



Lanivet Parish

HOUSING NEED SURVEY

Report Date:	31 July 2019
Version:	1.1
Document Status:	Final Report
Author:	Affordable Housing Team Cornwall Council affordablehousing@cornwall.gov.uk Tel: 01726 223686

Lanivet Parish
Housing Need Survey Report

Contents

1.	Introduction	3
2.	Current Housing Need Information	4
2.1.	Registered need on Cornwall HomeChoice	4
3.	Survey Methodology.....	4
3.1.	Location and geographic extent of survey.....	4
3.2.	Survey methodology	5
3.3.	Survey structure.....	5
3.4.	Report Format.....	5
4.	Survey Data.....	6
4.1.	Summary of survey response rate	6
4.2.	Analysis of sample.....	6
4.3.	Affordable Housing Need Circumstances	6
4.4.	Thoughts on Affordable Housing & Development.....	9
5.	Conclusions and recommendations.....	10
5.1.	Summary of survey response.....	10
5.2.	Key statistical findings.....	10

Appendix 1 – Raw Data

Lanivet Parish Housing Need Survey Report

1. Introduction

1.1 Evidencing Housing Need

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 existing 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. In such circumstances it can complement the existing housing need data and provide additional qualitative information. A housing need survey 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 Community Land Trust (CCLT) are currently working with the Parish to develop a community-led affordable housing scheme of 15 affordable homes, with adjacent public open space and allotments, on Land north of Clann House, Lanivet. Lanivet Parish Council commissioned this survey as an evidence gathering exercise to assess the current level of housing need in the Parish and the level of support for such a scheme.

Lanivet Parish Housing Need Survey Report

2. Current Housing Need Information

2.1. Registered need on Cornwall HomeChoice

2.1.1. Cornwall HomeChoice register indicates 35 households with a local connection to Lanivet parish are principally seeking affordable rented housing.

2.1.2. A breakdown of the local housing need profile is provided in Figure 1 below, showing bedroom requirements and priority needs banding:

Figure 1 – Summary of HomeChoice register

Parish	Band	Council Minimum Bedroom Need				Total
		1	2	3	4	
Lanivet	A	0	1	1	0	2
Lanivet	B	0	0	1	1	2
Lanivet	C	5	2	2	1	10
Lanivet	D	0	1	0	0	1
Lanivet	E	13	4	3	0	20
Lanivet Total	0	18	8	7	2	35

2.2. Households registered with Help to Buy South West

2.2.1. The Help to Buy South West register identified 3 households that are seeking to buy an affordable home in the parish.

2.2.2. 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 (generally fewer affordable homes are built for sale). 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. The Parish of Lanivet is positioned centrally in Cornwall and is made up of a number of settlements including Lanivet village, St Lawrence, Ruthernbridge and Nanstallon. Lanivet village is approximately 4KM (2.5 miles) south west of Bodmin adjacent to the A30 and has a good range of facilities including a school, church, village hall, post office, playing fields, general store, public house and restaurant/café. There are 844 registered households in the parish.

Lanivet Parish

Housing Need Survey Report

3.2. Survey methodology

3.2.1. The survey was undertaken by the Affordable Housing Team at Cornwall Council, in partnership with Lanivet Parish Council. It ran for 6 weeks from 13 May through to 23 June 2019. 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. Section 4 of this report provides an analysis of the most relevant responses of note to the Housing Need Survey questionnaire. For ease of reference, responses from those not in housing need (the 'generic' questions) are reported separately to those indicating 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 844 addresses in the parish. At the closing point of the survey, the Affordable Housing Team recorded **105** responses in total. This is equal to an overall response rate of **12%**.

4.1.2. The information provides useful data on the existing 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.

4.2. Analysis of sample

4.2.1. Of the **105** responses, **93** were recorded as 'complete'. The report therefore focuses on the **93** 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. Affordable Housing Need Circumstances

4.3.1. Section 4.3 of this report will mainly focus on the 27 households that responded on the basis of being in housing need in Part 2 of the questionnaire. Additionally, all respondents' thoughts on Affordable Housing development in Part 3 of the questionnaire are covered in Section 4.4 of this report.

4.3.2. Does the household needing to move own or rent their own home

Twenty eight people answered this question. Of most significance is the 42% living with a relative or friend.

