

Tywardreath & Par Parish

HOUSING NEED SURVEY

Report Date:	25.02.2019
Version:	1.12 Tywardreath and Par Parish
Document Status:	Final
Author:	Sam Nicholson –Development Officer Affordable Housing Team, Cornwall Council

Contents

1.0	Introduction	4
1.1.	Summary	4
1.2.	Survey Purpose.....	5
2.0	Current Housing Need Information	5
2.1.	Registered Need on Cornwall Homechoice	5
2.2.	Households registered with Help to Buy South West	6
3.0	Survey Methodology.....	7
3.1.	Location and geographic extent of survey.....	7
3.2.	Survey Methodology	7
3.3.	Survey Structure.....	7
3.4.	Report Format	8
4.0	Survey Data	9
4.1.	Summary of Survey Response Rate	9
4.2.	Analysis of Sample	9
4.3.	Households in 'Housing Need'	9
4.4.	Current Housing Circumstance	9
4.5.	Primary Local Connection to Tywardreath and Par Parish.....	10
4.6.	Reasons Why a Move is Required	10
4.7.	How Quickly Households Need to Move Home	10
4.8.	Where Households Would Like to Live	10
4.9.	Tenure Type Preferences	11
4.10.	Property Size	11
4.11.	Specific Housing Requirements	11
4.12.	Affordable Homeownership Prices.....	11
4.13.	Deposits	11
4.14.	Affordability of Rental Costs	12
4.15.	Would You be Interested in Self-build?.....	12
4.16.	Are Households Registered for Affordable Housing.....	12
5.0	Households in 'Housing Need': Conclusions and Recommendations.....	14
5.1.	Summary of Survey Response	14
5.2.	Key statistical Findings	15
5.3.	Local Housing Provision and Context.....	17
6.0	Housing Circumstances: Respondents Not in 'Housing Need'	18

Tywardreath & Par Parish
Housing Need Survey Report

6.1. General Housing Circumstances: Key Statistical Findings 18

7.0 Your Thoughts on Affordable Housing..... 19

7.1. Summary of Survey Response 19

7.2. The Community’s Thoughts on Affordable Housing: Key Findings 19

7.3. Affordable Housing-led Housing Development 19

8.0 Conclusion and recommendations 21

8.1. Evidence from this survey would suggest that: 22

Appendix 1 - Raw Data..... 22

1.0 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 actively 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 has not 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. Tywardreath and Par Parish is currently preparing a Neighbourhood Development Plan, which will provide the evidence to set out local planning policies for the parish, including the settlements of Par and Tywardreath. 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 11 years.

2.0 Current Housing Need Information

2.1. Registered Need on Cornwall Homechoice

2.1.1. Cornwall Housing operates the Homechoice Register which records the number of people actively seeking affordable rented housing

2.1.2. A breakdown of the local housing need profile, based on information given by applicants to the Homechoice Register, is provided in Figure 1 below, which has been separated by bedroom requirements and priority need banding:

Figure 1 – Summary of Homechoice Register February 2019

Parish	Band	bedroom Need					Grand Total
		1	2	3	4	5	
Tywardreath and Par	A	4					4
Tywardreath and Par	B		1	1	1		3
Tywardreath and Par	C	4	4	3	1	1	13
Tywardreath and Par	D		1				1
Tywardreath and Par	E	4	2	1			7
Tywardreath and Par Total		12	8	5	2	1	28

Explanatory note on table above

The Homechoice Register records the number of families that are actively seeking an affordable rented property. The families on the register have been assessed by Homechoice, are ready and actively bidding and are banded in accordance to their need for affordable housing and their bedroom requirement. It should also be noted that whether applicants have a primary local connection to Tywardreath and Par Parish is not confirmed until applicants are successful in the bidding process for a particular property.

