

AMROTH COMMUNITY COUNCIL HOUSING NEEDS SURVEY REPORT

CONDUCTED JUNE 2008

FINAL REPORT JUNE 2009



Rural Housing Enabler
Galluogydd Tai Gwledig

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1.SURVEY METHODOLOGY AND RESPONSE RATE

The questionnaire was compiled by Matthew Owens, Rural Housing Enabler for Pembrokeshire and approved by the Local Government Data Unit (Wales), Pembrokeshire County Council, Pembrokeshire Coast National Park Authority and Amroth Community Council.

Section 1 was completed by all respondents and focussed on

- . Type of homes and number of bedrooms
- . Tenure of households
- . Age & sex profile of households
- . Length of residence
- . Potential new households in need of housing

Section 2 was completed by potential households in housing need and focussed on

- . Reason for being unsuitably housed
- . Age profile of potential households
- . Household composition
- . Time scales of need
- . Special needs requirements
- . Preferred tenure and type of accommodation required
- . Affordability of rent or mortgage
- . Connections to community

Section 3 was completed by all respondents and focussed on

- . Support for provision of affordable housing developments
- . Personal comments regarding affordable housing in the area
- . Possible development sites in the area

Sampling

Survey forms were distributed by second class post on the 19th of June 2008, this was facilitated by the Rural Housing Enabler. The questionnaires were sent to all 671 addresses on the council tax register for the Amroth Community Council area. The address list was provided by Pembrokeshire County Council.

Respondents were given 14-21 days to complete and return the questionnaire, in a freepost envelope that was provided with the questionnaire. The deadline for the return of the surveys was the 14th of July 2008.

Included with each survey was an accompanying explanatory letter from the Community Council (**see appendix 2**) and a questionnaire (**see appendix 3**).

The form only allowed one household per property to identify itself in need. Additional household and non-resident forms were available from the Rural Housing Enabler, 2 additional household and 1 non-resident questionnaires were requested. A total of 674 surveys were distributed.

Response

A total of 240 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. A total of 211 questionnaires were returned from occupied households, all were completed or part-complete, 2 additional household questionnaires and 1 non-resident questionnaire were returned. 25 questionnaires were returned from second homes and 1 was returned incomplete.

The 25 second home questionnaires and 1 incomplete questionnaire, were discounted from the analysis.

According to the figures from the council tax office, of the addresses identified in the Amroth area, 105 properties are currently used as holiday homes and 22 are currently unoccupied. This provides us with a figure of 544 occupied households in the Community Council area. This equates to a return rate from the occupied households of 39% (211/544).

2. SUMMARY OF ANALYSIS

Percentages in this section apply to the number of respondents to the survey who answered that particular question. This is known as adjusted percentage.

The overall response rate from occupied households was 39%

20.5% of respondents identified a household in potential housing need over the next 5 years.

10.5% of respondents identified their current household as in need of moving over the next five years.

10% of respondents identified someone in their current household as in need of moving in the next 5 years, who would form new households within the community.

42% of respondents who identified a household in housing need stated they wanted to buy on the open market, 22% indicated they wanted to pay for the property by renting from a Local Authority or a Housing Association, 19% indicated they wanted to rent privately and 17% indicated they wanted to buy as a shared owner.

78% of households who expressed a housing need detailed that need as within 3 years, 22% detailed that need with the next 3 to 5 years.

52% of respondents who identified themselves as being in housing need, expressed a desire for 2 bedroom properties, 26% for 3 bedroom properties, 13% for 4 bedroom properties and 9% for 1 bedroom properties.

Of the households that identified a housing need 39% described their household as families (one or two adults with children), 32% described their household as a single person household and 29% as co-habiting/married couples.

The majority of the people who identified themselves as being in housing need were aged between 20-44 years old.

The main reason respondents gave for currently being unsuitably housed, was that they needed to live independently.

93% of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

54% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need, 29% of respondents said maybe and 17% said they wouldn't support it.

3. ANALYSIS OF THE SURVEY COMPLETED BY ALL HOUSEHOLDS

The purpose of part 1 of the questionnaire was to indicate the main housing patterns for the sample area.

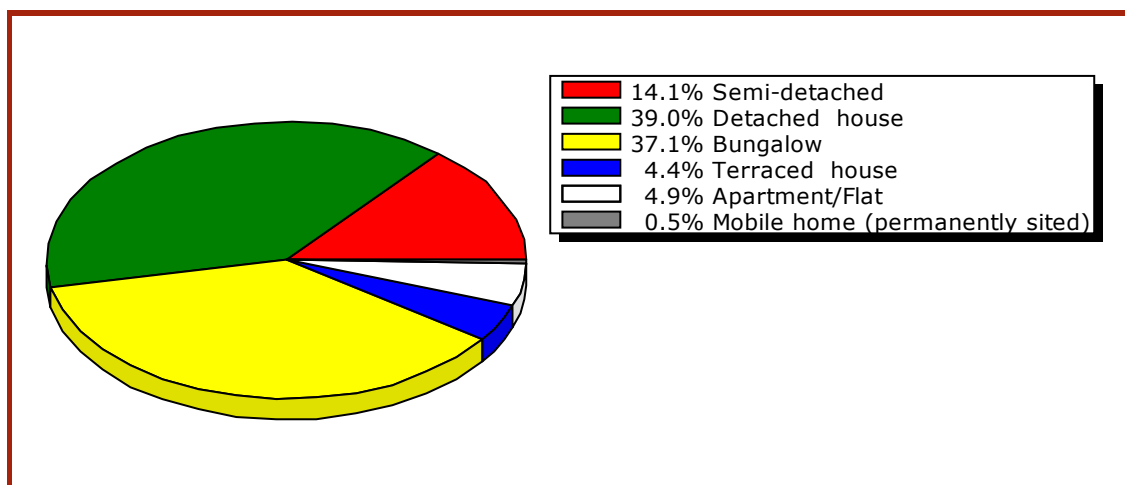
Presentation broadly follows the questions set out on the survey form.

Percentages in this section apply to the number of respondents to the survey (211) who answered that particular question. This is known as adjusted percentage.

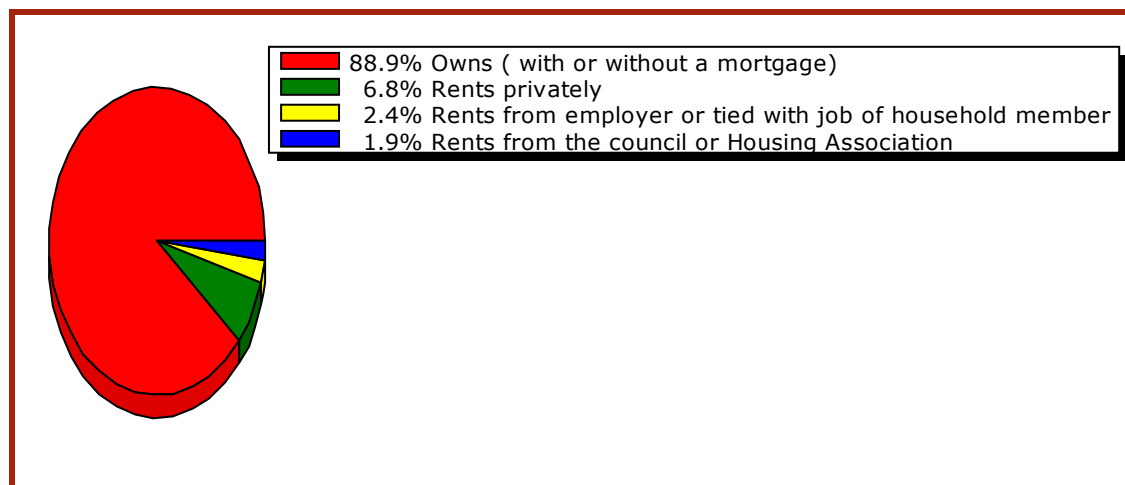
Q1. Is this your Main Home?

All 211 respondents stated their Amroth address was their main home.

