

ANGLE COMMUNITY COUNCIL HOUSING NEEDS SURVEY REPORT

CONDUCTED JANUARY 2009

FINAL REPORT JULY 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 Angle 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 hand by the members of Angle Community Council between the 19th of January to the 1st of February this was facilitated by the Rural Housing Enabler. The questionnaires were sent to all 169 addresses on the council tax register for the Angle Community Council Community Council area. The address list was provided by Pembrokeshire County Council. The Community Council members identified 7 addresses in the Community Council area that were not on the council tax register, an additional 7 questionnaires were distributed to these addresses.

Respondents were given 14-21 days to complete and return the questionnaire, in a 2nd class freepost envelope that was provided with the questionnaire. The deadline for the return of the surveys was the 23th of February 2009.

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, 3 additional household and 4 non-resident questionnaires were requested. A total of 183 surveys were distributed.

Response

A total of 90 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. A total of 75 questionnaires were returned from occupied households, 3 questionnaire was returned from additional households, 4 were returned from non- resident households and 7 questionnaires were returned from second homes all were completed or part-complete. 1 questionnaire was returned incomplete.

The 1 incomplete and 7 second home questionnaires, were discounted from the analysis.

According to the figures from the council tax office, of the 169 addresses identified in the Angle Community Council area, 21 properties are currently classed as holiday homes and 8 properties are unoccupied. Including the extra 7 addresses identified by the Community Council, this provides us with a figure of 147 occupied households in the Community Council area. This equates to a return rate from the occupied households of 51% (75/147).

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 51%

18% of respondents identified a household in potential housing need over the next 5 years.

7% of respondents identified their current household as in need of moving over the next five years.

11% 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.

67% of respondents have lived in this Community Council area for more than 10 years.

32% who identified a household in housing need stated they wanted to pay for the property by renting from a Local Authority or a Housing Association, 24% of respondents indicated they wanted to buy on the open market, 22% indicated they wanted to buy as a shared owner and 22% indicated they wanted to rent privately.

53% of households who expressed a housing need detailed that need as within 3 years, 47% detailed that need with the next 3 to 5 years.

45% of respondents who identified themselves as being in housing need, expressed a desire for 2 bedroom properties, 35% for 3 bedroom properties, 10% for 1 bedroom properties and 10% for 4 bedroom properties.

Of the households that identified a housing need 45% described their household as families (one or two adults with children), 35% described their household as a single person household and 20% as co-habiting/married couples.

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

85% of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

69% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need, 22.5% of respondents said maybe and 8.5% said they wouldn't support it.

3. ANALYSIS OF THE SURVEY COMPLETED BY ALL HOUSEHOLDS

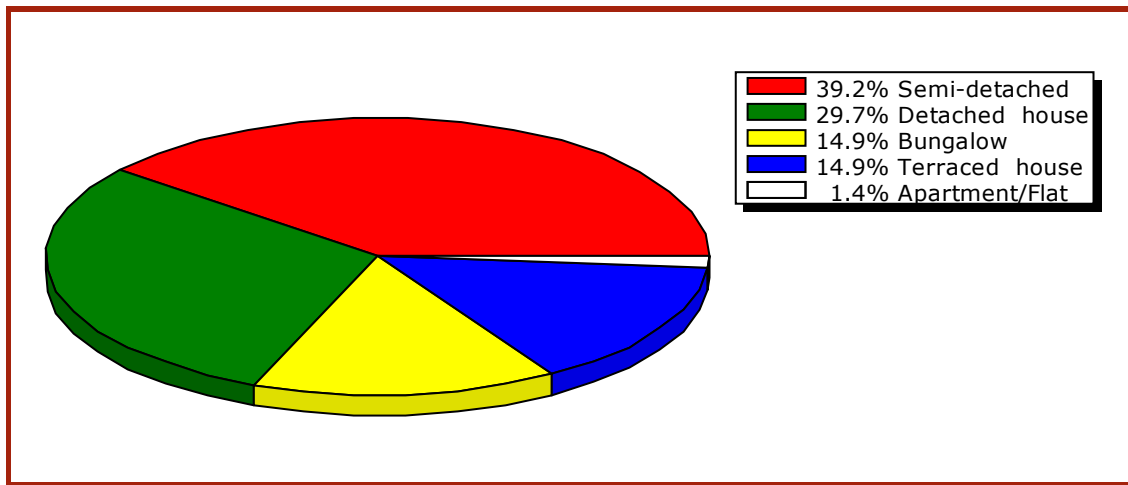
The purpose of part 1 of the questionnaire was to indicate the main housing patterns for the sample area. Presentation broadly follows the questions set out on the survey form.

Percentages in this section apply to the number of respondents to the survey (75) who answered that particular question. This is known as adjusted percentage.

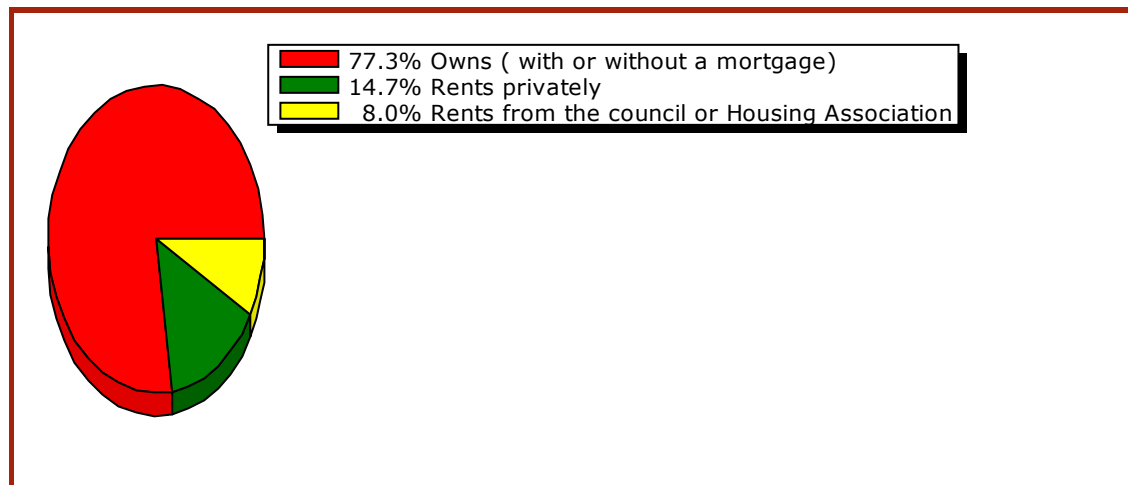
Q1. Is this your Main Home?

All 75 respondents stated their Angle address was their main home.

