

St Mellion & Pillaton

HOUSING NEED SURVEY

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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.

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. They can also be a useful tool for parish councils and Neighbourhood Plan groups in assessing their housing needs and priorities.

1.1.4. 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. St Mellion and Pillaton Parishes are considering the scale and location of new housing development in their area in the future and to wish to understand what housing is required to meet the local needs of the community.

2. Current Housing Need Information

2.1. Registered need on Cornwall HomeChoice

2.1.1. The Cornwall Homechoice Register has 8 households with a local connection to Pillaton Parish seeking affordable rented housing. Similarly, there are 8 households with a local connection to St Mellion Parish seeking affordable rented housing.

For consistency with the housing need survey, and for the purposes of this report, the Homechoice need for the two parishes will be amalgamated, therefore the overall need is 16.

Of these, 6 applicants have indicated a preference to live in an affordable home in St Mellion and Pillaton Parishes (4 in Pillaton and 2 in St Mellion). The remaining applicants have indicated that they have a preference to live elsewhere in Cornwall. However, 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 Figures 1 and 2 below, which have been separated by bedroom requirements and priority need banding:

Figure 1 – Summary of HomeChoice Register for Pillaton

Pillaton Parish					
Minimum Bedroom Need					
Band	1 bed	2 bed	3 bed	4 bed	Total
A					
B	1	1			2
C					
D					
E	3	1	2		6
Total	4	2	2	0	8

Figure 2 Summary of Homechoice Register for St Mellion

St Mellion Parish					
Minimum Bedroom Need					
Band	1 bed	2 bed	3 bed	4 bed	Total
A					
B					
C			1		1
D		2			2
E		2	3		5
Total	0	4	4	0	8

2.2. Households registered with Help to Buy South West

2.2.1. The Help to Buy South West register identified 0 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.

2.2.3. Households Registered on the Cornwall Custom and Self-Build Register

2.2.4 The Cornwall Custom and Self-Build Register became a requirement in April 2015 – 2016. The data is stored by Community Network Area (CNA). St Mellion and Pillaton Parishes are within Caradon CNA and there are 16 applicants on the register who are interested in custom or self-build within the Caradon CNA. The majority of these, 10, wish to self-build in St Ive Parish, with none specifying St Mellion or Pillaton Parishes, but 3 of the applicants on the register wish to self-build within the wider CNA with no specification of preferred parish.

3. Survey Methodology

3.1. Location and geographic extent of survey

3.1.1. St Mellion and Pillaton Parishes are neighbouring, small rural parishes, located in South East Cornwall. The nearest towns are Callington to the north and Saltash to the south.

3.2. Survey methodology

3.2.1. The survey was undertaken by the Affordable Housing Team at Cornwall Council, in partnership with St Mellion and Pillaton Parish Councils. It ran for 6 weeks from the 25th April 2017 through to 6th June 2017. Households received a letter inviting them to complete the online questionnaire or return a paper copy of the survey to the NDP Group.

3.3. Survey structure

3.3.1. The survey format was in accordance with the Council's model questionnaire. Topics within the survey included:

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- Whether the respondent was in need of affordable housing; Whether they were currently living in the Parishes;
- 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 here.

4. Survey Data

4.1. Summary of survey response rate

4.1.1. At the closing point of the survey, the Affordable Housing Team recorded **76** electronic responses to the Housing Need Survey. This is equal to an overall response rate of **19%** (the letter went out to the 399 addresses in the parishes).

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 **76** responses, **71** were recorded as 'complete'. The remainder of this report therefore excludes the 5 incomplete responses.

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 13 to 35. **11** households responded at the start of this section.

4.3.2. Current housing circumstance – respondents were asked whether the household needing to move owned or rented their current home, of note:

- a) **45%** (5 respondents) are living in a private rented home.
- b) **18%** (2 respondents) said they rent from a housing association.
- c) **0%** said that they live in a shared ownership home.

4.3.3. Local connection – These questions asked respondents to identify the type of local connections that they had to the parish. Options include: current residence; employment; ex-residency; or, close family connection. However, it should be noted that respondents may have multiple local connections to a parish.

4.3.4. The survey outlined that:

- a) **73%** of respondents (8) meet the local connection criteria.
- b) **27%** (3) respondents do not meet the local connection criteria.

4.3.5. Reasons why a move is required – respondents were able to select all reasons that applied to them. The most common answers were:

- The need to move to a more affordable home **45%**
- To move closer to friends or family **27%**
- Currently renting but would like to buy **27%**
- Other **27%**

4.3.6. How quickly households need to move home:

- **55%** of respondents need to move home in under 2 years.
- **45%** need to move within 2-5 years.

