

Housing Advice Note

Wistaston

August 2016

Report

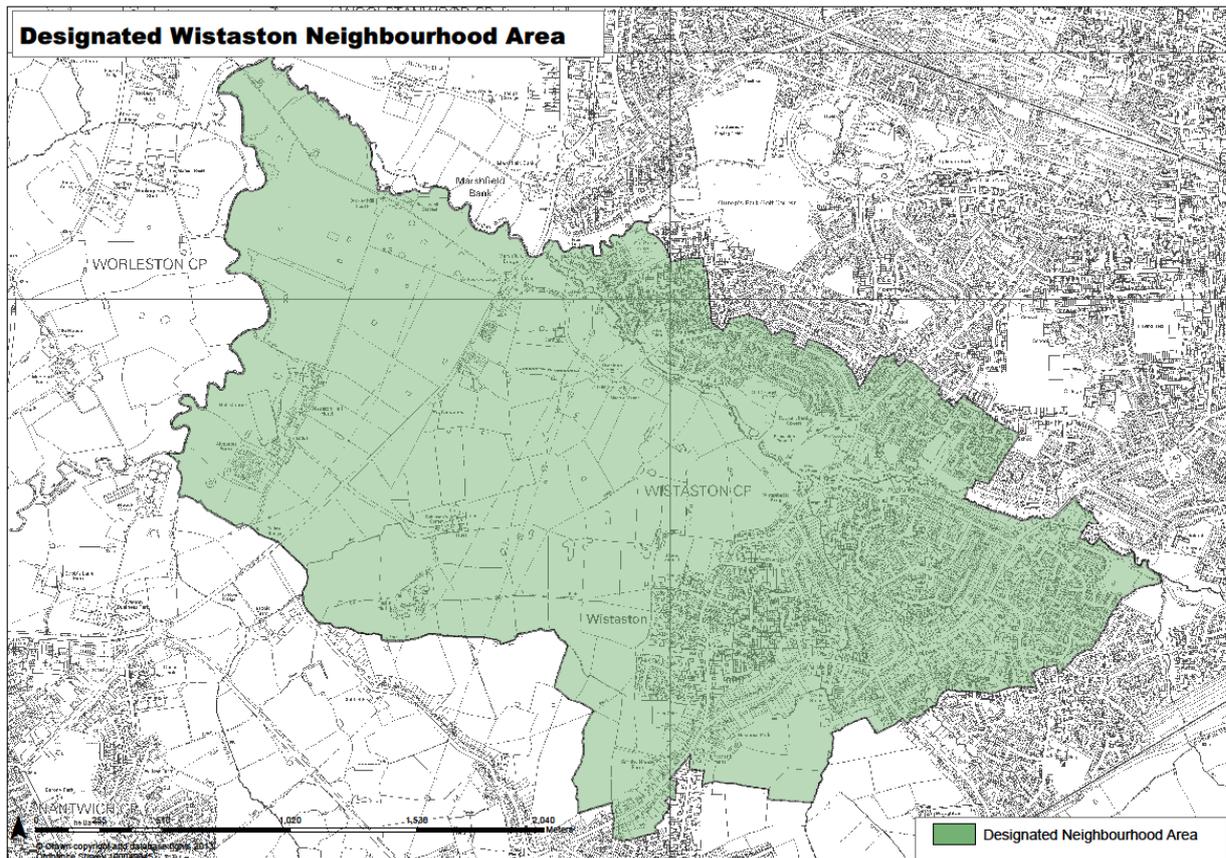
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1. Introduction

- 1.1. Wistaston Parish Council is preparing a Neighbourhood Plan. This advice note is to provide information to allow the group to support housing policies.
- 1.2. The Neighbourhood area covers the parish of Wistaston. A map of the study area is included below.

Figure 1: Map of Neighbourhood Area



2. Methodology

- 2.1. Planning Practice Guidance (PPG) outlines that “*establishing future need for housing is not an exact science. No single approach will provide a definitive answer.*” Whilst you cannot establish Objectively Assessed Need at such a small local level, this Housing Advice Note will be underpinned by a methodology endorsed by PPG and best practice.
- 2.2. A robust assessment will need to assess a range of evidence sources and be capable of being considered in general conformity with the strategic policies of the Development Plan in order to satisfy Basic Condition E. Basic Condition E requires the Neighbourhood Plan to be in general conformity with the strategic policies contained in the development plan for the area.
- 2.3. Whilst the adopted Local Plan for Wistaston is the former Crewe and Nantwich Borough Local Plan, the emerging Cheshire East Local Plan Strategy (CELPS) is currently under examination and once adopted will form the Development Plan for the area. Therefore it is important that to ‘future-proof’ the NDP, it considers the emerging Strategic Policies.
- 2.4. A balance needs to be struck within the evidence base when assessing housing need at the neighbourhood level, between the requirement to be in general

conformity with the strategic policies and the demographic and other evidence which may give a different view at the very local level.

