

Landulph

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. 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 required 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. Landulph is currently preparing a Neighbourhood Development Plan, which will provide the evidence to set out local planning policies for Landulph Parish, including the settlements of Cargreen, Ladulph Cross. In preparing this plan it is very important to understand what housing is required to meet the local needs of the communities over the next 15 years.

2. Current Housing Need Information

2.1. Registered need on Cornwall HomeChoice

2.1.1. Cornwall HomeChoice indicated that 6 households with a local connection to Landulph are principally seeking affordable rented housing. Of this, 1 stated a first choice preference for living in the Parish, though 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 Figure 1 below, which has been separated by bedroom requirements and priority need banding:

Figure 1 – Summary of HomeChoice register

Local Connection Parish	Band	Council Minimum Bedroom Need								Total
		1	2	3	4	5	6	7	8	
Landulph	Band A									
Landulph	Band B	1								1
Landulph	Band C				1					1
Landulph	Band D									
Landulph	Band E	2	2							4
Landulph	Total of Band	3	2		1					6

2.2. Households registered with Help to Buy South West

2.2.1. The Help to Buy South West register identified 0 households that were 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.

3. Survey Methodology

3.1. Location and geographic extent of survey

3.1.1. Landulph Parish lies in the South East of Cornwall and, although rural in nature, it is located close to the town of Saltash and the city of Plymouth. Along with a number of smaller hamlets the parish has one principle village of Cargreen. Facilities within the Parish include Landulph Primary School, the Parish Church of St Leonards, the Landulph Methodist Church, a Yacht Club and Landulph Memorial Hall where a number of community activities take place.

There is a riverside playing field and a well-equipped playground for younger children, pubs, a restaurants, shops, industrial units and tourist facilities. Secondary schools and supermarkets are nearby in the larger neighbouring settlements.

3.2. Survey methodology

3.2.1. The survey was undertaken by the Affordable Housing Team at Cornwall Council, in partnership with Landulph Neighbourhood Plan Group (NDP Group). It ran for 6 weeks from 19th July through to 30th August 2016. Households received a letter inviting them to complete the online questionnaire or return a paper copy of the survey to the NDP Group. The majority preferred to complete the online questionnaire.

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. 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 **69** electronic responses to the Housing Need Survey plus one paper copy. This is equal to an overall response rate of **28%** (the letter went out to the 249 addresses in the parish).

4.1.2. The information provided 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 **70** responses, **66** were recorded as 'complete'. The remainder of this report therefore focuses on the **66** 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 13 to 35 and 13 households responded at the start of this section. However, this quickly dropped to 10 households who continued to respond to the remaining questions within this section.

4.3.2. Current housing circumstance – respondents were asked whether they owned or rented their current home, of note:

- a) **38.5%** own their home with a loan or mortgage
- b) **38.5%** said they are in Private rented accommodation

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

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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) **20%** of respondents needing to move, have lived or worked within the parish for more than 3 years

b) **50%** of respondents needing to move have previously lived in the parish for more than 5 years, and;

c) **70%** of respondents had family living in parish. The most common family connections were through a respondent's mother (**43%**) or daughter (**29%**).

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:

- To move closer to friends and family **60%**
- To move to a more affordable home **20%**
- Currently renting and would like to buy **20%**
- Current home is too small **20%**
- To provide support to a family member **20%**

4.3.6. How quickly households need to move home – **80%** of respondents need to move home within three years

4.3.7. Where households would like to live:-

- **7 (70%)** respondents stated **Cargreen**
- **3 (30%)** respondents **anywhere within the parish**

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

a) **6 (60%)** households indicated that open would consider purchasing on the open market

b) **5 (50%)** households indicated that they would prefer intermediate sale housing;

c) **4 (40%)** households were looking for affordable rented housing

d) **2 (20%)** households indicated that shared ownership housing would most suit their needs;

e) **1 (10%)** households were looking to rent privately

4.3.9. Property size – 4 (**40%**) of respondents require a 4 bedroom home; 3 (**30%**) require a 1 bedroom home; 2 (**20%**) require a 3-bedroom home and 1 (**10%**) require a 2 bedroom home.

