

Upton Neighbourhood Area Housing Needs Assessment Report

This report was commissioned by Upton Neighbourhood Plan Group and produced by Cheshire Community Action.

December 2019

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1.0 EXECUTIVE SUMMARY

Demographic Profile

- The latest (2017) population estimate for the Upton Neighbourhood Area is 9310, which has increased by 4.5% from 8905 in 2011 Census.
- By March 2017, the number of dwellings (4106) had increased by 7.6% compared to 2011 (3817).
- The estimated number of households in 2017 was 3899, a 7.2% increase from 2011 (3638).
- The average household size has reduced from 2.45 in 2011 to 2.39 in 2017, which is broadly on trend with the Borough.
- In 2011, the age structure of Upton was similar to Chester Locality for over 35's but Upton had 20% more 0-9 year olds and Chester had 42% more 20-24 year olds, indicating Upton's popularity with families.
- Upton's age structure has stayed relatively stable from 2001-2017 with the most significant change in over 65's, which increased by 10% during this period. This is likely due to many of the baby boomer generation turning 65 and moving into a new age bracket by default, as opposed to any significant inward migration of over 65's.
- Household composition in 2011 shows that Upton has a lower proportion of single person households (27%) compared to Chester Locality (35%) and a higher proportion of couples with or without dependent children (59%) compared to 47% in the rest of Chester Locality.

Housing Profile

- In 2011, Upton had 26% detached housing compared to 17% in Chester, 43% semi-detached housing compared to 33% in Chester, 17% terraced housing compared to 27% in Chester, and 14% flats, maisonettes or apartments compared to 23% in Chester. Equivalent to 69% of housing stock being detached or semi-detached compared to 50% across the rest of Chester Locality.
- Upton has lower fuel poverty levels (15%) compared to the Borough (20%) and a higher percentage (94%) of privately owned or rented homes that meet the decent homes standard in Upton compared to 87% in the Borough.
- 74% of housing stock is owned with or without a mortgage or loan compared to 61% across the Chester Locality.
- 24% of housing in Upton is rented compared 37% across Chester Locality.
- Social rent makes up 12% of Upton's housing tenure compared to 18% across Chester Locality.
- Average dwelling prices in Upton are 23% higher than the Borough.
- Out of 46 Wards in the Borough, Upton is the 10th most unaffordable i.e. in the top quartile of most unaffordable areas to live in Cheshire West.
- From 2011-17, new builds sold for 30% more than non-new builds based on median prices.
- New builds in the lower quartile price range (bottom 25%) sold for 45% more than non-new builds during the same period (2011-17).

- The private rental market is 11% more expensive than the Borough on average.
- To rent a 1 bed flat in Upton you would be required to earn at least £26k per annum (assuming 25% of income goes on rent). However, the lower quartile income for Upton is £20k.
- To purchase an average priced semi-detached house in Upton, you would be required to earn from £60k to £70k (assuming you could borrow 3.5-4.0 times your household income).
- 59% of affordable / social housing need in Upton is for 1-2 bed accommodation for under 55's.

Dwelling Completions

- As of March 2018, 26% (97) of dwellings completed from April 2010 – March 2018 were affordable including 6x 2 bed houses, 12x 3 bed houses, 37x 1 bed flats and 42x 2 bed flats.
- The Local Plan 1 affordable housing target for new developments is 30%.
- 46% of new dwellings built from April 2010 to March 2018 were 2, 3 or 4 bed market houses and 29% were 1 and 2 bed market flats.
- In 2011 Upton Ward made up 10% of the Chester Locality area households and by March 2018 it had delivered 12% (380) of Chester's 3,043 dwelling completion target which the City has to reach by 2030.

RECOMMENDATIONS

- Upton's most significant opportunity for development is the Dale Barracks site cited in Local Plan 2. Should this become available for residential development during the plan period up to 2030, it would make sense to work with the Local Planning Authority to combine evidence to inform how that site could be developed in future.
- Consult with the Local Planning Authority on the potential to influence future development briefs or masterplans for the Dale site and gain a view on which vehicle would be best to achieve that: Neighbourhood or Local Plan?
- Given the case for affordable housing and mixed tenure, it is worth exploring the potential for part of the site or potentially some completed units being developed using a community-led approach. This could range from serviced self-build plots to a more 'arms-length' community involvement that could have some influence over location, design, allocations and management of affordable housing units. For more information on community-led housing, please contact Cheshire Community Action.

2.0 INTRODUCTION

CCA was commissioned by Upton Neighbourhood Plan Group to carry out a housing needs assessment of the neighbourhood area to inform the housing policies of its neighbourhood plan.

By identifying neighbourhood level needs and locally distinctive characteristics of: demographics, existing housing stock, market trends and social needs, this approach brings together all the data sets relevant to decision making about housing and disaggregates them down to neighbourhood level for the purposes of the neighbourhood plan.

Study area: Upton neighbourhood area

(Note: this is co-terminus with Upton Ward and Upton-by-Chester & District Parish Council boundaries as of September 2019)



Upton neighbourhood area forms part of the Chester Locality area, therefore it contains a significant proportion of the Chester Locality housing stock. This report makes some comparisons with the figures for the wider Chester Locality and the Borough where appropriate, to help inform the neighbourhood plan group when making decisions about housing policies for the neighbourhood plan.

Cheshire Community Action is a local charity based in Cheshire West that has carry out the analysis independently.

3.0 METHODOLOGY

Census Data

This involves analysing 2011 census data including: accommodation type, tenure, household composition, population age structure (up to 2017 mid-year estimates). The above data sets for Upton are also compared to the Chester Locality area to help identify locally distinct characteristics of the population from the wider population of Chester that could inform housing policies.

Affordability

This is assessed by comparing the median and lower quartile dwelling prices (from Land Registry 'sold' prices) to the median and lower quartile income levels for Upton and CWAC. From this it can also be stated how much income is required to afford the median and lower quartile prices based on obtaining a 90% mortgage at 3.5 to 4 times household income. Rental rates for Upton are also compared to the Borough including an analysis of the proportion of a tenant's income likely to be spent on rent based on local median and lower quartile income levels and the number of bedrooms in a property.

Dwelling Completion Data

This report measures the number of dwelling completions (from the CWAC Housing Land Monitor or CWAC HLM) against numbers required in the LP1 for the current 'plan period' (2010-2030) to understand Upton is delivering enough housing to meet the minimum Local Plan requirements.

This report also analyses the mix, size and type of dwelling completions including the proportion of affordable homes delivered since 2010.

Social Housing Stock and Register

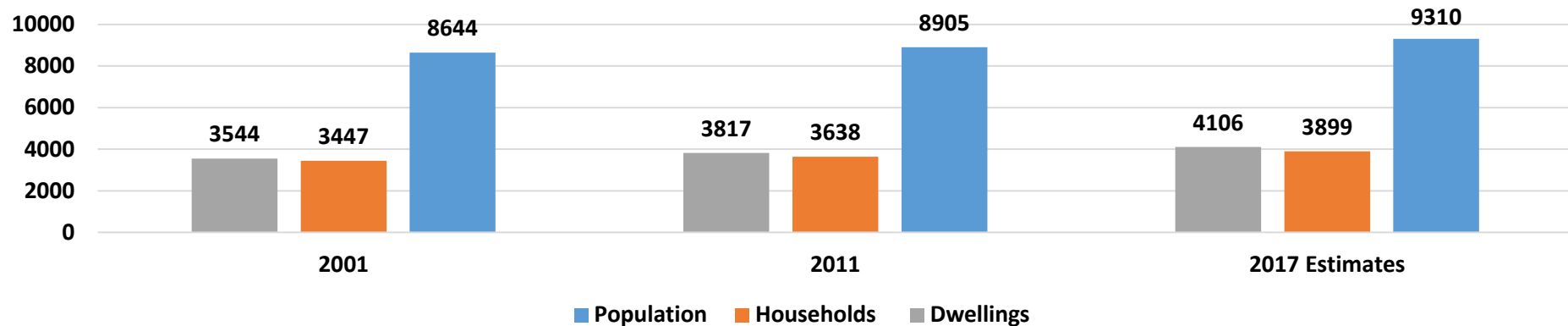
CWAC has provided data from the social housing register (West Cheshire Homes). This has enabled an analysis of social / affordable housing need.

Private Sector Stock Condition Survey

Reference is made to the 2013 private sector housing stock condition survey to compare Upton's fuel poverty and home decency levels with the Borough.

