

# PORTREATH PARISH

## HOUSING NEED SURVEY

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# Portreath Parish

## Housing Need Survey Report

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### 1. Introduction

#### 1.1. Summary

- 1.1.1. Cornwall Council generally determines local housing need at parish level through statistics generated by the Cornwall HomeChoice register. This is a comprehensive database, operated by the Council, of all those households that are seeking an affordable rented home in Cornwall.
- 1.1.2. During the application process, households are asked to identify whether they have a '*local connection*'<sup>1</sup> to any of the towns or parishes within Cornwall. This information, in conjunction with stock turnover rates etc., enables the Council to identify those areas that have a housing need and direct its resources accordingly. Specifically, the Council, through the Affordable Housing Team, can work with its communities to bring forward new development opportunities that will deliver affordable housing to meet the local need. Furthermore, with an understanding of the local demand, the Affordable Housing Team can determine the extent and type of housing required.
- 1.1.3. In some circumstances (particularly in rural areas), it can be useful for the Affordable Housing Team to supplement its existing HomeChoice data with additional information from a localised Housing Need Survey. Housing Need Surveys provide a wealth of additional information from households within a specific area, on important issues such as the level of support for a proposed development. They can also provide further detail on the types of homes required by local people (both market and affordable), and are particularly useful in highlighting additional 'hidden' housing need that hasn't been identified through the HomeChoice database.
- 1.1.4. Housing Need Surveys are therefore a useful 'snapshot' of the local need situation at a given point in time, and can complement the existing housing need information held by the Council. They are generally undertaken by the Affordable Housing Team, for the benefit of the Local Planning Authority. However, they can also be a useful tool for parish councils where additional development is required and the Affordable Housing Team is happy to share its findings with the local community in due course.
- 1.1.5. However, a Housing Need Survey's accuracy and relevance will reduce substantially over time as, unlike the HomeChoice and Help to Buy South West Registers, they are not updated when households' circumstances change. Consequently, the Affordable Housing Team considers them useful in specific circumstances where additional information is required on the type and scale of housing required in an area. However, this is in circumstances where they complement the existing housing need data, or provide additional qualitative information; they should not replace information from HomeChoice and parish

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<sup>1</sup> Households are considered to have a 'local connection' if any of the following apply: being a current resident of the parish; being a former resident of the parish; having a strong family connection with the parish; or, being employed within the parish.

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councils should always request up to date housing need information from the Affordable Housing Team, rather than rely on an historic Housing Need Survey.

#### **1.2. Survey purpose**

- 1.2.1. In 2013, Galliford Try Partnerships ('Galliford Try') and DCH Group Ltd. ('DCH'; formerly known as Devon and Cornwall Housing) delivered a residential scheme on land to the north of Feadon Lane in Portreath, Cornwall. The scheme (known as Tregea Parc) comprised 40-units, of which 20 were constructed for open market sale by Galliford Try, and 20 provided as affordable housing. The affordable units comprised a mix of affordable rented and shared ownership homes with DCH, as well as a small number of 'discounted sale' affordable homes by Galliford Try. After completion, DCH purchased two open market homes from Galliford Try and converted them into shared ownership properties. As a result, the scheme ultimately provided 55% affordable housing for the community.
- 1.2.2. The scheme proved successful, with sales of both market and affordable homes performing strongly. In light of this, Galliford Try and DCH have indicated that they wish to develop a second phase of homes on a further parcel at the site, on land to the south east of Tregea Parc. The proposed plans indicate that 'phase two' would be of a comparable scale to phase 1, and feature a high proportion of affordable housing.
- 1.2.3. If the proposal were to go ahead, this would be the second residential development in Portreath within five years. If the Local Planning Authority were to support such a scheme, it must be satisfied that a second phase of homes is both justified and required. Furthermore, as the development proposes mixed tenure development on a 'rural exception site'<sup>2</sup>, it is essential that the applicants demonstrate that such a proposal is supported by the community. Evidence of support may also influence Portreath Parish Council's determination of an application in due course.
- 1.2.4. As a result of all of this, the Affordable Housing Team recommended that an independent assessment of the residual housing need in Portreath be undertaken. This would aim to quantify the level of support for further development locally, and identify the type, size and tenure of homes required in the Portreath. The Affordable Housing Team offered to undertake this exercise on behalf of the parish council; the results of which would be used to determine whether the provision of further homes was justified.

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<sup>2</sup> As defined in Annex 2 of the National Planning Policy Framework.

## **2. Current Housing Need Information**

### **2.1. Registered need on Cornwall HomeChoice**

- 2.1.1. As of 01 October 2014, Cornwall HomeChoice indicated that **43** households with a local connection to Portreath were seeking affordable rented housing. Of this, 18 households were in bands A-D and were considered to have a 'reasonable preference' for affordable housing. Of all those with a local connection, the greatest was for family-sized housing of 2-bedrooms or more.
- 2.1.2. A breakdown of the local housing need profile is provided in **Figure 1** below, which has been separated by bedroom requirements and priority need banding:

**Figure 1 – Summary of HomeChoice register**

	<b>1 Bedroom</b>	<b>2 Bedroom</b>	<b>3 Bedroom</b>	<b>4 Bedroom</b>	<b>5+ Bedroom</b>	<b>TOTAL</b>
<b>Band A</b>	0	0	0	0	0	<b>0</b>
<b>Band B</b>	1	1	0	0	0	<b>2</b>
<b>Band C</b>	3	1	3	1	0	<b>8</b>
<b>Band D</b>	6	2	0	0	0	<b>8</b>
<b>Band E</b>	11	9	4	1	0	<b>25</b>
<b>TOTAL</b>	<b>21</b>	<b>13</b>	<b>7</b>	<b>2</b>	<b>0</b>	<b>43</b>

### **2.2. Households registered with Help to Buy South West**

- 2.2.1. As of 06 October 2014, the Help to Buy South West register identified **3** households that were seeking to buy an affordable home in Portreath.
- 2.2.2. However, this only accounts for those households that indicated that they either live or work in Portreath on their application form. Help to Buy South West do not routinely keep data on ex-residency or family connections as households seeking to buy an affordable home generally understand that they may need to move to other areas in order to secure a property (as fewer affordable sale homes are provided). As a result, the above figure is likely to underestimate the total local need for affordable sale homes if a comparable local connection definition were to be used in both circumstances.

