

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

**CONDUCTED NOVEMBER 2006**

**FINAL REPORT MARCH 2007**



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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 Pembrokeshire County Council, Pembrokeshire Coast National Park Authority and Clunderwen 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 hand by members of the Clunderwen Community Council, between the 9th November 2006 to 16th November 2006 to all 359 addresses on the council tax register for the Clunderwen Community Council area. The address list was provided by Pembrokeshire County Council.

Respondents were given 7 days to complete the questionnaire, after this period members of the Clunderwen Community Council collected the completed forms by hand. The deadline for the return of the surveys was the 23th November 06

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 and Community Council Members, 6 additional household questionnaires were requested. A total of 365 surveys were distributed.

## **Response**

A total of 137 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. A total of 125 questionnaires were returned from occupied households, and 6 additional household questionnaires were returned. All were completed or part-completed. 6 questionnaires were return incomplete.

The 6 incomplete questionnaires, were discounted from the analysis.

According to the figures from the council tax office, of the addresses identified in the Clunderwen area, 10 properties are currently unoccupied and there are no holiday homes . This provides us with a figure of 349 occupied households in the Community Council area. This equates to a return rate from the occupied households of 36% (125/349). 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 36%

12% 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.

5% 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.

85% of household in housing need were Welsh speaking

47% 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, 21% stated they wanted to buy as a shared owner, 16% indicated they wanted to buy on the open market, and 16% indicated they wanted to rent from the private sector.

67% of households who expressed a housing need detailed that need as within 3 years, 33% detailed that need with the next 3 to 5 years.

48% of respondents who identified themselves as being in housing need, expressed a desire for 3 bedroom properties, 43% for 2 bedroom properties and 9% for 4 bedroom properties.

Of the households that identified a housing need, 48% described their household type families (with children), 28% were single person households, 24% 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.

81% of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

64% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need. 22% 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.

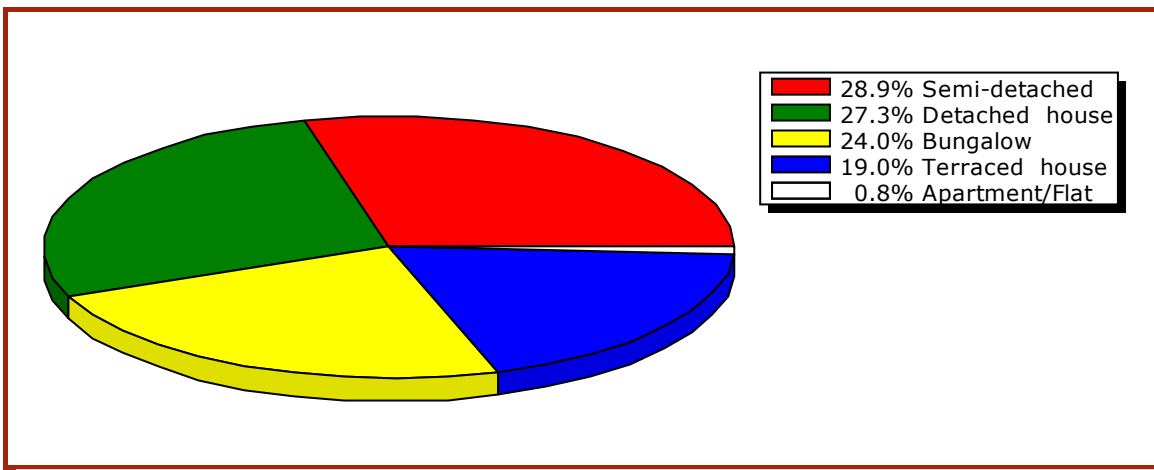
Presentation broadly follows the questions set out on the survey form.

Percentages in this section apply to the number of respondents to the survey (125) who answered that particular question. This is known as adjusted percentage.