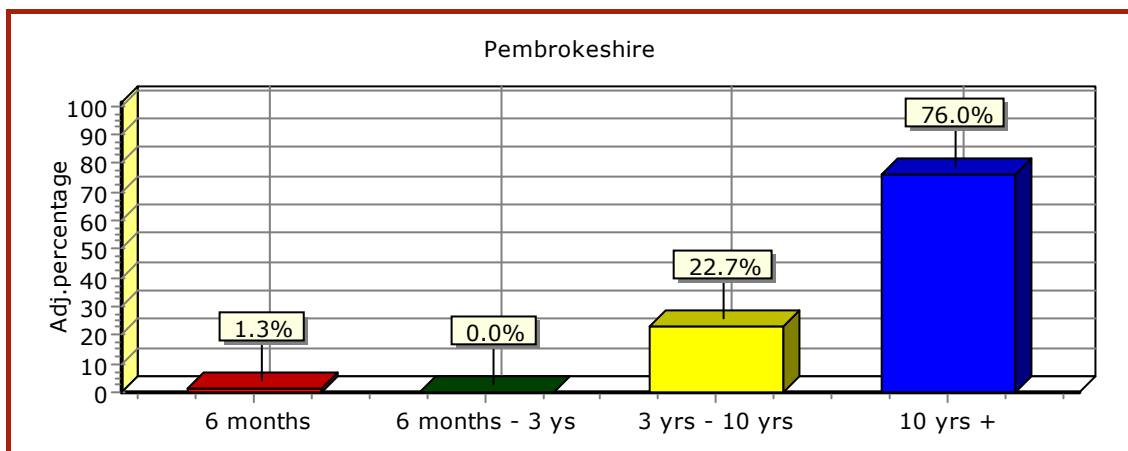
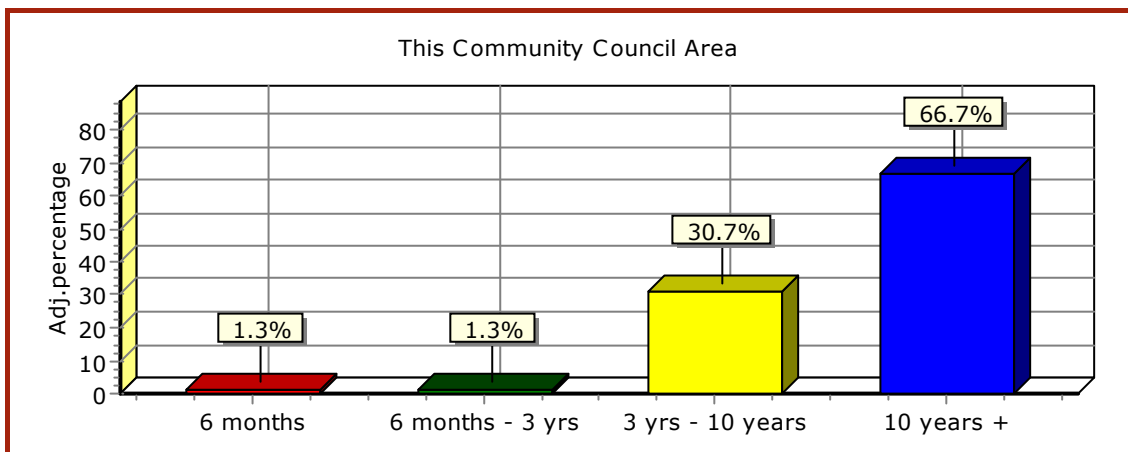
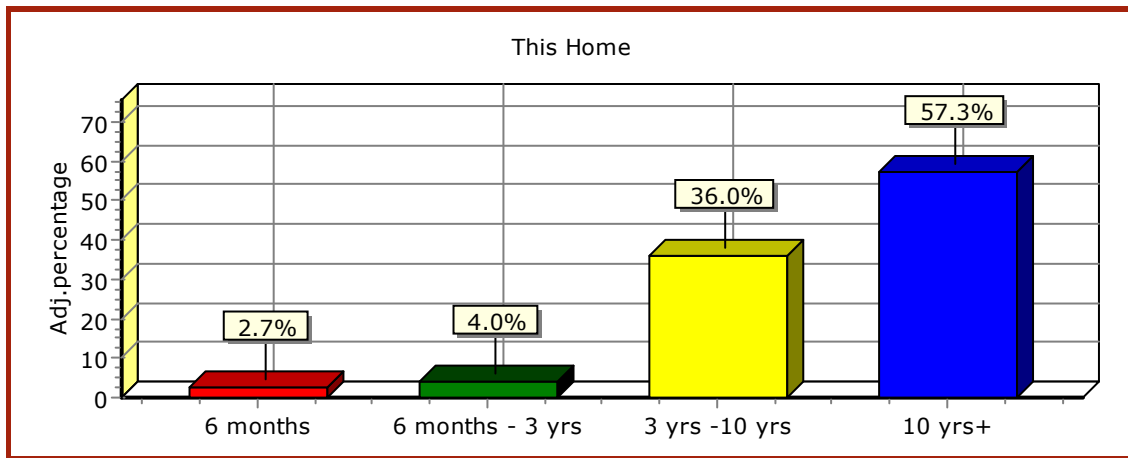
Q2. What type of house does your household live in?



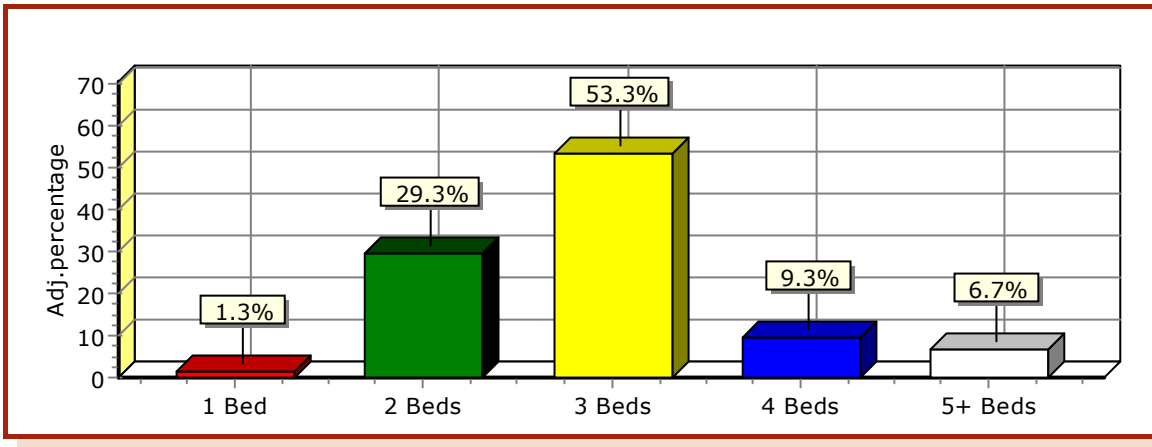
Q3. Does your household own or rent this property?



