

St Endellion's Housing Working Group Housing Needs Survey

Conducted 07.06.22–.07.07.22

Analysis



Introduction

St Endellion Housing working group (STEND_HWG) was formed in March 2022, following a public meeting called by concerned residents anxious to ensure the community is strengthened by an increase in homes available to those living and working in parish. The group, comprised of local residents, members of the business community, and a representative of the parish council is supported by Cornwall Community Land Trust.

St Endellion Parish Council agreed to fund a Housing Needs Survey to evidence the growing need for housing in the parish.

The villages of Port Isaac and increasingly Trelights in the parish of St Endellion have a proportion of second homes. The latest available census figures from 2011 show the number of parish households recorded as 480 and the number of residents 1,029. The evidence base collected for the St Endellion Neighbourhood Development Plan (STEND_NDP) 2020–2030 references the Parish Level Data recorded in 2013 for the Cornwall Local Plan (**Appendix/table A**).

The build rate in the parish is currently low, largely limited to single infill dwellings, of which 12 have been permitted since 2014. St Endellion NDP, 2020–2030 created policies to support delivery of affordable housing on exception sites outside the settlement boundaries. STEND_HWG intention is to create a robust evidence base to enable development of affordable housing in the parish across all tenure types in synergy with STEND_NDP. It is our belief, that a Community Land Trust model is the favoured choice, ensuring any housing remains affordable in perpetuity.

Methodology

The survey was conducted between 07.06.2022–7.7.2022.

To achieve the largest volume of responses and ensure accessibility to all residents, St Endellion Housing Working Group (STEND_HWG) two formats were used to disperse the survey. Survey Monkey, and a hardcopy version in a horseshoe gummed leaflet with a freepost return address to the Clerk of the Parish. Royal Mail's Door to Door service was employed to disperse to every household and business in the parish. Hardcopy responses were added manually to Survey Monkey to enable analysis.

- Survey advertisements were placed in local press
- A social media campaign ran across 3 formats, Facebook, Twitter and Instagram.
- Live Q&A events in Port Isaac and Trelights, were held early in the survey response period. (Appendix 3).
- Poster placed at key points around both parish and local businesses
- STEND_HSG members personally urged local businesses to complete, and encourage their employees to do likewise.

Critique

It is to be regretted the online survey failed to gather some critical information.

Q.5 responses included those likely to be sharing HMO's, evidenced by 3 responses recording 3 or more households sharing.

Q.7 offered multiple responses in hard copy, but only enable a single response online, rather than multiple options the question sought to determine.

Similarly Q.7 *online*, 'Reasons for Need', failed to include space to fulfil detail requested for 'other' responses, which is unfortunate as 13.5% (7) ticked 'other'. Reasoning behind the request was to flush responses from the hidden homeless in caravans or mobile homes. It is likely 'other' responses indicate residents in substandard homes. Neither did the survey ask for contact details for those who selected 'other'.

Q.12 poses the question would you be interested in purchasing a self-build plot? The survey designers used a self-build plot value of 10K indicated by a number sources, including 'Homes for Locals: Communities doing it for themselves', a webinar organised and promoted by Cornwall Council and attended by a HWG member in Oct 2021. It is unfortunate this anomaly, later criticised as 'misleading' by the Affordable Housing Team wasn't spotted when the final draft was submitted for approval in June '22.

Background:

Parish Level data provided by Cornwall Council in 2013 indicated 44% of second homes in St Endellion (Table A). Our community is aware that the percentage has grown incrementally, witnessing how when dwellings are sold they become second homes.

It is difficult to derive the number of second homes with complete accuracy. STEND_HWG members looked closely at the data available. Using local knowledge to establish a more accurate snapshot in time of the effect of second home ownership has on the number of dwellings available in the parish to local people for permanent homes.

This is the method applied:

Cornwall Council (CC) Council Tax banding codes/2014 numbers 770 dwellings. Using the 2021 electoral roll, and with the benefit of local knowledge, STEND_HWG member's determined of 770 dwellings, 56% (422) have no full time resident (Source: St Endellion Electoral roll, 2021).

The survey had 75 responses. Calculating on the basis of 45% (348) fully residential dwellings, the response rate is 21.5%. It should be noted the annual increment in the number of second homes is exponential, thus the response rate might be reasonably assumed to be modestly higher than noted.

Part One: Respondents Profile:

Q.1 80% (60) of respondents answered positively that their *main* home was in St Endellion

Q.2 Do you own or rent your home

- 55.07% (38) own their homes outright
- 1.45% (1) part own/rent
- 18.4% (13) rent/housing Assoc/Cornwall Council
- 14.49% (10) rent privately
- 13.5% (7) responded 'other'

Q.3 How long have you lived in St Endellion Parish

- 81% (61) have lived in St Endellion more than 3 years

- 40% (30) responses arise from residents born and raised in the parish
- 18% (14) non-resident respondents (hospitality employees frequently drawn from the wider area)

Part 2: Housing Need

Q.4 Are you, or any member of your household in need of Affordable Housing, or likely to be within the near future?

