

CAMROSE & LAMBSTON COMMUNITY COUNCIL HOUSING NEEDS SURVEY REPORT

CONDUCTED FEBRUARY 2007

FINAL REPORT JUNE 2007



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 Camrose & Lambston Community Council 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 13th February 2007, this was facilitated by the Rural Housing Enabler. The questionnaires were sent to all 781 addresses on the council tax register for the Camrose & Lambston 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 9th of March 07.

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 questionnaires were requested. A total of 783 surveys were distributed.

Response

A total of 342 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. A total of 329 questionnaires were returned from occupied households, and two additional household questionnaires were returned. All were completed or part-completed. Six questionnaires were return incomplete, and five were return from second homes.

The six incomplete questionnaires and the five questionnaires from second homes, were discounted from the analysis.

According to the figures from the council tax office, of the addresses identified in the Camrose area, 20 properties are currently unoccupied and 12 are currently used as holiday homes . This provides us with a figure of 749 occupied households in the Community Council area. This equates to a return rate from the occupied households of 44% (329/749). Which is a good rate of return compared to other housing needs surveys carried out in Pembrokeshire over the last few years.

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 44%

15% of respondents identified a household in potential housing need over the next 5 years.

6% of respondents identified their current household as in need of moving over the next five years.

9% 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.

34% of respondents who identified a household in housing need stated they would expect to pay for the property by renting from a Local Authority or a Housing Association, 32% indicated they wanted to buy on the open market, 23% indicated they wanted to rent from the private sector and 11% stated they wanted to buy as a shared owner,

71% of households who expressed a housing need detailed that need as within 3 years, 29% 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, 30% for 3 bedroom properties, 12% for 4 bedroom properties, 4% for 1 bedroom properties and 2% for 5 bedroom properties.

Of the households that identified a housing need, 52% were single person households, 27% described their household type families (with children) and 21% were 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.

92% of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

51% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need. 35% of respondents said maybe and 14% 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.

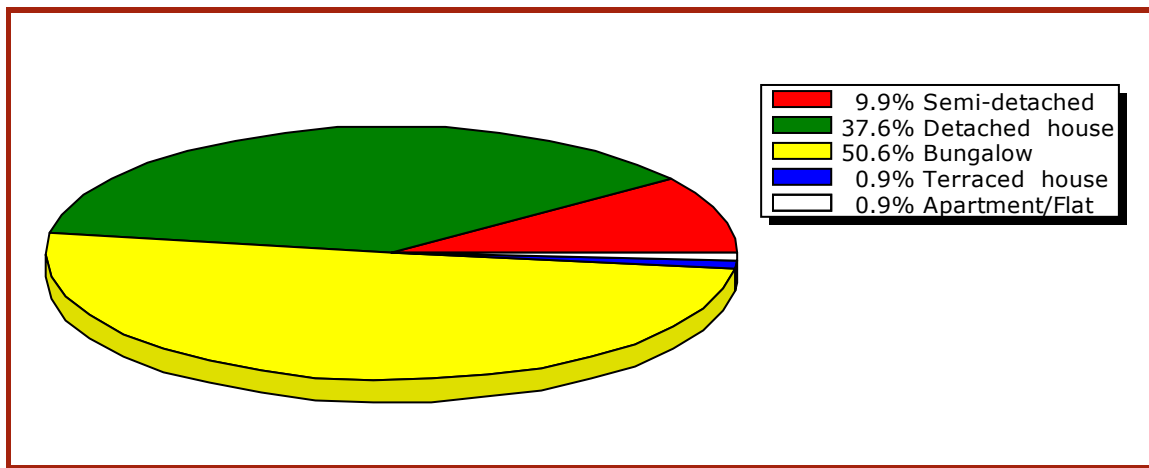
Presentation broadly follows the questions set out on the survey form.

Percentages in this section apply to the number of respondents to the survey (329) who answered that particular question. This is known as adjusted percentage.

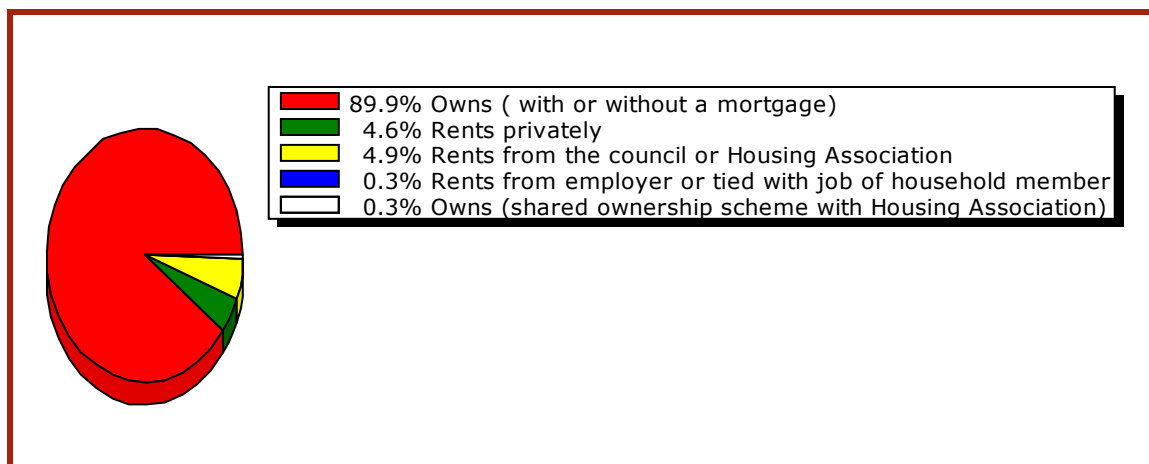
Q1. Is this your Main Home?

All 329 respondents stated their Camrose address was their main home.