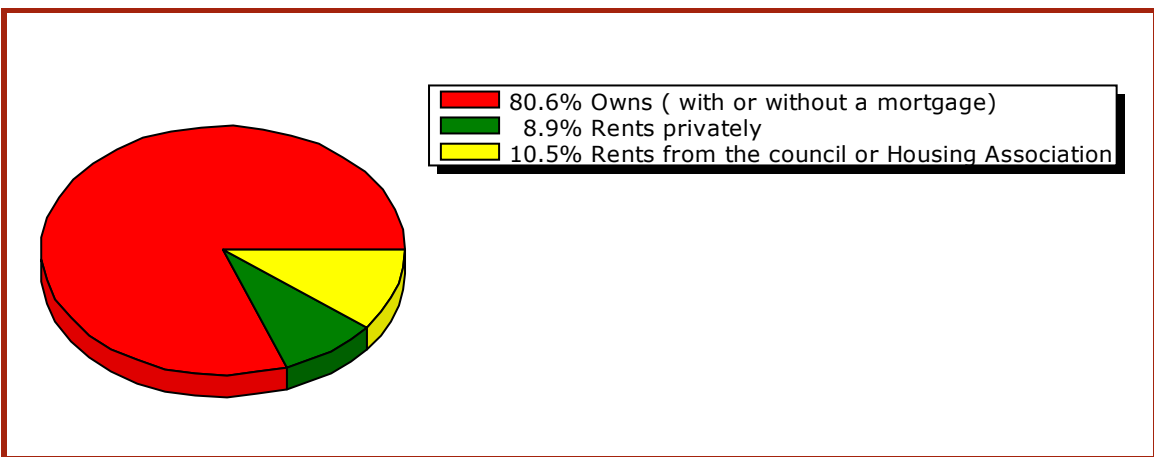
### Q1. Is this your Main Home?

All 125 respondents stated their Clunderwen address was their main home.

