

Results of the St Agnes Parish Council Housing Needs Survey

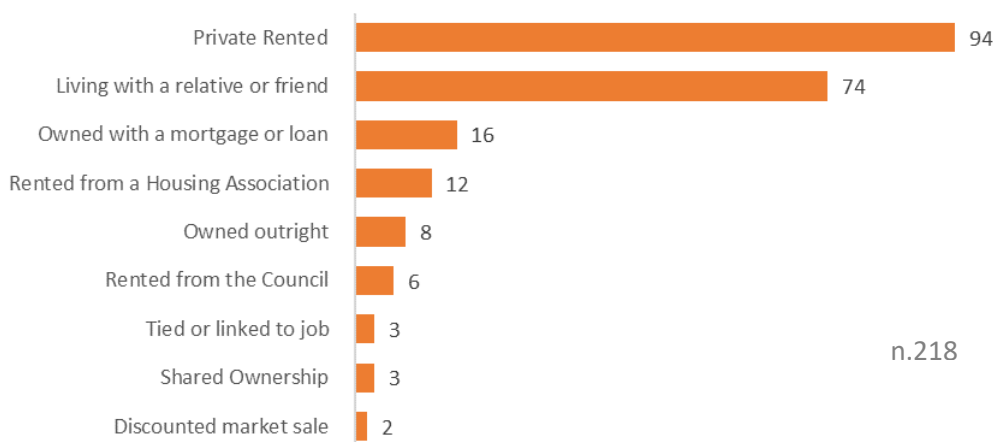
4,096 households were surveyed between 10th January 2022 to 28 February 2022.

613 responses. Response rate 15%. n. = the number of responses

Does a member of your household need Affordable Housing?

218 households stated they were in need of affordable housing, of which **205** households stated they had a local connection to the Parish of St Agnes.

Current housing circumstances households in housing need



198 (91%) of households in need of affordable housing live in the parish.

Preferred Locations: of the 218 households in need of affordable housing

105 want to live anywhere in the parish (48%) **26** want to live in Wheal Rose, Mt Hawke or Porthtowan (12%)

84 want to live in St Agnes (38%) **3** want to live outside the parish (2%)

Self-Build:

104

households responding to the survey that they would be interested in self-build (47%).



Hidden Households:

142

households responded to the survey to say they were in need of affordable housing and not registered with Help to Buy South or Homechoice.



Of these **128** stated they had a current local connection to the Parish of St Agnes.

Data relating to housing in the parish

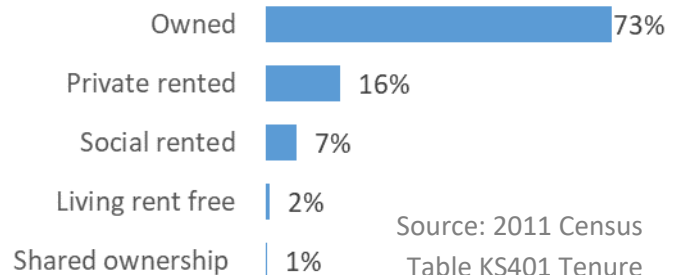
This section includes data on the wider housing market. Sources have been indicated in each section.

Housing by type: tenure

Council tax register households paying Council tax
02/04/2022:

4,103

current accounts (5% classified as second homes)



Social and Affordable Rented Housing Stock in St Agnes 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.

Landlord	1 bed	2 beds	3 beds	4+ beds	Total
Cornwall Housing	75	32	44	5	156
Ocean Housing	8	30	39	7	84
Live West	6	42	28	1	77
Westward	0	2	4	1	7
Total	89	106	115	14	324

324

Social and Affordable rented homes
Source: Cornwall Council Social Housing Stock Database

Social and affordable homes by settlement (estimate)

Settlement	1 bed	2 beds	3 beds	4+ beds	Total
Blackwater	4	24	20	3	51
Mount Hawke	20	18	9	0	47
Porthtowan	0	15	12	0	27
St Agnes	65	49	73	10	197
Wheal Rose	0	0	1	1	2
Total	89	106	115	14	324

Average Weekly Rents

Rent	2 bedroom home	3 bedroom home
Social Rent	£79.50	£88
Affordable Rent	£143.81	£169.11
Private Rent (median)	£219	£282

Source: Social rent is an average for Cornwall. Affordable rent – Live West . Private rent based Hometrack housing intelligence system, May 2021 to April 2022, on St Agnes Ward.

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	8	2	0	0	0	10
Band B	9	6	3	1	4	23
Band C	18	12	10	5	0	45
Band D	6	8	2	1	0	17
Band E	74	33	18	0	0	125
Total	115	61	33	7	4	220

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

220

households registered with Cornwall Homechoice with a local connection to St Agnes parish.

- 61% stated a preference to live in the parish.
- 80% have a need for 1 and 2 bedroom homes.
- 29% of these are aged over 55.

House Prices

£350,000 Average house price

Source: ONS Price Paid dataset, St Agnes Parish, median average for all transactions over £40,000 between 01/04/2019 and 31/03/2022, figures based on 532 sales.

Help to Buy South: register for affordable homes to buy

66

households registered with Help to Buy South looking to buy an affordable home in St Agnes (where the primary applicant currently lives in Cornwall). Please note that households registered don't need a local connection and may also be registered with Homechoice.



Source: Help to Buy South register Snapshot May 2022

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

1 bed 25%	2 bed 50%
3 bed 55%	4 bed 60%

Source: Live West Lowarth , Blackwater

Source: Cornwall Housing SPD

Cornwall Council Affordable Housing Team, June 2022. For detailed results please refer to the full report.
Email: affordablehousing@cornwall.gov.uk