It should be noted that the criteria for banding have recently been revised by Cornwall Council (<https://www.cornwall.gov.uk/housing/housing-strategy/council-allocation-scheme/>). The changes in the allocations

scheme mean that only registered and active applicants remain on the register. It is possible that applicants will re-register in the future. However, the following groups have been excluded from the register; “Low level welfare will no longer be banded” and Banding will only be given for Urgent and high level cases of disrepair.”

2.2. Households registered with Help to Buy South West

2.2.1. The Help to Buy South West register identified 15 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 may underestimate the total local need for affordable sale homes if a comparable local connection definition were to be used in both circumstances. The results of the housing need survey seem to suggest that there is public confusion on where the Parish boundaries lie, the 15 households may be an overestimate, as people with a Par postal address but living in St Blazey may believe that they are residents of Tywardreath and Par Parish.

2.2.3. The postal address of “Par” includes large parts of the southern half of St Blazey Parish, as well as Tywardreath and Par Parish, which gives rise to confusion as members of the public may not know where the Parish boundaries lie. It is possible that a proportion of those claiming a local connection with, or a preference for accommodation in, “Par” are not in fact referring to Tywardreath and Par Parish but to the postal area of “Par”. Responses to Question 31 were indicative of this confusion. The question asked: “If there were future housing development in the Parish, where would you like to see it?” Analysis revealed that the majority of the answers were outside of the parish boundary.

3.0 Survey Methodology

3.1. Location and geographic extent of survey

3.1.1. Tywardreath and Par Parish lies in mid Cornwall and is rural in nature. It is located near to St Austell (5m) and Bodmin (9m). The parish's main centres of population are Tywardreath and Par Villages. There are also a number of outlying, small clusters of dwellings.

3.2. Survey Methodology

3.2.1. The survey was undertaken by the Affordable Housing Team at Cornwall Council, in partnership with Tywardreath and Par Neighbourhood Plan Group (NDP Group). It ran for 7 weeks from 21st March 2018 through to 8th May 2018. 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 survey c.f. Appendix 1 which details the questions, the order in which they were asked and raw data on the responses. Topics within the survey included amongst others:

- Whether the respondents considered themselves to be in need of affordable housing;
- Whether they were currently living in the Parish;
- 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;

For those in 'housing need', additional topics were covered including:

- Whether a member of the household needing to move meets the criteria for local primary connection to Tywardreath and Par Parish;
- How urgently the household needed to move, and why;
- Where the household would like to live, and the type of property required;
- The number of bedrooms the moving household would need;
- Whether the respondent is already registered with either HomeChoice or Help to Buy South West;

3.3.2. Towards the end of the survey, all respondents were asked the questions below and had the opportunity to give their thoughts on Affordable Housing generally.

- Would you support an affordable housing led development, to help meet the needs of local people with a connection to the Parish?
- How many new homes would you support being built?
- What type(s) of development would you support?
- If there were future housing development in the parish, where would you prefer to see it?

3.3.3 The final part of the survey covered: General equalities monitoring questions.

3.4. Report Format

3.4.1. This report will now analyse the results of responses to the Housing Need Survey. The survey was divided into 3 parts:

Part 1 Housing Circumstances: respondents not in 'housing need', questions 3 – 12 inclusive. These questions were for those who did **not** consider that any member of their household required affordable housing. An analysis of these results is to be found in Section 6.

Part 2 Affordable Housing Need Circumstances questions 13-27 inclusive. These questions were to be completed by, or on behalf of, a person in the household in 'housing need'. An analysis of these results is to be found in Section 4.3 onwards and Section 5.

Part 3 Your Thoughts on Affordable Housing

In this part, questions 28-31 inclusive were to be completed by all respondents, irrespective of their housing need situation. An analysis of these results is to be found in Section 7.

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.