### **2.3. Current overall position on local housing need**

- 2.3.1. In light of the above, the Affordable Housing Team is satisfied that there is sufficient local housing need to warrant development of a further 20 affordable homes in Portreath. However, as there are only a small number of households

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currently registered with Help to Buy South West at present, if a site were brought forward that included more than three shared ownership/discounted sale homes, additional evidence of local need would be required in the form a local Housing Need Survey.

### **3. Survey Methodology**

#### **3.1. Location and geographic extent of survey**

- 3.1.1. Portreath lies on the north coast of Cornwall, approximately 10.5 miles due west of the administrative centre of Truro. Although rural in nature, the parish is generally considered sustainable, and features facilities such as a primary school, pubs, a restaurant, shops, industrial units and key tourist facilities. There are also a number of employment opportunities, and the parish is within close proximity to both Camborne and Redruth for secondary schools and supermarkets.
- 3.1.2. Portreath contains the main settlement of Portreath village, which is home to the majority of the residential population. There is an additional hamlet called Bridge that lies approximately a mile to the east of the main village, with a handful of properties in the outlying rural areas. There are a further cluster of homes within Portreath that lie adjacent to the settlement in Porthtowan (within St. Agnes Parish), that lie adjacent to the eastern boundary of the parish. The Council's records indicate that Portreath contains 767 residential addresses.
- 3.1.3. A map of Portreath Parish, depicting the geographic extent of the Housing Need Survey, is provided in **Figure 2** below:

**Figure 2 - Map of Portreath**



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#### 3.2. Survey methodology

- 3.2.1. The survey was undertaken by the Affordable Housing Team at Cornwall Council, on behalf of Portreath Parish Council. It ran from Friday 14 November until midnight on 15 December 2014. The survey was carried out using the online tool, Survey Monkey. Letters were initially sent to all 767 addresses in Portreath, inviting recipients to complete the online questionnaire.
- 3.2.2. Whilst the survey's primary function was to consult current Portreath residents, for affordable housing purposes, households may be considered local for more than just residency. In accordance with the Housing Act (1985), households may be considered to have a local connection if any of the following apply (in addition to current residency):
- They are currently employed within the parish;
  - They have a close family connection with the parish; or,
  - They are a former resident of the parish.
- 3.2.3. Consequently, survey letters were also sent to those additional households listed on either the Council's HomeChoice database or the Help to Buy South West register that had a local connection for any of the additional reasons outlined above. This amounted to an additional 27 households. Furthermore, whilst the survey was live, the Affordable Housing Team received a request for an additional survey letter for a second family member in need of affordable housing.
- 3.2.4. Once sent, three letters were returned by Royal Mail for having 'inaccessible addresses'. Moreover, Council Tax records (received after the survey was distributed) indicated that a further 14 addresses were classed as 'long term empty', which related to that have been unoccupied for longer than 6 months. Once all of this is taken into account, the Affordable Housing Team considers that the survey is representative of **778** households.
- 3.2.5. The letters were generically addressed; however, each letter and household was given a unique reference number to ensure that duplicate/extraneous responses could not be inadvertently included within the analysis.

#### 3.3. Survey structure

- 3.3.1. The survey format was in accordance with the Council's model questionnaire. The parish council and local ward member were given an opportunity to comment on the questions within the survey, and their suggestions were incorporated (where possible) within the final version. Topics within the survey included:
- Whether the respondent was in need of affordable housing;
  - Whether they were currently living in Portreath;
  - The composition of a respondent's household;

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- The type and tenure of their current home, as well as the length of time they had been living in the property;
- Whether their home included any special adaptations;
- Whether any members of the household have had to leave Portreath;
- The type of connection the household had with Portreath;
- How urgently the household needed to move, and why;
- Where the household would like to live, and the type of property required;
- Affordability circumstances;
- Whether the respondent is already registered with either HomeChoice or Help to Buy South West;
- Whether the respondent would support further development, and if so, the number/type of homes that should be provided; and,
- General equalities monitoring questions.

#### **3.4. Report Format**

- 3.4.1. The remainder of this report will analyse the results of responses to the Portreath Housing Need Survey. For ease of reference, responses from those that were **not** in housing need (the 'generic' questions) will be reported separately to those that indicated that they **are** in 'housing need'. However, the final questions relate to both categories of respondent, so these will be analysed together.
- 3.4.2. In accordance with Cornwall Council standard procedures, the survey asked a number of additional questions relating to equalities monitoring. These are only for Council-use, and have no bearing upon the outcome of this survey. As a result, analysis of these will not be reported specifically here.

## **4. Survey Data**

### **4.1. Summary of survey response rate**

- 4.1.1. At the closing point of the survey at midnight on Monday 15 December 2014, the Affordable Housing Team recorded 103 responses to the Housing Need Survey. This is equal to an overall response rate of **13.2%**.
- 4.1.2. The information provided a wealth of useful data on the extant housing need in Portreath. The Affordable Housing Team considers this to be a statistically significant survey and it is recommended that the conclusions drawn from the analysis be used to inform both the parish council and the Local Planning Authority on any planning application relating specifically to a second phase of development at Tregea Parc.