4.0 DEMOGRAPHIC and HOUSING PROFILE

Upton Change in Population, Households and Dwellings 2001-2017



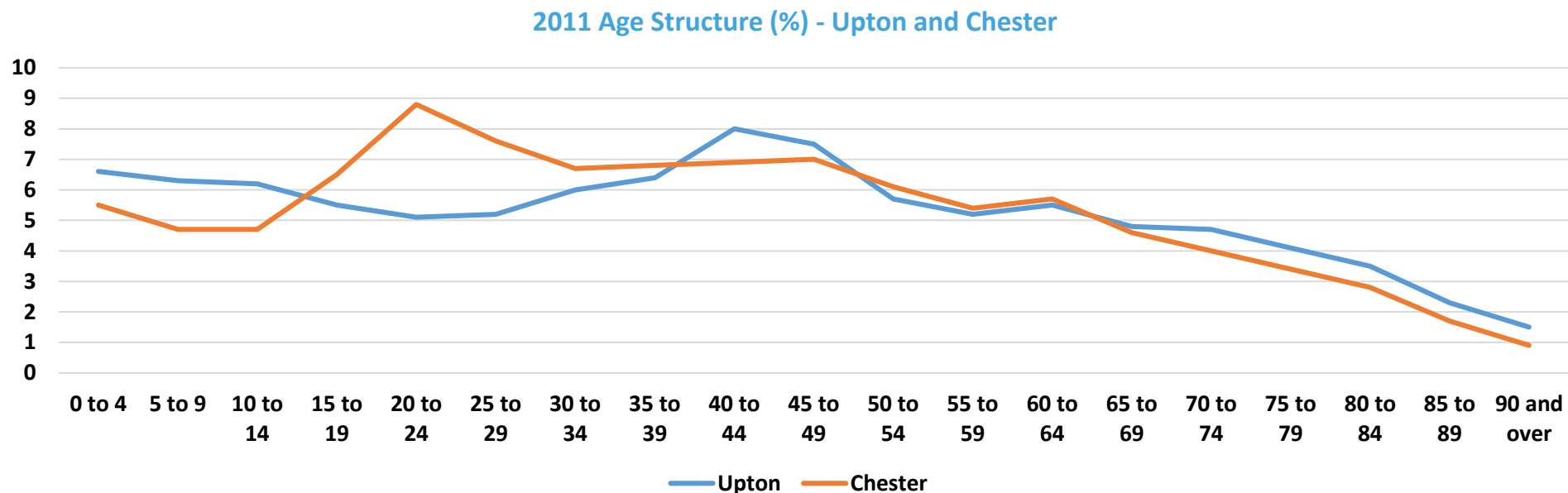
Upton	Dwellings	Households	Population	Average Household Size	% of dwellings occupied	Unoccupied dwellings
Census 2001	3,544	3,447	8,644	2.51	97.26	97
Census 2011	3,817	3,638	8,905	2.45	95.31	179
2001-2011 change	273	191	261	-0.06	-1.953	82
2001-2011 average annual change	27	19	26	-0.006	-0.1953	8
2017 estimates	4,106	3,899	9,310	2.39	94.95	207
2011-2017 estimated change	289	261	405	-0.060	-0.355	28
2011-2017 average annual change	48	44	68	-0.010	-0.0591	5

Observations:

- The population increase in Upton has accelerated from an average of 26 per year from 2001-2011 to 68 per year from 2011-2017.
- Household formation is estimated to have increased from 19 per year from 2001-2011 to 44 per year from 2011-2017.
- The average annual dwelling completion rate has almost doubled: 27 per year from 2001-2011 to 48 per year from 2011-2017.
- The latest estimate of unoccupied dwellings is 207 (2017), which has increased slightly from 2011 (179).
- The average household size continues to reduce from 2.45 individuals per household in 2011 to 2.39 – this tallies with the general trend in the Borough for average household size to be reducing.

Sources: 2017 Parish mid-year population estimates produced by CWaC Research & Intelligence Team, Censuses 2001 and 2011, and CWaC Housing Land Monitor.

Population Age Structure of Upton Neighbourhood Area Compared to Chester Locality

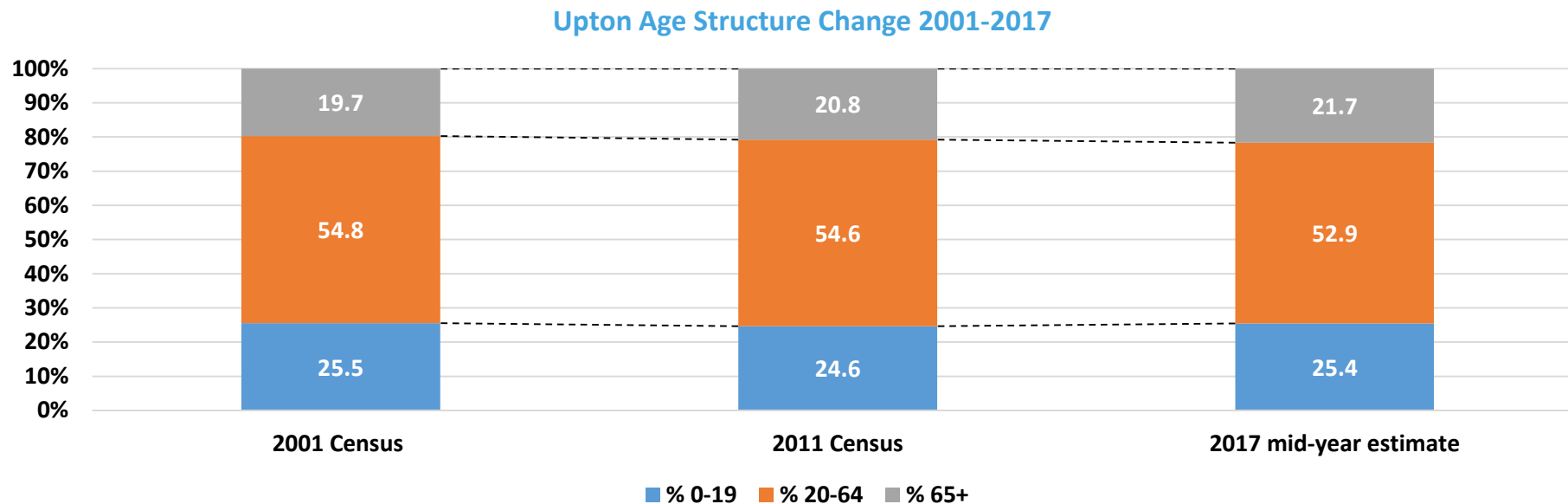


Observations:

- In 2011, the Chester Locality had a higher proportion of 20-24 year olds than Upton neighbourhood area (42% higher).
- The Chester Locality area also had a 32% higher proportion of 25-29 year olds than Upton.
- Upton has 20.1% higher proportion of 0-9 year olds.
- The over 40's are very similar in proportion for both Upton and Chester.

Source: Census 2011

Change in Population Age Structure 2001-2017

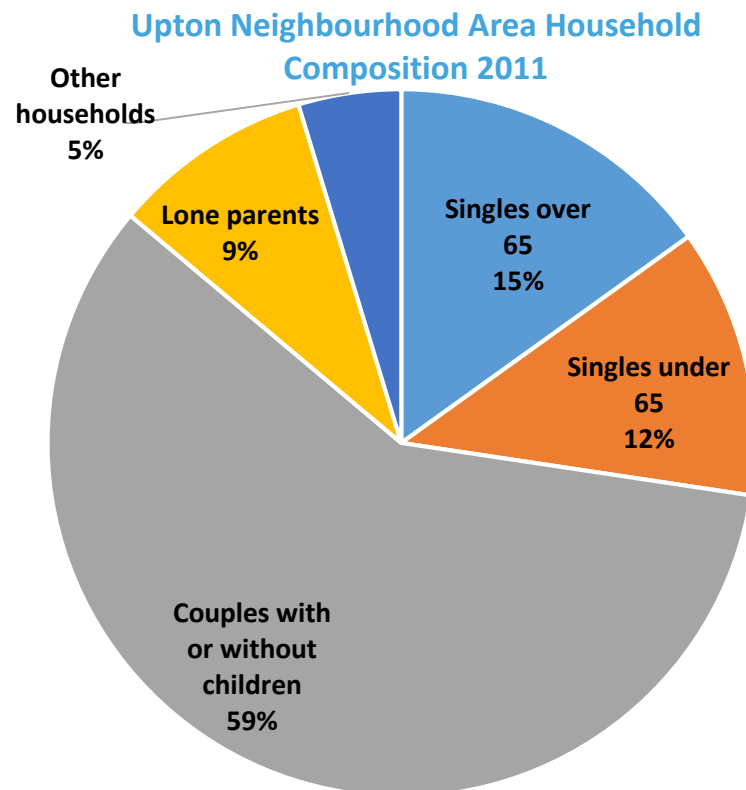


Observations:

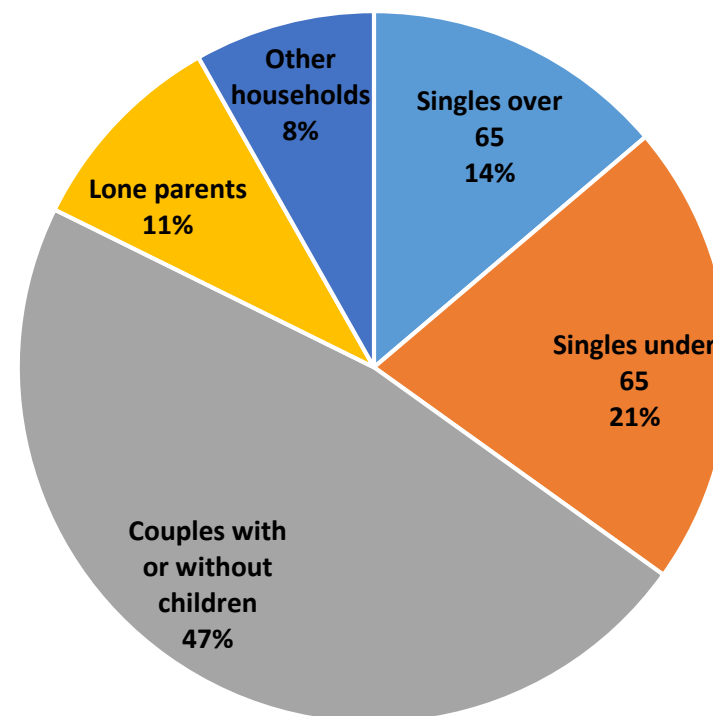
- Overall, Upton Parish has proportionally retained a relatively stable age structure from 2001-2017.
- Over 65's increased by 10% from 2001-2017.
- 20-64 year olds decreased by 3.5% from 2001-2017.
- Under 19s decreased by less than 1% from 2001-2017.

Sources: 2017 Parish mid-year population estimates produced by CWaC Research & Intelligence Team, Censuses 2001 and 2011

Household Composition 2011



Chester Locality Area Household Composition 2011



Observations:

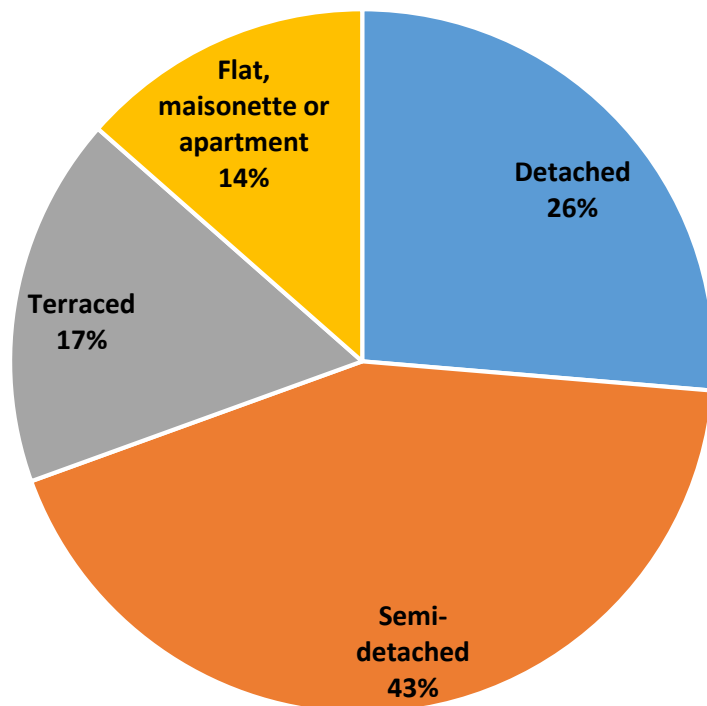
- In 2011, 27% of households in Upton were single person households, compared to 35% in Chester Locality.
- Upton had higher proportions of couples with or without children (59%) compared to Chester (47%).
- In Upton, 77% of family households with dependent children were made up of couples with children, and 18% were made up of lone parents.
- In Chester, 68% of family households with dependent children were made up of couples with children, and 25% were made up of lone parents.

N.B. The remaining percentages of families with dependent children includes households containing a child or children born in the UK to parents who are short-term UK residents (not usual residents). These children are classed as usual residents.

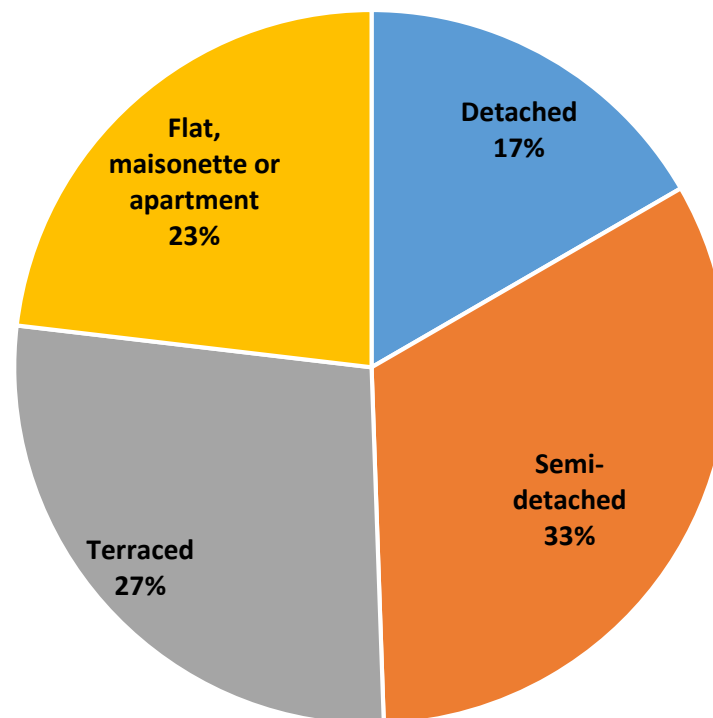
Source: Census 2011

Accommodation Type 2011

Upton Neighbourhood Area Accommodation Type
2011



Chester Locality Area Accommodation Type 2011



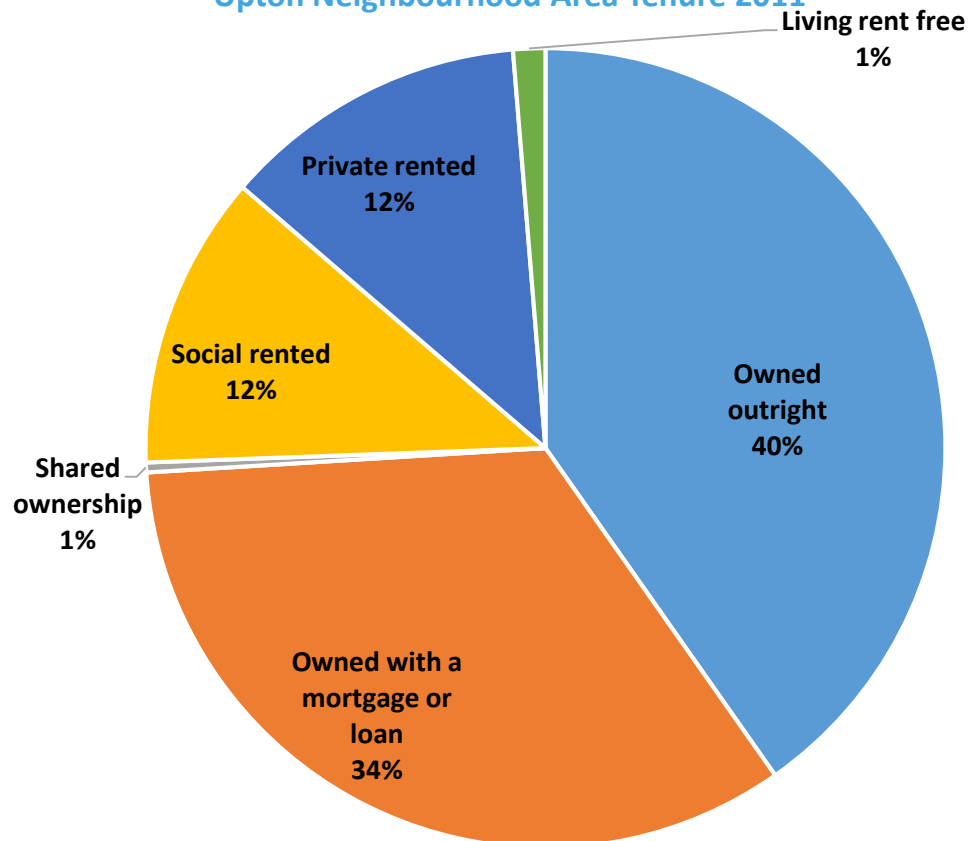
Observations:

- In 2011, Upton had 26% detached housing compared to 17% in Chester.
- In 2011, Upton had 43% semi-detached housing compared to 33% in Chester.
- In 2011, Upton had 17% terraced housing compared to 27% in Chester.
- In 2011, Upton had 14% flats, maisonettes or apartments compared to 23% in Chester.
- **N.B.** Based on the CWaC Private Sector Stock Condition Survey 2013, Upton has lower fuel poverty levels (15%) compared to the Borough (20%) and a higher percentage (94%) of privately owned or rented homes meet the decent homes standard in Upton compared to 87% in the Borough.