4.0 Survey Data

4.1. Summary of Survey Response Rate

4.1.1. The Housing Needs letter went out to **1,532** addresses in the parish. At the closing point of the survey, the Affordable Housing Team recorded **251** survey submissions. **244** of these were electronic responses and **7** were received as paper copies. This is equal to an overall response rate of **16%**. Percentages given below and in the data in Appendix 1 are based on the number of respondents who answered individual questions, as not all respondents answered all the questions.

4.1.2. The information provides useful data on the extant housing need in the parish. The Affordable Housing Team considers this to be reasonably representative and it is recommended that the conclusions drawn from the analysis be used to inform both the parish council and the Local Planning Authority as regards housing need in the parish.

4.2. Analysis of Sample

4.2.1. Of the **251** responses, **227** were recorded as 'complete'. The report therefore focuses on the **227** 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 part of the report will focus on those households that responded on the basis on being in 'housing need' by completing questions 13 to 27 in Part 2 of the survey. **25** households began this section.

4.4. Current Housing Circumstance

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

- a) **9** (36%) were in private rented
- b) **8** (32%) are living with a relative or friend
- c) **3** (12%) said they owned with a mortgage or loan.
- d) **3** (12%) renting from a housing association
- e) **1** (4%) said they owned outright
- f) **1** (4%) tied or linked to job

4.5. Primary Local Connection to Tywardreath and Par Parish

4.5.1. These questions 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 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.

4.5.2. Of the 21 respondents who considered themselves in 'housing need' and answered the question, **18** stated that they have lived/worked or had a family connection to the parish; **3** said they did not. At the beginning of the survey, 25 respondents had identified themselves as being in 'housing need'; **4** participants did not answer this question. There is no clear link between the self-assessment of being in housing need and a local connection to Tywardreath and Par parish which is also a self-assessment. This would suggest that between 14 and 18 respondents considered themselves to have a local connection to Tywardreath and Par Parish.

4.6. Reasons Why a Move is Required

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

- Currently renting, but would like to buy **6** (30%)
- Living with friends/family and would like to live independently **6** (30%)
- To move to a more affordable home **5** (25%)
- Current home is too small **5** (25%)
- Other **4** (20%)
- A problem with the condition of the home **2** (10%)
- To live with partner **2** (10%)
- Current home is too big **1** (5%)

4.7. How Quickly Households Need to Move Home

4.7.1. Twenty respondents answered this question with the majority **14** (70%) of respondents needing to move home within 2yrs. **5** (25%) stated that they need to move within 2-5yrs. **1** (5%) stated that they need to move within 5-10yrs.

4.8. Where Households Would Like to Live

4.8.1. Twenty respondents answered this question

- **13** (65%) want to live anywhere in the Parish
- **5** (25%) want to live in Tywardreath
- **2** (10%) want to live outside the Parish

4.9. Tenure Type Preferences

4.9.1. Nineteen respondents answered this question where respondents were asked to indicate what type of housing is suitable for the household need.

- a) **11** households said they would consider affordable rented homes;
- b) **8** households would consider an open market home;
- c) **6** households would consider an intermediate sale home;
- d) **5** households would consider shared ownership.
- e) **4** households would consider renting privately.

4.10. Property Size

4.10.1. Nineteen respondents answered this question as follows:

- 1 bedroom **3** (16%)
- 2 bedroom **7** (37%)
- 3 bedroom **7** (37%)
- 4 bedrooms **1** (5%)
- 5+ bedrooms **1** (5%).

There is a marked contrast between the results above and the information given on the Homechoice Register (2.1.2.). On the Homechoice Register almost half of the applicants require 1 bedroom accommodation.

4.10.2. The need profile suggests that family homes, evenly split between two and three bedrooms, are most in demand.

4.11. Specific Housing Requirements

4.11.1. Nineteen respondents answered this question. 16 said they have no specific housing requirements. 2 respondents mentioned specific requirements which were not listed on the options; 1 respondent is seeking older person accommodation and 1 respondent requires accommodation on the ground floor.