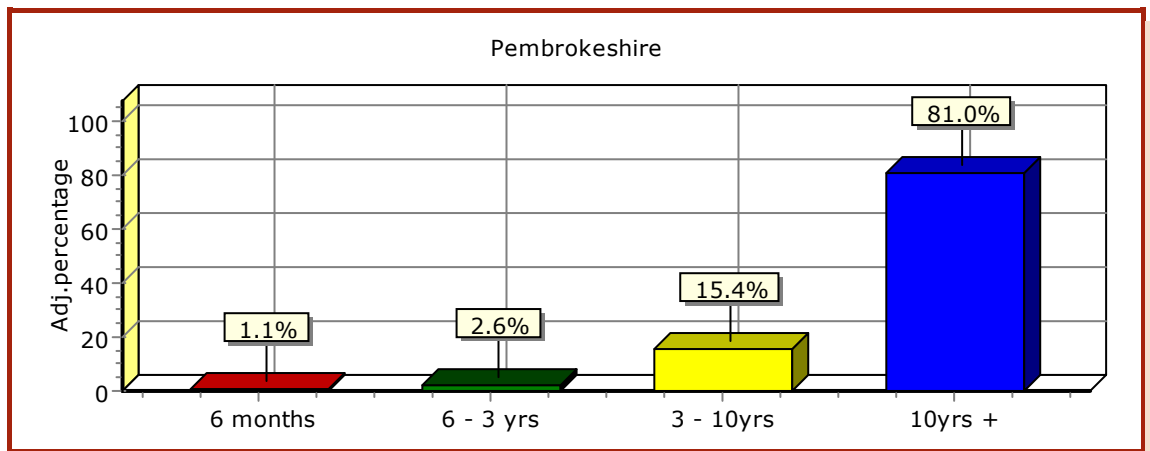
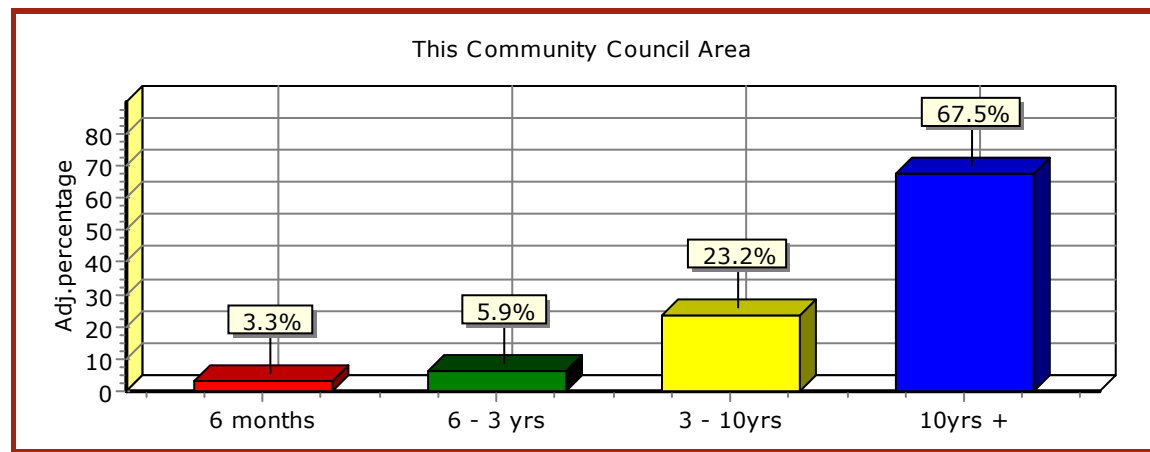
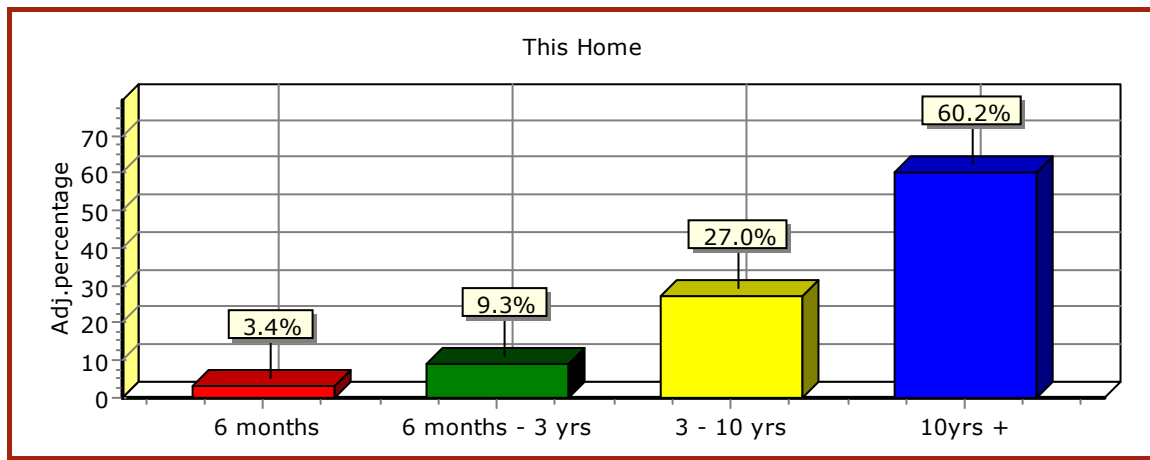
Q2. What type of house does your household live in?



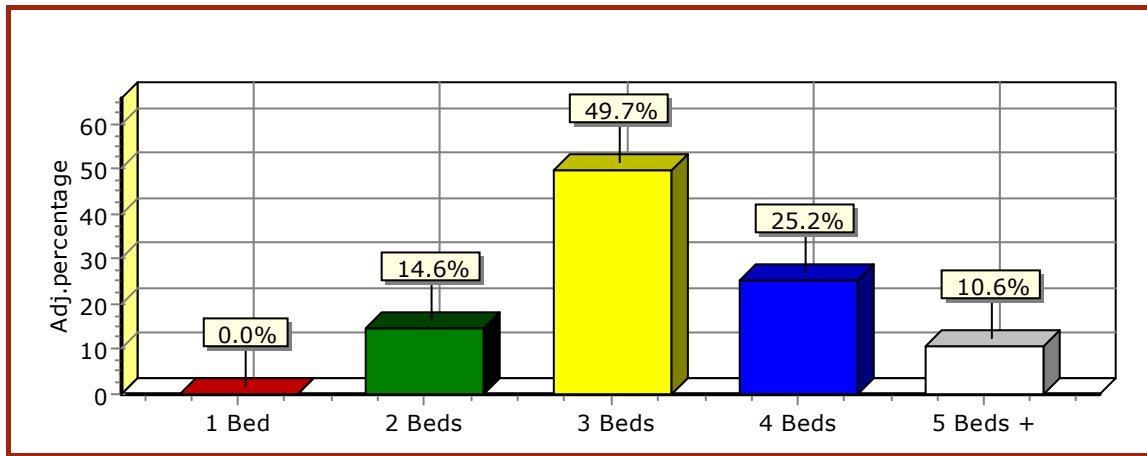
Q3. Does your household own or rent this property?



