

# **CAREW COMMUNITY COUNCIL HOUSING NEEDS SURVEY REPORT**

**CONDUCTED APRIL 2007**

**FINAL REPORT OCTOBER 2007**



**Rural Housing Enabler**  
Galluoogydd 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 Carew 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 9th of April 2007, this was facilitated by the Rural Housing Enabler. The questionnaires were sent to all 619 addresses on the council tax register for the Carew Community Council area. The address list was provided by Pembrokeshire County Council.

Respondents were given 14-21 days to complete the survey, They were then instructed to return the completed questionnaires in the second class freepost envelope provided. The deadline for the return of the surveys was the 4th of May 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, no forms requested. A total of 619 surveys were distributed.

## **Response**

A total of 242 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. A total of 225 questionnaires were returned from occupied households. All were completed or part-completed. 10 questionnaires were returned incomplete, and 7 were returned from second homes.

The 10 incomplete questionnaires and the 7 questionnaires from second homes, were discounted from the analysis.

According to the figures from the council tax office, of the addresses identified in the Carew area, 4 properties are currently unoccupied and 3 are currently used as holiday homes. This provides us with a figure of 612 occupied households in the Community Council area. This equates to a return rate from the occupied households of 37% (225/612). 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 37%

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

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.

40% of respondents who identified a household in housing need stated they wanted to buy on the open market, 23% indicated they wanted to pay for the property by renting from a Local Authority or a Housing Association, 19% indicated they wanted to buy as a shared owner and 18% indicated they wanted to rent from the private sector.

63% of households who expressed a housing need detailed that need as within 3 years, 37% detailed that need within the next 3 to 5 years.

38% of respondents who identified themselves as being in housing need, expressed a desire for 2 bedroom properties, 38 % for 3 bedroom properties, 15% for 1 bedroom properties, 6% for 4 bedroom properties and 3 % for 5 bedrooms or more.

Of the households that identified a housing need 40% described their household as families (with children), 37% single person households and 23% 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 reasons 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.

53% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need, 32% of respondents said maybe and 15% 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.

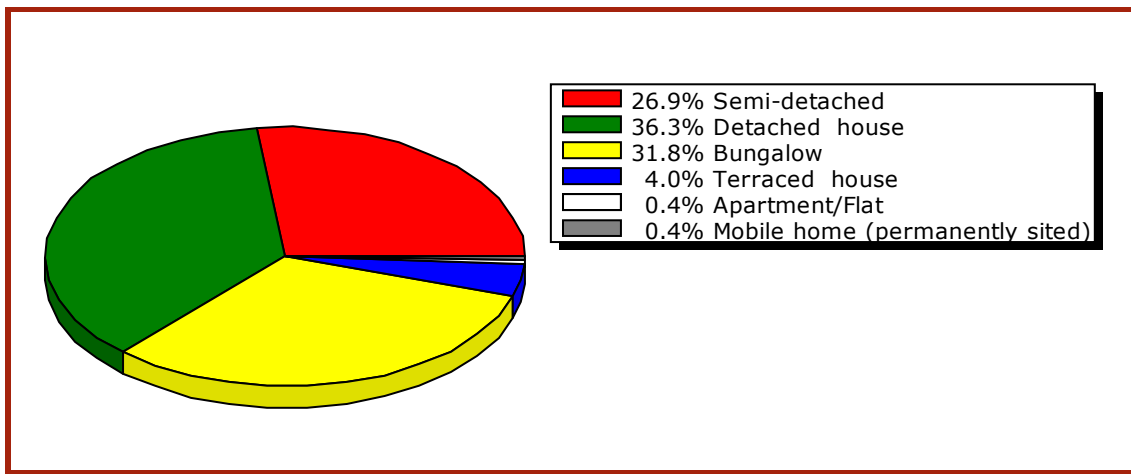
Presentation broadly follows the questions set out on the survey form.

Percentages in this section apply to the number of respondents to the survey (225) who answered that particular question. This is known as adjusted percentage.

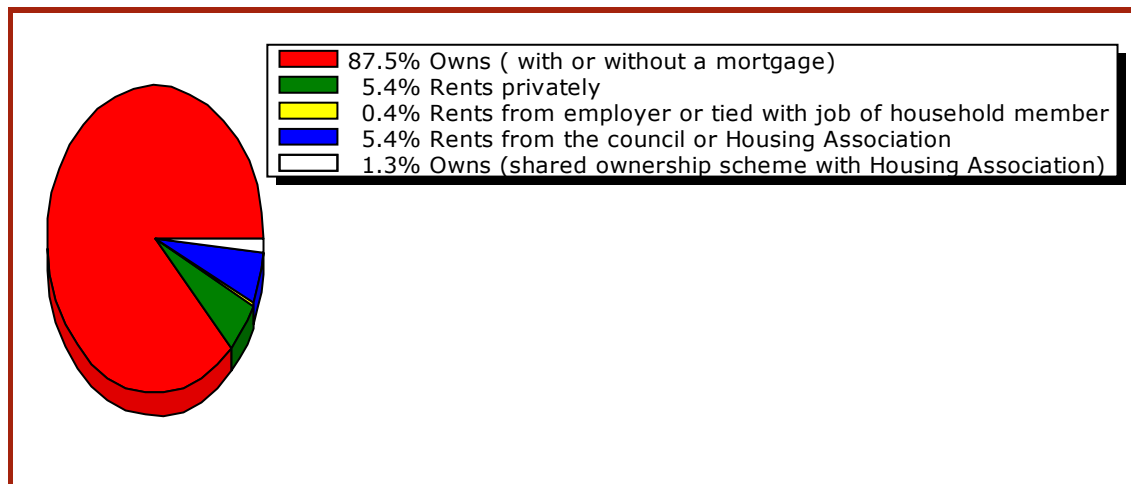
### Q1. Is this your Main Home?

All 225 respondents stated their Carew address was their main home.

