



LANDULPH PARISH: HOUSING NEED SURVEY	
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Landulph Parish: Housing Need Survey Report

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Summary

Housing Need Survey

- A survey of local housing need was carried out by Cornwall Council's Affordable Housing Team, on behalf of Landulph and Botus Fleming Parish Councils, between 10th December 2022 and 19th February 2023.
- An overarching report was published by the Affordable Housing Team on 22nd March 2023. This report uses the same data to produce a report based on respondents who currently live in Landulph or want affordable housing in the Parish.
- The survey was sent to 259 households in Landulph, and 100 responses were received from Landulph.
- From the full survey, 28 respondents needed affordable housing and would like to live in Landulph Parish or either Parish (15 from Landulph, 4 from Botus Fleming and Hatt, 9 from outside of the Parishes).
- 23 of these 28 had a qualifying local need for Landulph with 3 already registered, identifying 20 'hidden households' for Landulph however their financial data indicates some of these respondents may not be eligible for Affordable Housing
- Of 23, 22 want housing in the next 5 years.
- There is general support within the Parish for affordable led development to meet this need. It is not clear that there is support for substantial open market development to finance affordable housing. Additionally, the affordable housing needs of the Parish are not typical of Cornwall and need to be better understood.

1. Introduction

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 seeking an Affordable rented homes in Cornwall. Similarly, Help to Buy South keep a register of those looking to buy an affordable home in Cornwall.

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.

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

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Planning Authority. However, they can also be a useful tool for parish councils and Neighbourhood Plan groups in assessing their housing needs and priorities.

However, a Housing Need Survey's accuracy and relevance will reduce substantially over time as, unlike the HomeChoice and Help to Buy South 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.

Survey purpose

There have been recent planning applications submitted for housing developments in both Landulph and Botus Fleming Parishes, both of which have low evidence of need for affordable homes. Following conversations between the Affordable Housing Team and the parishes the Joint Housing Needs Survey survey was commissioned to better understand the overall need to help inform any future development proposals. This report uses the data collected for the joint survey by the Affordable Housing Team and performs an analysis limited to Landulph Parish.

2. Current Housing Need Information

Cornwall HomeChoice indicates that **13** households with a local connection to Landulph and Botus Fleming parishes who are principally seeking Affordable rented housing. It should be noted that householder preference is only an indication of demand and can change with time and circumstance, including the availability of new affordable homes in an area and is not a substitute for eligible housing need.

A breakdown of the local housing need profile is provided below, which has been separated by bedroom requirements and priority need banding:-

Landulph	1 bed	2 beds	3 beds	4 beds	5 beds	Total
Band A (highest need)	0	1	0	0	0	1
Band B	2	0	0	0	0	2
Band C	0	1	0	0	0	1
Band D	0	0	0	0	0	0
Band E	2	0	0	0	0	2
Total	4	2	0	0	0	6

Source Cornwall Homechoice 03.04.2023

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Included within the above figures are 2 households aged 55 or over in need to of 1 bed homes. Also included are 2 households with an assessed full wheelchair accessible accommodation need (1 & 2 bed).

Households registered with Help to Buy South

At the time of the joint survey, 3 households currently residing in Cornwall were registered with Help to Buy South requiring to buy an affordable home of 1 or 2 bedrooms in the parishes. However, Help to Buy South has now ceased registration. There will be a new portal, Share to Buy.

3. Survey Methodology

The joint survey was undertaken by the Affordable Housing Team at Cornwall Council, in partnership with Landulph and Botus Fleming Parish Councils. It ran for 6 weeks from 10th December 2022 through to 19th February 2023. Households received a letter inviting them to complete the online questionnaire or return a paper copy of the survey to the Council. Additionally, in Landulph the survey was promoted by email, social media and a public meeting attended by about 26 people. Households were encouraged to submit a single response unless there were two households living in a single property but in some households there were multiple respondents. The survey tool cannot distinguish between these respondents and cannot identify respondents who completed the survey more than once.

The joint Housing Needs Survey data was further analysed by Landulph Parish Council because there are essential differences between the parishes of Landulph and Botus Fleming & Hatt. We see the survey as being a useful tool to assist the Parish Council in the provision of services and affordable housing. In particular, to understand:

- the characteristics of the respondents who live in Landulph Parish and to determine whether there are groups of residents who are not represented by the results;
- which services the residents of Landulph Parish would like the Parish Council to support or provide;
- what are the attitudes of the residents of Landulph Parish to building affordable houses in Landulph Parish and the size of development and location that is supported;
- the characteristics of respondents who need affordable homes in Landulph Parish and the size and type of homes needed.

3.1 Location and geographic extent of survey

Landulph is a small civil parish that lies alongside the banks of the Tamar River in South East Cornwall, it lies North of Saltash with the parishes of Botus Fleming and Pillaton forming its other borders. The parish is rural with one large settlement at Cargreen village.

3.2 Survey structure

The survey format was in accordance with the Council's model questionnaire with a variation to accommodate the joined-up parish approach plus some additional questions from the parishes; a copy can be found at Appendix 1 with responses to each question broken down by Parish.

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Topics within the survey included:

- Parish where respondent currently lives
- The survey was divided into two main groups: those in need of affordable housing and those not in need with different questions on housing for each group
- Respondents not in affordable housing need who do not live in either Parish were not asked any further questions.
- All other respondents were asked for their thoughts on future affordable housing development in the Parishes, the Services they would use and an open-ended comments question.
- Most questions were mandatory except for Cornwall Council's monitoring questions.

3.3 Report Format

The remainder of this report will analyse the results of responses to the joint Housing Need Survey with reference to Landulph. 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'.

In accordance with Cornwall Council standard procedures, the survey asked a number of additional questions relating to equalities monitoring. With the exception of the age question, these are only for Council use and have no bearing upon the outcome of this survey. As a result, analysis of these are not reported specifically in this report.

4. Survey Data

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 in regard to housing need in the parish.

As mentioned above, the survey was split to capture information on those households that considered themselves to be in '**affordable housing need**', as well as seeking **general housing information** on those respondents not in need and views on **affordable housing development** in the parishes. For the purposes of this analysis the General Information has been summarised in section 4.2, the Affordable Housing information has been summarised in section 4.3 and Affordable Housing Development has been summarised in section 4.4.