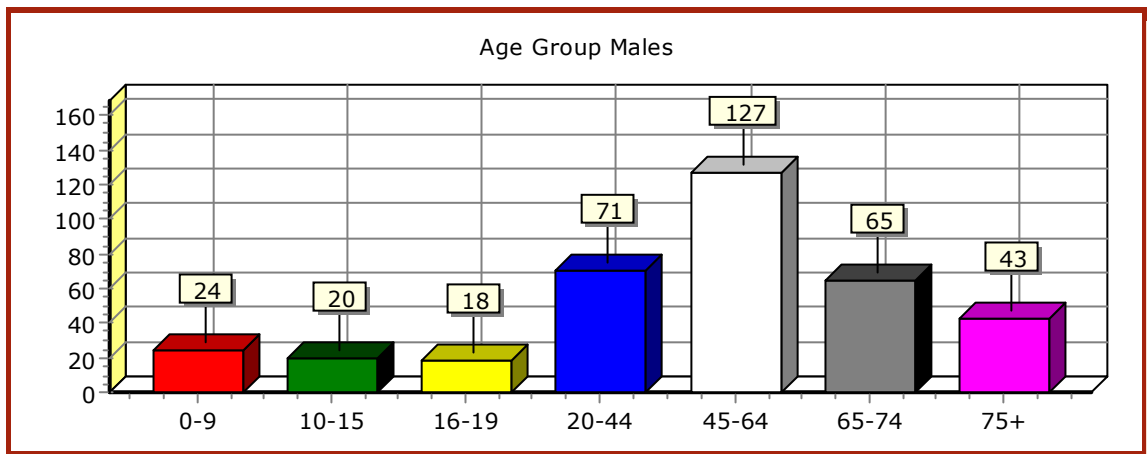
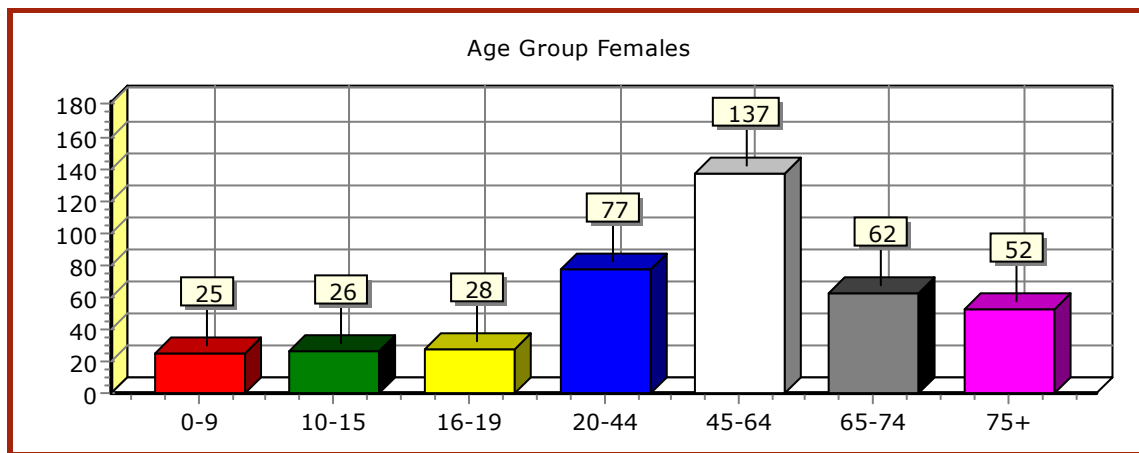
Q4. How long have you lived in?



Q5. How many bedrooms does your home have?



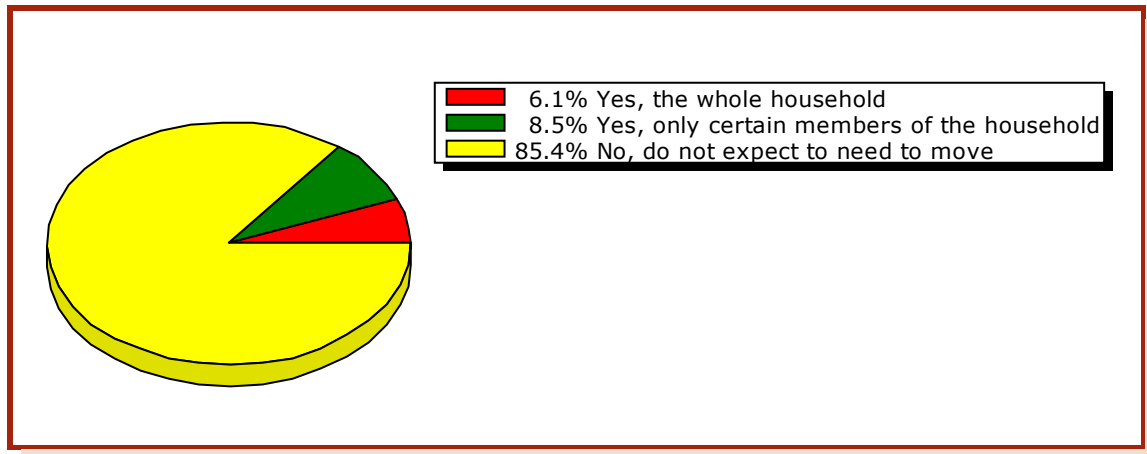
Q6. How many people of each age and sex are there in your household?



The total number of people identified in respondents households was 775.

This equates to an average household size of 2.4 people (775/318)

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



Making a total number of respondents identifying themselves or a member of their household as being in housing need as 15%.

4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS

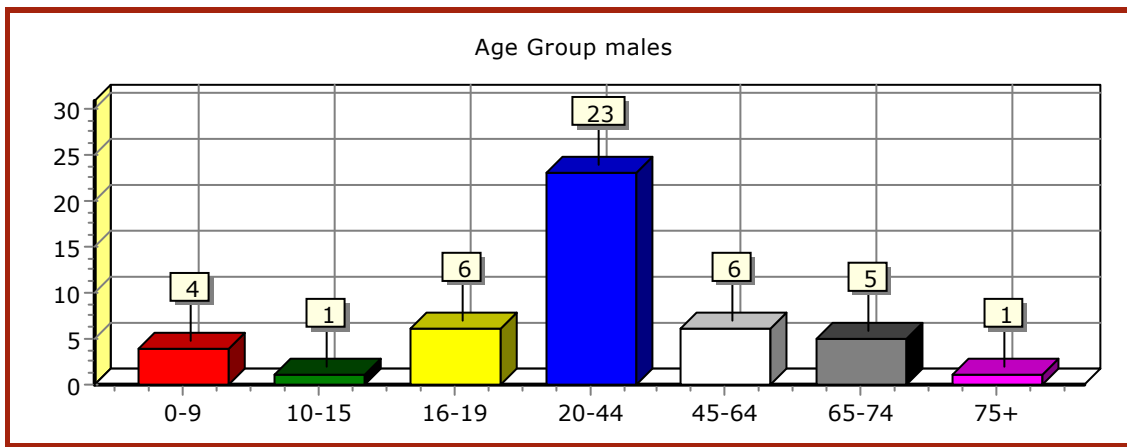
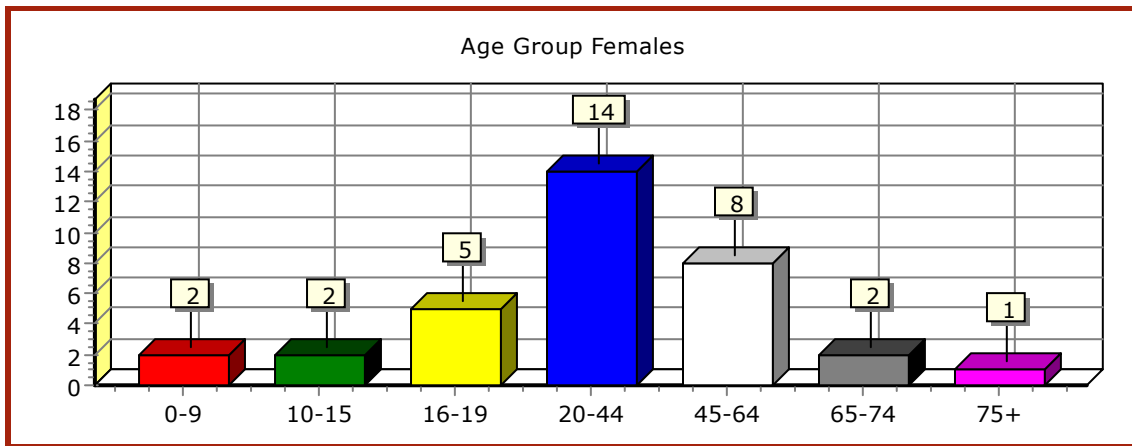
The purpose of part 2 of the questionnaire was to identify those people in housing need and to indicate their housing requirements and reasons for housing need.

