

Gwennap	
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. Gwennap is currently preparing a Neighbourhood Development Plan, which will provide the evidence to set out local planning policies for the parish, including the settlements of Coombe, Crofthandy, Cusgarne, Frogpool, Gwennap, Little Beside and United Downs. In preparing this plan it is very important to understand what housing is required to meet the local needs of the communities over the next 15 years.

2. Current Housing Need Information

2.1. Registered need on Cornwall HomeChoice

2.1.1. Cornwall HomeChoice indicates that 38 households with a local connection to Gwennap parish are principally seeking affordable rented housing. Of the 38 only 2 have stated a preference for living in any of the settlements in the 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 Area	Band	Council Min Bedroom Need							Grand Total
		1	2	3	4	5	6	7	
Gwennap	Band A	-	-	-	-	-	-	-	-
Gwennap	Band B	2	2	1	1	1	-	-	7
Gwennap	Band C	2	3	1	-	-	-	-	6
Gwennap	Band D	1	-	1	-	-	-	-	2
Gwennap	Band E	9	9	3	2	-	-	-	23
Gwennap Total		14	14	6	3	1	-	-	38

2.2. Households registered with Help to Buy South West

2.2.1. The Help to Buy South West register identified 2 households that are seeking to buy an affordable home in the parish.

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. Gwennap Parish lies in mid Cornwall and is rural in nature. It is located near to Redruth (3.4m), Penryn (5.8m) and Truro (8m). Along with a number of smaller hamlets the parish has three main centres of population - Gwennap, Crofthandy and Frogpool/Cusgarne.

3.2. Survey methodology

3.2.1. The survey was undertaken by the Affordable Housing Team at Cornwall Council, in partnership with Gwennap Neighbourhood Plan Group (NDP Group). It ran for 6 weeks from 27th March 2017 through to 7th May 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 in this report.

4. Survey Data

4.1. Summary of survey response rate

4.1.1. The Housing Needs letter went out to **694** addresses in the parish. At the closing point of the survey, the Affordable Housing Team recorded **77** copies in total. **74** of these were electronic responses and **3** were received as paper copies. This is equal to an overall response rate of **11%**.

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 **77** responses, **65** were recorded as 'complete'. The report therefore focuses on the **65** 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 12 to 29 and **15** households responded at the start of this section.

4.3.2. Current housing circumstance

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

- a) **53%** (8) are living with a relative or friend
- b) **33%** (5) were in private rented
- c) **7%** (1) said they owned with a mortgage or loan.
- d) **7%** (1) said they owned outright

4.3.3. Local connection

These questions asked respondents to identify the type of local connections that they had to the parish. The options was either or yes or no to having: lived in the parish for 3 yrs; worked in the parish for 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 Thirteen respondents who answered the question all of them (**100%**) stated that they have lived/worked or had a family connection to the parish.

4.3.4. Reasons why a move is required

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

- Living with friends/family and would like to live independently **46%** (6)
- Current home is too small **23%** (3)
- To move to a more affordable home **15%** (2)

4.3.5. How quickly households need to move home

Thirteen respondents answered this question with the majority **62%** (8) of respondents needing to move home within 2yrs. **38%** (5) stated that they need to move within 2-5yrs.

4.3.6. Where households would like to live

Twelve respondents answered this question

- **33%** (4) want to live in **Croftandy**
- **33%** (4) want to live anywhere in the Parish
- **17%** (2) want to live in **Gwennap**
- **8%** (1) want to live in **Cusgarne**
- **8%** (1) want to live outside the parish

4.3.7. Tenure Type Preferences

Twelve respondents answered this question. The following trends were noted:

- a) **42%** (5) of households indicated a preference for an intermediate sale homes;
- b) **25%** (3) of households were seeking affordable rented homes;
- c) **17%** (2) of households indicated an open market home would suit their needs
- d) **8%** (1) of households were seeking Shared Ownership.
- e) **8%** (1) were looking to rent privately

4.3.8. Property size

Twelve respondents answered this question. There was an equal proportion of need for 1, 2 and 3 bed homes of **25%** (3) each. Followed by **17%** (2) requiring a 4 bed property and **8%** (1) requiring 5+ bed home.

4.3.10. Specific house types required

Twelve respondents answered this question. 3 of these respondents (25%) required a property adapted for a wheelchair.

4.3.11. Affordable homeownership prices

Twelve respondents answered this question. Respondents were asked to state how much they could afford for housing in the parish:

- **33%** (4) could afford to buy between **£101,000 - £125,000**
- **25%** (3) could afford to buy **under £80,000**
- **17%** (2) could afford to buy between **£126,000 - £155,000**
- **8%** (1) stated they **do not wish to purchase**

4.3.12. Deposits

Of the 11 households that were interested in purchasing a home:

- **36%** (4) households have access to up to **£5,000** for a deposit,
- **36%** (4) households are able to raise a deposit of **£6,000 - £10,000**
- **28%** (2) households have access to a deposit of **£11,000 - £20,000**
- **9%** (1) household has access **up to £30,000**.

Deposits of 15-20% of purchase price are typically required to purchase a Discounted Sale Home.

4.3.13. Affordability of rental costs

7 households indicated that they would consider renting a home. The amount these households could afford on monthly rent is outlined in Figure 2 below:

Figure 2 - rental affordability

Answer Choices	Number
Do not wish to rent	5
Less than £400 pcm	2
£401 - £500 pcm	1
£501 - £600 pcm	1
£601 - £700 pcm	3
£701 - £800 pcm	0
£801+ pcm	0
Total	12

4.3.14. Are households registered for affordable housing?

Twelve respondents answered this question. The majority **83%** (10) were not registered with with HomeChoice or Help to Buy SW. **25%** (3) of respondents were registered with HomeChoice and **17%** (2) of respondents were registered with Help to Buy South West. Consequently the Housing Need Survey has identified **10 'hidden households'** that are not counted within the current registered housing need information.

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 **11%**.

5.1.2. The survey data has indicated that, as well as the 38 applicants currently on the Homechoice Housing Register, who are looking for an affordable home for rent, there are an additional 10 households who would like an affordable home.

5.2. Key statistical findings

5.2.1. The survey evidences that 15 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 who consider themselves in housing need and answered the question (12), 11 respondents wish to live within Gwennap Parish, and that the most popular settlement for a home is Crofthandy. However, the same proportion of respondents (**33%**) put that they would live anywhere in the Parish. Further the bed size need is fairly evenly split, but does show that 1 household requires a 5+ bed property.

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 (**53%**) are currently living with a relative or friend and wish to live independently.

Of interest is that 3 households require a property with wheelchair access.

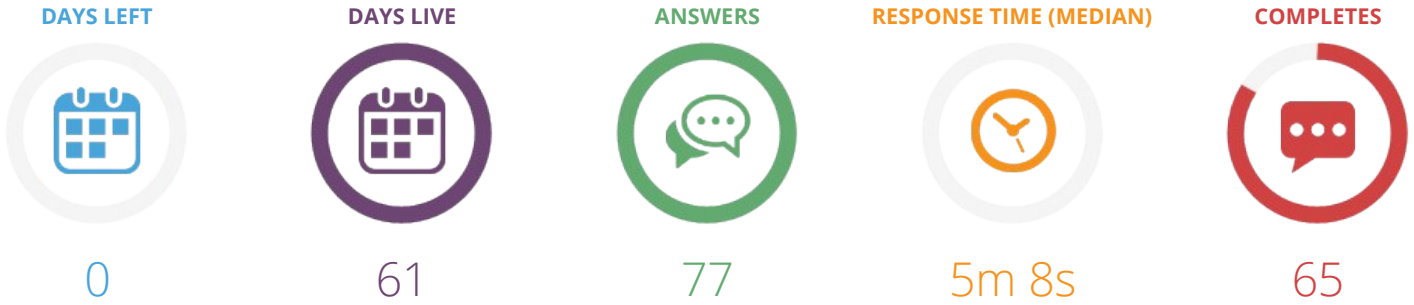
5.2.4. Of those who say they are interested in an affordable home to buy, all except 1 say they can afford a home up to a maximum price of £155,000. Six were interested in either Shared Ownership/Intermediate Sale and 3 in Affordable Rent.

As a result, mixed small scale developments of rented homes and intermediate homes for sale with some providing level access/wheelchair accessibility are important to the wider sustainability of the community, to prevent local people from having to remain living with friends or family or needing move away.

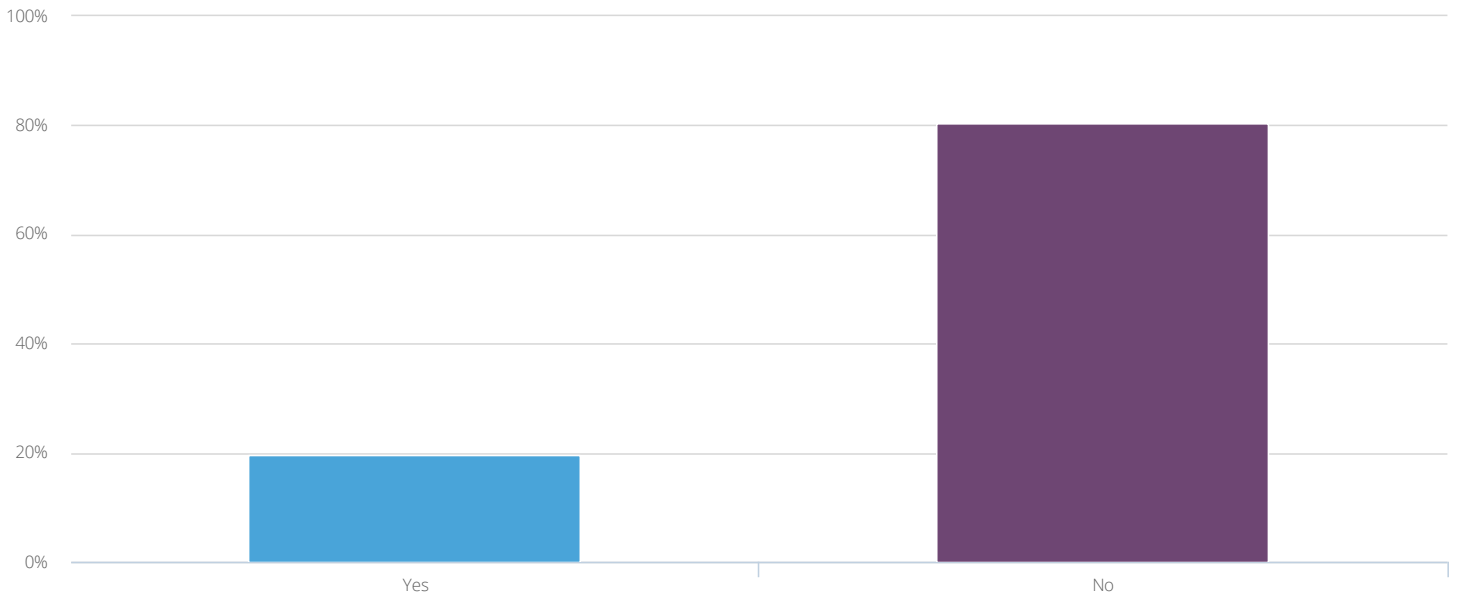
5.2.5. There is urgency in respondents need to move home, with **62%** stating that they would need to move within 2 years and **38%** within 2-5yrs.

Appendix 1 - Raw Data

Gwennap Parish Housing Need Survey

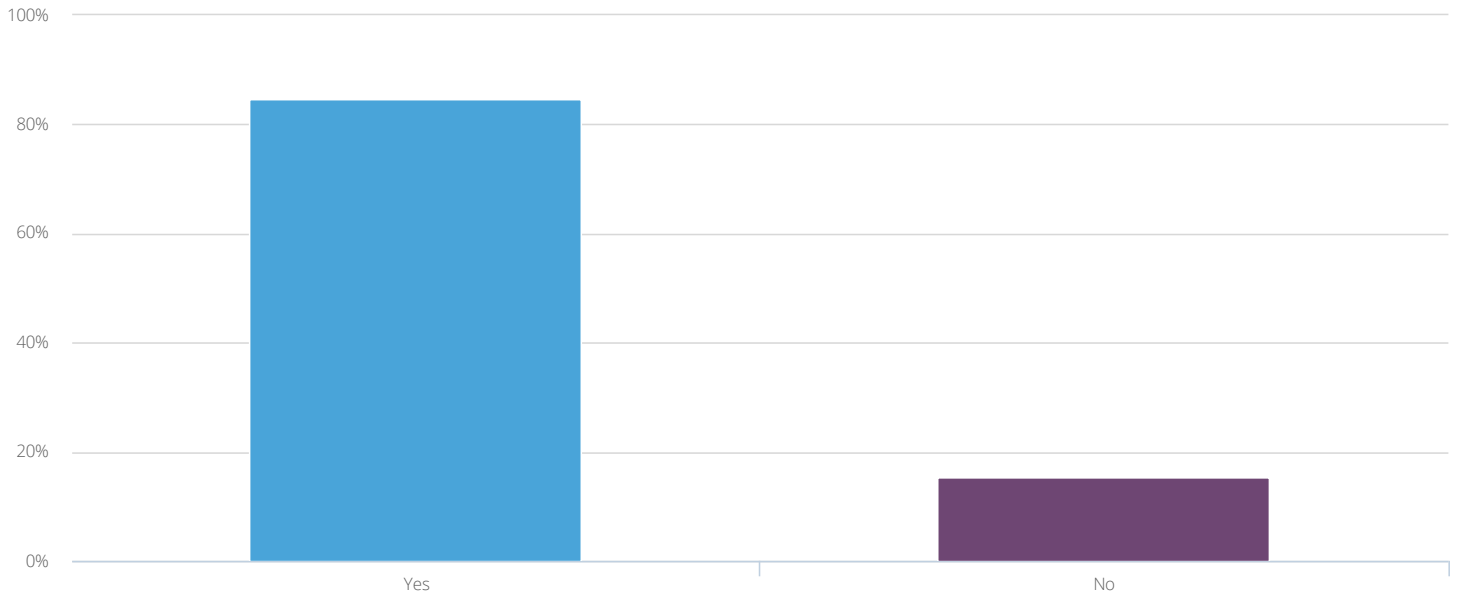


Does a member of your household require Affordable Housing?



