



Sithney Parish

HOUSING NEED SURVEY

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Author:	Affordable Housing Team, Cornwall Council affordablehousing@cornwall.gov.uk Tel: 01726 223438

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Housing Need Survey Report

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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 (formerly 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 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 Coastline Housing, to help inform the level of affordable housing need in the parish in relation to any potential future planning applications in the parish.

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

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2. Current Housing Need Information

2.1. Registered need on Cornwall HomeChoice

2.1.1. Cornwall HomeChoice at the time of writing this report has **3** households registered with a local connection to Sithney 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

	Band	Minimum Bedroom Need		Grand Total
		1	2	
	Band A	0	1	1
	Band E	1	1	2
Sithney Total		1	2	3

2.2. Households registered with Help to Buy South

2.2.1. Help to Buy South West was taken over by Help to Buy South in December 2019. The only available figures are from the Help to Buy South West register dated 3.12.2019. At this time there was **1** household registered, seeking to buy an affordable home in the parish.

2.2.2. However, this only accounts for households that indicated that they either live or work in the parish on their application form. Help to Buy South (formerly South West) do not routinely keep data on ex-residency or family connections of 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. Sithney Parish is situated in the of West Cornwall to the north of Porthleven.

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Sithney is the main village of the Parish with a couple hamlets, Boscadjack and Crowntown. The 2017 population estimate for the Parish is 945 and as of Mar 2020, 410 properties were registered for Council Tax. There is small primary school located approx. half a mile away from Crowntown.

3.2. Survey methodology

3.2.1. The survey was administered by the Affordable Housing Team at Cornwall Council, on behalf of Coastline Housing. It ran for 6 weeks from 09 March through to 19 April 2020. 410 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 a specific development proposal by Coastline Housing, 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;
- 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

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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 **29** responses, **27** were recorded as 'complete'. The report therefore focuses on the **27** households that provided a complete response.

4.2.2. As outlined above, the survey focussed on complete responses and those the 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 **5** 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 were either yes or no to having: lived in the parish for 3yrs; worked in the parish for 3yrs or more; previously lived in the parish for 5yrs or more; or, have a family member who has lived in the parish for 5yrs or more.

Of the 5 respondents who answered this question; 4 (**80%**) stated that they meet the local connection to the parish.

4.3.3. How soon households need to move home

Of the 4 respondents who answered this question stating to be in housing need and with a local connection, **75%** (3) were needing to move home within 2yrs. The remaining household stated they needed to move between 2-5 years.

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 3 households responding and stating to be in housing need with a local connection and requiring housing in the next 2 years, 1 household wanted

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to live in Crowntown, 1 anywhere in the Parish and 1 household did not want to live in the parish.

4.3.5. Affordable homeownership prices

Of the 2 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, only 1 household answered the question on the maximum price range they could afford. This household response was between £101,000 - £125,000. Hometrack Housing Intelligence System details average Lower Quartile prices based on house sales for the Electoral Division of Breage, Germoe and Sithney as £221,000 for February 2020, indicating that purchasing on the open market is not achievable for this household.

4.3.6. Are households registered for affordable housing?

Of the 2 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, 1 household did not respond to question asking if they were registered with HomeChoice or Help to Buy South. The other household confirmed they were already registered with HomeChoice.

5. Conclusions

5.1. Summary of survey response and Key statistical findings

5.1.1. The surveyed local housing need indicated there may be 1 further household than identified on the HomeChoice register.

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, only 2 households wish to live in the parish.

5.1.3. Furthermore, all households confirming they are in housing need and with a local connection to the Parish require 2 bedroom properties.

5.1.3. Households could select multiple reasons for why a move is required, each of the following reasons has 2 responses each:

- To move to a more affordable home
- To move closer to friends/family
- Current home is too small
- Living with family/friends and want to live independently

5.1.4. Households could select what type(s) of housing is suitable for the household the following received 2 responses each:

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- Affordable rent (rented through a housing association or the Council.
- Shared Ownership (part buy, part rent, normally provided by a Housing Association.
- Intermediate sale (discounted from open market, normally provided by a private developer)

Private rented and Open Market options each received 1 response.

5.1.5. In conclusion the survey data has indicated that, as well as the current **3** applicants on the HomeChoice Housing Register there is **potentially** only **1** other household that may not already be registered (they did not respond to the question), who are looking for an affordable home for rent in the parish, have a local connection and wish to move within 2 years

5.1.6. 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 South registers.

5.1.7. The survey has therefore not confirmed any additional need **“hidden households”**.

5.1.8. To clarify for the purposes of this survey to identify the local housing need at that point in time (March & April 2020). The assessed housing need remains at a total of **3** households in the parish.