### **4.2. Analysis of sample**

- 4.2.1. Of the 103 responses, **78** were recorded as 'complete'. Of the remaining **25**, 13 were 'disqualified' as they didn't meet the eligibility requirements for the survey. Moreover, an additional 12 were 'incomplete' because respondents did not provide their unique reference number. The remainder of this report therefore focuses on the 78 households that provided an eligible and complete response.
- 4.2.2. As outlined above, the survey was split to capture information on those households that considered themselves to be in 'housing need', as well as seeking general information on those respondents not in need. This was addressed in Question 1; depending on whether 'yes' or 'no' was selected, the applicant would be asked either the specific or general questions (respectively).
- 4.2.3. **24** households (**31%**) indicated that they were in housing need, with **54** (**69%**) not in housing need. A summary of this position is outlined in **Figure 3** below:

**Figure 3 - summary of survey response**

	<b>Total</b>	<b>In housing need</b>	<b>%</b>	<b>Not in housing need</b>	<b>%</b>
<b>Eligible</b>	<b>78</b>	<b>24</b>	<b>30%</b>	<b>54</b>	<b>70%</b>
Disqualified	13	-	-	-	-
Incomplete	12	-	-	-	-
<b>Total</b>	<b>103</b>	<b>24</b>	<b>30%</b>	<b>54</b>	<b>70%</b>

### **4.3. 'General' housing questions**

- 4.3.1. A summary of the 54 responses by those **not** in need of affordable housing, are outlined below. This related to questions 2 -13 on the survey form.

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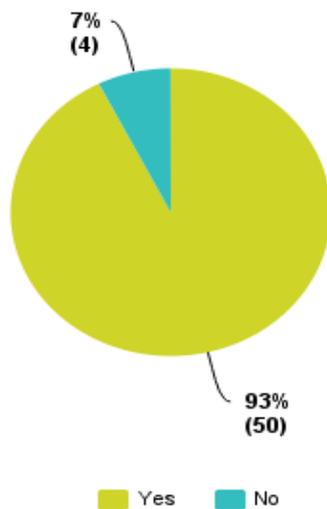
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4.3.2. Age ranges (Q3) – there are a range of age groups in Portreath. The majority (60%) are 'working-age' (25-64); with children aged 0-15 and adults aged 65+ both at 18%. The number of people aged 16-24 was comparatively low at 4%.

4.3.3. Proportion of Portreath homes that are main residences (Q4) – as outlined in the chart below, the overwhelming majority of respondents occupy their Portreath property as their main home (93%).

### Q4 Is your home in Portreath your main home?

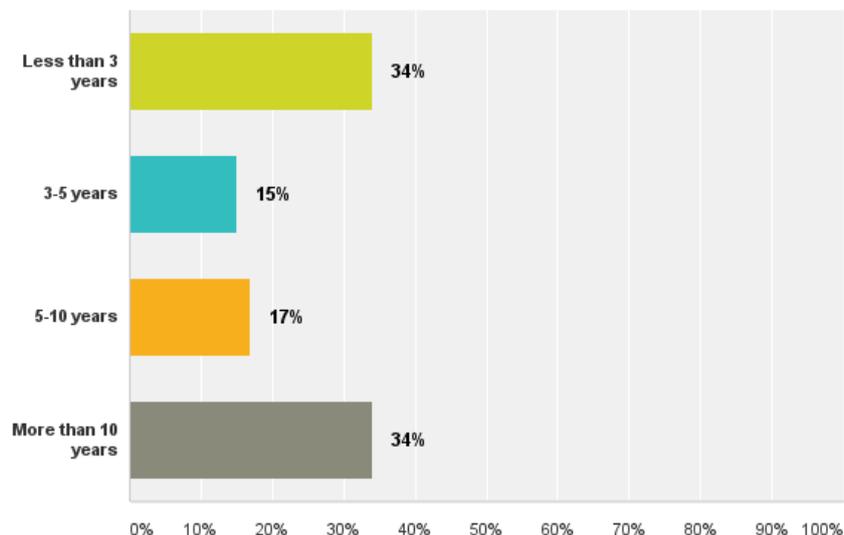
Answered: 54 Skipped: 24



4.3.4. Time at present address (Q5) – The number of households that have lived in Portreath for less than 3-years or more than 10 years are equal at 34%. Those resident for 3-5 years or 5-10 years were similar at 15% and 17% respectively.

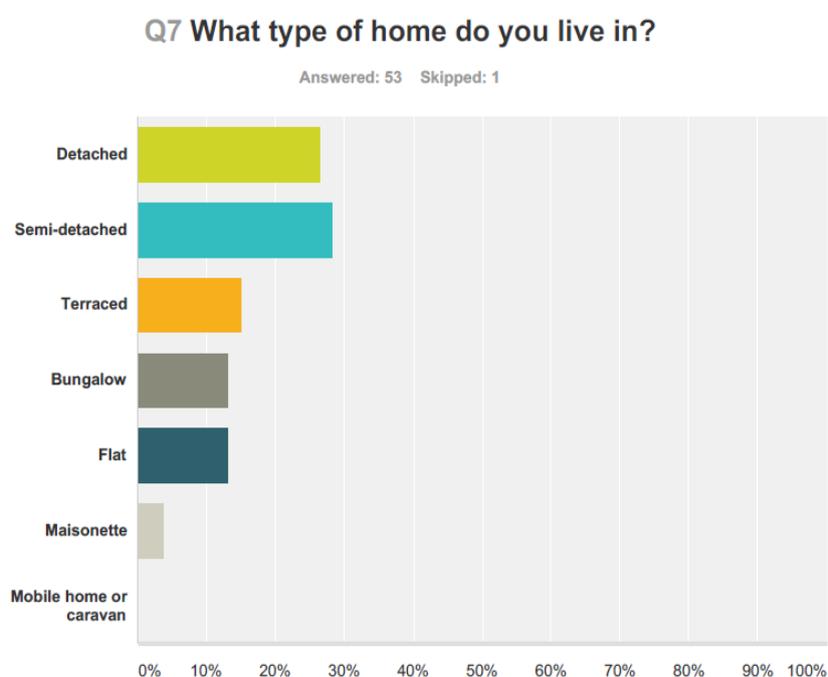
### Q5 How long have you lived at your present address?