50 respondents completed this part of the form, which includes the 2 additional household forms completed. 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. This question gave information on who qualified for additional housed forms and how to obtain extra forms.

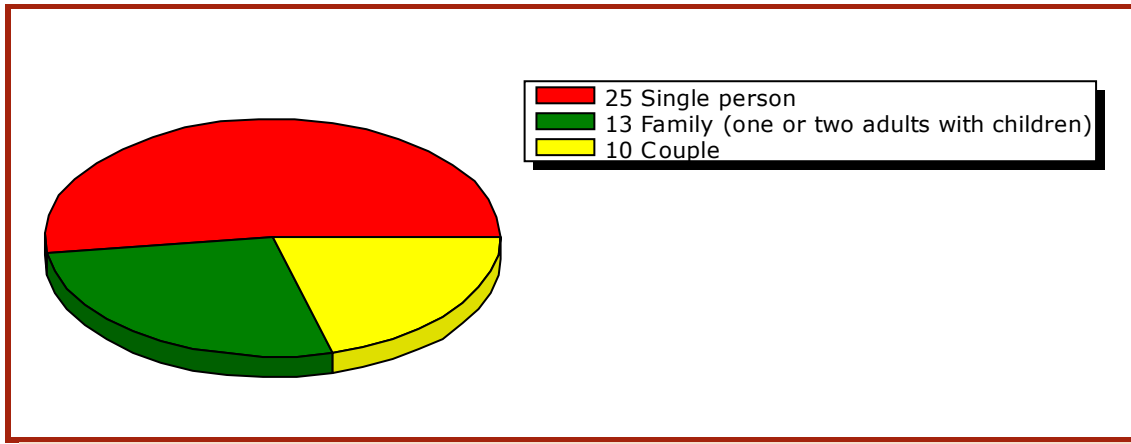
Q9 How many people of each age and sex in the household that need to move? (48)



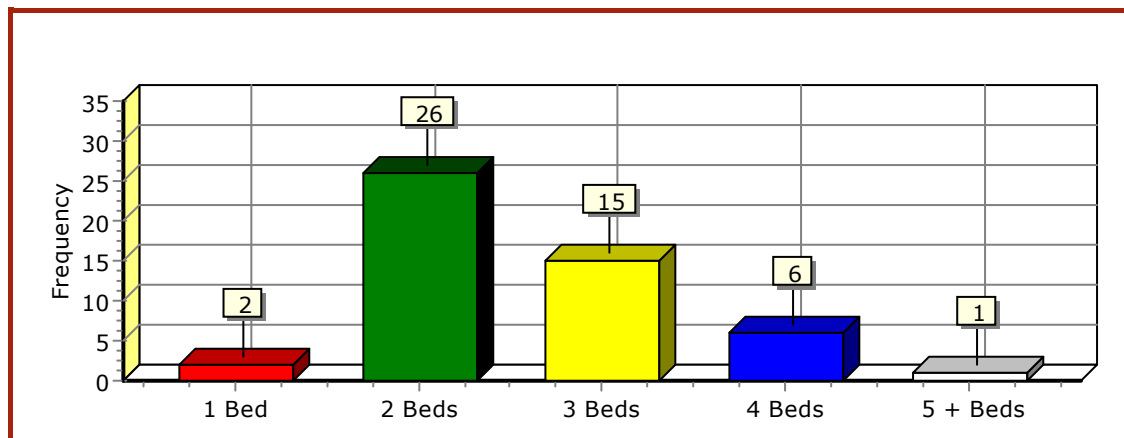
The response to this question shows us that the age group with the highest number of male and female respondents who have identified themselves as being in housing need is 20-44 age group.

In total 80 people in 48 households have identified themselves in need. This equates to an average household size of 1.7 people.

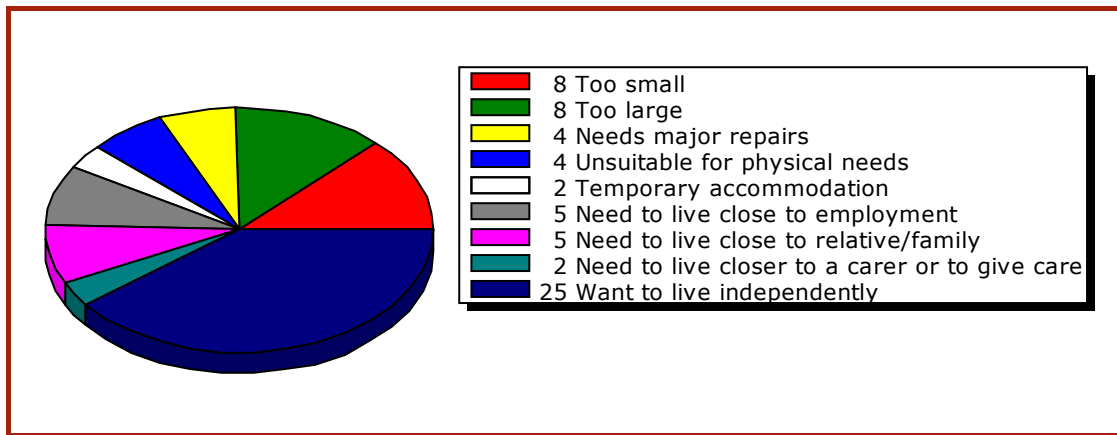
Q10. How would you describe this household? (48)



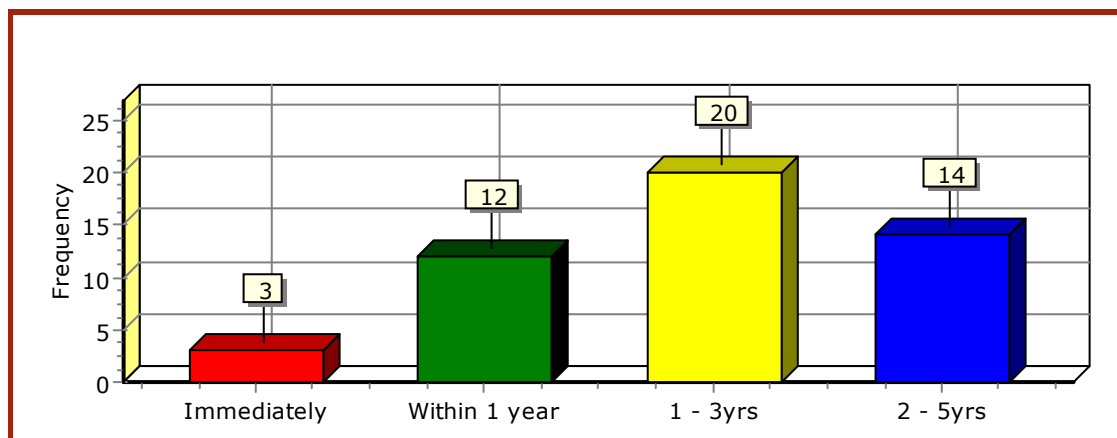
Q11. How many bedrooms would you expect to need? (50)