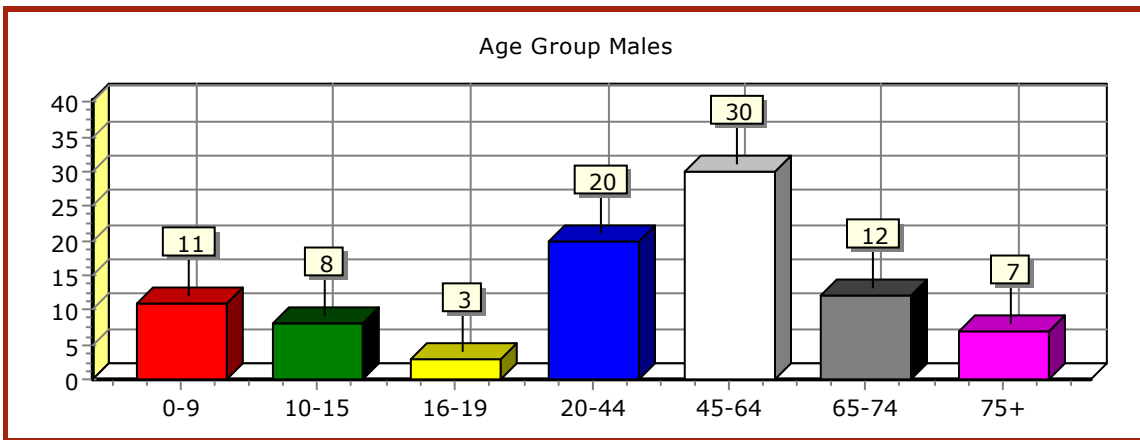
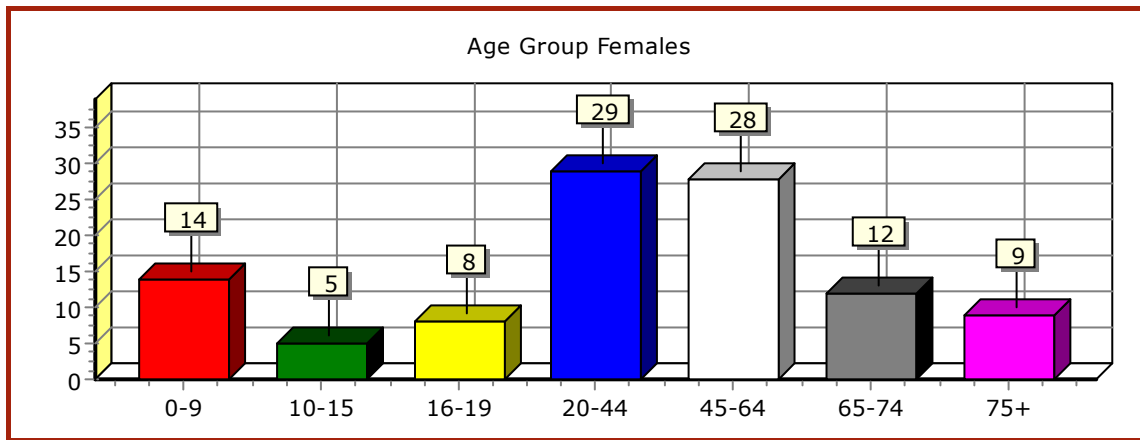
Q4. How long have you lived in?



Q5. How many bedrooms does your home have?



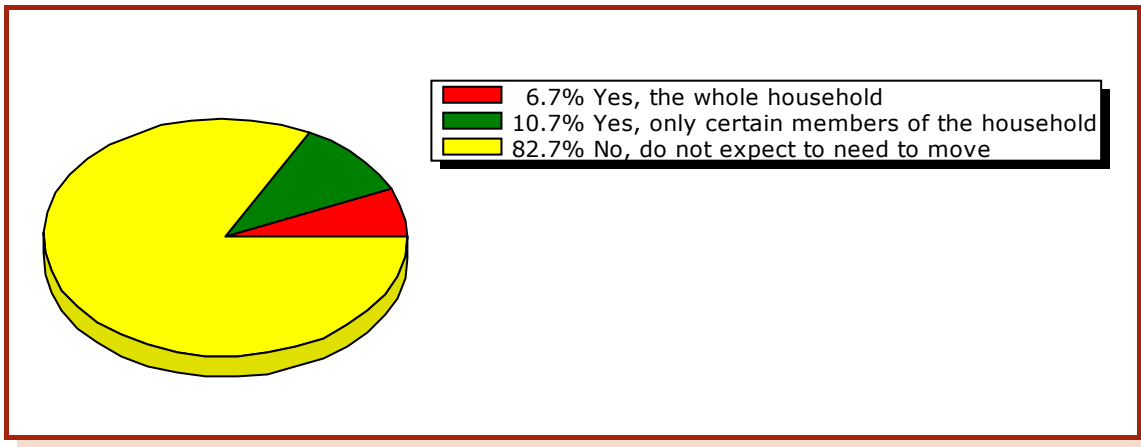
Q6. How many people of each age and sex are there in your household?



The total number of people identified in respondents households was 196.

This equates to an average household size of 2.6 people (196/73)

Q7. Would your household, or anyone in your household, expect to need to move within Angle 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 18%.

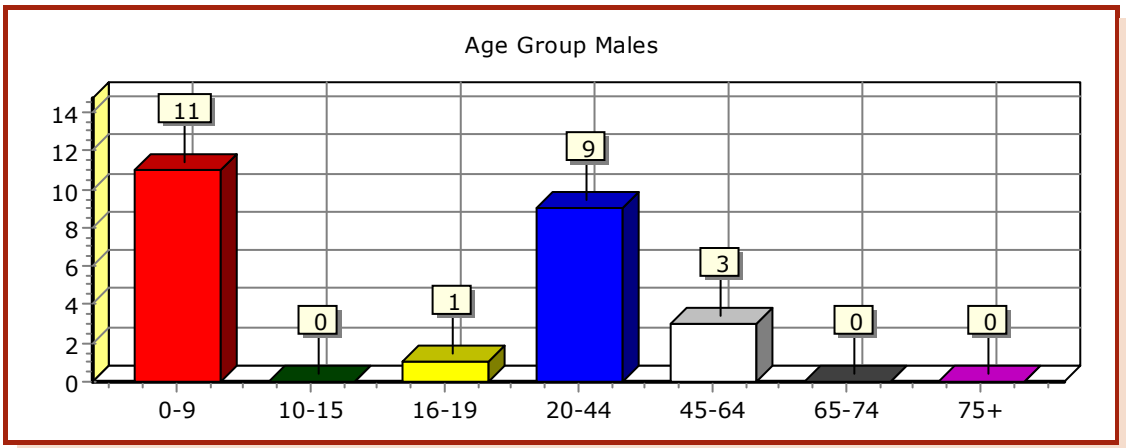
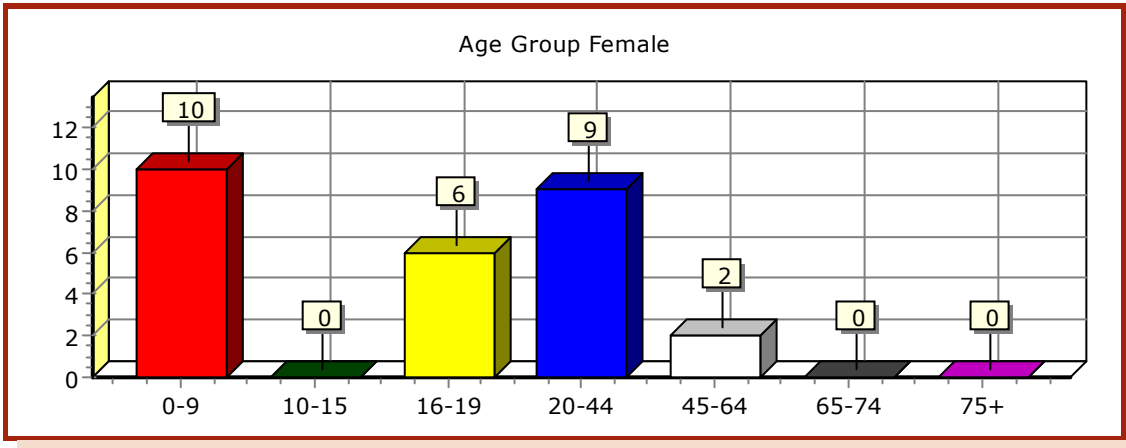
4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS

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.

20 respondents completed this part of the form, including the 4 non-resident and 3 additional household questionnaire respondents. The data in this section is presented by the actual number of responses to each question, rather than as a percentage of responses.

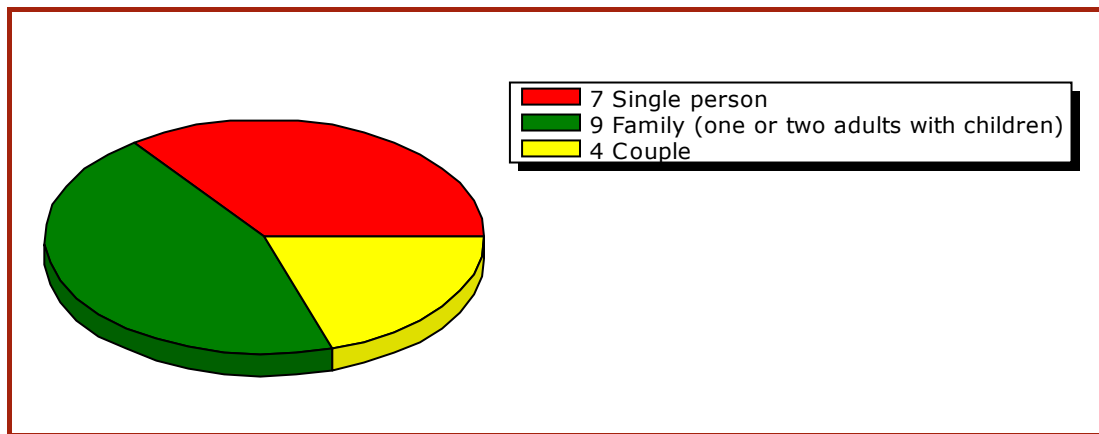
The total number of answers to each question is detailed at the end of the question name in brackets (not all respondents answer every question). Some questions allowed respondents to give more than one answer (these are known as multi-code questions), the total number of answers are again shown in brackets 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? (20)

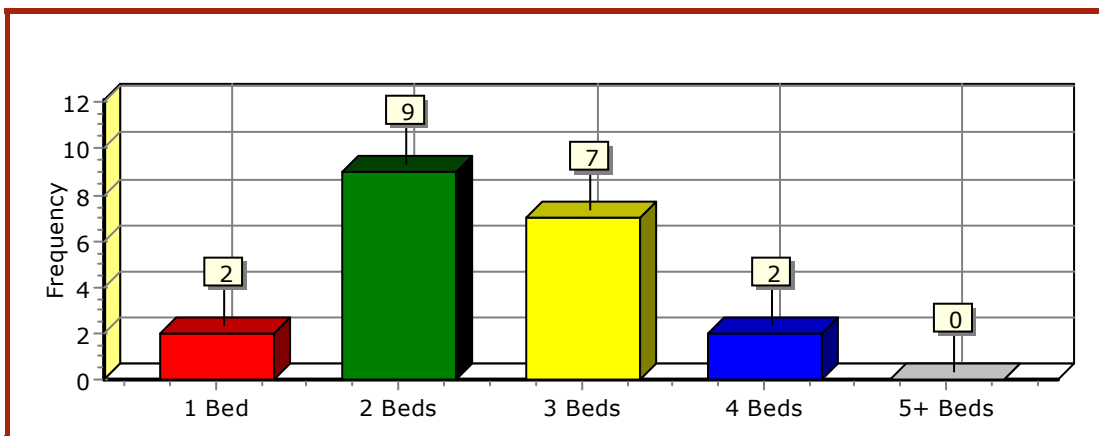


In total 51 people in 20 households have identified themselves in need. This equates to an average household size of 2.55 people.

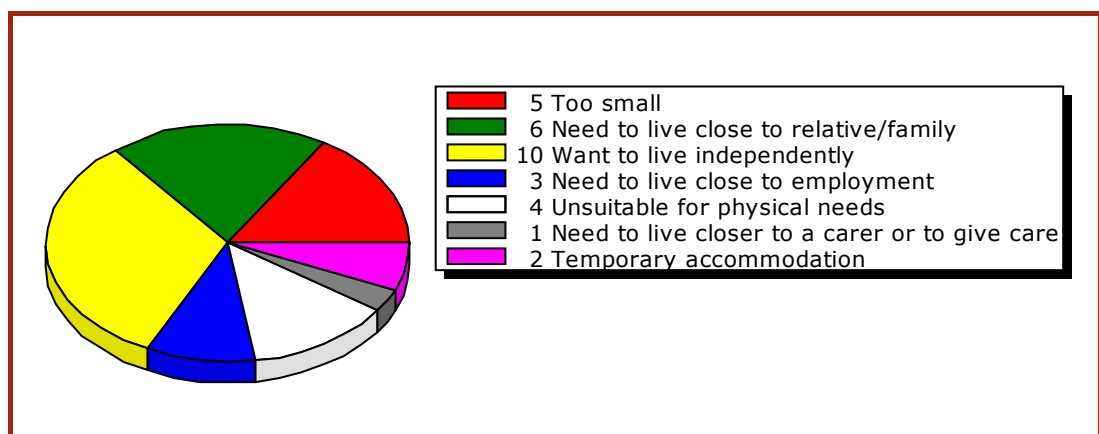
Q9. How would you describe this household? (20)