4.12. Affordable Homeownership Prices

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

- **8** (42%) stated they **do not wish to purchase**
- **2** (11%) could afford to buy **under £80,000**
- **1** (5%) could afford to buy between **£81,000- £100,000**
- **1** (5%) could afford to buy between **£101,000 - £125,000**
- **4** (21%) could afford to buy between **£126,000 - £155,000**
- **3** (16%) could afford to buy between **£156,000- £200,000**

4.13. Deposits

4.13.1. Of the 11 households that were interested in purchasing a home, 10 gave information on the amount of deposit which they had available:

- **4** (40%) households have access to up to **£5,000** for a deposit,
- **1** (10%) households have access to a deposit of **£6,000 - £10,000**
- **3** (30%) households have access to a deposit of **£11,000 - £20,000**
- **2** (20%) households have access to a deposit of **£21,000 - £30,000**

Deposits of 15-20% of purchase price are typically required to purchase a Discounted Sale Home. However for Shared Ownership the deposit can be much lower. For instance a property with a full market value of £200,000 could be purchased with a 25% share (£50,000) from a registered provider. The deposit requirement would be based from the share purchased (25%/£50,000). Therefore, a £50,000 mortgage deposit requirement would be in the region of £7,500- £10,000 (15-20%).

4.14. Affordability of Rental Costs

4.14.1. 14 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	2
£401 - £500 pcm	5
£501 - £600 pcm	5
£601 - £700 pcm	2
£701 - £800 pcm	0
£801+ pcm	0
Total	18

4.15. Would You be Interested in Self-build?

4.15.1. Of the seventeen respondents who answered this question, **5** (29%) would consider self-build. **12** (71%) would not consider self-build.

4.16. Are Households Registered for Affordable Housing

4.16.1. Seventeen respondents who consider themselves to be in 'housing need' answered this question. **3** (18%) of respondents were registered with Homechoice. The majority **14** (82%) said they were not registered with Homechoice or Help to Buy SW in May 2018. Information on how to register with Help to Buy SW and/or Homechoice was given in the survey, so it may be that some respondents did register. If so, some of the 14 households may be included in the more recent Homechoice Register Figure 1 (2.1.2.), as this is a "snapshot" of those applicants on the register in February 2019.

4.16.2. The Housing Need Survey in May 2018 identified **14 'hidden households'** at that time that were not counted within the registered housing need information (Homechoice or Help to Buy South West). The 14 hidden households have self-assessed as being in need of affordable housing in Tywardreath and Par Parish. There is no information in the survey to ascertain which priority band these households may be placed in.

5.0 Households in 'Housing Need': Conclusions and Recommendations

5.0.1. This part of the report will focus on those households that responded on the basis of considering themselves to be in 'housing need' and gave answers to questions 13 to 27 in Part 2 of the survey.

5.1. Summary of Survey Response

5.1.1. The Housing Need Survey captured responses from 16% of the population from Tywardreath and Par Parish i.e. 251 surveys were completed. Of these 25 Surveys were completed by those who stated that they were in 'housing need'.

5.1.2. A breakdown of the local housing need profile, based on information given by applicants to the Homechoice Register (not responses to the Housing Need Survey) indicates that 25 people have indicated an interest in "affordable rented" housing in the parish.

5.1.3. Because of confusion in the public's mind between the postal address of "Par", which includes large parts of the southern half of St Blazey Parish, as well as Tywardreath and Par Parish, it is possible that a significant proportion of those claiming a local connection with, or a preference for accommodation in, "Par" are not in fact referring to Tywardreath and Par Parish but to the postal area of "Par".

5.1.4. The survey identified 14 respondents/households who self-certified as being in 'housing need' who were not registered on Homechoice or Help to Buy South West in May 2018. However, this survey may have prompted some respondents to register with Help to Buy SW and/or Homechoice. The Homechoice Register Figure 1 (2.1.2.) is a "snapshot" of those applicants on the register in February 2019.