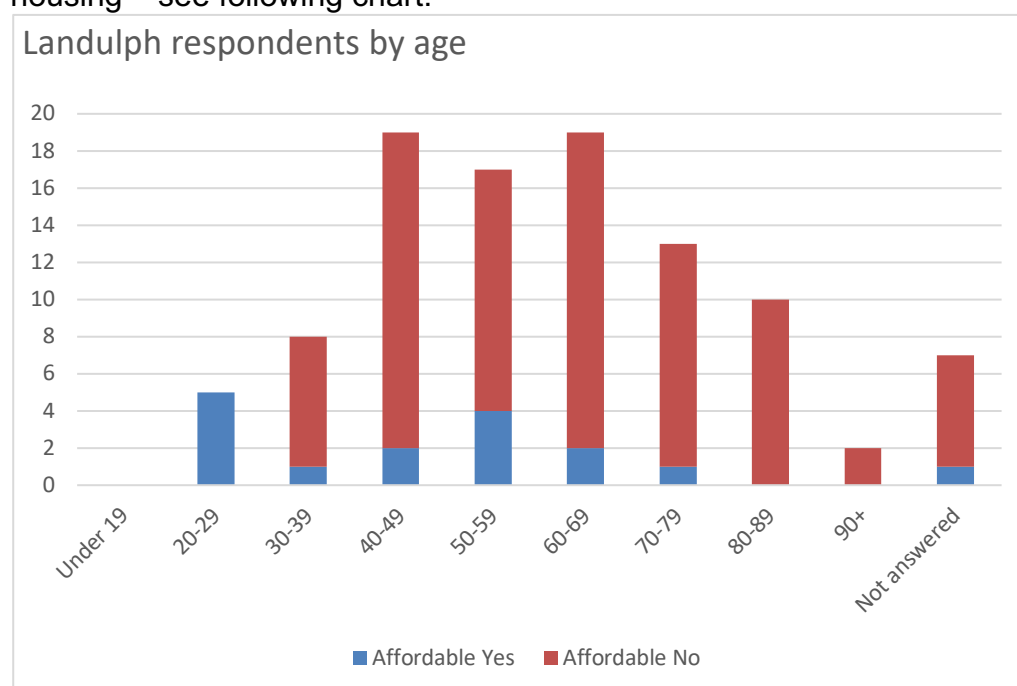
4.1 Summary of survey response rate

The joint Housing Needs Survey letter went out to **259** addresses in Landulph. At the closing point of the survey, the Affordable Housing Team recorded **190** Survey responses in total with 100 responses from Landulph as shown below.

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Live in (Q2)	Needs Affordable Housing (Q1)	Does not need affordable housing (Q1)	Total
Landulph Parish	16	84	100
Botus Fleming & Hatt Parish	14	49	63
Neither Parish	10	17	27
Total	40	150	190

Of the 100 respondents who live in Landulph, the age ranges show a distribution for both those needing and those not needing affordable housing but all of those under 30 need affordable housing – see following chart.



4.2 General Information

This part of the report will focus on the generic housing information gathered from the 84 respondents that live in Landulph Parish who do not need affordable housing.

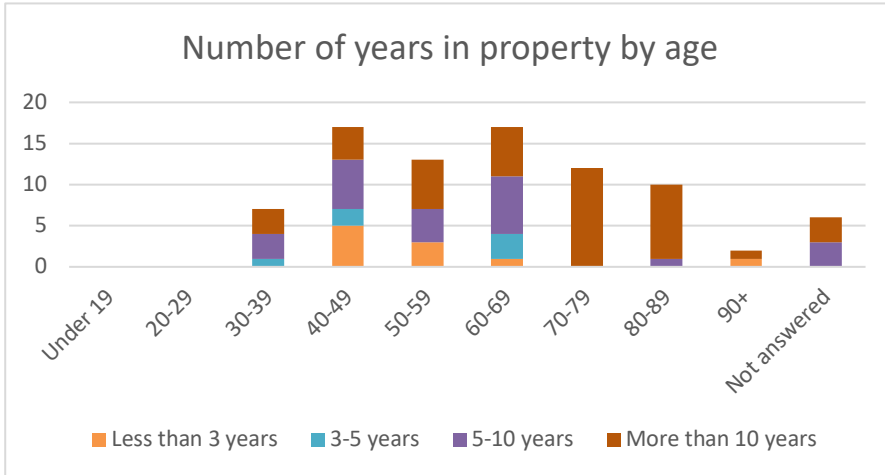
The detailed response rates are shown in appendix 1.

Principal home

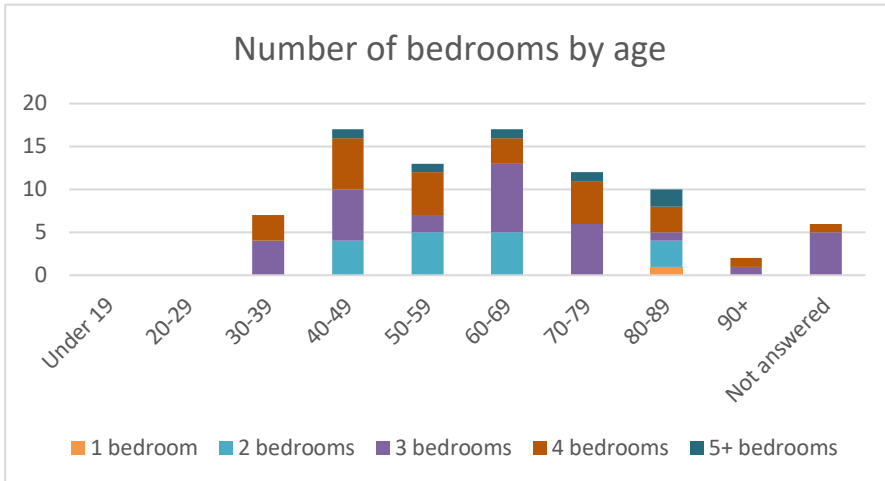
78 of respondents (93%) stated that the home in the parish was their principal home (not a second or holiday home) (Q3). 5 of the 6 second or holiday homes were 3 or 4 bedroom properties (Q6).

Type of home

Most of the respondents (80:95%) own their home (Q7) and have lived there for at least 5 years (68:81%) (Q5). There are respondents of all ages that have lived in their home for at least 10 years (see following chart). Note, there are no respondents under 30 in this section because all respondents to the survey in Landulph under 30 need an affordable home and those respondents were not asked these general questions about their type of home.

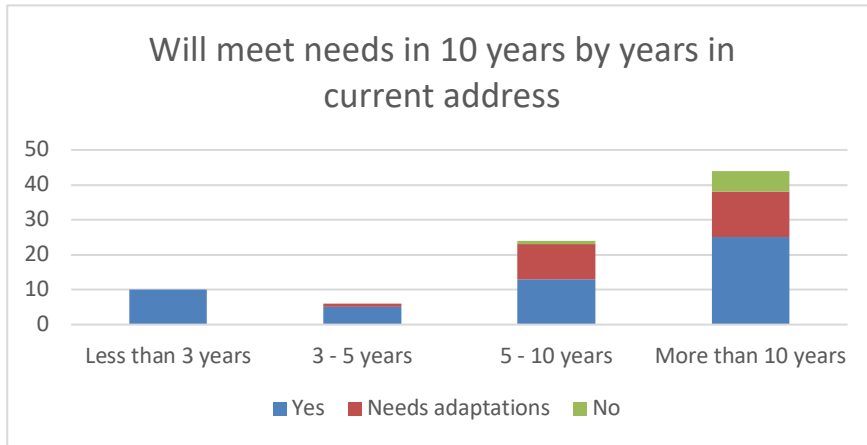


Many of the respondent’s homes had at least 3 bedrooms (66:79%) (Q6). The following chart shows the size of property by age group with the smaller properties occupied by most age groups.



Most homes have had no adaptations (79 – 94%) (Q8). However, although most thought their current home would still meet their needs in 10 years (77 – 92%), 24 (29%) thought they would need adaptations (Q10). This was particularly true of properties where the respondents had lived there for at least ten years – see following chart.

