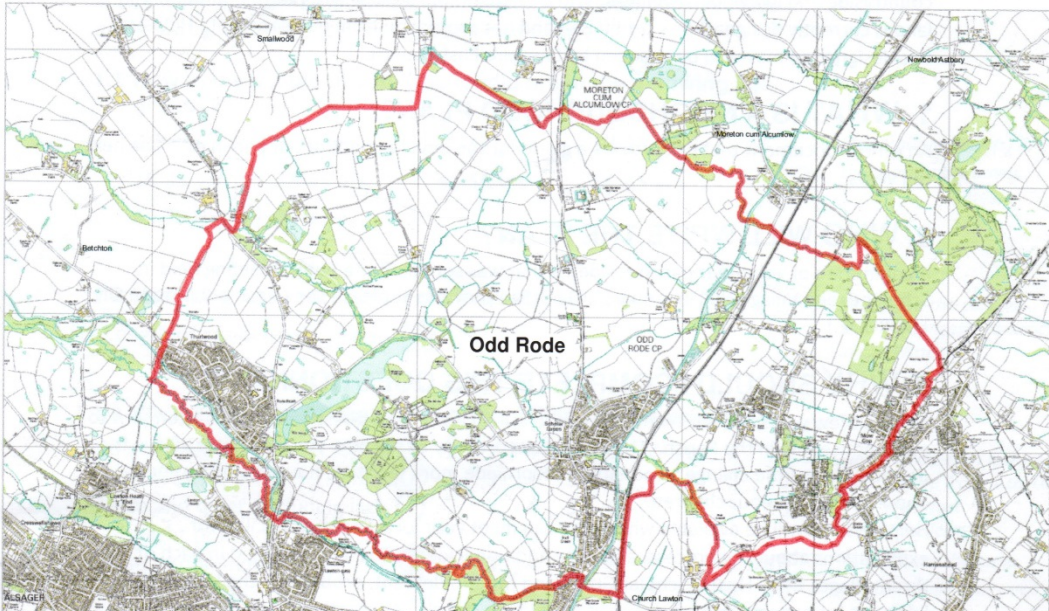


2103

Odd Rode Parish Council Neighbourhood Development Plan



Household Questionnaire

This is your **Household Questionnaire 2017** Policy
in the local area over the next ten years

WE NEED YOUR VIEWS!
Draft Report and Analysis

If you don't give us your opinions, developments may
be forced on you against your wishes

Housing Needs

Scholar Green ward

ODD RODE

PARISH COUNCIL

Introduction

In 2017 it was decided to conduct a survey of the residents of the parish of Odd Rode in Cheshire in preparation for a Neighbourhood Development Plan. Odd Rode is part of the unitary authority of Cheshire East Council and a questionnaire was delivered to all 2500 households in August of that year. Of these 825 were returned.

The questionnaire contained eight sections:

- 1.0 About your Household
- 2.0 Your Housing Needs
- 3.0 Future Housing Development
- 4.0 Facilities and Services
- 5.0 Transport and Highways
- 6.0 Natural Heritage
- 7.0 Built Heritage
- 8.0 Economic Development

The following is an analysis of the response to section 2 and has been conducted by Knud Moller as a member of the Steering Group and the Parish Council. The interpretation of the response as set out in this report is entirely the responsibility of Knud Moller, but any conclusions and comments beyond this report and not included here will be the responsibility of those who have drawn the conclusions and made the comments.

2.0 Your Housing Needs

This section of the questionnaire concerned itself with two aspects of planned movement to new accommodation a) the movement of the whole family with all members staying together as one unit while the second aspect is b) that of one or more members moving away from the unit and in effect forming a new separate household or family.

In that context it was asked whether people wanted to stay within the parish or intended to move away for whatever reason and whether they have had problems finding suitable alternative to their present accommodation.

2.1 Whole family or household moving

The first aspect was the basis for the following question:

Q 2.1 Does your household plan to move house within the next 5 years?

Yes No

For the parish as a whole this generated the response shown in table 13 below:

Table 13: No of households planning to move in next 5 yrs.

