

Fowey Parish

HOUSING NEED SURVEY

Report Date:	25 October 2017
Version:	1.2
Document Status:	Report
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Appendix 1 – Raw Data

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 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 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. Fowey is currently preparing a Neighbourhood Development Plan, which will provide the evidence to set out local planning policies for the parish. In preparing this plan it is very important to understand what housing is required to meet the local needs of the communities over the plan period.

2. Current Housing Need Information

2.1. Registered need on Cornwall HomeChoice

2.1.1. Cornwall HomeChoice indicates that 73 households with a local connection to Fowey parish are principally seeking affordable rented housing. Significantly of the 73 households a high proportion, 50 households have stated a 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 Area	Band	Council Min Bedroom Need							Grand Total
		1	2	3	4	5	6	7	
Fowey	Band A	0	1	0	0	0	0	0	1
Fowey	Band B	5	4	0	0	0	0	0	9
Fowey	Band C	3	6	6	0	0	0	0	15
Fowey	Band D	4	3	1	0	0	0	0	8
Fowey	Band E	15	16	9	0	0	0	0	40
Fowey Total		27	30	16	0	0	0	0	73

2.2. Households registered with Help to Buy South West

2.2.1. The Help to Buy South West register identified (tbc) 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.

3. Survey Methodology

3.1. Location and geographic extent of survey

3.1.1. Fowey Parish lies in mid Cornwall and is coastal and rural in nature. It is located near to St Austell (8 miles), Liskeard (19 miles) and Bodmin (12 miles). The parish is made up of the town of Fowey, along with a number of smaller hamlets across the parish.

3.1.2. Insight profile data for Fowey recently published, Fowey has 478 vacant dwellings which is 26.5%; (Cornwall 11.2% and nationally 4.3%.) Fowey also has 14.3% of second homes. In terms of affordability and Council Tax Bands - Band A 7.9% Fowey, (Nationally 24.6%) and Bands F-H 16.4% Fowey (Nationally 9.1%).

3.2. Survey methodology

3.2.1. The survey was undertaken by the Affordable Housing Team at Cornwall Council, in partnership with Fowey Neighbourhood Plan Group (NDP Group). It ran for 6 weeks from 11 September 2017 through to 16 October 2017. 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. 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.

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4. Survey Data

4.1. Summary of survey response rate

4.1.1. The Housing Needs letter went out to **1486** addresses in the parish. At the closing point of the survey, the Affordable Housing Team recorded **185** copies in total. This is equal to an overall response rate of **12.4%**.

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 **185** responses, **171** were recorded as 'complete'. The report therefore focuses on the **171** 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 26 and **40** households responded at the start of this section.

4.3.2. Current housing circumstance

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

- a) **60%** (24) were in private rented
- b) **20%** (8) living with relative or friend

4.3.3. 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 thirty-seven respondents who answered this question; 32 (**86%**) stated that they meet the local connection to the parish.

4.3.4. Reasons why a move is required

thirty-seven respondents answered the question. Respondents were able to select all reasons that applied to them. The most common answers were:

- Living with friends/family and would like to live independently **32%** (12)
- To move to a more affordable home **43%** (16)
- Currently renting, but would like to buy **25%** (9)

4.3.5. How soon households need to move home

Thirty-seven respondents answered this question with the majority **68%** (25) of respondents needing to move home within 2yrs. The remaining **32%** (12) stated that they need to move within 2-5yrs.

4.3.6. Where households would like to live

Thirty-seven respondents answered this question

- **65%** (24) want to live in Fowey
- **30%** (11) want to live anywhere in the Parish
- **5%** (2) want to live outside the parish

4.3.7. Tenure Type Preferences (multiple answers)

Thirty-six respondents answered this question. The following trends were noted:

- a) **50%** (18) of households were seeking affordable rented homes;
- b) **36%** (13) of households indicated a preference for an intermediate sale homes;
- c) **30%** (11) of households were seeking Shared Ownership.
- d) **19%** (7) of households indicated an open market home would suit their needs
- e) **11%** (4) were looking to rent privately

4.3.8. Property size

Thirty-five respondents answered this question.