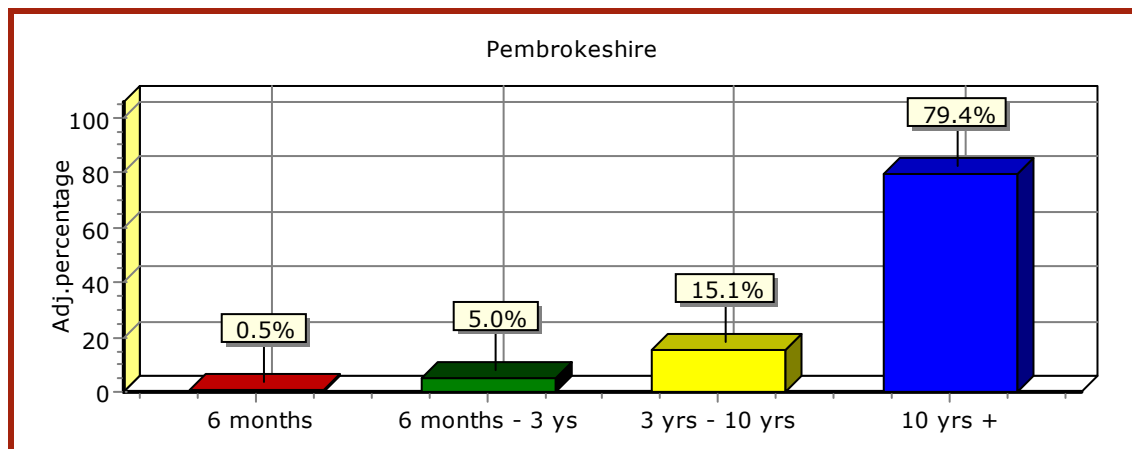
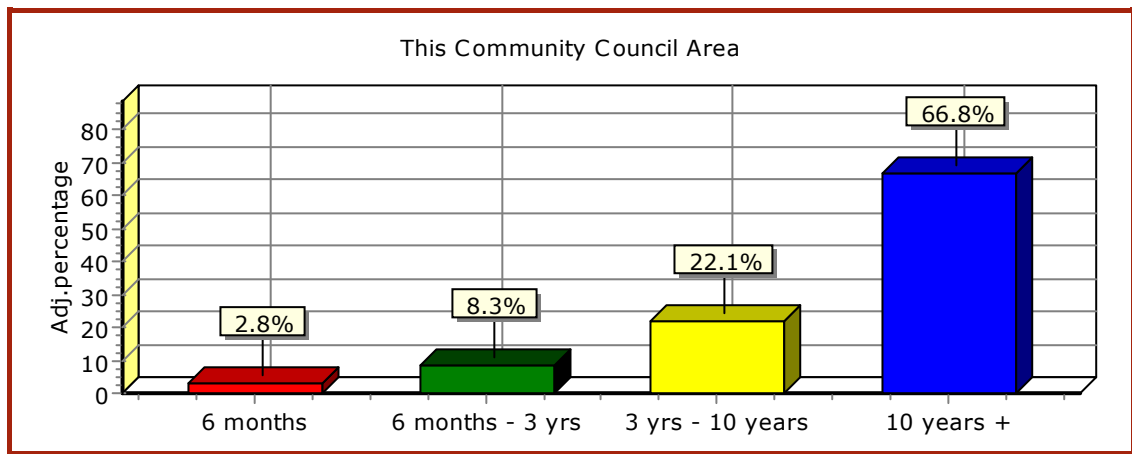
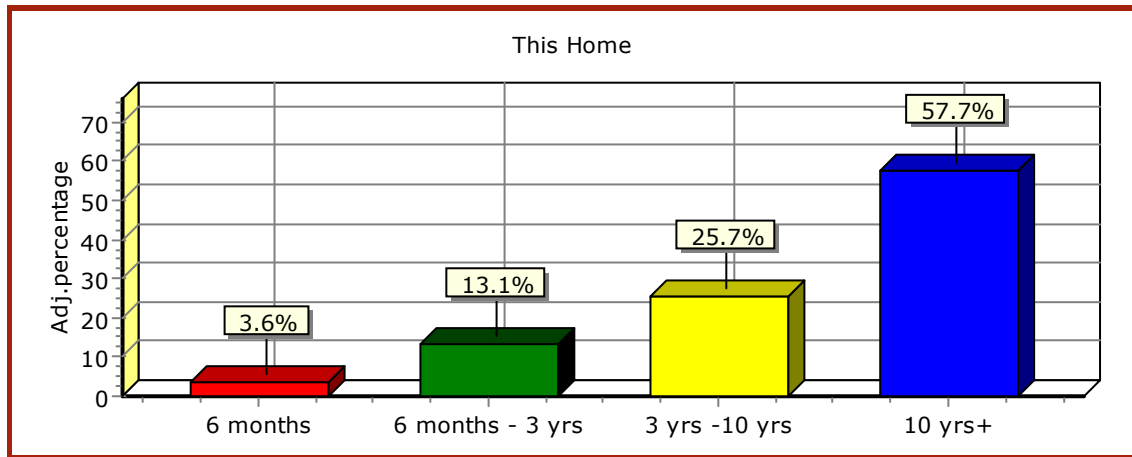
### Q2. What type of house does your household live in?



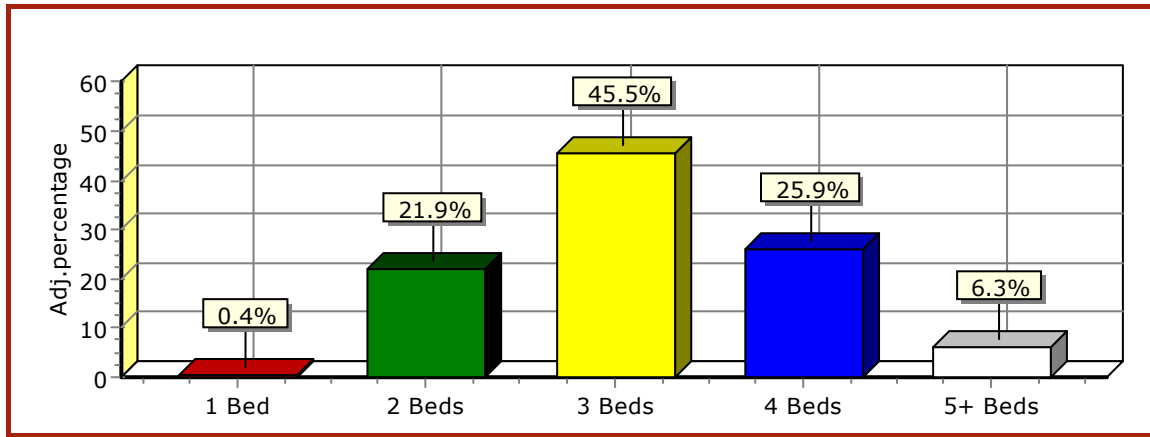
### Q3. Does your household own or rent this property?