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Members of household moving out of the parish in the last 5 years

12 respondents said that members of their household had moved out in the last 5 years (Q11) for a variety of reasons (Q12):

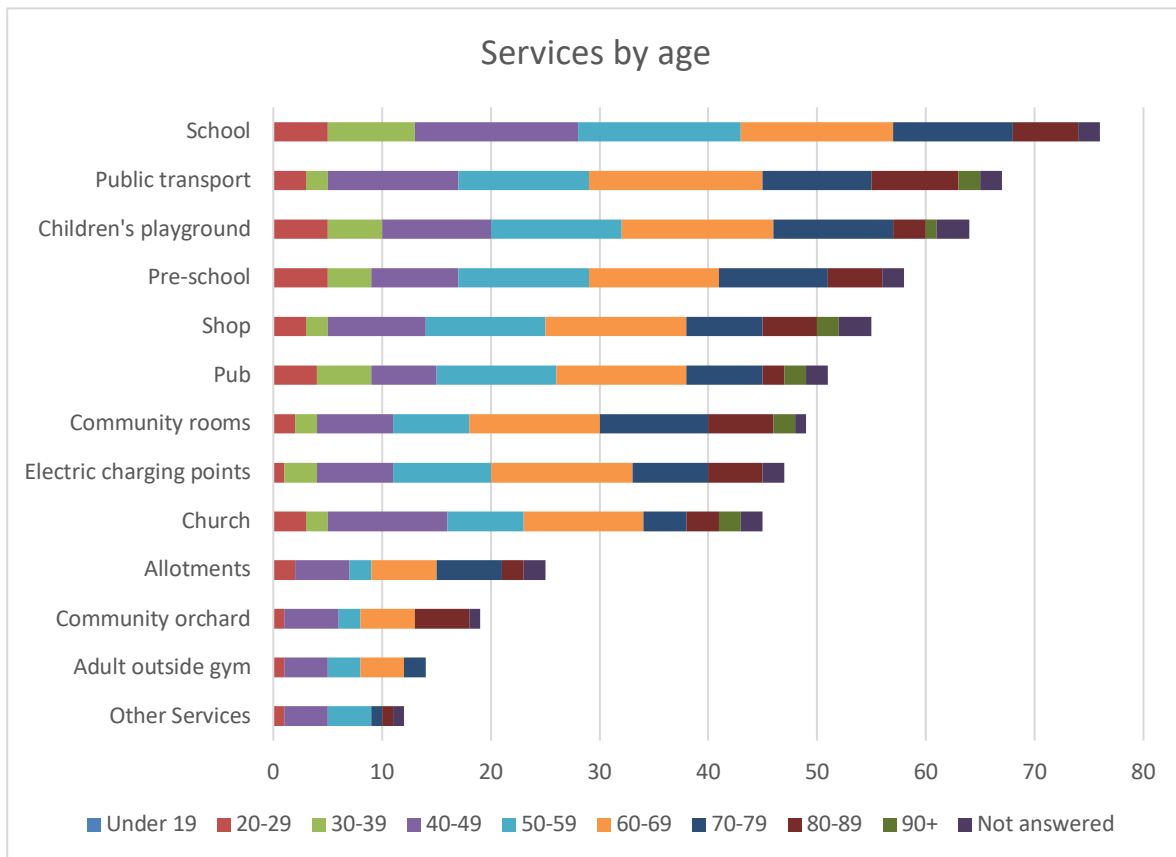
- To live independently (2)
- For further education or training (3)
- To live closer to employment (4)
- The previous home was too small (4)

Of these only 4 said they would return to the parish if suitable housing was available (Q13).

Services

All respondents who live in Landulph (100 respondents) were asked what services they would use and thought were important to support the local community (Q36). Respondents were allowed to pick multiple answers. Over 45% of respondents picked: School (76), Public Transport (67), Children’s Playground (64), Pre-school (58), Shop (55), Pub (51), Community rooms (49), Electric charging points (47), Church (45). The breakdown by age group is shown in the following chart.

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There were a variety of other suggestions particularly around walking, cycling and running for both leisure and work eg *'I have a dream of a scenic cycle highway between Callington and Saltash similar to Drakes Trail.'* and use of the Spaniards area for the community to have access to the river. (see Appendix 1 for other suggestions)

4.3 Affordable Housing

This part of the report will focus on those respondents that responded on the basis on being in 'affordable housing need'. Of the 40 respondents in either Parish that responded 'Yes' to needing affordable housing, 37 responded that they had a local connection to at least one the Parishes (Q15). Local connection is defined as meeting one or more of the following;

- lived in the parish for 3 years or more
- worked in the parish for 3 years or more
- previously lived in the parish for 5 years or more
- have a family member who has lived in the parish for 5 years or more.

The remaining 3 respondents had a local connection which is not a 'qualifying connection' because they have not met the number of years requirement (Q16).

Respondents were also asked where they would like to live (Q18). The following table shows which respondents had a qualifying local connection for the Parish in which they would like to live.

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Would like to live in (Q18)	Qualifying local connection (Q15)			Local connection only (Q16)		Total
	Landulph Parish	Botus Fleming & Hatt Parish	Both parishes	Landulph Parish	Botus Fleming & Hatt Parish	
Landulph Parish	15	0	3	1	0	19
Botus Fleming & Hatt Parish	0	10	1	0	1	12
Either parish	5	3	0	1	0	9
Total	20	13	4	2	1	40

In order to assess the Affordable Housing Need in Landulph, the remainder of this section will examine the 23 respondents who would like to live in Landulph or either parish and have a qualifying local connection for Landulph (shaded blue).

The remaining 14 respondents (shaded pink) have a qualifying local connection for Botus Fleming & Hatt.

Of the 3 respondents who currently live in Landulph and need affordable housing but are not included in this subset: 1 wants to live in Botus Fleming and 2 do not have a qualifying local connection. Of the 23 respondents, 9 want to live in Cargreen (4 from Landulph and 5 from outside the parish) with the remainder wanting to live anywhere in Landulph Parish.

Demographics of 23 respondents needing affordable housing in Landulph

While the most common age band for those needing affordable housing is 20-29 (6 respondents), the need for affordable housing in Landulph is fairly evenly spread across 20 – 59 years and there are 2 respondents older than this needing affordable housing – see following table.

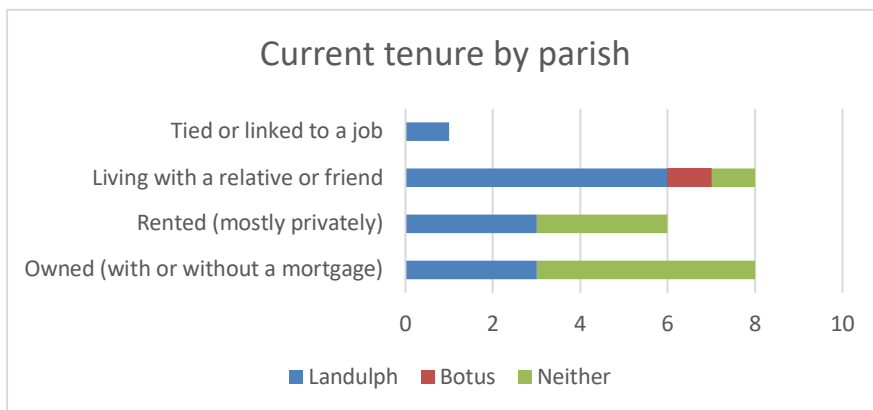
Age band	Current Address			Total
	Parish Botus	Parish Landulph	Parish Neither	
20-29	0	5	1	6
30-39	0	1	3	4
40-49	0	2	3	5
50-59	1	3	1	5
60-69	0	1	0	1
70-79	0	0	1	1
Not answered	0	1	0	1
Total	1	13	9	23

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Most of the 23 respondents need to move in the next 5 years (Q17):

- 14 Less than 2 years
- 8 In 2–5 years
- 0 In 5–10 years
- 1 In 10 years +

Of the 23 respondents, 8 own their own house (with or without a mortgage), 8 are living with a relative or friend, 6 are renting (mostly privately) and 1 lives in accommodation linked to their job (Q14). For those who currently own their home (over half of whom live outside the parish), it might be that they cannot afford to move into the parish because of higher property prices in Landulph.