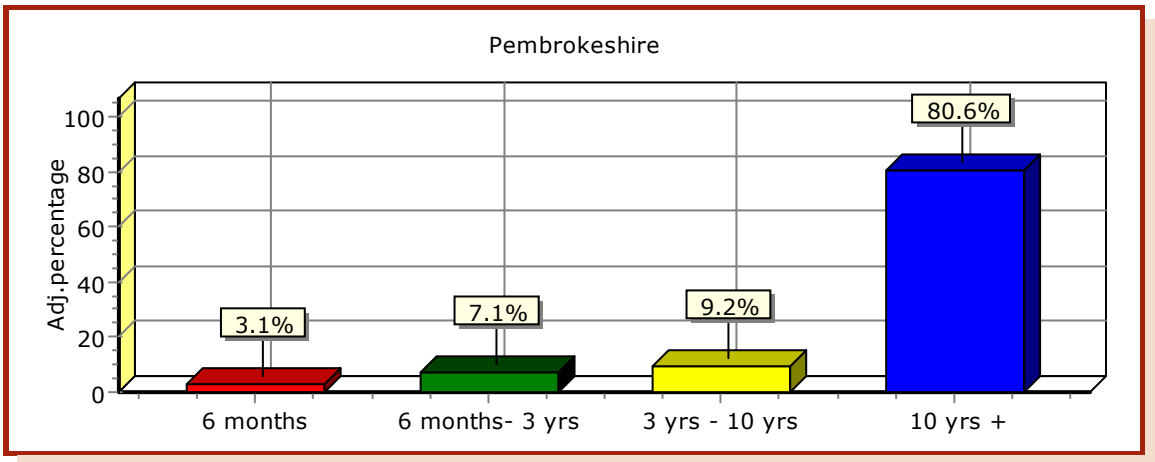
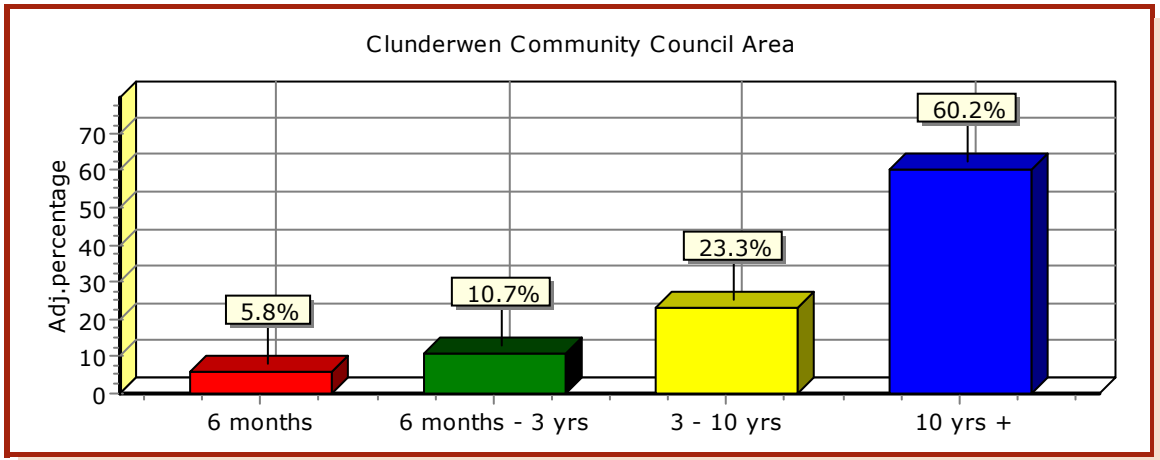
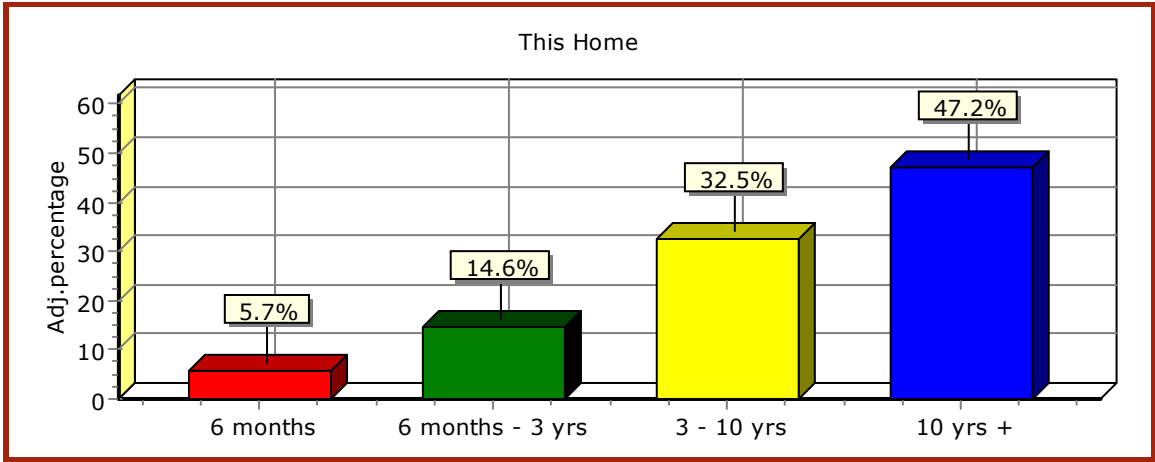
### Q2. What type of house does your household live in?



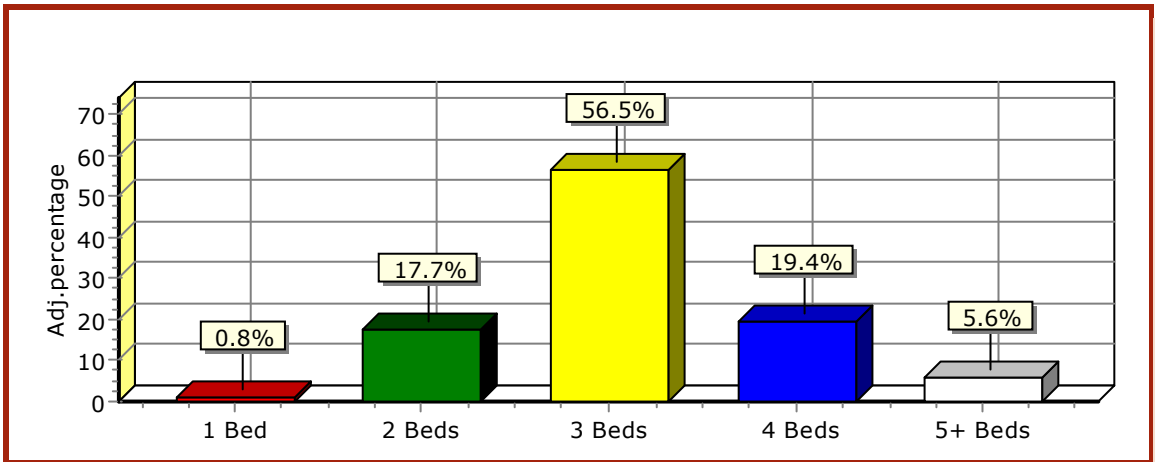
### Q3. Does your household own or rent this property?



