

Towednack Parish	
HOUSING NEED SURVEY	
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Appendix 1 – Raw Data

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. Similarly, Help to Buy South West keep a register of all those looking to buy an affordable 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 database.

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. A local Housing Working Party has been set up in Nancledra in the Parish of Towednack, which is concerned with the housing needs of local families. Working with Cornwall Community Land Trust, the Working Party requested that Cornwall Council undertake a Housing Needs Survey to assess whether there is an unmet housing need in the Parish.

Towednack Parish's main settlement is Nancledra, there are a number of small hamlets but these were not identified within the survey as 'settlements'. Nancledra is divided into two Parishes, that of Towednack and Ludgvan.

2. Current Housing Need Information

2.1. Registered need on Cornwall HomeChoice

2.1.1. Cornwall HomeChoice indicates that 9 households (Nov 2017) with a local connection to Towednack parish who are principally seeking affordable rented housing. Of the 9 only 3 have stated a preference for living in Nancledra, other preferences were to live outside of the Parish; 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 Area	Band	Council Min Bedroom Need							Grand Total
		1	2	3	4	5	6	7	
Towednack	Band A								
Towednack	Band B	1							1
Towednack	Band C		1						1
Towednack	Band D	1	1						2
Towednack	Band E	2	2	1					5
Towednack Total		4	4	1					9

2.2. Households registered with Help to Buy South West

2.2.1. Help to Buy South West register are currently unable to provide information of households that are seeking to buy an affordable home in the parish.

2.2.2. Data provided by Help to Buy SW 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, figures are 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. Towednack Parish lies in West Cornwall and is rural in nature. Nancledra is the main settlement however only part of the village of Nancledra lies within the Towednack Parish with the remainder being in the Parish of Ludgvan. From Nancledra, St Ives is 3.4 miles away and Penzance 5 miles. There are also a number of smaller hamlets in the Parish notably Cripplesese,

3.2. Survey methodology

3.2.1. The survey was undertaken by the Affordable Housing Team at Cornwall Council, in partnership with Cornwall Community Land Trust and Nancledra Housing Working Party. Households received a letter inviting them to complete the online questionnaire or return a paper copy of the survey to the Council. The survey ran for 6 weeks from 11th September 2017 through to 16th October 2017. However, there were 2 respondents who reported that they had started the questionnaire but that it had closed before they could complete it on the 16th October, so paper copies were sent to these households. Ten respondents actually returned paper questionnaires past the deadline. Given that the purpose of the survey is to identify individual housing need we have included all these questionnaires within the results.

3.3. Survey structure

3.3.1. The survey format was generally in accordance with the Council's model questionnaire, however amendment was made to a couple of sections. Topics within the survey included:

- Whether the respondent was in need of affordable housing; Whether they were currently living in the Parish; or had a long standing connection with the area.
- 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 in this report.

4. Survey Data

4.1. Summary of survey response rate

4.1.1. The Housing Needs letter went out to **168** addresses in the parish. At the closing point of the survey, the Affordable Housing Team recorded **28** copies in total. However, there were an additional **10** copies received after the closing date which gives a total of **38** completed copies. Of these, **26** were electronic responses and **12** were received as paper copies. This is equal to an overall response rate of **22.5%**, which is high.

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 **38** responses, **35** were recorded as 'complete'. The report therefore focuses on the **35** households that provided a 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.

4.3. Households in 'housing need'

4.3.1. This report will focus on those households that responded on the basis on being in housing need. This was covered by questions 13 to 29 and **21** households responded at the start of this section.

4.3.2. Current housing circumstance

Twenty One Respondents answered this questions. Respondents were asked whether the household needing to move owned or rented their current home, of note:

- a) **42.86%** (9) were in private rented
- b) **38.1%** (8) are living with a relative or friend
- c) **14.29%** (3) Shared ownership
- d) **4.76%** (1) Rented from a Housing Association

4.3.3. Property size

Twenty respondents answered this question. There was an equal proportion of access currently to 1 and 3 bed homes of 35% (7) each. Followed closely by 2 bed properties at 30% (6).