- 53.8% (36) expressed no need
- 38.6% (29) expressed need
- 18.64% (12) indicated immediate need

Q.5: If 'Yes' How many separate households live at this address? Responses indicate a high volume of overcrowding in comparison to Cornwall wide data of 6.5% (Appendix 2)

- 31 responded
- 15 respondents gave a figure >1 at a single address

Q.6 Have you had to leave St Endellion Parish to find a home, but would like to return?

- 16.95% (10) indicated 'yes'

Q.7 Please tick the reason/s for housing need that applies to your household

- 21.62% (8) need to live independently
- 32.43 (11) currently renting but would like to buy/move to a more affordable home (*this fig reasonably conflates responses a) & e) as the survey and publicity concentrated on the need for affordable homes*)
- 10.81% (4) indicate their home is overcrowded
- Only 2 respondents wanted to downsize

Q.8 Is your household registered on Cornwall's Home Choice Register?

Of the 29 households that have indicated a housing need, only 8 are signed up to Homechoice, showing a *hidden need of 21 households*. Although it should be noted that not everybody that answered Q4 also answered Q8, (*definition of the terms 'affordable' and 'social' are often misunderstood/frequently incorrectly conflated across all tenures*).

Q.9 Select a housing type best suited to you and your income:

- 72.1% (31) of those that answered indicate they are in a position to purchase an affordable home/part buy part rent

- 27.91% (12) selected an affordable rented home

Q.10 What is the minimum number of bedrooms your household requires?

39 respondents indicated need for the following number of bedrooms

1 Bed	2 Beds	3 Beds	4 Beds
4	19	11	5

Q.11 Select any type of need applying to your household.

- 11.34% (4) respondents indicated special housing need/ground floor/older persons

Q.12 Would you be interested in purchasing an affordable plot for a self-build home?

- 48% (25) of 52 respondents expressed interest in a purchasing a self-build plot
- NB Critique above, ref quoted plot fig of 10K. This could have skewed the results in favour of supporting self-build plots.

Part 3: Local People who have moved away;

Q.13 16.5% (14) respondents have either moved/or have family members who have left to secure housing.

Part 4: Employers Responses;

STEND_HWG are aware that since the last HNA undertaken by AECOM in 2015 to evidence St Endellion NDP, the profile of businesses in Port Isaac in particular has undergone rapid change, which is likely to continue. Hence our HWG concluded the need to survey local business to understand where their employees are housed. The struggle hospitality businesses endure to fulfil employee need is a nationwide issue. In our parish the issue is compounded by ever decreasing availability of local homes to rent. Increasingly properties that previously housed the comfortably well-off retired, have incrementally become second homes when next sold, depleting the housing stock available to fulfil local need.

A total of 17 local businesses responded to the survey:

- *Q.14 How Many staff do you employ? 104*
- *Q.15 How many live in the Parish? 35*
- *Q.16 Have you offered employment to someone in the last 3 years who had to refuse due to housing difficulties? If so how many times has this happened? 22*

- *Q.17 How many of your staff travel more than 10 miles to work? 49*

The volume of responses from local business is indicative of the issues raised. Not only is it unsustainable in terms of climate change for so many employees to commute at distance (and many travel much more than 10 miles), the need to park so many vehicles creates parking problems for local residents on side streets, compounding seasonal issues.

Summary:

The key finding the survey has revealed is the volume of hidden need revealed, identified need among those who aren't registered with Homechoice. At the time the HNS was conducted there were 32 live Homechoice registrations, (**Appendix 6**). This survey analysis reveals there are a further 21 households in hidden need (Q.8), *indicating an overall need of 53*.

St Endellion Housing Needs Advice (AECOM) 2015, indicated a high proportion of social rented need. This new survey indicates a higher than expected need for affordable to purchase housing, **72.1%** (31), indicating they were in a financial position to purchase an affordable home. It should be noted that contiguously, higher end hospitality businesses have rapidly expanded in Port Isaac in the interim fuelling, housing need. Newer hospitality employees may often be remunerated at the higher end of our local income spectrum, evidenced in the number of positive responses relating to affordable to purchase homes.

However, it is also clear many longer term residents are also living in overcrowded homes, (**Appendix 5**) and many homes have more than one household living together. To summarise, it is clear there is an acute housing shortage in the Parish of St Endellion.

Actions:

STEND_HWG is currently working with employers to encourage those in need to register with Homechoice.

St Endellion Housing Working Group, September 2022

Appendix

1. <https://www.stendellionpc.com/wp-content/uploads/2023/01/Basic-Conditions-Statement.pdf>

2. https://www.cornwall.gov.uk/media/1jvbjhdg/overcrowding_2021.pdf

Table A.