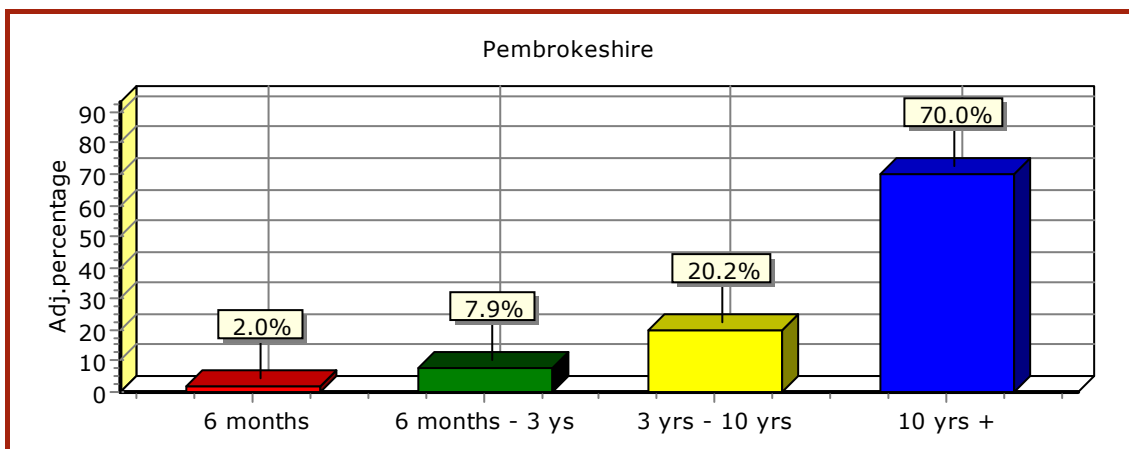
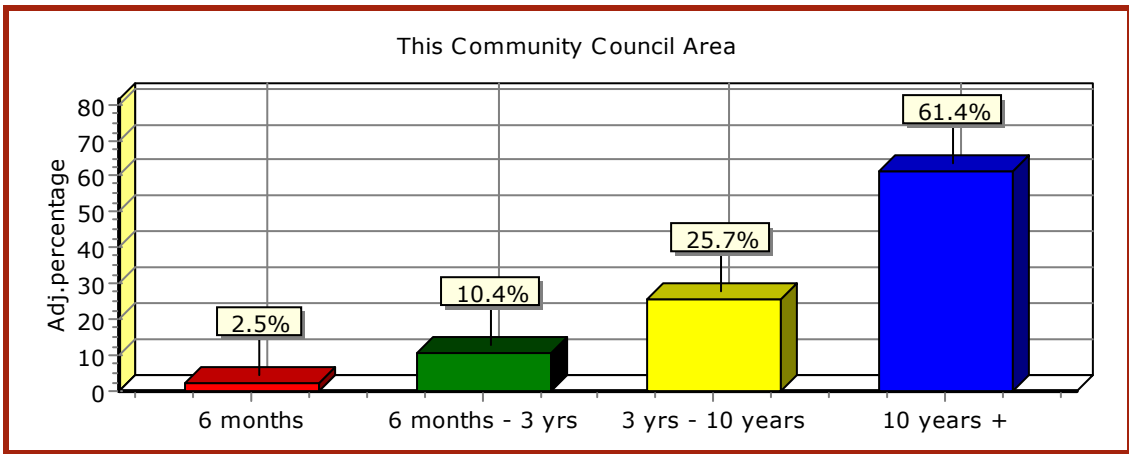
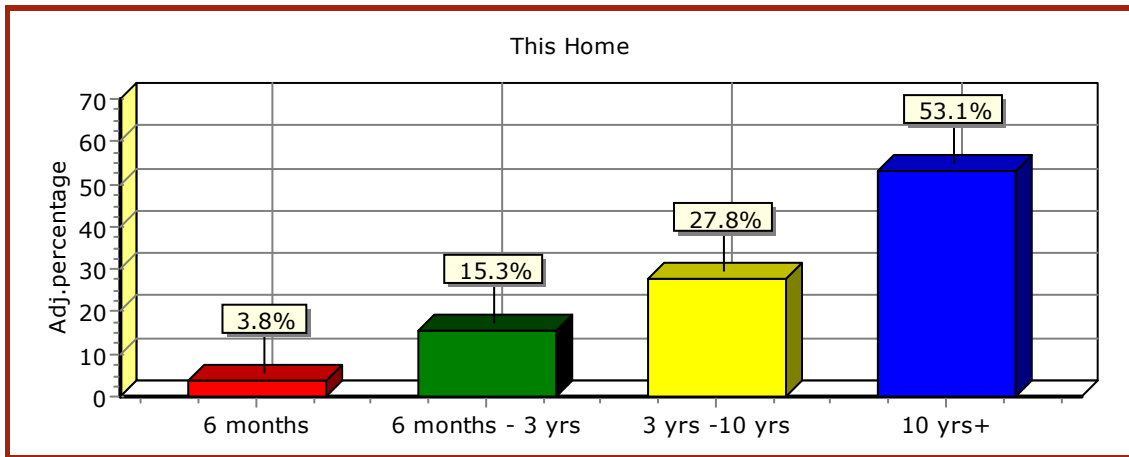
Q2. What type of house does your household live in?



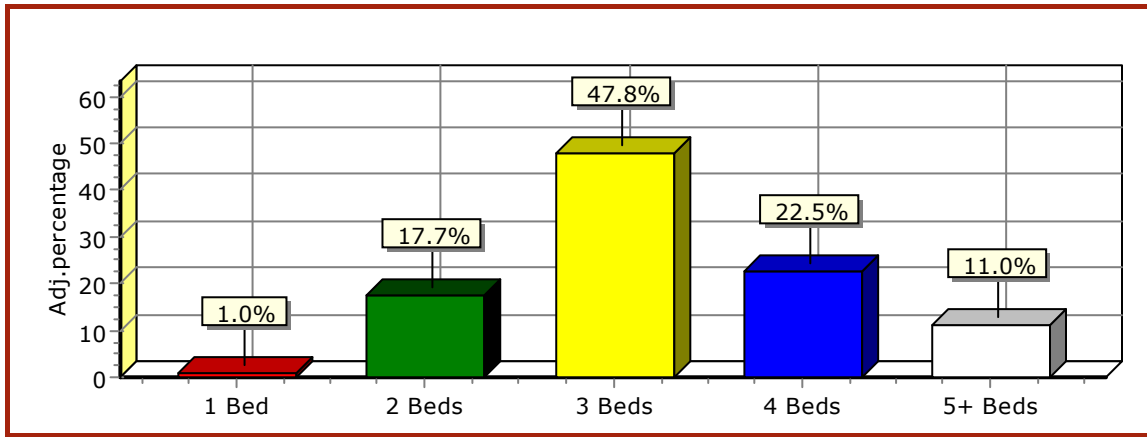
Q3. Does your household own or rent this property?



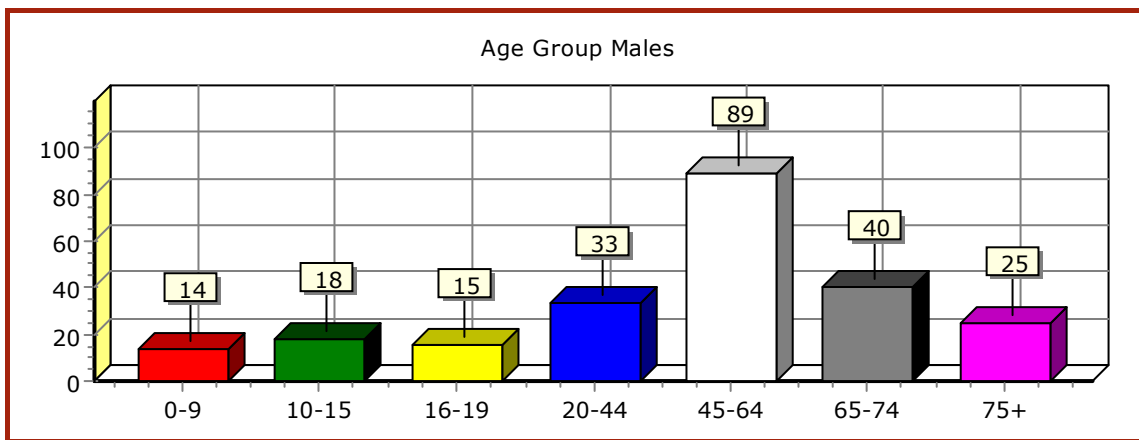
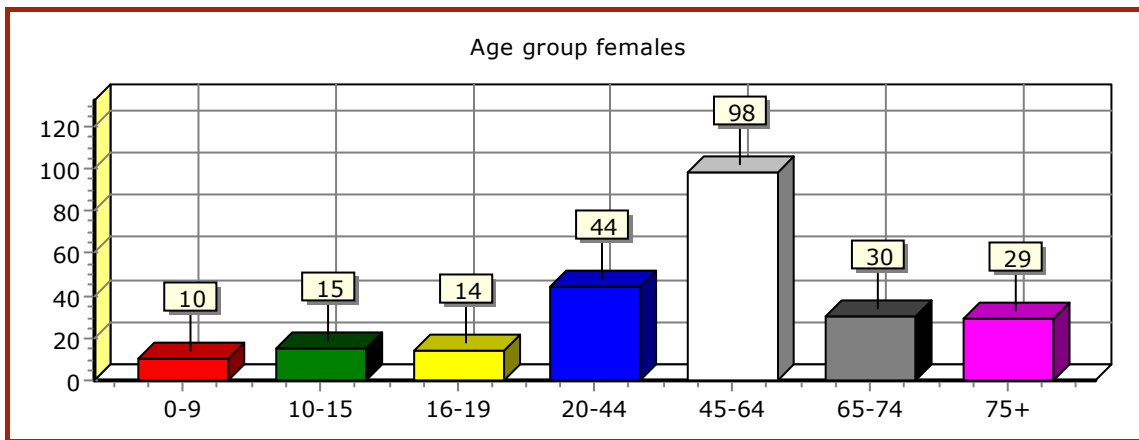
Q4. How long have you lived in?