- **42%** (12) live with a relative or friend
- **28%** (8) Rent privately
- **11%** (3) Rent from the Council
- **7%** (2) Rent from a Housing Association
- **4%** (1) Own a discounted market sale property
- **4%** (1) Own a property with a mortgage or loan
- **4%** (1) Own a property outright

Lanivet Parish

Housing Need Survey Report

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 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 twenty seven respondents who answered this question:

- **93%** (25) stated that they meet the local connection to the parish
- **7%** (2) stated they did not meet this connection

4.3.5. Reasons why a move is required

Twenty six respondents answered the question. Respondents were able to select **all reasons** that applied to them. Of significance here are the **42%** (11) currently living with friends/family but wanting to live independently along with a further **23%** (6) currently renting but would like to buy:

- **42%** (11) - Living with friends/family and would like to live independently
- **23%** (6) - Currently renting, but would like to buy
- **15%** (4) - Current home is too small
- **11%** (3) - To move to a more affordable home
- **11%** (3) - To live with partner
- **11%** (3) - To provide support to family member
- **7%** (8) - Other – including relationship breakdown and physical disability

4.3.6. How soon do households need to move home

Twenty six respondents answered this question:

- The majority **73%** (19) respondents need to move home within 2yrs
- Of those remaining **19%** (5) need to move within 2-5yrs.

4.3.7. Where households would like to live

Twenty six respondents answered this question indicating that 92% want to live within the parish:

- **42%** (11) want to live in Lanivet
- **35%** (9) want to live anywhere in the parish
- **15%** (4) Nanstallon
- **8%** (2) Outside the Parish

4.3.8. Tenure Type Preferences (multiple answers)

Twenty six respondents answered this question, with a reasonably equal split between those with a preference for renting an affordable home and those wishing to buy an affordable home:

Lanivet Parish

Housing Need Survey Report

- **46%** (12) of households were seeking affordable rented homes;
- **42%** (11) of households indicated a preference for an intermediate sale homes (discount from open market, normally provided by private developer);
- **27%** (7) of households indicated an open market home would suit their needs
- **23%** (6) of households were seeking Shared Ownership.

4.3.9. Property size

Twenty five respondents answered this question:

- 2 beds 44% (11)
- 3 beds 36% (9)
- 1 beds 20% (5)

4.3.10 Specific house types required (multiple answers)

Twenty five respondents answered this question:

- **84%** (21) didn't require specific housing requirements
- Adaptations such as ground floor accommodation, older persons accommodation; and wheelchair accessibility were requirements indicated by the remaining 4 respondents

4.3.11 Homeownership affordability

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

- **32%** (8) stated they **do not wish to purchase**
- **8%** (2) could afford to buy **under £80,000**
- **8%** (2) could afford to buy between **£81,000 - £100,000**
- **16%** (4) could afford to buy between **£101,000 - £125,000**
- **16%** (4) could afford to buy between **£126,000 - £155,000**
- **16%** (4) could afford to buy between **£156,000 - £200,000**
- **4%** (1) could afford to buy **£200,000+**

4.3.12 Deposits

Of the 17 households that were interested in purchasing a home:

- **29%** (5) households have access to up to **£5,000** for a deposit,
- **41%** (7) households are able to raise a deposit of **£6,000 - £10,000**
- **24%** (4) households have access to a deposit of **£11,000 - £20,000**
- **6%** (1) households have access to a deposit of **£21,000+**

Deposits of 5% - 10% of purchase price are typically required to purchase a Discounted or shared ownership home.

Lanivet Parish Housing Need Survey Report

4.3.13. Affordability of rental costs

Out of twenty five respondents thirteen households indicated 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 (48%)	12
Under £400 p.c.m (16%)	4
£401 - £500 p.c.m (24%)	6
£501 - £600 p.c.m (8%)	2
£601 - £700 p.c.m (4%)	1
Total	25

4.3.14 Are households registered for affordable housing?

Twenty Five respondents answered this question:

- The majority **68%** (17) were not registered with either HomeChoice or Help to Buy SW
- **16%** (4) of respondents were registered with HomeChoice, and
- **8%** (2) of respondents were registered with Help to Buy South West
- **8%** (2) registered with both.

Consequently the Housing Need Survey has identified **17 'hidden households'** that are not counted within the current registered housing need data.

