

Lanhydrock

HOUSING NEED SURVEY

Report Date:	15 th May 2017
Version:	1.1
Document Status:	Final Report
Author:	Victoria Regan – Senior Development Officer Affordable Housing Team, Cornwall Council

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. 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 and Help to Buy South West databases.

1.1.3. 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 and neighbourhood plan groups in assessing their housing needs and priorities.

1.1.4. 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 needed 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 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. The Lanhydrock Estate have requested this housing need survey to establish the need for affordable housing within the parish, and to help ascertain what kind of affordable housing local people need. The results of this survey will help the Lanhydrock Estate Company shape their proposals for land at Treffry Farm.

2. Current Housing Need Information

2.1. Registered need on Cornwall HomeChoice

2.1.1. Cornwall HomeChoice indicates that there are 2 households with a local connection to Lanhydrock parish that are seeking affordable rented housing. Of this, no applicant stated a preference for living in Lanhydrock Parish, though it should be noted that householder preference can change with time and circumstance including the availability of new affordable homes in an area.

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

Local Connection Parish	Band	Size of Home				
		1 bed	2 bed	3 bed	4 bed	Total
Lanhydrock	Band A					
Lanhydrock	Band B	1				
Lanhydrock	Band C					
Lanhydrock	Band D					
Lanhydrock	Band E	1				
Lanhydrock	Total of Band	2				2

2.2. Households registered with Help to Buy South West

2.2.1. The Help to Buy South West register identifies 3 households that are seeking to buy an affordable home in the parish. The current demand is for 1 x 2 bed, 1 x 3 bed and 1 x 4 bed homes.

2.2.2. However, this only accounts for those households that indicated that they either live or work in the parish 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.

3. Survey Methodology

3.1. Location and geographic extent of survey

3.1.1. Lanhydrock Parish lies in central Cornwall, just to the south of Bodmin town. It is rural in nature and does not contain any villages or towns, only the Lanhydrock Estate and the hamlet of Trebyan.

3.2. Survey methodology

3.2.1. The survey was undertaken by the Affordable Housing Team at Cornwall Council, in partnership with Lanhydrock Estate. It ran for 6 weeks from 27th February 2017 through to 10th April 2017. Households received a letter inviting them to complete the online questionnaire or return a paper copy of the survey to the Council.

3.3. Survey structure

3.3.1. The survey format was in accordance with the Council's model questionnaire. Topics within the survey included:

- Whether the respondent was in need of affordable housing; Whether they were currently living in the Parish;
- The composition of a respondent's household;
- 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 the parish;
- The type of connection the household had with the parish;
- How urgently the household needed to move, and why;
- Where the household would like to live, and the type of property required;
- Whether the respondent is already registered with either HomeChoice or Help to Buy South West;
- General equalities monitoring questions.

3.4. Report Format

3.4.1. The remainder of this report will analyse the results of responses to the 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'.

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, the Affordable Housing Team recorded **37** electronic responses to the Housing Need Survey. This is equal to an overall response rate of **39%** (the letter went out to the 96 addresses in the parish).

4.1.2. The information provides useful data on the extant housing need in the parish. 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 regards housing need in the parish.

4.2. Analysis of sample

4.2.1. Of the **37** responses, **33** were recorded as 'complete'.

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.

4.3. Households in 'housing need'

4.3.1. This report will focus on those households that responded on the basis of being in housing need. This was covered by questions 13 to 35 and 13 households responded at the start of this section.

4.3.2. Current housing circumstance – respondents were asked whether the household needing to move owned or rented their current home, of note:

- a) 6 (**46%**) are living in private rented accommodation
- b) 5 (**38%**) are living with a friend or relative.
- c) 2 (**15%**) own with a mortgage or loan

4.3.3. Local connection – These questions asked respondents to identify the type of local connections that they had to the parish. 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.

4.3.4. The survey outlined that 12 (**92%**) of respondents needing to move, have lived or worked within the parish for more than 3 years.

