

# Deviocck Parish Housing Needs Survey

Final Report

April 2011

# Background

- Deviock Parish Council and Cornwall Council believe:
  - That it is essential that all Deviock residents live in and can afford accommodation suitable for their needs
  - That any proposed development of Affordable Housing needs to be justified by evidence of housing need

# Objectives of Survey

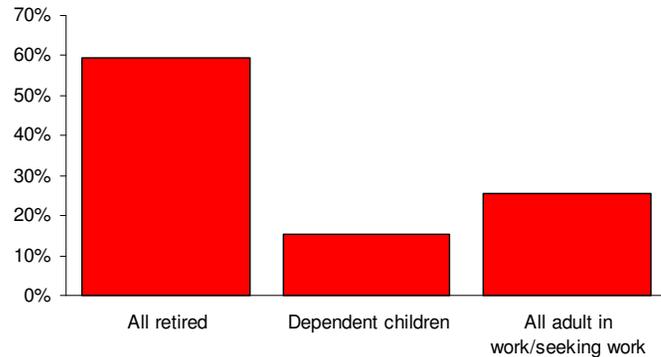
- To gather evidence of housing need within the parish, based on:
  - stated need for affordable housing
  - opinions about local housing needs
- To help inform the amount of housing needed, the type of housing and the location
- To gather opinions about the concept of affordable housing generally within the parish (with a view to establishing *level* of support amongst parishioners?? – check)

# Survey Methodology

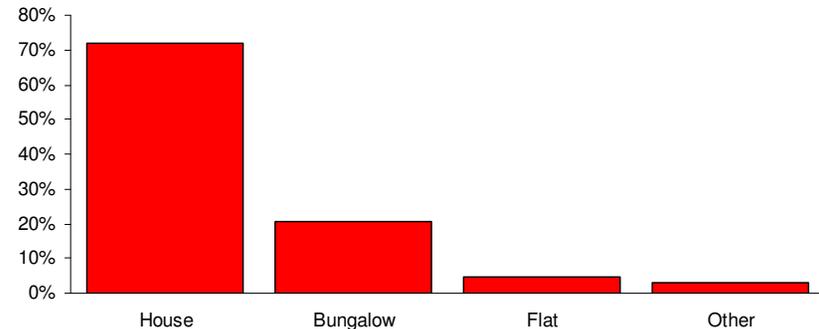
- Self completion 'paper and pen' survey
- Distributed to all households within the Parish (one per household)
  - Part 1 to be answered by all households
  - Part 2 to be answered by households who need to move to alternative accommodation in the near future
- Completed surveys returned via four collection points in locality
- Of  $x$  surveys distributed,  $x$  were returned completed =  $x\%$  response rate

# Demographics 1

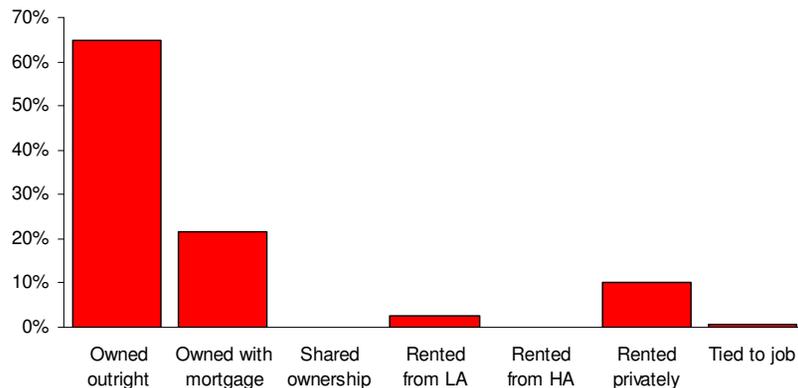
Type of Household



Type of Home

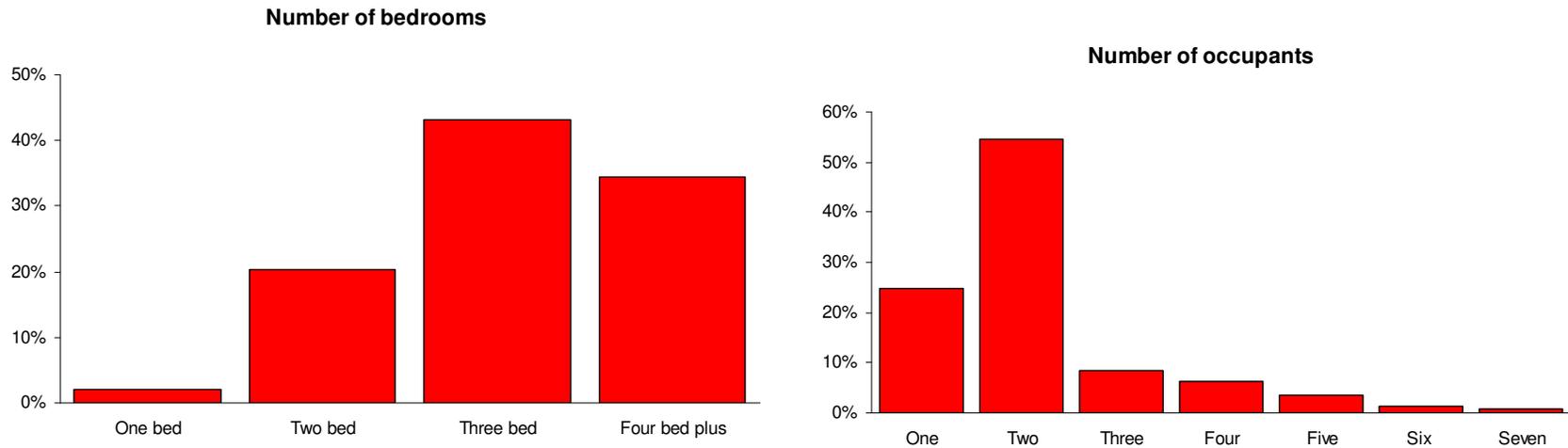


Tenure of Home



- The majority (59%) of respondents are retired
- Most respondents live in a house or bungalow
- Most own their own home (65% outright; 22% with mortgage)