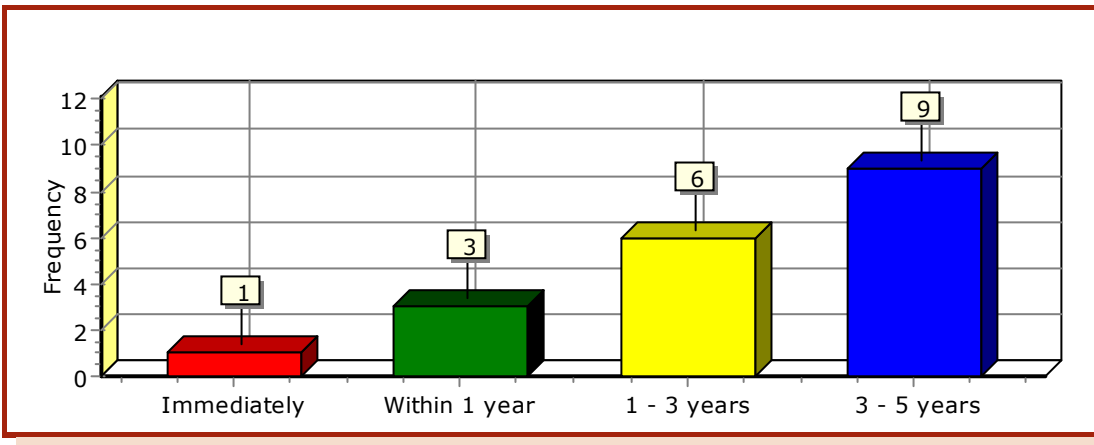
Q10. How many bedrooms would you expect to need? (20)



Q11. Why does your Current home not meet your needs? (TV = 31)



Q12. When would you expect to need to move? (19)

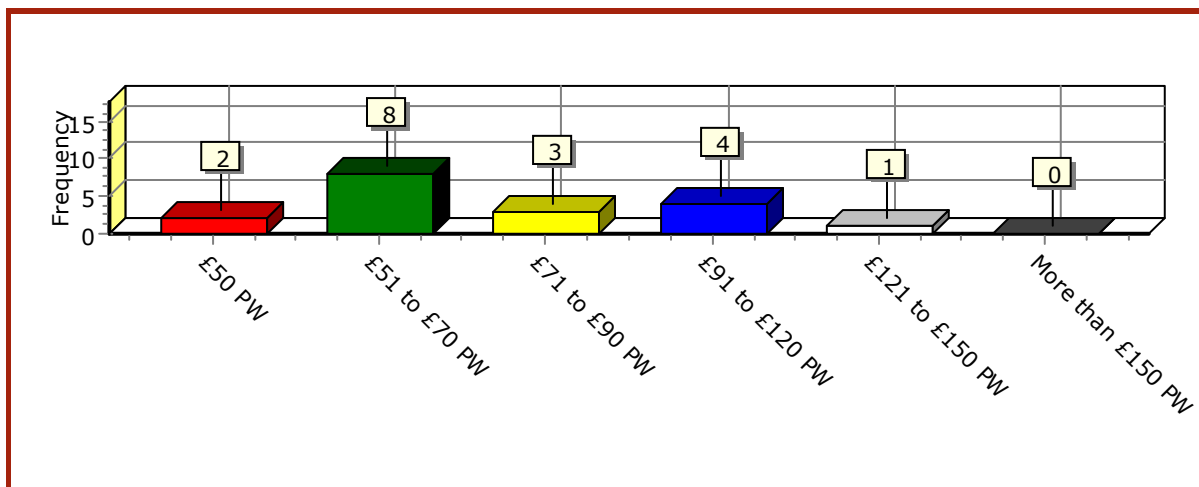


Q13. Does your household have a specialist housing need? (TV = 20)

All 20 respondents to this question answered no.

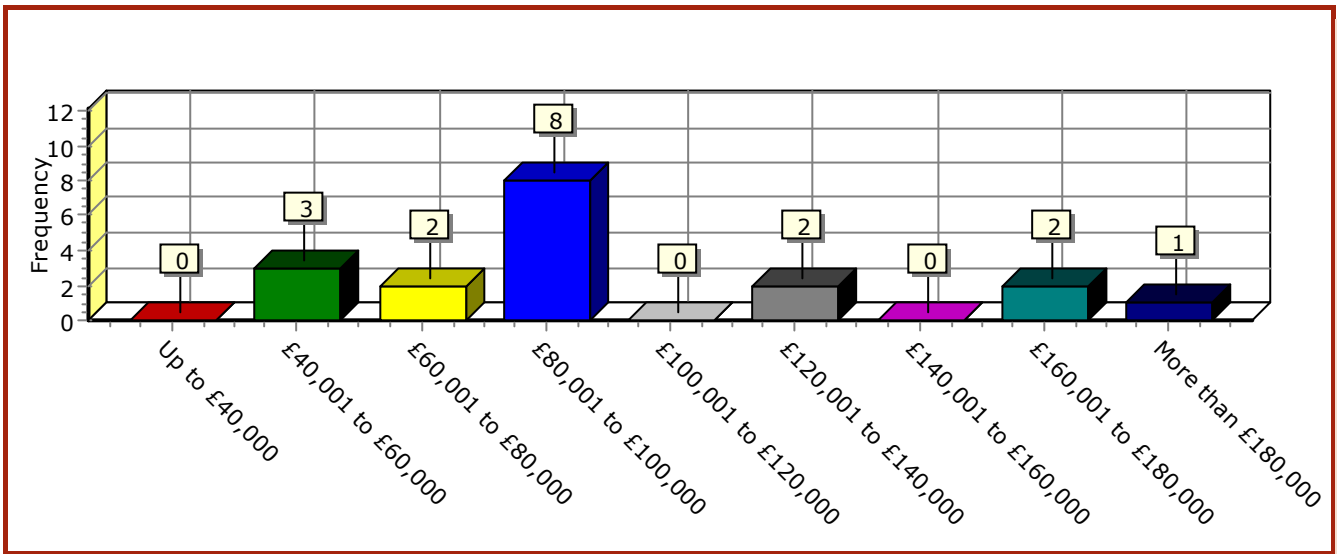
Q14. How much would the household be able to afford if renting? (18)