4.3.5. Reasons why a move is required – respondents were able to select all reasons that applied to them. The most common answers were:

Lanhydrock Parish Housing Need Survey Report

- Would like to live independently - 7 (**54%**)
- Currently renting but would like to buy - 5 (**38%**)
- To move to an affordable home – 3 (**23%**)

4.3.6. How quickly households need to move home – 10 (**77%**) of respondents need to move home within three years

4.3.7. Where households would like to live:–

- **10 (77%)** of respondents would live **anywhere within the parish**
- **3 (23%)** want to live in **Treffry**.

4.3.8. Tenure Type Preferences – the following trends were noted (multiple responses allowed):

a) **10 (77%)** households indicated that they are seeking intermediate sale homes;

b) **4 (31%)** households indicated that they would prefer shared ownership homes;

c) **3 (23%)** households are looking for affordable rented homes;

d) **1 (8%)** households indicated that open market homes would suit their needs.

e) **1 (8%)** households are looking for private rented homes.

4.3.9. Property size – The highest need is for 6 x 2 bed homes (**46%**) and 6 x 3 bed homes (**46%**). **1 (8%)** of respondent requires a 1 bedroom home.

4.3.10. Specific house types required –

- No respondents have identified that they have specific housing requirements.

4.3.11. Affordable homeownership prices – Respondents were asked to state how much they could afford for housing in the parish. Of all the respondents:

- **1 (8%)** does not wish to purchase
- **2 (15%)** could afford to buy between **£81,000 - £100,000**
- **1 (8%)** could afford to buy between **£101,000 - £125,000**
- **5 (38%)** could afford to buy between **£126,000 - £155,000**
- **4 (31%)** could afford to buy between **£156,00 - £200,000**

4.3.12. Deposits – Of those **12** households that would be interested in purchasing a home, 2 households have access to up to £5,000 for a deposit, 2 households are able to raise a deposit of £6,000 - £10,000, 5 households have

access to a deposit of £11,000 - £20,000, 2 households have access of £21,000 - £30,000 and 1 household has access of £31,000 plus.

Deposits of 20% of purchase price are typically required to purchase a Discounted Sale Home.

4.3.13. Affordability of rental costs – 8 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 2 - rental affordability

Answer Choices	Number
Do not wish to rent	5
Less than £400 pcm	0
£401 - £500 pcm	2
£501 - £600 pcm	4
£601 - £700 pcm	2
£701 - £800 pcm	0
£801+ pcm	0
Total	13

4.3.14. Are households registered for affordable housing?

5 respondents were already registered with Help to Buy South West whilst **0** respondents were registered with Cornwall Homechoice. **0** respondents were registered with both and **7** respondents were not registered with either agency. Consequently the Housing Need Survey has identified **7 'hidden households'** that are not counted within the current registered housing need information.

It is noted that the Help to Buy South West data for the parish shows only 3 applicants with a local connection who want to live there. There is therefore a query against the 2 survey respondents who say they are registered with Help to Buy South West.

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 **39%**.

5.1.2. The survey data has indicated that, as well as the 2 applicants currently on the Homechoice Housing Register, and the 3 applicants on the Help to Buy South West register, there are an additional **7** households who would like an affordable home.

Overall, the survey has identified an additional **7** households who may be eligible for affordable housing.

5.2. Key statistical findings

5.2.1. The survey has demonstrated that 13 of the respondents are potentially in need of affordable housing.

5.2.4. It shows that, of those who consider themselves in housing need, all respondents wish to live within Lanhydrock Parish, rather than move away.

5.2.5. The survey shows that, the large majority of those looking for affordable homes in the parish are currently either renting their homes privately or are living with friends or relatives.

5.2.6 Of those looking for an affordable home, the largest proportion are seeking intermediate, discounted, sale homes (10), followed by shared ownership (4) and affordable rent (3). The largest demand from the respondents is for 2 and 3 bed homes, with a smaller demand for 1 bed homes.

5.2.7 The survey has demonstrated that the local need profile is slightly greater than the HomeChoice and Help to Buy South West registers indicated alone.

5.2.8 Of those who wish to live in an affordable rented property, none say they can afford a rent level over £600 per calendar month. Of those who say they are interested in an affordable home to buy, none say they can afford a home above the maximum price of £200,000.

5.2.9 This housing need survey has indicated that a small scale, suitably located affordable housing development may be justified to support the wider sustainability of the community, to prevent local people from having to remain living with friends or family or needing move away.