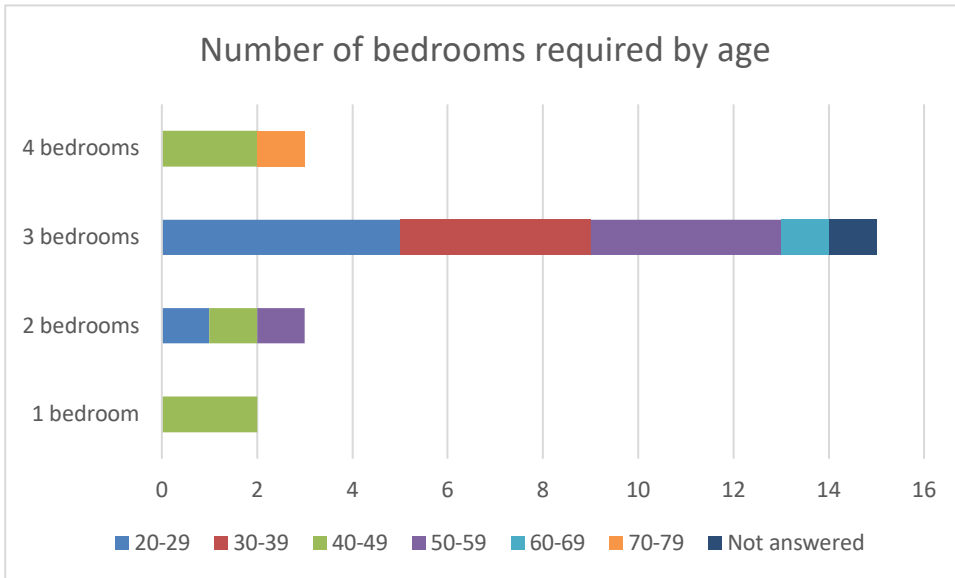
Affordable Housing Requirements

In terms of tenure (Q19), respondents could choose multiple options but with the exception of one respondent whose 'Other' response was unclear, all (22) ticked at least one option to purchase and only 5 also ticked an option to rent. Of the purchase options, 'Discount Market Sale' was the most popular (14) but both 'Shared Ownership' and 'Open Market Sale' were ticked by 10 respondents and 3 respondents only ticked 'Open Market Sale'.

8 of the 23 respondents would be interested in Self-build (Q25).

In terms of number of bedrooms (Q20), most respondents (18) wanted a 3 or 4 bedroom property. 1 or 2 bedroom properties were mostly wanted by respondents in 40-59 age range – see following chart.

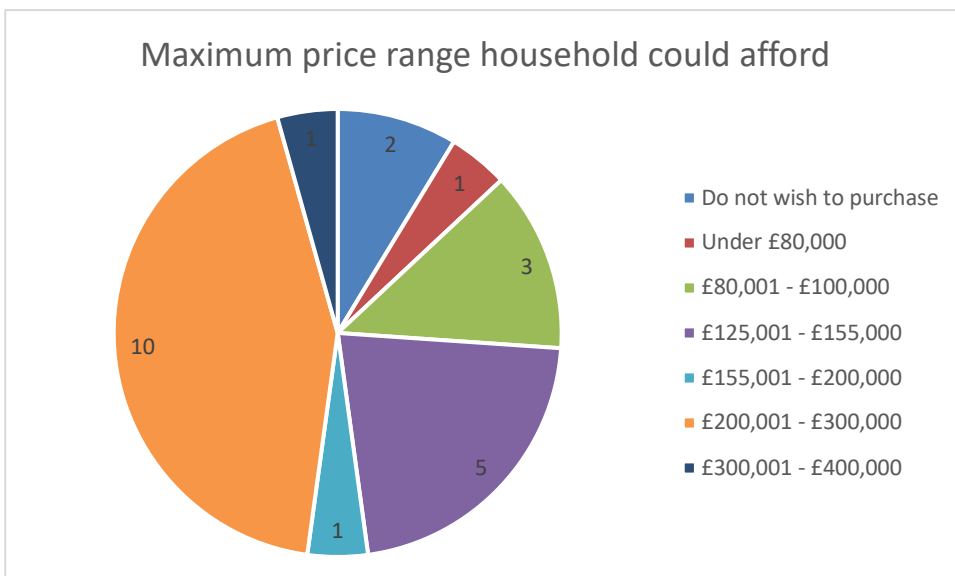
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Respondents were asked if anyone in their household had any specific housing requirements. 19 had no specific requirements, 1 respondent needed ground floor accommodation, 1 older persons accommodation and 1 needed off street parking and a garage.

Financials

Respondents were asked what the maximum price range was that the household could afford (Q22), 2 respondents did not wish to purchase a home, and the maximum amount that respondents in general would be prepared to pay for their home is between £200,001 - £300,000. See following chart for detail.



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Of the 21 respondents that were interested in purchasing a home the following deposits could be provided (Q23);

- 8 Between £5,001 - £10,000
- 5 Between £10,001 - £20,000
- 3 Between £20,001 - £30,000
- 5 £30,001 +

Deposits of 10-15% of purchase price are typically required to purchase a Discounted Market Sale Home.

The average price paid in Cornwall by first time buyers in Dec 2021 was £237,909 this increased by £27,000 to £264,971 by April 2022. If a 50% discount was applied a deposit of between £13,250 and £20,000 would be required. However, 8 of the respondents are not first time buyers and prices in Landulph may be above average.

Despite only 5 respondents saying they were interested in renting (Q19), 14 respondents provided the monthly rent they could afford (Q24):

- 1 Under £400 pcm
- 2 £401 – £500 pcm
- 5 £501 - £600 pcm
- 4 £601 - £700 pcm
- 2 £800 + pcm

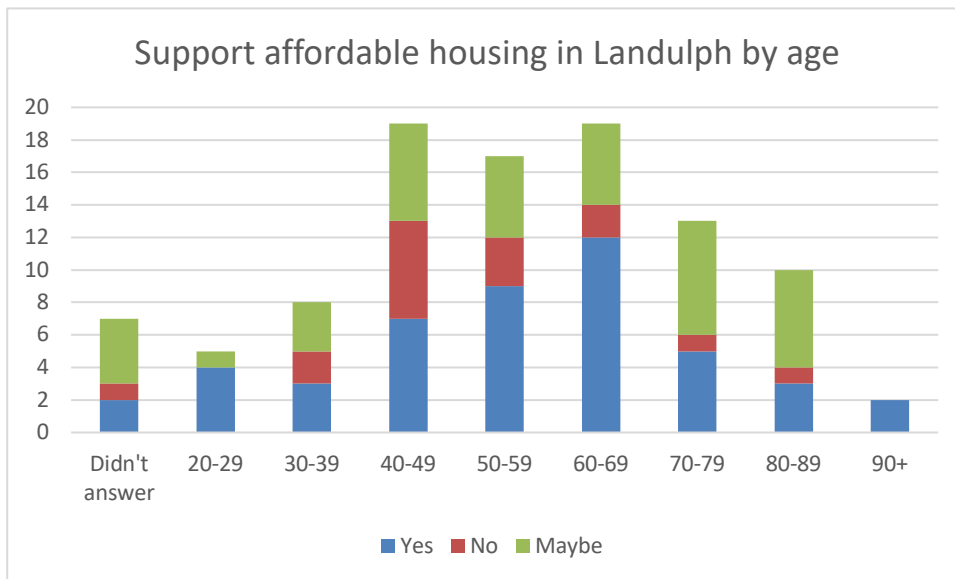
Only 3 respondents are registered with HomeChoice or Help to Buy South (HTBS) (Q27) and only 2 of these said they were interested in renting. See appendix for reasons why respondents were not registered (Q30).

