

Results of the Sennen Parish Housing Needs Survey

A Housing needs survey was carried out between 12th June 2023 to 23rd July 2023.



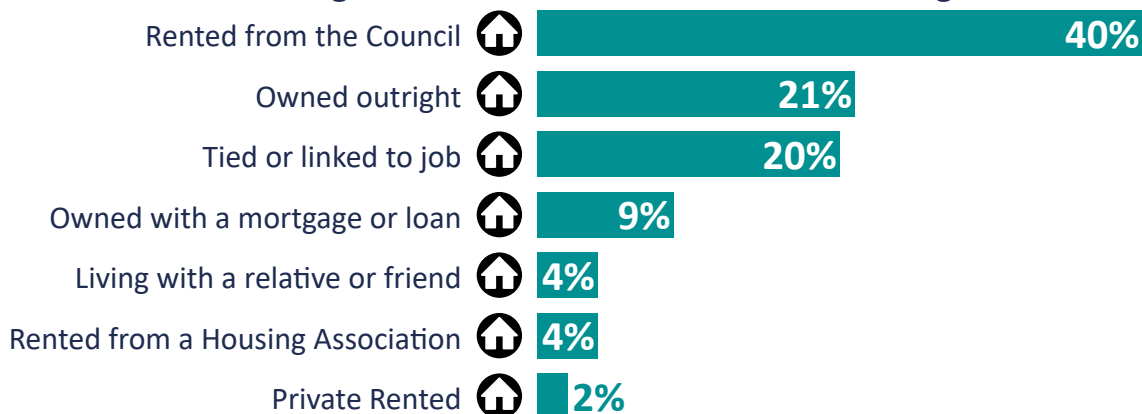
26% response rate

Households in need of Affordable Housing:



55 households stated they had a local connection to the Parish, were in housing need and wished to live within the Parish of Sennen.

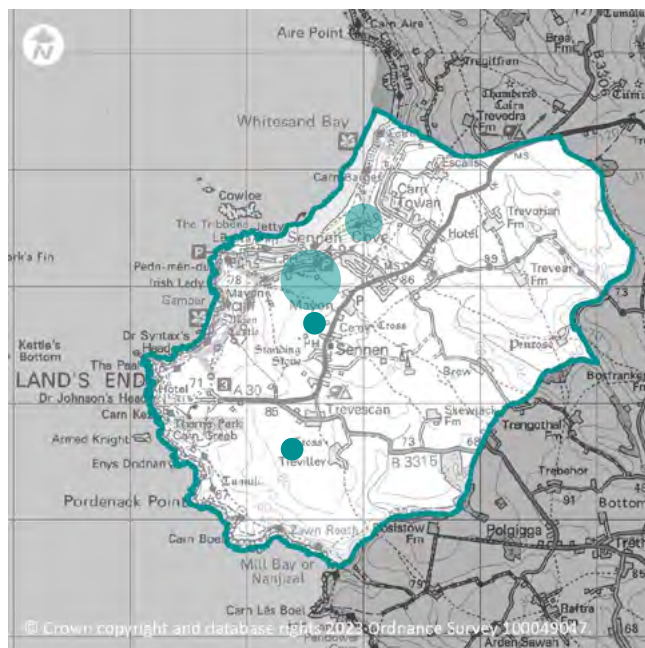
Current housing circumstances households in housing need



Preferred Locations:

Of the 55 households wanting to live in the parish

- 78%** want to live anywhere in the parish
- 15%** want to live in Sennnen Cove/ Cove Road/Maria's Lane
- 4%** want to live in Carn Towan (Sunny Corner) / Atlantic Crescent /Escalls
- 3%** want to live in either Mayon Farm or Trevescan Trevilly / Land End