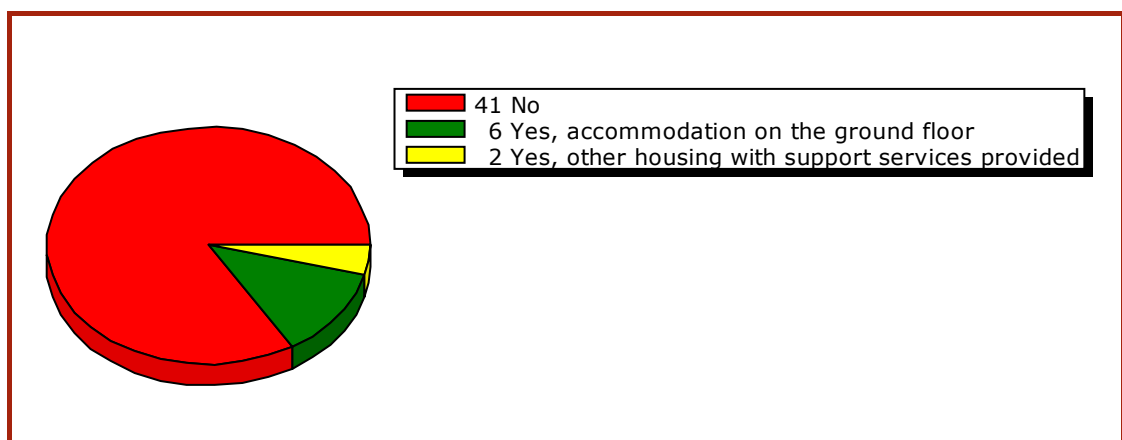
Q12. Why does your Current home not meet your needs? (TV = 63)



Q13. When would you expect to need to move? (49)

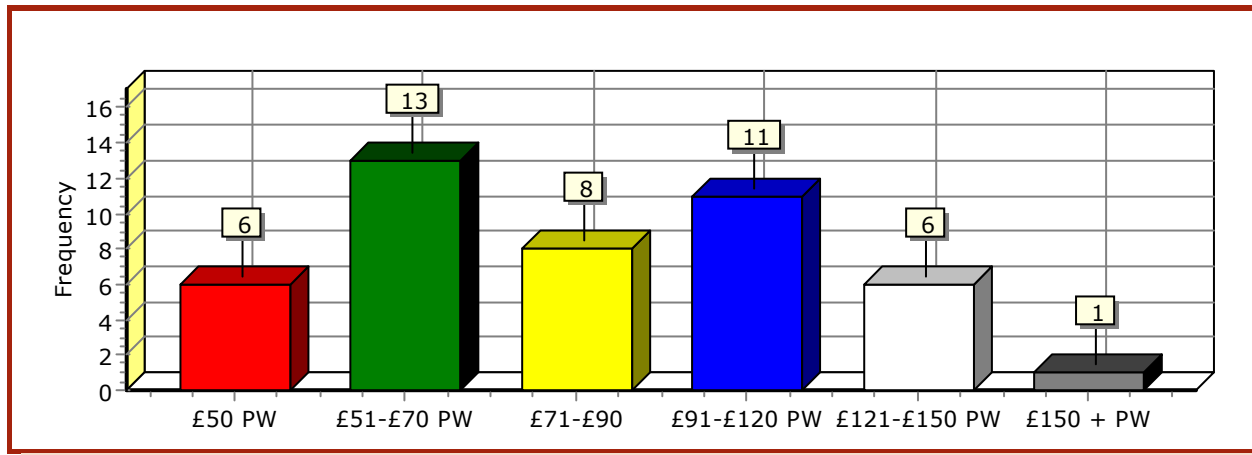


Q14. Does your household have a specialist housing need? (TV = 49)



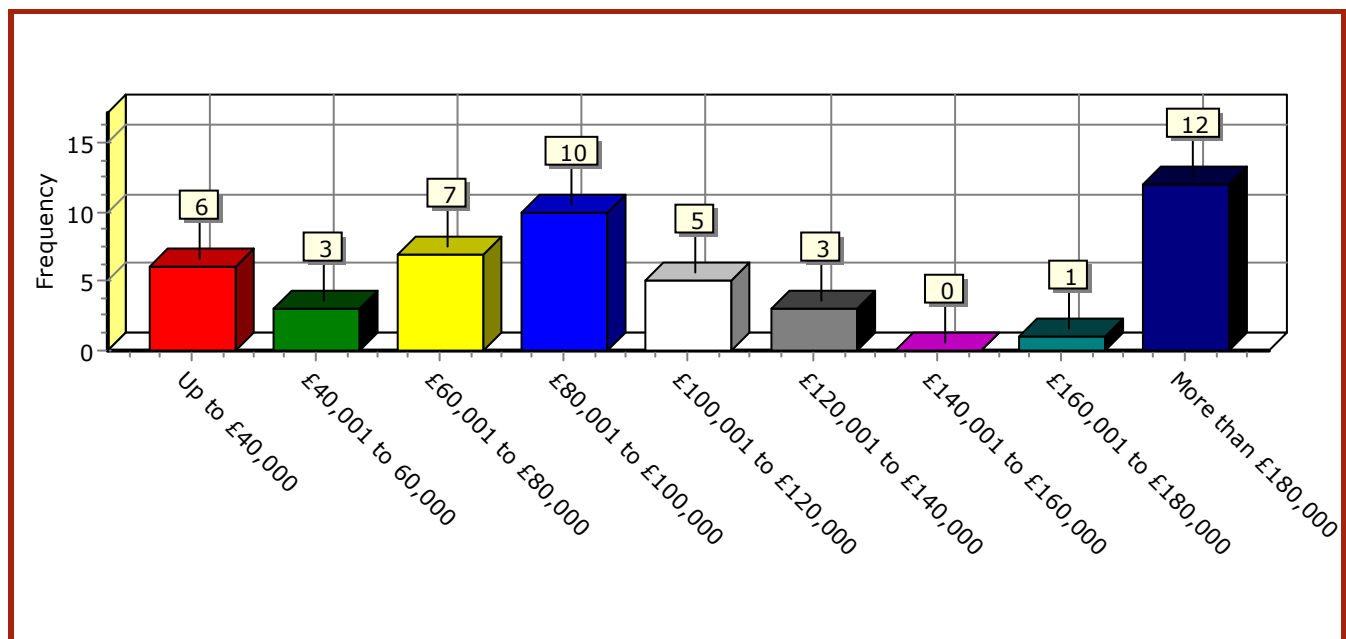
Q15. How much would the household be able to afford if renting? (45)