Q5. How many bedrooms does your home have?



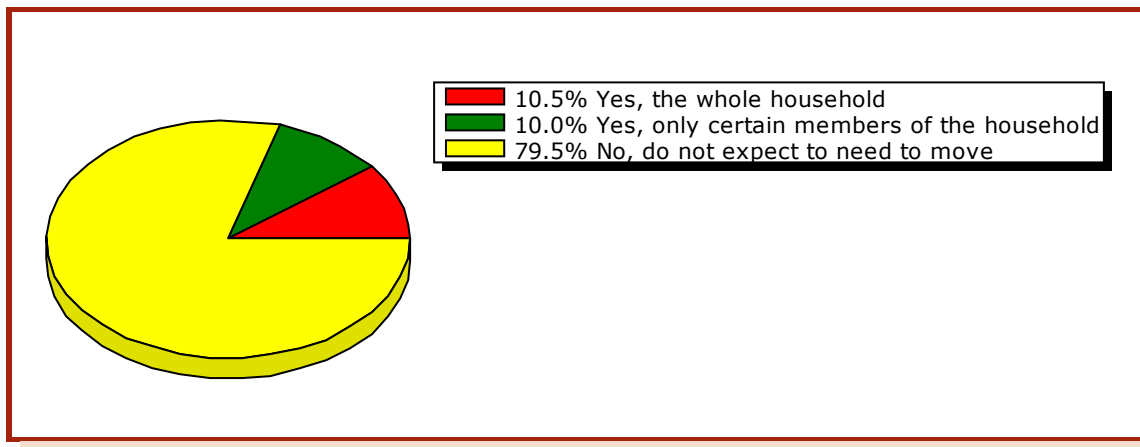
Q6. How many people of each age and sex are there in your household?



The total number of people identified in respondents households was 474.

This equates to an average household size of 2.29 people (474/207)

Q7. Would your household, or anyone in your household, expect to need to move within Amroth Community Council area in the next 5 years?



Making a total number of respondents identifying themselves or a member of their household as being in housing need as 20.5%.

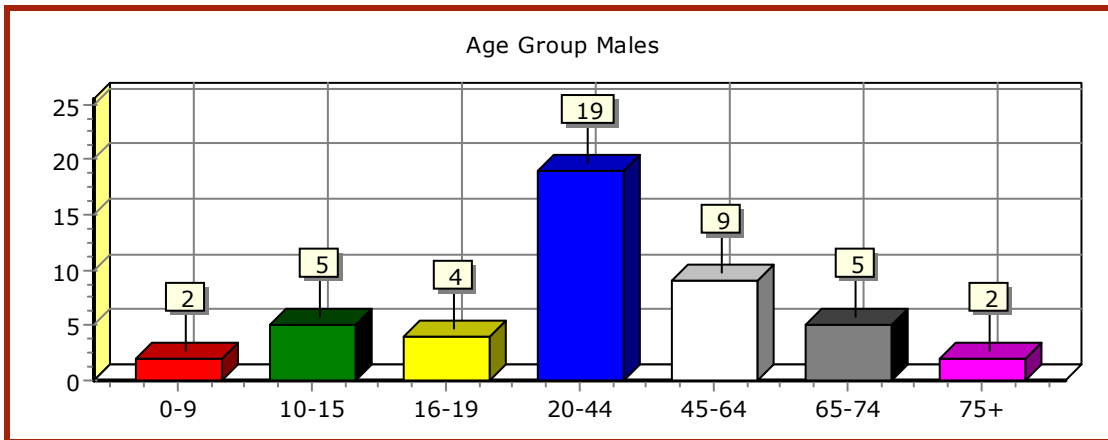
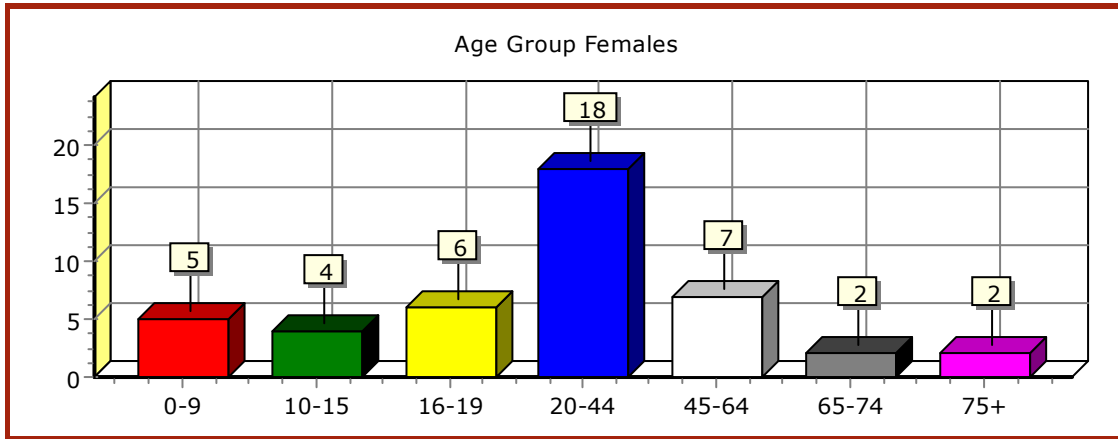
4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS

The purpose of part 2 of the questionnaire was to identify those people in housing need and to indicate their housing requirements and reasons for housing need.

46 respondents completed this part of the form, which includes the 2 additional household and 1 non-resident questionnaires. The data in this section is presented by the actual number of responses to each question, rather than as a percentage of responses.

The total number of answers to each question is detailed at the end of the question name in brackets (not all respondents answer every question). Some questions allowed respondents to give more than one answer (these are known as multi-code questions), the total number of answers are again shown in brackets after the question name, but in this case with a TV for "total vote". Therefore the number of responses to a particular answer to this type of question is the number of "votes" that answer achieved.

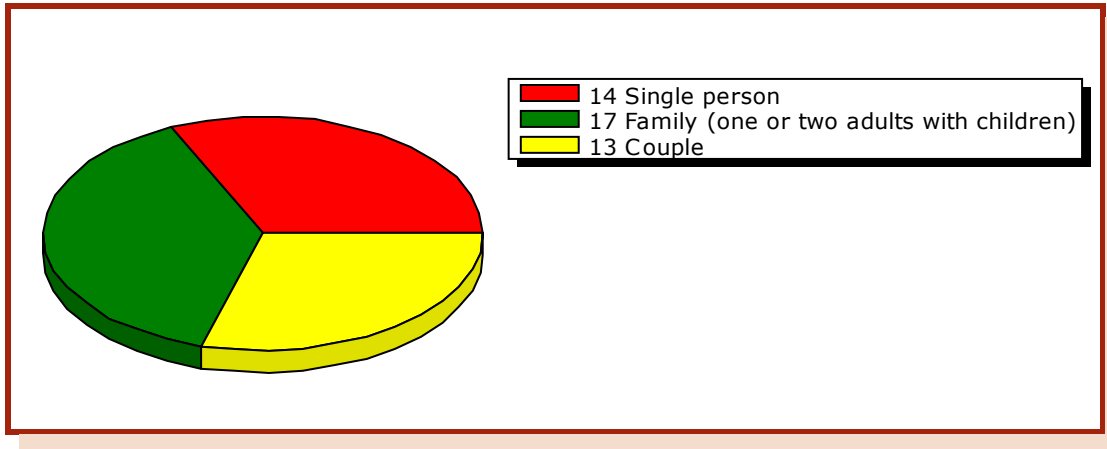
Q8. How many people of each age and sex in the household that need to move? (46)



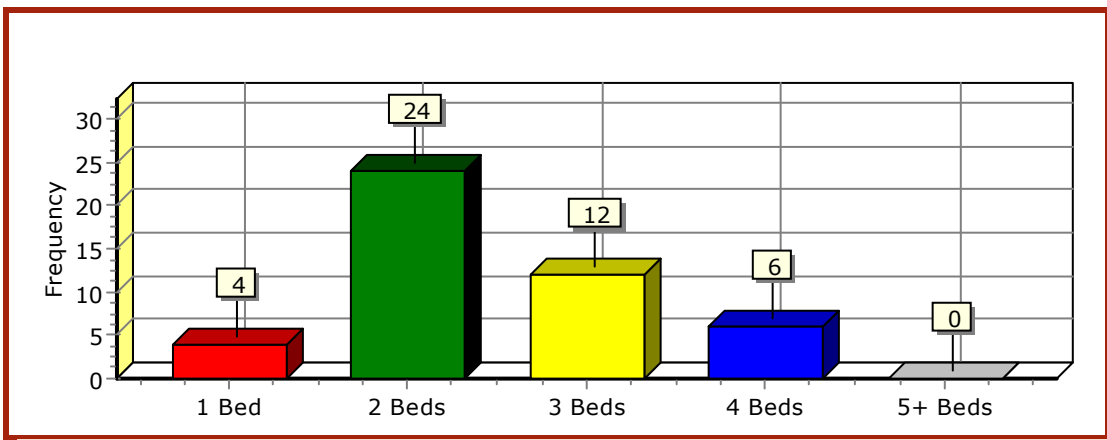
The response to this question shows us that the age group with the highest number of male and female respondents who have identified themselves as being in housing need is 20-44 age group.

