

Tilston Parish Council

Tilston Residents Housing Needs Survey Results



RETURN RATE – 21% (57 returned, 266 distributed)

1) Is there a need for more housing or new developments in Tilston? (Please tick appropriate box)

Yes 23–40%

No 32¹ –56%

Don't Know 3–5%

2) If yes, what type of housing does Tilston Need? (Please tick all that apply)

TENURE

Low Cost /Affordable Housing	13 -23%
Market Value Housing	8– 14%
Sheltered or Warden Controlled Housing	13–23%
Rented from private landlords	2–4%
Rented from social landlord e.g. housing association	3–5%

SIZE or TYPE

Small Family Homes (2 bedrooms)	10– 18%
Large Family Homes (3 bedrooms+)	10 -18%
Bungalows	29–51%
Other (Please state) - mixed development (x2) , for retired people e.g. bungalows	

¹ 1 No if F&H Developed.

3) What is the tenure of your present home?

Owned with mortgage	12–21%	Owned outright	40–70%
Rented from Housing association e.g. CDHT	1–2%	Rented from private landlord	1–2%
Lodger		Tied to employment	1–2%
Other (Please state)			

4) How would you describe your household?

All adult household with 1 or more persons in or seeking work 27 - 47%

Household with dependent children 8–14%

Household with all persons retired 32–56%

Other (Please state) – Carer (with retired), Adults only, Disabled.

5) Please enter the number of people in your household in each age group

0-4 yrs	1	5-10	5	11-15	8	16-17	
18-24	2	25-44	11	45-59	20	60-64	14
65-74	30	75-84	17	85+	5		

6) a) Does your accommodation meet your household needs? (Please tick appropriate box)

Yes 55–95% No 2–4%

b) If NO, what type/size house would meet your needs? (Please tick all that apply)

Small (1 to 2 Bed) 1-2% Large (3 Bed+) Social or Affordable Housing 1–2%
More suited to limited mobility e.g. bungalow 5–9%

c) Are you registered on the housing list (Trust Home Choice)?

Yes No 46–81%

d) Have you tried to rent or buy a house in the open or private market?

Yes 4²-7% No 40–70%

² 1 not in Tilston.

7) a) Does anyone in your family require housing in Tilston now or within the next five years?

NOW Yes 4–7% No 42³ - 74%

Within Next 5 Years Yes 3–5% No 34⁴ - 60%

b) If yes, what type/size house would meet their needs? (Please tick all that apply)

Small (1 to 2 Bed) Large (3 Bed+) 3–5% Social or Affordable Housing 2–4%

More suited to limited mobility e.g. bungalow 2–4%

c) Are they registered on the housing list (Trust Home Choice)?

Yes 2–4% No 28–50%

c) Have they tried to rent or buy a house in the open market?

Yes 3–5% No 17–30%

8) Are there any other comments you would like us to consider when looking at housing in Tilston?

Against development – Protect Village

- Expansion of village and additional housing is not welcome.
- Friendly sensible village should continue without interference of busy bodies.
- 4 housing proposals for Tilston – This must stop.
- Don't need more, community is at capacity now.
- Large scale developments e.g. Inveresk Road are in danger of swamping the village, its character and amenities.
- Keep some villages small and don't spoil them.
- Don't spoil village like it as it is.
- I live in Tilston because it is a village not small town, like to hear birds not traffic.
- Too many new houses will result in the village losing its character and appeal, no longer be a village.
- Should remain a small village, why we moved here. If the green fields are covered with urban sprawl it will not be a village. The only people who will benefit from more houses are the developers.
- Don't like the idea of large developments but F&H is good.
- Tilston does not need to develop into a town.
- Came to Tilston to live in a small village further building of houses on a large scale would make me consider moving away.
- Scale of development needs to be in line with infrastructure.
- Pressure should not be allowed to be applied from CW&C or elsewhere from approaches to growth and housing which are official documents e.g. housing strategy as these documents have been proven to be lacking a solid evidence base.