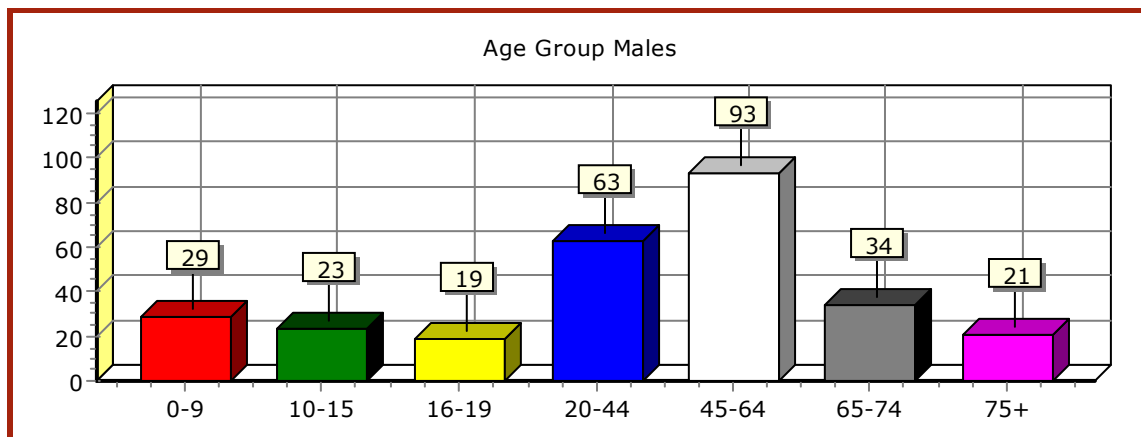
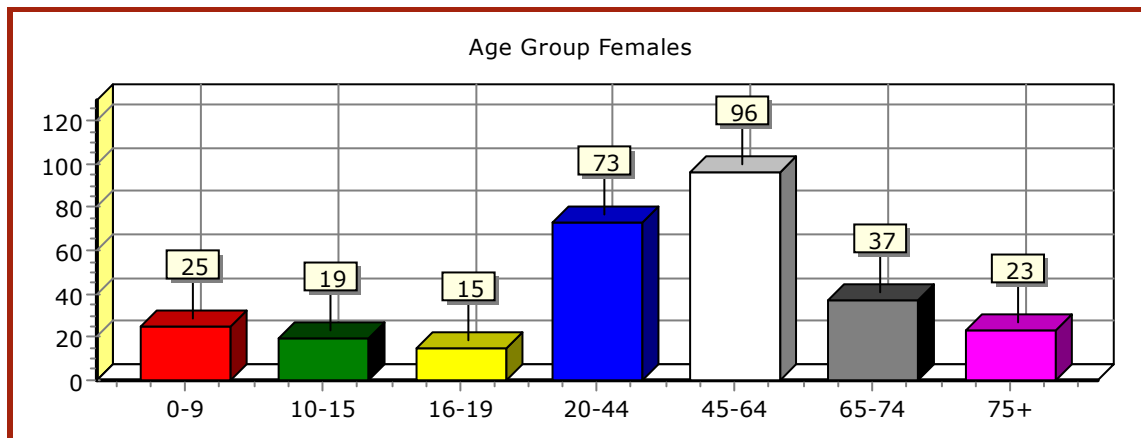
#### Q4. How long have you lived in?



### Q5. How many bedrooms does your home have?



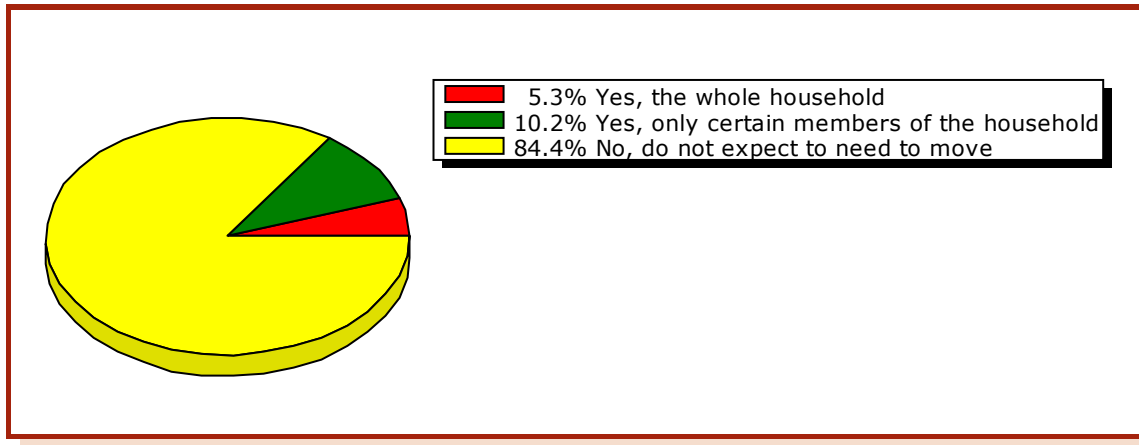
### Q6. How many people of each age and sex are there in your household?



The total number of people identified in respondents households was 570.

This equates to an average household size of 2.6 people (570/222)

**Q7. Would your household, or anyone in your household, expect to need to move within the Carew 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 15%.

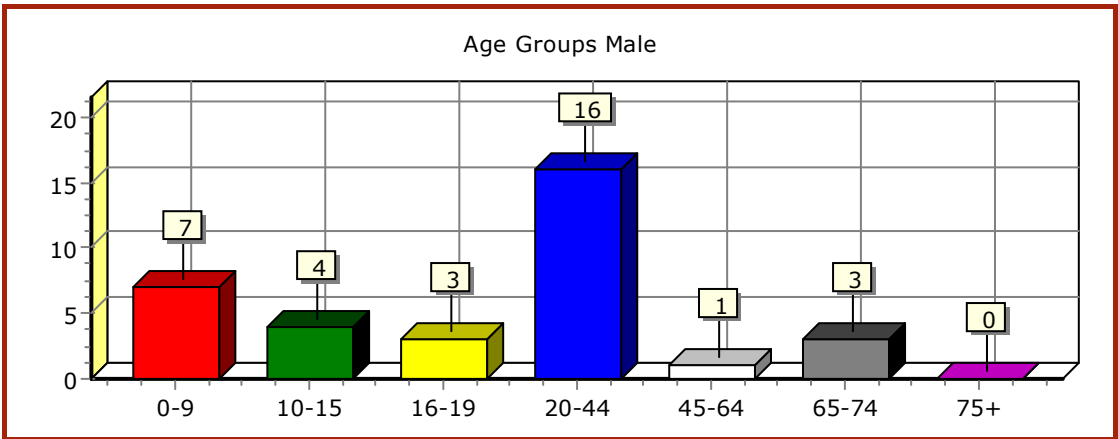
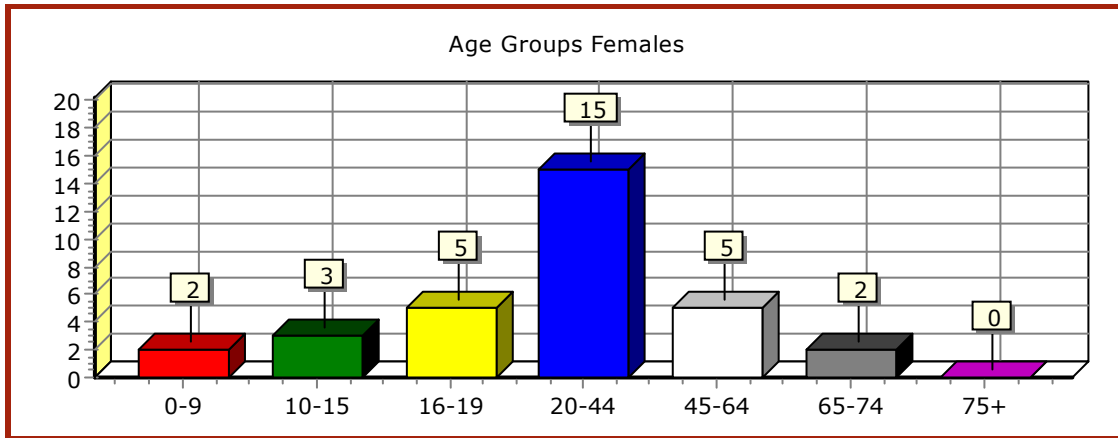
#### **4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS**

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.