In total 90 people in 46 households have identified themselves in need. This equates to an average household size of 2 people.

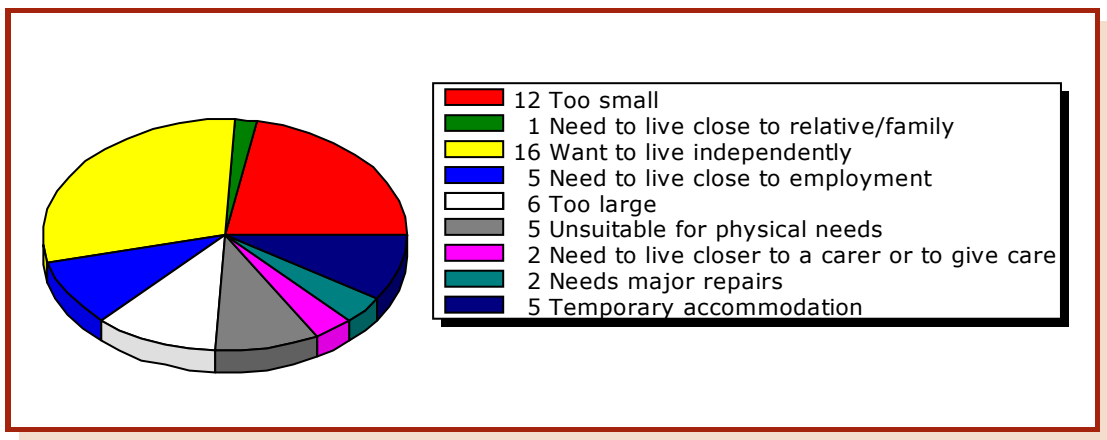
Q9. How would you describe this household? (44)



Q10. How many bedrooms would you expect to need? (46)



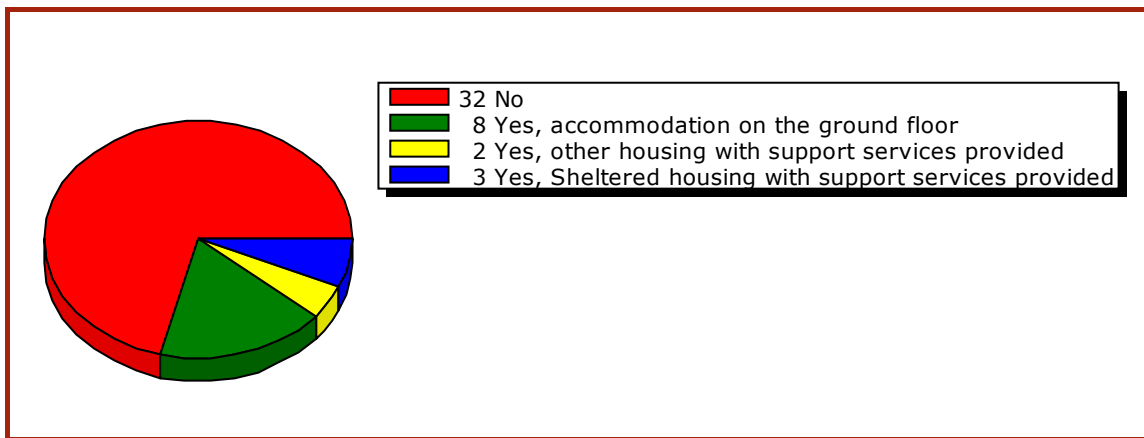
Q11. Why does your Current home not meet your needs? (TV = 54)



Q12. When would you expect to need to move? (45)

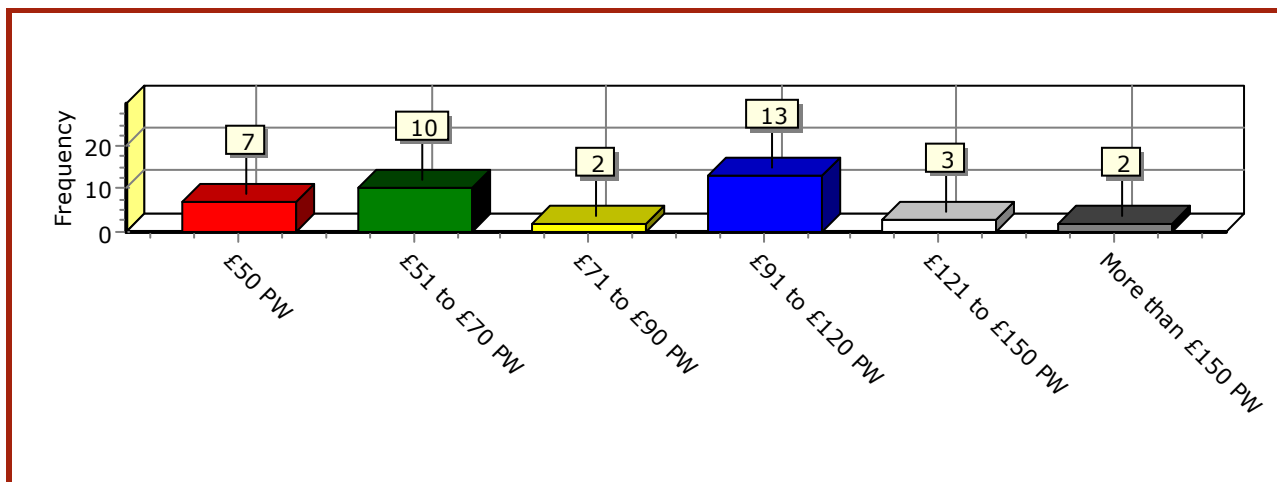


Q13. Does your household have a specialist housing need? (TV = 45)



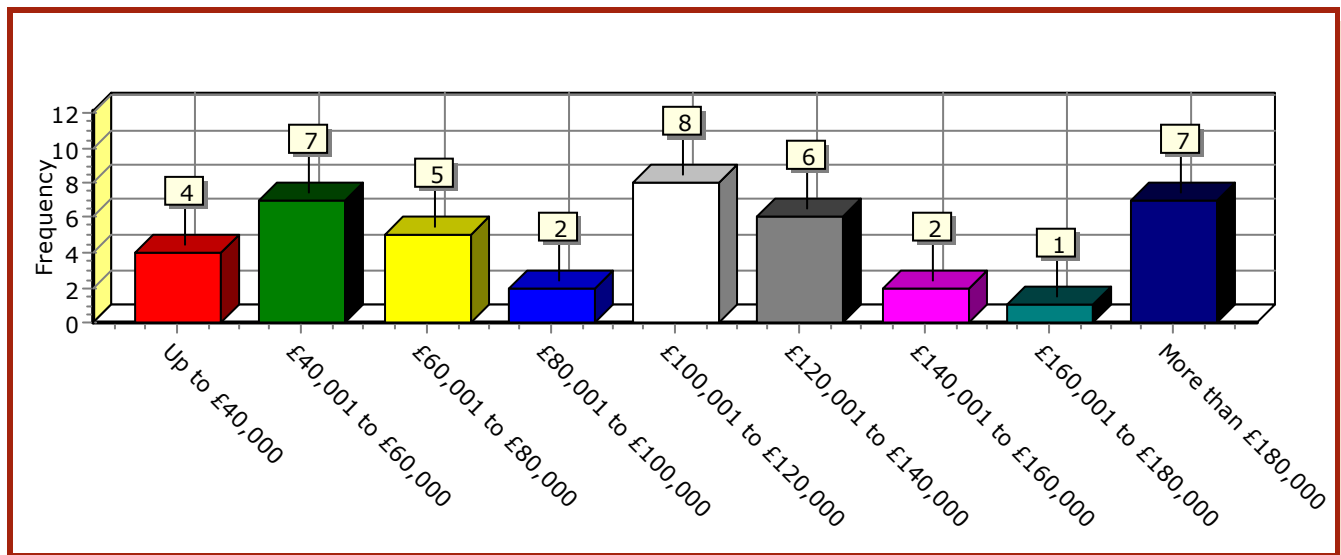
Q14. How much would the household be able to afford if renting? (37)

Respondents were asked to consider one third of the households net income for the period, and not to include housing benefit.