# Demographics 2



- There is a tendency for respondents to come from larger properties (at least three bed), with few occupants (one or two)
- These demographics show that this sample is unlikely to be representative in terms of household type within the parish

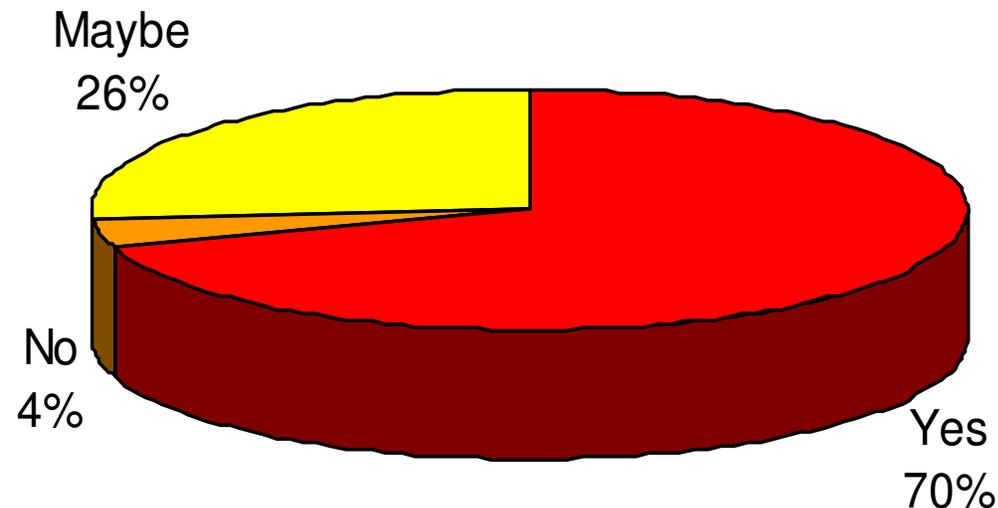
# Caveat

- Self-completion surveys such as this tend to attract responses mainly from those who particularly wish to express their views about the subject in question, and from those who have the time and inclination to do so.
- The group of people responding to the survey is therefore unlikely to be representative of the parish as whole.
- This is called ‘non-response bias’ and the results must be interpreted with this in mind.
- If, for example, 15% of respondents express a certain opinion we can’t justifiably claim that 15% of parishioners have that opinion.

# The Concept of Affordable Housing: Opinions

# Support for Affordable Housing/1

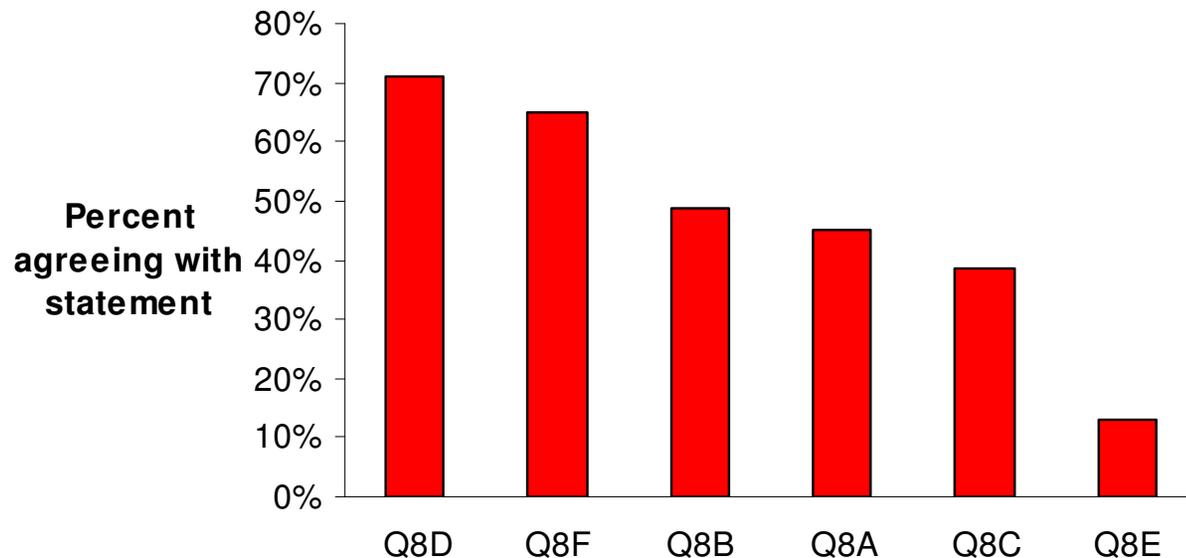
**Would you support a small development of affordable housing for local people within your parish if there was a proven need? (Q7)**



- There is support for a small development of affordable housing for local people, but for many there are conditions attached

# Support for Affordable Housing/2

Agreement with statements relating to conditions for affordable housing (Q8)



D: small sites scattered throughout parish
F: not for anyone who has never lived in parish
B: must have lived or worked in parish for past 3 yrs
A: Anyone living in parish who needs it
C: must have lived in parish for 5 years whether or not live here now
E: one compact development

