

Cubert Parish	
HOUSING NEED SURVEY	
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1. Introduction

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. They can also provide further detail on the types of homes required by local people, 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. Cornwall Council administered an online Housing Need Survey on behalf of Kingsley Developments for compliance purposes, to help inform the level of affordable housing need in the parish in relation to their planning application at Wesley Road, Cubert.

The Council's administration of this survey does not in any way indicate a formal view on the planning application.

2. Current Housing Need Information

2.1. Registered need on Cornwall HomeChoice

2.1.1. Cornwall HomeChoice at the time the survey was undertaken indicated that there were **12** households with a local connection to Cubert parish and who are principally seeking affordable rented housing.

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	Band	Council Min Bedroom Need				Grand Total
		1	2	3	4	
Cubert	Band A	0	0	0	1	1
Cubert	Band B	0	0	0	1	1
Cubert	Band C	0	0	1	0	1
Cubert	Band D	0	1	0	0	1
Cubert	Band E	5	3	0	0	8
Cubert Total		5	4	1	2	12

2.2. Households registered with Help to Buy South West

2.2.1. The Help to Buy South West register identified **7** 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. 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. Cubert Parish lies on the north coast of Cornwall, five miles west of Newquay. The Parish is the northernmost parish of the former district of Carrick.

Cubert is the main village of the Parish but there are several hamlets, the largest being Holywell, Treveal, and Tresean.

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With a population of over 1,200, Cubert has a primary school and a nursery school, village hall and playing field, as well as many other facilities.

3.2. Survey methodology

3.2.1. The survey was administered by the Affordable Housing Team at Cornwall Council, on behalf of Kingsley Developments. It ran for 6 weeks from 15 February through to 29 March 2019. Households received a letter inviting them to complete the online questionnaire or return a paper copy of the survey to the Council.

3.2.2. It should be noted that this was not an opinion based survey on the development proposals by Kingsley Developments, but one to solely assess the current affordable housing need within the parish.

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;
- The type of connection the household had with the parish;
- Why the household needed to move;
- How many bedrooms the household required;
- The type and tenure of their current home;
- How urgently the household needed to move;
- Where the household would like to live, and the type of property required;
- Whether their home included any special adaptations;
- The maximum price range and deposit the household can afford;
- The maximum monthly rent the household could afford;
- 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.

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 information provides useful data on the extant housing need in the parish, and the analysis may 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 **110** responses, **69** were recorded as 'complete'. The report therefore focuses on the **69** households that provided a complete response.

4.2.2. As outlined above, the survey focussed on those households that considered themselves to be in '**housing need**'.

4.3. Households in 'housing need'

4.3.1. As stated above this report focuses on those households that responded on the basis of being in housing need and **36** households responded at the start of this section.

4.3.2. 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: 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 thirty-six respondents who answered this question; 34 (**94.44%**) stated that they meet the local connection to the parish.

4.3.3. How soon households need to move home

Of the thirty-four respondents stating to be in housing need and with a local connection, **94%** (32) were needing to move home within 2yrs.

4.3.4. Where households would like to live

Households were asked if they would like to live in the Parish, and if so, where they would like to live. Of the 32 stating to be in housing need with a local connection and requiring housing in the next 2 years, all wanted to live in the Parish.

4.3.5. Affordable homeownership prices

Of the 32 households stating to be in housing need with a local connection, wanting to live in the Parish, and requiring housing in the next 2 years, 22% (7) were considered to be able to afford to buy on the open market.

4.3.6. Are households registered for affordable housing?

Of the 25 households confirmed as being in housing need, having a local connection, needing to move in the next 2 years, and wanting to live in the Parish, 17 households were not registered with HomeChoice or Help to Buy SW.

5. Conclusions

5.1. Summary of survey response and Key statistical findings

5.1.1. The surveyed local housing need indicated a higher need profile than that solely identified on HomeChoice and Help to Buy SW alone.

5.1.2. It shows that, of those stating a housing need with a local connection and needing to move within the next 2 years, **100%** (25) wish to live in the parish.

5.1.3. Furthermore, of the 17 not already registered, there's a higher proportion of **14** households requiring 2 bed homes. There is also a need of 2 for 1 beds, and 1 with a 4 bed need.

5.1.3. The survey shows that the main reason why a move is required is to move to a more affordable property (9 of the 17 unregistered). Other reasons given were due to wanting to live independently; current property is too small; wanting to move closer to family and friends; current home is too big; wanting to live with partner; and the condition of current home.

5.1.4. Affordable Rent is by far the most desirable tenure of affordable property with **11** of the 17 unregistered households stating this as their preference. The remainder were evenly split between shared ownership and intermediate sale.

5.1.5. Of interest is that **2** respondents require ground floor accommodation, 1 of which with an adapted wheelchair need.

5.1.6. In conclusion the survey data has indicated that, as well as the **12** applicants on the Homechoice Housing Register who are looking for an affordable home for rent, and the **7** registered with Help to Buy South West seeking to buy an affordable home in the parish at the commencement of the survey in February 2019. There are an additional **17 "hidden" households** who would like an affordable home, but that are not currently registered with the Council.

5.1.7. It should be noted that households are not eligible to bid on affordable homes until they are registered on either the Homechoice or Help to Buy SW registers.

5.1.8. The combined registered and surveyed need indicates **36** households to be in housing need, of which 23 have indicated an affordable rent need.

5.1.9. Further to the above, the current (May 2019) registered Homechoice need for the parish has increased and now stands at **20** households. This increase in need from February's extract (see figure 1) is likely to be as a result of the housing need survey generating interest, although this cannot be substantiated.

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Local Connection	Band	Council Min Bedroom Need				Grand Total
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Cubert	Band B	0	0	0	1	1
Cubert	Band C	2	0	2	0	4
Cubert	Band D	0	1	0	0	1
Cubert	Band E	8	3	1	0	12
Cubert Total		11	4	3	2	20

5.1.10. In addition to the updated Homechoice figures, the current Help to Buy SW register shows a slight decrease, with now **7** households seeking shared ownership or intermediate sale housing. It should be noted that 1 of these households is also registered with Homechoice, resulting in a total of **26** households registered with either Homechoice or Help to Buy SW.

5.1.11. However to clarify for the purposes of this survey to identify the local housing need at that point in time (February & March 2019). The combined registered and surveyed hidden housing need indicates a total of **36** households to be in housing need in the parish.