Answered: 53 Skipped: 25



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- 4.3.5. Tenure of current home (Q6) – the overwhelming majority own their home, either outright or with a mortgage (85%). The remaining 15% were either renting privately or from friends or relatives.
- 4.3.6. House types (Q7 & Q8) – a greater proportion of respondents live in semi-detached homes than detached properties. Overall, 83% live in self-contained properties (detached; semi-detached; terraced; or bungalows) with the remainder occupying flats.
- 4.3.7. The majority (56%) live in 3-bedroom properties; 19% live in properties of either 2 or 4 bedrooms, with 6% living in 1-bedroom homes. A fraction of respondents (i.e. less than 1% occupy a property of 5-bedrooms or more.



- 4.3.8. Adaptations and support (Q9 & Q10) – 94% of respondents do not have an adapted home. Of the remaining 6%, typical adaptations include: access ramps, grab-rails and level access showers.
- 4.3.9. One household indicated that their home was occupied on a 'supported' basis.
- 4.3.10. Household members that have left Portreath (Q11 & Q12) – 4 respondents (7%) have family members that have left Portreath within the last 5 years. Reasons include: moving closer to employment; to live independently; or, to live with a relative.

### **4.4. Households in 'housing need'**

- 4.4.1. The remainder of the survey focused specifically on those 24 households that require affordable housing, as determined by question 1. This was covered by questions 14 to 34.

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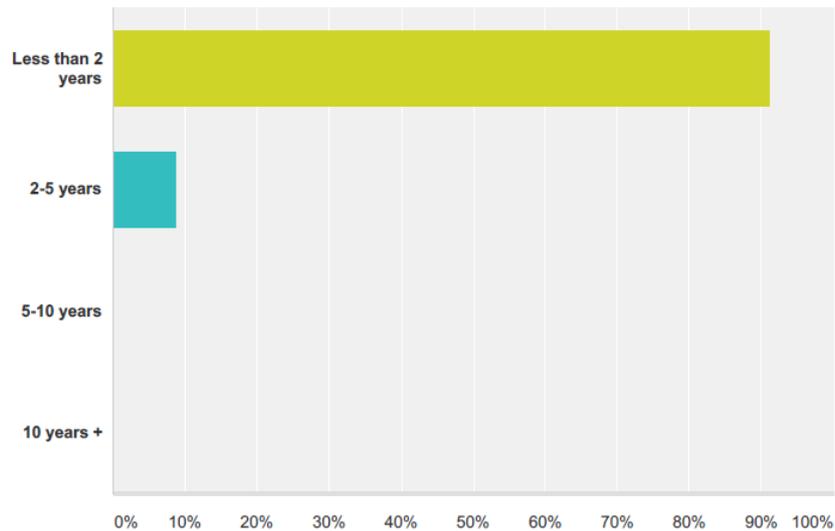
- 4.4.2. Local connection (Q14-Q22) – These questions asked respondents to identify the type of local connections that they had to Portreath. Options include: current residence; employment; ex-residency; or, close family connection. However, it should be noted that respondents may have multiple local connections to a parish.
- 4.4.3. The survey outlined that:
- i) **70%** of respondents are already resident in Portreath, of which 78% had lived in the parish for more than 3 years;
  - ii) **38%** of respondents were employed in the parish, 66% of which having had this employment for at least 3-years; and,
  - iii) **79%** of respondents had family living in Portreath. Of this, 79% had families that had lived in Portreath for more than 6-years. The most common family connection was through a respondent's parent (54%).
- 4.4.4. Age range (Q23) – as with respondents to the general questions, there are a good range of age groups in Portreath. The majority (52%) are of 'working-age' (25-64). However, there are a greater proportion of children (0-15) in this category (24%), and a much higher proportion of young people aged 16-24 at 22%. Conversely however, the proportion of household members over 65 was much smaller than those not in housing need at only 2%.
- 4.4.5. Reasons why a move is required (Q24) – respondents were able to select all reasons that applied to them. The following traits were noted:
- 15 households need a more affordable home (i.e. they can't afford their current property in the long-term);
  - 12 households indicated that they would like to purchase a home;
  - 8 households indicated that their current home was too small;
  - 6 households needed to move closer to friends or family;
  - 4 households were living in properties that were in a poor condition;
  - 4 households were looking to move to improve their independence;
  - 2 households were looking to move into a property with their partner;
  - 1 household needs to move closer to employment; and,
  - 1 household needs to move to provide support to a family member.
- 4.4.6. How quickly households need to move home (Q25) – As outlined in the chart overleaf, **91.3%** of respondents need to move home within two years. **8.7%** of households need to move in 2 to 5 years' time.

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### Q25 When does the household need to move?

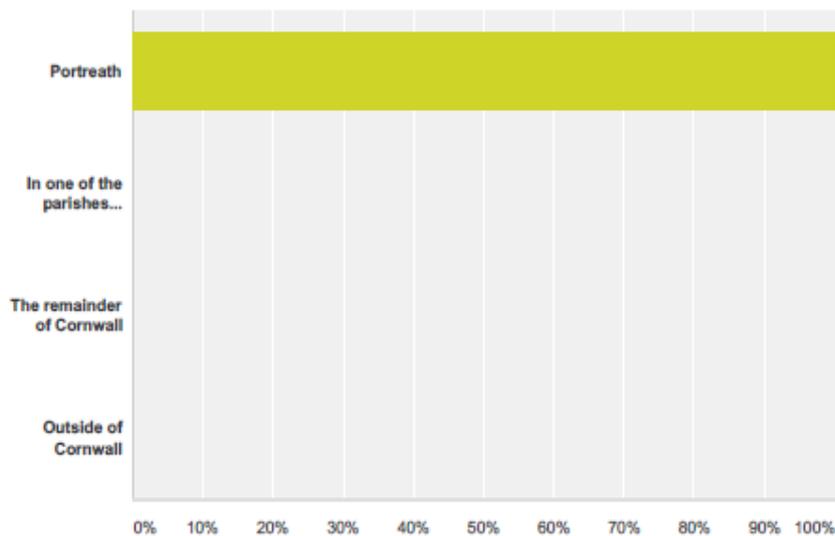
Answered: 23 Skipped: 1



4.4.7. Where households would like to live (Q26) – **100%** of households stated that they wanted to move within Portreath Parish.