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

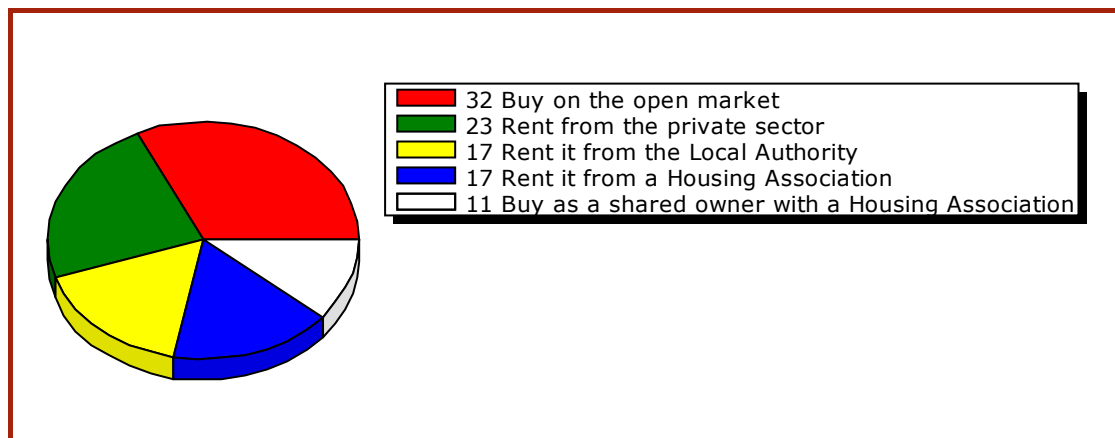


Q16. How much would the household be able to afford if the household were buying a property? (47)

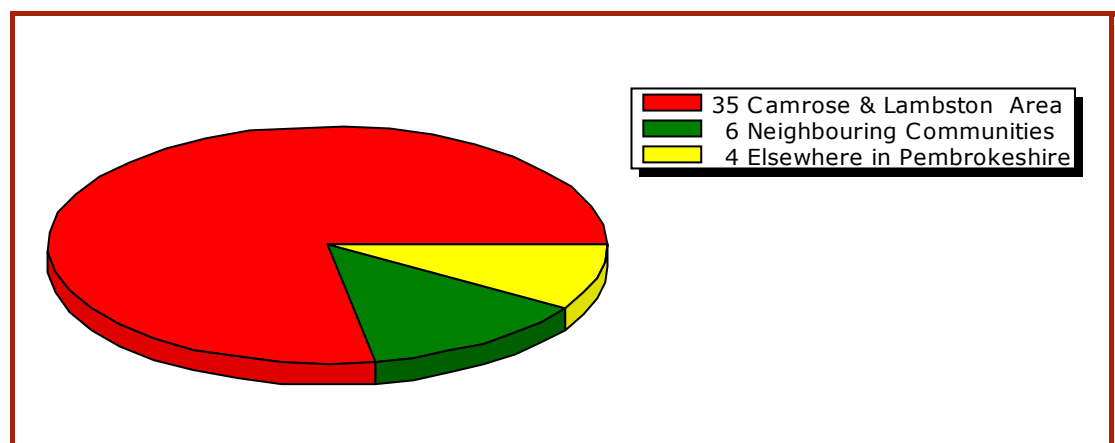
Respondents were asked to consider three times the household's gross income for mortgage purposes plus any savings and equity the household may have in any property.



Q17. How would this household consider paying for this accommodation? (TV = 100)

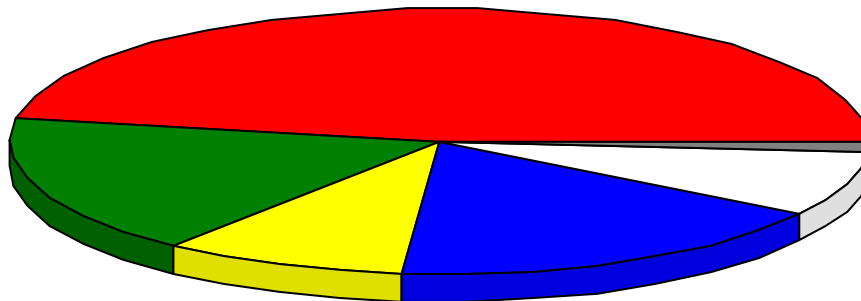


Q18. In which area would the household consider living? (45)

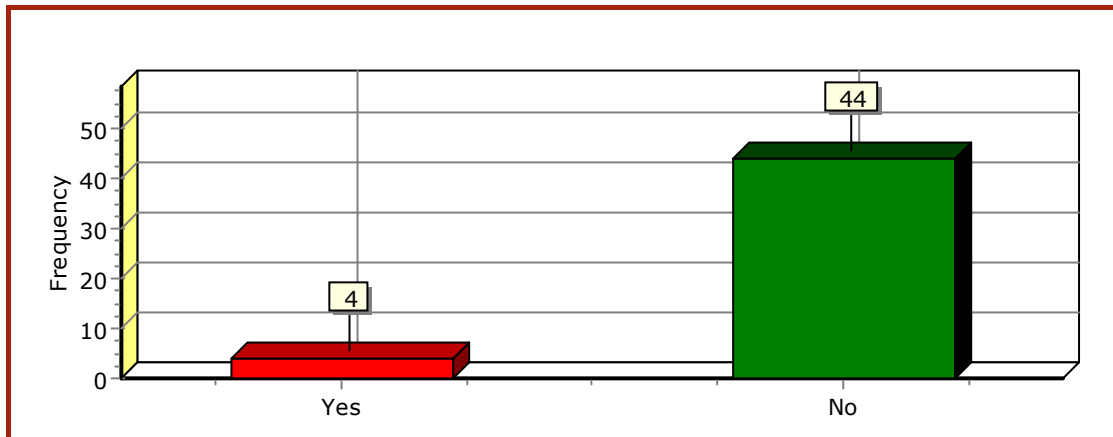


Q19. Do you have a local connection with your community of first choice? (TV = 87)

■	41 Currently living in the Community Council area as your principal residence 3 yrs or more
■	15 Employment connections to the Community Council area
■	8 Previously lived in the Community Council area for 5 yrs+ and relatives still live in the area
■	15 Lived in the Community Council area for 5 out of the last 10 years
■	7 Need to care for an infirm or elderly relative in the Community Council area
■	1 Need to receive care from a relative in the Community Council area



Q20. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (48)

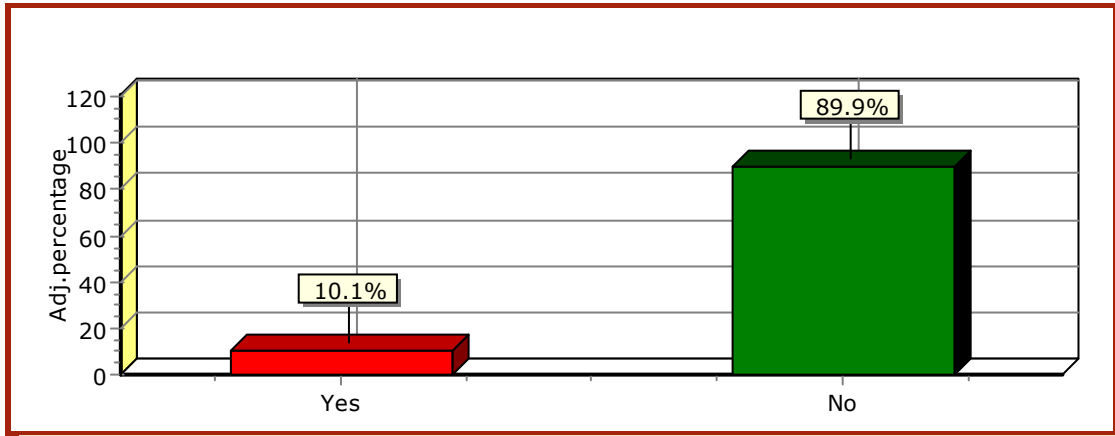


5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.