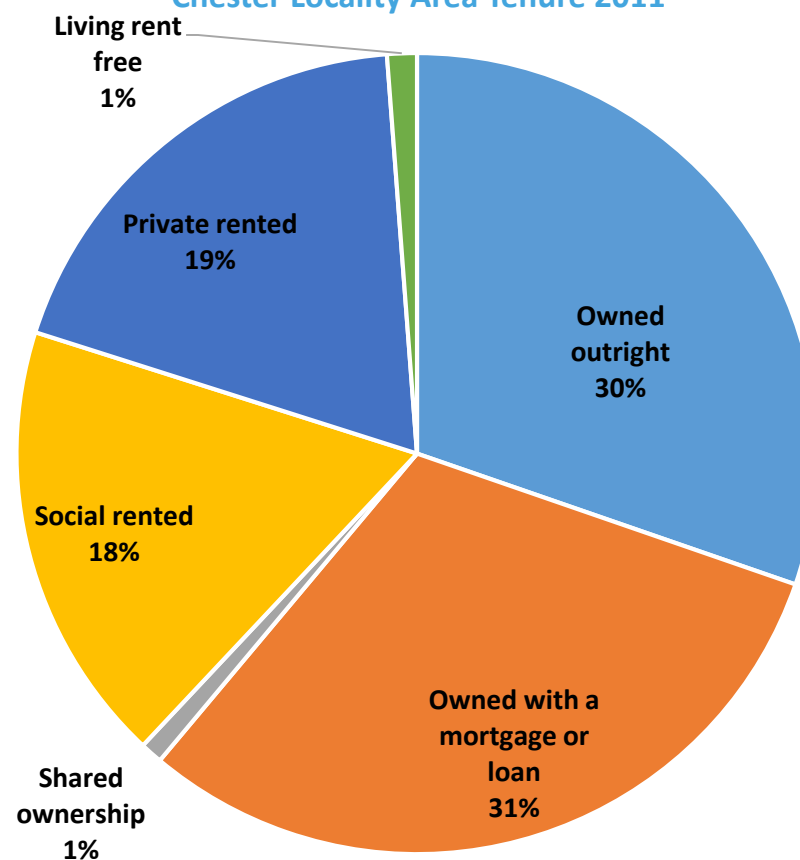
Source: Census 2011 and CWAC Private Sector Stock Condition Survey 2013

Tenure 2011

Upton Neighbourhood Area Tenure 2011



Chester Locality Area Tenure 2011



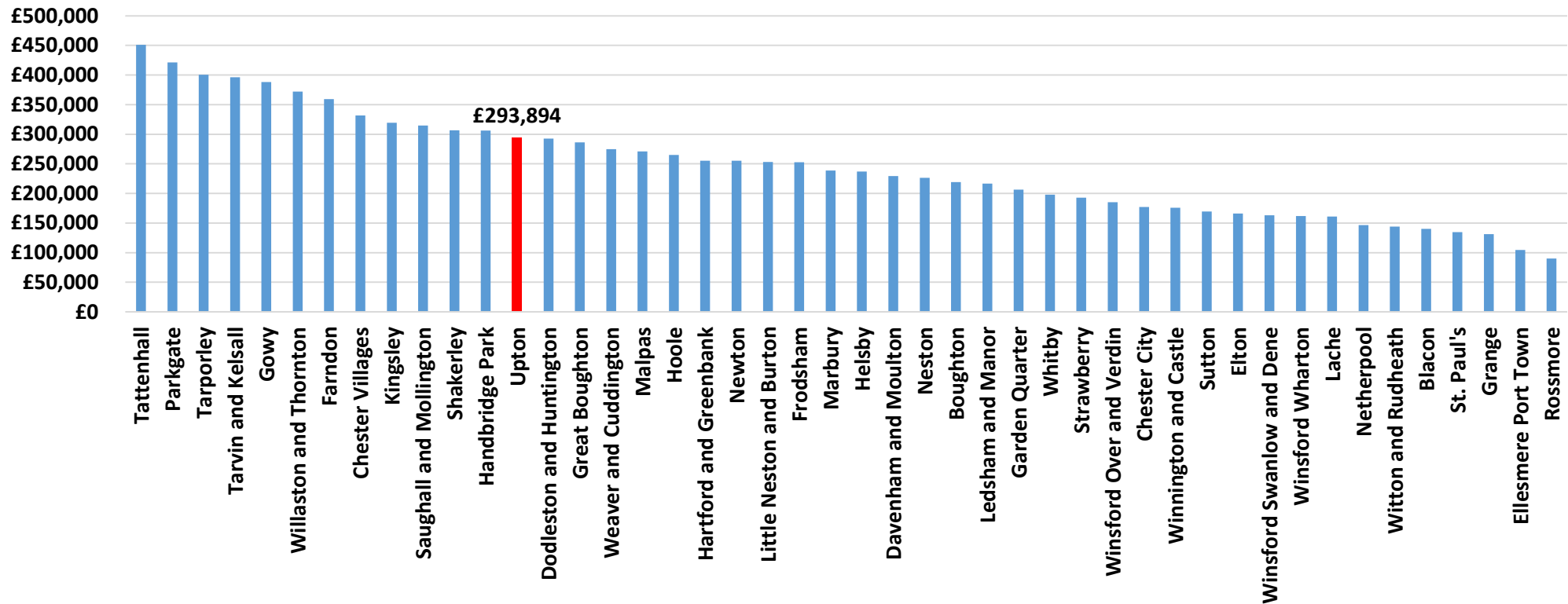
Observations:

- In 2011, 40% of Upton's households owned their homes outright compared 30% in Chester.
- In 2011, 34% of Upton's households owned their homes with a mortgage or loan compared to 31% in Chester.
- In 2011, both Upton and Chester had 1% shared ownership tenure.
- In 2011, 12% of households in Upton socially rented and the same percentage rented privately.
- In 2011, 18% of households in Chester socially rented and 19% rented privately.

Source: Census 2011

5.0 LOCAL HOUSING MARKET ANALYSIS

Cheshire West & Chester average house prices at ward level
Average over the half year October 2018 - March 2019