	Yes	No	Not stated	Total
Rode Heath	38	285	20	343
%	11.08	83.09	5.83	100
Scholar Green	37	214	8	259
%	14.29	82.63	3.09	100
Mt Pleasant-Mow Cop	40	180	4	224
%	17.86	80.36	1.79	100
Odd Rode	115	679	32	826
%	13.92	82.20	3.87	100

It is seen that a big majority of responding households (over 80%) from all three parts of the parish and the parish as a whole have no plans to move within the next 5 years. However, there are in absolute terms and proportionately (40 ~ 18%) more households planning to move within the Mt Pleasant-Mow Cop area than in other parts of the parish. By contrast there are proportionately fewer households (11%) with such plans in Rode Heath.

In order to understand the reasons for planning to move the questions was asked whether people wish to stay within Odd Rode and why people wished to move. (The precise formulation is shown overleaf on page 13.) The response for the whole of the parish is shown in table 14 overleaf, page 13 .

Table 14: Wish to stay within Odd Rode.

<u>Odd Rode</u>	Total	Stay < Odd Rode			Envisage problems		
		Yes	No	Not stated	Yes	No	Not stated
House too big	30	23	7	0	11	18	1
House too small	29	25	4	0	19	10	0
Health, mobility	15	5	9	1	5	6	4
Other	40	14	24	2	8	28	4
Not stated	1	1	0	0	1	0	0
Total	115	68	44	3	44	62	9

It is seen that approximately 60% (68 of 115) of the respondents who plan to move within the next 5 years wish to stay within the parish while 40% have no wish to stay. It is also apparent that of the 68 who wish to stay within the parish, 48 state that their present house is either too big or too small. Furthermore it appears that 54% (62 of 115) envisage no problems in finding alternative accommodation, but among those who do (44) 68% (11+19) are those who consider their present accommodation to be of the wrong size.

Q 2.2 If yes, do you plan to stay within the parish of Odd Rode?

Yes No

Q 2.3 Why do you plan to move?

- a) Present house is too small
- b) Present house is too big
- c) Present house is too expensive to run
- d) Need to release capital*)
- e) Need to move to more suitable accommodation due to ill health, mobility problems, etc.
- f) Other (please specify)

Please tick all the boxes that apply

*)Very few responded to this part of the question so for analytical purposes it has been included as 'other'.

Q 2.4 Have you had problems finding suitable accommodation within the Parish?

Yes No

The response from within Rode Heath and Scholar Green is shown in table 15 and 16 respectively.

Table 15: Wish to stay within Odd Rode, Rode Heath.

<u>Rode Heath</u>	Total	Stay < Odd Rode			Envisage problems		
		Yes	No	Not stated	Yes	No	Not stated
House too big	7	5	2		1	5	1
House too small	16	13	3		10	6	
Health, mobility	4	2	1	1	2	2	
Other	10	3	6	1	3	6	1
Not stated	1	1			1		
Total	38	24	12	2	17	19	2

It is worth noting that in Rode Heath the issue seems to be that the present accommodation is too small while in Scholar Green the opposite is the case: the present accommodation is too big.

The reader may recall that in Scholar Green we found an average household size of 2.00 persons per household compared to 2.27 in Rode Heath (see table 3 above).

Table 16: Wish to stay within Odd Rode, Scholar Green

<u>Scholar Green</u>	Total	Stay < Odd Rode			Envisage problems		
		Yes	No	Not stated	Yes	No	Not stated
House too big	11	10	1		4	7	
House too small	6	5	1		5	1	
Health, mobility	6	1	5		2	3	1
Other	14	2	11	1	2	10	2
Not stated							
Total	37	18	18	1	13	21	3

For the parish as a whole and within the two areas depicted in table 15 and 16 a majority does not seem to envisage problems in finding alternative accommodation. However, within that framework it does appear that the respondents who now find their present accommodation too small are the people who envisage to have problems in finding alternative accommodation such as in Rode Heath.