### Q26 Where would the household like to live?

Answered: 24 Skipped: 0



- 4.4.8. Suitable tenure types (Q27) – the following trends were noted (multiple responses allowed):
- i) 11 households indicated that shared ownership would most suit their needs;
  - ii) 10 households indicated that they would prefer affordable rented housing;
  - iii) 2 households were looking for discounted sale housing

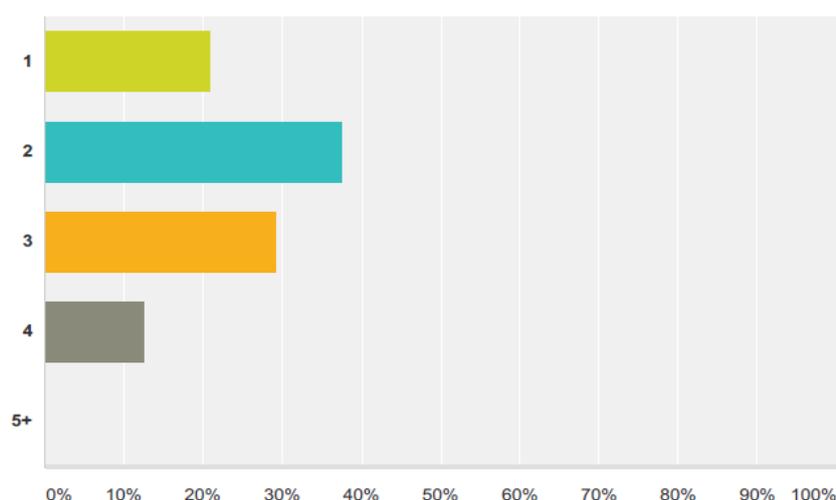
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- iv) 3 households would consider purchasing on the open market, should the 'Help to Buy' initiative be offered.
- v) 0 households were looking to either rent privately or purchase an open market home **without** the 'Help to Buy' initiative.

4.4.9. Property size (Q28) – **21%** of respondents require a 1-bedroom home; **38%** require a 2-bedroom home; **29%** require a 3-bedroom home; and, **12%** require a 4-bedroom home. 0 households require a property of 5 or more bedrooms.

### Q28 How many bedrooms does the household need to accommodate the household members moving with them?

Answered: 24 Skipped: 0



4.4.10. Additional space (Q29) – the majority of respondents (**46%**) do not require any additional space, over and above their current family need. However, for those that do, the most common response was to accommodate a growing family (**29%**). Other responses included a desire for a spare room (**14%**), or to enable them to work from home (**11%**).

4.4.11. Specific house types required (Q30) – **91%** of respondents do not require any form of adapted property. However, **9%** are seeking either older person's accommodation, or ground-floor accommodation.

4.4.12. Affordable house prices (Q31) – 17 respondents indicated that they would be interested in purchasing an affordable home. **Figure 4** overleaf outlines how much local people could afford for housing in Portreath.

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**Figure 4 - Affordability of house prices**

Answer Choices	Number	% of respondents
Do not wish to purchase	7	29%
Less than £80,000	4	17%
£81,000 - £100,000	6	25%
£101,000 - £125,000	3	13%
£126,000 - £155,000	2	8%
£156,000 - £200,000	1	4%
£200,000+	1	4%
<b>Total</b>	<b>24</b>	<b>100%</b>

4.4.13. Deposits (Q32) – Of those 17 households that would be interested in purchasing a home, 7 households had access to less than £5,000 for a deposit, with 8 households able to pay £6,000 - £10,000. These two combined are equal to 88% of respondents, indicating a substantial affordability problem in Portreath. The remaining 12% comprised 1 household that could afford a deposit of £11,000 - £15,000; and, a further household that could provide in excess of £50,000.

4.4.14. Affordability of rental costs (Q33) – 21 households indicated that they would consider renting a home. The amount these households could afford on monthly rent is outlined in **Figure 5** below:

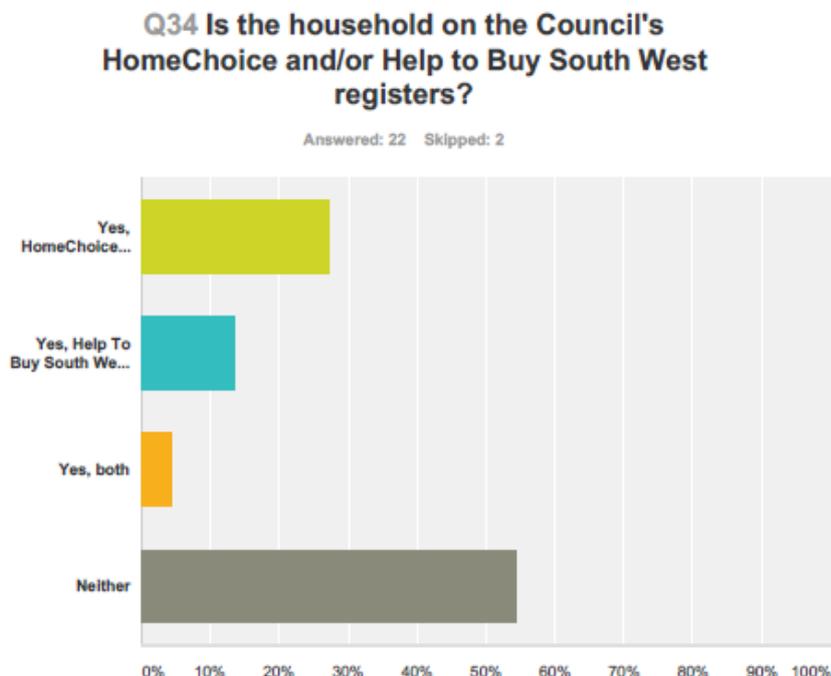
**Figure 5 - rental affordability**

Answer Choices	Number	% of respondents
Do not wish to rent	3	12%
Less than £400 pcm	4	17%
£401 - £500 pcm	9	38%
£501 - £600 pcm	3	12%
£601 - £700 pcm	4	17%
£701 - £800 pcm	1	4%
£801+ pcm	0	0%
<b>Total</b>	<b>24</b>	<b>100%</b>