- The strong preference is for affordable housing to be provided in small sites rather than one compact development
- The majority feel that affordable housing should not be made available to anyone who has never lived in the Parish

# Respondent Comments/1

- “We need more homes for people from the parish instead of giving all council houses etc to people from out of the parish” [Case 11, retired lady]
- “It would appear many previous developments in the area have been bought up by second homers or bought for rental. This seems to be how developers obtain planning permission and should be stopped” [Case 128, retired couple]
- “...even more regrettable is that very little - perhaps none - of this development has benefitted the children of local people who struggle to find affordable homes. Instead we have seen parcels of gardens sold off to cram in new houses which local young families can never hope to buy or rent. All consents for development should now be stopped except for affordable housing for people who grew up in the parish” [Case 148, non-retired couple]
- “Affordable housing for retired people needs to be considered - the parish has an aging population - need to downsize therefore must move out of area” [Case 41, retired couple]

# Respondent Comments/2

- “[affordable housing] should only be provided in those settlements that have facilities available - school, shop, public transport and not provided in open countryside” [Case 33, non-retired couple]
- “Any affordable rural housing project should only proceed when there is a comprehensive study carried out to ascertain that the infrastructure exists to support such a project (schooling, transport, road and local amenities)” [Case 19, household with dependent children]
- “Affordable housing is of course essential for young people/families to live in the area to keep it alive and vital. However, housing must be designed and priced to fit into the existing environment, and not to the detriment of housing costs to owner occupiers (i.e. devalue)”. [Case 41, retired couple]

# Respondent Comments/3

- “depends on scale/design” [Case 91, household with dependent children]
- “Affordable housing should be low impact and sustainable” [Case 92, non-retired couple]
- “Would support dwellings on an individual basis, not 'developments', especially in a conservation area. Alternatively, would support individual affordable housing dwellings where a current property may be lying empty/derelict” [Case 40, non-retired couple]

# Respondent Comments/4

- “Thank you for giving us an opportunity to express our views in this survey. It is a shame that Dwnderry and Seaton have already suffered from bad planning decisions. But even more regrettable is that very little - perhaps none - of this development has benefitted the children of local people who struggle to find affordable homes. Instead we have seen parcels of gardens sold off to cram in new houses which local young families can never hope to buy or rent. All consents for development should now be stopped except for affordable housing for people who grew up in the parish. There is only one suitable area left: the plot on the eastern side of Treliddon Lane which has been empty too long. Perhaps strenuous efforts could be made by the Parish Council to help compulsorily purchase this land from the current developer and get on with building affordable homes that are aesthetically pleasing as well as energy efficient. It is vitally important to remember that Dwnderry and Seaton and especially the surrounding hamlets and farms lie in an Area Of Great Landscape Value as well as in a Coastal Zone. There is a grave danger that in the current political climate (given the relaxation of the planning laws and new 'localism' initiative) that areas such as these may lose their protection. The current development limits as outlined in the Caradon Local Plan should be kept at all costs” [Case 148, non-retired couple]

# Housing Need

# Housing Need/1

- 8% of respondents said that someone in their family had moved away from the parish in the last 5 years due to difficulties in finding an affordable home in the parish, and would like to move back if affordable housing were available to them
- Compared to overall sample, these respondents were:
  - Less likely to be retired
  - More likely to live in rented accommodation
  - More in support of affordable housing within the parish
  - More in support of the notion that affordable housing should be made available to those who have lived in the parish for any period of 5 years whether or not they live there now

(Note this is not a statistical comparison – group size not large enough)

# Housing Need/2

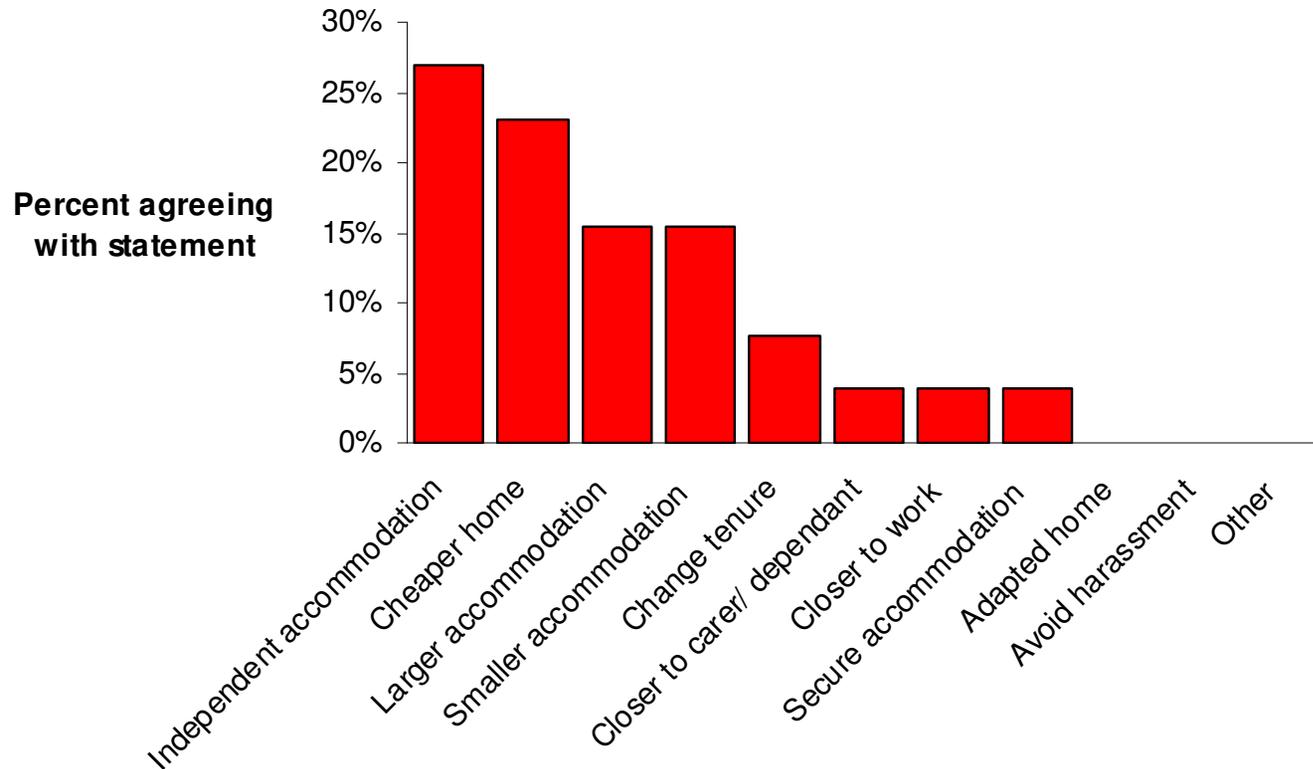
- Overall 15-20% of respondent households need to change accommodation within the next five years
  - 12% of respondents said that everyone who lives in the house needs to move together to another house either now or in the next five years (10% said only this)
  - 7% said that someone living with them needs to move into their own alternative home either now or in the next five years (5% said only this)
  - In 2% of cases *both* of the above applied
- These respondents (28 in total) went on to complete part 2 of the survey and this section of the report is based on their responses
- Note that it is not necessarily 'affordable' housing that is required in all these cases.