2.5. Therefore the relevant policies relating to housing supply will need to be conformed with.

2.6. The following evidence sources have been relied upon to prepare this assessment:

- **Emerging Local Plan**
- **Local housing waiting list**
- **Census Data (demographic and housing data)**

2.7. The report will focus on analysis of trend data and comparisons with Cheshire East averages to ascertain how market indicators and characteristics of housing need in Wistaston may need to be addressed in the Plan.

3. Characteristics of Wistaston

3.1. The following section will characterise the population of Wistaston and analyse trend data and assess how the Parish may differ from the wider Borough. This will help ascertain the features of housing need that may need to be addressed in the Plan.

3.2. The data is presented at Parish level.

3.3. Table 1 shows the population and household size of the Parish compared with Cheshire East and England.

3.4. Wistaston has seen a small population decline between Census periods, and significantly lower than average rate of growth in household and dwellings. The average household size has decreased compared with an increase across Cheshire East.

Table 1: Population and Household Size

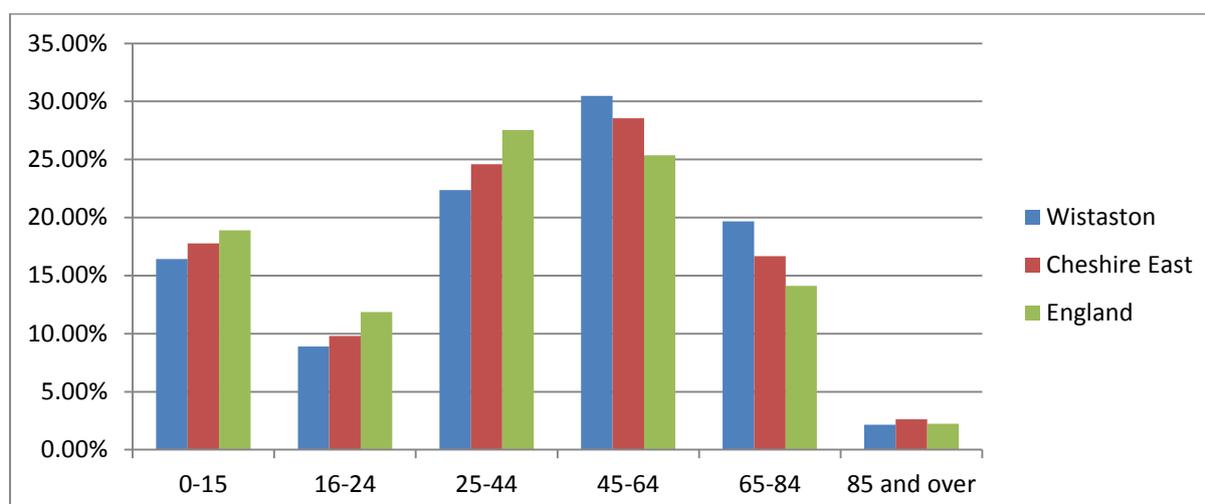
	Wistaston 2011	Wistaston Change 2001-2011	Cheshire East 2011	Cheshire East Change 2001-2011
Population	8,117	-0.98%	370,127	5.3%
Households	3463	4.09%	159,441	8.4%
Average household size	2.34	-0.12	2.29	0.07
Dwellings	3561	4.58%	166,236	8.6%

Source: ONS, Census, 2001 and 2011

3.5. Figure 2 illustrates that Wistaston has higher than average 45-64 and 65-84 ages to the Borough average and slightly fewer 16-24 and 25-44 ages.

3.6. Table 2 considers how the proportion of ages has changed between Census periods.

Figure 2: Age Structure



Source: ONS, Census, 2011

3.7. The Parish has seen significantly greater rate of decline in the children and 25-44 age range than the Borough average. When considering the decline in children, along with an ageing population, in the longer term this could cause the population decline to continue. The rate of increase in 85 and over is significant and will have implications in the immediate and longer term in regard to meeting the needs of this older population.