5.1.5. Of the 25 respondents who stated that they were in 'housing need', 19 responded to the question on "Tenure Type Preferences" (c.f. Section 4.3.7.): 11 said they would consider "affordable rented" accommodation whilst 11 indicated interest in either buying either an "intermediate" or "shared ownership" property, whilst 12 would consider purchase of an "open market" property or private rental. Since this was not an "either-or" question, it does indicate flexibility in those who consider themselves 'in housing need'.

5.1.6. The above figure does not include those households registered with Help to Buy South West, as “Help to Buy South West do not routinely keep data on ex-residency or family connections” to specific parishes (c.f.2.2.2). The Housing Need Survey did not identify how many of those ‘in housing need’, with a primary local connection to the Parish, would consider purchasing affordable homes within 1.5 km outside the Parish boundary. This is a significant consideration in view of recent major developments on and above The Mount in Par (St Blazey) which include substantial affordable housing to rent and to buy. In addition, it should be noted that as far as affordable homes to purchase are concerned, some respondents appear to have access to sufficient funds to purchase “open market” homes in Tywardreath and Par Parish itself, as they say they can afford to spend up to £200,000 on a property purchase (c.f. Section 4.3.11.). However this self-assessment does not take into consideration participants’ circumstances, such as mortgage deposit, any existing debts or any other financial commitments.

5.2. Key statistical Findings

5.2.1. Question 15 asked whether any member of the household needing to move met the criteria for primary local connection to Tywardreath and Par Parish. 18 respondents said “yes”; and 3 respondents said “no”. The remaining 4 respondents who had said that they are potentially in need of affordable housing did not answer this question.

5.2.2. The survey data has indicated that, as well as the 28 active applicants on the Homechoice Housing Register (February 2019) and 15 households on Help to Buy South West (December 2018), there were possibly an additional 14 households who have self-assessed as being in need of affordable housing (May 2018). It is not possible to know whether any of these 14 households may have registered with Homechoice between May 2018 and December 2018. An applicant’s primary local connection to Tywardreath and Par Parish would be verified when a property is allocated.

5.2.3. Question 18 asked where the household would prefer to live.

- 13 respondents wish to live anywhere within the Parish.
- 5 respondents specified Tywardreath as their preferred location.
- 2 respondents said they want to move out of the Parish
- 5 did not answer the question.

5.2.4. Question 20 asked about the number of bedrooms required by the household.

- 1 respondent said 5+ bedrooms
- 1 respondent said 4 bedrooms

Tywardreath & Par Parish
Housing Need Survey Report

- 7 respondents said 3 bedrooms
- 7 respondents said 2 bedrooms
- 3 respondents said 1 bedroom

At the time of the survey, therefore, the main demand was for 2 or 3 bedroom properties. There is a marked contrast between the results above and the information given on the Homechoice Register (2.1.2.). On the Homechoice Register almost half of the applicants require 1 bedroom accommodation.

5.2.5. Reasons given for having to move by those who said they were in 'housing need' varied; and in some cases more than one reason was given. The top 2 reasons were "currently renting and would like to buy" (6 respondents) and "living with friends/family and would like to live independently" (6 respondents).

5.2.6. Of the 19 people who answered question 22 about how much they could afford to pay for a home, 8 said they did not wish to purchase, 2 said they could afford up to £80,000, 1 up to £100,000, 4 up to £155,000 and 3 up to £200,000.