4.3.4. Local connection

This question asked respondents to identify the type of local connections that they had to the parish. The options was either 'yes' or 'no' to having: living in the parish for the last 3 yrs or more; working in the parish for the last 3 yrs or more; previously lived in the parish for 5 yrs or more; or, have a family member who has lived in the parish for 5 yrs or more.

Of the 19 respondents who answered the question **84.21%** (16) stated that they have lived/worked or had a family connection to the parish with the remainder (3 respondents) stating that they would not meet the requirement of Local Connection to the parish of Towednack.

4.3.5. Other long-standing connection with the Nancledra area

Of the 19 respondents that answered the question **68.42%** (13) stated that they had another long-standing connection with the Nancledra area and **31.58%** (6) said that they didn't.

It should be noted that it appears that those that did have a local connection also answered this question which was not the intention. However, when analysing the text provided from the respondents that answered 'no' to question 4.3.4 (that they didn't have a local connection to Nancledra) 3 respondents stated that their connection was that they have children at the school and pre-school, they are a school governor and are on the pre-school committee.

4.3.6 Reasons why a move is required

Nineteen respondents answered the question. Respondents were able to select all reasons that applied to them. The most common answers were:

- Currently renting but would like to buy **42.37%** (9)
- Living with friends/family and would like to live independently **31.58%** (6)
- To move to a more affordable home **31.58%** (6)
- To move closer to friends/family **21.05%** (4)
- Current home is too small **10.53%** (2)
- A problem with the condition of the home (**10.53%**) 2
- To live with partner **5.26%** (1)
- To provide support to a family member **5.26%** (1)
- Other (needs ground floor property no stairs) **5.26%** (1)

4.3.7. How quickly households need to move home

Nineteen respondents answered this question with a slight majority **52.63%** (10) of respondents needing to move home within 2 yrs and the remainder **47.37%** (9) stated that they need to move within 2-5 yrs.

4.3.8. Where households would like to live

Nineteen respondents answered this question with the vast majority wanting to live in the Parish.

- **42.11%** (8) want to live in Nancledra
- **52.63%** (10) Anywhere in the Parish
- **5.26%** (1) Outside of the Parish

4.3.9. Tenure Type Preferences

Nineteen respondents answered this question. It should be noted that respondents could give more than one tenure response. Interestingly 4 of the respondents who stated that they were in Housing Need felt that an Open Market property or private rent property would suit their needs.

The following trends were noted:

- a) **63.16%** (12) of households indicated a preference for an intermediate sale homes;
- b) **57.89%** (11) of households were seeking Shared Ownership.
- c) **36.84%** (7) of households were seeking affordable rented homes;
- d) **15.79%** (3) of households indicated an open market home would suit their needs
- e) **5.26%** (1) were looking to rent privately

4.3.10. Requirement for Size of property

Nineteen respondents answered this question. There was an equal proportion of need for 2 and 3 bed homes of 36.84% (7) each. Followed by 1 bed properties at 15.79% (3) and 4 beds **10.53%** (2).

4.3.11. Specific housing requirements

Of the 19 respondents 10.53% (2) required older persons accommodation and the **5.26%** (1) workshop/Garden/woodburning stove and chimney. The remaining **84.21%** (16) had no other requirements.

4.3.12. Affordable homeownership prices

Seventeen respondents answered this question and the affordability of the respondents was very split. Only 2 of the 17 respondents stated that they did not wish to purchase. Respondents were asked to state how much they could afford for housing:

- **29.41%** (5) could afford to buy between **£126,000 - £155,000**
- **29.41%** (5) could afford to buy between **£101,000 - £125,000**
- **23.3%** (4) could afford to buy between **£156,000 - £200,000**
- **11.76%** (2) stated they **do not wish to purchase**
- **5.88%** (1) could afford to buy between **£81,000 – £100,000**

Interestingly when looking on rightmove for properties for sale in Nancledra there are only two 2 bed properties advertised one for £200,000 and one for £259,000. Looking back at sales history over the past 2 years there have only been 15 properties sold in Nancledra and of those only 2 were just below £200,000.