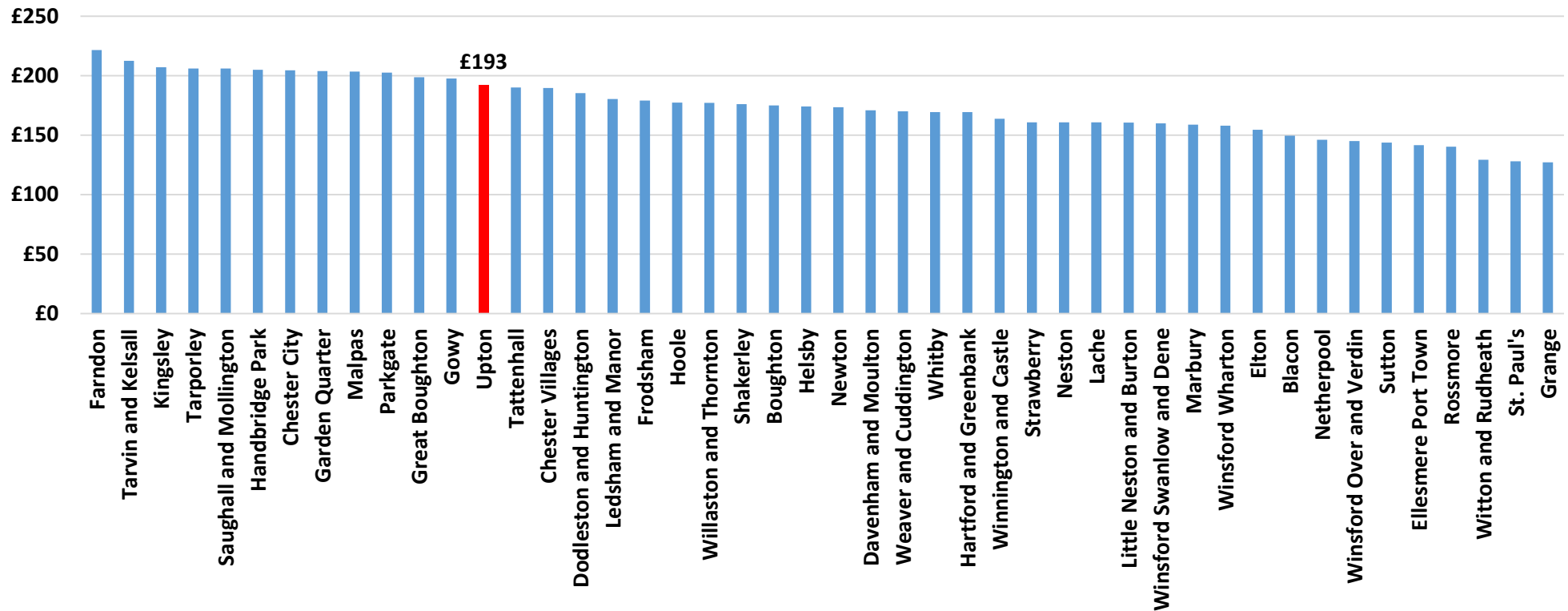
Observations:

- Upton Ward was the 13th most expensive Ward in the Borough out of 46 for buying a home from April 2018 to March 2019.

Source: Land Registry

Cheshire West & Chester overall average 1-4 bed: Median weekly private sector rental values at ward level

Annual median over the full year April 2018 - March 2019

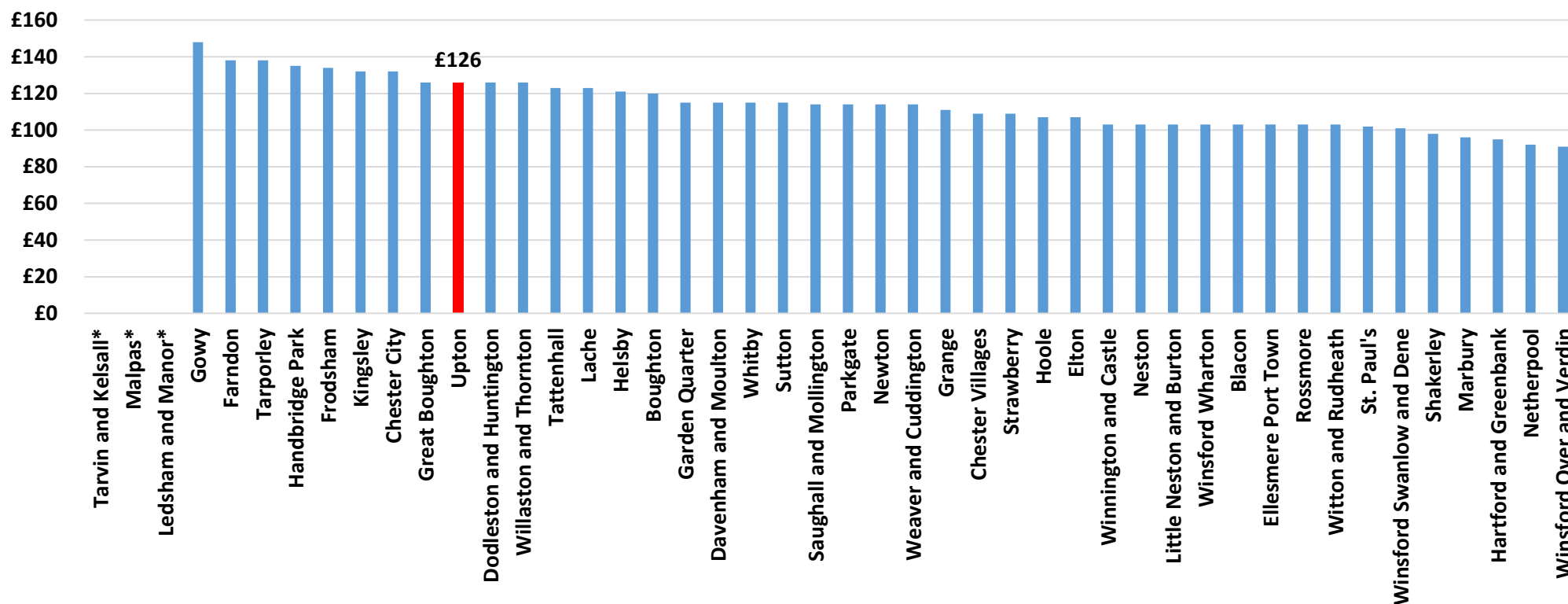


Observations:

- Upton Ward was the 13th most expensive Ward in the Borough out of 46 for renting a home from April 2018 to March 2019.

Source: Hometrack

Cheshire West & Chester 1 bed - median weekly private sector rental values at ward level
Annual median over the full year April 2018 - March 2019



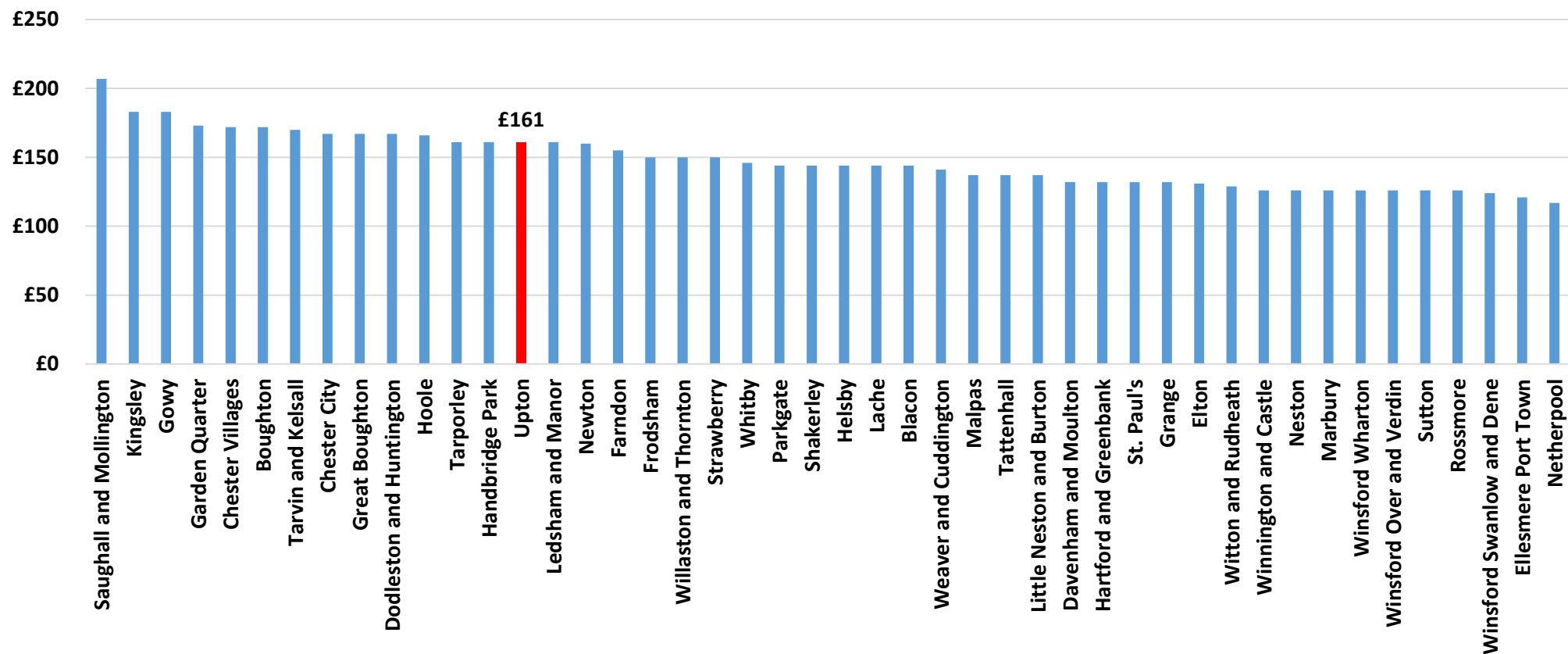
Observations:

- Upton Ward was the 9th most expensive Ward in the Borough out of 46 for renting a 1 bed home from April 2018 to March 2019.