5.2.7 A Hometrack Report has been conducted for the area of Tywardreath and Par Parish. The report has gathered data from sales and valuation of open market properties in the last five years (2019-2014). Below is a summary table of prices paid/valued in this period, available on Hometrack;

Number of bedrooms	Number of properties identified	Minimum and maximum price (excluding outliers)	Average (rounded)	Affordable Housing Purchasing Power
1	1	£119,000	£119,000	£73,000
2	13	£135,000-£215,000	£177,000	£87,000
3	33	£160,000-£250,000	£203,500	£104,500
4	10	£190,000-£345,000	£287,000	Not available

Affordable Housing Purchasing Power is the ability of households to buy a property with the average earnings in Cornwall. Further details of Purchasing Power is available in the Housing SPD

5.2.8. Respondents who considered themselves to be in 'housing need' were asked in question 19 what type(s) of housing is suitable to meet the household need. 19 respondents answered, some of whom may have ticked more than one response. The housing type which scored the highest number of responses as far as suitability was concerned was "affordable rent" which 11 respondents chose. The second most frequently chosen response was "open market" which 8 respondents chose. There was no explanation of the term "open market". The layout of options on the survey

suggests that in this context, it was intended to mean homes for those who could afford to pay the full market price, but it is not possible to know how individual respondents interpreted the term. As far as affordable homes to buy were concerned, 6 indicated an interest in "intermediate sale" and 5 indicated an interest in "shared ownership", but the data does not indicate how many respondents chose both types of housing. 4 respondents also expressed an interest in "private rented"

5.2.9. Question 17 asked when the respondents who stated that they were in 'housing need' would need to move. 19 respondents answered this question of whom, 14 (70%) said within 2 years; and 5 (25%) within 2-5 years.

5.2.10. Analysis of the responses from those who consider themselves to be in 'housing need' suggests that there are two recommendations to consider through the ongoing development of the Neighbourhood Development Plan (NDP).

- Affordable housing delivery should prioritise "affordable rented" homes and "intermediate homes" for purchase at the lower end of the price range via mechanisms such as "shared ownership";
- In addition, the survey identified some support (from 5 respondents) for self-build – this could be explored further to understand the context and need; perhaps investigating not only self-build but other forms of community led development including Community Land Trust delivery.

5.3. Local Housing Provision and Context

5.3.1. The Cornwall Local Plan which runs until 2030 sets out a target number of new homes for each Community Network Area (CNA). Tywardreath and Par Parish lies within the CNA of St Blazey, Lostwithiel and Fowey; and Cornwall Council is currently projecting a surplus of 211 new homes above the 2030 target c.f. p.12 Cornwall Local Plan Housing Implementation Strategy, October 2018.

5.3.2. The number of extant planning applications will vary, but there is one extant planning application for 8 self-build properties in Tywardreath and Par Parish. In addition, since the publication of the above housing numbers, more planning permissions have been granted including one for 46 houses in Fowey.

6.0 Housing Circumstances: Respondents Not in 'Housing Need'

6.0.1. This part of the report will focus on Part 1 questions 3 – 12 inclusive of the survey. These questions were answered by households where no member of the household was in 'housing need'.

6.0.2. Summary of survey response from those who said that no members of their household required affordable housing. The housing need survey captured responses from 16% of the population from Tywardreath and Par Parish i.e. 251 surveys were submitted. The number of respondents not in 'housing need' who answered individual questions in Part 1 of the survey varied between 200 and 203, except for two questions where responses were required of an individual nature and were not necessarily applicable to all i.e. adaptations to the respondent's home and whether someone in the household had moved out of the Parish in the previous 5 years, the reason for this.

6.1. General Housing Circumstances: Key Statistical Findings

6.1.1. Of the 203 respondents who answered the question about whether their home in Tywardreath and Par Parish is their main home, 200 said yes and 3 said no.

6.1.2. Among those not in 'housing need', 21 respondents said their homes had been adapted and 179 said not. However, it should be noted that 62 respondents (out of 200) also indicated that they live in bungalows. None of the respondents live in sheltered or supported accommodation.

6.1.3. Residents not in 'housing need' were asked whether any members of their household had moved out of the Parish in the last 5 years. Out of 200 respondents, 176 said no member of their household had moved out i.e. there are 24 households where at least one member has moved out of the Parish in the last 5 years. 13 respondents said one member had moved out of their household; 7 respondents said two members had moved out; 2 respondents said three members had moved out; 1 respondent said 4 four members had moved out; and 1 household said 5 members or more of their household had moved out of the Parish.