³ All family moved away as no jobs locally

⁴ Looking for work elsewhere

Development already taking place

- If Fox & Hounds and Stretton Dairy goes ahead need in met in the village, if not need small number of family growing homes, no more than 15-20.
- Get on with F&H which looks a mess.
- If houses have to be built develop Fox & Hounds and Stretton dairy first.
- Survey should show projects which have planning permission inc Stretton.
- No to Q1 due to developments at Fox and Hounds, behind WMH and at the former dairy.
- More houses would increase traffic and noise on the Malpas-Tilston Road which we are against.
- F&F development is adequate.
- Further development beyond the F&H will spoil the character of the village.

True demand?

- Demand is based on need outside Tilston, if this demand is met TPC and CW&C need to make sure appropriate measures are out in place to deal with consequences e.g. increased traffic.
- Fill 4945 homes currently standing idle in CW&C area.
- Isn't there enough houses on the F&H and Stretton Dairy.
- F&H development is enough for foreseeable future.
- More than enough houses being built in Tilston, Stretton & Malpas

Large number of unsold Houses

- There are houses for sale in the village which have not sold over a considerable length of time, in all price brackets.
- Always homes for sale in Tilston and developments already taking place.
- Enough houses for sale.
- There are quite a selection of houses for sale, why waste resources and cause environmental damage building new homes.
- Many houses have been for sale for over 12 months so why need more houses.
- Quite a few houses in lower price bracket not sold (£150,000) therefore do not need social housing & Tilston is not a suitable village for social housing.
- Tilston always has plenty of houses for sale in all price ranges at any given time.

Infrastructure

- Before houses are built the infrastructure needs bringing up to 21st century (roads, drainage, sewerage, telephone landline & mobile, electricity and broadband).
- If more houses are built the infrastructure would not cope.
- Infrastructure improvements will be essential if the population increases, 'significantly' mobile phone reception, broadband and limited access to sewage.
- Need improved infrastructure to support housing e.g. medical, transport, parking and shops.
- Concerned about traffic which will be created by new development in Inveresk Road.
- Need more parking.
- Drains can be problem
- Doctors overloaded, see their newssheet
- Very few amenities
- Public transport is unsatisfactory – cars required, more houses will mean more traffic spoiling tranquility of the village.
- Roads too narrow for more traffic
- No local jobs so those buying houses will have to have cars

For Development

- Good cross section of ages, incomes etc is healthy for the village community – will breath life into the community.
- Any affordable housing should be for local people, aspiring to get on the property ladder. Families arriving from cities under the guise of need cause nothing but trouble. City & Country culture is world's apart.
- Tilston one of only villages which has had no development during last 30-40 years. It is a special place to live but must be allowed to grow and develop in a sustainable way. Parish Councillors need to change their attitude.
- An increase in a balanced range of housing would help keep Tilston viable by increasing people using village resources, pub/shop/church/school etc.
- Tilston is a wonderful caring village, but we need to ensure that sufficient young families are enabled to live here to form a balanced community , safeguard school/shop etc
- Son wants to live nearby
- There is a need for more housing but only a few as a time, too many of any type will overwhelm the village and change its nature. With rising energy costs it is unlikely those with limited incomes could afford to live in such a rural location therefore unsure if affordable homes would be appropriate.
- Tilston is a rural community with few services, does not require large scale development but benefits from small scale incremental development which it has experienced in the past and which should continue.

Types of Development Required

- Happy to have more market value house to support school, shop, pub and church.
- Many homes single occupancy so small bungalows could free up family homes.
- Starter homes for youngsters to stay in the village or medium 3 bed houses for retired couples to downsize to releasing larger family homes.
- Insufficient sheltered housing so residents have to move to other villages, Malpas or Tattenhall.
- Make sure houses are affordable for the lower paid.

Other Comments

- Speed limit to safeguard the residents who live in the area.
- Hope questionnaires not returned are classed as not wanting houses, most people will not fill the questionnaire in unless they want a house.
- Protect newts, bats, badgers etc – wildlife preservation.