1	Yes	15 (19.48 %)
2	No	62 (80.52 %)
Responses		77

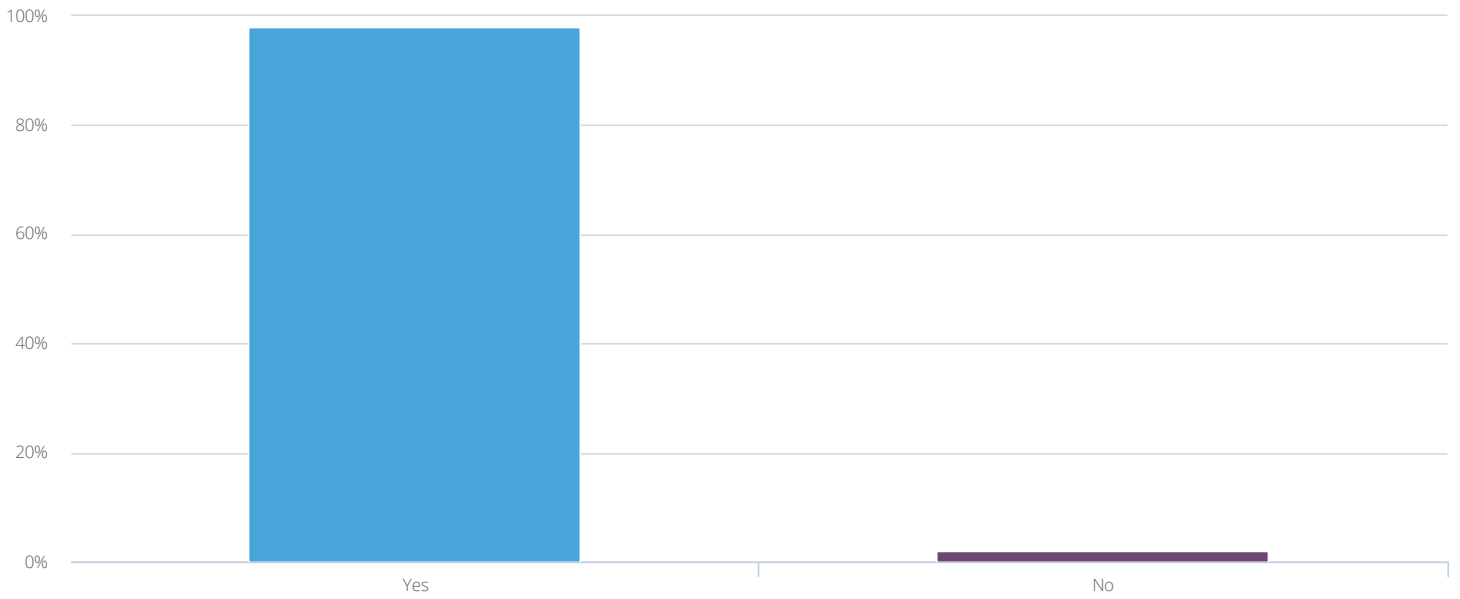
Does a member of your household live in the Parish?



1	Yes	50 (84.75 %)
2	No	9 (15.25 %)
Responses		59

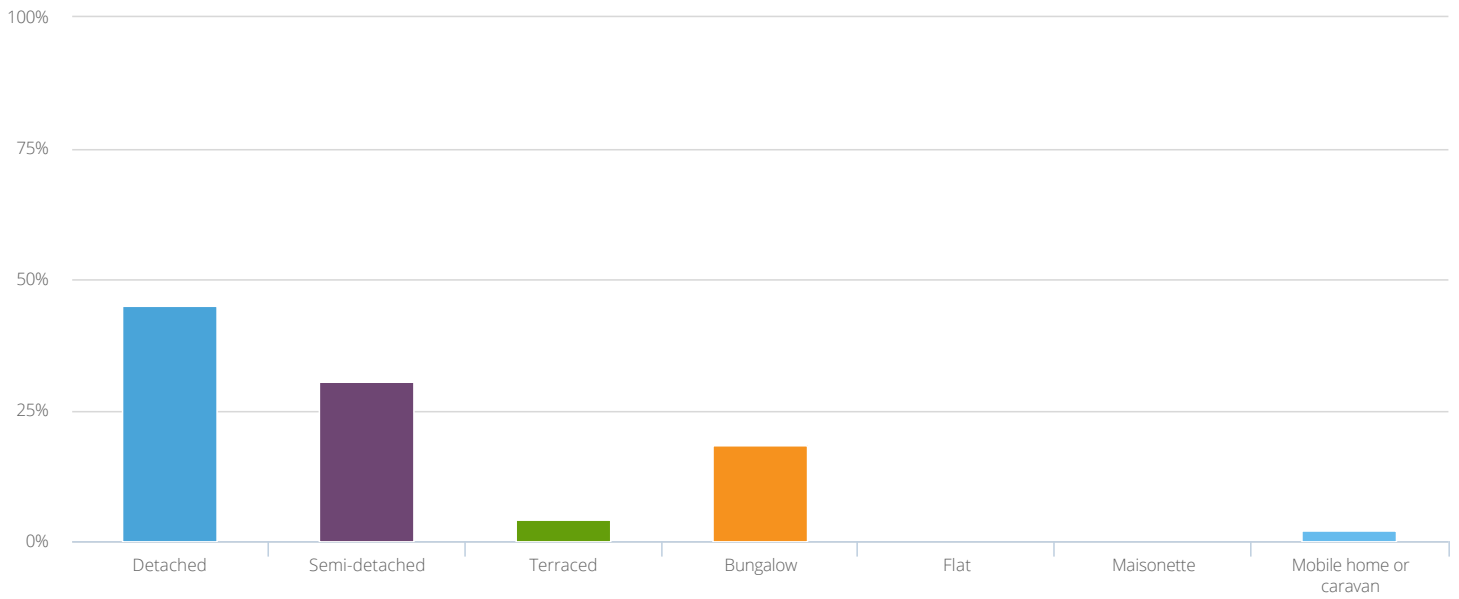
PART 1 General Housing Circumstances

Is your home in the Parish your main home?



1	Yes	49 (98 %)
2	No	1 (2 %)
Responses		50

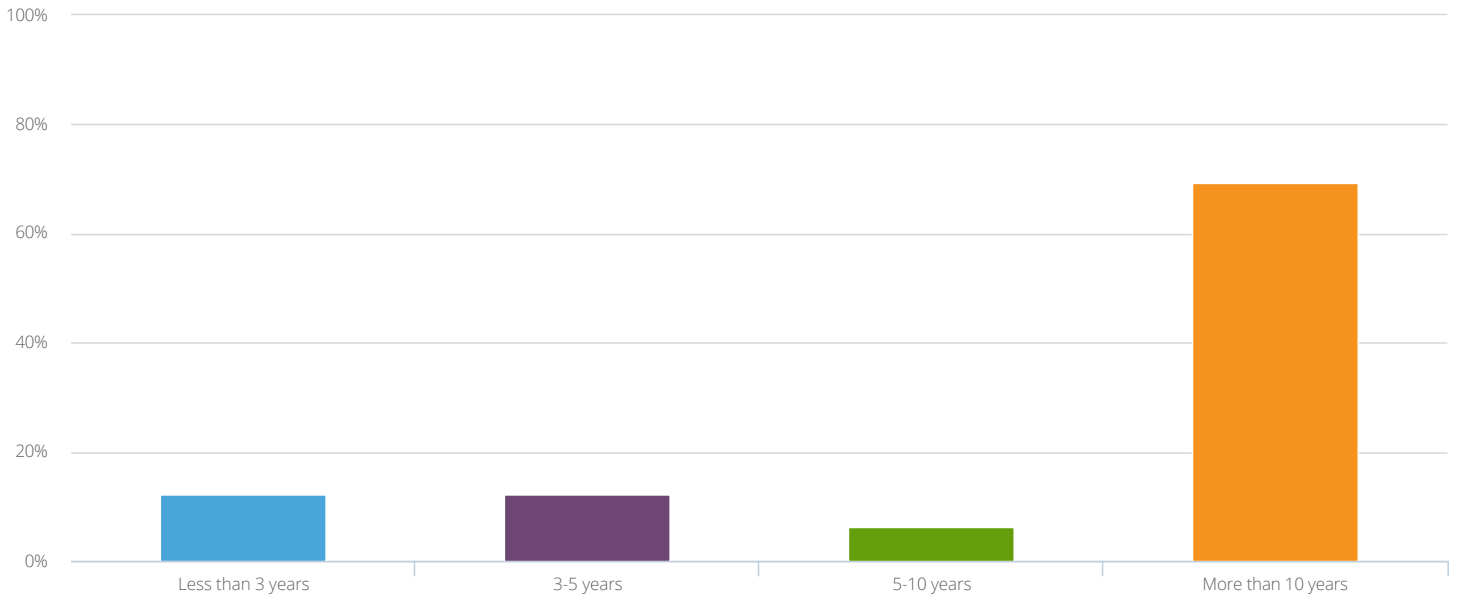
What type of home do you live in?



1	Detached	22 (44.9 %)
2	Semi-detached	15 (30.61 %)
3	Terraced	2 (4.08 %)
4	Bungalow	9 (18.37 %)
5	Flat	0 (0 %)
6	Maisonette	0 (0 %)
7	Mobile home or caravan	1 (2.04 %)
Responses		49

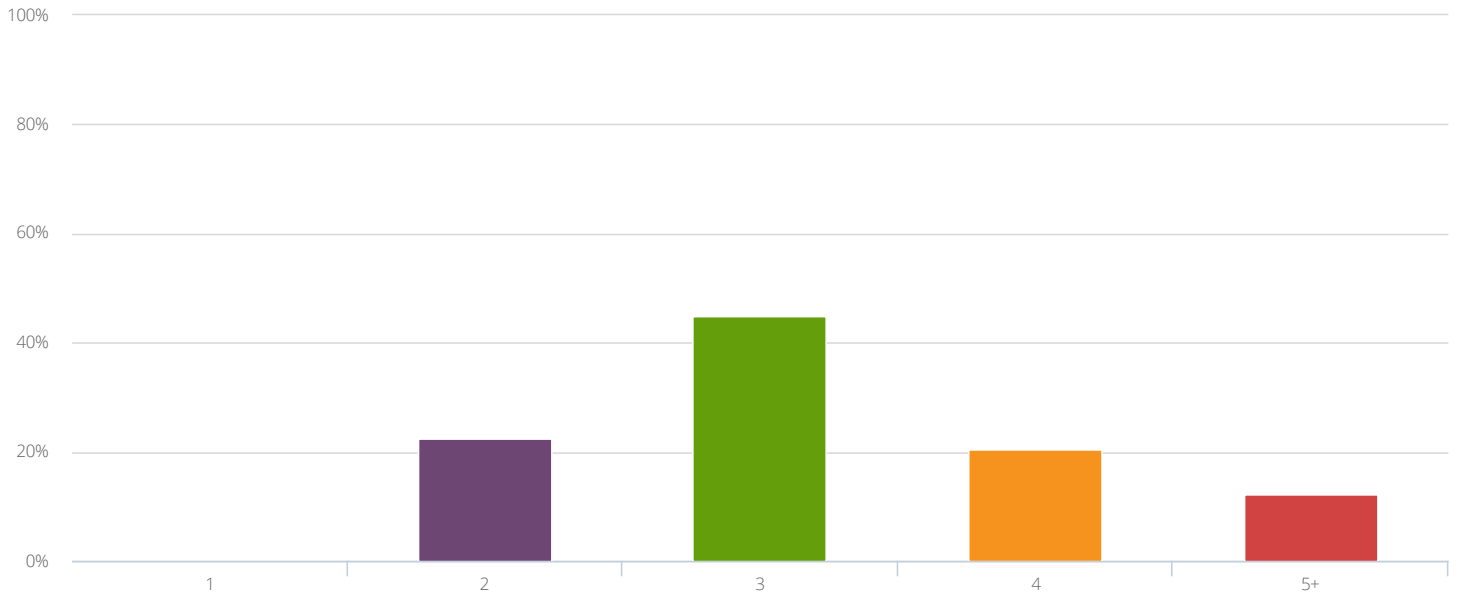
Other (please specify)

How long have you lived at your present address?