6.1.4. Where a member of the household had moved out of the Parish, the respondents were asked to give the reason or reasons for this. The most frequently mentioned reason was 'to live independently' (15), followed by 'to live closer to employment' (9). Other reasons given included: 'access problems' (1); 'because the previous home was too big' (1); and 'to move to cheaper accommodation' (1). Respondents were not asked whether those who moved out of household also made a choice to move out of the Parish, so it is difficult to draw any conclusions from these figures.

However, it would seem reasonable to assume that this was a deliberate choice for the 9 household members, who moved in order to live closer to their employment.

7.0 Your Thoughts on Affordable Housing

7.0.1. This part of the report will focus on the responses given in Part 3 of the survey, questions 28-31. All respondents, irrespective of their housing need situation, were asked to answer these questions.

7.1. Summary of Survey Response

7.1.1. The housing need survey captured responses from 16% of the population from Tywardreath and Par Parish i.e. 251 surveys were submitted. This part of the survey, Part 3, included both closed questions and comment boxes and both those respondents who considered themselves to be in 'housing need' and those who did not were asked to respond. The number of people who responded to each question is as follows: question 28 (208); question 29 (204); question 30 (208); question 31 (175).

7.2. The Community's Thoughts on Affordable Housing: Key Findings

7.2.1 The analysis of qualitative data, such as open box comments is always open to interpretation, so the raw data is included in the Appendix for information.

7.3. Affordable Housing-led Housing Development

7.3.1. 208 respondents answered question 28: Would you support an affordable housing-led development, to help meet the needs of local people with a connection to the parish? The results showed that of the 208;

- **111** (53%) of respondents support an affordable housing-led development, to help meet the needs of local people with a connection to the Parish
- **76** (37%) may support an affordable housing-led development to help meet the needs of local people with a connection to the Parish
- **21** (10%) did not support an affordable housing-led development to help meet the needs of local people with a connection to the Parish

7.3.2. It should be noted that the above question refers specifically to one affordable housing-led development. In addition to giving their response on the basis of answering yes, maybe or no to the question, 146 respondents also submitted their thoughts on affordable housing and these are recorded in Appendix 1. The highest number of comments (41) concerned the affordability of such housing. "Low wages and housing is unaffordable at present for many."; "As long as it IS affordable for local people."

7.3.3. It should be noted that Question 28 specifically linked the possibility of one affordable-housing led development to the notion that this would be in order to help meet the needs of people with a primary local connection to Tywardreath and Par Parish. These criteria are to be found under 4.3.3. 28 respondents saw affordable housing as a way of keeping young people in the village: “We need affordable housing to let local young people onto the housing market.” and “to help preserve the community.”

7.3.4. 26 respondents repeated the wording in the question, underlining their belief that affordable homes should be only for people with a local connection to the Parish: “Only if these were solely dedicated for local people.” In addition, 23 people mentioned that their support might depend on where the development was located. Those who did not support the proposition gave various reasons for this, for example: “I think that too many homes are sold to second home owners.” and “the area is at saturation point dwelling wise and storm water wise!”

7.3.5. 204 respondents answered question 29.

Figure 2 How many new homes would you support being built?

How many homes would you support being built?	Percentage of all respondents	Percentage of respondents who expressed a preference
None (25 respondents)	12%	16%
1-20 homes (67 respondents)	32%	44%
21-30 homes (37 respondents)	18%	24%
31-40 homes (15 respondents)	7%	10%
41 + homes (9 respondents)	4%	6%
No preference (51 respondents)	25%	

Note: Percentages have been rounded to the nearest number

The evidence above shows that the majority (60%) of respondents who expressed a preference would support fewer than 20 new homes being built in the Parish.