4.4.15. Are households registered for affordable housing? (Q34) – **45%** of respondents were already registered with either HomeChoice or Help to Buy South West, with the remaining **55%** not registered with either agency. Consequently the Housing Need Survey has identified **12** 'hidden households' that are not counted

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within the housing need information in **Figure 1**. This is outlined in the chart overleaf:



### 4.5. Level of support for affordable housing development (Q36)

4.5.1. All 78 respondents were asked to identify whether they would support an affordable housing led development in Portreath, to help local people with a local connection. 77 households provided a response. Of this, **49%** confirmed that they would outright support further affordable housing development. A further **27%** were not supportive, with the remaining **24%** (18 respondents) undecided at that point.

4.5.2. However, when the free-text responses from the 18 undecided respondents were analysed, 11 indicated that they would support further development if the need for it by local people could be demonstrated. 2 respondents were clearly not supportive, and the remaining 10 could not be easily categorised as either supportive or unsupportive.

4.5.3. As outlined in **Figure 1**, the HomeChoice and Help to Buy South West registers indicate a substantial need for affordable housing by local households. Moreover, this survey has identified an additional 12 households that are also in need of affordable housing (Q34). As there is therefore verifiable evidence of need by local people, it is considered that those 11 respondents that made this a condition should be considered supportive. Similarly, the 2 additional un-supportive households should be counted with those that would not support further development. The remaining 10 could not be determined either way and therefore these should remain as 'undecided'.

4.5.4. Taking all of this into consideration, the overall level of support is outlined in **Figure 6** overleaf:

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**Figure 6** - Overall level of support for further development

Response	Number (outright)	Review	Total	% (of respondents)
Yes	38	11	<b>49</b>	<b>64%</b>
No	21	2	<b>23</b>	<b>30%</b>
Undecided	18	-13	<b>5</b>	<b>6%</b>
<b>Total</b>	<b>77</b>	<b>0</b>	<b>77</b>	<b>100%</b>

#### 4.6. Supportable level of development

4.6.1. Respondents were asked to indicate the number of new homes that they would support if development were to take place. As this links with the previous question, a response of 'none' is to be expected if support for the principle of development was not indicated previously. A summary of responses to this question is provided in **Figure 7** below:

**Figure 7** - Acceptable number of new homes

Answer Choices	Responses (in housing need)	Responses (not in housing need)	Total	% (of respondents)
0	0	25	<b>25</b>	<b>32%</b>
1-10	1	7	<b>8</b>	<b>11%</b>
11-20	2	7	<b>9</b>	<b>12%</b>
21-30	2	1	<b>3</b>	<b>4%</b>
31-40	4	3	<b>7</b>	<b>9%</b>
41+	3	1	<b>4</b>	<b>5%</b>
No preference	12	9	<b>21</b>	<b>27%</b>
<b>Total</b>	<b>24</b>	<b>53</b>	<b>77</b>	<b>100%</b>

4.6.2. Respondents were also asked to provide a written comment on the proposal to provide more housing in Portreath. A selection of these comments (with all personal/identifiable information removed) is provided in **Appendix 1**

#### 4.7. Supportable development types

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4.7.1. Respondents were asked to indicate the types of development that they would support and were able to select all options that would be acceptable to them; a summary of responses is provided below:

**Figure 8 - Supportable development types**

Answer Choices	Responses (in housing need)	Responses (not in housing need)	Total	% (of respondents)
None	0	19	<b>19</b>	<b>15%</b>
Affordable rented homes	14	14	<b>28</b>	<b>22%</b>
Older person's accom'dation	7	14	<b>21</b>	<b>16%</b>
Affordable homes to buy	14	19	<b>33</b>	<b>26%</b>
Open market housing	6	9	<b>15</b>	<b>12%</b>
All of the above	5	7	<b>12</b>	<b>9%</b>
<b>Total</b>	<b>46</b>	<b>82</b>	<b>128</b>	<b>100%</b>

## **5. Conclusions and recommendations**

### **5.1. Summary of survey response**

- 5.1.1. Taking into consideration the breadth of the survey, in addition to the range of responses received, the Affordable Housing Team considers that it presents a statistically significant set of data with an overall response rate of 13.2%. It is also worth noting that Council Tax records indicate that 68 of the properties in the parish are registered as second homes. If these were to be excluded from the analysis, the overall response rate would climb to 14.5%.
- 5.1.2. The survey has been completed by a diverse cross-section of the local community, including young couples, single people, families and older persons. The fact that the survey has attracted such a good response rate from the younger age groups is indicative of the pressing needs faced by young people in both Portreath and Cornwall as a whole.
- 5.1.3. Most significant however, is the quality and level of information provided. The results have provided the Affordable Housing Team with invaluable insight into the need for additional housing by local households in Portreath. Consequently, it will also enable the Affordable Housing Team to make an informed response to any future planning application for the proposed second phase of development at Tregea Parc.