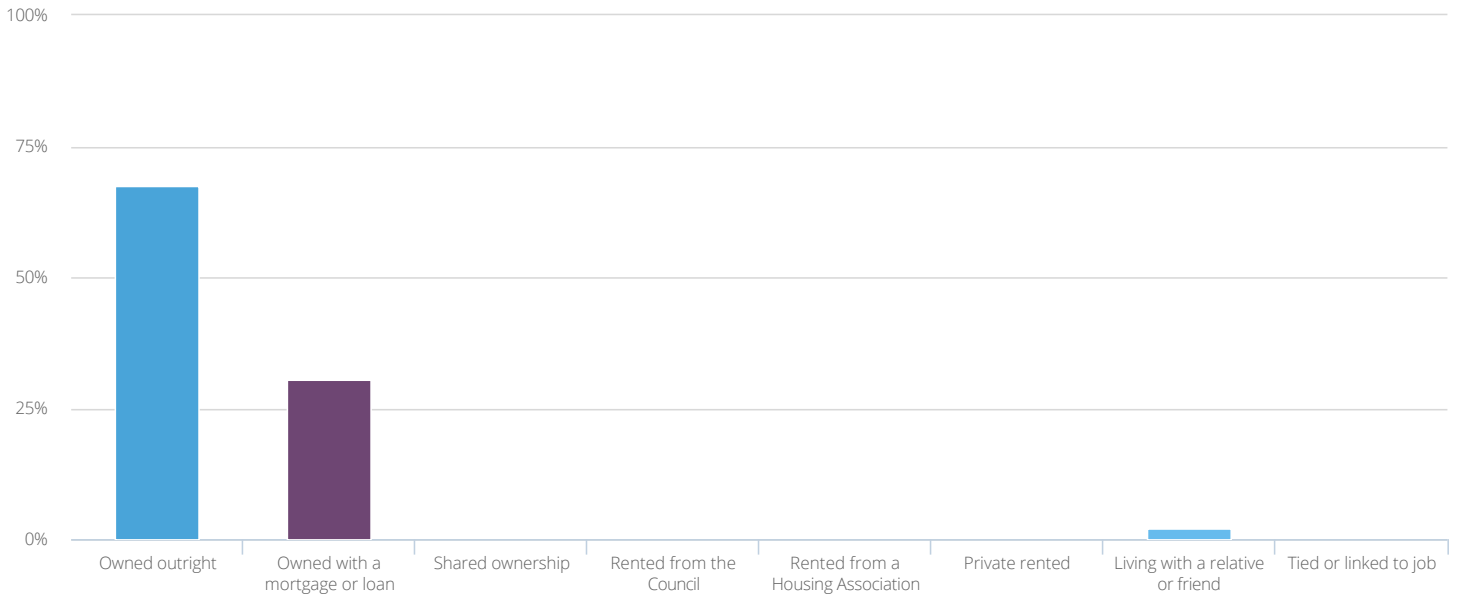
1	Less than 3 years	6 (12.24 %)
2	3-5 years	6 (12.24 %)
3	5-10 years	3 (6.12 %)
4	More than 10 years	34 (69.39 %)
Responses		49

How many bedrooms in your home?



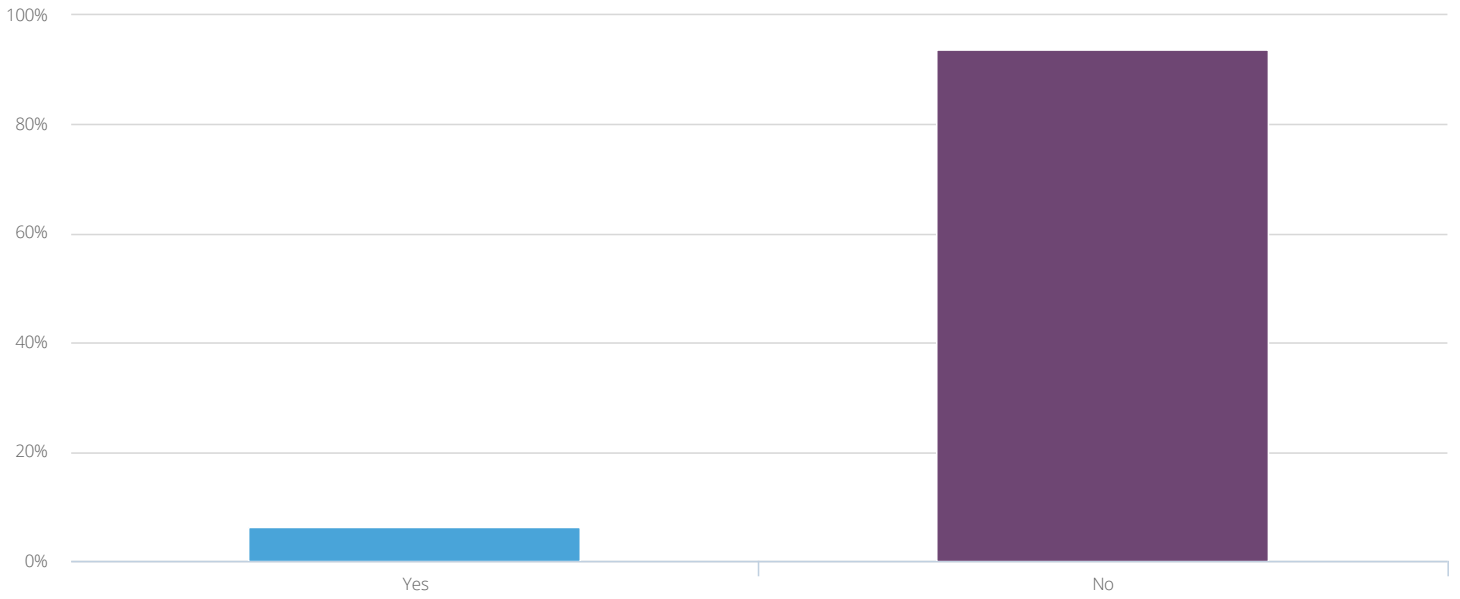
1	1	0 (0%)
2	2	11 (22.45%)
3	3	22 (44.9%)
4	4	10 (20.41%)
5	5+	6 (12.24%)
Responses		49

Do you own or rent your home?



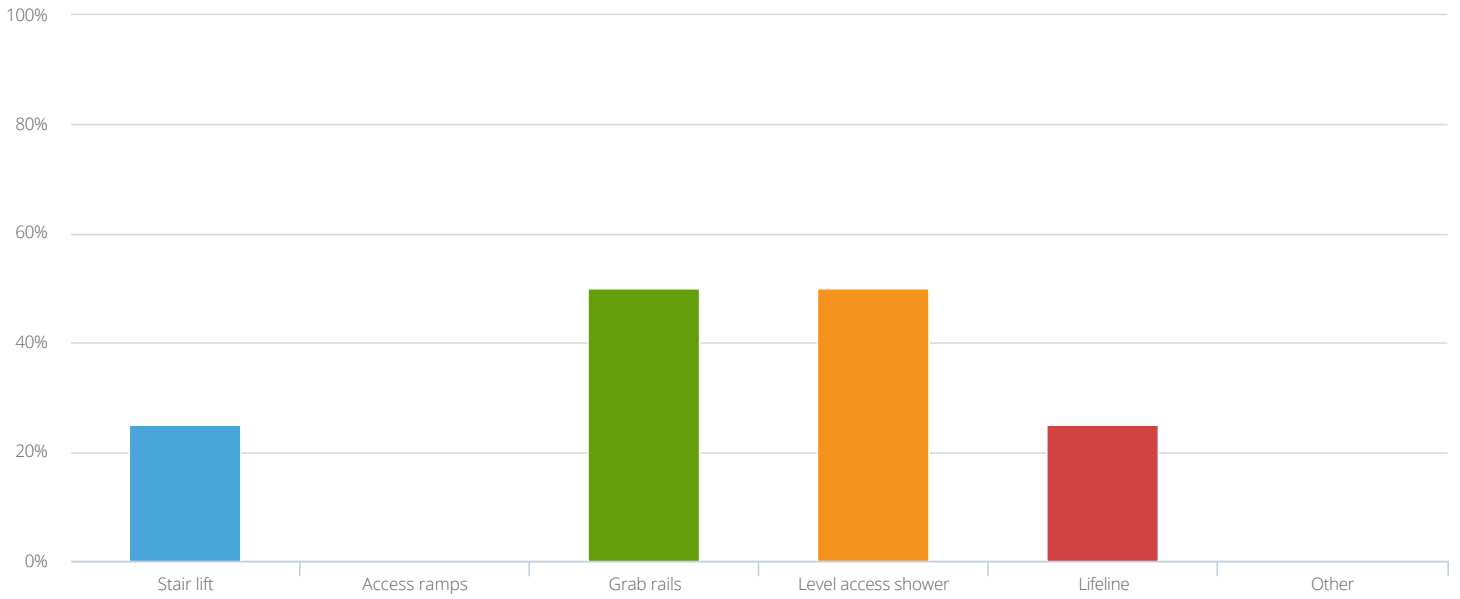
1	Owned outright	33 (67.35 %)
2	Owned with a mortgage or loan	15 (30.61 %)
3	Shared ownership	0 (0 %)
4	Rented from the Council	0 (0 %)
5	Rented from a Housing Association	0 (0 %)
6	Private rented	0 (0 %)
7	Living with a relative or friend	1 (2.04 %)
8	Tied or linked to job	0 (0 %)
Responses		49

Is your home adapted?



1	Yes	3 (6.12 %)
2	No	46 (93.88 %)
Responses		49

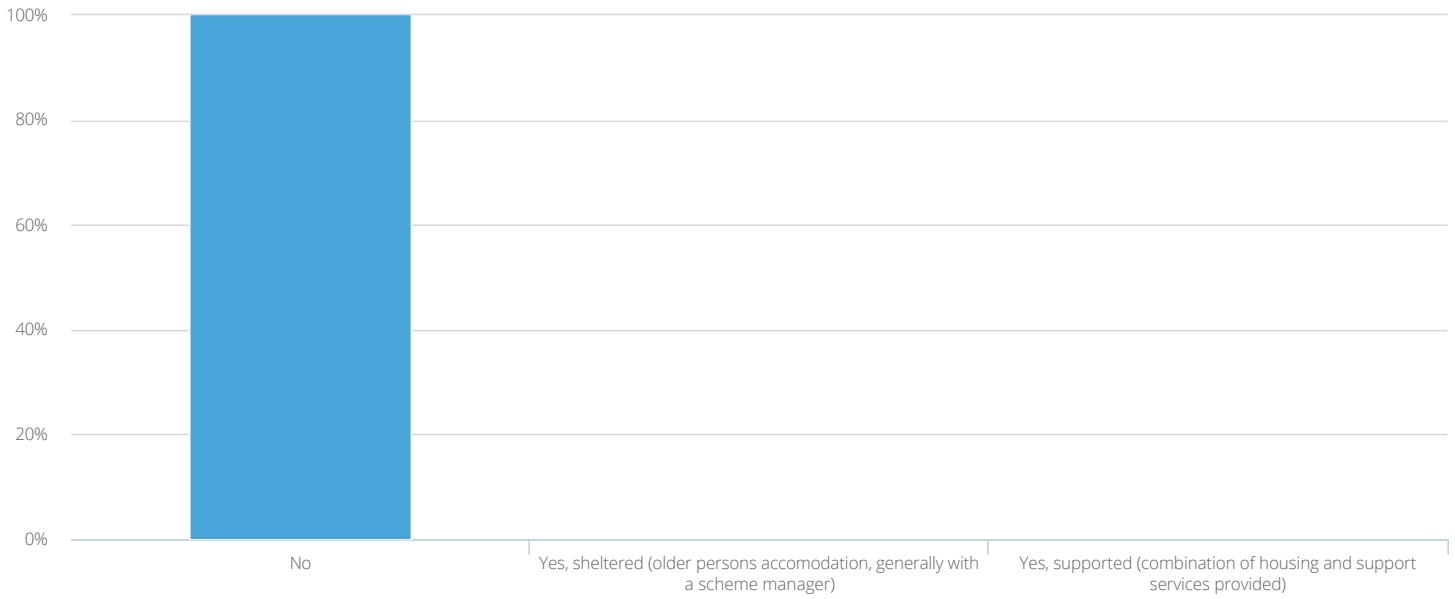
If so, please select the following adaptations that apply.



1	Stair lift	1 (25 %)
2	Access ramps	0 (0 %)
3	Grab rails	2 (50 %)
4	Level access shower	2 (50 %)
5	Lifeline	1 (25 %)
6	Other	0 (0 %)
	Responses	4

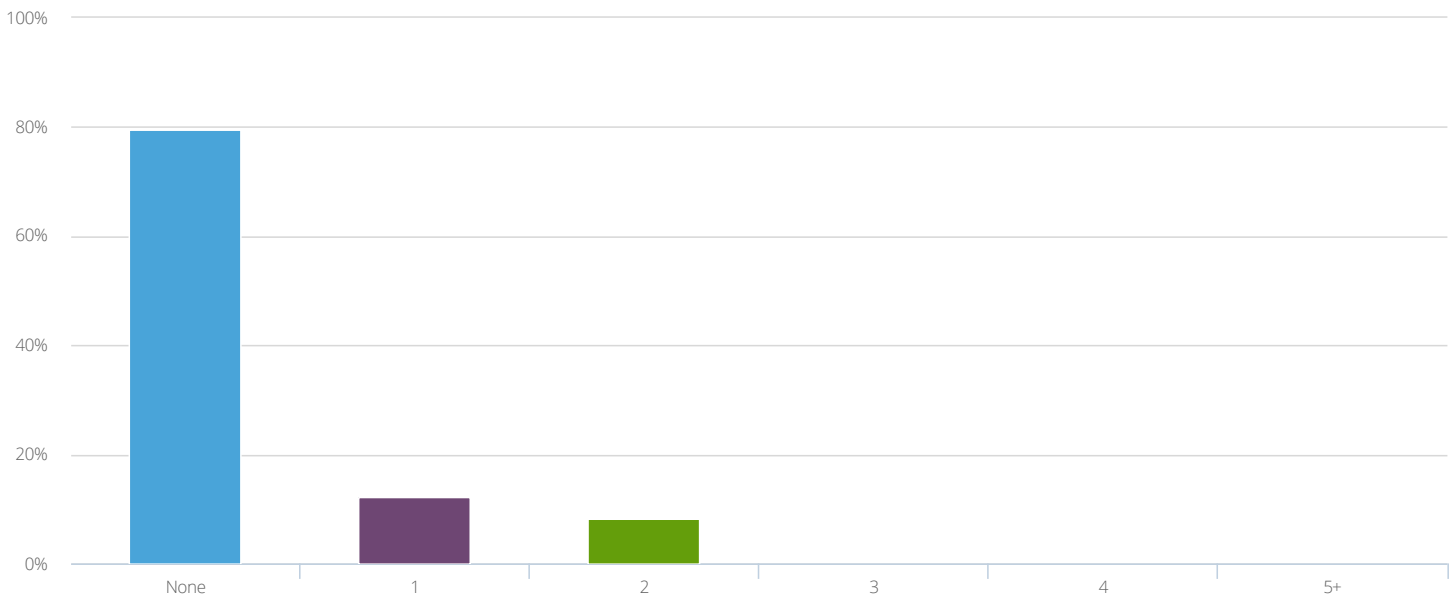
No answers

Is your property sheltered or supported accommodation?