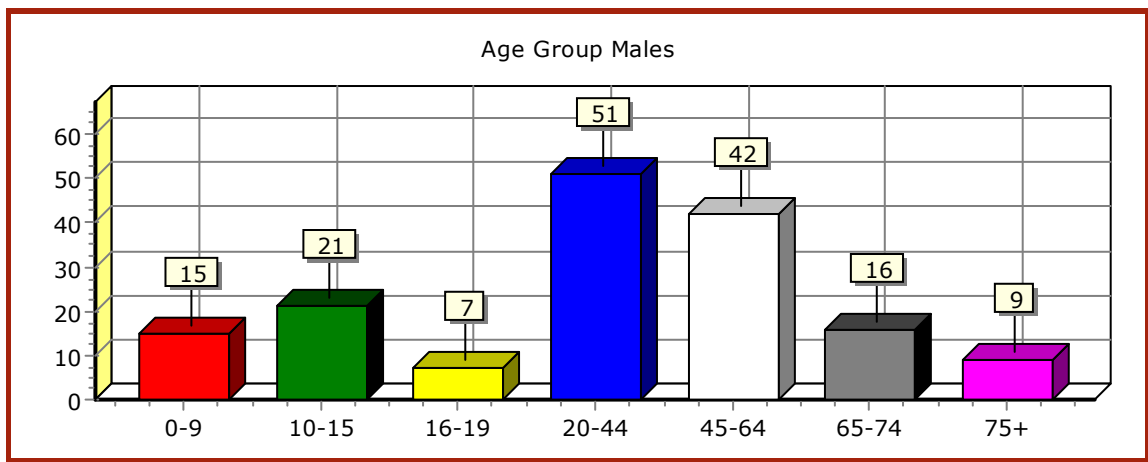
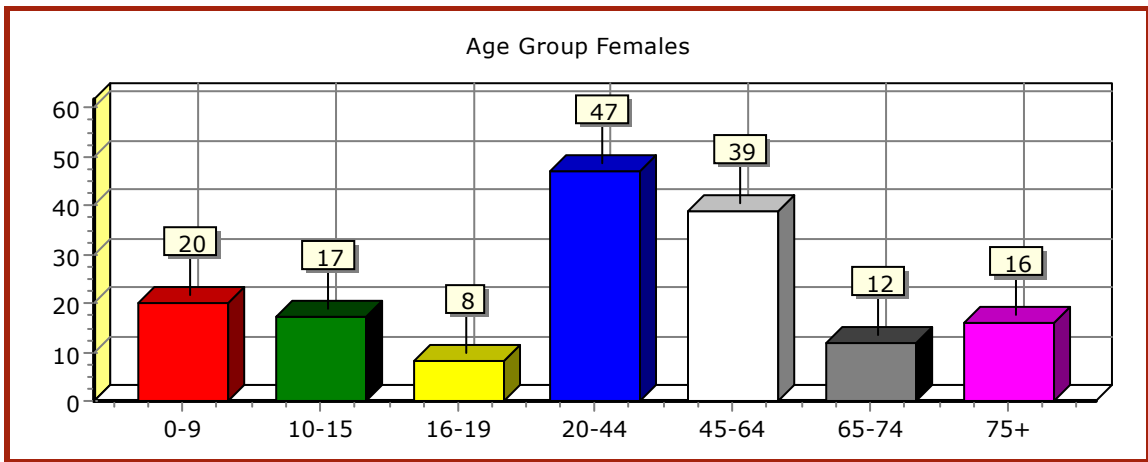
#### Q4. How long have you lived in?