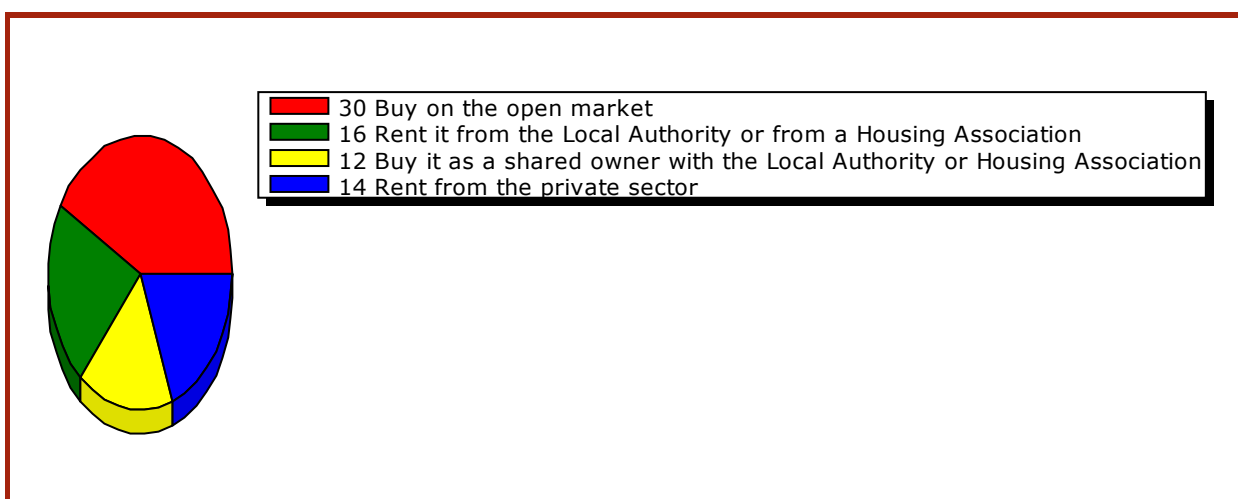


Q15. How much would the household be able to afford if the household were buying a property? (42)

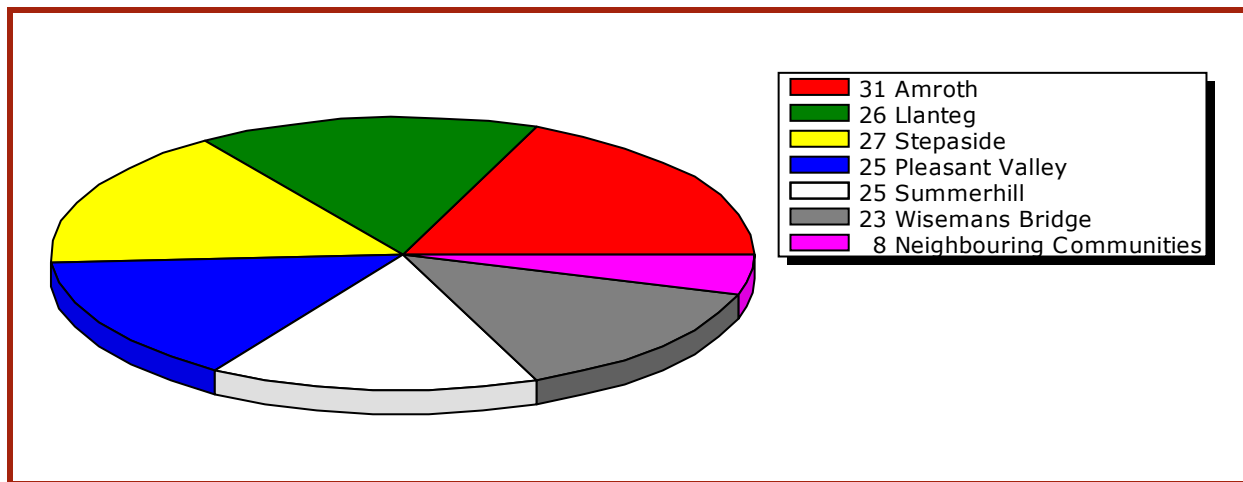
Respondents were asked to consider three times the household's gross income for mortgage purposes plus any savings and equity the household may have in any property.



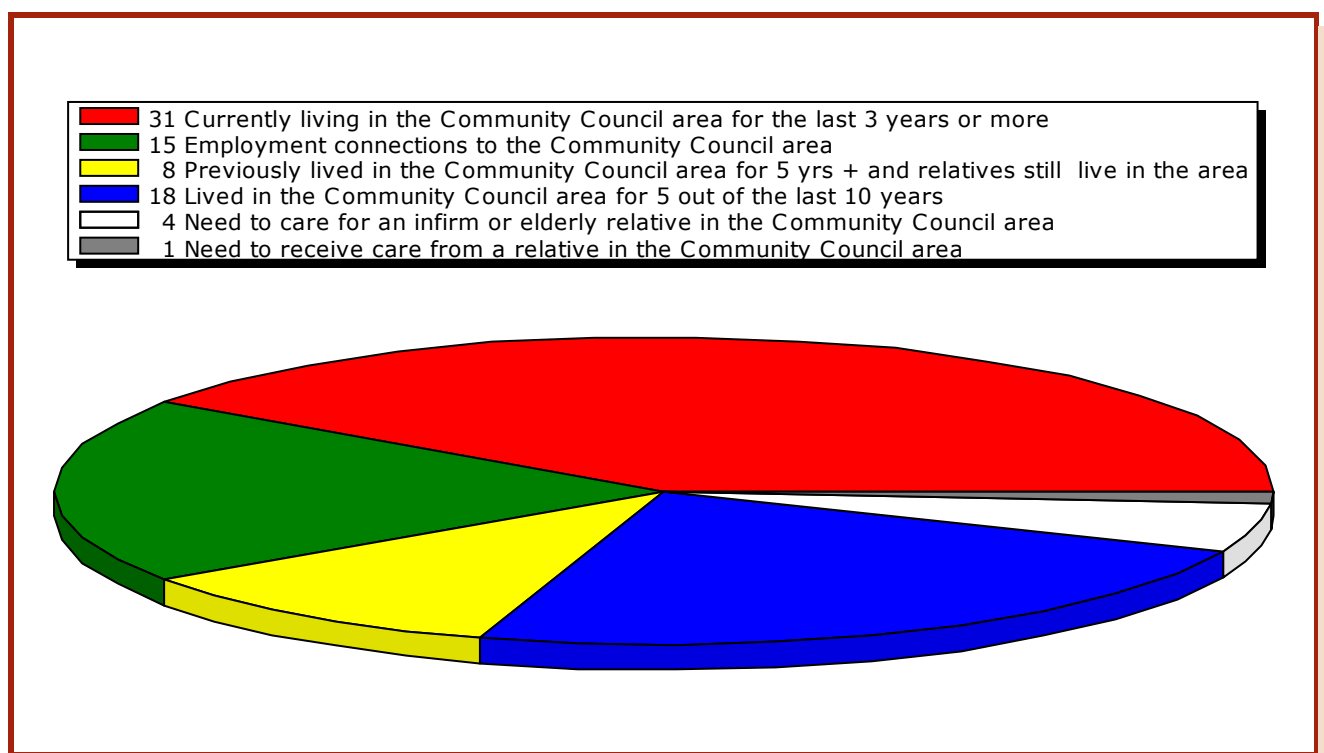
Q16. How would this household consider paying for this accommodation? (TV = 72)



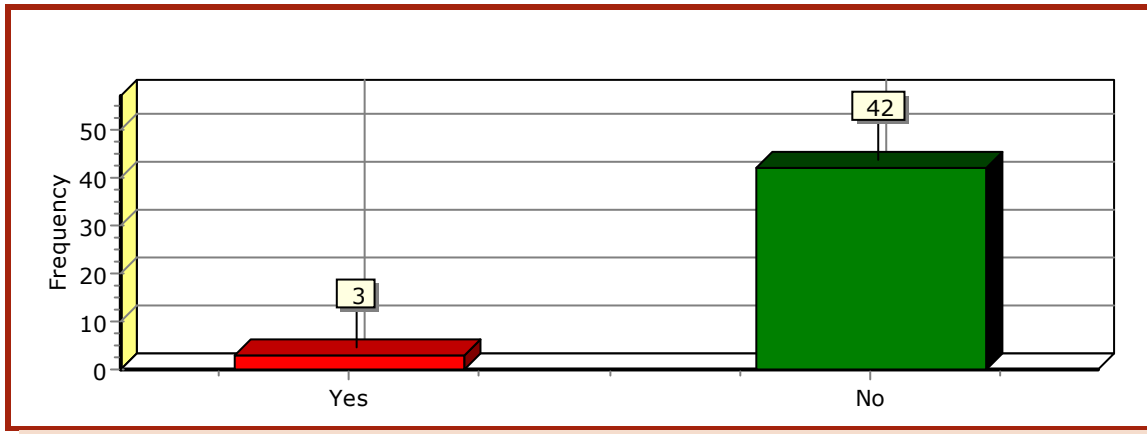
Q17. In which area would the household consider living? (TV = 165)



Q18. Do you have a local connection with your community of first choice? (TV = 77)



Q19. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (45)