1	No	49 (100 %)
2	Yes, sheltered (older persons accommodation, generally with a scheme manager)	0 (0 %)
3	Yes, supported (combination of housing and support services provided)	0 (0 %)
Responses		49

Have any members of your household moved out of the parish in the last 5 years? If so, how many?



1	None	39 (79.59 %)
2	1	6 (12.24 %)
3	2	4 (8.16 %)
4	3	0 (0 %)
5	4	0 (0 %)
6	5+	0 (0 %)
Responses		49

Please indicate their reason(s) for moving out of the parish?



1	To move to cheaper accomodation	1 (10 %)
2	Previous home was too small	2 (20 %)
3	Previous home was too big	0 (0 %)
4	Access problems	0 (0 %)
5	Disrepair / condition of home	0 (0 %)
6	To live closer to employment	2 (20 %)
7	To live independently	7 (70 %)
Responses		10

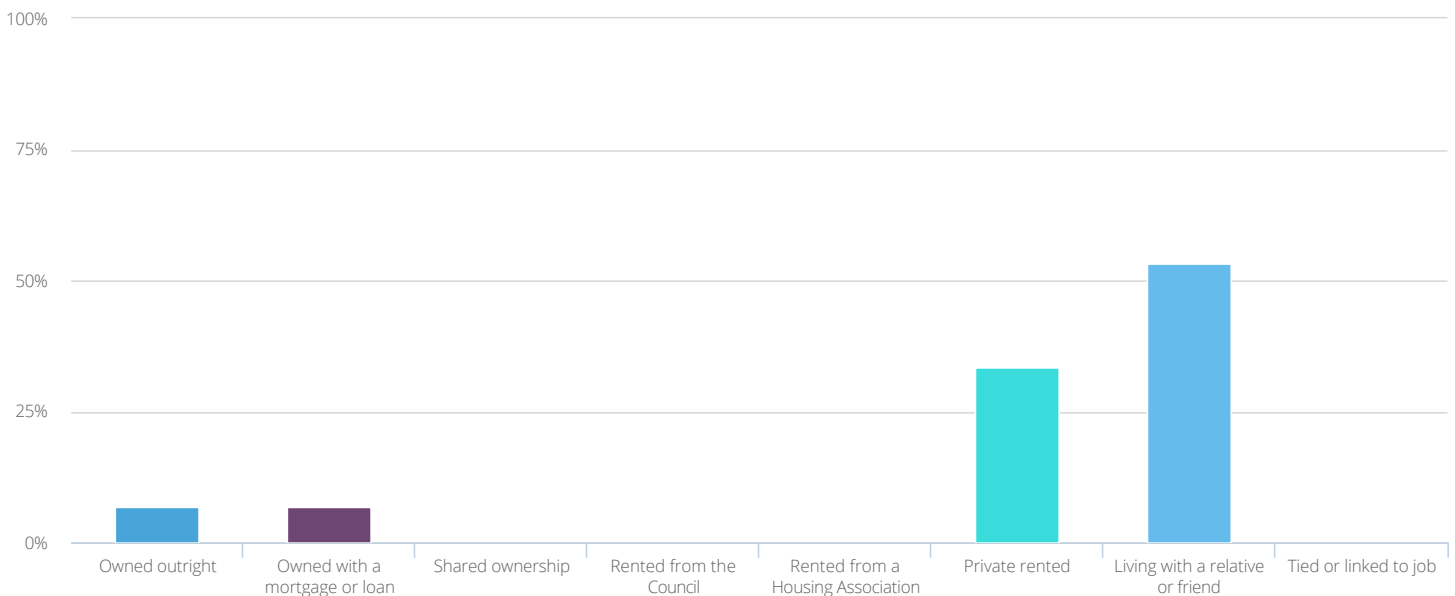
PART 2 Affordable Housing Need Circumstances

Only to be completed by or on behalf of a person in your household in housing need.

A "household" can be made up of a single occupier, a couple or family (include all those who need to move together).

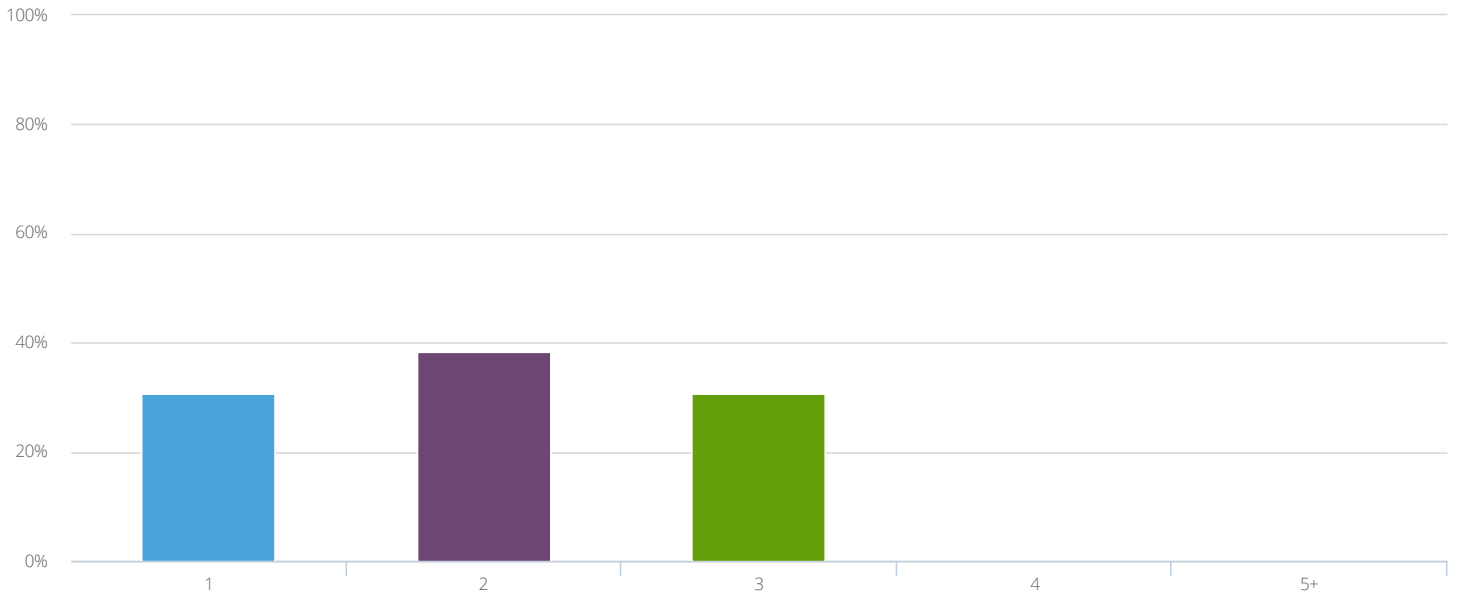
If there is more than one member of your household looking to live independently please request additional copies of the survey from the Affordable Housing Team 01872 326353 or affordablehousing@cornwall.gov.uk

Does the household needing to move own or rent their home?



1	Owned outright	1 (6.67 %)
2	Owned with a mortgage or loan	1 (6.67 %)
3	Shared ownership	0 (0 %)
4	Rented from the Council	0 (0 %)
5	Rented from a Housing Association	0 (0 %)
6	Private rented	5 (33.33 %)
7	Living with a relative or friend	8 (53.33 %)
8	Tied or linked to job	0 (0 %)
Responses		15

How many bedrooms does the household needing to move have access to?

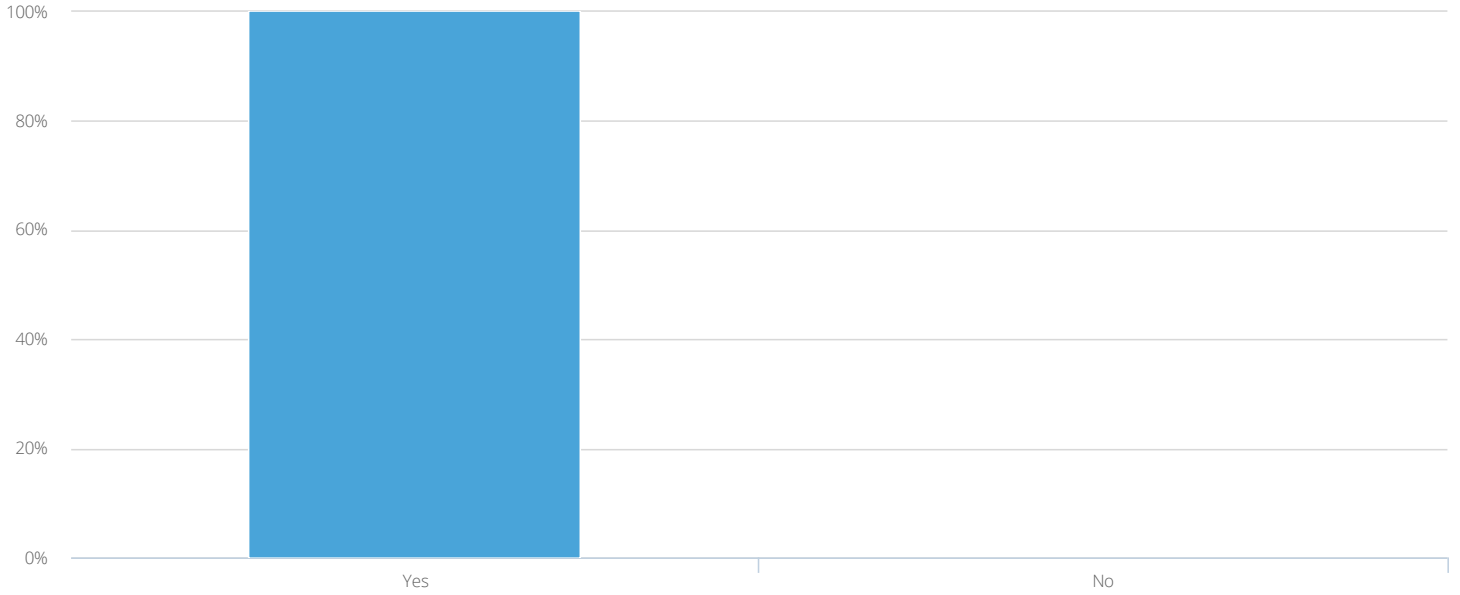


1	1	4 (30.77%)
2	2	5 (38.46%)
3	3	4 (30.77%)
4	4	0 (0%)
5	5+	0 (0%)
Responses		13

Does a member of your household needing to move meet one or more of the following;

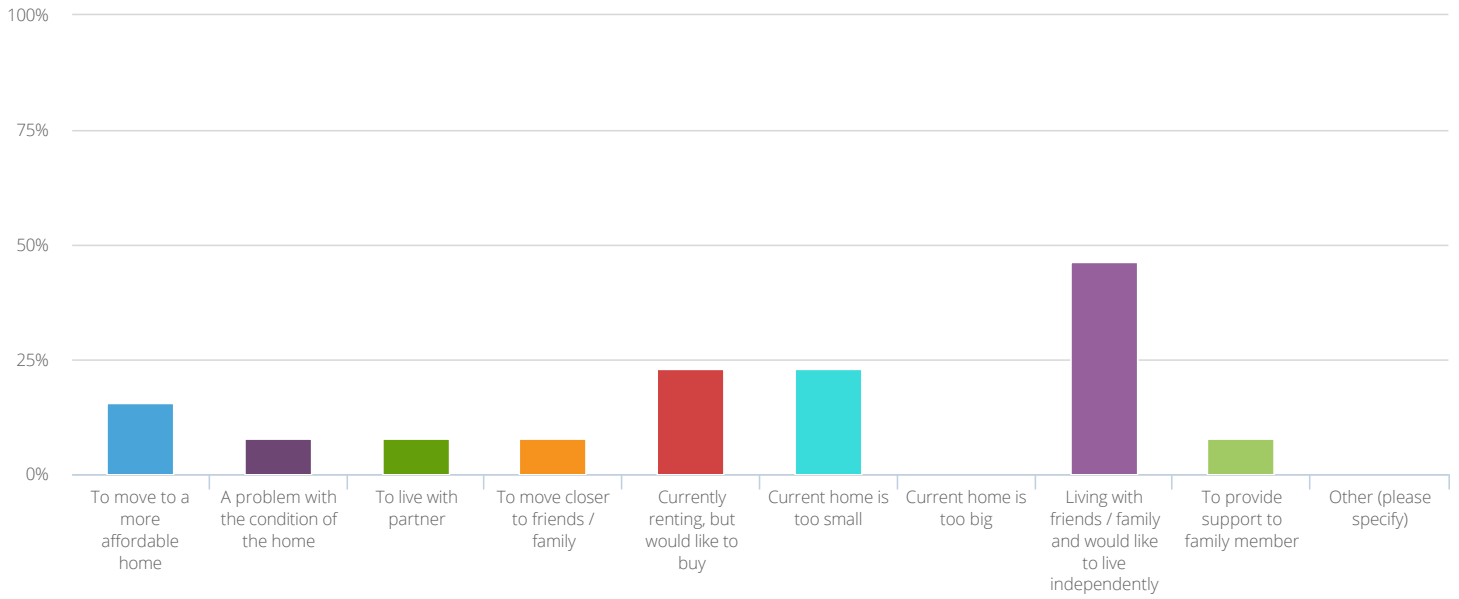
- a) Lived in the parish for 3 years or more.
- b) Worked in the parish of 3 years or more.
- c) Previously lived in the parish for 5 years or more.
- d) Have a family member who has lived in the parish for 5 years or more.