Table 2: Age group rate of change 2001-2011

	Wistaston Rate of Change 2001-2011	Cheshire East Rate of Change 2001-2011
0-15	-13.71%	-4.1%
16-24	11.08%	14.9%
25-44	-22.46%	-7.6%
45-64	6.50%	12.9%
65-84	29.65%	17.8%
85 and over	66.67%	34.7%

Source: ONS, Census, 2001 and 2011

3.8. Table 3 shows the proportion of the Parish born outside the UK and their place of birth and length of residence. There are significantly less migrants than the average for England and less than the Cheshire East average. The majority of those resident in the Parish were born in the UK and of those born outside the UK, the majority have resided in the UK for 10 years or more, this is comparable to Cheshire East. This suggests that recent higher rates of international migration will have had very little impact on the Parish, however it is noted that often many people who locate to the UK do so initially in areas with higher concentrations of migrants, but may move to other parts of the UK over time.

Table 3: Length of residence and place of birth 2011

	Wistaston 2011	Cheshire East 2011	England 2011

Born in the UK		96.56%	94.52%	86.16%	
Born outside UK	Total	3.44%	5.48%	13.84%	
	EU	1.88%	2.26%	3.74%	
	Other	1.56%	3.22%	10.10%	
	Length of residence	Resident in UK; Less than 2 Years	0.11%	0.65%	1.75%
		Resident in UK; 2 Years or More but Less Than 5 Years	0.43%	1.00%	2.21%
Resident in UK; 5 Years or More but Less Than 10 Years		0.46%	1.09%	2.87%	
Resident in UK; 10 Years or More		2.44%	2.74%	7.01%	

Source: ONS, Census, 2011

3.9. Table 4 below illustrates that Wistaston has considerably greater proportion of detached properties than both the Cheshire East and England averages. Wistaston has considerably fewer terraced properties. In terms of flat/apartments accommodation, Wistaston has much fewer flats of all types.

3.10. Table 5 shows the rate of change between the Census periods in accommodation type. The increase in flats and converted/shared house accommodation particularly is notable, however when considering overall the very low proportion this accounts for overall, these increases are in reality only very minor and equate to a few dwellings.

Table 4: Accommodation Type 2011

		Wistaston	Cheshire East	England
Whole House or Bungalow	Detached	44.21%	35.55%	22.43%
	Semi Detached	48.54%	32.56%	31.23%
	Terraced	4.53%	21.25%	24.46%
Flat, Maisonette or Apartment	Purpose-Built Block of Flats or Tenement	2.45%	8.42%	16.43%
	Part of a Converted or Shared House	0.09%	1.07%	3.78%
	In Commercial Building	0.14%	0.68%	0.95%
Caravan or Other Mobile or Temporary Structure		0.03%	0.42%	0.37%
Shared Dwelling		0.00%	0.06%	0.35%

Source: ONS, Census, 2011.

Table 5: Accommodation Type rate of change 2001-2011

		Wistaston	Cheshire East	England
Whole House or Bungalow	Detached	2.00%	1.93%	3.40%
	Semi Detached	-2.10%	3.24%	2.63%
	Terraced	9.79%	2.94%	-1.78%
Flat, Maisonette or Apartment	Purpose-Built Block of Flats or Tenement	286.36%	27.81%	22.12%

	Part of a Converted or Shared House	-70.00%	-4.91%	-6.36%
	In Commercial Building	-44.44%	-17.52%	-13.83%
Caravan or Other Mobile or Temporary Structure		100.00%	15.45%	-8.95%
Shared Dwelling		-100.00%	-51.74%	0.55%

3.11. Overcrowding, concealed and shared households can demonstrate an un-met need for housing and longer term increase in the number of these households may be a signal to consider increasing planned housing numbers.

3.12. A concealed family is a group which wishes to form their own household but is unable to do so. This can be for a number of reasons, but typically due to high house prices or unavailability of suitable properties. The presence of a high proportion of concealed families can be a market indicator to increase the number of dwellings in an area.

3.13. Table 6 shows that the proportion of concealed families in the Parish is much lower than the Cheshire East average.

3.14. Furthermore Table 7 shows the occupancy rating compared with Cheshire East. Occupancy rating is a useful indicator of the level of overcrowding or under occupancy in an area and the rating provides a measure of whether a household's accommodation is overcrowded or under-occupied. Occupancy rating is calculated on the number of rooms required (based on a standard formula) subtracted from the number of rooms present.

