

Dobwalls and Trewidland

HOUSING NEED SURVEY

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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. Dobwalls and Trewidlands are 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 next 15 years.

2. Current Housing Need Information

2.1. Registered need on Cornwall HomeChoice

2.1.1. Cornwall HomeChoice indicates that 38 households with a local connection to Dobwalls parish are principally seeking affordable rented housing. Of the 94 households, 52 have stated a preference for living in any of the settlements 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

LocalConnectionArea	Band	Council Min Bedroom Need							Grand Total
		1	2	3	4	5	6	7	
Dobwalls	Band A				1				1
Dobwalls	Band B	10	2	2	1	1			16
Dobwalls	Band C	8	3	2					13
Dobwalls	Band D	3	1						4
Dobwalls	Band E	25	30	5					60
Dobwalls Total		46	36	9	2	1			94

2.2. Households registered with Help to Buy South West

2.2.1. The Help to Buy South West register identified 6 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. Dobwalls Parish lies in east Cornwall and is rural in nature. It is located near to Liskeard (2.6m).

3.2. Survey methodology

3.2.1. The survey was undertaken by the Affordable Housing Team at Cornwall Council, in partnership with Dobwalls Neighbourhood Plan Group (NDP Group). It ran for 6 weeks from 9th March 2018 through to 23rd April 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.

4. Survey Data

4.1. Summary of survey response rate

4.1.1. The Housing Needs letter went out to **1008** addresses in the parish. At the closing point of the survey, the Affordable Housing Team recorded **155** copies in total. **154** of these were electronic responses and **1** was received as paper copies. This is equal to an overall response rate of **15.37%**.

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 **155** responses, **145** were recorded as 'complete'. The report therefore focuses on the **145** 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 11 to 26 and **27** households responded at the start of this section.

4.3.2. Current housing circumstance

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

- a) Owned outright - 2 (7.41%)
- b) Owned outright with a mortgage or loan – 3 (11.11%)
- c) Rented from the Council - 3 (11.11%)
- d) Rented from a housing association – 2 – (7.41%)
- e) Private rented – **11 (40.74%)**
- f) Living with a relative or friend – 6 (22.22%)

4.3.3. Local connection

These questions 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-five respondents who answered the question 20 households, (**80%**) stated that they have lived/worked or had a family connection to the parish.

4.3.4. Reasons why a move is required

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

- To move to an affordable home – 9 (36%)
- A problem with the condition of the home – 2 (8%)
- Currently renting and would like to buy – 2 (8%)
- Home is too small – 2 (8%)
- Home is too big – 1 (4%)
- Living with friends or family and would like to live independently – 8 (32%)
- Other – 4 (16%) – in need of bungalows for access and to downsize

4.3.5. How quickly households need to move home

Twenty-five respondents answered this question with the majority **64%** (16) of respondents needing to move home within 2yrs. **28%** (7) stated that they need to move within 2-5yrs.

4.3.6. Where households would like to live

Twenty-five respondents answered this question on where they would like to live in the parish-

- Dobwalls – 12 (48%)
- Trewidland – 2 (8%)
- Anywhere in the parish - 9 (36%)
- Outside of the parish – 2 (8%)

4.3.7. Tenure Type Preferences

Twenty-five respondents answered this question. The following trends were noted:

- Affordable rent – 16 (64%)
- Shared ownership – 7 (28%)
- Intermediate sale – 2 (8%)
- Private rent – 3 (12%)
- Open market – 1 (4%)
- Other – 2 (8%) – self built and assisted housing

4.3.8. Property size

Twenty-five respondents answered this question. There was a higher need for 2 bedrooms - 10 households (40%), 3 bedrooms – 9 households (36%) and 1 bedroom – 6 households (24%).

4.3.10. Specific house types required

Twenty-five respondents answered this question. Accommodation on the ground floor had the highest need of 4 households (16%).

4.3.11. Affordable homeownership prices

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

- 13 households (52%) did not wish to purchase
- 3 households (12%) could afford up to £80,000
- 3 households (12%) could afford up to £81,000 – £100,000
- 3 households (12%) could afford up to £101,000 – £125,000
- 2 households (8%) could afford up to £126,000 – £155,000
- 1 household (4%) could afford up to £156,000 - £200,000

4.3.12. Deposits

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

- 25% (3) households have access to up to £5,000 for a deposit,
- 42% (5) households are able to raise a deposit of £6,000 - £10,000
- 25% (3) households have access to a deposit of £11,000 - £20,000
- 8% (1) household has access up to £30,000.

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

4.3.13. Affordability of rental costs

21 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	4
Less than £400 pcm	5
£401 - £500 pcm	8
£501 - £600 pcm	7
£601 - £700 pcm	1
£701 - £800 pcm	0
£801+ pcm	0
Total	25

4.3.14. Are households registered for affordable housing?

4 households that completed the survey are registered with HomeChoice and 1 household registered on Help to Buy.

Consequently the Housing Need Survey has identified **20 '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 **15.37%**.

5.1.2. The survey data has indicated that, as well as the 92 applicants currently on the Homechoice Housing Register, who are looking for an affordable home for rent, there are an additional 20 households who would like an affordable home.

5.2. Key statistical findings

5.2.1. The survey evidences that 15 of the respondents 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 on location preference show a majority of respondents (48%) wanting to live in Dobwalls and 36% wanting to live anywhere within the parish.

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 reason has been because they wanted to live independently. Of those who say they are in housing need, a significant proportion (32%) are currently living with a relative or friend and wish to live independently.

5.2.4. Of those who say they are interested in an affordable home to buy, 7 were interested in Shared Ownership. As a result, a mixed small scale developments with a higher proportion of rented homes than shared ownership homes for sale on a small to medium scale would help satisfy the current need. 7 households showed a need and interest in an adapted home or level access home.

5.2.5. There is urgency in respondents need to move home, with **62%** stating that they would need to move within 2 years and **38%** within 2-5yrs.

5.2.6. 4 households showed an interest in self-build out of the 24 households that answered the question.

Appendix 1 - Raw Data