4.3.13. Deposits

Of the 15 households that were interested in purchasing a home:

- **66.67%** (10) households are able to raise a deposit of **£6,000 - £10,000**
- **26.67%** (4) households have access to a deposit of **£11,000 - £20,000**
- **6.67%** (1) households have access to up to **£5,000** for a deposit.

Deposits of 10-20% of purchase price are typically required to purchase a Discounted Sale Home.

4.3.14. Affordability of rental costs

8 households indicated that they would consider renting a home. However, 17 individuals provided how much monthly rent their households could afford. This is outlined in Figure 2 below:

Figure 2 - rental affordability

Answer Choices	Number
Do not wish to rent	1
Less than £400 pcm	1
£401 - £500 pcm	9
£501 - £600 pcm	4
£601 - £700 pcm	1
£701 - £800 pcm	2
£801+ pcm	0
Total	18

4.3.15. Are households registered for affordable housing?

Nineteen respondents answered this question.

The majority **84.21%** (16) were not registered with with HomeChoice or Help to Buy SW.

15.79% (3) of respondents were registered with HomeChoice.

5.26% (1) of respondents were registered with Help to Buy South West.

It should also be noted that the total responses adds up to 20 responses from 19 respondents therefore it is assumed that one of the respondents will have added an answer in twice.

The Housing Need Survey has identified a potential 16 households that are not counted within the current registered housing need information for the parish of Towednack. This total however, should take into consideration:

1) That 4 (21.05%) of the 19 households stated that private rented or open market accommodation would suit their housing need. However, this may only be an aspiration as availability and pricing of homes in Nanclatra are prohibitive.

2) That 3 of these respondents may not have a Local Connection to this parish, as under section 4.3.4 there were 3 respondents that did not meet the Local Connection criteria but did show that they had other long standing connections to the Parish.

For the purposes of the hidden need we have taken into consideration those that stated private rent or open market as they had indicated that they are in Housing Need, but have not included those without a local connection to Towednack. Therefore the **'hidden need'** is considered to be **13 households**.

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 **22.5%**.

5.1.2. The survey data has indicated that, as well as the **9** applicants currently on the Homechoice Housing Register, who are looking for an affordable home for rent, there are a potential **13** additional households who would like an affordable home.

5.2. Key statistical findings

5.2.1. The survey evidences that 16 of the respondents are potentially in need of affordable housing and that the local need profile is greater than the HomeChoice and Help to Buy South West registers indicated alone.

5.2.2. It shows that, of those (19) who consider themselves in housing need and answered the question, 10 respondents wish to live anywhere within Towednack Parish, but that the most popular, and main, settlement for a home is Nanceldra. Further the bed size need is fairly evenly split between 2 and 3 bed homes being most popular.

5.2.3. The survey shows that, of those family members who have moved out of the parish in the last 5 years, the main reason has been because they wanted to live independently. Of those who say they are in housing need, a significant proportion (**42.86%**) are in private rented followed closely (**38.1%**) by those are currently living with a relative or friend and wish to live independently.

Of interest is that 2 households require a property with no stairs.

5.2.4. Of those who say they are interested in an affordable home to buy, there is a broad range and split of affordability. The majority were interested in either in Shared Ownership/Intermediate Sale and/or Affordable Rent.

As a result, a mixed small scale developments of intermediate homes for sale/shared ownership and affordable rented homes; with some providing level access, are important to the wider sustainability of the community. This will enable people to become more independent, prevent local people from having to remain living with friends or family or needing move away.

5.2.5. There is urgency in respondents need to move home, with just over half **52.63%** stating that they would need to move within 2 years and 47.37% within 2-5yrs.

5.2.6. 32 respondents answered the question about the size of development that they would support being built. The most popular response with just over a third of the responses **34.38%** (11) was for 10-15 units. This was followed by **18.75%** (6) supporting 5-10 units and **18.75%** (6) stating they would not support any new homes being built. A further **15.62%** (5) stated that they did not mind how many homes were built and with **9.38%** (3) stating that they would support 15+ homes. Finally **3.12%** (1) stated that they would support 1-5 homes being built.

Appendix 1 - Raw Data