7.3.6. Question 30 asked: What type(s) of development would you support? Of the 202 respondents who replied, 23 people said they were against any further development; and 33 people said they would support any type of development. Amongst those who chose one or more types of development, the option of affordable homes for purchase was the most popular, chosen by 125 respondents; “affordable rented” homes was chosen by 103 respondents; and “open market” housing was the least popular option, selected by 33 respondents.

7.3.7. Question 31 asked: “If there were future housing development in the Parish, where would you prefer to see it?” 175 people gave their views and only 27% of those who responded suggested areas in the Parish.

7.3.8. The most frequent response – 48 mentions – was along the lines of on “brownfield” sites or not on “green fields” or similar. 34 areas were named throughout the Parish, the most frequently mentioned being Tywardreath (19 times). 32 comments named areas situated outside of Tywardreath and Par Parish, most frequently Par Docks (15 mentions), Par Moor (12 mentions) and other areas in St Blazey (5 mentions). These areas are all close to the boundary of Tywardreath and Par Parish, so it may be that individual respondents did think that these areas are in the Parish. Equally, all the named areas outside of the NP area are mainly “brownfield” in nature. 15 respondents raised significant concerns about further development. The lack of infrastructure (doctors, hospitals, schools), the need for “better roads”) and concern about flooding including the impact on the sewerage and main drainage systems were all mentioned.

7.3.9. It should be noted that significantly fewer people responded to question 31. The number of respondents dropped from 202 respondents for Question 30 to 175 respondents for Question 31 (a reduction of 13%). It is not possible to know why this happened and it may be because it was at the end of the survey. But the phrasing of the question may also have contributed to this outcome. In order to answer it, respondents had to be willing to consider that there may be further development in the parish and also have ideas as to where it could feasibly be located. Although some took the opportunity to underline the fact that they are against further development, others may have decided not to respond to this question at all.

8.0 Conclusion and recommendations

8.0.1. Cornwall Council policy is that of encouraging mixed small scale developments of “affordable rented” homes and “intermediate homes” for purchase with some providing level access/wheelchair accessibility, as these factors are important to the wider sustainability of the community, to prevent local people from having to remain living with friends or family or needing to move away.

8.0.2. The Cornwall Local Plan which runs until 2030 sets out a target number of new homes for each Community Network Area (CAN). Tywardreath and Par Parish lies within the CNA of St Blazey, Lostwithiel and Fowey; and Cornwall Council is currently projecting a surplus of 211 new homes above the 2030 target c.f. p.12 Cornwall Local Plan Housing Implementation Strategy, October 2018. The information contained within this document was published too late to form part of the survey process.

8.1. Evidence from this survey would suggest that:

- A majority (53%) of respondents would support one affordable housing-led development, providing it helps meet the housing needs of people who have a primary local connection with Tywardreath and Par Parish as defined under 4.3.3;
- Affordable housing delivery should prioritise “affordable rented” homes and “intermediate homes” for purchase at the lower end of the price range via mechanisms such as “shared ownership”;
- There is some support (from 5 respondents) for self-build, though this particular need may be met by an extant planning application;
- It may be worthwhile exploring community led development such as Community Land Trust delivery;
- Many respondents said they would prefer to see development take place not on green fields, but on “brownfield” sites and mentioned areas such as Par Moor and Par Docks, which in fact lie outside of Tywardreath and Par Parish;
- The majority of respondents who expressed a preference would wish to see fewer than 20 homes built in the Parish before 2030.

8.1.1. The results of this survey are not conclusive, therefore, as to the extent that the community would support a policy of mixed small scale developments of “affordable rented” homes and “intermediate homes” for purchase within Tywardreath and Par Parish to meet the needs of those who have a primary local connection to the Parish. The recommendation is that this aspect should be explored further during the consultation process which will be taking place in respect of the ongoing development of the Neighbourhood Development Plan (NDP).

Appendix 1 - Raw Data