# Housing Need: where and when

- Of those who need to move (as a combined group)
  - **93%** currently live within Deviock parish (89% as a single household and 4% with another household) and 7% live outside the parish
  - **71%** wish to move within Deviock parish (14% outside the parish and 14% either)
  - **41%** need to move within 2 years, 44% in 2-5 years and 15% in 5 years or more
  - **18%** are on the Homechoice Register

# Housing Need: reasons

## Main reason for needing to move (Q20)



- Need to set up independent accommodation is the most common sole reason for needing to move, followed by need for a cheaper home.

Charts based on the 28 individuals who filled out part 2 of survey, i.e. those needing to move

# Housing Need: types

- A more in-depth analysis of those households where all or someone needs to move, indicates that they can generally be classified into three main types:
  - Young people needing to set up independent accommodation (8 cases although 2 from same family);
  - Households needing to move as a family, e.g. for cheaper or larger accommodation or to move from renting to buying (9 cases);
  - Retired people (or those nearing retirement age) needing to downsize, move into retirement/sheltered accommodation or needing to be nearer family (11 cases)
- See attached set of 'case studies' for more detail, but three examples follow...

# Eg 1: independent accommodation

Case 79



- All adult household (couple with one 20 year old son) living in a three bed house which they own with a mortgage within the parish. The son needs to move within the next 2 years within the parish. Requires a one bed flat which he would prefer to rent privately. Reason for moving is need to set up independent accommodation. Has been permanently resident in the parish for the last 3 years, has lived for a period of at least 10 years out of the first 16 years of his life in the parish, has worked in the parish for at least 3 years and has been resident in the parish for a continuous period of at least 5 years. Max affordable purchase price less than £50,000. Max affordable rental price £50-£99/wk. Not on the homechoice register.

# Eg 2: whole household move

Case 147



- Couple with one child living in a two bed house within the parish which they rent from a private landlord. Need to move together in 2-5 years within the parish. Require a 2 bed house which they'd like to buy with shared ownership. Reason for moving is need to change tenure. Have been permanently resident in the parish for the last 3 years, have lived for a period of at least 10 years out of their first 16 in the parish, and have been formerly resident in the parish for a continuous period of at least 5 years. Max affordable purchase price £100,000-£149,999. Max affordable rental £100-£149/wk. Monthly income £420-£834. Are on homechoice register.