4.4. Thoughts on Affordable Housing & Development

4.4.1. Support for Affordable Housing led development

Eighty eight respondents answered this question. While 19% said 'No' to affordable led housing development, 81% were potentially open to the idea:

- The majority **49%** (**43**) said **"yes"** and a further
- **32%** (**28**) said **"maybe"** to affordable housing led development that would help meet the needs of local people with a connection to the parish.
- **19%** (17) said **'No'**.

Lanivet Parish

Housing Need Survey Report

4.4.2. Number of homes built

Eighty nine respondents answered this question regarding the number of homes they would support being built, with the majority supporting development of up to 20 homes;;

- **36%** (32) **1-20** homes
- **17%** (15) **21-30** homes
- **3%** (3) **31-40** homes
- **2%** (2) **41+** homes
- **22%** (20) **Don't mind**
- **19%** (17) **None**

4.4.3. Types of supportable development (multiple answers)

Of the 87 respondents answering this question, the following tenure choices were identified,

- **41%** (36) Affordable **rented** homes
- **60%** (52) Affordable homes to **purchase**
- **17%** (15) **Open market** homes
- **16%** (14) **All** of the above
- **19%** (17) **None**

Twenty five respondents answered a separate question about self-build 24% (6) of whom were interested in building their own home.

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 it to be a statistically significant set of data, given the overall response rate of **12%**.

5.1.2 The survey data indicates that, as well as the 35 applicants currently on the HomeChoice Housing Register looking for an affordable home for rent, and a further 3 applicants registered with Help to Buy South West seeking an affordable home in the parish to buy, there are an additional **17 "hidden" households** who would like an affordable home but are not currently included on either register.

5.1.3 The surveyed and registered local housing need demonstrates with confidence that there is an identified local housing need for affordable housing in the parish.

5.2. Key statistical findings

5.2.1. The survey identifies **27** respondents who are potentially in need of affordable housing, not all of whom are currently registered on either the HomeChoice or Help to Buy South West registers.

Lanivet Parish

Housing Need Survey Report

5.2.2. It shows that, of those who consider themselves in housing need and answered the question **92%**, (18) respondents wish to live in the parish. There was a relatively even split between respondents **44%**, (11) looking for 2 bed homes and 36%, (9) respondents interested in 3 bedroom properties.

5.2.3. The survey indicates the main reasons why a move is required were (a) Living with friend or family and would like to live independently – **42%**, (11) and (b) currently renting but would like to buy - **23%**, (6).

Of interest is that **1** respondent requires a home to wheelchair standards, **2** respondents require accommodation on the ground floor and a further **2** require older person's accommodation.

5.2.4. Of those who say they are interested in an affordable home to buy, only one could afford a home of £200,000 or above and put down a deposit of £21,000 or more, despite question 19 showing **7** respondents felt open market housing would be suitable to meet their household need. Considering property values in the parish is may be difficult for all 7 to afford an open market home at this time.

5.2.5. There is notable urgency in respondents need to move home, with **73%** stating they would need to move within 2 years.

5.2.6. In conclusion the survey data indicates that, as well as the **35** applicants currently on the HomeChoice Housing Register looking for an affordable home for rent, and those registered with Help to Buy South West seeking an affordable home to buy in the parish, there are an additional **17 "hidden" households** who would like an affordable home but are not currently registered with either.

5.2.7. The survey indicates the local need profile is greater than 35 indicated by HomeChoice and 3 on Help to Buy South West registers and it should be noted that households are not eligible to bid on affordable homes until they are registered on one or other of these registers.

5.2.8. There are a number of recommendations to consider with regards to future development proposals;

- With 49% of respondents fully supporting and a further 32% maybe supporting affordable housing led development, and an identified registered and surveyed housing need requiring to be met, if necessary, the NDP may wish to consider allocating or zoning land for housing/affordable housing development. Additionally, if the need arises, it may be worthwhile undertaking a site finding exercise to demonstrate capacity and how the need will be met.
- Affordable housing delivery should cater for both affordable rent and intermediate homes for sale, reflecting the results of this survey and the registered local housing need.

Lanivet Parish

Housing Need Survey Report

- In addition the survey identified support for self-build – this could be explored further to understand the context and need.

Appendix 1 - Raw Data Attached Separately