35 respondents completed this part of the form. 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.

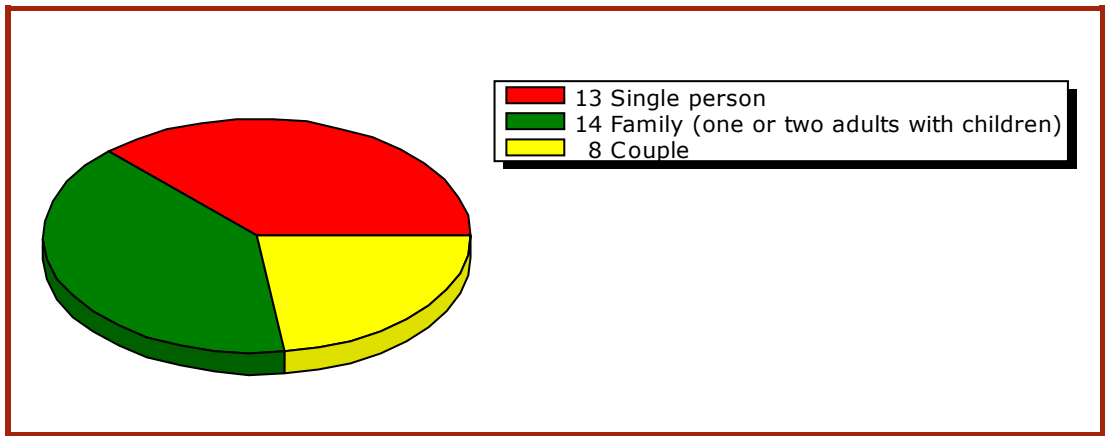
**Q9. How many people of each age and sex in the household that need to move? (35)**



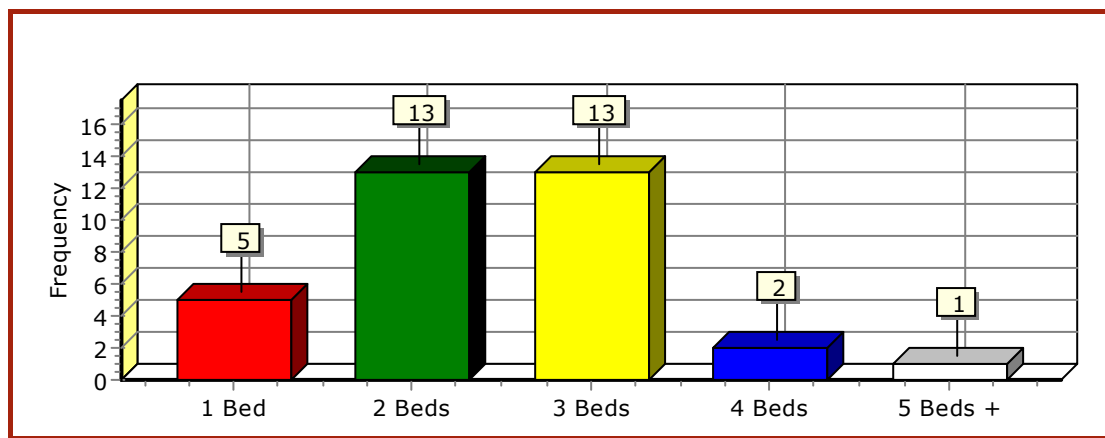
The response to this question shows us that the age group with the highest number of male and female respondents who have identified themselves as being in housing need is 20-44 age group.

In total 66 people in 35 households have identified themselves in need. This equates to an average household size of 1.9 people.

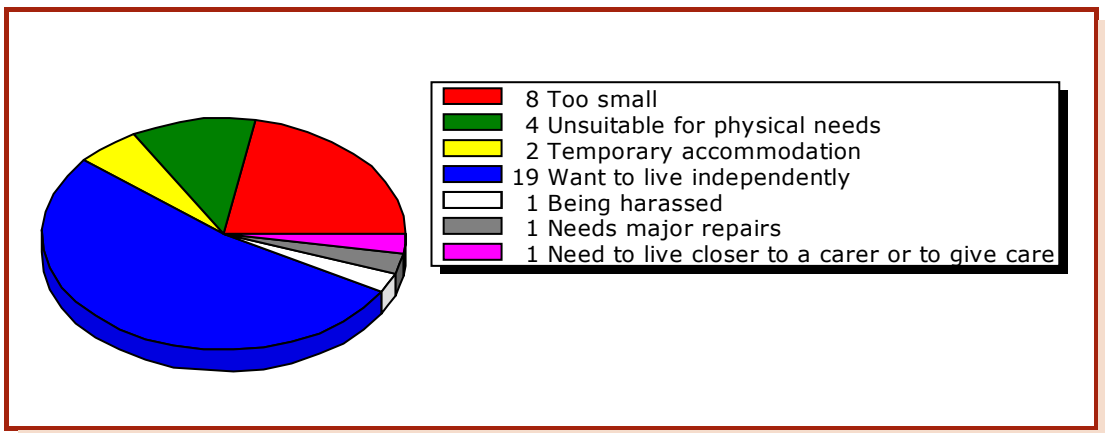
**Q10. How would you describe this household? (35)**



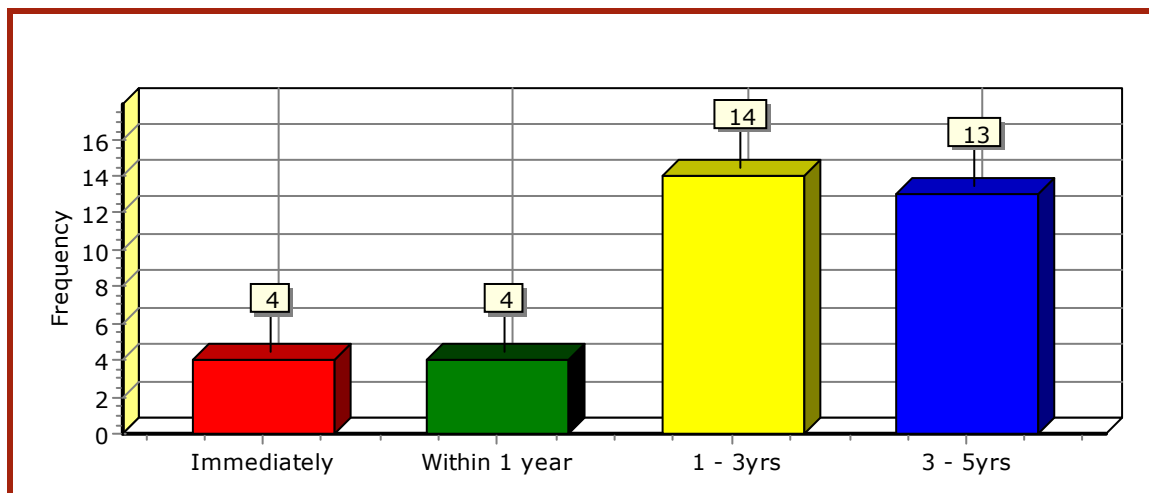
**Q11. How many bedrooms would you expect to need? (34)**