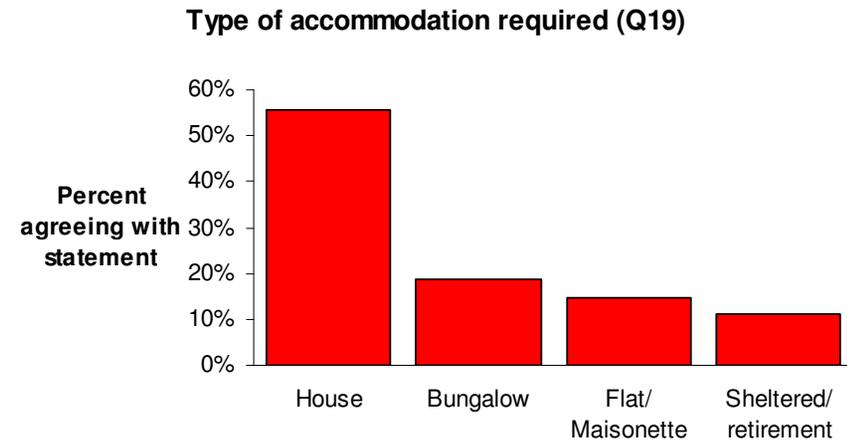
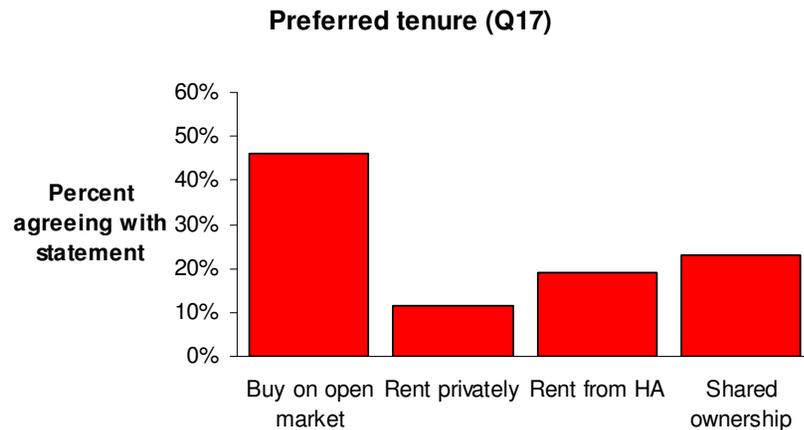
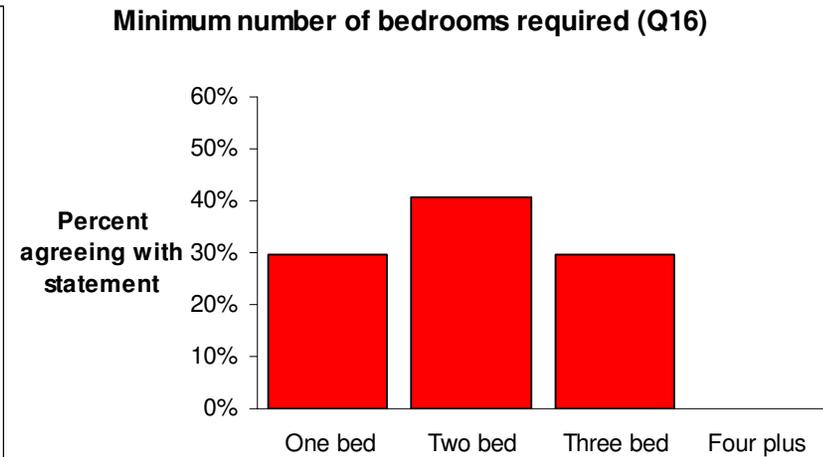
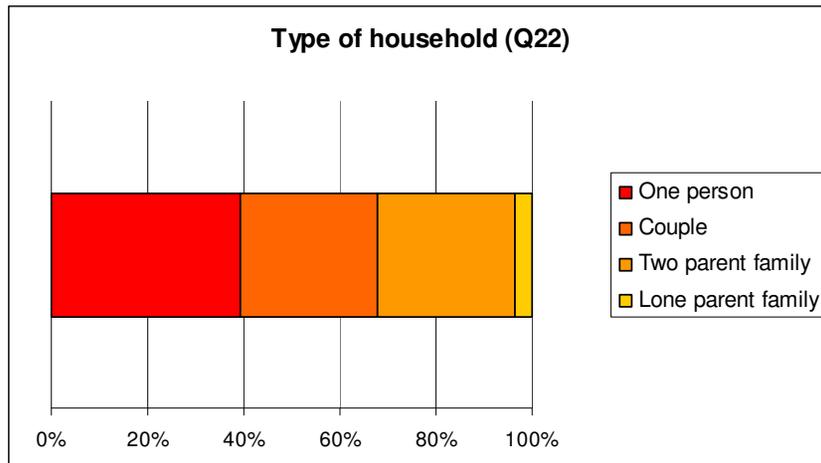
# Eg 3: retirement planning

Case 23



- One retired person household (female aged 60) living in a three bed house which she owns outright within the parish. Would like to move within the next 2-5 years (or possibly more) within the parish to something smaller. Requires a one bed sheltered/retirement property which she'd like to either buy on the open market or buy as shared ownership. Reason for moving is need for something smaller. Has been permanently resident in the parish for the last 3 years and has been formerly resident in the parish for a continuous period of at least 5 years. Max affordable purchase price £150,000-£199,999. Monthly income not given. Not on homechoice register.

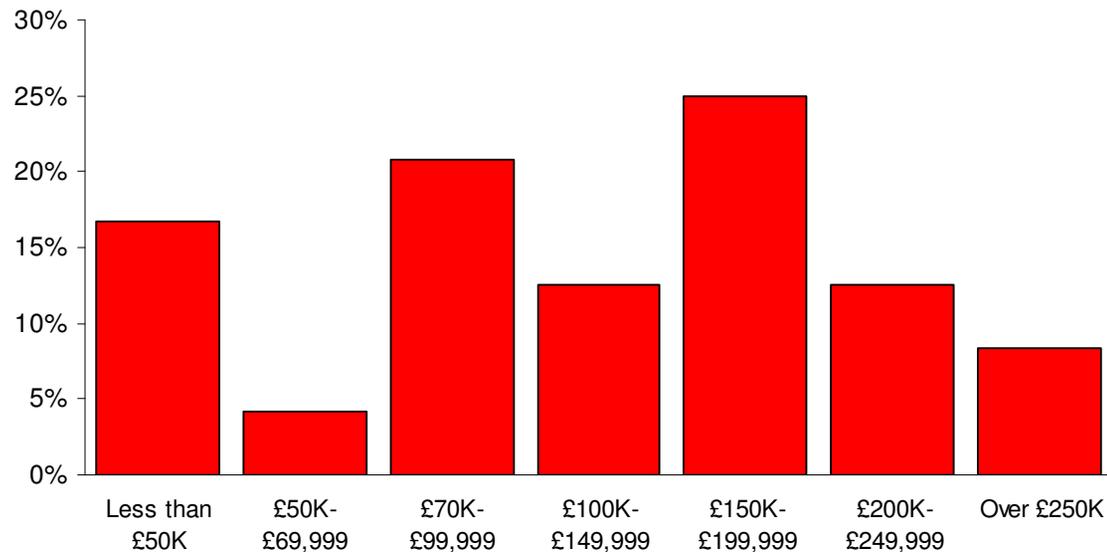
# Housing Need: preferences



Charts based on the 28 individuals who filled out part 2 of survey, i.e. those needing to move

# Housing Need: affordability/1

If you wish to buy a home, what total house price do you think you could afford? (Q27)



- Over 50% of those who would wish to buy a home could not afford anything over £150,00; 8% could afford over £250,000.