Source: Hometrack

*No data - This is most likely because there are too few rented properties available in these wards to give a robust idea of the average rental value.

Cheshire West & Chester 2 bed - median weekly private sector rental values at ward level
Annual median over the full year April 2018 - March 2019

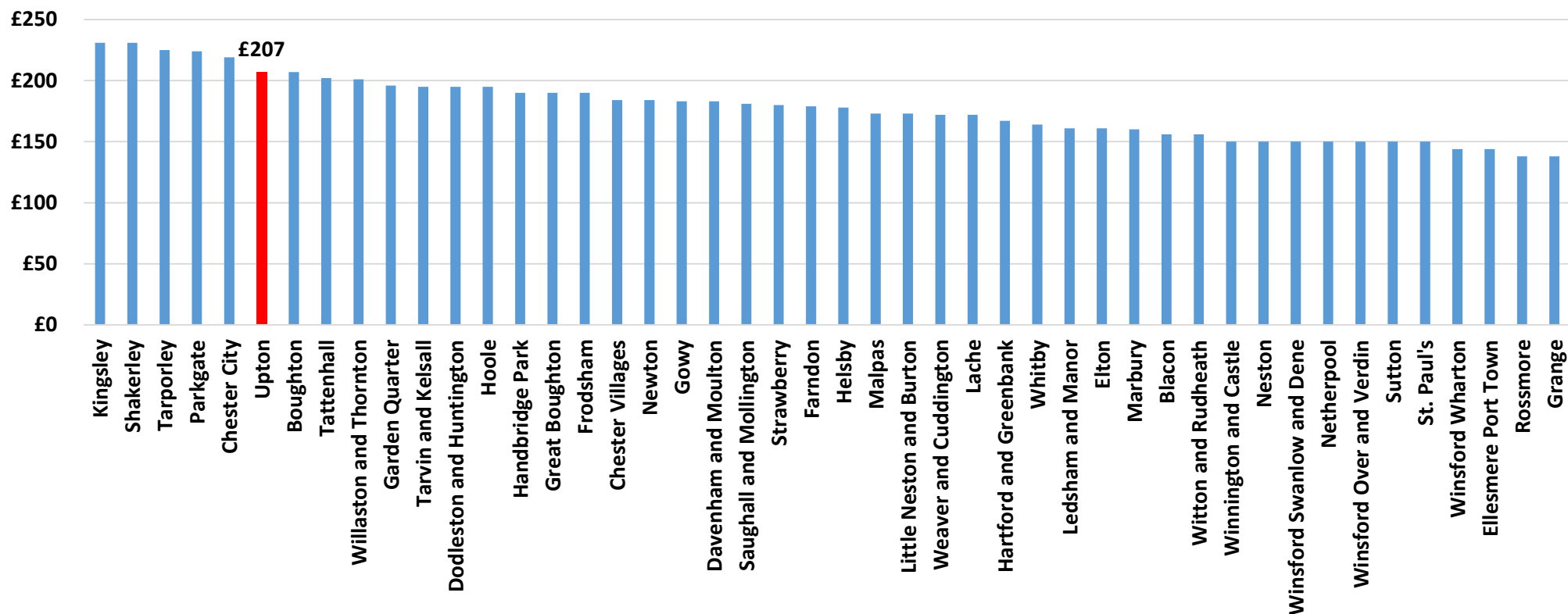


Observations:

- Upton Ward was the 14th most expensive Ward in the Borough out of 46 for renting a 2 bed home from April 2018 to March 2019.

Source: Hometrack

Cheshire West & Chester 3 bed - median weekly private sector rental values at ward level
Annual median over the full year April 2018 - March 2019

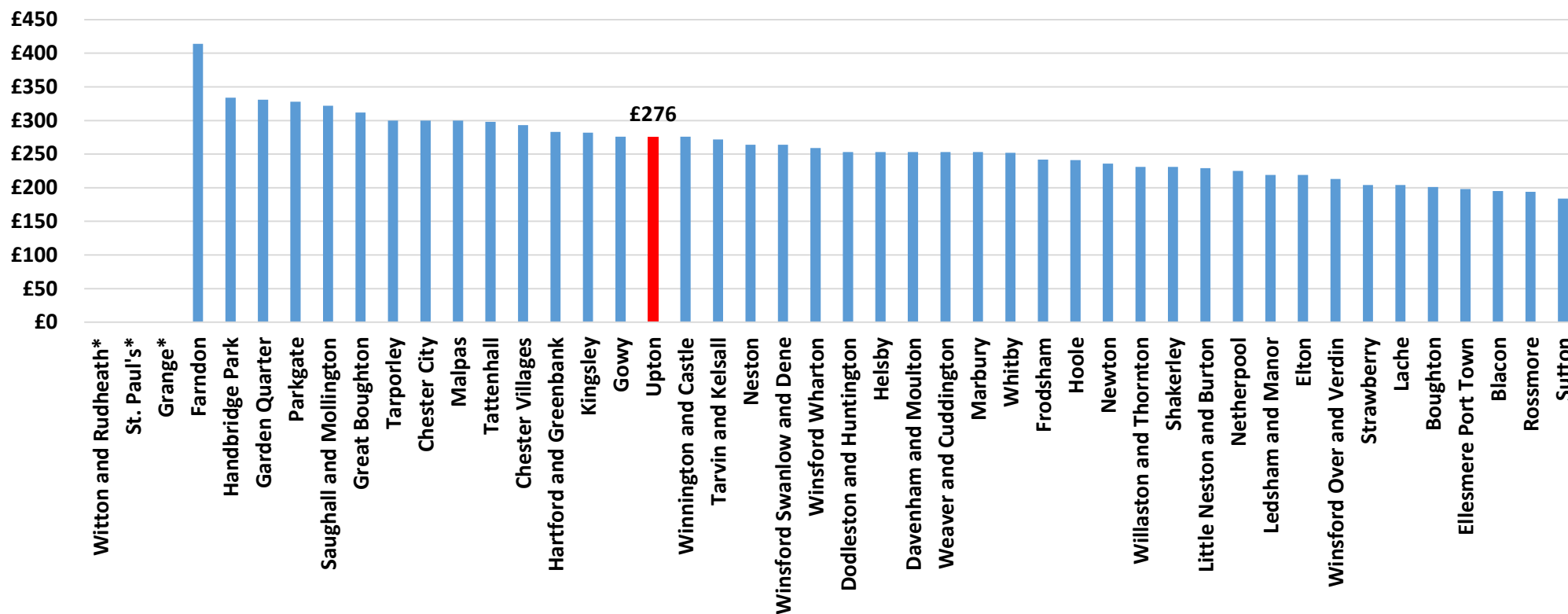


Observations:

- Upton Ward was the 6th most expensive Ward in the Borough out of 46 for renting a 3 bed home from April 2018 to March 2019.

Source: Hometrack

Cheshire West & Chester 4 bed - median weekly private sector rental values at ward level
Annual median over the full year April 2018 - March 2019

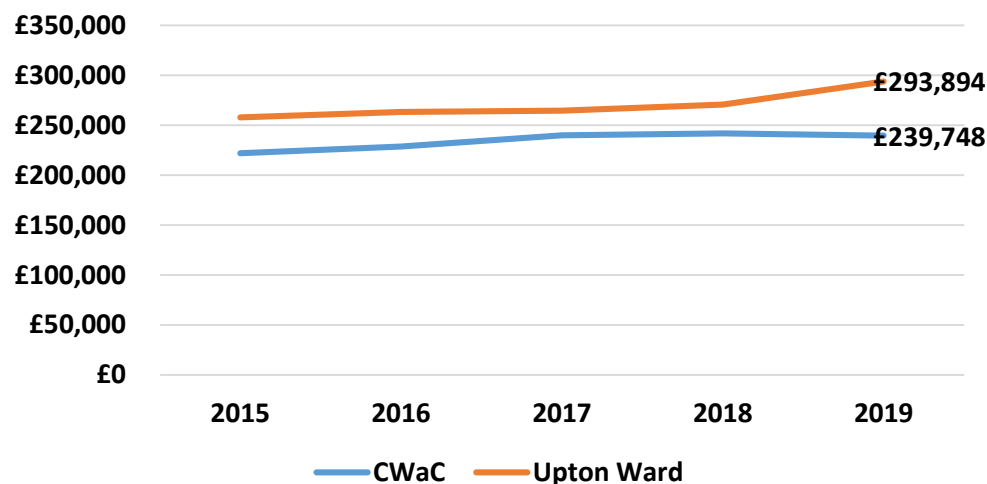


Observations:

- Upton Ward was the 15th most expensive Ward in the Borough out of 46 for renting a 4 bed home from April 2018 to March 2019.