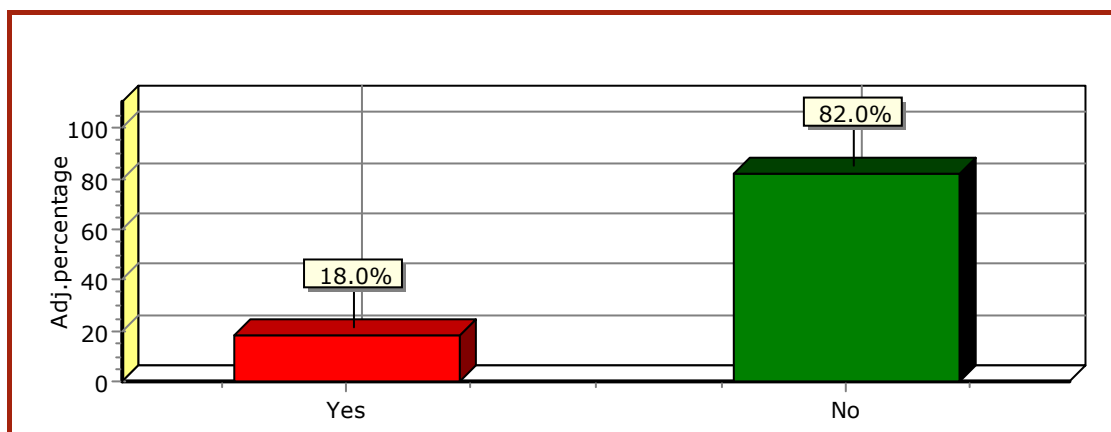


5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.

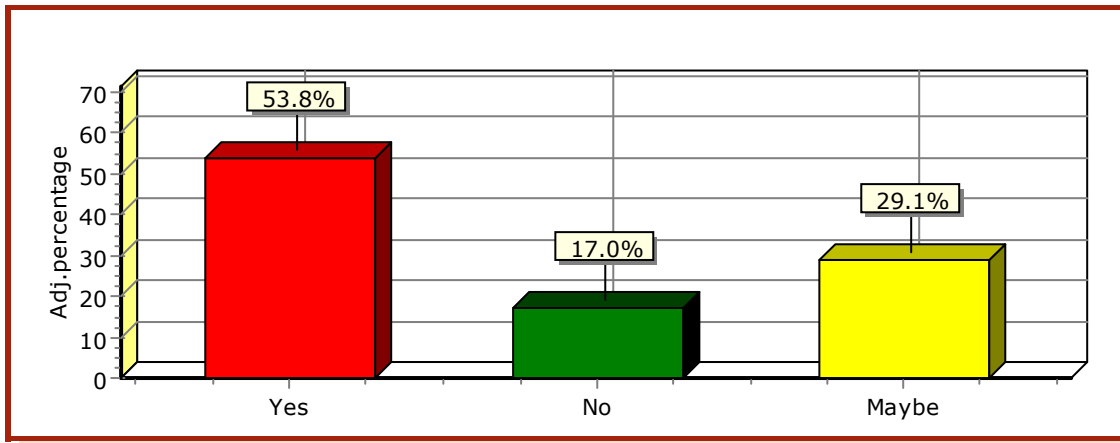
All the respondents were asked to complete part 3 of the questionnaire. The purpose of this section is to identify the community's feelings towards a affordable housing development in the area.

Percentages in this section apply to the number of respondents to the survey (211) who answered that particular question. This is known as adjusted percentage.

Q20. Apart from you or anyone currently in your household, do you know anyone with a local connection who is not currently residing in the Amroth area that would like to or need to set up home in the Amroth area?



Q21. Would you Support a small local development of affordable housing to meet local need in the area?



Q22. Are there any comments you would wish to make regarding affordable housing in the Amroth Community Council area?

(PLEASE SEE ADDENDIX 1)

6. AFFORDABILITY OF MOVING

This section considers the financial information given by the households in Questions 14 and 15 in regard to how much households would be able to afford if they were buying or renting a property. The information is compared to Open-market house prices, private rentals market and social housing rental prices.

Open-Market Property Price Data (from Land Registry)

Average sale prices by type from July 2008 to Sept 2008 for the Amroth Community Council area and surrounding areas and number of Sales for postcode sector SA67 8.

Detached	£327,000	Sales	5
Semi-detached	£175,250	Sales	5
Terraced	NIL	Sales	NIL
Flat/Maisonette	NIL	Sales	NIL
Average Price	£251,125	Total Sales	10

The average residential property sale price for Pembrokeshire from July 2008 to Sept 2008 for Pembrokeshire was £158,154 (Land Registry).

Private Rental Data (From Local estate agents in July 08) for Amroth area.

The following data was obtained from local Estate Agents in June 2008. No properties were able to be found that were available to rent on the open market in the Amroth area at the time. The figures given below are estimates of the average rental prices for the Amroth area from local estate agents. A number of estate agents also stated that availability of private rented property was limited in the Amroth area.

Detached 4 bedroom	£700/£750pcm (approximately)
Semi-detached/Terraced 3 bedroom	£525/£575pcm (approximately)
Flat/Maisonette 2 bedroom	£450/£475pcm (approximately)

Social Housing Rental Data

The following data is a snapshot of the available social housing stock owned and managed by Pembrokeshire County Council and the Registered Social Landlord (Pembrokeshire Housing) in the Amroth Community Council area. The rental figure is the average for Pembrokeshire County Council owned properties in the Amroth Community Council area, and was obtained from Pembrokeshire County Councils, Social Care and Housing Directorate.

Pembrokeshire County Council Housing Stock for Amroth Community Council area

	Units	Turnover (From 2003 – 2008)
General Needs Properties	14	4

Average Local Authority Weekly rents for the Amroth Community Council area

Based on 2007/2008 rental values and excluding services e.g. water rates

All Properties **£58.21 per week**

Registered Social Landlord Stock (Pembrokeshire Housing) for the Amroth Community Council area

	Units	Turnover (From 2003 – 2008)
General Needs Properties	7	4

Average Registered Social Landlord weekly rents for the Amroth Community Council area

All Properties **£93.31 per week**

Affordability

Affordability - Ability to purchase a property on the open market:

It is clear that the majority of those households who expressed themselves as being in housing need could not afford to purchase a property on the open market. Of the respondents who answered Question 15 on how much they would be able to afford if they were buying a property, 34 households indicated they could afford prices ranging from between £40,000 to £160,000, which means they would have difficulty in being able to afford to purchase a property in the Amroth area on the open market.

The average sale price in the Amroth area from July 08 - Sept 08 was £251,125 (Land Registry). As these prices are averages, there may have been some properties that will have been lower in price. Some of these may have been affordable to some respondents.

1 households indicated they could afford up to £180,000 and 7 households indicated they could afford over £180,000. So these respondents may be able to meet their housing needs on the open market. But they might find it difficult finding suitable accommodation at that price level in the Amroth area.

Affordability - Ability to rent a private property on the open market:

Of the respondents who answered Question 14 on affordable Rental Levels, 19 households indicated that prices ranging from £50 (£216pcm) - £90 per week (£390pcm) would be affordable for them.

None of these households could afford to rent a property on the open market based on the estimated average rental prices listed previously.

13 respondents to this question stated they could afford prices ranging from £91 per week (£390pcm) to £120 per week (£520pcm) and the other 5 respondents stated they could afford up to and over £150 per week (£650pcm). It is clear that some of these respondents could possibly afford to rent in the private market, but based on the evidence collected from local estate agents, they might find limited availability of suitable private properties to rent in the area.

SOCIAL HOUSING

The average rental cost for the total general needs social housing stock in the area is approximately £69.91 per week. It is clear that the majority of people who expressed themselves as being in housing need and looking to rent, could afford to rent social housing.

The turnover (the frequency with which properties are let) of these properties is low in the area, 8 letting's since 2003 for Local Authority and RSL owned properties . But it should be noted that these properties are also subject to qualification and personal circumstances, and are not restricted to local occupancy. Therefore, the waiting list can include households from outside the area. This in turn, reduces the chances for local people to be housed.

7. CONCLUSIONS

The majority of households who identified themselves in need would not be able to rent or purchase a property on the open market in the Amroth Community Council area. Also the availability of properties to rent on a long term tenancy basis appears to be limited. The housing market is clearly not serving all the people of the Amroth Community Council area, justifying an interventionist policy in relation to the provision of affordable housing for local people.

It is clear that the majority of people who expressed themselves as being in housing need and looking to rent, could afford to rent social housing. However it should be noted that the availability of such properties which are restricted to local occupancy is minimal.

The people who identified themselves as being in housing need generally wanted to move within the Amroth area, which tells us that it is desirable to meet locally identified need with local developments.

46 households identified themselves in housing need and it is normally assumed that a proportion of this need will satisfy its housing requirement over time and some will naturally move away from the area irrespective of their housing need. Therefore, if a third to a half of this need is taken as a guideline of actual need, we can surmise that 15 - 23 households are in need of affordable housing.