Charts based on the 28 individuals who filled out part 2 of survey, i.e. those needing to move

# Housing Need: affordability/2

If you wish to rent a home, what is the maximum rent you could afford? (Q28)

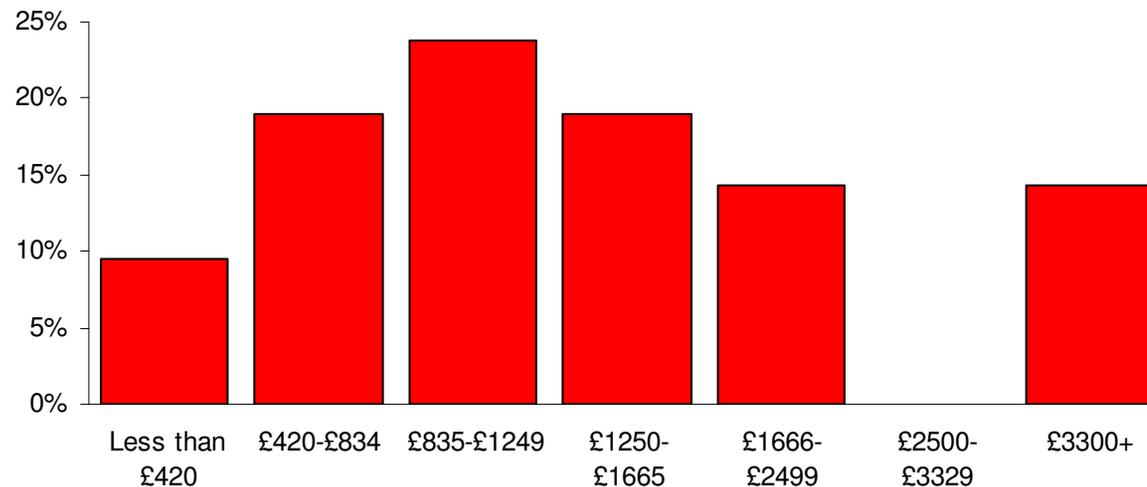


- For 48% of those wishing to rent, the maximum they could afford would be less than £100/wk; 42% could afford between £100 and £150/wk and 10% could afford more.

Charts based on the 28 individuals who filled out part 2 of survey, i.e. those needing to move

# Housing Need: Income

The total monthly take-home income (after deductions) of everybody who is responsible for the cost of housing (rent or mortgage) (Q29)



- The average (median and modal) income of those households wishing to move falls in the bracket £835-£1249 per month.

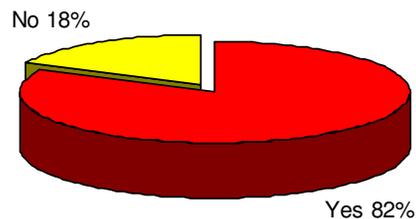
Note: These income figures tend to reflect the total income of the *current* household. In cases where one individual wishes to move independently and would subsequently be responsible for their own housing costs, this does not necessarily represent that one person's income.

Charts based on the 28 individuals who filled out part 2 of survey, i.e. those needing to move

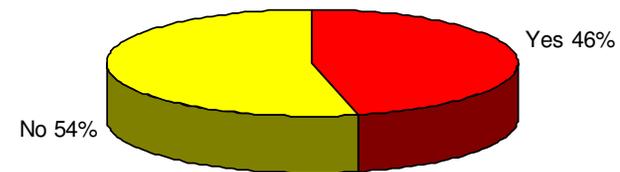
# Housing Need: Links to parish

Charts based on the 28 individuals who filled out part 2 of survey, i.e. those needing to move

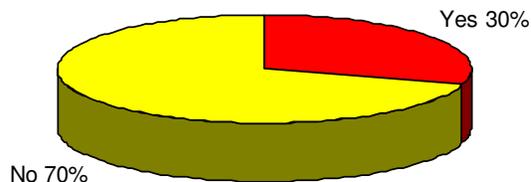
Have you or a member of your household been permanently resident in the parish for the last 3 years? (Q23)



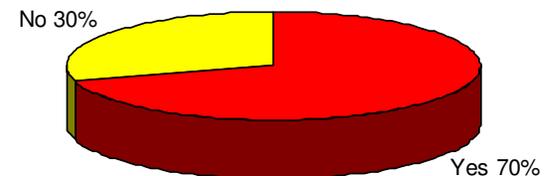
Have you or a member of your household lived for a period of at least 10 years out of the first 16 years of their life in the parish? (Q24)



Have you or a member of your household had your place of permanent work in the parish for at least the last 3 years? (Q25)