NB: Family member means, mother, father, daughter, son, sister, brother



1	Yes	13 (100 %)
2	No	0 (0 %)
Responses		13

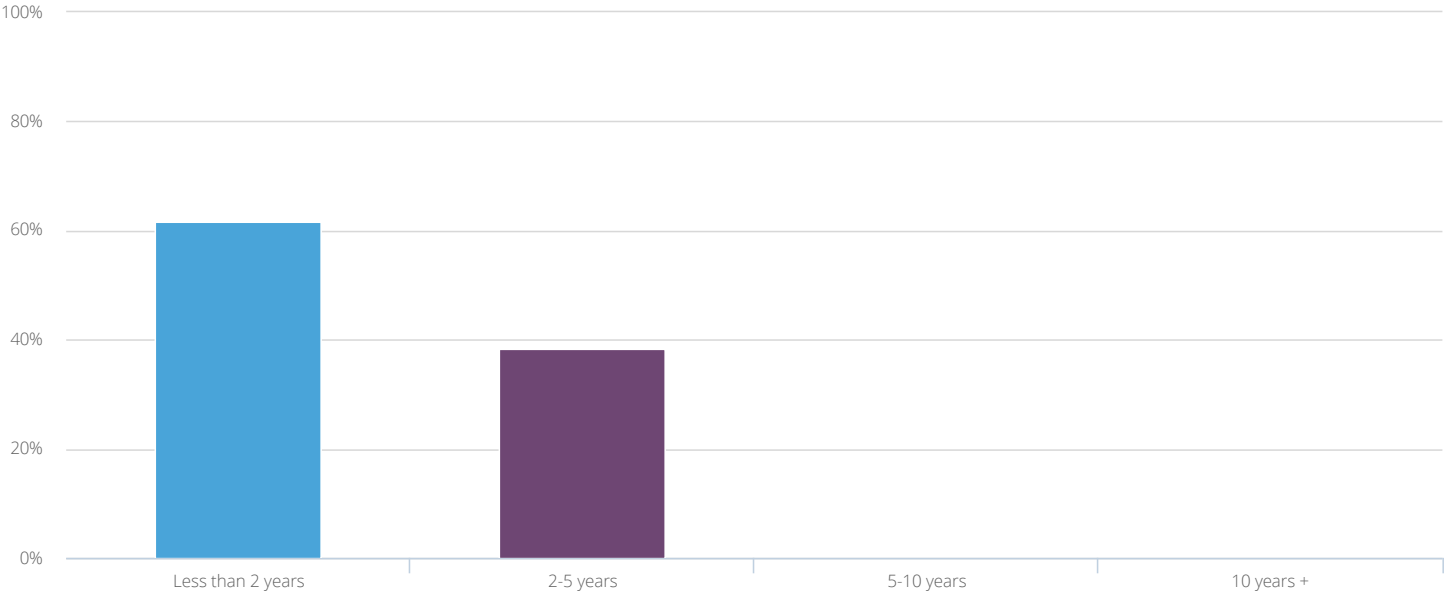
Why does the household need to move? Please select reason(s).



1	To move to a more affordable home	2 (15.38 %)
2	A problem with the condition of the home	1 (7.69 %)
3	To live with partner	1 (7.69 %)
4	To move closer to friends / family	1 (7.69 %)
5	Currently renting, but would like to buy	3 (23.08 %)
6	Current home is too small	3 (23.08 %)
7	Current home is too big	0 (0 %)
8	Living with friends / family and would like to live independently	6 (46.15 %)
9	To provide support to family member	1 (7.69 %)
10	Other (please specify)	0 (0 %)
	Responses	13

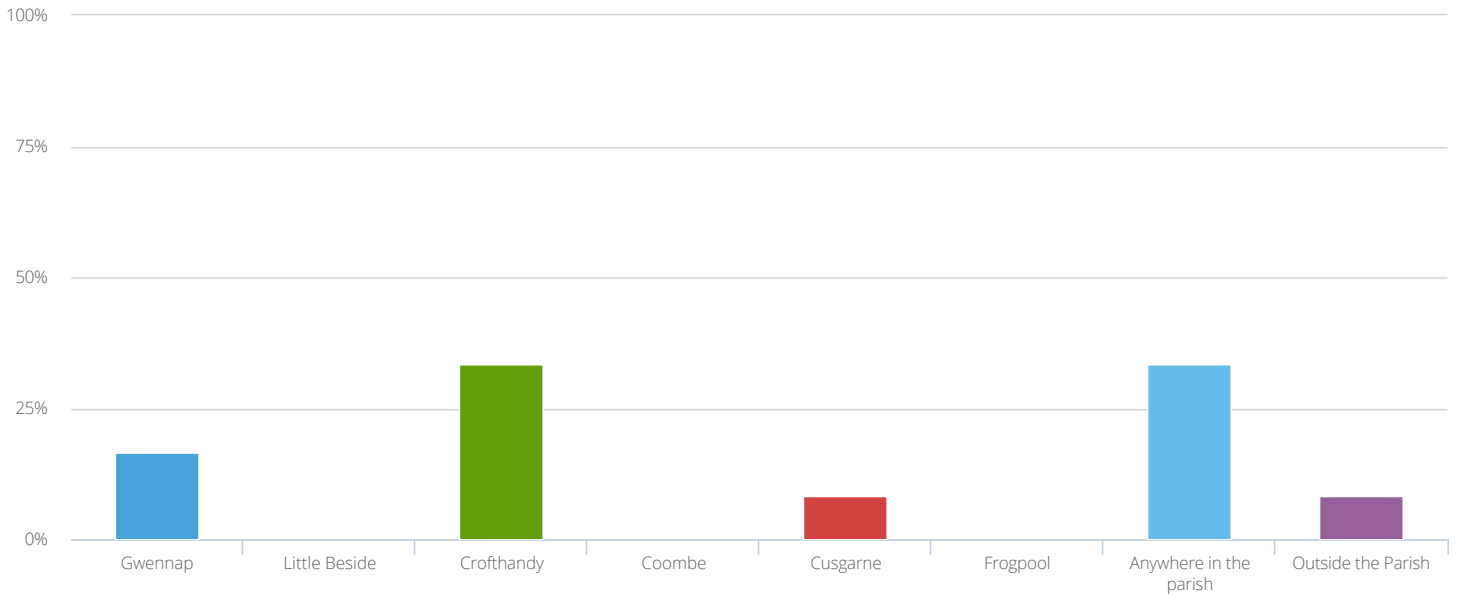
No answers

When does the household need to move?



1	Less than 2 years	8 (61.54 %)
2	2-5 years	5 (38.46 %)
3	5-10 years	0 (0 %)
4	10 years +	0 (0 %)
Responses		13

Where would the household like to live?

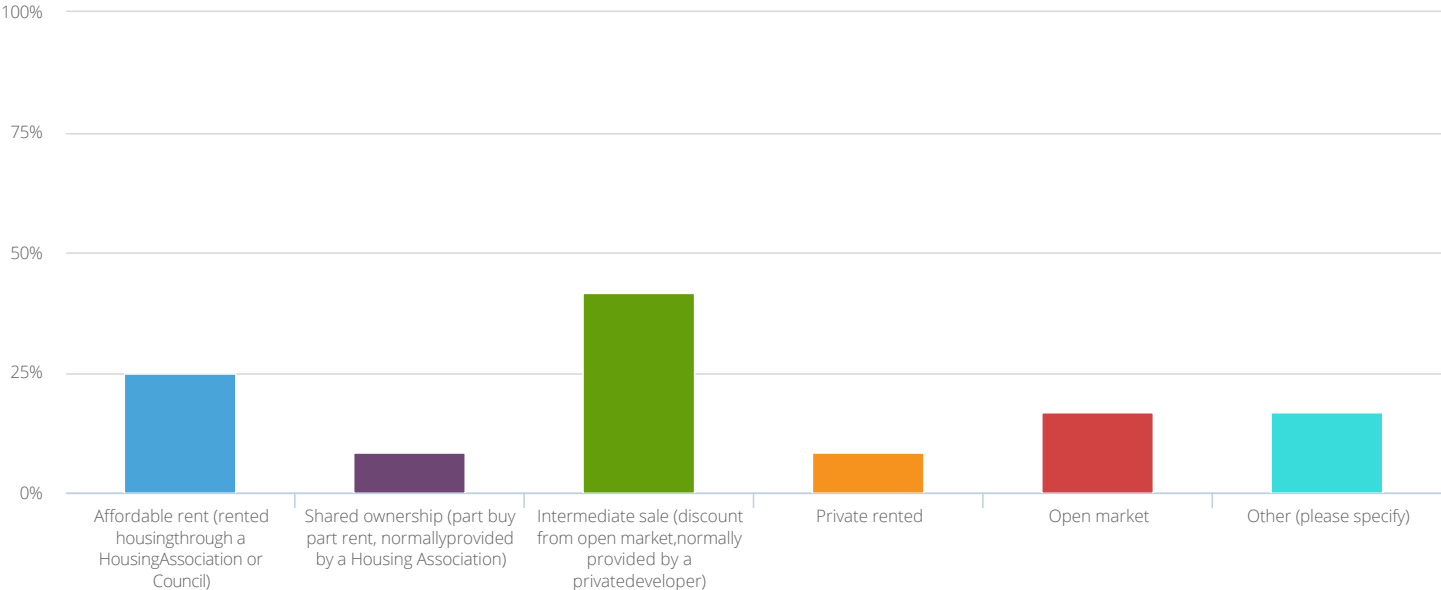


1	Gwennap	2 (16.67 %)
2	Little Beside	0 (0 %)
3	Crofthandy	4 (33.33 %)
4	Coombe	0 (0 %)
5	Cusgarne	1 (8.33 %)
6	Frogpool	0 (0 %)
7	Anywhere in the parish	4 (33.33 %)
8	Outside the Parish	1 (8.33 %)
Responses		12

You can use Cornwall Housing's online system for housing advice to assess which housing options may be most suitable to your needs.

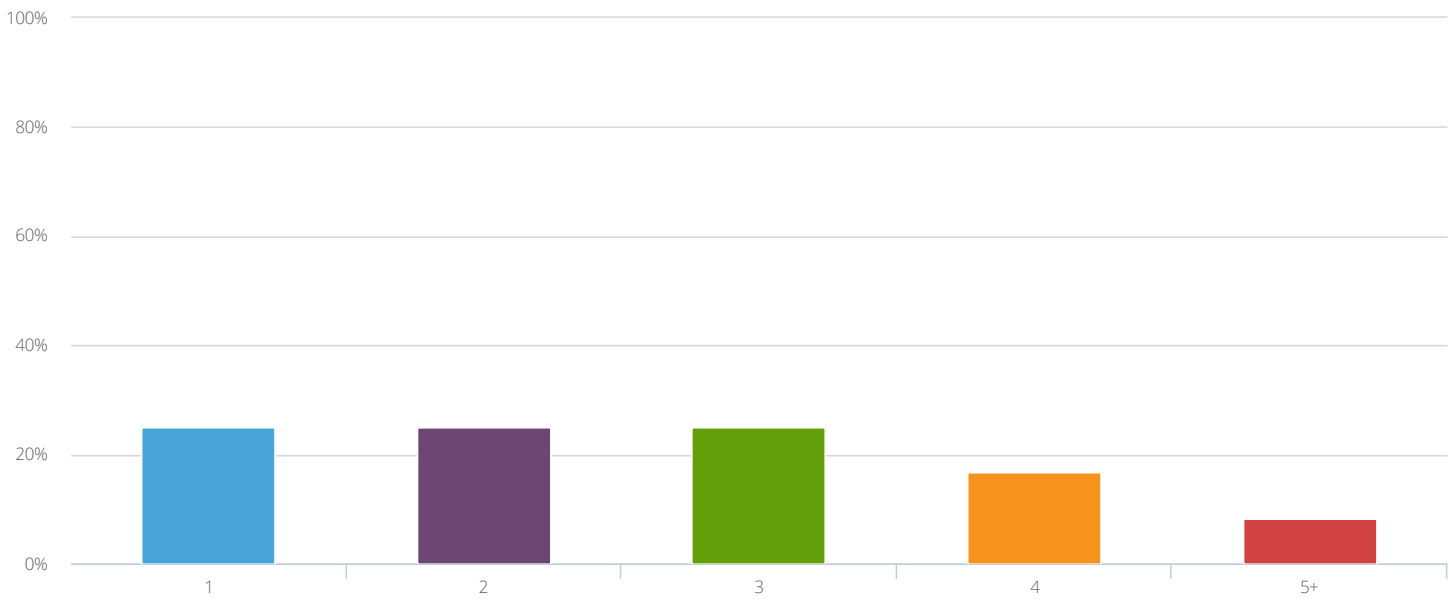
cornwallhousing.org.uk/housingoptions

What type(s) of housing is suitable for the household need?