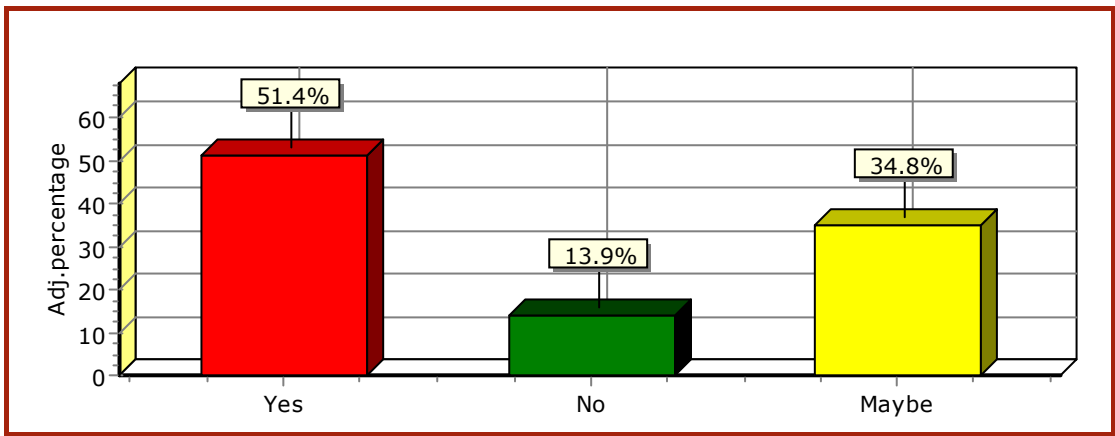
All the respondents were asked to complete part 3 of the questionnaire. The purpose of this section is to identify the community's feelings towards a affordable housing development in the area.

Percentages in this section apply to the number of respondents to the survey (349) who answered that particular question. This is known as adjusted percentage.

Q21. Apart from you or anyone currently in your household, do you know anyone with a local connection who is not currently residing in the Camrose area that would like to or need to set up home in the Camrose area?



Q22. Would you Support a small local development of affordable housing to meet local need in the area?



Q23. Are there any comments you would wish to make regarding affordable housing in the Camrose area?

(PLEASE SEE ADDENDIX 1)

6. AFFORDABILITY OF MOVING

This section considers the financial information given by the households in Questions 15 and 16 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 Oct 2006 to December 2006 for Camrose and surrounding areas and number of Sales for postcode sector SA62 6.

Detached	£230,966	Sales	15
Semi-detached	177,000	Sales	6
Terraced	124,100	Sales	5
Flat/Maisonette	NIL	Sales	NIL
Average Price	£197,961	Total Sales	26

The average residential property sale price from October 2006 to December 2006 for Pembrokeshire was £188,775 (Land Registry). Highlighting the fact that the average property price in Camrose for this period, is higher than the average house price in Pembrokeshire.

Private Rental Data (From Local estate agents in May 07) for the Camrose area.

The following data was obtained from local Estate Agents in May 2007. No properties were able to be found that were available to rent on the open market in the Camrose area at the time. The figures given below are estimates of the average rental prices for the Camrose area from local estate agents. A number of estate agents also stated that availability of private rented property was limited in the Camrose area.

Detached 4 bedroom	£700/£750pcm (approximately)
Semi-detached/Terraced 3 bedroom	£500/£550pcm (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 in the Camrose & Lambston Community Council area. The rental figure is the average for Pembrokeshire County Council owned properties in the Camrose area, and was obtained from Pembrokeshire County Councils, Social Care and Housing Directorate.

Pembrokeshire County Council Housing Stock for Camrose & Lambston

	Units	Turnover (From 2002 – 2007)
General Needs Properties	44	13

Average Local Authority Weekly rents for Camrose & Lambston

Based on 2006/2007 rental values and excluding services e.g. water rates

All Properties **£50.80 per week**

Housing Association Stock for Camrose & Lambston

	Units	Turnover (From 2002 – 2007)
General Needs Properties	1	0

Average Registered Social Landlord weekly rents for Camrose & Lambston

All Properties **£62.75 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 16 on how much they would be able to afford if they were buying a property, 31 households indicated they could afford prices ranging from between £40,000 to £120,000, which means they would have difficulty in being able to afford to purchase a property in the Camrose area on the open market.

The average sale price in the Camrose area from October 06 - December 2006 was £197,961 (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.

12 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 Camrose area.

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

Of the respondents who answered Question 15 on affordable Rental Levels, 27 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.

SOCIAL HOUSING

The average residential rental price for Local Authority owned properties in the Camrose area is £50.80 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, 2 letting's since 2002 of Local Authority owned properties. It should also 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 Camrose & Lambston 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 Camrose & Lambston, 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 Camrose & Lambston area, which tells us that it is desirable to meet locally identified need with local developments.

50 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 17 - 25 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 Camrose & Lambston 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

Q23

The local authority should impose restrictive planning conditions on some housing.g. a residential qualification.

Location is important. Services need to be provided and roads improved.

As a tenant farmer one day I will need to retire and buy or rent a house. However at todays prices It looks like I will be living in a caravan.

Local Estate Agents should be strongly discouraged from advertising the very few affordable homes which come up for sale as ideal for investment or holiday purposes. There are too many large excutive style new houses in Camrose on sites where many more small, affordable homes could have been built. Planners should take local housing needs into consideration when giving planning approval on new sites, to achieve a better balance. When sold on , these new houses will be unaffordable to local young people.

Local people particulary our young should be given preference over people being transferred from other councils i.e. I believe problem families are housed in our council/ pembs housing accomodation.

Under no circumstances would I support a development of this knid in Portfield Gate area.

Camrose do not have the infrastructure to support further development.

Houses in Pembs most expensive in Wales. People retiring to Pembs and we are losing our young people, full support for this.

Depends very much on where in the area. eg. if Keeston was to be considered, we would agree only if the development was not purely residential, village shop? Newsagent? village Hall? Something to create a heart for the village all of which Simpsons Cross for example has.

Affordable housing needs to be located in bigger settlements with services and bus access. Suggest that smaller villages should stay small

We have too many houses in Camrose now. There are no foot paths around the village, no shops and no where for the children to play. Bring the cost of houses in Camrose down. We also need more lighting around the village, we pay a lot of money in council tax for living in Camrose and don't get much back.

Would definitely support a scheme where new housing including renewable energy heating and hot water solutions, and other environment friendly credentials.

Two grown up children living at home but future undecided

Require more details of the proposed location of more housing

Until the road network, coupled with development of the sewerage system is modernised improved Camrose should not be considered for any further development. Any further building development will definitely spoil the outlook of Camrose village and its environment

Development should be in line with county development plan. I would not want to see village environment taking place by speculative builders or buy to rent where the housing stock built would disappear to the private sector. I favour the construction of small village development but only if they are kept for rent as an available resource. I would not wish to see any development between Simpson Cross and Keeston, keeping a buffer between the two settlements.