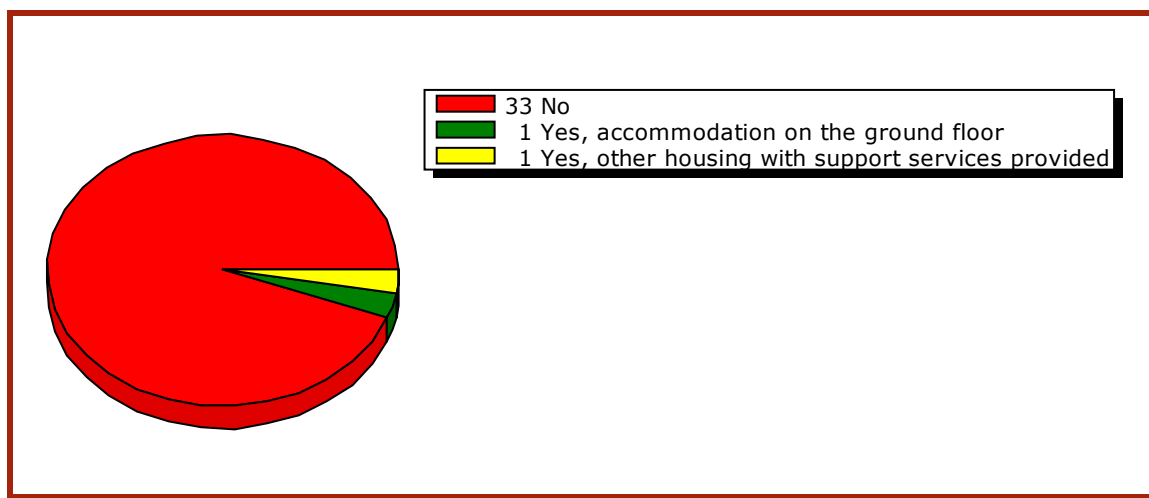
**Q12. Why does your Current home not meet your needs? (TV = 36)**



**Q13. When would you expect to need to move? (35)**

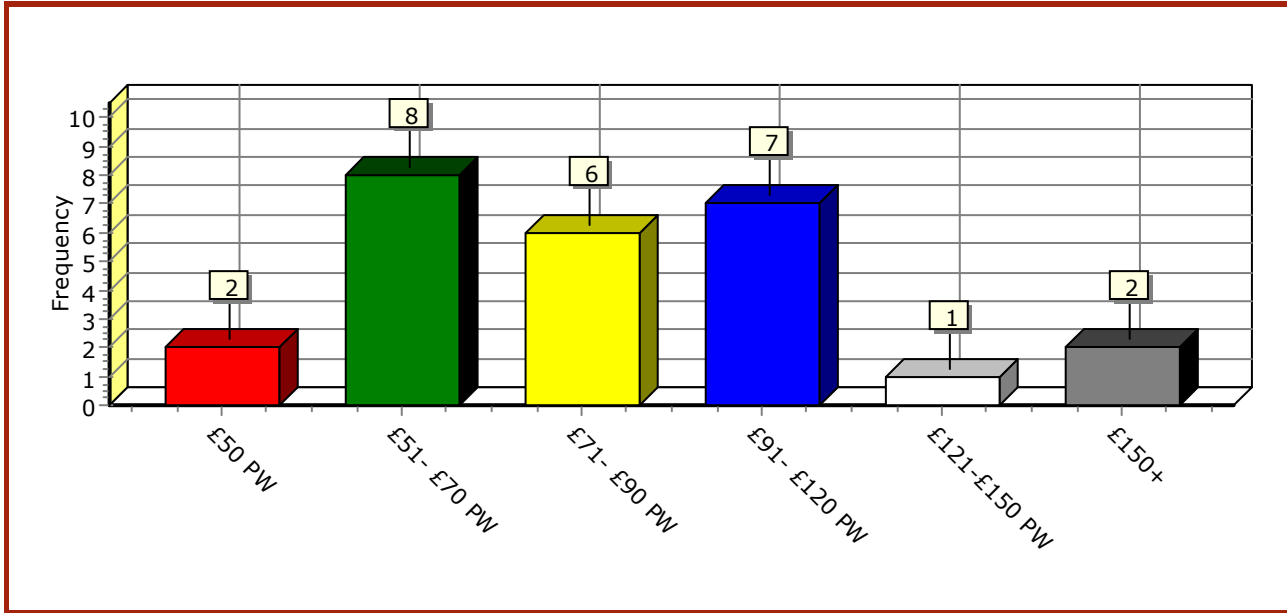


**Q14. Does your household have a specialist housing need? (TV = 35 )**



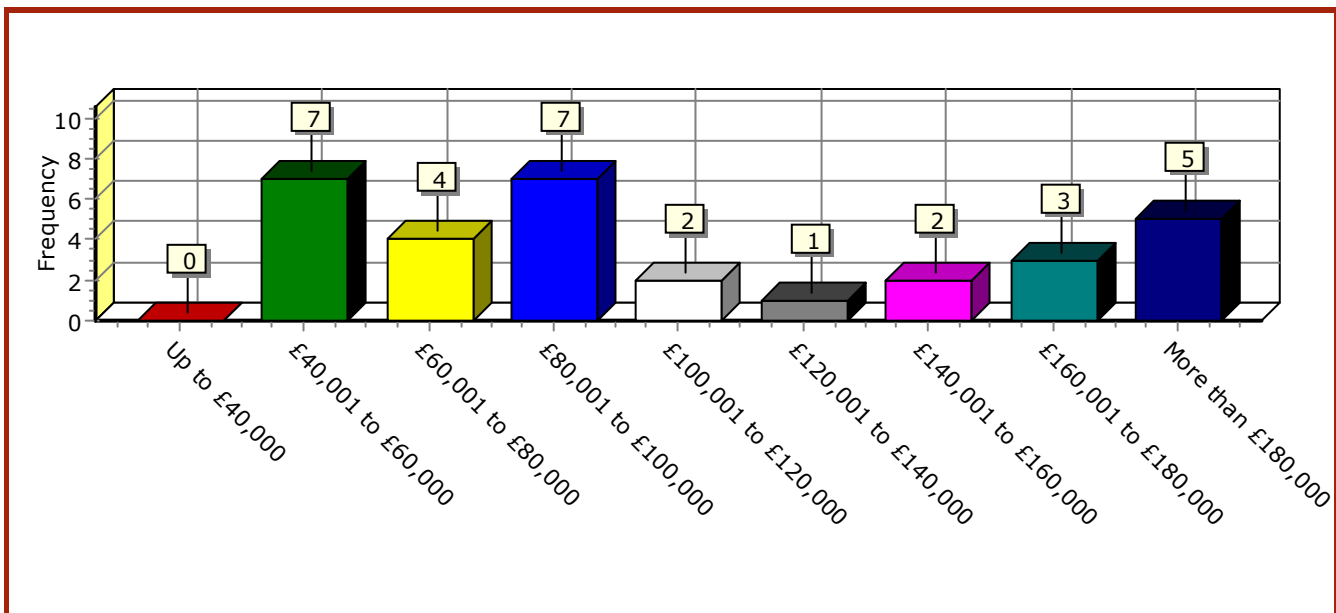
### Q15. How much would the household be able to afford if renting (26)