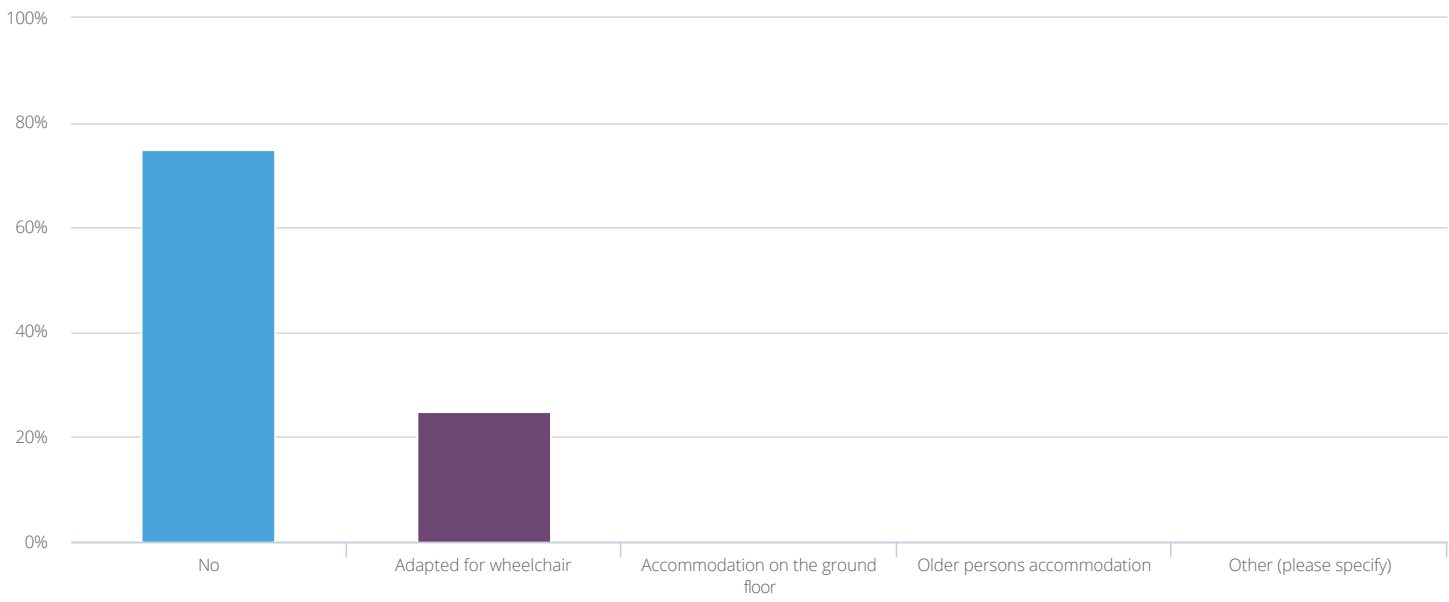
1	Affordable rent (rented housing through a Housing Association or Council)	3 (25 %)
2	Shared ownership (part buy part rent, normally provided by a Housing Association)	1 (8.33 %)
3	Intermediate sale (discount from open market, normally provided by a private developer)	5 (41.67 %)
4	Private rented	1 (8.33 %)
5	Open market	2 (16.67 %)
6	Other (please specify)	2 (16.67 %)
Responses		12

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



1	1	3 (25 %)
2	2	3 (25 %)
3	3	3 (25 %)
4	4	2 (16.67 %)
5	5+	1 (8.33 %)
Responses		12

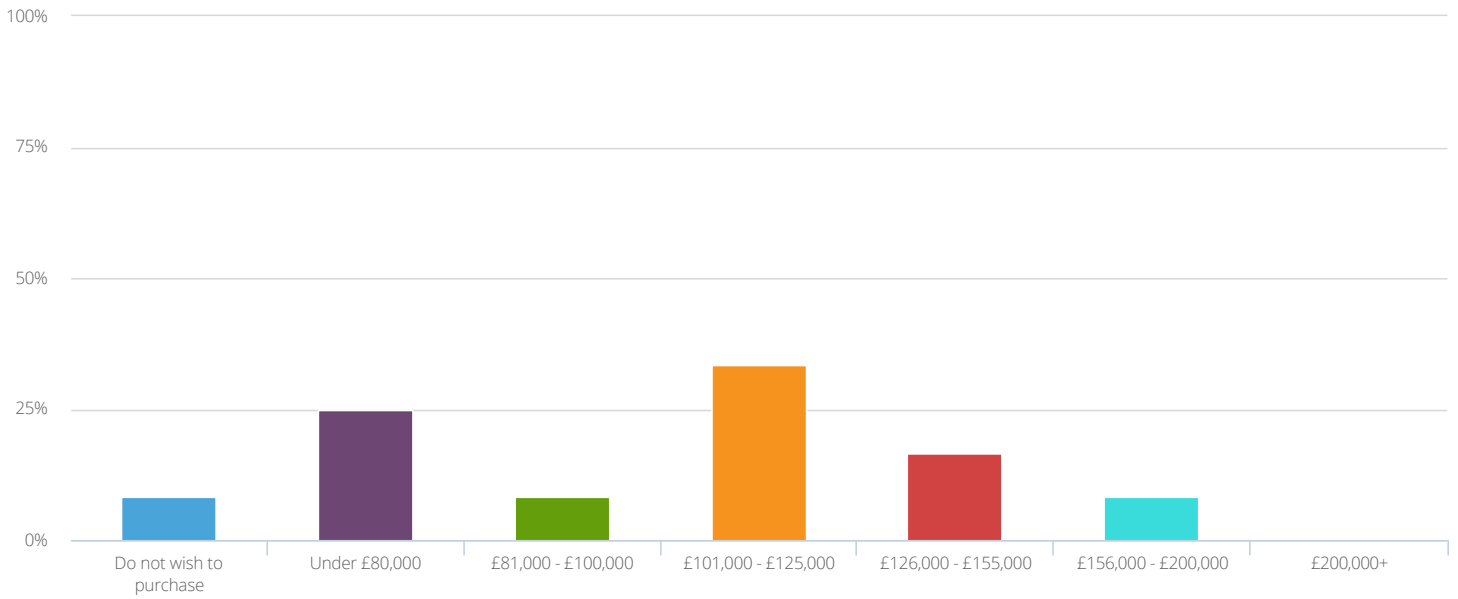
Does anyone in the household have specific housing requirements? Please select all that apply.



1	No	9 (75 %)
2	Adapted for wheelchair	3 (25 %)
3	Accommodation on the ground floor	0 (0 %)
4	Older persons accommodation	0 (0 %)
5	Other (please specify)	0 (0 %)
Responses		12

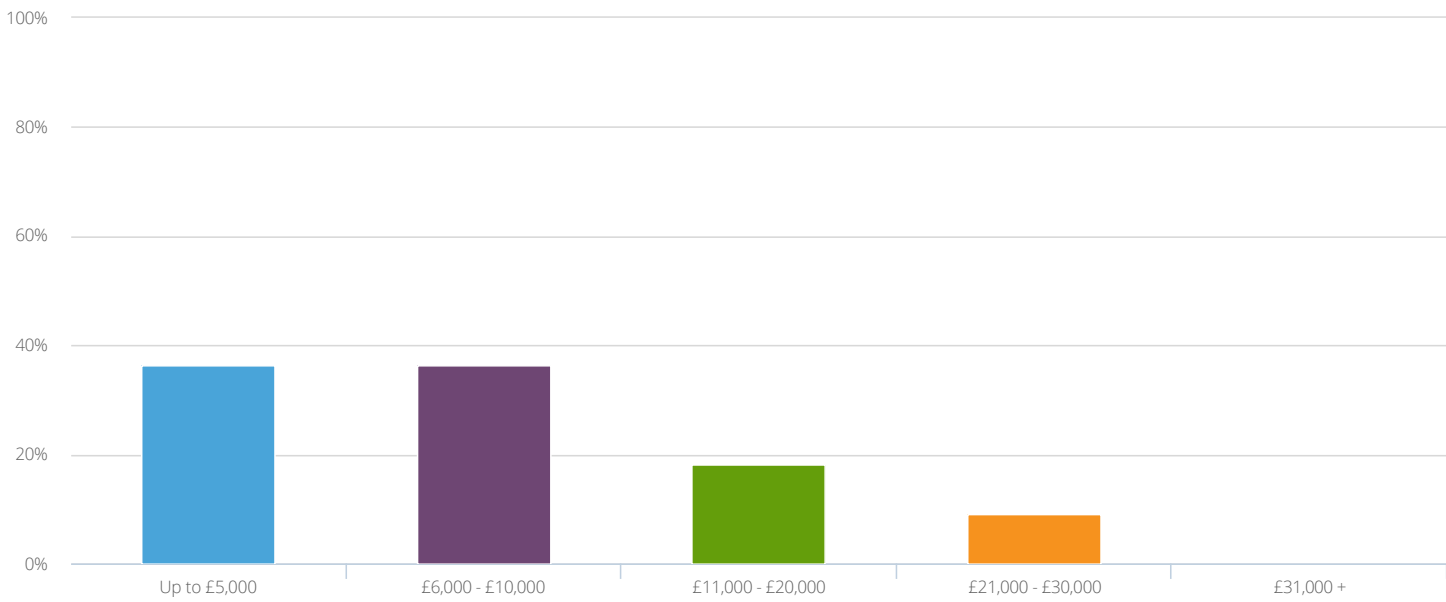
No answers

If purchasing, what is the maximum price range the household can afford?



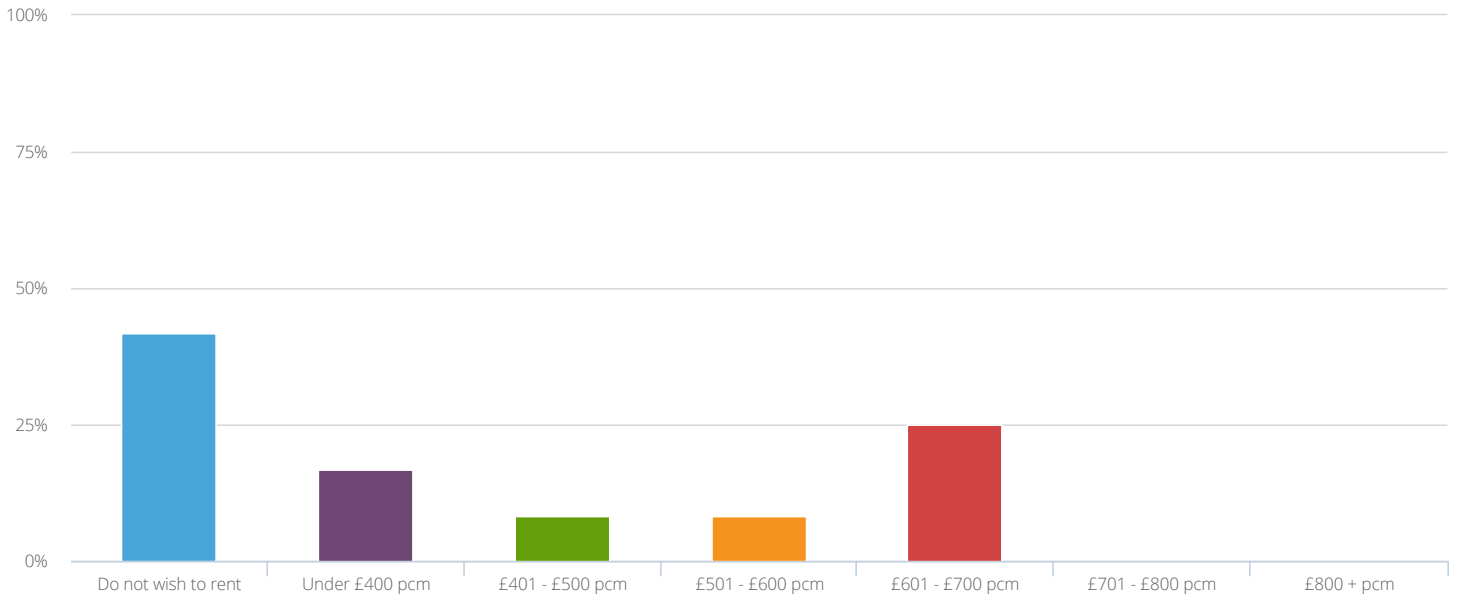
1	Do not wish to purchase	1 (8.33 %)
2	Under £80,000	3 (25 %)
3	£81,000 - £100,000	1 (8.33 %)
4	£101,000 - £125,000	4 (33.33 %)
5	£126,000 - £155,000	2 (16.67 %)
6	£156,000 - £200,000	1 (8.33 %)
7	£200,000+	0 (0 %)
Responses		12

If purchasing, how much approximately could the household initially put into the property as a deposit?



1	Up to £5,000	4 (36.36 %)
2	£6,000 - £10,000	4 (36.36 %)
3	£11,000 - £20,000	2 (18.18 %)
4	£21,000 - £30,000	1 (9.09 %)
5	£31,000 +	0 (0 %)
Responses		11

If renting, what is the maximum monthly rent the household can afford?



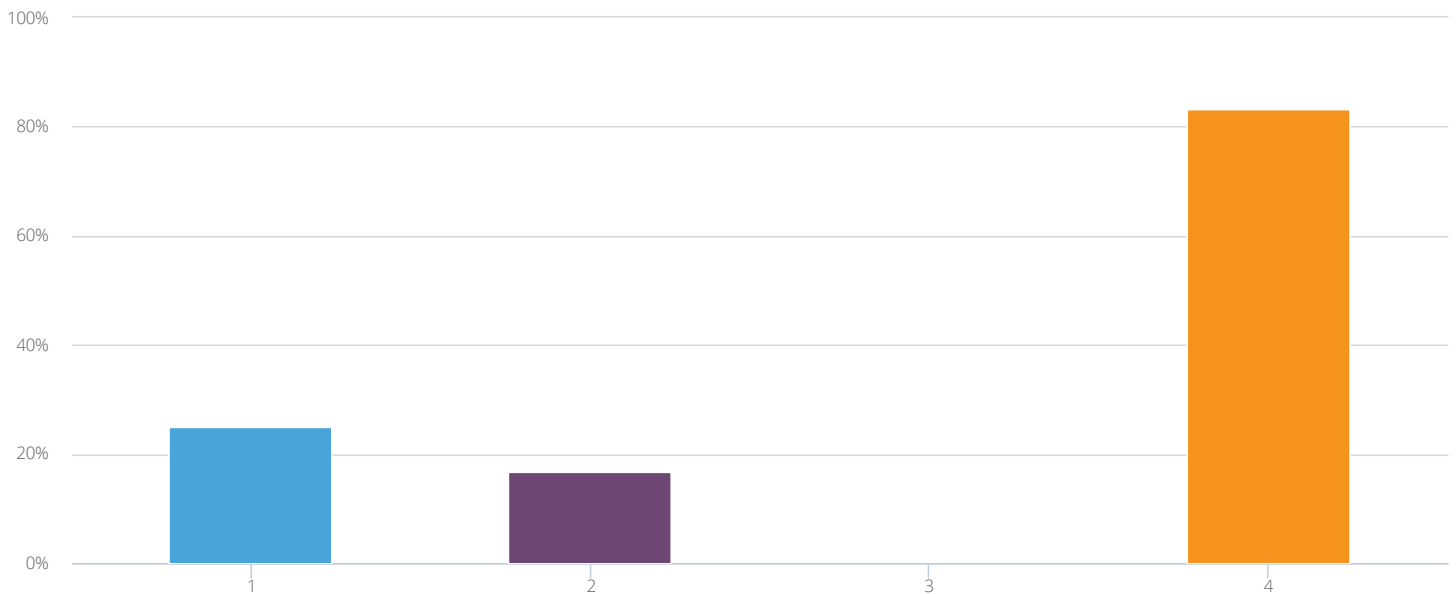
1	Do not wish to rent	5 (41.67 %)
2	Under £400 pcm	2 (16.67 %)
3	£401 - £500 pcm	1 (8.33 %)
4	£501 - £600 pcm	1 (8.33 %)
5	£601 - £700 pcm	3 (25 %)
6	£701 - £800 pcm	0 (0 %)
7	£800 + pcm	0 (0 %)
Responses		12