4.4 Affordable Housing Development

Respondents were asked if they would support an affordable housing led development to meet the needs of local people (Q31). 100 respondents from Landulph answered this question. 47 (47%) said 'Yes', 37 (37%) said 'Maybe' and a further 16 (16%) said 'No'.

Perhaps surprisingly, of the 16 respondents in Landulph who said they needed affordable housing, only 13 answered 'Yes', the other 3 answering 'Maybe' to affordable led development. There was a difference in responses in the age range 40-49 years in particular answering 'No' and 'Maybe' more often than other age groups – see following chart.

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There were no real differences in responses between respondents who have lived a different number of years at their current address.

Types of supportable development

Respondents were asked what type of affordable development they would support (Q32). Of the 100 respondents answering this question, the following tenure choices were identified:

- 36 Affordable rented homes
- 41 Affordable homes to purchase
- 19 Open market homes to purchase
- 35 All of the above
- 11 None
- 3 Other

Note: respondents could answer more than one question.

Number of homes built

Respondents who answered 'Yes' or 'Maybe' to Q31 were asked how many new homes they would support being built (Q32). 84 respondents from Landulph answered this question:

- 25 (30%) 1-5 homes
- 21 (25%) 6-10 homes
- 10 (12%) 11-15 homes
- 9 (11%) 16-20 homes
- 14 (17%) 21+
- 5 (6%) Other (not specified)

Respondents were also asked how many homes they would support being built on one development (Q33). The majority of the 84 respondents, 56 (67%) would like to see smaller

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developments of 10 homes or less, with a further 14 (17%) preferring developments of 20 homes or less. 9 (11%) of respondents would support developments of 21+ homes.

Location of future housing development in the Parish

83 respondents from Landulph answered this optional free text question (Q35); the responses were coded and are summarised in Appendix 1. The following notes expand on the relevant points made by Landulph residents.

Location of development: although 25 respondents suggested locations in Landulph Parish, these were generally not particularly specific except that 12 respondents cited Rosehill Nurseries and 2 between the yacht club and rest of Cargreen village. In fact 18 respondents in total suggested Rosehill Nurseries (5 from Botus, 1 from neither parish). Of the 12 respondents in Landulph, the number of houses they wanted per development were:

- 4 1-5 houses
- 3 6-10 houses
- 2 16-20 houses
- 3 21+ houses

Considerations in location: respondents who did not cite a specific location gave a variety of reasons affecting a choice of location. Respondents were equally divided on whether it was better to use infill or build on the outskirts of settlements. With road and public transport, respondents suggested development should be close to the A388 for easy car and public transport access and to prevent congestion in the lanes (also cited by respondents who felt there should be no development).

Other comments

35 respondents from Landulph answered this optional free text question (Q37); the responses were coded into themes and are summarised in Appendix 1. The following notes expand on the relevant points made by Landulph residents.

Demographics of population: there were two contrasting perspectives on young people:

'Affordable housing for young people who have set up their lives in the village can stay when moving out of their parents home.'

'There is no need for new affordable housing in Landulph. Young people do not want to live in this village despite what their parents say and hope.'

and a comment on Landulph being a 'retirement area' which is not supported by the demographics of the respondents to the survey.

Difficulties of providing affordable housing are neatly summarised by:

'Affordable housing is a confusing conflicting term when applied to certain areas where house prices are excessive like Landulph'

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The importance of maintaining the character of the villages centred around maintaining the ambience of a *'small and friendly'* place and not building *'large houses like Coombe drive far too big and totally out of keeping for car green'*.

Road and public transport access: Respondents commented on both the absence of a regular bus service suitable for working families and the 'narrow farm lanes':

'Infrastructure, in particular public transport and road improvements, needs to be developed alongside any new housing development'

3 respondents felt that the survey was not an appropriate way to plan for future housing needs.

5. Conclusions

5.1 Summary of survey response

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 a good overall response rate.

All age groups (20 and over) were well represented in the 100 respondents who currently live in Landulph Parish, with all age ranges under 80 having respondents that need affordable housing. All respondents under 30 were in need of affordable housing. Within the 84 respondents who were asked how long they had lived at their current address there was a good distribution between relative newcomers and longer term residents at all age groups under 70.

The analysis considered those in need of affordable housing who wanted to live in Landulph Parish or either Parish and had a qualifying local connection with Landulph (23 respondents in total).

The survey data has indicated that, as well as the applicants currently on the HomeChoice Housing Register, who are looking for an affordable home for rent, there are an additional **20 "hidden" households** who would like an affordable home in Landulph but are not currently registered with the Council (and may not be financially eligible for an affordable house).

The surveyed and registered local housing need demonstrates with confidence that there is an identified local housing need and demand for affordable housing in the parish. The survey indicates that the local need profile is greater than the HomeChoice and Help to Buy South registers indicated alone.

5.2 Key findings

The 84 respondents from Landulph Parish, who do not consider themselves to be in affordable housing need, generally own their home (with or without a mortgage), have lived there for at least 5 years and many have at least 3 bedrooms. They think their current home will meet their needs in 10 years but may need adaptations.

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Of the 12 respondents where members of their household had moved out in the last 5 years, only 4 said they would return if suitable housing was available. However, there were 9 respondents needing affordable housing currently living outside the Parish who had a qualified local connection with Landulph and wanted to live in Landulph. From this and the comments there are obviously some young adults who want to move back to the Parish but cannot afford it and some young adults who do not want to move back.

The survey indicated good support (over 45%) for the existing services in the Parish (including the 'Pre-school' which struggles to attract sufficient children') and for new services ('Public Transport', 'Shop', 'Pub', 'Electric charging points').

The survey shows that, of those who consider themselves in affordable housing need, only 3 do not have a qualifying local connection. All but 1 of the 23 respondents who would like to live in Landulph with a qualifying local connection need to move home in the next 5 years, with 14 stating that they need to move within 2 years.

The 23 respondents mostly own their current home (particularly those currently living outside the parishes), are living with a relative or friend or privately renting and need a house with 3 or 4 bedrooms (the exception being those in 40-59 age range). All of the respondents bar 1 are interested in buying an affordable home and only 5 are interested in renting. 8 respondents are interested in self-build. Of these 23 respondents, 20 are not currently registered with HomeChoice or Help to Buy South (HTBS).

It should be noted that Households are not eligible to bid on Affordable rental homes until they are registered on HomeChoice. It should also be noted that local connection verification takes place when a household registers for HomeChoice or applies for a Shared ownership home.

10 respondents were interested in 'Open Market Sale' (3 only interested in this option) but with current prices in Landulph (from Rightmove £375,000 - £620,000), properties with at least 3 bedrooms are generally too expensive for those looking for an affordable home and this may also be the case for 'Discount Market Sale' (14 respondents interested in this option) with most respondents only prepared to pay £200,001 - £300,000. This dilemma was highlighted by one of the comments. It may also be the case that some respondents despite have a qualifying local connection to Landulph are not financially eligible for an affordable home.