We the owner/occupiers, are both over seventy, our son lives with us so obviously we won't be around for always so he should also need affordable accommodation at some point.

What is affordable housing? A house at 4 times your annual wage? Average wage being £15,000 -£17,000. Also a small development is fine. but the new estate in Keeston has spoiled the village feel.

Would depend on what type of development and the location.

At the risk of being accused of saying not in my back yard I think it is fair to say that Sutton is a very small village about 20 houses and would be changed considerably by any such development. Whether the same applies to Camrose or Portfieldgate which are bigger, I don't know.

Population made up of too many retired people, many have moved in to the parish on retirement form elsewhere. Few opportunities for young people resulting in many leaving and unlikely to return.

Any development must be supported by an increase in local amenities i.e. GP surgeries , businesses and shops.

If extra housing is provided public transport should be provided for Camrose. Also other things such as recycling bags etc

It depends on what small means and on its being sited appropriately for access to amenities, public transport, schools and Employment (i.e. as close as possible to Haverfordwest.

What support are you referring to in Q22? Are you expecting people in the community to fund this project or donate land what do you mean by "support?".

If a new development is built, criteria would need to be in place to prevent "buy to rent" being sold on.

Some pensioners bungalows would be acceptable

I think the problem lies in second home owners driving up the prices and taking property away from the market. For example if property was available it would be bought by investors and rented out. By adding extra properties I don't think it would alleviate or address the real problem.

Housing is not only needed for young people starting out but possibly some sort of warden controlled for the elderly in the area who do not want to move away from the area they have lived in all their lives.

We appreciate the need for some rural developments, but feel that existing urban housing in need of modernising and improvement should be a priority and tends to be more affordable than new housing in rural areas.

There has been enough development in Camrose in recent years. Three dwellings in Camrose have remained unoccupied for at least ten years.

My children would be ready to leave home in the next 7 years plus so this does not apply at present.

Please refer to Jan 07 report by C.A.B.E confirming by a survey by architects that the majority of dwellings constructed over the last five years were of poor quality. Affordable housing should not be an excuse for shoddy housing for people who need a good start in life. Affordable housing should be integrated into other housing to avoid creation of tomorrows slums. Housing should be built to a good specification. That is confirmed by inspection during construction.

This village does not have a shop or post office and I do not think it would be appropriate to add more houses(affordable or not). Also considering the current trend in reducing car journeys (carbon emissions) more houses here would be more cars travelling back and forth to shops and other basic services. Further more most residents use when travelling to Camrose the B road off the main Fishguard Road. It is already very congested at times as it is not passable by 2 vehicles in places and so more residents would mean even more congestion on this road.

Yes provided that appropriate provision is made for amenities, bus route, access to primary school places, this would need to be a development in close proximity to existing housing.

Local Children can not afford to live in the village that they were born and bred in because people are allowed into the village to build houses of no character or design. This has spoilt our village. Its time the council thought about local people and their needs and tend to those not outsiders needs.

Providing it was sited within existing villages and was in character with those places and was an environmentally sound development.

I would just like to say that I moved from living with my parents in St Davids 4 years ago. At the time house prices were beyond my reach and had to opt for renting. I am still unable to get on the property ladder (my wage doesn't come anywhere near for me to be able to afford a house in Pembrokeshire). I am currently nursing at withybush Hospital and I know there are many people like me who wish to purchase a property but haven't got a chance, I would very much like to see affordable housing being developed and not executive style housing only aimed at the wealthy. I would also welcome any help or advice, or any issues regarding affordable housing in the very near future.

We feel Portfield Gate has had enough changes regarding building etc over the last 10 years. Instead of expanding the community we feel investment for our young people should be considered i.e recreational facilities, parks, etc not housing. Invest in the current residents please do not increase the population of these villages as we as residents choose the area as it is (not expanded etc) Please consider residents views please!

The Shortage of Building land is due only to the planning policy of the council, if it frees up the land and watch the prices of plots fall. How can a local earning the minimum wage pay £100,000 for a plot never mind built a house.

The definition of affordable homes should exclude executive homes which are currently well cated for. It is essential that local should mean Pembrokeshire born and bred. There are in our opinion far too many housing association properties rehousing undesirable families in the area, we have enough of our own problem families with out adding to the problem.

We moved to a council house in Canrose over 20 years ago subsequently buying the house. The house has a covenant on it preventing its sale to anyone who has not lived in the area for at least 3 years. We agree with this except that it prevents us being able to sell our house to our children if we so wished, because they have lived away from home. They would have difficulty in affording the price of most housing available in the area.

There should be a means by which the property is preserved for local people needing affordable housing and second home owners should be prevented from purchasing the property in the event of it coming on to the housing market following purchase under right to buy legislation.

I take my identity is through code on envelope. Looks like we are to lose our post office at Simpson Cross. Our community centre could do with council support.

The community depends on shops in Haverfordwest. We cannot afford to lose parking spaces there to be sacrificed to development.

Depends on where it is.

Any new housing should fit in with the existing housing and not alter the environment or devalue the existing property.

In a Community like this it is advisable to develop houses in which it is possible to live even when you're older. Higher toilet seats, hand rails in the bathroom and a shower instead of a bath. No steps to come into the house, these are just a few things which are missing in most houses.

Would probably support a small development provided it only went to local people to or buy for themselves only not to people out to make money by buying with the sole purpose of renting out or outsiders buy for second homes.

Most of the property in Camrose is priced very high not allowing people of a lower income to afford them. There are not many lower priced properties, this is making it difficult to buy.

It is nice to keep villages small peaceful and safe, we have no problems such as crime or disturbances at the moment.

Appendix 2

Camrose 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 Camrose 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 Camrose 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.

Camrose Community Council

Appendix 3

CAMROSE & LAMBSTON 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"/>
Camrose & Lambston 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"/>

Q10. How would you describe this household? (Please tick one box)

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

Q11. How Many bedrooms would you expect to need? (Please tick one box)

- 1
- 2
- 3
- 4
- 5 +

Q12. 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

Q13. 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

Q14. 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) _____

Q15. 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) |

Q16. 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 | |

Q17. 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
- Rent it from a Housing Association
- Buy it as a shared owner with the Local Authority or Housing Association
- Other (please specify) _____

Q18. In which area would the household consider living? (Please tick as many boxes as apply)

- Camrose & Lambston Area
- Neighbouring Communities
- Elsewhere in Pembrokeshire (Please specify) _____
- Other (Please specify) _____

**Q19. 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) _____

Q20. 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.

Q21. Apart from you or anyone currently in your household, do you know anyone with a 'local connection' who is not currently residing in the Camrose & Lambston area that would like to or need to set up home in the Camrose & Lambston area?

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 or by you providing their name and address below.

NAME: _____

ADDRESS: _____

POSTCODE: _____

Q22. If a need is identified, would you support a small development of affordable housing for local people in the Camrose & Lambston area? (Please tick one box)

Yes

No

Maybe

Q23. 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 Camrose & Lambston 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:

Matthew Owens
Rural Housing Enabler

Melyer 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.