4.3.10. Specific house types required –

- 2 respondents require accommodation on the ground floor
- 2 respondents require older persons accommodation
- 1 respondent requires a home adapted for a wheelchair.

4.3.11. Affordable homeownership prices – respondents are asked to state how much they could afford for housing in the parish of the 106 respondents who said they wish to purchase:

- **40%** could afford to buy **over £200,000**
- **30%** could afford to buy between **£126,000 - £155,000**
- **20% do not wish to purchase**
- **10%** could afford to buy between **£156,000 - £200,000**

4.3.12. Deposits – Of those **7** households that would be interested in purchasing a home, 4 (50%) households have access to £11,000 - £20,000 for a deposit, 2 (25%) of households able to raise a deposit of £31,000 or more. 1 household has access to a deposit of £21,000 - £30,000 and 1 household has access to up to £5,000.

Deposits of 20% of purchase price are typically required to purchase a Discounted Sale Home.

4.3.13. Affordability of rental costs – 4 (40%) 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	6
Less than £400 pcm	1
£401 - £500 pcm	1
£501 - £600 pcm	0
£601 - £700 pcm	0
£701 - £800 pcm	0
£801+ pcm	2
Total	10

The above table illustrates that of the 4 households who responded that they would consider renting a home, two of them could potentially afford to rent on the open market.

4.3.14. Are households registered for affordable housing? – **1** respondent was already registered with either HomeChoice, **0** respondents were registered with Help to Buy South West, and 9 respondents were not registered with either agency. Consequently the Housing Need Survey has identified **9 'hidden households'** that are not counted within the current registered housing need information.

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 28%.

5.1.2. The survey data has indicated that, as well as the 6 applicants currently on the Homechoice Housing Register, who are looking for an affordable home for rent, there are an additional 4 households who would like to rent, although 2 of these may be able to afford to rent on the open market.

Overall, the survey has identified an additional 9 households who may be eligible for affordable housing, in addition to the 6 already registered on Homechoice.

5.2. Key statistical findings

5.2.1. The survey has demonstrated that 10 respondents are potentially in need of affordable housing.

5.2.4. The survey has shown that, of those who consider themselves in housing need, the majority either already own their own home with a mortgage or loan, or live in a private rented home.

It shows that, of those who consider themselves in housing need, all respondents wish to live within Landulph Parish, and that the majority wish to live in Cargreen.

Overall, the largest proportion of households are looking for a 4-bedroom property, followed at the opposite end of the scale by 1 bedroom properties, with a small number looking for 2 and 3 bed properties.

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.

A surprising result was that, of those who consider themselves in housing need, 60% of respondents stated that they consider open market homes as suitable

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for their housing need. This is in contrast with the general housing need across Cornwall, where the majority of households are looking for an affordable rented home. A higher proportion of respondents (50%) believe that intermediate sale homes suit their need than affordable rent (40%) although this data has to be read in parallel with the Homechoice data where the 6 applicants are looking for affordable rented properties.

As a result, mixed small scale developments with the provision of additional intermediate homes for sale, in the form of discounted homes, and some affordable rented homes is important to the wider sustainability of the community, to prevent local people from having to move away. The survey demonstrates that the preferred location for a housing development within the parish is in Cargreen village.

5.2.6. The survey has also highlighted that a significant number of households are looking to buy an affordable home and have an income and deposit that could support such a purchase. The information generated by this survey has demonstrated that there is a justification for the provision of affordable homes for sale, as long as they are provided in the form of small- medium family-sized homes for discounted sale and shared ownership. Furthermore, the inclusion of small and family sized affordable homes for rent will provide an important balance in any new development proposal and the evidence suggests that local households would support this tenure of property being provided in the Parish. The survey also evidences a small need for single storey accommodation suitable for the elderly plus one dwelling adapted for a wheelchair.

5.2.7. There is urgency in respondents need to move home, with 80% stating that they would need to move within 3 years.