



Gwinear Gwithian Parish

HOUSING NEED SURVEY

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Author:	Affordable Housing Team, Cornwall Council affordablehousing@cornwall.gov.uk Tel: 01872 326353

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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. 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 open 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.

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. Gwinear Gwithian Neighbourhood Plan GGP Policy 2 – Connor Downs – Rural Exceptions Housing Sites Part A, requires applications on rural exception sites to be evidenced by an up to date housing need survey as well as the Homechoice Register. This is set out below in full.

- a) *The proposed development satisfies Policy 9 of the Local Plan as a Rural Exceptions Site and the guidance in the Cornwall SPD on Affordable Housing; the number, type, tenure and size of dwellings should help deliver local housing needs in accordance with the Local Connections Policy and as evidenced by an up to date Housing Needs Survey and the Homechoice Register;*

A housing need survey will seek to establish the need for housing and help to ascertain what kind of housing, including affordable housing, local people need.

A planning application for a development located on an exception site within the parish was submitted (PA19/00988) and therefore this survey was commissioned in order to meet the requirement set out within the Gwinear Gwithian Neighbourhood Plan.

2.0 Current Housing Need Information

2.1. Registered Need on Cornwall HomeChoice

2.1.1. Cornwall HomeChoice indicates that there are 48 households (August 2019) with a local connection to Gwinear Gwithian parish 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 Area	Band	Council Min Bedroom Need							Grand Total:
		1	2	3	4	5	6	7	
Gwinear Gwithian	Band A	1	0	0	0	0	0	0	1
Gwinear Gwithian	Band B	0	0	0	1	0	0	0	1
Gwinear Gwithian	Band C	3	5	4	3	0	0	0	15
Gwinear Gwithian	Band D	1	2	0	0	0	0	0	3
Gwinear Gwithian	Band E	13	9	5	1	0	0	0	28
Total:		18	16	9	5	0	0	0	48

2.2. Households registered with Help to Buy South West

2.2.1. Help to Buy South West register shows there are 11 households that are seeking to buy an affordable home in the parish. A breakdown of the Help to Buy SW local housing needs profile is provided in Figure 2 below, which has been separated by bedroom requirements.

Parish	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	Total
Gwinear Gwithian	8	3	0	0	0	11

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. Gwinear Gwithian is a coastal civil parish situated approximately two miles east of Hayle in West Cornwall. The main settlements in the parish were detailed as Gwinear, Gwithian, Connor Downs, Reawla, Carnhell Green and Upton Towans.

3.2. Survey Methodology

3.2.1. The survey was undertaken by the Affordable Housing Team at Cornwall Council on behalf of an applicant who has submitted a planning application for residential development within the Parish on a site assessed as being an exception site. Therefore there was a requirement within the Neighbourhood Plan to submit a housing need survey as further evidence of housing need within the Parish. 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 12th June to 24th July 2019.

3.3. Survey Structure

The survey format was generally 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; 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 **1646** addresses in the parish. At the closing point of the survey, the Affordable Housing Team recorded **109** responses in total. This is equal to a response rate of **6.62%**.

4.1.2. The information provides useful data on the current 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 **109** responses, **102** were recorded as 'complete'. The report therefore focuses on the **102** 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 1 to 16 and **26 (25.5%)** households indicated that they had a housing need at the start of this section.

4.3.2. Current Housing Circumstance

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

- **58.33%** (14) Private rented
- **25%** (6) Living with a relative or friend
- **8.33%** (2) Owned with a mortgage or loan
- **4.17%** (1) Owned outright
- **4.17%** (1) Rent from a Housing Association

4.3.3. Local Connection

This question asked respondents to identify the type of local connections that they had to the parish. The options were either “yes” or “no” to one or more of the following: living in the parish for the last 3 years or more; working in the parish for the last 3 years or more; previously lived in the parish for 5 years or more; or, have a family member who has lived in the parish for 5 years or more. **27** answered the question of which **25** respondents (**93%**) stated that they have a valid local connection to the parish.

4.3.4. Reasons Why a Move is Required

24 respondents answered the question. Respondents were able to select all reasons that applied to them. The answers were as follows:

- To move to a more affordable home (**13 responses**)
- To move closer to friends/family (**7 responses**)
- Living with friends/family & would like to live independently (**6 responses**)
- Currently renting, but would like to buy (**6 responses**)
- To provide support to family members (**5 responses**)
- Current home is too small (**3 responses**)
- Current home is too big (**1 response**)
- A problem with the condition of the home (**1 response**)
- Other (**3 responses**)

4.3.5. How Quickly Households Need to Move Home

24 respondents answered this question with a majority **19** of respondents (79.17%) needing to move home within 2 years, and **4** respondents (16.67%) stating that they need to move within 2 - 5 years and only **1** respondent (4.17%) stated that they would need to move within the next 5 - 10 years. This would suggest that the majority of respondents would need to move to more suitable accommodation within the next 2 years.

4.3.6. Where Households Would Like to Live

23 respondents answered this question which asked them where they would like to live. The results are as follows:

- **43.48%** (10) Connor Downs
- **17.39%** (4) Anywhere in the parish
- **13.04%** (3) Carnhell Green
- **13.04%** (3) Reawla
- **4.35%** (1) Gwinear
- **4.35%** (1) Gwithian
- **4.35%** (1) Outside the parish

4.3.7. Tenure Type Preferences

23 respondents answered this question. Respondents could choose more than one option; hence the figures below are only an indication of trends in preference for particular tenure types.