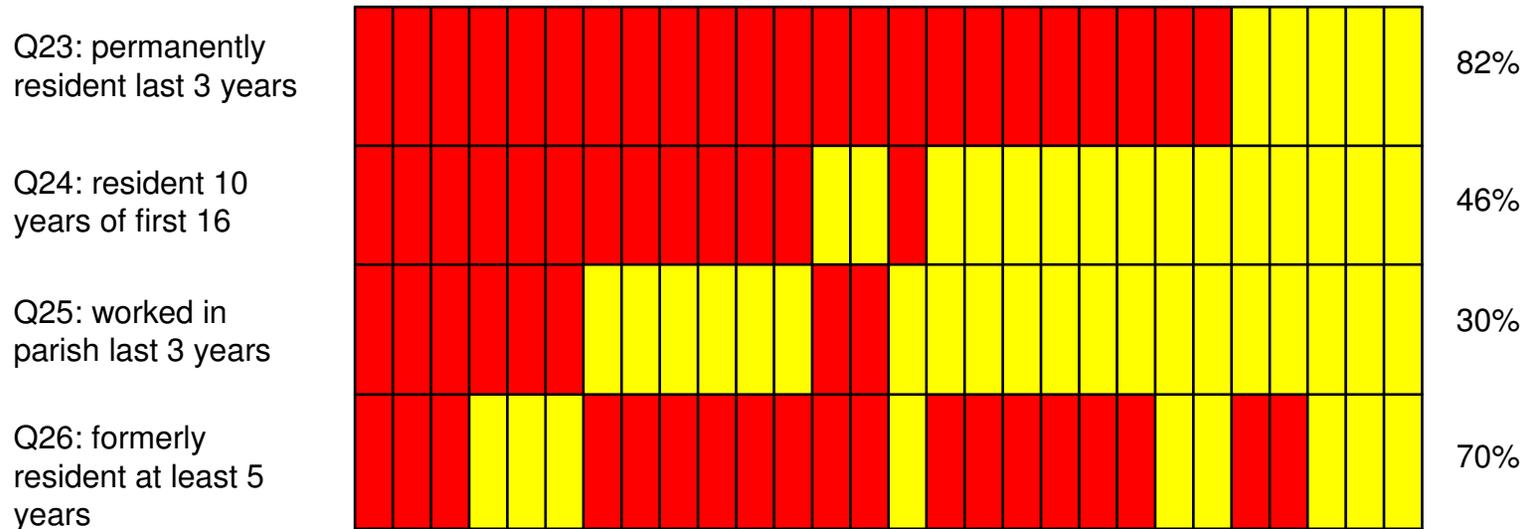
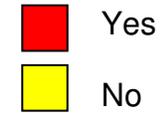


Have you or a member of your household been formerly resident in the parish for a continuous period of at least 5 years? (Q26)



- Those needing to move vary in the extent to which they are linked to the parish. The majority have lived in the parish for the last 3 years; less than half were brought up in the parish.

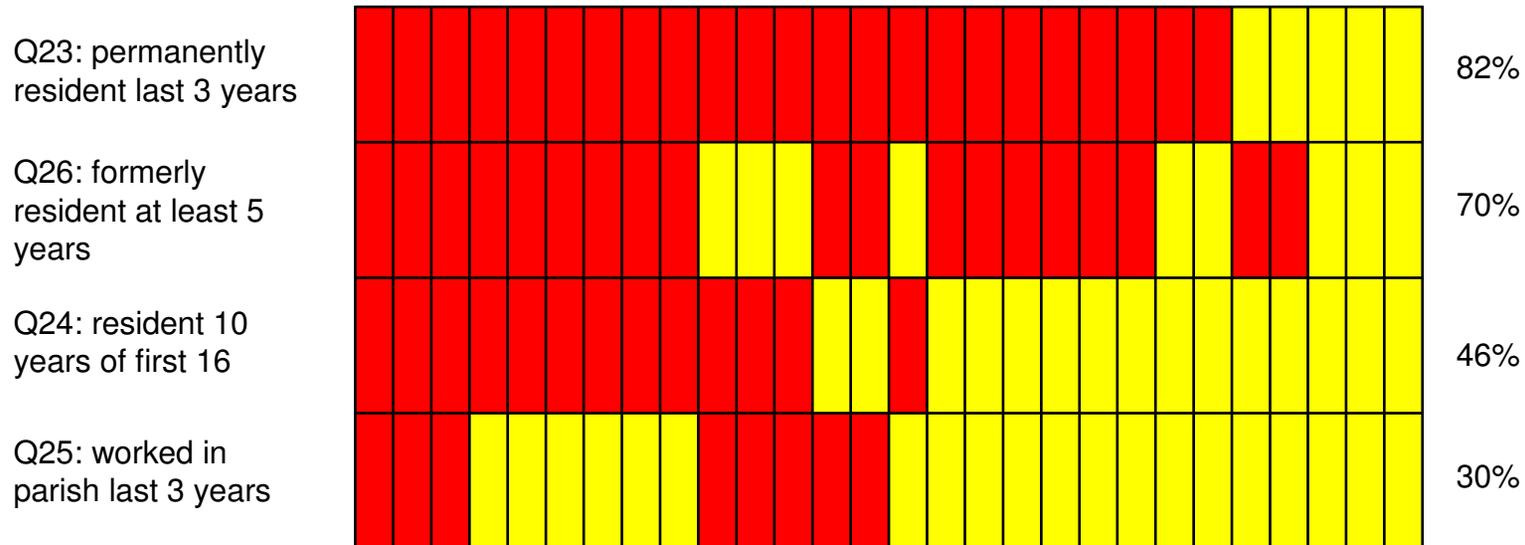
# Links to parish (a)



**Decreasing Level of Association with Parish**  
**(see explanatory notes attached)**

Table based on the 28 individuals who filled out part 2 of survey, i.e. those needing to move

# Links to parish (b)



**Decreasing Level of Association with Parish**  
**(see explanatory notes attached)**

Table based on the 28 individuals who filled out part 2 of survey, i.e. those needing to move

# Respondent comments/1

- “I know that many singles and couples over the age of 50 would love to downsize their homes but to stay in the village they have few options. If they could downsize it would free up council housing, rented properties and freehold ones. They often find the bills too expensive (especially if their partner dies), garden too much, steps no longer possible. A great deal of the social and community projects of the area ARE DONE BY THIS AGE GROUP. THEY NEED HELP TO STAY HERE!”