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

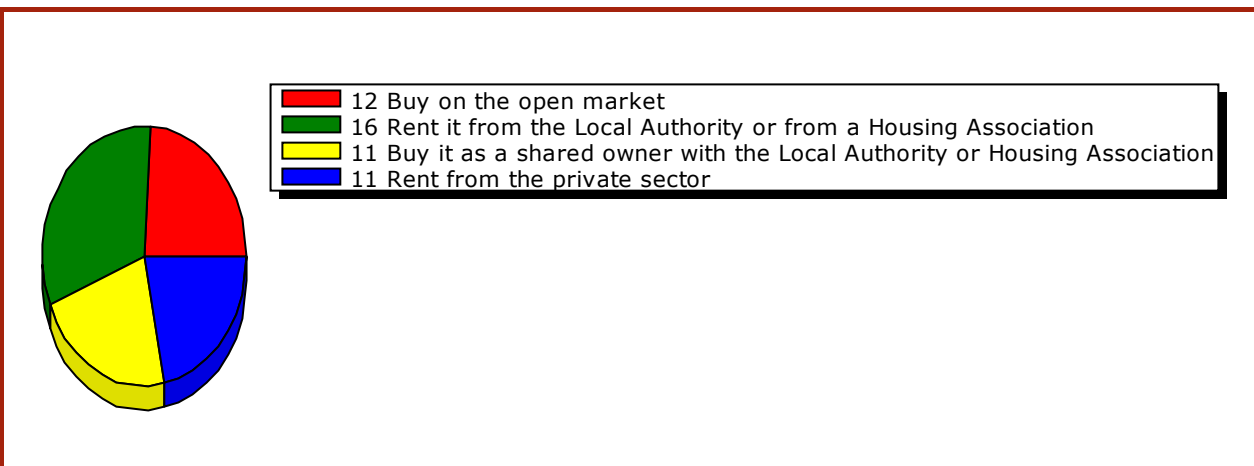


Q15. How much would the household be able to afford if the household were buying a property? (18)

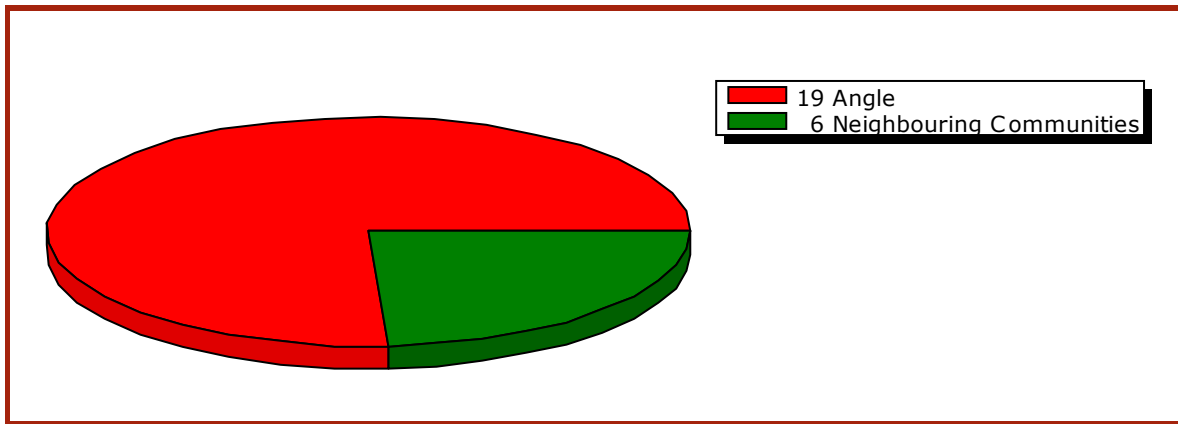
Respondents were asked to consider three times the household's gross income for mortgage purposes plus any savings and equity the household may have in any property.



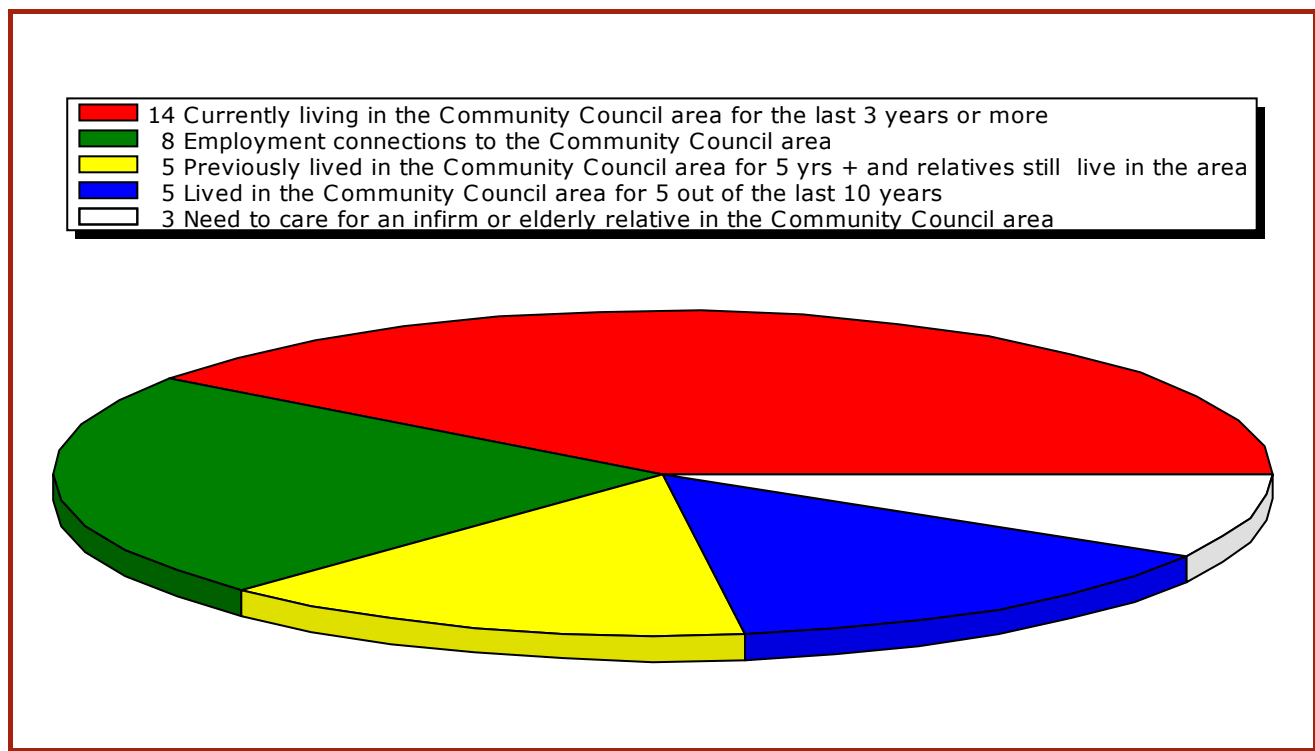
Q16. How would this household consider paying for this accommodation? (TV = 50)