Cornwall Local Plan: Strategic Policies Pre-Submission Housing Target Recommendations for the Wadebridge & Padstow Community Network Area (1,700)									
Parish	Parish Dwellings - 2011 (Census)	Dwellings with No Usual Residents 2011 (Census) ¹	Settlement Category A & B ^{2,3}	Housing Need A-D (E) ⁴	Local Plan Allocation	Completions 2010 - 12 ⁵	Current Commitments ⁶	Past Delivery Rate ⁷	AONB (Adj. Main settlement?) ⁸
Wadebridge	3151	6.2%	Wadebridge (B)	224 (350)	800	32	222	27	None (no)
Egloshayle	185	10.8%		0 (0)		1	2	<1	None (no)
Padstow	1960	34.6%		90 (136)		33	103	10	Partial AONB (close to Padstow and Trewoon within)
St. Breock	392	23.0%		0 (0)		2	14 ⁹	1	Partial AONB (affects Whitecross)
St. Erdegon	863	26.2%		15 (20)		14	10	4	Partial AONB (yes)
St. Ervan	219	14.5%		0 (1)		1	6	1	None (no)
St. Ewe	461	37.3%		4 (12)	900	0	9	<1	Partial AONB (not St Ewe but yes Portonthan)
St. Issey	512	27.9%		1 (5)		5	24	2	Partial AONB (no but close to both St Issey and Little Petherick)
St. Kew	580	22.2%		5 (11)		12	20	2	Partial AONB (affects Pendoggett)
St. Mabyn	298	13.4%		6 (17)		5	5	5	None (no)
St. Maryn	1406	31.4%		29 (36)		15	27	7	Partial AONB (yes)
St. Minver Highlands	775	30.3%		6 (11)		6	36	6	Partial AONB (close to New Polzeath)
St. Minver Lowlands	1292	32.6%		15 (27)		20	70	9	Partial AONB (close to Rock)
St. Tudy	313	18.2%		2 (9)		0	5	1	None (no)
Wider Area Total	9276					168	353		

Notes

- Dwellings with no usual residents includes vacant dwellings, second homes and holiday homes
= Higher than average (11.2%) but less than 20%
= None (no AONB)
- Settlement Categories are defined in Settlements: Hierarchy & Settlement Categories 2012 Update found at <http://www.cornwall.gov.uk/default.aspx?page=32813> and are in summary:
 A Strategically significant towns in Cornwall and the main employment and service centres
 B Market and coastal towns that are locally significant and contain a good range of housing, employment, and community facilities and services
 C Small towns and villages that meet local needs for some services and facilities and employment
 D Smaller settlements that perform an important role in their local areas, i.e. 'rural service centres'
 E Settlements that do not meet the criteria for category D but are considered important in their immediate local area and contain a primary school or general store
 F Settlements that do not meet the criteria for category E but contain a travel to work bus or rail service and either a general store or a meeting place
 O Other settlements
- Information on the facilities available in each settlement can be found in the Wadebridge & Padstow Place Based web page under current evidence base - <http://www.cornwall.gov.uk/default.aspx?page=32829>
- Housing Need by Preferred area as at 2nd April 2013. More information on housing need for this area and how the categories are defined can be found at 7 and are in summary:
 A Applicants are deemed to have exceptional needs, have an urgent priority assigned by the Welfare Assessment Panel, needs an adapted property, or has multiple band B needs;
 B Applicants who are homeless or threatened with homelessness, have a high priority assigned by the Welfare Assessment Panel, lack 2+ bedrooms, lives in high disrepair, accepted to move on, or has multiple band C needs
 C Applicants who are homeless or threatened with homelessness, medium welfare priority, medium disrepair category, lack 1 bedroom, need to move closer to family or work, or has multiple band D needs
 D Applicants with low welfare priority, living in low disrepair category, share facilities with non family members, or have children under 10 living in flats and/or lacking a garden
 E Applicants assessed as nil welfare priority, living in nil disrepair category, or have savings or equity over £75,000.
- This is the number of dwellings already completed in the current Plan period
- This is the number of dwellings already committed in the current Plan period that are either under construction or unimplemented planning permissions
- This is the average number of dwellings that have been completed per year over the last twenty years - although not a guarantee of future development rates it is an indication of how many dwellings could be delivered over the next twenty years.
- Constraints - Areas of Outstanding Natural Beauty (AONB). This field indicates the main national designation that applies to this area, but there could be other constraints that can affect the likelihood of development in a settlement that are not identified (e.g. transport, environmental, etc).
- A/(Partial)/None = Parish fully/partially/not affected by the AONB - In brackets: no if settlement not completely enclosed by constraint, yes if it is
The majority of dwellings committed in this area are part of Wadebridge town

3.

St Endellion's Housing Working Group

A Housing Needs Survey

Q&A Session <<Trelights Methodist Chapel > Sun 12thth June 10-11.30 a.m




Working together to build Affordable homes: see the survey here:
<https://www.surveymonkey.co.uk/r/stendhnsor> or scan the QR code

4. <https://www.stendellionpc.com/wp-content/uploads/2016/01/St-Endellion-HNA-FINAL-130815.pdf>
5. https://www.cornwall.gov.uk/media/1jvbjdgd/overcrowding_2021.pdf
6. Homechoice registrations/St Endellion/March 2022

Table B