If the household is not currently registered, you can contact and/or apply through:

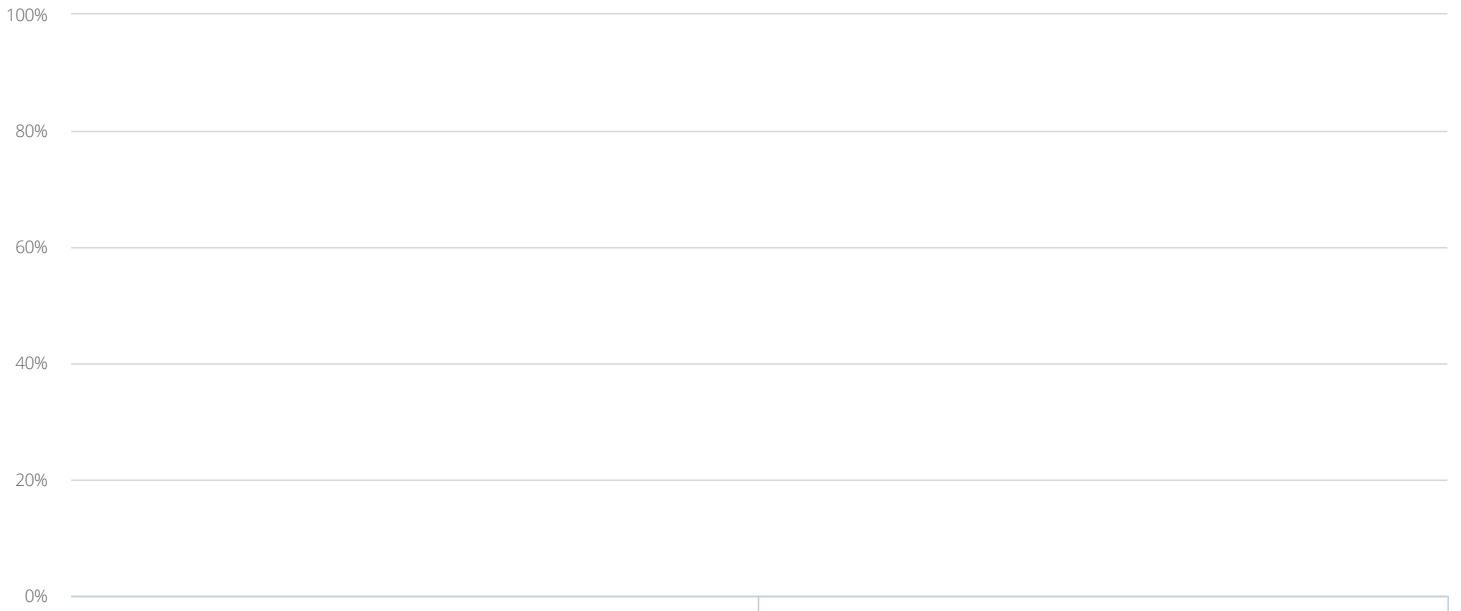
HomeChoice Tel: 0300 1234 161 Email: info@cornwallhousing.org.uk Web: cornwallhousing.org.uk/homechoice

Help To Buy South West Tel: 0300 100 0021 Email: info@helptobuysouthwest.org.uk Web: helptobuysouthwest.org.uk

Is the household on the Council's HomeChoice and/or Help to Buy South West registers?



1	Yes, HomeChoice (rented properties through a Housing Association (HA) or Council)	3 (25 %)
2	Yes, Help To Buy South West (shared ownership (HA) and/or intermediate sale through a private developer)	2 (16.67 %)
3	Yes, both	0 (0 %)
4	Neither	10 (83.33 %)
Responses		12



1

2

Responses

0 (0%)

0 (0%)

0

If so, please provide your registration number.

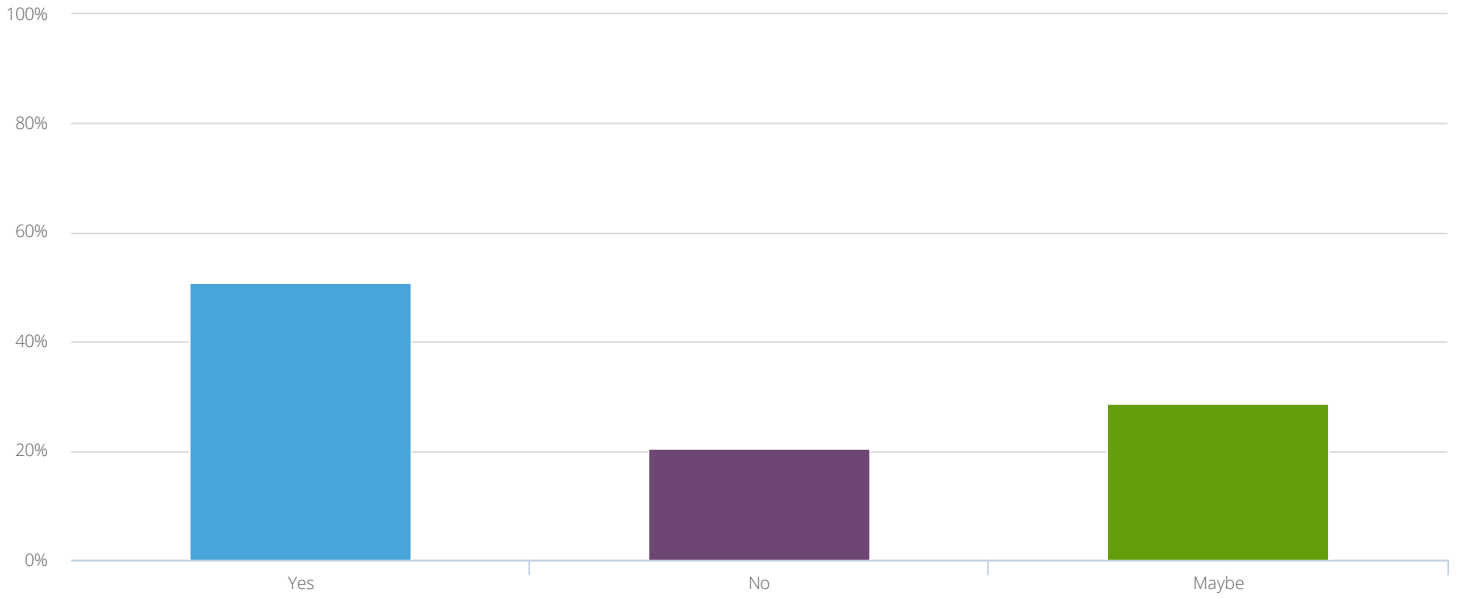
HomeChoice

Help to Buy South West

No answers

PART 3 Your thoughts on Affordable Housing

Would you support an affordable housing led development, to help meet the needs of local people with a connection to the Parish?

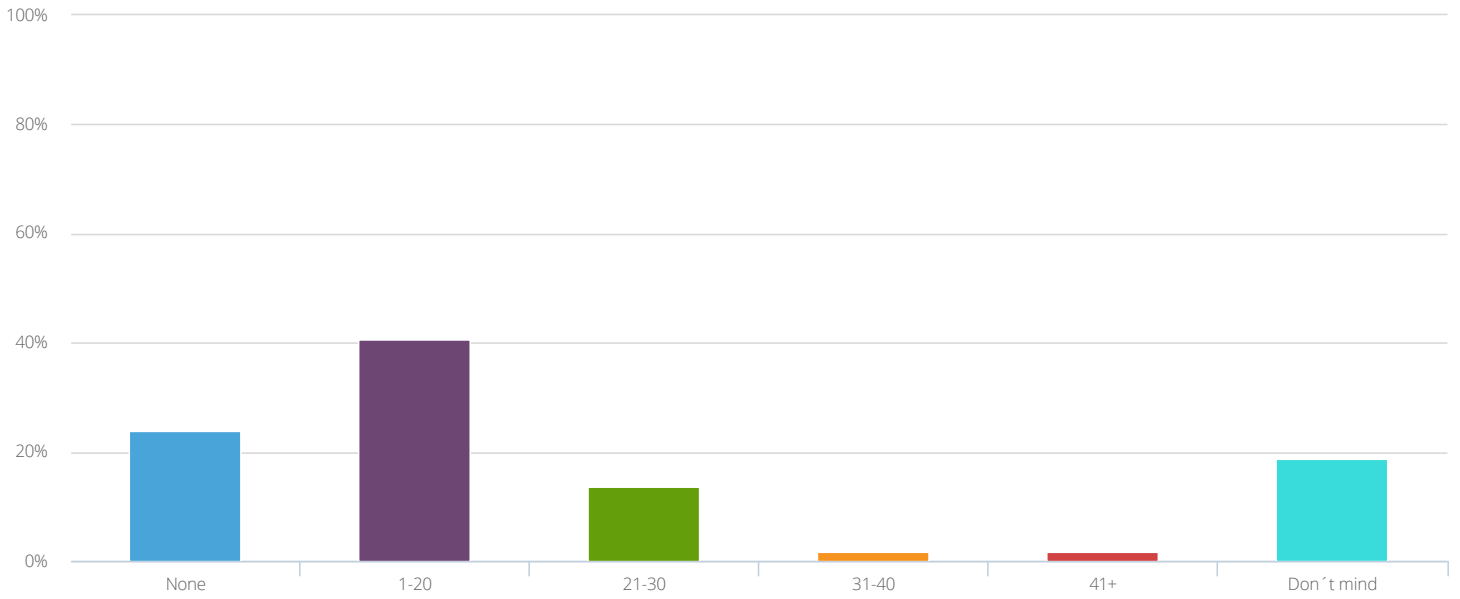


1	Yes	30 (50.85 %)
2	No	12 (20.34 %)
3	Maybe	17 (28.81 %)
Responses		59

Please provide reasons for your response

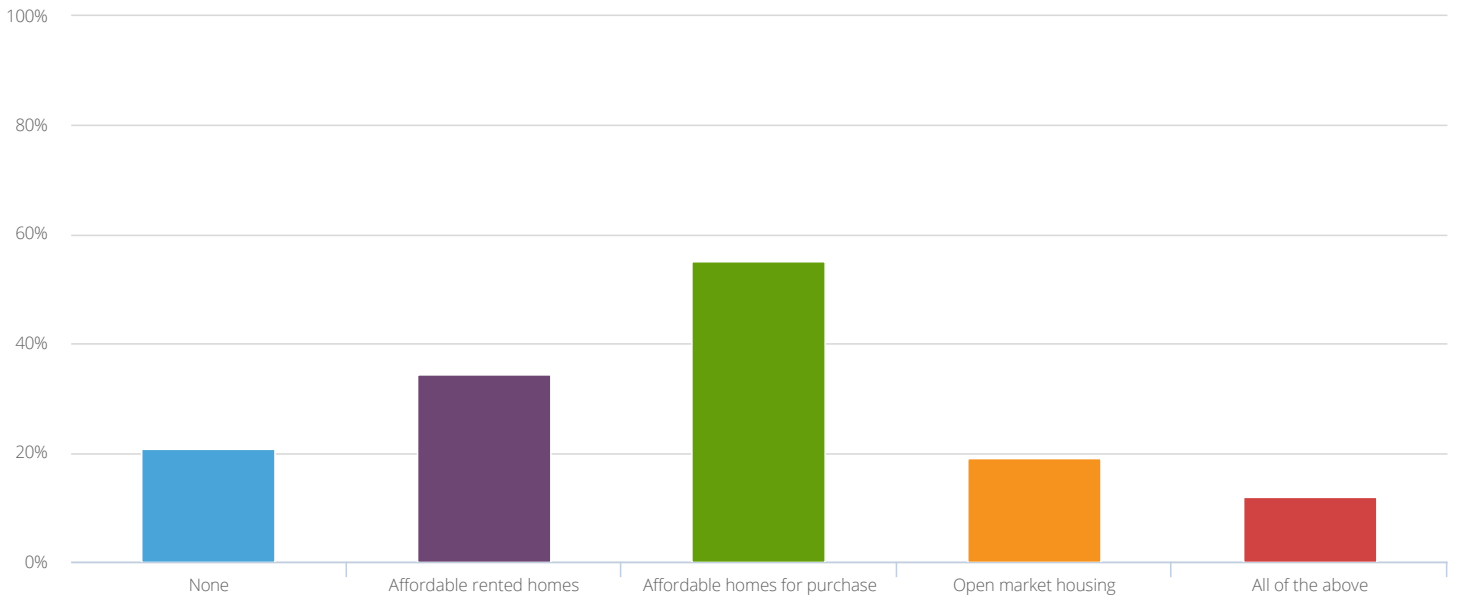


How many new homes would you support being built?