Source: Hometrack

Overall average dwelling prices CWaC-Upton comparison
2015-2019



Median SOLD price (2011 to 2017) - <u>new build</u>	Median SOLD price (2011 to 2017) - <u>NOT new build</u>	Difference £	Difference %
£260,750	£199,950	£60,800	30%
Lower Quartile price (2011 to 2017) - <u>new build</u>	Lower Quartile SOLD price (2011 to 2017) - <u>NOT new build</u>	Difference £	Difference %
£220,000	£152,000	£68,000	45%

Affordability Ratios April 2018 – March 2019	CWaC	Upton Ward
Median house price to median income ratio	6.16	6.88
Lower quartile house price to lower quartile income ratio	8.16	9.78

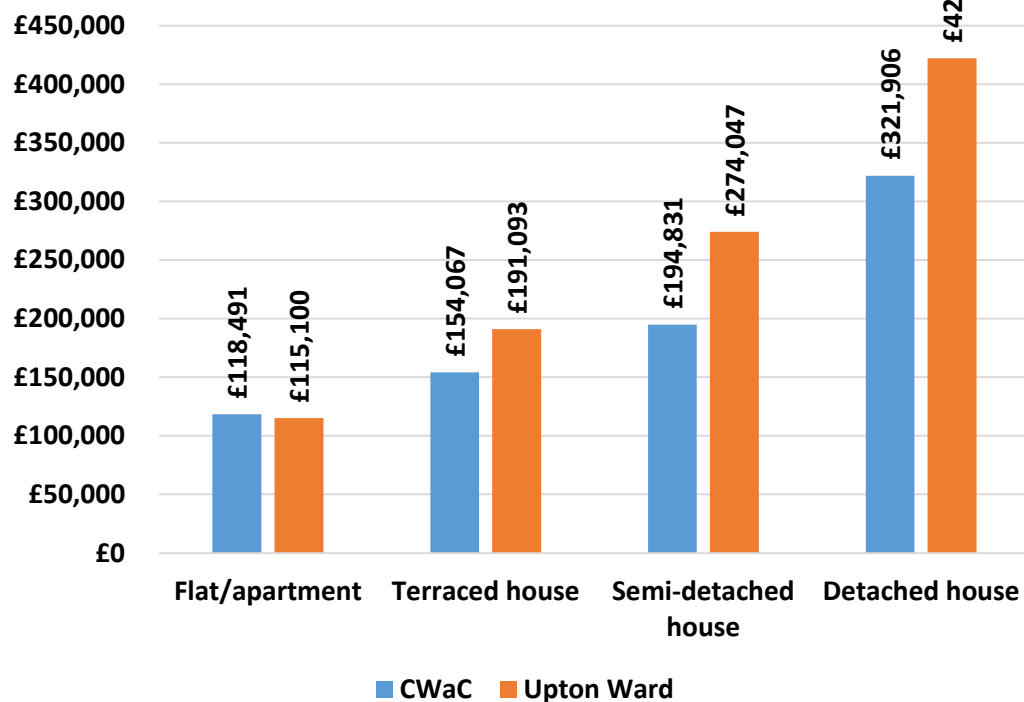
Upton Ward Median Income March 2019	£34,847
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Observations:

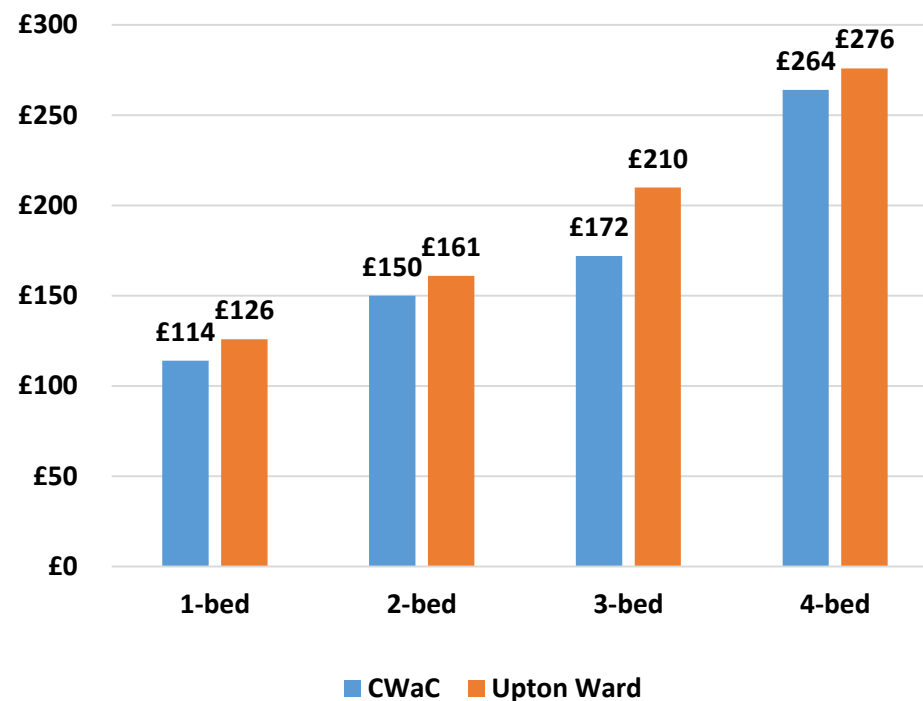
- Upton's average dwelling prices overall were £54,146 (or 23%) higher than CWaC from April 2018 to March 2019.
- Out of 46 Wards, Upton is the 10th most unaffordable. Therefore, it is in the top quartile of Wards with the worst affordability issues in the Borough. This means that lower quartile house prices are almost 10 times more than the lower quartile income levels.
- Median priced new build homes in Upton sold for 30% more than median non-new build homes from 2011-2017.
- Lower quartile priced new build homes in Upton sold for 45% more than lower quartile non-new build homes from 2011-2017.

Sources: Land Registry and Hometrack

Average dwelling prices by type (Jan-Mar 2019)



Average weekly private rent CWaC-Upton comparison (April 2018 to March 2019)



Observations:

- Upton rental market was 11% more expensive than CWaC on average from January – March 2019.
- 3 bed accommodation was the most expensive to rent at 22% above the Borough average.
- To rent a 1 bed flat (assuming 25% of income would be spent on rent), you would be required to earn at least £26,208.¹
- To afford an average semi-detached house in Upton (assuming you could borrow 3.5 to 4 times your gross household income and put down a 10% deposit) you would be required to earn from £61,660 to £70,469 to afford to purchase.²

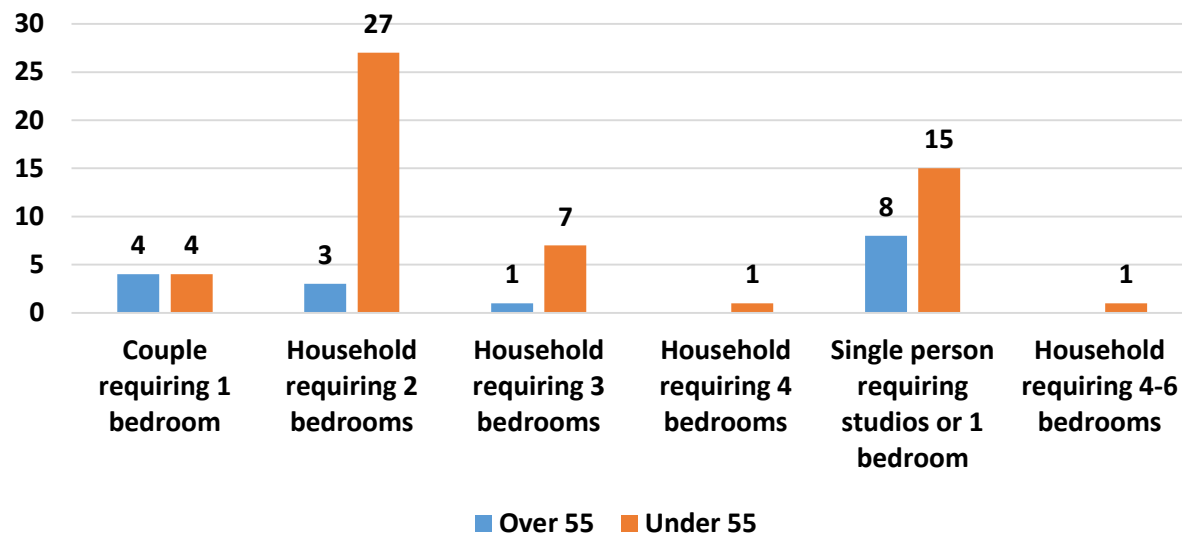
Sources: Land Registry, Hometrack and 1996-2017 CACI Limited.