Affordable housing developed under affordable housing policies can have occupancy restrictions placed upon them where a private developer is involved. Welsh Assembly Government (WAG) Guidance asks that occupancy restrictions are not placed on Housing Association developments where the proposal is within the settlement. On rural exception sites WAG advises that the local planning authority needs to ensure that the housing continues to serve its intended purpose in the future, and will need to satisfy itself of the adequacy of controls that the Housing Association is operating, in terms of occupancy and affordability. If the

controls are considered to be inadequate, then occupancy controls can be justified.

Policies in the Joint Unitary Development Plan allow for the negotiation of affordable housing, as part of an open market development, or as a rural exceptions site scheme. Both could have occupancy restrictions to local people only. Therefore the specific affordable local housing need identified in this survey could be served by a specific affordable local housing solution, with any future affordable housing for the Amroth Community Council area.

The survey was conducted at one particular time and is worth noting that local affordable housing needs could be a changing requirement.

Appendix 1

Q22

I totally endorse affordable housing in Amroth. The village is slowly becoming a village of second homes, used mainly in the summer. But empty all winter, young people have to move away, either to find employment, or find somewhere to live.

Reference to question 21- I think that if a new development is built then this must be for local people and not as in other areas, homes are built and people are brought in from other areas. I don't mean that they are brought in from nearby Council areas. But from long distances e.g. outside Wales.

Affordable housing is desperately needed, this area has become an enclave for the well off and local young people cannot afford to live here.

Every community needs affordable housing, surely everyone would support a development as long as there was proper consultation to take everyone's views and needs into account.

Could the current infrastructure support any more people?. I doubt it.

Affordable housing only exists for 1st time buyers, who then make a killing. For the 2nd buyer of any property and any others, it is no longer affordable. Housing Associations only 'attract low life'

I think affordable housing is a good idea for the area for young families and an excellent idea for the future of Amroth and surrounding areas.

Too many houses sold as holiday homes. Destroying our community. Young people don't stand a chance of buying them nearly all houses in Amroth are holiday homes. I am the only resident living in a street on Amroth sea front - 12 homes = 1 resident - 11 holiday homes.

More new housing is ok but what about the facilities to support it such and mains gas and sewerage.

If we needed to we would not be able to buy a house in the area now.

A small development would only be acceptable if the local community was involved with all stages of the planning and felt it appropriate. Traffic calming measures would have to be enforced as the main road through the village is dangerous, as the 30 mph speed limit is totally ignored. More houses means more traffic ! I cannot say if a person from our house would need housing in next 5 years as my son would then be 24 and my daughter 20. They could very easily be needing to be housed, but obviously I cannot say at the moment. The amount of holiday homes in the area is a disgrace.

At my age I leave the future of housing needs to the younger generation.

Affordable housing is desperately needed in the area i.e. Council Housing. Due to the sale of Council houses in the 70/80's there has been a shortage as very few have been replaced. Local youngsters can not afford to buy and have to move away. I would like to see affordable housing but with certain restrictions, without ruining the environment and only used for local people on the waiting list. Ideally to stop the problem of holiday homes council tax rates could be at least doubled. My children will be 19 and 24 in 5 years time, it is difficult to see how they could possibly buy in the area.

We expect to move out of the Amroth area within the next 3-5 years. We would support affordable housing development in the area specifically for local people not as second homes.

To qualify my answer to Q21, I would support developments of affordable houses/flats provided they are closely integrated in to existing residential schemes but I feel that a development consisting of several cheap properties clustered together would be detrimental to the community to the area as a whole. A concentration of cheap properties would almost certainly have to be built upon a Greenfield site, and the loss of yet more open space would further erode the rural nature of the Amroth area. Its principal attraction for both residents and holiday makers. I feel that this loss, together with the social segregation which always results from cluster of cheap housing(there are many recent examples nationwide) would have undesirable consequences for the Amroth Community Council area. I would also pose the question: How can the Council ensure that the new properties will not be purchased by private landlords for residential or holiday lets.

Any development in the Llanteg area should take account of the rural countryside and traffic access problems on to the very busy A477 trunk road.

Providing that the wishes of the local community council are paramount regarding location and size. Many older properties lie waste and could be redeveloped instead of designating green areas e.g. Stepside has been allowed to be over developed so we have reservations(strong) to agreeing beforehand to further development. What exactly does small mean.

Before Any more Developments take place we think that main drainage should be implemented. Too many people are abusing the cesspit routing and do not empty them. Allowing them to seep into the ground thus causing unpleasant smells- especially in long dry spells.

Being new to the community we have seen how difficult it is to get housing, we were almost homeless and had to take this bungalow even though it was more than we could afford, cheaper housing of any kind would be a great thing.

Apart from my 2 boys aged 11 and 14 I have two older children 24, 26. When my daughter aged 24 was trying to be housed, it takes years for her partner and baby to get accommodation. They even had to go into a hostel. She was given no council home locally and lives in Haverfordwest. So I am not seeing my grandchildren. My son aged 26 has had to buy a home in Pembroke's Dock as he couldn't afford local prices. Due to the cost of homes locally my children and grandchildren are not as near as we would like.

I agree with affordable housing schemes just as long as the houses built are not used for people outside the Amroth area, DHSS claimants, and definitely not used for holiday or second homes. More houses should be built for the elderly and disabled persons. I strongly agree with schemes to provide houses for Amroth residents who have moved away from the area due to house price increases.

If all the Holiday (second) homes became available on the the open market for local people the cost of housing would come down considerably, which would result in the existing number of houses becoming affordable and sufficient in number to meet the local housing needs. The local property market has become unaffordable due to the influence of the buying power of second home owners from other parts of the UK who in turn do not make any contribution to either the local community or the financial stability of the area. Within 100 meters of our home there are four properties which in total are not occupied for more than 2 month in any one year.

Before building any more houses in stepside we need the following, mains sewerage, pavements, more street lamps, something done about the speeding, repairs to the road also to the main bridge at stepside which is cracking (the one across the river) and something done about haulage lorries taking a short cut and speeding. This road is already like a motorway, to build more houses especially in Stepside would be madness. Low cost housing is alright but will devalue existing private properties.

The area is unsuitable for further housing, narrow roads, no sewage, crowded with tourist traffic, no mains gas supply, social housing needs local shops and services which are not provided in Wisemans bridge area and such development is more suitably provided in areas where these are readily available eg Kilgetty Saundersfoot, Tenby, Narberth, cost of travel should be considered.

Rather than building in rural areas, focus should be on cost of property in general and poorly paid jobs. If the wages were improved and the cost of property more reasonable, people may be able to afford to buy without the need to build.

I think that there's too many house's being built in rural areas, thus we are losing our countryside. It would be a good idea to have affordable housing (homes) in the area.

No more second homes Amroth is a ghost village for 6 months of the the year now.

We would be concerned that any such housing would really be affordable, in that it included all mains services especially sewerage and ga in this present climate, otherwise rising costs of any housing would not be affordable this applies particularly in the Stepside area where there are no special facilities whatsoever.

The area has many difficulties for considering any new developments, no mains sewage system, few facilities, very narrow roads, no mains gas. The infrastructure needs to be considered carefully.

The inherent attraction of Amroth community area is its undeveloped and unspoiled nature, and it should remain so. In the last 25 years there have been too many in appropriate developments approved in the area.

In my experience affordable housing seems to go to the wrong people(i.e. to people from outside the area who are often trouble) and it devalues other properties in the area.

I would support a small development provided the houses were for purchase at reasonable prices and the houses were for rent for people who needed to work within 5 miles of Amroth i.e. not a load of scroungers from Pembroke Dock or Haverfordwest.

An increasing number of locals and immigrants, being unable to afford houses currently available, are living in caravans owned frequently by their employers.

There is a strong need for young people to have affordable in the Amroth area and elsewhere.

The area we live in is so far unspoiled, attractive to visitors because of the areas nature, we don't want it spoilt by further development (particularly small housing estates any development should only be considered at least 2 miles inland from our beautiful coast line.

Balance need for affordable housing, over development on rural sites, heritage park and clos y ysyl examples where character and nature of area will be damaged by high concentration of houses.

Important for enabling younger people/couples to remain in the area and improve the resident/holiday home ratio. Might also enable communities to sustain a local shop in the winter months.

Answer to Q21- if this development was for private affordable housing, would be more inclined to support it. Do not want housing association accommodation which would spoil the area.

While we understand all too well about the need for affordable housing for young people, we feel that basic requirements to support this housing is also very important. At Llanteg there is no train service, no bus service, no mains sewerage, no post office shops or school and most important of all, no jobs in the immediate locality as farming is no longer labour intensive and the holiday trade is seasonal, we therefore feel that this is not the best area for this type of development, Not very P.C. I'm afraid, but our views have been sought.

Have two daughters who would dearly love to move back to Amroth. One has a child, they live in rented accommodation.

I think that these developments would need to look more attractive than the usual developments for people to support then in this area. Why don't developers build properties that look more attractive i.e terraced cottages.

Until such time that mains sewerage is provided we believe that no new developments of any description should be approved including all forms of holiday homes. In this day and age mains sewerage should be treated as a mandatory requirement for all the community.