The following trends were noted:

- 11** of households were seeking affordable rent.
- 8** of households were seeking Shared Ownership.
- 8** of households were seeking an intermediate sale homes.
- 5** of households were seeking open market housing.
- 2** households were seeking private rented accommodation
- 2** of households specified "other".

4.3.8. Requirement for Size of Property

24 respondents answered this question.

- **25%** (6) households require 1 bedroom homes
- **38%** (9) households require 2 bedroom homes
- **29%** (7) households require 3 bedroom homes
- **4 %** (1) household requires a 4 bedroom home
- **4%** (1) household requires a 5+ bedroom home

4.3.9. Specific Housing Requirements

Of the **23** responses, **20** had no specific requirements, **2** required older persons accommodation and **1** person needed to be close to family to provide support.

4.3.10. Affordable Homeownership Prices

23 respondents answered this question, which asked them to assess how much they thought they could afford to pay to buy a home;

- **26.1%** (6) could afford up to £80,000
- **17.4%** (4) could afford in the range £81,000 - £100,000
- **4.3%** (1) could afford in the range £101,000 - £125,000
- **26.1%** (6) could afford in the range £126,000 - £155,000
- **8.7%** (2) could afford over £156,000 - £200,000
- **0%** (0) could afford over £200,000
- **17.4%** (4) respondents stated that they did not wish to purchase.

4.3.11. Mortgage Deposits

Of the **18** households that stated they were interested in purchasing a property;

- **39%** (7) households have access to a deposit of **up to £5,000**
- **39%** (7) households could raise a deposit of **£6,000 - £10,000**
- **5.6%** (1) households could raise a deposit of **£11,000 - £20,000**
- **5.6** (1) household could raise **£21,000-£30,000**
- **11%** (2) households are able to raise over **£31,000**

4.3.12. Affordability of Rental Costs

17 out of **23** respondents indicated that they would consider renting a home. How much they could afford is outlined in Figure 2 below:

Figure 2 - Rental affordability

Answer Choices	Number
Do not wish to rent	6 (26.09%)
Less than £400 pcm	2 (8.7%)
£401 - £500 pcm	4 (17.39%)
£501 - £600 pcm	5 (21.74%)
£601 - £700 pcm	6 (26.09%)
£701 - £800 pcm	0
£801+ pcm	0
Total	23

For reference, the average cost of private rent per calendar month in the parish is estimated at £759 (source: Zoopla).

4.3.13. Are Households Already Registered for Affordable Housing?

22 respondents answered this question. The majority **68.18%** (15) were not registered with HomeChoice or Help to Buy SW.

- **4** respondents were registered with HomeChoice.
- **1** respondent was registered with Help to Buy SW
- **2** respondents were registered with both HomeChoice and Help to Buy SW

The Housing Need Survey has therefore identified **15** additional households that are not counted within the current registered housing need information for the parish of Gwinear Gwithian.

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 **6.62%**.

5.1.2. The survey data has indicated that, as well as the **48** applicants currently on the Homechoice Housing Register, who are looking for an affordable home for rent,

and the **11** applicants registered with Help to Buy South West seeking to buy an affordable home in the parish, there are a potential **15** additional households who would be interested in obtaining an affordable home, making a total of **74**.

5.2. Key Statistical Findings

5.2.1. The survey indicates that up to **15** of the respondents may have need of affordable housing and that the local need profile is greater than the HomeChoice and Help to Buy South West registers indicated alone.

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.

5.2.2. It showed that **22** of the households stating they were in housing need wanted to live within the Parish.

5.2.3. Of those who say they are interested in an affordable home to buy, **16** were interested in either a shared ownership or discounted sale home. Affordability was spread quite evenly over all the price brackets. However, with the average sale price of a terraced house in Connor Downs in the last 12 months being just over £180,000 affordability is clearly a problem. By reference Cornwall Council's current 'target price' for a 2 bedroom discounted (intermediate) sale house is £94,500, just over half of the aforementioned average price of a terraced house in Connor Downs.

11 of those who responded would be interested in affordable rent, and whilst 5 households stated they would like an Open Market property this may be an ambition given the affordability information that was provided.

As a result, mixed developments which met Council Policy of 70% affordable rent and 30% affordable sale/shared ownership would be appropriate in the Parish; this would enable people to become more independent, prevent local people from having to remain living with friends or family or needing to move away.

5.2.4. There is some urgency in respondents needing to move home, with **79.17%** stating that they would need to move within 2 years and **16.67%** within 2-5 years. This would suggest that **95.84%** of respondents for this question believe that the accommodation they are in currently will become unsuitable for their needs within the next 5 years.

5.2.5. In conclusion the survey data has indicated that, as well as the 48 applicants currently on the Homechoice Housing Register, who are looking for an affordable home for rent, and the 11 applicants registered with Help to Buy South West seeking to buy an affordable home in the parish, there are an additional 15 "hidden" households who would like an affordable home but are not currently registered with the Council. The survey indicates that the local need profile is greater than the HomeChoice and Help to Buy South West registers indicated alone.