Table 17: Wish to stay within Odd Rode, Mt Pleasant-Mow Cop

<u>Mt Pleasant-Mow Cop</u>	Total	Stay < Odd Rode			Envisage problems		
		Yes	No	Not stated	Yes	No	Not stated
House too big	12	8	4		6	6	
House too small	7	7	0		4	3	
Health, mobility	5	2	3		1	1	3
Other	16	9	7		3	12	1
Not stated							
Total	40	26	14	0	14	22	4

The respondents from the Mt Pleasant-Mow Cop area correspond to the general picture that have emerged from this survey. A majority of respondents wish to stay in the area, but there is no clear picture as to why they want to move to alternative accommodation or whether they envisage any problems in doing so.

The respondents were further requested to list the problems they had encountered. Most were too voluminous to be repeated here but referred in particular to three issues which rendered moving difficult if not impossible.

Among all respondents those who considered their present house too big, the issues were (number of referrals in brackets): economic/financial (3), location/availability of transport (3), quantity of smaller houses available (7).

The respondents who considered their present house too small referred to the same issues in different numbers: economic/financial (10), location/availability of transport (none), quantity of bigger houses available (10).

It may be surmised that people living in a bigger house, possibly middle-aged, possibly retired, consider that they have enough financial resources to buy a smaller house, if any were available. By contrast those living in a smaller house, maybe younger with a family, may not yet have been able to accumulate enough such resources to buy a larger house; so for them affordability is a major issue together with the number of bigger houses available.

2.2 Individual family members moving

The second aspect investigated in section 2 of the questionnaire was that of one or more members moving out from the family unit and in effect forming a new separate household or family.

The questions that were asked here were:

Q 2.6 Do any members of your household, within the next 5 years, wish to form a new household for which they will need their own accommodation?

Yes No

With other members of the household remaining at the present address

Q 2.7 If yes, do they wish to stay within the parish of Odd Rode?

Yes No

Q 2.8 Why do they plan to move?

- a) Relationship breakdown
- b) Bereavement
- c) Leaving parental home
- d) Other (please specify)

Table 18 below firstly explore how many households or family units included members who had plans to move out within the next 5 years

Table 18: Any member moving out of family unit.

		Yes	No	Not stated	Total
Rode Heath	No	49	239	55	343
	%	14.29	69.68	16.03	100
Scholar Green	No	20	203	36	259
	%	7.72	78.38	13.90	100
Mt Pleasant/Mow Cop	No	24	162	38	224
	%	10.71	72.32	16.96	100
Odd Rode	No	93	604	129	826
	%	11.26	73.12	15.62	100

It is noted that the vast majority of households, more than 70%, did not include such members and more so in Scholar Green than in the other parts of the parish and slightly less in Rode Heath. Conversely more responding households in Rode Heath included such a member and fewer in Scholar Green all of which relates back to the structure of households as previously described.

Table 19: Reasons for moving out & wishing to stay in Odd Rode

<u>Odd Rode Parish</u>	Total	Wish to Stay			Envisage problems		
		Yes	No	Not stated	Yes	No	Not stated
Bereavement	2	1	1	0	2	0	0
Leaving home	78	45	29	4	33	34	10
Relationship breakup	3	2	1	0	2	0	1
Other	8	6	2	0	6	2	0
Not stated	2	0	0	2	0	0	2
Total	93	54	33	6	44	36	13

Table 19 above, page 16, show that of the 93 members who have plans to move out of their present household a majority, 74 (45 + 29), are simply leaving home and are most likely to be children who have reached the relevant stage of their lives. Of these in turn a majority wish to stay within the parish.

Before we found that of the respondents who were planning to move as complete household or family units a majority were not envisaging any problems in finding alternative accommodation. By contrast as we are now considering individual members of the family who wish to move, a majority of respondents, 44 of 93, do envisage problems.

The next table, table 20, page 16 overleaf, shows the response from Rode Heath which broadly reflects the situation as described above.