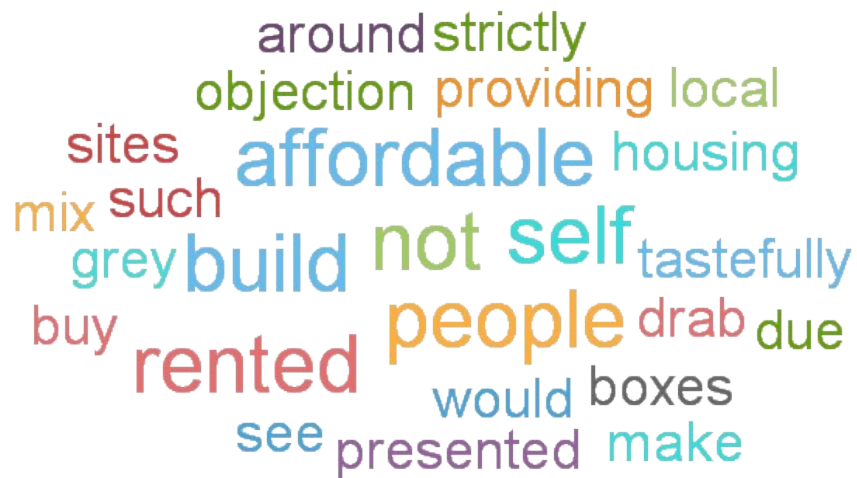
1	None	14 (23.73 %)
2	1-20	24 (40.68 %)
3	21-30	8 (13.56 %)
4	31-40	1 (1.69 %)
5	41+	1 (1.69 %)
6	Don't mind	11 (18.64 %)
	Responses	59

What type(s) of development would you support? Please tick all that apply.



1	None	12 (20.69 %)
2	Affordable rented homes	20 (34.48 %)
3	Affordable homes for purchase	32 (55.17 %)
4	Open market housing	11 (18.97 %)
5	All of the above	7 (12.07 %)
Responses		58

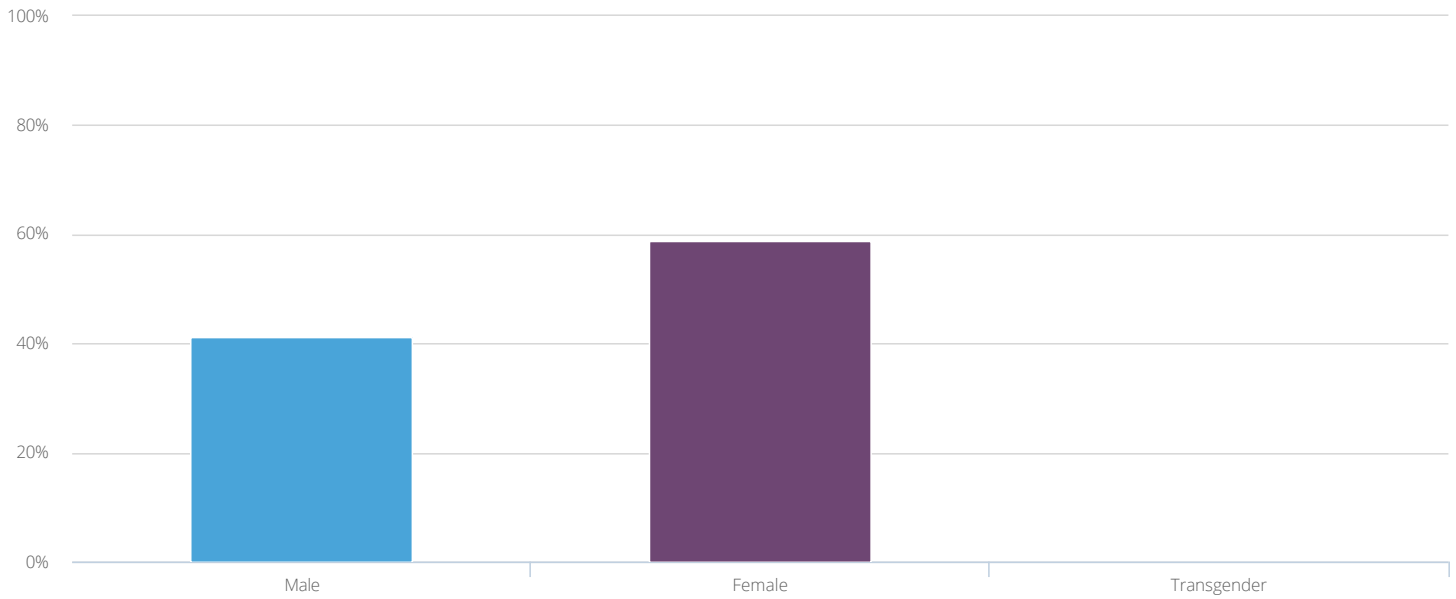
Other (please specify)



PART 4 Equalities Monitoring

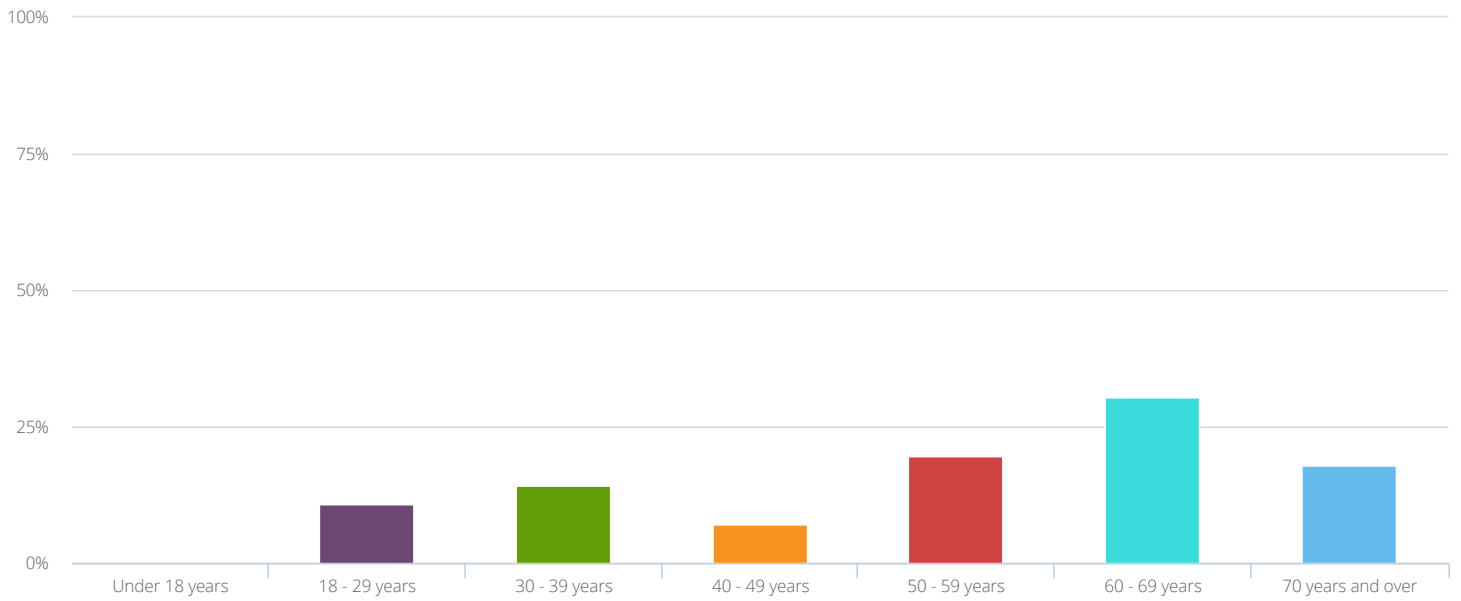
Cornwall Council is committed to ensuring that our services, policies and practices are free from discrimination and prejudice and that they meet the needs of all the community. For us to check we are providing fair and effective services, we would be grateful if you would answer the questions below. You are under no obligation to provide the information requested, but it would help us greatly if you do.

How do you describe your gender?



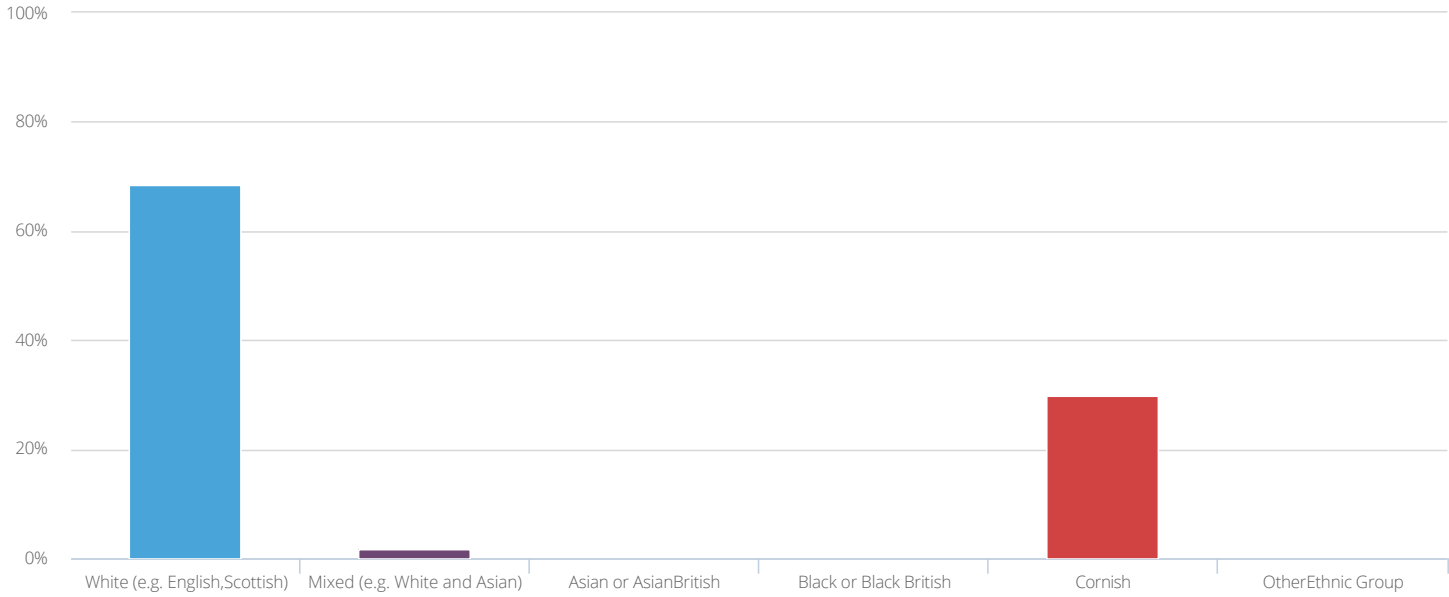
1	Male	23 (41.07%)
2	Female	33 (58.93%)
3	Transgender	0 (0%)
Responses		56

What age range are you in?



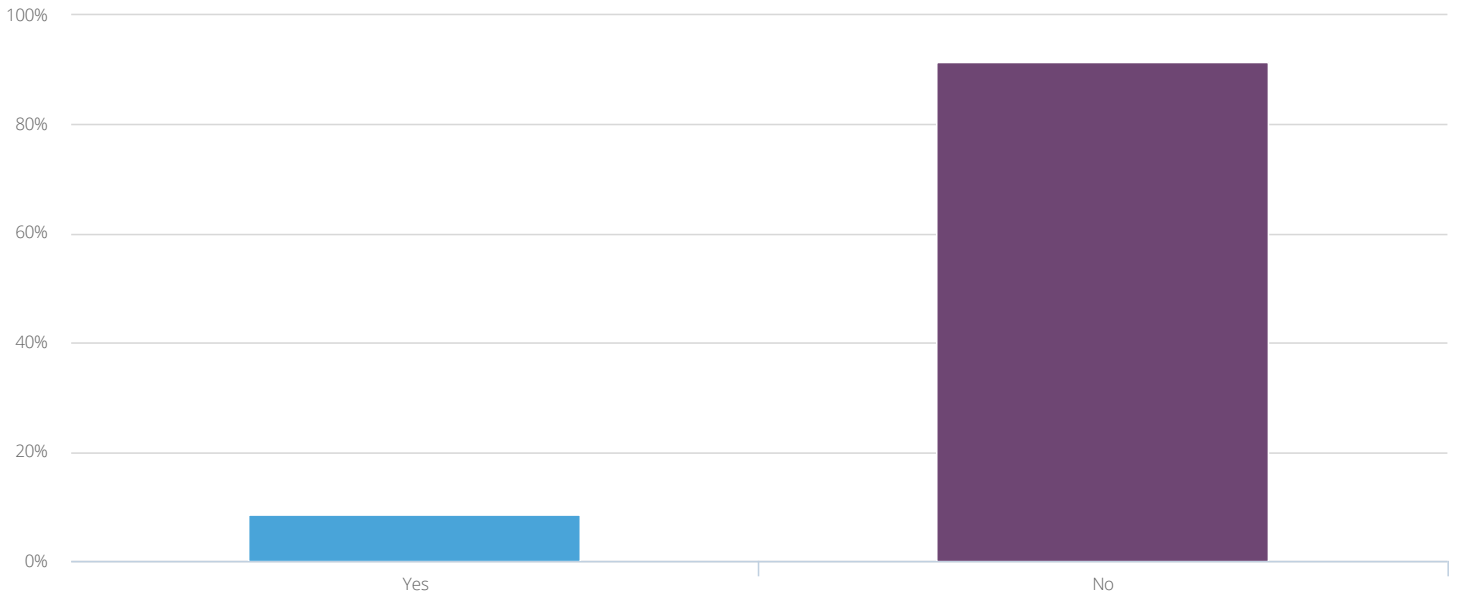
1	Under 18 years	0 (0 %)
2	18 - 29 years	6 (10.71 %)
3	30 - 39 years	8 (14.29 %)
4	40 - 49 years	4 (7.14 %)
5	50 - 59 years	11 (19.64 %)
6	60 - 69 years	17 (30.36 %)
7	70 years and over	10 (17.86 %)
Responses		56

How do you describe your ethnic origin? (Please read carefully before selecting the ethnic group that you feel most closely reflects your background)



1	White (e.g. English, Scottish)	39 (68.42 %)
2	Mixed (e.g. White and Asian)	1 (1.75 %)
3	Asian or Asian British	0 (0 %)
4	Black or Black British	0 (0 %)
5	Cornish	17 (29.82 %)
6	Other Ethnic Group	0 (0 %)
Responses		57

Do you consider yourself to have a disability?



1	Yes	5 (8.62%)
2	No	53 (91.38%)
Responses		58