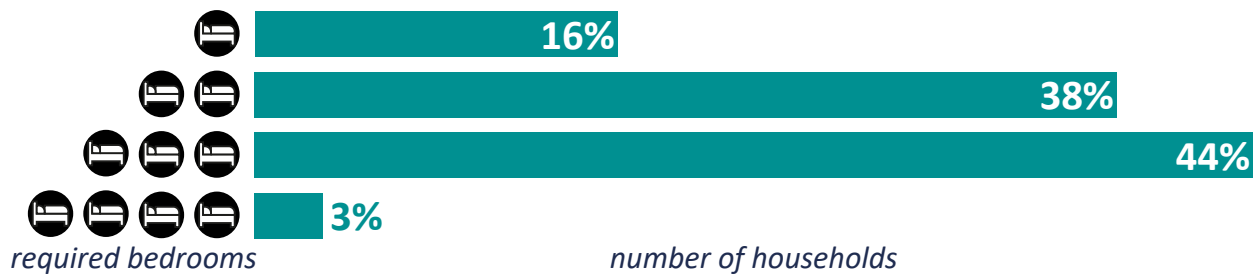


Hidden Households:



32 of the **55** households are **not registered** with Homechoice and therefore identified as in **hidden** housing need.

Size of homes:



Affordability:

% of respondents planning to purchase a home could afford:



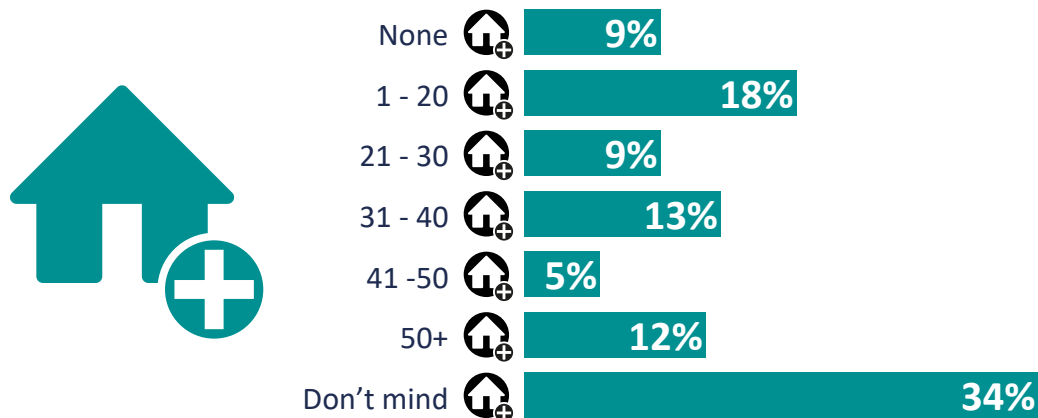
Emergency Services:

 **24** households have members of the family providing front line emergency services.

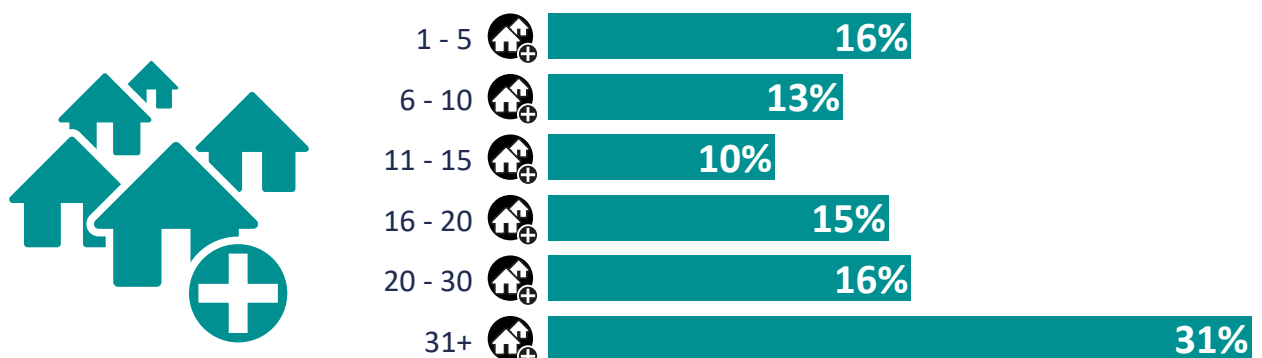
Affordable Homes to meet local needs:

 **90%** of the **117** responses support or may support affordable homes - **“yes”** (74%) and **“maybe”** (16%)

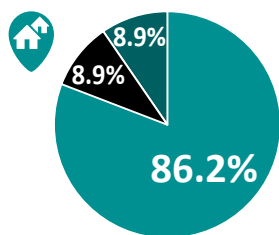
How many new homes in total would you support?