3.15. An occupancy rating of -1 implies that a household has one less room than required, whereas +1 implies that they have one more room than the standard requirement.

3.16. The majority of households in the Parish have a greater number of rooms than required, therefore under-occupying a property. This is significantly higher than the Cheshire East average.

3.17. Therefore overcrowding and concealed families does not appear to be a significant problem in Wistaston.

Table 6: Concealed families 2011

		Wistaston	Cheshire East
All families total		2561	110,567
Concealed families total:		19 (0.74%)	1,176 (1.1%)
Concealed lone parent families	Total	5	433
	Dependent children	5	352
	All children non-dependent	0	81
Concealed couple family	Total	14	743
	No children	11	580
	Dependent children	3	118
	All children non-dependent	0	45

Source: ONS, Census, 2011.

Table 7: Occupancy Rating 2011

	Wistaston 2011	Cheshire East 2011
Occupancy Rating (Rooms) of +2 or More	74.47%	62.81%
Occupancy Rating (Rooms) of +1	16.66%	20.72%
Occupancy Rating (Rooms) of 0	7.85%	12.91%
Occupancy Rating (Rooms) of -1	0.92%	2.89%
Occupancy Rating (Rooms) of -2 or Less	0.09%	0.67%

Source: ONS, Census, 2011.

3.18. Table 8 illustrates the household types in the Parish and the rate of change between Census periods. The Parish is predominantly couple households with no children and couple households with dependent children. There are also high proportions of pensioner households and families where all children non-dependent. The increase in pensioner households between Census periods is notable as this is significantly greater than the Cheshire East rate of growth. As is the rate of increase in couples households with dependent children.

Table 8: Household Type 2001 and 2011

	Wistaston 2011	Wistaston rate of change 2001-2011	Cheshire East 2011	Cheshire East rate of change 2001-2011
One Person household - Pensioner	14.18%	14.99%	13.43%	1.38%
One Person household - Other	11.49%	31.35%	16.26%	30.90%
One Family and no others - All pensioner households	13.51%	18.78%	10.16%	6.68%
One family and no others - Couple households with no children	20.73%	-7.71%	19.67%	5.14%
One family and no others - Couple households with dependent children	22.03%	-12.40%	20.49%	-3.09%
One family and no others - Lone parent households with dependent children	3.70%	54.22%	5.87%	31.54%
One family and no others - All children non-dependent	11.03%	4.37%	9.68%	8.16%
Other households	3.32%	9.52%	4.44%	15.96%

3.19. Table 9 shows the proportion of households in each tenure category in the Parish. The majority of households are in owner/occupation, which is significantly higher than the Cheshire East average, with the majority owning their property outright. The proportion of households living in social rented tenure is significantly lower than the Cheshire East and national average however this could largely be due to the unavailability of this tenure type in the Parish, with limited social housing stock compared with other areas.

Table 9: Tenure 2011

	Wistaston 2011	Cheshire East 2011	England 2011
Owned; Total	89.7%	74.49%	63.34%

Owned; Owned Outright	46.4%	37.53%	30.57%
Owned; Owned with a Mortgage or Loan	43.3%	36.95%	32.77%
Shared Ownership (Part Owned and Part Rented)	0.1%	0.49%	0.79%
Social Rented; Total	4.1%	11.38%	17.69%
Social Rented; Rented from Council (Local Authority)	1.5%	2.69%	9.43%
Social Rented; Other Social Rented	2.6%	8.69%	8.27%
Private Rented; Total	5.4%	12.50%	16.84%
Private Rented; Private Landlord or Letting Agency	4.5%	11.44%	15.42%
Private Rented; Employer of a Household Member	0.1%	0.14%	0.25%
Private Rented; Relative or Friend of Household Member	0.7%	0.75%	0.90%
Private Rented; Other	0.1%	0.17%	0.27%
Living rent free	0.7%	1.14%	1.34%

Source: ONS, Census, 2011

3.20. Table 10 shows economic activity in the Parish. The proportion of economically active is broadly in line with Cheshire East, however there are lower proportions of unemployed residents and a greater proportion in full time employment and full time students. This could be attributed to the presence of the nearby campus in Crewe for the Manchester Metropolitan University.