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? (31)

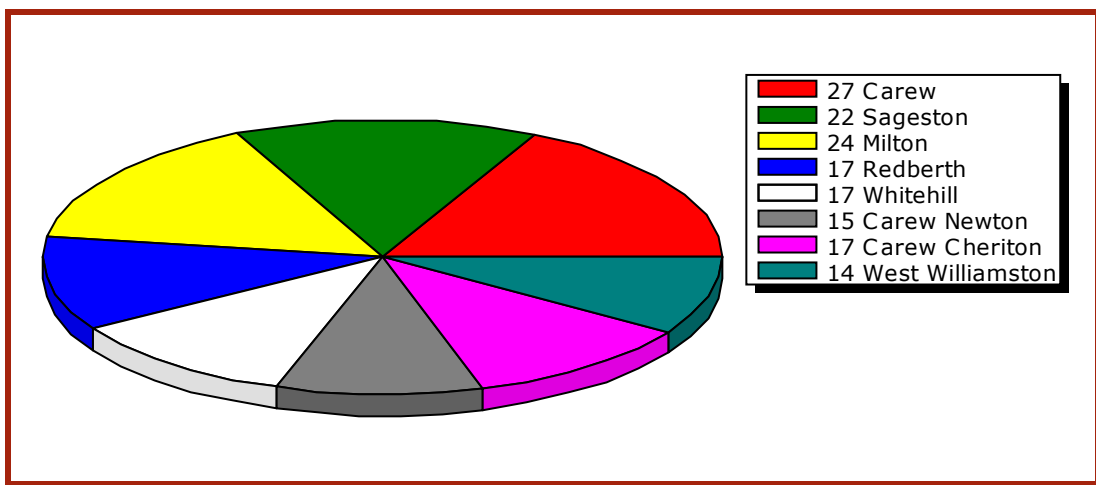
Respondents were asked to consider three times the household's gross income for mortgage purposes plus any savings and equity the household may have in any property.



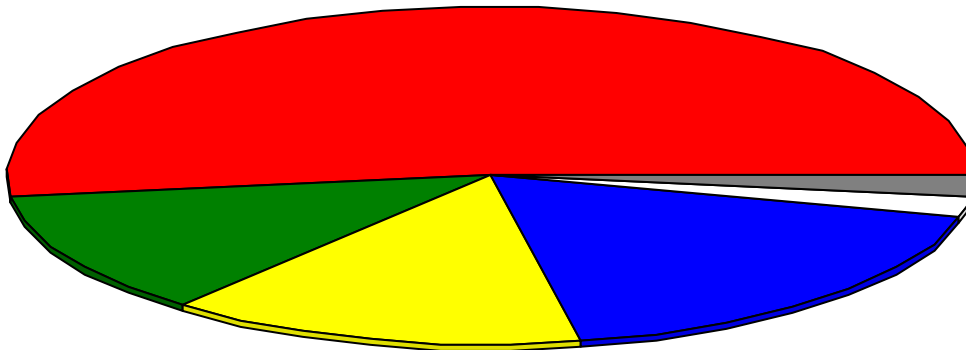
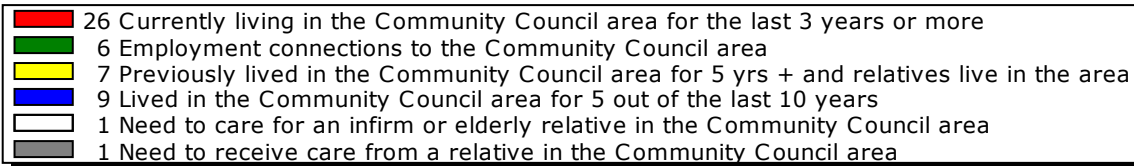
**Q17. How would this household consider paying for this accommodation? (TV = 57 )**



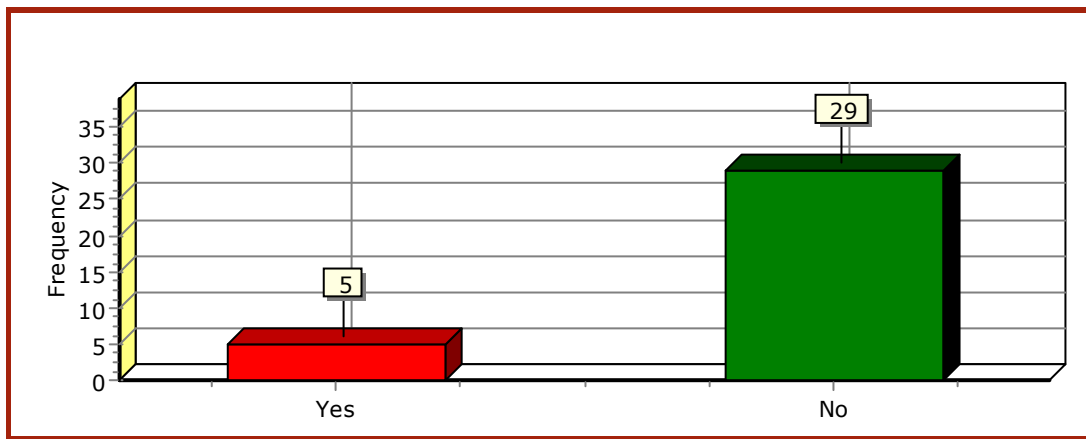
**Q18. In which area would the household consider living? (TV = 153)**