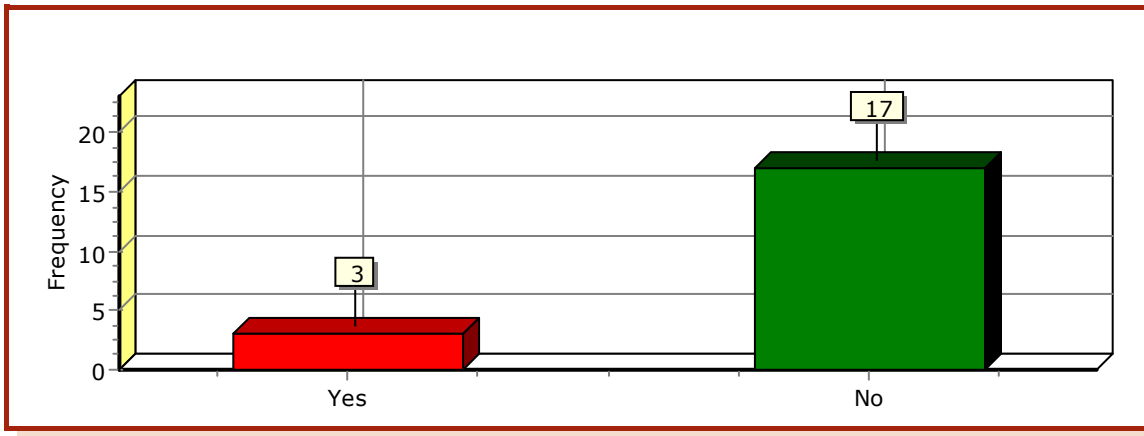
Q17. In which area would the household consider living? (TV = 25)



Q18. Do you have a local connection with your community of first choice? (TV = 35)



Q19. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (20)

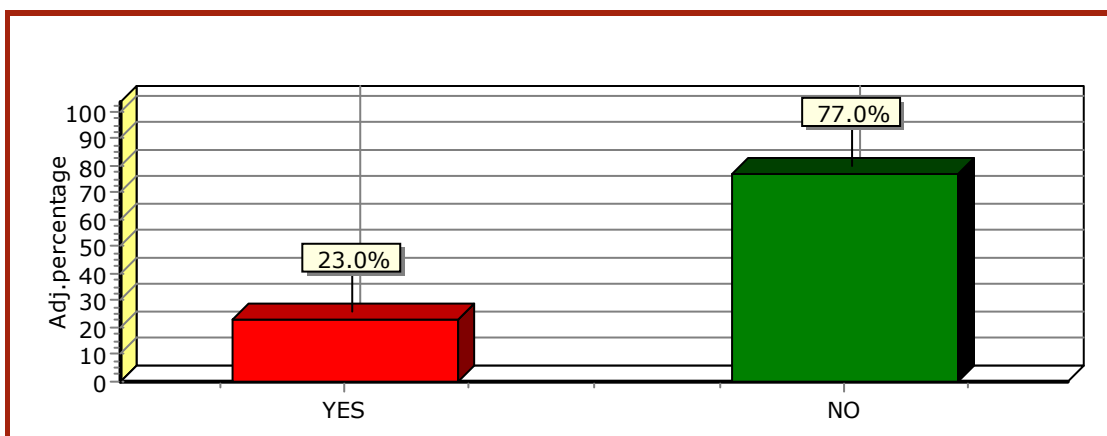


5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.

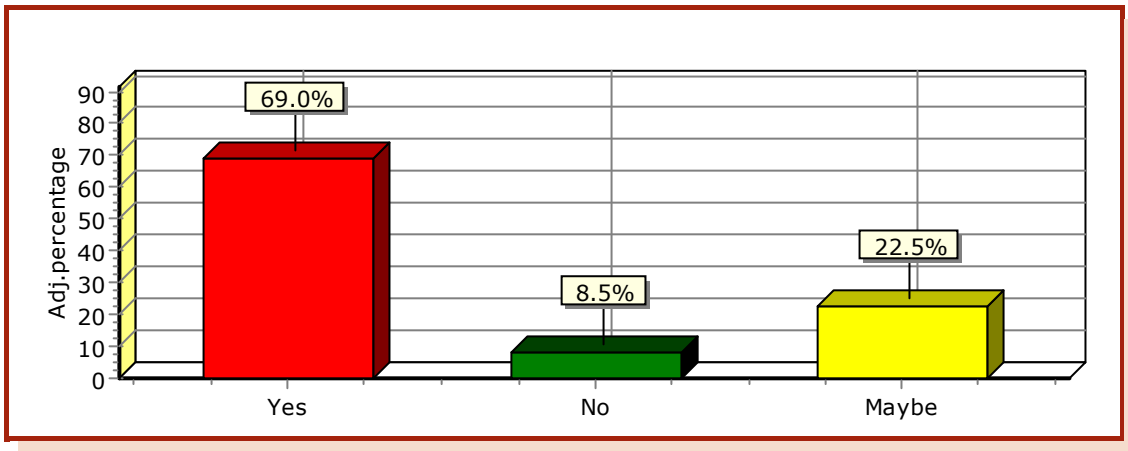
All the respondents were asked to complete part 3 of the questionnaire. The purpose of this section is to identify the community's feelings towards a affordable housing development in the area.

Percentages in this section apply to the number of respondents to the survey (75) 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 Angle area that would like to or need to set up home in the Angle 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 Angle 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 January 2009 to March 2009 for postcode sector SA71 5, including Angle and surrounding areas.

Detached	£ 220,221	Sales	7
Semi-detached	NIL	Sales	NIL
Terraced	NIL	Sales	NIL
Flat/Maisonette	NIL	Sales	NIL
Average Price	£220,221	Total Sales	7

The average residential property sale price for Pembrokeshire from January 2009 to March 2009 for Pembrokeshire was £149,500 (Land Registry).

Private Rental Data (From Local estate agents in January 09) for the Angle area.

The following data was obtained from local Estate Agents in January 2009. No properties were able to be found that were available to rent on the open market in the Angle area at the time. The figures given below are estimates of the average rental prices for the Angle area from local estate agents. A number of estate agents also stated that availability of private rented property was limited in the Angle 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 Angle Community Council area. The rental figure is the average for Pembrokeshire County Council owned properties in the Angle Community Council area, and was obtained from Pembrokeshire County Councils, Social Care and Housing Directorate.

Pembrokeshire County Council Housing Stock for Angle Community Council area

	Units	Turnover (From 2004 – 2009)
General Needs Properties	11	2

Average Local Authority Weekly rents for the Angle Community Council area

Based on 2008/2009 rental values and excluding services e.g. water rates

All Properties **£56.77 per week**

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

	Units	Turnover (From 2004 – 2009)
General Needs Properties	6	1

Average Registered Social Landlord Weekly rents for Angle Community Council area

All Properties **£69.42 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, 15 households indicated they could afford prices ranging from between £40,000 to £140,000, which means they would have difficulty in being able to afford to purchase a property in the Angle area on the open market.

The average sale price in the Angle area from January 09 - March 09 was £220,221 (Land Registry). As this price is an average, there may have been some properties that will have been lower in price. Some of these may have been affordable to some respondents.

3 household indicated they could afford up to and over £180,000. So these respondents may have 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 Angle area.

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

Of the respondents who answered Question 14 on affordable Rental Levels, 13 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.

The other 5 respondents to this question stated they could afford prices ranging from £120 per week (£520 pcm) to £150 per week (£650 pcm). It is clear that 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 costs per week for Social housing in the area is £56.77 (PCC owned properties) and £69.42 (Pembrokeshire Housing owned properties). 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, 3 lettings since 2004 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 Angle 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 Angle 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 Angle area, which tells us that it is desirable to meet locally identified need with local developments.