4.3.7. Where households would like to live:

- **36% (4)** respondents would live **anywhere within the parish**
- **36% (4)** respondents would like to live in **Pillaton**
- **27% (3)** respondents want to live in **St Mellion**

4.3.8. Tenure Type Preferences – the following trends were noted (multiple responses allowed):

- a) **45% (5)** households indicated that they are seeking affordable rented homes;

- b) **45% (5)** households indicated that they would prefer intermediate sale homes;
- c) **36% (4)** households are looking for shared ownership homes;
- d) **9% (1)** households indicated that open market homes would suit their needs.
- e) **18% (2)** households state that open market rent sale or private rent would suit their needs.
- f) **18% (2)** indicated that other types of housing would meet their needs. This included **self-build** homes.

4.3.9. Property size – The highest need is for:

- 6 x 2 bed homes **(55%)**;
- 5 x 3 bed homes **(45%)**.

4.3.10. Specific house types required –

- No respondents have specific housing requirements such as wheelchair adapted or older persons accommodation.

4.3.11. Affordable homeownership prices – Respondents were asked to state how much they could afford for housing in the parish. Of all the respondents:

- **27% (3)** respondents could afford to buy between **£126,000 - £155,000**
- **27% (3)** respondents could afford to buy for under **£80,000**
- **18% (2)** respondents do **not wish to purchase**
- **18% (2)** respondents could afford to buy between **£81,000 - £100,000**
- **9% (1)** respondents could afford to buy between **£101,000 - £125,000**

4.3.12. Deposits – Of those **9** households that would be interested in purchasing a home, 3 households have access to up to £5,000 for a deposit, 3 households are able to raise a deposit of £11,000 - £20,000 and 2 households have access to a deposit of £31,000+. 1 household has access to £6,000 to £10,000 plus.

Deposits of 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 5 below:

Figure 2 - rental affordability

Answer Choices	Number
Do not wish to rent	4
Less than £400 pcm	1
£401 - £500 pcm	4
£501 - £600 pcm	1
£601 - £700 pcm	1
£701 - £800 pcm	0
£800+ pcm	0
Total	11

4.3.14. Are households registered for affordable housing? – 3

respondents were already registered with HomeChoice, **0** respondents were registered with Help to Buy South West, **1** respondent were registered with both and **7** respondents were not registered with either agency. Consequently the Housing Need Survey has identified **7 'hidden households'** that are not counted within the current registered housing need information.

It is noted that the Help to Buy South West data for the parish shows no applicants with a local connection who want to live there. There is therefore a query against the response that 1 person is registered with both Homechoice and Help to Buy South West.

4.3.15. Would you support an affordable housing led development?

Whilst the largest response was No (43%), together 57% said yes or maybe.

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 19%.

5.1.2. The survey data has indicated that, as well as the 18 applicants currently on the Homechoice Housing Register, who are looking for an affordable home for rent, there are an additional 7 households who would like an affordable home. Therefore potentially 25 across the 2 parishes.

5.2. Key statistical findings

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- 5.2.1.** The survey has demonstrated that 11 of the respondents are potentially in need of affordable housing.
- 5.2.2.** It shows that, of those who consider themselves in housing need, all respondents wish to live within St Mellion and Pillaton Parishes.
- 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 reasons have been to live closer to employment or to live independently.
- 5.2.4.** Of those who say they are in housing need, a significant proportion are in private, or housing association, rented accommodation and want to move, within under 5 years, to an affordable sale home (discounted sale or shared ownership) or affordable rented, 2-3 bed home within the local area.
- 5.2.5.** The survey has demonstrated that the local need profile is greater than the HomeChoice and Help to Buy South West registers indicated alone.
- 5.2.6.** Of those who consider themselves in housing need, the majority wish to live in an affordable sale home (shared ownership or discounted sale). Of those who say they are interested in an affordable home to buy, all say they can afford a home below a maximum price of £155,000.
- 5.2.7.** Of those who are seeking an affordable rented property, the majority say that can afford a rent level of under £500 per calendar month, with only 2 respondents saying they could afford a monthly rent above this level.
- 5.2.8.** As a result, mixed small scale developments with a balance of affordable rented homes and intermediate homes for sale, are important to the wider sustainability of the community, to prevent local people from needing to move away.
- 5.2.9.** The survey demonstrates that the preferred location for a housing development is within the parishes and that the largest need is for 2 and 3 bed homes.
- 5.2.10.** The information generated by this survey has demonstrated that there is a justification for the provision of affordable homes for sale and rent as long as they are provided in the form of small - medium sized homes.
- 5.2.11.** There is urgency in respondents need to move home, with 55% stating that they would need to move within 2 years and 100% stating that they would need to move within 5 years.
- 5.2.12.** There appears to be a demand for custom and self-build in the area.