**Q19. Do you have a local connection with your community of first choice? (TV = 50)**



**Q20. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (34)**

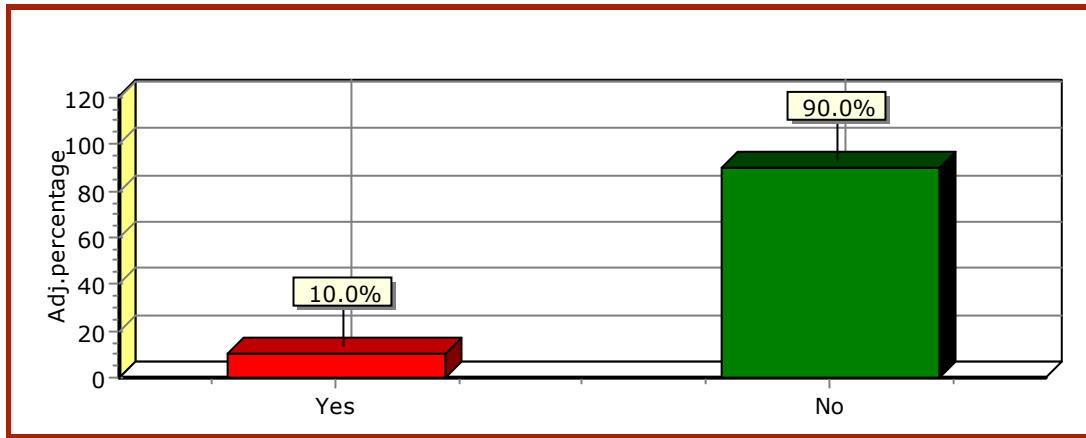


## 5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.

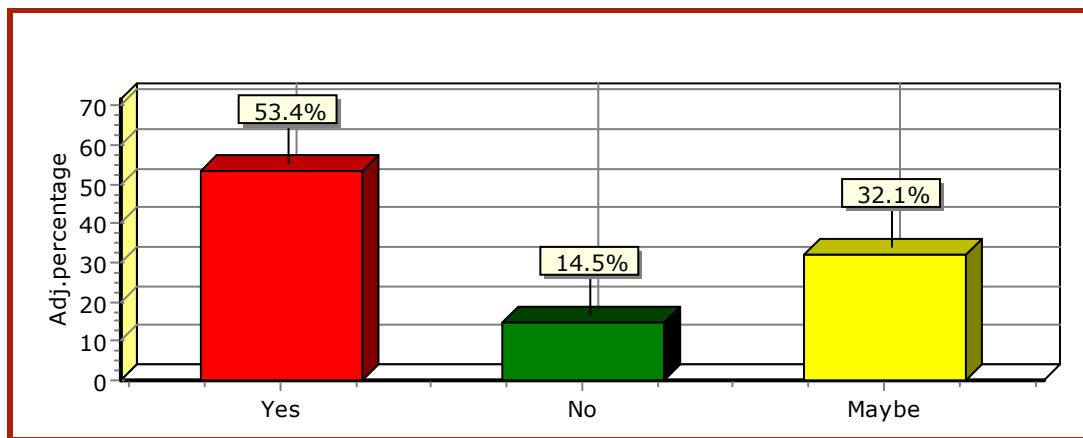
All the respondents were asked to complete part 3 of the questionnaire. The purpose of this section is to identify the community's feelings towards a affordable housing development in the area.

Percentages in this section apply to the number of respondents to the survey (225) 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 Carew area that would like to or need to set up home in the Carew 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 Carew 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 Dec 2006 for Carew and surrounding areas and number of Sales for postcode sector SA70 8.

Detached	£263,835	Sales	17
Semi-detached	£164,522	Sales	11
Terraced	£147,358	Sales	6
Flat/Maisonette	163,987	Sales	4
Average Price	£206,185	Total Sales	38

The average residential property sale price for Pembrokeshire from Oct 2006 to Dec 2006 for Pembrokeshire was £188,775 (Land Registry).

### Private Rental Data (From Local estate agents in April 07) for the Carew Community Council area.

The following data was obtained from local Estate Agents in April 2007. No properties were able to be found that were available to rent on the open market in the Carew area at the time. The figures given below are estimates of the average rental prices for the Carew area from local estate agents. A number of estate agents also stated that availability of private rented property was limited in the Carew 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 Carew Community Council area. The rental figure is the average for Pembrokeshire County Council owned properties in the Carew Community Council area, and was obtained from Pembrokeshire County Councils, Social Care and Housing Directorate.

### Pembrokeshire County Council Housing Stock for Carew Community Council area

	Units	Turnover (From 2002 – 2007)
General Needs Properties	<b>26</b>	<b>7</b>

### Average Local Authority Weekly rents for Carew Community Council area

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

All Properties      **£53.61 per week**

### Registered Social Landlord (Pembrokeshire Housing) Stock for Carew Community Council area

	Units	Turnover (From 2002 – 2007)
General Needs Properties	<b>8</b>	<b>4</b>

All Properties      **£62 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, 21 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 Carew area on the open market.

The average sale price in the Carew area from Oct 06 - December 2006 was £206,185 (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.

5 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 Carew area.

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

Of the respondents who answered Question 15 on affordable Rental Levels, 16 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 10 respondents to this question stated they could afford prices ranging from between £120 per week to over £150 per week. 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 residential rental prices for Local Authority owned properties in the Carew Community Council area is £53.61. It is clear that the majority of people

who expressed themselves as being in housing need and looking to to rent, could afford to rent social housing.

The turnover (the frequency with which properties are let) of these properties is low, 11 letting's since 2002 for Local Authority and Housing Association 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 Carew 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 Carew 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 Carew area, which tells us that it is desirable to meet locally identified need with local developments.

35 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 12-18 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 Carew 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

I feel the area has enough housing to meet school numbers and also there is not enough shops etc. I feel it would make the area deteriorate and it would lose the community feeling.

If its for local people only. I would support a small development.

Affordable housing, even for local people should be in larger communities than Carew, for example Pembroke or Pembroke Dock.

Family houses should not be occupied by one person, within the County Council and Housing Association sector, too many properties are tied up in this manner.

Providing the development is for local people in the community area, and that the site is situated in an area that does not compromise the existing village environment.

Because of age I have contemplated leaving the area but it is difficult to find anywhere suitable at an affordable price nearer to facilities, transport, shops, doctors etc.

In our opinion too many outsiders are coming into the community and buying the affordable properties, not giving the young locals a chance to live in their home environment.

We would be fully supportive of any such developments that are in keeping with the area in which they are built, and fully blend in with surrounding buildings.

I found it hard myself as I have a buyers option scheme I have half mortgage and the Housing Association provides the other half. I would support affordable homes as this is hard if you have a low income.

Whitehill is not suitable for further development due to the lack of mains drainage.

Of course affordable housing should be available. It depends very much on whether or not the sewerage system etc. can cope. We have suffered from examples when this has gone wrong in the past.