There were 8 respondents interested in self-build.

The survey indicated a need for medium to large affordable homes with 78% requiring 3 or 4 bedroomed homes. Only 9% of respondents indicated a 1 bedroom need which is contrary to the Cornwall HomeChoice county wide percentage of around 51%.

The majority of respondents (84%) would possibly like to see small-medium developments of 20 homes or less. However, there was considerable support for affordable rented homes but

generally this is not the identified need. In a free text response, 12 respondents from Landulph suggested the Rosehill Nurseries site but most wanted less than 20 houses per development. There were concerns about development because of limited infrastructure (roads, sewage systems, public transport and health services) and also maintaining the character of the villages.

6. Recommendations

There are a number of recommendations to consider through the ongoing parish development and the development/review of the Neighbourhood Development Plans:

- Of those who responded 84% supported or may support an affordable housing led development. With this support plus an identified registered and surveyed 'hidden' housing need, the Parish may wish to identify affordable housing development in line with the scale supported in this survey.
- However, the survey indicated that the affordable housing requirement in Landulph is **not typical** of Cornwall and it would be worth investigating further to ensure that future planning applications actually satisfy the identified need.
- The survey identified support 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 lead development including Community Land Trust delivery. Respondents that are interested in Self-build can register their interest at <https://www.cornwall.gov.uk/planning-and-building-control/planning-policy/adopted-plans/self-and-custom-build/> .
- In addition, the survey identified services and infrastructure that people thought were important to their community, when thinking about housing development these need to be considered.

Appendix 1 – Survey questions

1. Does a member of your household need Affordable Housing?

(Choose any one option) (Required)

Response	Landulph	Botus	Neither	Total
Yes	16	14	10	40
No	84	49	17	150
Total	100	63	27	190

Note: NB: Are you unable to afford the home you need in the place you have a local connection

2. Does a member of your household live in either of the Parish?

(Choose any one option) (Required)

Response	Total
Yes - Landulph	100
Yes – Botus Fleming & Hatt	63
No	27
Total	190

NB Respondents who answered ‘No’ to Q1 and ‘No’ to Q2 left the survey (173 respondents left). Respondents who answered ‘No’ to Q1 were directed to Part 1, Part 3 and Part 4 of the survey, those who answered ‘Yes’ to Q1 were directed to Part 2, Part 3 and Part 4 of the survey.

PART 1 General Housing Circumstances

(Landulph - 84, Botus - 49, Neither - 0, Total - 133)

3. Is your home in the Parish your principal home? (i.e. not a second or holiday home)

(Choose any one option) (Required)

If you answer “No” to this question please respond to the remaining questions for the property in the Parish, not your principal home.

Response	Landulph	Botus	Total
Yes	78	49	127
No	6	0	6
Total	84	49	133

Landulph Parish: Housing Need Survey Report

4. What type of home do you live in?

(Choose any one option) (Required)

Response	Landulph	Botus	Total
Detached	47	31	78
Semi Detached	14	6	20
Terraced	13	0	13
Bungalow	8	9	17
Flat	0	0	0
Maisonette	0	0	0
Mobile home or Caravan	0	0	0
Other (please specify)	2	3	5
Total	84	49	133

(Not relevant to survey – Landulph (1), Barn conversion – Landulph (1), Link detached – Botus(3))

5. How long have you lived at your present address?

(Choose any one option) (Required)

Response	Landulph	Botus	Total
Less than 3 years	10	3	13
3-5 years	6	6	12
5-10 years	24	4	28
More than 10 years	44	36	80
Total	84	49	133

6. How many bedrooms does your home have?

(Choose any one option) (Required)

Response	Landulph	Botus	Total
1	1	0	1
2	17	3	20
3	33	20	53
4	27	20	47
5+	6	6	12
Total	84	49	133

Landulph Parish: Housing Need Survey Report

7. Do you own or rent your home?

(Choose any one option) (Required)

Response	Landulph	Botus	Total
Owned outright	54	33	87
Owned with a mortgage or loan	26	15	41
Shared Ownership	0	0	0
Discount Market Sale	0	0	0
Rented from the Council	1	0	1
Rented from a Housing Association	0	0	0
Private Rented	2	0	2
Living with a relative or friend	0	1	1
Tied or linked to a job	0	0	0
Other (Please specify)	1	0	1
Total	84	49	133

(Not relevant to the survey – Landulph (1))

8. If your home is adapted, please select the following adaptations that apply.

(Choose all that apply) (Required)

Response	Landulph	Botus	Total
Not Applicable	79	43	122
Stair Lift	0	1	1
Access Ramp	2	1	3
Grab rails	3	4	7
Level access shower	3	5	8
Lifeline	2	0	2
Other (Please specify)	0	2	2

(Raised toilet – Botus (1), Downstairs wet room – Botus (1))

9. Is your home sheltered or supported accommodation?

(Choose any one option) (Required)

Response	Landulph	Botus	Total
No	84	49	133
Yes, sheltered (older person accommodation, generally with a scheme manager)	0	0	0
Yes, supported (combination of housing and support services provided)	0	0	0
Total	84	49	133

Landulph Parish: Housing Need Survey Report

10. Will your current home still meet your needs in 10 years?

(Choose any one option) (Required)

Response	Landulph	Botus	Total
Yes	53	36	89
Yes, but will require adaptations	24	11	35
No	7	2	9
Total	84	49	133

11. Have any members of your household moved out of the parish in the last 5 years? If so, how many? (Choose any one option) (Required) *If your response is "None" go to question 14*

Response	Landulph	Botus	Total
None	72	41	113
1	10	5	15
2	1	1	2
3	1	2	3
4+	0	0	0
Total	84	49	133

12. Please indicate their reason(s) for moving out of the Parish.

(Choose all that apply) (Landulph – 12, Botus – 8, Total – 20)

Response	Landulph	Botus	Total
To move to cheaper accommodation	0	0	0
Previous home was too small	4	0	4
Access problems	0	0	0
Disrepair / condition of home	0	0	0
To live closer to employment	4	0	4
To live independently	2	6	8
For education or training	3	2	5

13. Would they return to the parish if suitable housing were available?

If the answer to this question is yes, we would encourage you to get the household to complete this survey in their own right. (Choose any one option) (Required)

(Landulph – 12, Botus – 8, Total – 20)

Response	Landulph	Botus	Total
Yes	4	2	6
No	8	6	14
Total	12	8	20

**PART 2 Affordable Housing Circumstances
(Landulph - 24, Botus - 16, Neither - 10, Total - 40)**

14. Does the household needing to move own or rent their home?
(Choose any one option) (Required)

Response	Landulph	Botus	Neither	Total
Owned outright	1	2	2	5
Owned with a mortgage or loan	3	3	3	9
Shared Ownership	0	0	0	0
Discount market sale	1	0	0	1
Rented from the Council	0	1	0	1
Rented from a Housing Association	1	0	0	1
Private Rented	3	1	4	8
Living with a relative or friend	6	7	1	14
Tied or linked to a job	1	0	0	1
Total	16	14	10	40

Note: NB: Only to be completed by or on behalf of a person in your household in housing need. A "household" can be made up of a single occupier, a couple or family (include all those who need to move together). If an additional household needs to live independently, they should complete the survey on-line for their own needs.