3.21. There are a higher proportion of economically inactive in the Parish as there is in Cheshire East, of this there are greater proportions of retired persons.

Table 10: Economic Activity 2011

		Wistaston 2011	Cheshire East 2011
Economically Active	Total	69.4%	70.59%
	Employee: Full time	41.10%	39.44%
	Employee: Part time	14.93%	14.37%
	Self-Employed	8.87%	10.72%
	Unemployed	2.55%	3.23%
	Full-time Student	3.02%	2.82%
Economically Inactive	Total	30.53%	29.41%
	Retired	21.27%	17.14%
	Student	3.51%	4.19%
	Looking after home or family	2.63%	3.54%
	Long-term sick or disabled	1.86%	3.07%
	Other	1.26%	1.47%

Source: ONS, Census, 2011. This table provides information that classifies usual residents aged 16 to 74 by economic activity.

4. Local Housing Register Data and Affordable Housing Need

- 4.1. For the purposes of the Strategic Housing Market Assessment Wistaston falls within the Crewe sub-area. This identified a requirement for affordable housing predominantly for 3 bed general needs units as well as 1 bed general needs and 1 and 2 bed older persons accommodation. There was an identified oversupply of 2 bed general needs units.
- 4.2. Information from Cheshire Homechoice shows there are currently 128 applicants who have registered their first choice as Wistaston. These applicants require 28x1 bed, 54x 2bed, 37x 3bed and 8x 4+bed units.

5. Characteristics of Housing Need

- 5.1. Taking into account census data on demographics and population change, conclusions can be drawn to show the possible impacts on the type of housing required. Table 11 summarises these characteristics.

Table 11: Characteristics of Housing Need and potential impact on housing type

Factor/Evidence	Possible impact on type of housing need	Possible policy response
Ageing population and increase in pensioner households	<p>Similar to the borough and national trends Wistaston has an ageing population. Notably there has been a higher than average increase in pensioner households.</p> <p>If these trends continue, this would impact on the type of housing required in the Parish as well as wider impacts.</p> <p>The Plan may need to deliver smaller accommodation for couple and elderly households to downsize into and address under-occupation. This could free up larger units for families to move into.</p>	<p>The NDP could plan to provide housing suitable for older households, such as bungalows.</p> <p>May wish to consider carefully provision of specialist housing for the elderly.</p> <p>The Plan may wish to consider how the need for specialist older people accommodation can be delivered through developer contributions on larger residential schemes.</p>
Greater detached properties and under-occupancy	<p>There is a higher proportion of detached properties than the Cheshire East average as well as a majority of households under-occupying properties. Considering these two together (as well as the ageing population) could suggest that there are a number of households who may wish to downsize, and that more efficient use of the existing housing stock could be facilitated through providing a range of house types on any new developments.</p>	<p>Provide a range of housing size and types through a housing mix policy. The policy should be flexible to meet changing needs over the lifetime of the Plan.</p>

Factor/Evidence	Possible impact on type of housing need	Possible policy response
Affordable Housing	Whilst there is an affordable housing need in Wistaston it is not considered so significant that any further policy response other than that delivered through the Local Plan policies.	Could consider how a broad policy on appropriate housing type and mix also should consider affordable housing need as identified in Cheshire East Council's most up to date assessment of affordable housing need. Focus should be on type of affordable housing to be delivered.

6. Recommendations

- 6.1. This report has been prepared to present demographic and trend data to inform the drafting of housing policies by Wistaston Parish Council.
- 6.2. Next steps include considering the conclusions in this report and formulating draft housing policies for further thought and comment.
- 6.3. It is recommended the groups consider a policy on:
 - Housing type – The group should consider carefully policies on the type, size and tenure of housing. Any policy should be flexible to meet the changing needs over the Plan period and through the monitoring of the Plan consider keeping housing need data up to date and current. Policy wording could emphasise a good mix and range of size and type of housing and avoid dominance of one house type. This should also apply to delivery of affordable housing through policies in the higher tier plan and ensuring these meet the needs identified in the up to date assessment of affordable housing need.
- 6.4. Further considerations which may not be directly influenced by a planning policy but the group may wish to consider include how the existing housing stock can better meet the needs of current and future residents. This could include adaptations of properties where elderly residents which to remain in their own homes and work undertaken by Cheshire East Council and other partner agencies.
- 6.5. The group may also wish to consider the implications of population decline and if this trend was to continue, how it would impact on the community.