There are far too many cottage properties that are second homes and for letting some of which as holiday homes are empty for much of the year. The council should double or treble council tax on such homes, then as many will come on the market as they will be unprofitable. The council could buy them to let to local young people or part buy schemes that young people could afford. Visitors should be encouraged to use hotels Guest houses, caravans and camping, not properties that could be used for residence.

More low priced houses are needed for families with low income. Not land plots sold for larger homes and bought for retirement homes. To many people coming in to the area of Carew for a short period and then re-sell for profit.

Location would obviously be of importance also which type of attractive housing?

Small pockets of land outside villages planning areas should be used to build affordable housing for 1st time buyers to relief the housing market and so reduce prices.

If developments goes ahead inclusion of a shop/papershop would help the community.

Yes but I think there should be a few in each village ie Carew, Milton and Sageston rather than all in one area.

I would love to be able to move my family to a bigger house within the Carew community council area as the house we currently live in was only built as a starter home so as my family grow the house is becoming to small and would suit someone just starting out on the property ladder. So affordable housing for my family to upgrade to would be the ideal solution for us. I would not want to move anywhere else. As I love this area.

I think that Carew/Sageston has enough development going on at present and does not need to get any larger.

As a parent of two children aged between 12 years and 15 years, I am concerned about them being able to buy their own homes as myself and husband have done. I have filled in this survey with them in mind but as they are at present in school cannot say how much they would be able to afford. I just hope that this may help them when they need to get on the property ladder.

Consideration of high traffic on small country roads how small is small? Generally home owners purchase a property due to the location. i.e. quiet street/little traffic/low noise pollution if then a small development was placed nearby perhaps this oops! would charge the whole location dream! This could also have an effect on the value of the property.

The local development plan seems to be both restrictive, unnecessarily illogical in parts and too slanted towards making places such as Pembroke, Pembroke Dock and Haverfordwest bigger, whilst not allowing natural development in the more rural areas, which often need to make some development in order to escape stagnation and possible dwindling.

1st time property on a small development should be built solely for 1st time buyers who are in full employment and not on benefits. These young people will then take more interest in the upkeep of their own property and not let it fall into disrepair as they would lose out on the value when the time came for them to sell and move up the property ladder.

P.C.N.P is not flexible as it should be on conversions.

There is already a Housing Association site, a number of Council estates and a large starter home site in the area. If there is a definite need I would support it. But I am not convinced that there is as great a need as a number of other communities in the county.

My daughter and I have been on the housing list from 1999 we are both disabled we live 5 miles from our doctor and shops, we live in a house with no heating it is damp because we cannot have a grant for being disabled because the landlord will only rent for a year at a time. Also the children go to school in Tenby we have been unable to find accommodation because we are on benefit, most landlords will not rent to DHSS.

We do need homes for first time buyers in this area for local people.

More frequent buses through Sageston to connect with Withybush hospital, no buses on Sunday. Not everyone has a car visiting hours at hospital at night no buses.

This area is a lot more affordable than other places around here so this sort of scheme would be better placed perhaps in Tenby/St Florence/ Saundersfoot.

I would support this scheme, but how many restrictions would there be on the property, planning restrictions to do extensions, selling restrictions if we were to re-sell would it have to be to local people again.

I would support a small development, Sageston village doesn't have the amenities to support much more, no shop bad bus service. I start work between 8 - 8.30 no bus service could provide transport for that. Also recently two properties close to myself have been sold to people from away who use them as holiday homes how are local people on low incomes able to compete against them local community should mean "local".

Any more housing built should include play and recreation areas. We have a mass of small houses with no where except the road for children to play.

All Sageston needs is a local shopping facility, would save trips to Tesco.

At the end of WW2 prefab houses were built and council houses for poor people to rent. The right to buy, by Thatcher took away the council house stock and forced people to take out mortgages. The right to buy did not help the tenants, because in most cases the children of the tenant bought the house and let in other people also, who put up the money and have since sold the houses for huge profits. so much for right to buy.

Developments and more public transport for Redberth.

I have only been here for about 6 months and find it well provided for if you drive. I came from Berkshire and was able to sell there and buy here with ease. I don't know how the local kids are situated but I am fine. I will however be mindful that my son will need to find somewhere else, at least in 3 years when he is 24. He has been given notice, as his older brother was.

There is too much development happening at once in this area Sageston and Cosheston have grown rapidly and there are no better facilities locally.

We would appreciate the continuation of rural village life. The problems caused by high density housing would be largely erased if common sense planning was used. We have identified small local in the question posed, large groups of affordable housing should never be planned as a convenient way of spoiling village communities. I myself have purchased my property with peace and quiet in mind I hope that this would figure in any planning proposal

Get rid of holiday homes 1/3 of Carew Newton is Holiday homes.

I think villages like Redberth should be allowed to grow instead of councils killing off small villages and residents that have brought small parcels of land allowed, to build to meet the needs of there loved ones and Children, that have moved away. Should be allowed to build so they can come back to the area that they grew up in so that there children the next generation can make a village grow like it should. The housing market is well out of reach of the normal hardworking resident that is why I am all for affordable housing for all.

Carew would be best kept small and not overbuilt as St Florence.

More affordable housing is needed for first time buyers that can not get on the property ladder like myself, but they need to be affordable and help may be needed with mortgages also there would have to be some sort of conditions with the properties so that people who have got money and can afford to buy can't buy them, preventing less fortunate people from getting on the property ladder.

Council properties or Housing Association for rent would also fill a gap in the housing market.

# Appendix 2

# Carew 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 Carew Community Council, which will cover the areas of **Carew, Sageston, Redberth, Whitehill, Milton, Carew Newton, West Williamston and Carew Cheriton.**

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 Carew 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.

Carew Community Council

# Appendix 3

# CAREW 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 \_\_\_\_\_

### 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 \_\_\_\_\_

### 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"/>
Carew 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 \_\_\_\_\_
- 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 \_\_\_\_\_

**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)

- 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)

**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)

- Up to £40,000  £120,001 to £140,000
- £40,001 to £60,000  £140,001 to £160,000
- £60,001 to £80,000  £160,001 to £180,000
- £80,001 to £100,000  More than £180,000
- £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 or from a Housing Association
- Buy it as a shared owner with the Local Authority or Housing Association
- Other \_\_\_\_\_

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

- Carew  Milton  Carew Cheriton
- Sageston  Redberth  Carew Newton
- Whitehill  West Williamston
- Other \_\_\_\_\_

**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 \_\_\_\_\_

**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 Carew area that would like to or need to set up home in the Carew 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 Carew Community Council area?** (Please tick one box)

Yes

No

Maybe

**Q23. If you wish to make any other comments please make them here?**

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

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**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

Meyler House  
St Thomas Green  
Haverfordwest  
Pembrokeshire  
SA61 1QP

Tel: 01437 774769

E-mail: [matthew.owens@rhe-pembs.co.uk](mailto:matthew.owens@rhe-pembs.co.uk)

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