15. Does a member of the household needing to move meet one or more of the following?

- (a) Living in the Parish for the last 3 years or more.
- (b) Working in the Parish for the last 3 years or more.
- (c) Previously lived in the Parish for 5 years or more.
- (d) Have a family member who has lived in the Parish for 5 years or more, and the family member is in need of or can give support to a family member in the Parish for the foreseeable future.

(Choose any one option) (Required)

If answering yes go to question 17

Response	Landulph	Botus	Neither	Total
Yes – Landulph Parish	12	1	7	20
Yes- Botus Fleming and Hatt Parish	0	13	0	13
Yes, both Parishes	2	0	2	4
No to either Parish	2	0	1	3
Total	16	14	10	40

Note: NB: Family member means mother, father, son, daughter, sister, brother

Landulph Parish: Housing Need Survey Report

16. If you do NOT have a qualifying connection, has either you or a member of the household needing to move to meet one or more of the following: (3 respondents)

- (a) Living in the Parish for LESS than 3 years or more.
- (b) Working in the Parish for LESS than 3 years or more
- (c) Previously lived in the Parish for LESS than 5 years
- (d) Have a family member who has lived in the parish for LESS than 5 ears or more, and the family member is in need or can give support for the foreseeable future,

Response	Landulph	Botus	Neither	Total
Yes – Landulph Parish	2	0	0	2
Yes- Botus Fleming and Hatt Parish	0	0	1	1
Yes, both Parishes	0	0	0	0
No to either Parish	0	0	0	0
Total	2	0	1	3

Note: NB: Family member means mother, father, son, daughter, sister, brother

17. When does the household need to move?

(Choose any one option) (Required)

Response	Landulph	Botus	Neither	Total
Less than 2 years	8	6	8	24
2 – 5 years	7	3	2	12
5 – 10 years	0	4	0	4
10 years +	1	1	0	0
Total	16	14	10	40

18. Where would the household like to live? (40 respondents)

(Choose any one option) (Required)

Response	Landulph	Botus	Neither	Total
Cargreen	5	0	5	10
Botus Fleming	1	1	0	2
Hatt	0	4	0	4
Anywhere in the Parish of Landulph	7	1	1	9
Anywhere in the Parish of Botus Fleming and Hatt	0	5	1	6
Anywhere in either Parish	3	3	3	9
Outside the Parish	0	0	0	0
Total	16	14	10	40

Landulph Parish: Housing Need Survey Report

19. What type(s) of housing is suitable for the household's need?

(Choose all that apply) (Required)

Response	Landulph	Botus	Neither	Total
Affordable Rent (rented through a Housing Association or Council)	6	2	1	9
Shared Ownership (part buy, part rent typically through a Housing Association)	5	4	5	14
Discount Market Sale (discount from open market typically through a private developer)	8	8	8	24
Private market rent	3	1	2	6
Open market sale	6	6	5	17
Other (please specify)	2	3	0	5

(Self build – Landulph (1), Botus (3), Any other – Landulph(1))

Note: You can use Cornwall Housing's online system for housing advice to assess which housing options may be most suitable to your needs. www.cornwallhousing.org.uk/find-a-home

20. How many bedrooms does the household need?

(Choose any one option) (Required)

Response	Landulph	Botus	Neither	Total
1	1	0	1	2
2	3	9	1	13
3	12	5	5	22
4	0	0	3	3
5 +	0	0	0	0
Total	16	14	10	40

21. Does anyone in the household have specific housing requirements? Please select all that apply

(Choose any one option) (Required)

Response	Landulph	Botus	Neither	Total
No	12	13	9	34
Adapted for a wheelchair	1	0	0	1
Accommodation on the ground floor	1	0	0	1
Older persons accommodation (older persons accommodation generally has a scheme manager)	0	0	1	1
other (please specify)	2	1	0	3
Total	16	14	10	40

(Off street parking – Landulph (1), Don't want to say – Landulph (1), Partially sighted – Botus (1))

Landulph Parish: Housing Need Survey Report

22. If purchasing, what is the maximum price range the house can afford?

(Choose any one option) (Required)

If you respond “ Do not wish to purchase” go to question 24

Response	Landulph	Botus	Neither	Total
Do not wish to purchase	1	1	1	3
Under £80,000	2	1	0	3
£80,001 - £100,000	0	0	0	0
£100,001 - £125,000	4	4	0	8
£125,001 - £155,000	2	1	4	7
£155,001 - £200,000	1	3	0	4
£200,001 - £300,000	5	4	5	14
£300,001 - £400,000	1	0	0	1
£400,001 +	0	0	0	0
Total	16	14	10	40

23. If purchasing, how much approximately could the household initially provide as a deposit?

(Choose any one option) (Required) (37 respondents)

Response	Landulph	Botus	Neither	Total
Up to £5,000	1	1	0	2
£5,001 - £10,000	6	3	3	12
£10,001 - £20,000	1	1	4	6
£20,001 - £30,000	3	2	1	6
£30,001+	4	6	1	11
Total	15	13	9	37

24. If renting, what is the maximum monthly rent the household can afford?

(Choose any one option) (Required)

Response	Landulph	Botus	Neither	Total
Do not wish to rent	4	7	5	16
Under £400 pcm	1	2	0	3
£401 – £500 pcm	2	3	0	5
£501 - £600 pcm	5	1	3	9
£601 - £700 pcm	3	0	1	4
£800 + pcm	1	1	1	3
Total	16	14	10	40

Landulph Parish: Housing Need Survey Report

25. Is the household interested in Self-build?

(Choose any one option) (Required)

Response	Landulph	Botus	Neither	Total
Yes	7	10	3	20
No	9	4	7	20
Total	16	14	10	40

Note: If you are interested in Self-build you can register at www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/evidence-base/self-and-custom-build/

26. If you are in housing need, please provide your name, address, email, telephone number. It will be treated in the strictest confidence and will not be published in the final report regarding the housing requirements of the Parish. It will only be used for verification purposes and to provide you with information regarding any possible housing scheme that may result from this survey.

Provided contact details: Landulph (7), Botus (5), Neither (3)

27. Is the household registered on the Home Choice and / or Help to Buy South registers?

(Choose any one option)

If you respond "No" please go to question 30

Response	Landulph	Botus	Neither	Total
Yes	3	1	1	5
No	13	13	9	35
Total	16	14	10	40

28. Please provide details of registration

(Choose any one option) (Required)

Response	Landulph	Botus	Neither	Total
Yes, Home Choice (properties rented through a Housing Association of the Council)	1	1	1	3
Yes, Help to Buy South (Shared ownership through a Housing Association)	1	0	0	1
Yes, both	1	0	0	1
Total	3	1	1	5

Note: If the household is not currently registered, you can contact and/or apply through; Home Choice Tel: 0300 1234 161 Email: info@cornwallhousing.org.uk Web:

<https://www.cornwallhousing.org.uk/find-a-home/homechoice-housing-register> Help To Buy

South Tel: 0800 456 1188 Email: info@helptobuyagent3.org.uk Web:

www.helptobuyagent3.org.uk/buying-options.asp

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29. Please provide your registration number(s).