I have 2 children brought up in Pembrokeshire who cannot afford housing in the area. Affordable housing is a good idea but it could be a sensitive issue to the locals.

Pembrokeshire County Council and PHA only consider that people have a local connection if they have lived in the area in the past 12 months or work in the area. My daughter could not get a house in the Amroth area, when a PCC property became available, she was told she could not apply as she hadn't lived in the area for the last year. despite the fact she had lived most of her life in summerhill and that her parents, grandparents auntie's and uncles all live in Summerhill, her fathers lived in summerhill since a baby. It is ludicrous to say that she did not have a local connection. How much more local does she have to be.

Second homes and holiday homes are pushing local people out of the housing markets I only wish to live in the parish in which I was born and raised like generations of my family has done before me.

Do not want the trouble you get from the people put into affordable housing. Amroth is a small place very close knit and we do not want this quiet rural life style stripped away by introducing the trouble element that arrive with affordable housing.

Would not support development within Greenbelt/National Park area owing to concerns about wildlife habitats.

There would be no need of extra housing if a block was placed on the purchase of second homes or even third homes. All housing should be lived in for 9 months of the year. One only has to see the number of unoccupied homes or holiday dwellings in Amroth.

Appendix 2

Amroth Community Council



Local Housing Census

Dear Resident,

The Community Council is aware that the provision of affordable rural housing is a very important topic, and would like to ask you to complete the enclosed questionnaire in order to assess the local situation.

The Rural Housing Enabler for Pembrokeshire has been asked to conduct a census of local housing on behalf of Amroth Community Council. This will cover the areas of **Amroth, Llanteg Stepside, Pleasant Valley, Summerhill and Wisemans Bridge.**

The questionnaire is being sent to all residents within this area and will only take 5-10 minutes to complete. Your views are important, even if you do not intend to move in the near future please complete sections 1 and 3.

In addition to establishing the needs of the current community we hope to hear about the requirements of households with a local connection who need to relocate to the area. This is often people who have moved away, but in general terms means that they have strong family or residential links to the area, people who are employed in the area and people who need to receive or provide care for a relative in the area.

Your answers will be confidentially analysed by the Rural Housing Enabler and the data will be reported in a way that no individuals or households could be identified. This questionnaire gathers information which may contribute towards future housing strategy in Amroth area. If appropriate the findings may be used to justify the need for a small scheme of affordable homes in the area for local people.

Please return the completed form in the freepost envelope provided within the next 14-21 days

Thank you in advance for helping with this important work.

Amroth Community Council

Appendix 3

AMROTH COMMUNITY COUNCIL LOCAL HOUSING NEEDS SURVEY

SECTION 1: Your Home And Your Household

This Section asks questions about your current household and the home in which you live. We are defining a household as "one person living alone, or a group of people (not necessarily related) living at the same address with common housekeeping - sharing either a living room or sitting room, or at least one meal a day".

Q1. Is this your main home?

- Yes, main home
- No, second home **There is no need to complete the rest of the form, however please return it using the envelope provided.**

Q2. What type of house does your household live in? (Please tick one box)

- Semi-detached Detached house Bungalow
- Terraced house Apartment/Flat Mobile home (permanently sited)
- Other (please specify) _____

Q3. Does your household own or rent this home? (Please tick one box)

- Owns (with or without a mortgage) Rents privately Rents from the council or Housing Association
- Rents from employer or tied with job of household member Owns (shared ownership scheme with Housing Association)
- Other (please specify) _____

Q4. How long have you lived in...? Please tick one box per option

	Less than 6 months	6 months to 3 years	More than 3 years but less than 10 years	More than 10 years
This Home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Amroth Community Council Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pembrokeshire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q9. How would you describe this household? (Please tick one box)

- Single person
- Family (one or two adults with children)
- Couple
- Other

Q10. How Many bedrooms would you expect to need? (Please tick one box)

- 1
- 2
- 3
- 4
- 5 +

Q11. Why does your current home not meet your need? (Please tick all that apply)

- Too small
- Too large
- Needs major repairs
- Unsuitable for physical needs
- Temporary accommodation
- Other (please specify) _____
- Need to live close to employment
- Need to live close to relative/family
- Need to live closer to a carer or to give care
- Want to live independently
- Being harassed

Q12. When would your household expect to need to move?

(Please tick one box)

- Immediately
- Within 1 year
- More than 1 year, but within 3 years
- Between 3 and 5 years

Q13. Does this household have a specialised housing need? (Please tick all boxes that apply)

- No
- Yes, accommodation on the ground floor
- Yes, sheltered housing with support services provided
- Yes, other housing with support services provided
- Yes residential care
- Other (Please specify) _____

Q14. How much would the household be able to afford if renting? It is normal to consider one third of the households net income for the period. Please do not include housing benefit. (Please tick one box)

- | | |
|--|----------------------------|
| <input type="checkbox"/> up to £50 (per week) | (Up to £220 per month) |
| <input type="checkbox"/> £51 to £70 (per week) | (£221 to £300 per month) |
| <input type="checkbox"/> £71 to £90 (per week) | (£301 to £390 per month) |
| <input type="checkbox"/> £91 to £120 (per week) | (£391 to £520 per month) |
| <input type="checkbox"/> £121 to £150 (per week) | (£521 to £ 650 per month) |
| <input type="checkbox"/> More than £150 (per week) | (More than £650 per month) |

Q15. How much would the household be able to afford if buying a property? It is normal to consider three times the household's gross income for mortgage purposes plus any savings and equity the household may have in any property. (Please tick one box)

- | | |
|---|---|
| <input type="checkbox"/> Up to £40,000 | <input type="checkbox"/> £120,001 to £140,000 |
| <input type="checkbox"/> £40,001 to £60,000 | <input type="checkbox"/> £140,001 to £160,000 |
| <input type="checkbox"/> £60,001 to £80,000 | <input type="checkbox"/> £160,001 to £180,000 |
| <input type="checkbox"/> £80,001 to £100,000 | <input type="checkbox"/> More than £180,000 |
| <input type="checkbox"/> £100,001 to £120,000 | |

Q16. How would this household consider paying for this accommodation? (Please tick as many boxes as apply)

- Buy on the open market
- Rent from the private sector
- Rent it from the Local Authority or from a Housing Association
- Buy it as a shared owner with the Local Authority or Housing Association
- Other (please specify) _____

Q17. In which area would the household consider living? (Please tick as many boxes as apply)

- | | | |
|---|--|--|
| <input type="checkbox"/> Amroth | <input type="checkbox"/> Summerhill | <input type="checkbox"/> Stepside |
| <input type="checkbox"/> Pleasant Valley | <input type="checkbox"/> Llanteg | <input type="checkbox"/> Wisemans Bridge |
| <input type="checkbox"/> Neighbouring Communities | <input type="checkbox"/> Other (Please Specify)_____ | |

**Q18. Do you have a local connection with your community of first choice?
(Please tick as many boxes as apply)**

- Currently living in the Community Council area as your principal residence and have been doing so for the last 3 years or more
- Employment connections to the Community Council area
- Previously lived in the Community Council area for a period of 5 years or more and still have close relatives living in the Community Council area
- Lived in the Community Council area for 5 out of the last 10 years
- Need to care for an infirm or elderly relative in the Community Council area
- Need to receive care from a relative in the Community Council area
- Other (please specify) _____

Q19. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (please tick one box)

- Yes No

NB This questionnaire does not register you on a housing waiting list. If you wish to apply to go on the list, please contact Pembrokeshire County Council on 01437 764551 or Pembrokeshire Housing on 01437 763688.

Contact Details

If you provide your details below, you may be contacted if a housing scheme progresses in this community.

NAME: _____

ADDRESS: _____

POSTCODE: _____

Please go to Section 3

SECTION 3: Views on local affordable housing

This section is to find out about local people's views on new housing in the area. All replies will be treated in the strictest confidence, however anonymised comments and reasons may be included in reports.

Q20. Apart from you or anyone currently in your household, do you know anyone with a 'local connection' who is not currently residing in the Amroth area that would like to or need to set up home in Amroth.

Yes

No

If they wish to be included in this survey for affordable housing they will need to obtain a form either by contacting the Rural Housing Enabler please find his contact details on the last page.

Q21. If a need is identified, would you support a small development of affordable housing for local people in the Amroth Community Council area?

(Please tick one box)

Yes

No

Maybe

Q22. If you wish to make any other comments please write them here.

If you know of any suitable sites, available land or property within the Amroth Community Council area that could be used for a local affordable housing scheme please list them here. Please also add your contact details.

Thank you for completing this survey. Please return the completed form in the freepost envelope provided within the next 14-21 days.

If you require an Additional Household/Non-resident questionnaire or a copy of this questionnaire in Welsh, please contact:

Matthew Owens
Rural Housing Enabler

Meyler House
St Thomas Green
Haverfordwest
Pembrokeshire
SA61 1QP

Tel: 01437 774769

E-mail: matthew.owens@rhe-pembs.co.uk

The results of this survey will be published and made available to the community.