1 beds	23% (8)
2 beds	46% (16)
3 beds	29% (10)
4 beds	2% (1)

4.3.10. Specific house types required

Thirty-five respondents answered this question. 32 of these respondents (91%) didn't required specific requirements; such as adaptations or older persons accommodation.

4.3.11. Affordable homeownership prices

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

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- **34%** (12) stated they **do not wish to purchase**
- **9%** (3) could afford to buy **under £80,000**
- **3%** (1) could afford to buy between **£81,000 - £100,000**
- **20%** (7) could afford to buy between **£101,000 - £125,000**
- **28%** (10) could afford to buy between **£126,000 - £155,000**
- **6%** (2) could afford to buy **£156,000 +**

4.3.12. Deposits

Of the 23 households that were interested in purchasing a home:

- **39%** (9) households have access to up to **£5,000** for a deposit,
- **30%** (7) households are able to raise a deposit of **£6,000 - £10,000**
- **22%** (5) households have access to a deposit of **£11,000 - £20,000**
- **9%** (2) households have access to a deposit of **£21,000+**

Deposits of 15-20% of purchase price are typically required to purchase a Discounted Sale Home.

4.3.13. Affordability of rental costs

28 households indicated that 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	7
Less than £400 pcm	3
£401 - £500 pcm	11
£501 - £600 pcm	8
£601 - £700 pcm	4
£701 - £800 pcm	1
£801+ pcm	1
Total	35

4.3.14. Are households registered for affordable housing?

Thirty-five respondents answered this question. The majority **71%** (25) were not registered with with HomeChoice or Help to Buy SW. **9%** (3) of respondents were registered with HomeChoice, and **9%** (3) of respondents were registered with Help to Buy South West, with 11% (4) registered with both. Consequently the Housing Need Survey has identified **25 '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 **12.4%**.

5.1.2. The survey data has indicated that, as well as the 73 applicants currently on the Homechoice Housing Register, who are looking for an affordable home for rent, there are an additional 25 "hidden" households who would like an affordable home but are not currently registered with the Council.

5.2.6. In terms of identified need the survey picked up 25 households not already known to the Council i.e. unregistered. These survey findings alongside the registered need of 73 households of which householder preference as an indicator of demand identified 50 of the total eligible households wishing to live in the Parish. Demonstrates with confidence that there is an identified local housing need and demand for affordable housing in the parish.

5.2. Key statistical findings

5.2.1. The survey identifies 25 respondents who are potentially in need of affordable housing and that the local need profile is greater than the HomeChoice and Help to Buy South West registers indicated alone.

5.2.2. It shows that, of those who consider themselves in housing need and answered the question (18), 24 (**65%**) respondents wish to live within Fowey. An additional 11 respondents (**33%**) put that they would live anywhere in the Parish. Further the bed size need is fairly evenly split, though there's a higher proportion 16 (**46%**) for 2 bed homes.

5.2.3. The survey shows that, the main reason why a move is required is to move to a more affordable home - 16 respondents (**43%**). Possible related is a significant proportion of respondents 24 (**60%**) currently living in private rented accommodation.

Of interest is that 1 household require a property with wheelchair access and a further 3 required older persons accommodation.

5.2.4. Of those who say they are interested in an affordable home to buy, all except 2 say they can afford a home up to a maximum price of £155,000. With the remaining two the only respondents who potentially could afford to purchase on the open market locally. Despite question 19 showing 7 respondents (19%) felt open market housing would be suitable to meet their household need.

5.2.5. There is urgency in respondents need to move home, with **68%** (25) stating that they would need to move within 2 years and the remaining **32%** (12) within 2-5yrs.

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