How many new homes on any one development would you support?



Where would you want to see new development?



71 responses were received. The vast majority of comments provided positive location suggestions

The most common location mentioned being Horizon Fields. Other comments include anywhere, close to school and good infrastructure, away from the AONB. The full feedback is available in the full report which can be found on Cornwall Council Website

Self-Build:



27 households responded to the survey that they would be interested in self-build (20%), **11** of these households were in affordable housing need.

Current housing in the parish

Principal Home



110 households responded as currently living in the parish of which **52%** (57) confirmed the property as their principal home, the remaining households were not asked to provide further responses.

Household profile of principle homes within the parish



The following information relates to the 57 households who are living in the parish as their principal home.

- **56%** of households have been resident for more than 10 years.
- **80%** of households either own the property with a mortgage/loan or outright.
- **90%** of households advised their current home would continue to meet their needs in 10 years, of which **21%** stated some adaptations would be needed
- **8** households stated between 1 and 4+ members of the household had moved away from the parish in the last 5 years. **3** of the households. Those wishing to return left for the following reasons:
 - *Move to cheaper accommodation*
 - *Previous home too small*
 - *Live closer to employment*
 - *Live independently*
 - *To live with a Partner*

Data relating to housing in the parish

This section includes data on the wider housing market. Sources have been indicated in each section.

Social and Affordable Rented Housing Stock in Sennen Parish

This data is provided by the main registered housing providers in Cornwall, it does not include all providers, but we estimate it accounts for 90% of social housing stock in Cornwall.



66 Social and Affordable rented homes:

Landlord	1 bed	2 beds	3 beds	4+ beds	Total
Livewest	6	42	15	3	66
Total	6	42	15	3	66

Source: Cornwall Council Social Housing Stock Database

Average Weekly Rents

Rent	2 bedroom home	3 bedroom home
Social Rent	£107.27	£119.89
Affordable Rent none in Sennen – no more than 80% open market rent	£156.00	£230.40
Private Rent (median)	£195.00	£288.00

Source: Social rent average LiveWest . Private rent based Hometrack housing intelligence system, July 2023- July 2023, on St Buryan ED.

House Prices

Year	Average sale price	Number of sales
2020-2021	£400,000	41 sales
2021-2022	£342,500	38 sales
2022-2023	£630,000	3 sales

ONS HM Land registry

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<https://www.gov.uk/government/statistical-data-sets/price-paid-data-downloads>

Homechoice: register for social and affordable homes to rent

Homechoice is the social and affordable housing register for Cornwall Council, Cornwall Housing and members of the Homechoice partnership.

Band	1 bed	2 beds	3 beds	4 beds	5 beds	Total
Band A – highest need	3	-	-	-	-	3
Band B	1	1	-	-	-	2
Band C	4	1	4	1	1	11
Band D	-	1	-	-	-	1
Band E	19	4	4	-	-	27
Total	27	7	8	1	1	44

For details on banding and bedroom need: www.cornwallhousing.org.uk/homechoice



44 households registered with Cornwall Homechoice with a local connection to Sennen parish.

- **77%** have a need for 1 or 2 bedroom homes.
- **35%** of households are aged over 55 indicating a need for accessible 1.5 bed homes and single storey accommodation.

Affordable Home Ownership:

Shared Ownership and Discount Market Sale.

Shared Ownership is a type of affordable home ownership where a purchaser takes out a mortgage on a share of a property and pays rent to a Registered Provider landlord on the remaining share. Discount Market Sale is where the home is purchased at a discounted rate from the open market value. The discount remains on the property in perpetuity.

Shared Ownership example

House Type	Open Market Value	40% Share	Monthly Rent (excl service chg)
2 bed semi hse	£215,000	£86,000	£268.75
3 bed semi	£255,000	£102,000	£318.75

Discount Market Sale – Guide discounts of open market value



Source: Cornwall Housing SPD

Available Shared Ownership and Discounted Markets sale properties can be found on the Share to Buy Website:

<https://www.sharetobuy.com/properties/>