### **5.2. Key statistical findings**

- 5.2.1. We have seen that Portreath is a family-orientated parish that is characterised by the presence of families and family-sized housing. The Cornish north-coastal villages are often presumed to be the preserve of asset-rich (predominantly retired) households; however, the survey has demonstrated that Portreath is mainly occupied by working-aged families with a significant proportion of children. The number of respondents aged over 65 was significantly lower than the Cornwall average of 40%<sup>3</sup> at only 12.5%. However, this may have been affected by the time of year that the survey was undertaken. If carried out during the spring or summer months, the survey may have had a greater response rate from retired or second home owners.
- 5.2.2. As Portreath is mainly characterised by working-age families, the local housing stock has evolved in the parish to match this profile closely. Although a popular holiday destination, the survey has demonstrated that the majority of respondents live in family homes, typically consisting of 3-bedrooms, most often in a semi-detached form. However, there is a clear disparity between the proportion of self-contained houses and flats (which are often occupied by younger households), with 85% of respondents currently living in either detached, semi-detached or terraced houses, or bungalows. However, Portreath

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<sup>3</sup> Office for National Statistics. (n.d.). *Local Authority Profile: Population aged 16-64 (2013)*. Retrieved from <http://www.nomisweb.co.uk/reports/lmp/la/1946157349/report.aspx?town=cornwall#tabrespop>

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also appears to have a very 'settled' community with 66% of respondents indicating that they have lived in the area for at least 3-years. Clearly, the 'turnover' of existing housing in the parish is low. Whilst this is helpful in establishing a stable community, it does mean that housing options for anyone that needs to move are relatively few and far between.

- 5.2.3. The survey has demonstrated that 24 respondents are in need of affordable housing. As outlined in **Figure 1** the HomeChoice Register demonstrates a high need for affordable rented housing; however it is common for only a proportion of these households to respond to surveys of this type. Principally, this is because households often misinterpret the requirement to respond and consider that as they are already registered with HomeChoice, they do not need to complete an additional survey questionnaire.
- 5.2.4. However, the most significant figure generated is the **12** households that they were in housing need, but indicated that they were not registered with either HomeChoice, or Help to Buy South West. These are the 'hidden households' that surveys of this type are designed to identify. Overall, the majority of households are looking for a 2-bedroom property, but there is also a strong need for 3-bedroom homes, which further indicates that it is mainly small to medium families that require affordable housing in Portreath.
- 5.2.5. The survey has demonstrated that the local need profile is significantly greater than the HomeChoice and Help to Buy South West registers indicated alone. In line with the general housing need across Cornwall, the majority of households are looking for an affordable rented home, with most households able to afford to pay a typical rent of £400-£500. As a result, the provision of additional affordable rented housing in Portreath is important to the wider sustainability of the community, to prevent local people from having to move away.
- 5.2.6. However, the survey has also highlighted that a significant number of households are looking to buy an affordable home and have an income and deposit that could support such a purchase. The existing Help to Buy South West figures, in combination with the information generated by this survey has demonstrated that there is a justification for the provision of a good number of affordable homes for sale, as long as they are provided in the form of small-medium family-sized homes for shared ownership. Furthermore, the inclusion of affordable homes for sale will provide an important balance in any new development proposal and the evidence suggests that local households would support this tenure of property being provided in Portreath. It should be noted however, that some households' desire to purchase an affordable home may, in some circumstances, be aspirational as a handful of respondents indicated that they could afford to buy a maximum of £80,000, or had access to less than £5,000 for a deposit. Consequently, whilst the inclusion of shared ownership properties will be important, the majority of any new homes should be provided as affordable rented, in order to meet the local need.

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- 5.2.7. The majority of respondents (70%) that are seeking an affordable home are already resident in Portreath, with the remaining proportion having either a family, employment or ex-residency connection with the parish. However, there is urgency in their need to move home, with over 91% stating that they would need to move within 2 years.
- 5.2.8. The overwhelming majority (nearly two-thirds) of respondents indicated that they would support an affordable housing-led development in Portreath. This is significant and is clearly representative of the community's desire to support the local population. Furthermore, 41% of all respondents indicated that they would support a development of a size of the current proposal.

### **5.3. Recommendations**

- 5.3.1. Based on the findings from this Housing Need Survey, combined with existing evidence from the HomeChoice and Help to Buy South West registers, the Affordable Housing Team would make the following recommendations to Portreath Parish Council:
- i) The parish council and community support the development of additional affordable housing, specifically to meet a local housing need;
  - ii) In the short to medium term (1-5 years), support the provision of 20-28 affordable homes in Portreath;
  - iii) In the long term (6-10 years), support a further 12-20 affordable homes, to take account of the evolving housing need and requirement for growth (i.e. maximum of 40 affordable homes overall);
  - iv) Principally ensure that family-sized housing of at least 2-bedrooms is provided;
  - v) Encourage developers to maximise sustainability of new homes, including providing space within the property to allow occupants to work from home;
  - vi) Encourage good design from new developments, to reflect the community's desire to maintain Portreath rural character;
  - vii) Promote access to both Cornwall HomeChoice and Help to Buy South West to assist with local housing need;
  - viii) Provide a range of tenures of new housing, including both market and affordable housing;
  - ix) In relation to affordable housing, support a mix of both rented and sale homes. However, the majority should be provided as affordable rented housing; and,
  - x) Work with the Affordable Housing Team to identify any areas of land that could be brought forward to meet any of the remaining need for the medium-long term development aims.