[Case 23, retired female, aged 60, looking to move to something smaller within parish in the next 5 years]

# Respondent comments/2

- “I have included my two children in part 2 as they will need to find housing/accommodation in the future. They are students, one at Plymouth University, the other hoping to study medicine from next year, awaiting University and doing A levels now”

# Summary and Conclusion

# Summary/1: Opinions

- Respondent demographics show that they may not be representative in terms of household type within the parish - in particular there was a high proportion of retired house owners.
- 70% said they would support a small development of affordable housing for local people within the parish if there were a proven need.
- For many there are conditions attached. The strong preference is for affordable housing to be provided in small sites rather than one compact development and the majority feel that affordable housing should not be made available to anyone who has never lived in the Parish.
- Having lived or worked in the parish for the *last* 3 years is seen as slightly more important than having lived in the parish for a period of 5 years at some point in the past.
- Also of importance is adequate infrastructure, sensitivity of design and minimum impact on the surroundings.
- Many respondents were able to give suggestions as to sites in the parish that might be suitable for an affordable housing scheme, Treliddon Lane in Dowladerry being the most frequently mentioned.

# Summary/2: Need

- 8% said that someone in their family had moved away from the parish in the last 5 years due to difficulties in finding an affordable home in the parish, and would like to move back if affordable housing were available to them.
- Overall 15-20% of respondent households need to change accommodation within the next five years.
- Of these, 93% currently live within Deviock parish and 71% wish to move within Deviock parish.
- 18% are on the Homechoice register.
- Need to set up independent accommodation is the most common sole reason for needing to move, followed by need for a cheaper home.
- Those needing to move fall into three main groups in roughly equal proportions:
  - Young people needing to set up independent accommodation
  - Households needing to move as a family, e.g. for cheaper or larger accommodation or to move from renting to buying
  - Retired people (or those nearing retirement age) needing to downsize, move into retirement/sheltered accommodation or needing to be nearer family

# Summary/3: Need

- Over 50% of those who would wish to buy a home could not afford anything over £150,000; 8% could afford over £250,000.
- For 48% of those wishing to rent, the maximum they could afford would be less than £100/wk; 42% could afford between £100 and £150/wk and 10% could afford more.
- Those needing to move vary in the extent to which they are linked to the parish. The majority (82%) have lived in the parish for the last 3 years; and/or have been formerly resident in the parish for a continuous period of at least 5 years (70%); less than half (46%) were brought up in the parish; 30% have had a place of permanent work in the parish for at least the last 3 years.
- An in-depth analysis of the respondents who filled in part 2 of the survey can be seen in the attached list of case studies: not all require 'affordable' housing as such but some clearly do.

# Concluding Remarks/1

- Those in need of alternative housing split into several camps:
  - Retired people who need to downsize or move to somewhere more convenient for them
  - Young people outgrowing the family home
  - Families (often young families) needing something larger or cheaper or more secure
- In many but not all cases affording to buy or rent on the open market is not an option.

# Concluding Remarks/2

- There is need for affordable housing: the survey revealed plenty of examples of people who need to move but whose income levels would not permit renting or buying on the open market – perhaps 21 or 22 out of the 28 respondents who need to move.
- The results don't necessarily 'scale up' quantitatively to the parish as a whole, but do give an indication of the range and nature of situations that occurs

# Concluding Remarks/3

- As far as the survey represents public opinion (see caveat) there is support for affordable housing but a clear desire that it should be low impact and in keeping:
  - it should be for those who have lived in the parish
  - it should be in small scattered sites not one compact development
  - it should be sensitively designed to fit in with surroundings
  - it requires sufficient infrastructure to be in place first
- Whilst we cannot claim that the sample was truly representative of the parish population, we *can* say that public opinion was actively sought and that any decisions will take into account the views of those who responded. As long as everyone had the *opportunity* to respond, then this is a fair and democratic approach.

# Discussion Points

- Are there sensible alternatives to 'affordable housing' in some cases? E.g. lodging or shared houses/flats, particularly for young people not yet established with own families?
- Is it acceptable for young people to move away from the parish initially and move back when more financially secure?
- Is home ownership a cultural expectation? Not in other countries.
- How difficult is it for older people to 'downsize' within the parish even if affordability is not an issue?

# Appendix 1: Suitable sites

- 23 of the respondents gave ideas of sites they felt might be suitable for an affordable housing scheme.
- Suggestions for Donderry and Seaton were:
  - Treliddon Lane/Treliddon Valley (East and West Side, and 'left higher side')
  - Keval Lane
  - Keval Gardens
  - 'Doggy Field' and 'Burning Field', Trelieve
  - The Axe (*check where*)
  - Field west of Morweth Court
  - Large veg patch between Seaton Park Road and Tregunnick Lane
  - Land adjacent to Mount Brioni
  - Area beyond Buttlegate
  - Area above Broads Yard
  - [*Check areas given on map attached by Case 23*]

# Appendix 1 (cont): Suitable sites

- Suggestions for Hessenford were:
  - Small plot behind car park of St Anne's Cottages
  - St Anne's Cottages themselves
  - New development
  - Refused graveyard extension area
  - Behind old garage
- Of all the possible sites within these areas, Treliddon Lane was the most frequently mentioned. Some queried the progress of developments already started there.

# Appendix 2: Case Studies