERCENTAGE
Ward	41	53%
Audlem	14	45%
Buerton	1	20%
Dodcott cum Wilkesley	11	65%
Hankelow	2	40%
Newhall	13	72%

When move is required

	0-1 YEAR	1-2 YEARS	2-3 YEARS	3-5 YEARS
Ward	32	23	10	5
Audlem	13	8	4	3
Buerton	1	3	0	1
Dodcott cum Wilkesley	8	4	3	0
Hankelow	2	2	1	0
Newhall	7	6	2	1

Where is accommodation preferred (multiple choice question)

	NUMBER
Audlem	37
Buerton	16
Dodcott cum Wilkesley	23
Hankelow	16
Newhall	17

Who is the 'hidden' household

	CHILD	PARTNER/SPOUSE	FRIEND	OTHER
Ward	57	10	1	5
Audlem	20	5	0	4
Buerton	5	0	0	0
Dodcott cum Wilkesley	12	2	1	1
Hankelow	5	0	0	0
Newhall	14	3	0	0

The age breakdown of the 'hidden' household

	16-19	20-29	30-44	45-59	60-74	75 +
Ward	5	54	8	6	2	2
Audlem	2	17	4	4	1	0
Buerton	1	4	1	0	0	0
Dodcott cum Wilkesley	1	12	1	1	0	1
Hankelow	0	5	0	0	0	0
Newhall	1	14	2	1	1	1

Estimated annual income of 'hidden' households expressed in thousand pounds

	UNDISCLOSED	U 15	15-20	20-25	25-30	30+
Ward	26	15	20	8	6	4
Audlem	13	5	5	3	2	3
Buerton	1	0	2	1	1	0
Dodcott cum Wilkesley	6	6	4	1	1	0
Hankelow	0	1	4	0	0	0
Newhall	5	3	5	3	2	1

Minimum Number of Bedrooms required in 'hidden' households

	1+	2+	3+
Ward	17	35	5
Audlem	6	16	5
Buerton	1	2	0
Dodcott cum Wilkesley	3	7	4
Hankelow	1	2	1
Newhall	5	8	3

Numbers of 'hidden' households with children

	1 CHILD	2 CHILDREN
Ward	2	4
Audlem	0	4
Buerton	0	0
Dodcott cum Wilkesley	1	0
Hankelow	0	0
Newhall	1	0

Preferred Tenure of 'hidden' household (multiple choice question)

	RENTING	SUBSIDISED OWNERSHIP	RESIDENTIAL CARE	OPEN MARKET HOUSING
Ward	23	29	1	32
Audlem	12	10	0	10
Buerton	1	2	0	3
Dodcott cum Wilkesley	6	7	0	6
Hankelow	1	2	0	3
Newhall	2	7	1	11

Number of persons that have moved out of their parish or the borough within the last 5 years and would wish to return

	WOULD WISH TO RETURN	UNSURE
Ward	61	49
Audlem	33	31
Buerton	10	3
Dodcott cum Wilkesley	6	6
Hankelow	3	4
Newhall	9	5

Combination of the total number of 'Hidden' Households and those wishing to return to the area (answering 'yes' to above)

	HIDDEN HOUSEHOLDS	WISHING TO RETURN	TOTAL
Ward	77	61	138
Audlem	32	33	65
Buerton	5	10	15
Dodcott cum Wilkesley	17	6	23
Hankelow	5	3	8
Newhall	18	9	27

What type of tenure would be considered by those wishing to return to the area (multiple choice)

	RENTED	SUBSIDISED OWNERSHIP	OPEN MARKET OWNERSHIP
Ward	30	33	63
Audlem	20	22	38
Buerton	4	5	10
Dodcott cum Wilkesley	4	5	4
Hankelow	2	2	4
Newhall	0	0	7

All respondents were asked whether they would be in favour of a small development of affordable homes (33 respondents did not answer this question)

	YES	NO	UNSURE
Ward	322 (61%)	120 (23%)	83 (16%)
Audlem	181 (64%)	63 (22%)	37 (13%)
Buerton	28 (61%)	11 (24%)	7 (15%)
Dodcott cum Wilkesley	33 (67%)	8 (16%)	8 (16%)
Hankelow	20 (40%)	19 (38%)	11 (22%)
Newhall	57 (62%)	16 (17%)	19 (21%)

Respondents to the last question who answered no or unsure were asked to provide reasons for their answer. In addition many respondents who were in favour also took this opportunity to state why they were in favour. Although it is not possible to list all the comments some of the more common responses are listed as follows:

Not in favour

So called 'affordable housing' has destroyed Nantwich. I would rather move out than see the same thing happen in Audlem.

Hankelow is a small Parish, building should be limited to Audlem

There is plenty of affordable housing within 10 miles of village/ we need more 'nice' homes in good locations

We already have council houses in the parish providing low cost housing

We need to keep our green and pleasant land and use Brown Sites only

No adequate Public Transport, no shops, no school, no adequate jobs, area does not enjoy main drainage or main sewers

Without regulated immigration - forget it

Simply because too much development in Audlem already. The Village has been spoiled because of it, especially in 'Mosley's Yard'

Do not want our house to be devalued

Because affordable housing is never built in this area despite promises. Local Planning Officers ignore local opinion and objections most of the time

Not suitable for the area

Lack of local employment and poor public transport - expense of needing a vehicle makes rural living difficult

Younger generation prefer living near their work - night clubs and entertainment. There are no young people wishing to live in the village

Lack of resources and more traffic

This is a RURAL area. There is enough properties here already. You may as well move into a town if you want more houses around you

Unsure

Basically in favour but location/aesthetics would be very important

Would require details to ensure the development would become a council estate

What assurances can be given that the properties would always be useful and available to the original client group

Would not like to spoil rural areas. In favour of - if the affordable housing was allocated to young local people not investors buying to rent

It would create an artificial market for housing - how would local connection be defined for instance?

Possible under strict planning conditions and with approval of Audlem residents and limited number and not exacerbating existing traffic problems

Would depend where and how many. Also what prevents affordable housing being sold on in the future to outsiders at a profit. It then ceases to be 'affordable housing' for local families.

I consider Audlem to be over developed at present. If there is a pressing need for affordable housing it would be unreasonable to object

Answer may be yes if greenfield sites, existing large gardens or conservation areas were not employed - must be restricted for a country area

In Favour

Keeps local people local

We have teenage children as well as a business that could benefit

Lack of lower cost housing for retired persons - desperately needed in Aston

Important for young couples to be able to stay in their home village, if they so desire, in order to maintain a mix of ages in the village

Complete lack of affordable housing

Friend's children in area having to think of move away because of cost of housing who would otherwise live locally

I am a farmer needing 3 employees. I only have 2 houses for them. I am now having great difficulty getting a new herdsman because of the lack of accommodation and the price to buy in the locality being too high

All the young people have to move to the towns, which is unacceptable. There should be affordable housing for the locals!

Keep children in Parish

Provide housing for locals on low earnings - housing association - part rent/buy

Young people need to get on the housing ladder

To keep character of the village with young families living there

Farmworkers working in Audlem have to buy houses in Crewe as houses in Audlem are too expensive. This in itself adds to already choked roads

I have many friends aged 20+ that cannot afford to live here in Hankelow/Audlem

It is important that Audlem does not become a retirement village (speaking as one who has retired)