¹ In 2017, the lower quartile income was £20,100 according to CACI Limited 1996-2017.

² This does not take into account savings, equity, outstanding debts and loans or gifts from another family member.

5.0 HOUSING REGISTER ANALYSIS

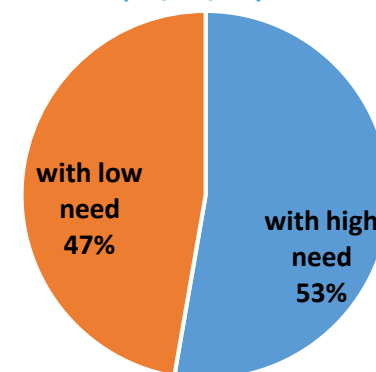
CWaC housing register applicants with a local connection to Upton Ward* as at 27 March 2019



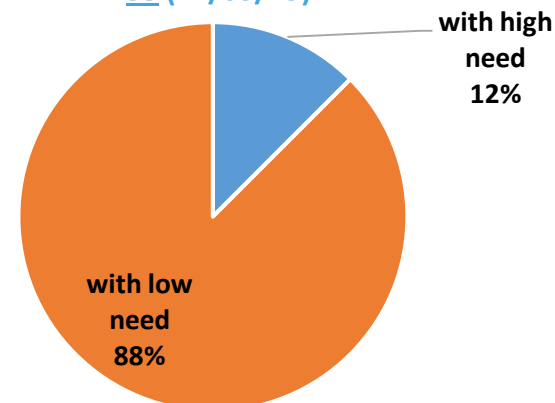
Observations:

- 55 out of the 71 housing register applicants with a local connection ³to Upton Ward are under 55 – equivalent to 77%, and 23% are therefore over 55.
- 31 out of the 71 applicants (44%) are couples / households under 55 in need of 1 or 2 bedrooms. An additional 15 single person households under 55 are in need of a studio or 1 bedroom. Therefore, **86% of housing register need is for 1 or 2 bed accommodation.**
- The highest need is with under 55s, of which 53% are registered as having a high need, compared to over 55s where 12% are registered as in high housing need.
- 38% of housing register applicants are under 55's needing 2 bed accommodation and 21% are under 55's needing 1 bed or studio accommodation.

Levels of housing need of CWaC housing register applicants with a local connection to Upton Ward who are under 55 (27/03/19)



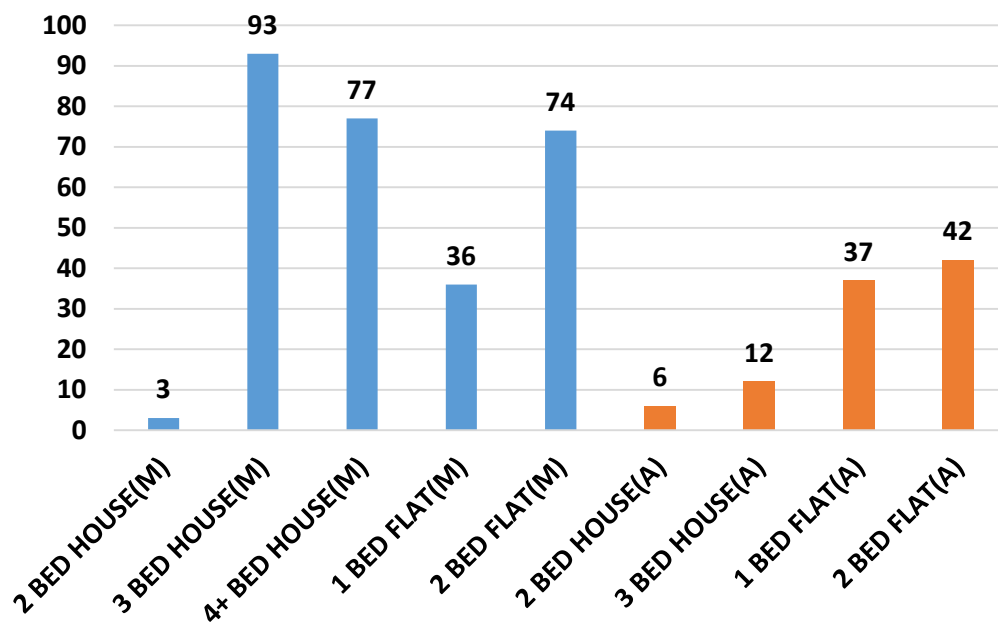
Levels of housing need of CWaC housing register applicants with a local connection to Upton Ward who are over 55 (27/03/19)



³ To establish a local connection a customer must fulfil one of the following: • have lived within the area for at least 6 out of the last 12 months or 3 out of the last 5 years • have immediate family (mother, father, brother, sister, son, daughter) who are currently living in the area and have done so for at least the last 5 years • have a permanent contract of employment in the area • have other significant reasons why they need to live in the area (e.g. to give or receive support from a family member who does not fulfil the above criteria). Source: West Cheshire Homes Allocations Policy January 2017.

6.0 DWELLING COMPLETIONS

Upton Ward dwelling completions by type and number of bedrooms from April 2010 to March 2018



Upton Ward Dwelling Completion Data (March 2018)	
Proportion of new homes built from Apr 2010-Mar 2018 that were affordable	26%
Dwellings completed from April 2010 – March 2018	380
Net total outstanding with planning permission in March 2018	91

(M) – market housing

(A) – affordable housing

Proportion of Existing Stock that is Affordable Housing Stock (2011)	
CWaC	16%
Upton Ward	12%

Sources: CWaC Housing Land Monitor and Census 2011

Observations:

- As of March 2018, in Upton 26% (97) of dwellings completed from April 2010 – March 2018 were affordable including 6x 2 bed houses, 12x 3 bed houses, 37x 1 bed flats and 42x 2 bed flats.
- The Local Plan 1 affordable housing target for new developments is 30%.
- 46% of new dwellings built from April 2010 to March 2018 were 2, 3 or 4 bed market houses and 29% were 1 and 2 bed market flats.
- Upton has a lower proportion (12%) of affordable housing stock than CWaC (16%).
- In 2011 Upton made up 10% of the Chester Locality area households and by March 2018 it had delivered 12% (380) of Chester's 3,043 dwelling completions.

7.0 CONCLUSION

- Upton's popularity with families has helped it retain a fairly stable age structure i.e. it is not ageing as rapidly as the rest of the Borough.
- Population, household and dwelling growth have all risen broadly in-sync with each other since 2010, so there are no major concerns about the demographic balance and broad sustainability of the population that are distinct to the neighbourhood area.
- The lower proportion of single households compared to Chester Locality is most likely also due to its popularity with families but average household size is estimated to have dropped broadly in-line with the Borough trends so it's likely that there has been a recent increase in smaller household sizes from singles.
- Upton's attractiveness to families in terms of facilities, services, accessible location and Chester's relatively prosperous economy, means that dwelling prices are high in comparison to the Borough and have contributed to its relative unaffordability – putting it in the top quartile of the most unaffordable wards in the Borough, meaning that there is a strong case for more affordable housing.
- With 74% of households owning their homes outright or with a mortgage, there is also a case to look at the tenure mix of new stock to meet needs.
- 86% of eligible housing register applicants are under 55's needing 1-2 bed accommodation so this should be taken into account on future developments.

8.0 RECOMMENDATIONS

- Upton's most significant opportunity for development is the Dale Barracks site cited in Local Plan 2. Should this become available for residential development during the plan period up to 2030, it would make sense to work with the Local Planning Authority to combine evidence to inform how that site could be developed in future.
- Consult with the Local Planning Authority on the potential to influence future development briefs or masterplans for the Dale site and gain a view on which vehicle would be best to achieve that: Neighbourhood or Local Plan?
- Given the case for affordable housing and mixed tenure, it is worth exploring the potential for part of the site or potentially some completed units being developed using a community-led approach. This could range from serviced self-build plots to help meet wider Borough need to provide a supply of self-build sites or, take a more 'arms-length' approach to community involvement that could have some influence over location, design, allocations and management of affordable housing units. For more information on community-led housing, please contact Cheshire Community Action.