Similar applies to Scholar Green as shown in table 21 although in that case it appears

Table 20: Reasons for moving out & wishing to stay in Odd Rode, Rode Heath

<u>Rode Heath</u>	Total	Wish to Stay			Envisage problems		
		Yes	No	Not stated	Yes	No	Not stated
Bereavement	0	-	-	-	-	-	-
Leaving home	43	26	15	2	20	16	7
Relationship breakup	1	1	-	-	1	-	-
Other	5	3	2	-	4	1	-
Not stated	0	-	-	-	-	-	-
Total	49	30	17	2	25	17	7

Table 21: Reasons for moving out & wishing to stay in Odd Rode, Scholar Green

<u>Scholar Green</u>	Total	Wish to Stay			Envisage problems		
		Yes	No	Not stated	Yes	No	Not stated
Bereavement	0	-	-	-	-	-	-
Leaving home	16	10	6	-	5	9	1
Relationship breakup	1	-	1	-	-	-	1
Other	2	2	-	-	1	1	-
Not stated	1	-	-	1	-	-	1
Total	20	12	7	1	7	10	3

that there are fewer people who envisage problems in moving than there are people who do not.

Table 22: Reasons for moving out & wishing to stay in Odd Rode, Mt Pleasant – Mow Cop

<u>Mt Pleasant - Mow Cop</u>	Total	Wish to Stay			Envisage problems		
		Yes	No	Not stated	Yes	No	Not stated
Bereavement	2	1	1	-	2	-	-
Leaving home	19	9	8	2	8	9	2
Relationship breakup	1	1	-	-	1	-	-
Other	1	1	-	-	1	-	-
Not stated	1	-	-	1	-	-	1
Total	24	12	9	3	12	9	3

The response from Mow Cop, table 21, is similar to that from Rode Heath and the parish as a whole.

A total of 43 of all respondents have listed the type of problems they envisage from an individual member wishing to move out of the family unit. Of these 35 refer to affordability and pricing of houses while 17 refer to the quantity of housing available. There does not appear to be any notable differences between the three sub-areas in this regard.

Summary

The second section of the questionnaire concerned itself with two aspects of planned movement to new accommodation a) the movement of the whole family with all members staying together as one unit while the second aspect is b) that of one or more members moving away from the unit and in effect forming a new separate household or family.

In that context it was asked whether people wanted to stay within the parish or intended to move away for whatever reason and whether they have had problems finding suitable alternative to their present accommodation.

A big majority of responding households (over 80%) from all three parts of the parish and the parish as a whole have no plans to move within the next 5 years. However, there are in absolute terms and proportionately (40 ~ 18%) more households planning to move within the Mt Pleasant-Mow Cop area than in other parts of the parish. By contrast there are proportionately fewer households (11%) with such plans in Rode Heath.

Approximately 60% (68 of 115) of the respondents, who plan to move within the next 5 years, wish to stay within the parish while 40% have no wish to stay. It is also apparent that of the 68 who wish to stay within the parish, 48 state that their present house is either too big or too small.

It is worth noting that in Rode Heath the issue seems to be that the present accommodation is too small while in Scholar Green the opposite is the case: the present accommodation is too big.

The reader may recall that in Scholar Green we found an average household size of 2.00 persons per household compared to 2.27 in Rode Heath.

The respondents were requested to list the problems they had encountered. Most were very voluminous, but reference were made to three issues which rendered moving difficult if not impossible.

Among all respondents those who considered their present house too big, the issues were: economic/financial (3), location/availability of transport (3), quantity of smaller houses available (7).

The respondents who considered their present house too small referred to the same issues: economic/financial (10), location/availability of transport (none), quantity of bigger houses available (10).

It may be surmised that people living in a bigger house, possibly middle-aged, possibly retired, consider that they have enough financial resources to buy a smaller house, **if any were available**. By contrast those living in a smaller house, maybe younger with a family, may not yet have been able to accumulate enough such resources to buy a larger house; so for them **affordability is a major issue** together with the number of bigger houses available.

The vast majority of households, more than 70%, did not include individual members who wished to move; more so in Scholar Green than in the other parts of the parish and slightly less in Rode Heath. Conversely more responding households in Rode Heath included such a member and fewer in Scholar Green all of which relates back to the structure of households as previously described.

We have found that of the respondents who were planning to move as a complete household or family units most were not envisaging problems in finding alternative accommodation. As we are now considering individual members of the family who wish to move, a majority of respondents, 44 of 93, do envisage problems.

A total of 43 of all respondents have listed the type of problems they envisage from an individual member wishing to move out of the family unit. Of these 35 refer to affordability and pricing of houses while 17 refer to the quantity of housing available. There does not appear to be any notable differences between the three sub-areas in this regard.