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### Appendix 1

Number	Comment
1	"Affordable housing is needed to help young people to stay in the village"
2	"...I would definitely support it. It will make it possible for the next generation to stay in the village in which they are connected. Without affordable housing locals are forced to move away in order to rent or buy their home."
3	"However the last one was not very affordable"
4	"Young people need the chance to be able to buy their own home....Affordable rented accommodation would...help".
5	"Housing on the open market are now far too expensive to buy for people on an average Cornish wage"
6	"It's hard to get on the housing ladder especially in Cornwall. We need all the help we can get especially young 1 <sup>st</sup> time buyers..."
7	"...Would love the opportunity to get on the property ladder...whilst continuing to live in the village"
8	"Villages have to grow to retain local shops/facilities"
9	"There are quite a few houses in Portreath, unfortunately a lot of them are holiday homes or rents are too high to be sustainable".
10	It would be nice that people who have connections to Portreath to be able to live there and not have to worry about how expensive it is"
11	"I would only support more housing in Portreath if there was infrastructure in place for the increase of people..."
12	"A house in a coastal village is an aspiration it is not a requirement for a first time buyer. There are plenty of affordable homes in neighbouring villages and towns such as Camborne and Redruth where there are jobs."
13	"Dependent on the definition of 'connection to Portreath' e.g. if a person once lived in the village for a few months this is not a sufficient connection..."
14	Yes, but not so large and not on another 'green field' site actually outside of the main village such as this development! The uncontrolled 'permitted' development of the holiday complex nearby has allowed this to happen!
15	"To keep young families in the area."
16	"There is a need for affordable housing in this area..."
17	"There is no identified need in the area as the first Galliford Try development took 18 months to fill all the properties. There is a large number of properties to sell and rent already in Portreath. Portreath is not an area for employment and there are a number of businesses up for sale"
18	"Portreath is more than sufficiently developed already and short of infrastructure trafficwise. Affordable housing whilst now wanted for first time buyers should be in brownfield sites in urbanised Redruth-Camborne e.g. Heartlands project..."
19	"A development has recently been completed to this effect. The local schools (and possibly sewage services) are not able to cater for an increase in population. The possible increased risk of flooding to the village is a concern, due to removal of greenfield land. There is also a high risk that the area in question will quickly become a large soulless housing estate with no central focus or heart, similar to North Country. Which is a perfect example of short-sighted housing development with no focus on social dynamics."
20	"Great negative impact on local resources – playgroup and school"
21	"Depends on how many homes would really be affordable and whether these are meeting local need. I'd be really worried about the pressure of families moving into the catchment area on local schools (Portreath and Illogan are at capacity). There have already been 3 developments. Not sure if there is need for more."
22	"Feel there are enough properties in the village now. Is reaching point of overdevelopment on fields. Concerned about increased flooding risk if further"

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	development on hillsides. There is affordable housing in the village which will naturally become available for others”
23	“I am undecided. There has been a lot of recent development. I would want reassurance that there is really a requirement from local people, and that the local services and infrastructure can really sustain such a development.”
24	“It depends on location and architecture. Portreath already has a high proportion of affordable housing compared to other coastal towns and villages. Can any new build be guaranteed for local people? How and who do we mean by ‘local’?”
25	“Lack of infrastructure, access inadequate, 40 houses already build right opposite the proposed site, already just had years of building noise and mess with the building of Gwel an Mor and Phase 1 of Tregoa Park. Enough is enough!!!”
26	“To keep local people within the parish”
27	“We find affordable housing properties have several residents living in each property with multiple cars and care less about the people in the surrounding area. We know this is a generalisation and not the case for all but in experience we have found this to be the case. There is certainly less care taken in the properties themselves.”
28	“There are already affordable houses in the parish and Portreath is fast becoming overdeveloped.”
29	“Let’s make all 39 homes affordable. There are enough houses for sale in the village now.”
30	“To help young families buy a house”
31	“I don’t believe we have the infrastructure in the village to cope with more residents i.e. schooling”
32	“I believe local people should be given first refusal on any public housing available. Especially in a rural village like Portreath so families are in a position to help each other when the need arises instead of public assistance.”
33	“If the houses actually go to people who need it. Other projects in the area have only given a small percentage to people who need them. The rest of the properties went to family members of the project or people involved in the project (estate agents). Also high income couples buying second homes.”
34	“We need to provide for the next generation”
35	“Not for the benefit of Gwel an Mor”
36	“Affordable is such a general term. Who does it really apply to? Will these houses, if built, really be affordable to those who need a home of their own? House prices in Portreath are rising faster than the average in Cornwall, partly due to the number of second homes. Young people trying to get onto the housing ladder find it very difficult in the parish. They need all the help they can get to acquire their own home.”
37	“Too built up already. The school cannot take further pupils and the traffic is now constant. Losing the ‘village’ living that chose to move here 14 years ago!”
38	“If there was a real need”
39	“Would not support an unlimited development”
40	“If it is for local people to buy at an affordable price, rather than investors to rent or as second home[s], then it seems like a good idea...”
41	“If they remain as affordable and aren’t just a way for developers to make money. I would much rather any development was mixed, with some detached houses, less of the little boxes and for all the houses to have a fair sized garden. I’m also concerned about the much increased foot traffic down the path from Gwel an Mor and drainage from more houses. In heavy rain the path now become a river since the last houses were built. It would be really good to reopen the incline as an added route for residents of any homes to walk to Portreath.”
42	“I would like to see youngsters from the village to be able to remain locally but not to provide accommodation for folk from elsewhere and especially not for those born outside of the county/country.”
43	“Because the village is already over developed and it is quite evident that most

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	young people move away.”
44	“We would only support building of properties in keeping with the spirit and with the look of the age and intent of older properties in the area, not development that looks out of place and ruin the feel of the area. Please keep in mind that local businesses depend on the custom of visitors who come here seeking a quiet, lovely seaside area.”
45	“There are several empty properties and numerous holiday lets in the village. The village would be better served if these were fully occupied. Building new properties will only serve the financial interest of those building them and not the social interests of those who need homes.”
46	“I feel there has been enough building in the village and affordable housing. The local school is oversubscribed already”
47	“If there is proof of this local requirement”
48	“If there was a real need and the houses are in keeping with the area and environmentally friendly.”
49	“Sustainable development. Low wages locally.”
50	“There has already been significant development in Portreath and I don’t feel there is any requirement for more housing.”