30. Please briefly explain why you are not currently registered on Home Choice or Help to Buy South?

Summarised responses	Landulph	Botus	Neither	Total
Unaware or unsure	5	4	4	13
To complicated	1	0	0	1
Partner registered	0	0	1	1
Currently renting or own property but want to move	1	1	3	5
Too early	2	0	0	

PART 3 Your thoughts on Affordable Housing (Landulph - 100, Botus - 63, Neither - 10, Total - 173)

31. Would you support an affordable housing led development, to help meet the needs of local people? (Choose any one option) (Required)

Response	Landulph	Botus	Neither	Total
Yes	47	18	9	74
No	16	20	0	36
Maybe	37	25	1	63
Total	100	63	10	173

32. How many new homes in total would you support being built?

(Choose any one option) (Required) (Respondents who answered 'No' to Q31 were not asked this question but 2 respondents from Botus who answered 'No' to question 31 answered '6-10' and 'Other')

Response	Landulph	Botus	Neither	Total
1 - 5	25	11	1	37
6 - 10	21	8	0	29
11 - 15	10	3	2	15
16 - 20	9	6	3	18
21 +	14	14	3	31
Other	5	3	1	9
Total	84	45	10	139

(Depends on infrastructure – Landulph (3), Timescale ? – Landulph (1), Not sure – Landulph (1), Need to be genuinely local – Botus (1), Enough houses in Cornwall but not enough affordable – Botus (1), 0 – Botus (1), As many as is needed – Neither (1))

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33. How many new homes of any one development would you support being built?

(Choose any one option) (Required) (2 respondents from Botus who answered 'No' to question 31 answered '6-10' and 'Other')

Response	Landulph	Botus	Neither	Total
1 - 5	34	16	0	37
6 - 10	22	9	2	29
11 – 15	8	1	2	15
16 – 20	6	5	4	18
21 +	9	11	1	31
Other (please specify)	5	3	1	9
Total	84	45	10	139

(As for Q32 – Landulph (2). Botus (3), Depends on size of site – Landulph (3), Neither (1))

34. What type(s) of development would you support? Please tick all that apply.

(Choose all that apply) (Required)

Response	Landulph	Botus	Neither	Total
Affordable homes for rent	36	17	3	56
Affordable homes for sale	41	27	6	74
Open market homes	19	10	4	33
All of the above	35	12	7	54
None	11	22	0	33
Other (please specify)	3	4	0	7

(Road access a priority – Landulph (1), Affordable not just for first time buyer – Landulph (1), ? – Landulph (1). Self-build – Botus (3), Only for those in the local area (Botus (1))

35. If there was future housing development in the Parish, where would you prefer to see it located?

(Landulph – 83, Botus – 51, Neither – 10)

Summarised Responses	Landulph	Botus	Neither	Total
Location of development				
Anywhere	7	0	0	7
Botus Fleming and Hatt Parish	2	17	1	20
Landulph Parish	25	3	7	35
None	8	17	0	25
Not sure	9	4	1	14
Considerations in location				
As specified by NDP	3	0	0	3
In or near existing settlements	11	4	0	15
Not on green land inc ANOB	5	2	1	8
On brownfield sites	9	0	1	10
Road and public transport access	9	4	1	14
Would need adequate services	3	0	0	3
Reasons for development	1	0	0	1
Reasons for no development	5	8	0	13

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36. What services would you use and do you think are important to support the local community
(Choose all that apply)

Response	Landulph	Botus	Neither	Total
School	76	29	9	114
Pre-school	58	24	5	87
Church	45	13	44	102
Shop	55	48	10	113
Public transport	67	45	10	122
Electric charging points	47	17	3	67
Community rooms	49	32	4	85
Pub	51	35	9	95
Children's Playground	64	35	9	108
Adult outside gym	14	11	3	28
Community Orchard	19	9	3	31
Allotments	25	23	5	53
Other (please specify)	12	4	0	16

(Walking, cycling, running – Landulph (2) Botus (2), Doctors surgery – Landulph (1) Botus (1), Use of Spaniards – Landulph (2), Community renewable resources – Landulph (1), Traffic calming – Landulph (1), Village parking with charging points – Landulph (1), Gym/leisure facility – Landulph (1), Bungalows for older residents – Botus (1), Drone port – Landulph (1), Not cost effective – Landulph (1))

37. If you have any further feedback or comments, please provide details below.
(Landulph – 35 respondents, Botus – 26 respondents, Neither – 3 respondents)

Summarised responses (one per respondent)	Landulph	Botus	Neither	Total
Already enough new housing eg at Carkeel	2	3	0	5
Demographics of population	4	3	0	7
Difficulties of providing affordable housing	3	6	1	10
Don't change the character of the villages	7	6	0	13
Road and public transport access	9	6	0	15
Unhappy with survey	3	0	0	3
Other	7	2	2	10
Total	35	26	3	63

PART 4 Equalities Monitoring

You do not have to provide information requested below, but it will help us if you do.

Note: Cornwall Council is committed to ensuring that our services, policies and practices are free from discrimination and prejudice and that they meet the needs of all the community. Equality monitoring is good practice and key to ensuring that our service delivery is continually improving by increasing our knowledge about the customers we serve and their potential needs. It also ensures that our customer base is representative of the wider population of Cornwall. For us to check we are providing fair and effective services, we would be grateful if you would answer these questions.

38. How do you describe your sex/ gender?

39. Is your gender identity the same as the sex you were assigned at birth?

(Choose any one option)

40. Which of the following age bands do you fall into?

(Landulph – 100 respondents, Botus – 69 respondents, Neither – 10 respondents)

(Choose any one option)

Response	Landulph	Botus	Neither	Total
Under 19 years	0	0	0	0
20 - 29	5	7	1	13
30 - 39	8	2	4	14
40 - 49	19	9	3	31
50 - 59	17	13	1	31
60 - 69	19	12	0	31
70 - 79	13	17	1	31
80 - 89	10	1	0	11
90 +	2	0	0	2
Didn't answer	7	2	0	9
Total	100	63	10	173

41. Do you consider yourself to have a disability?

(Choose any one option)

If you respond “no” to this question, go to question 43

42. Answer this question only if you have chosen “Yes” for Do you consider yourself to have a disability?

43. Do you look after, give any help or support to family members, friends, neighbours or others because of their long-term health, disabilities or problems related to old age? (Do not count anything you do as part of paid employment)

(Choose any one option)

44. Is there anything we can do or put in place which would make it easier for us to offer you an equal service? (For example documents in large print)

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45. Do you consider your sexual orientation to be?
(Choose any one option)

46. How do you describe your ethnic origin? (Please read carefully before selecting the ethnic group that you feel most closely reflects your background)
(Choose any one option)

Appendix 2 – Glossary of Terms

Affordable rent	Usually rent paid to a registered provider or local authority at no more than 80% of open market rent.
Discounted market sale	property sold at a discounted value from the full open market value
Housing Association	a non-profit organisation that rents houses and flats to people on low incomes or with particular needs
Intermediate Homes	Affordable housing for sale: typically, by Shared ownership, rent to buy, Discount market sale, Self-build or first homes.
Neighbourhood Development Plan (or NDP)	Plans developed by communities to set out the vision for an area and the planning policies for the use and development of land within a parish or Neighbourhood
Open market	an unrestricted market with free access by and competition of buyers and sell
Self-build	a way of building your own home, by doing or organising the building work yourself
Shared ownership	a system by which the occupier of a dwelling buys a proportion of the property and pays rent on the remainder, typically to a local authority or housing association / registered provider
Social rent	Usually rent paid to a registered provider or local authority at no more than 50% of open market rent
Statistically significant	determination of the outputs of data not being due to random chance