20 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 7 - 10 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 Angle 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

Any Housing provided must remain available as affordable housing stock and not pass in to personnel ownership. Any housing provided must only be for locals from the Angle area.

There is already a small "Housing Association development. In the last 6 years one of its properties has had 4 occupants of which none have been locals or had a local connection. The council needs to review its policies. Too many council houses have been purchased by tenants cheaply, then sold on at huge profits and now sit empty. Too many houses in Angle remain empty. Planning policies need reviewing, too many large properties have been allowed and are currently sitting empty. I am not against affordable housing but it does annoy me to see so many empty properties due to high price tags or being used as holiday homes for 2 weeks per year. There development in the past 3 years which could have been for affordable housing, but no, instead large private houses of which half are not occupied all year round.

There is a need for single accommodation. ('affordable is the keyword')

Depending on the location as it would be a shame to remove existing woodland with its valuable flora and wildlife and the beauty of the hedgerows in the lanes. Hopefully any building would be in keeping with the character of Angle.

The majority of the village is owned by second home owners which means that houses sit empty for the rest of the year generating no revenue in the village in terms of pub/shops/school and church etc. They are also taking away housing opportunities for locals who want to live permanently in the village.

Houses that are affordable for young local people would be most appropriate.

I couldn't say "yes" to the intention to move out of current house because there is no such intention. However, in case of breaking up of marriage I will need a house in the area because of children's school. Then I will need at least a minimum house for two children plus one adult. I am trying to say that there is always a need for affordable housing unless we want ghost towns and villages with only the elderly. Therefore YES, YES, YES for affordable houses.

Answer to Q21 would probably depend on the type of development and also exactly where it would be situated.

We need low rental housing to be built for local people, the houses that are for rent at present are much too expensive. The last 12 houses to be built in the village didn't benefit any local people as they couldn't afford them, they were bought (most of them) for holiday homes.

As long as they are affordable preferably rented as a lot of young couples I cannot afford a mortgage.

It's fine doing a survey but something has to be done about the results otherwise it is a pointless paper exercise and the only ones who benefit are the people being paid to do the survey.

I believe a number of young people have moved away from Angle as the likelihood of affordable homes being available has been negligible, whether they would wish to return if the situation changes is an important need to establish before we go any further and develop in the village and to establish whether the water/sewerage system can cope following the recent development of holiday/non affordable houses that have been built within the last two years would have to be examined.

A large proportion of properties in the village are second or holiday homes and stand empty per most of the year. What is to stop so called affordable housing ending up as further holiday homes, after the initial purchasers sell up and move on. There is already adequate provision of affordable housing the character of the village does not lend itself to any further development. The infrastructure of the village can barely cope with the existing population and struggles with the influx of tourists let alone new residents.

In relation to Q21 How would you ensure: A. Local people received the houses. B. Stayed in the house- not sub-let to outsiders.

This project needs a serious look into bearing in mind the time lapse before the project would be started as to whether people would /could be prepared to wait for a home. Housing in Angle over the years has not brought much in to keep the village alive. Incomers don't want to know. The last lot of affordable homes didn't go to locals. Even now when one becomes available it is people with no connection to Angle who get housed, one house in particular has had many tenant changes since built not one has connections with Angle. The mystery behind some of them is unbelievable. Put them to Angle out of the way.

Need to consider the increased burden on the roads/infrastructure and now this will impact upon existing residents. The impact of an increased number of users on police and council services, will there council tax cover it or push everybody else's up. How are you going to ensure that the new Housing is purchased by local people or those with a specific need to move to Angle rather than those wishing to reside by the sea (generally) or those wanting a reasonable priced holiday home.

Too many holiday houses. Would like a bungalow for the elderly instead of a house. Which makes us move from the village after 48 years living here

The last time social housing was built in the village (6 houses) only one local person was granted a property. There is still only one local living there.

Know of several people who would like to move to Angle but can't afford the property here or there's nothing to rent.

As long as they are issued to local people and not holiday makers or people from away, i.e. with Angle connection/relatives and also actually live in them i.e not live back at home and leave a empty house.

This is just inviting more people with low incomes or the jobless to live in the village where there is already no employment. The village will end up full of mother/fathers who are unable to work and will not afford to use the local shop/pub I understand people need homes but maybe they need to do what I had to, that was move where I found work!! I am tired of the people who moan about having no homes in Angle when there are! and have been homes for as little as £120,000. Why don't these children/stay with their parents till they have enough money to buy a house its not there divine right to just expect one.

Not enough council owned houses in the Village.

Little or no low cost housing available particularly for first time buyers or young couples setting up home and wishing to rent. Some sort of protected scheme is needed because the second home holiday market is strong locally and any "spare" accommodation at a reasonable price is soon snapped up.

Very few options for purchase of 3 bedroom houses in village within our budget. Present local developments (White Hall for example) all aim at Luxury/Holiday let market £250k + totally beyond affordable level.

No more benefit culture families please!

We are unable to answer question 21 as we do not know where in Angle the properties may be built. We would rather wait for a planning permission notice then make a decision when we know where it would be.

Angle does need some 1st time housing. We would support a small development as long as they are not sold for 2nd homes or to people from outside the village. There are far too many holiday homes in the village and there should be some sort of covenant or stipulation that stops new houses being built and sold as second homes.

If there were to be any houses built we hope that they would be available for local families as so many up and coming children are having to leave the village as there is a lack of housing as many are being sold or let to outsiders. A lot of the young males are members of the lifeboat which need to reside in Angle.

Further housing must be for locals not for second homes or retirement from outside the area or holiday accomdation, we have too much of that already.

Haven't got enough Council or Housing Association houses in Angle and haven't got anything over 3 bedrooms thats not good for people that have big families.

The future life of the village depends on families living in the village. A village full of retired people or second homes will not support the school shop/church and public houses. The village can't rely on tourism alone.

Appendix 2

Angle 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 the Angle Community Council.

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 the Angle Community Council 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 Questionnaires in the freepost envelopes provided in the next 14-21 days.

Thank you in advance for helping with this important work.

Angle Community Council

Appendix 3

ANGLE 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"/>
Angle 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)

- up to £50 (per week) (Up to £220 per month)
- £51 to £70 (per week) (£221 to £300 per month)
- £71 to £90 (per week) (£301 to £390 per month)
- £91 to £120 (per week) (£391 to £520 per month)
- £121 to £150 (per week) (£521 to £ 650 per month)
- 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)

- Up to £40,000
- £40,001 to £60,000
- £60,001 to £80,000
- £80,001 to £100,000
- £100,001 to £120,000
- £120,001 to £140,000
- £140,001 to £160,000
- £160,001 to £180,000
- More than £180,000

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)

- Angle
- Neighbouring Communities
- 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 Angle area that would like to or need to set up home in Angle.

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 Angle 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 Angle 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 or Non-resident questionnaire form please contact:

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Rural Housing Enabler

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SA61 1QP

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