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



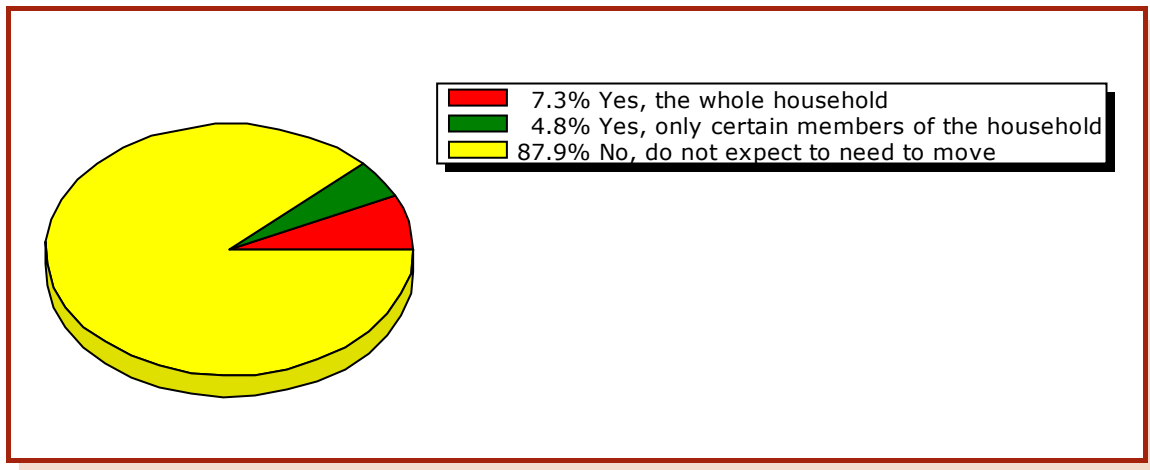
### Q6. How many people of each age and sex are there in your household?



The total number of people identified in respondents households was 320.

This equates to an average household size of 2.6 people (320/125)

**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 12%.

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

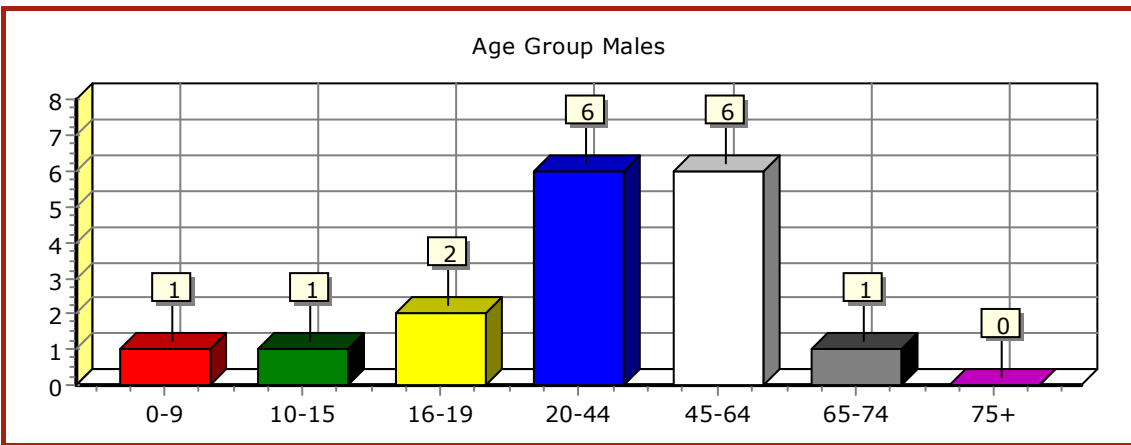
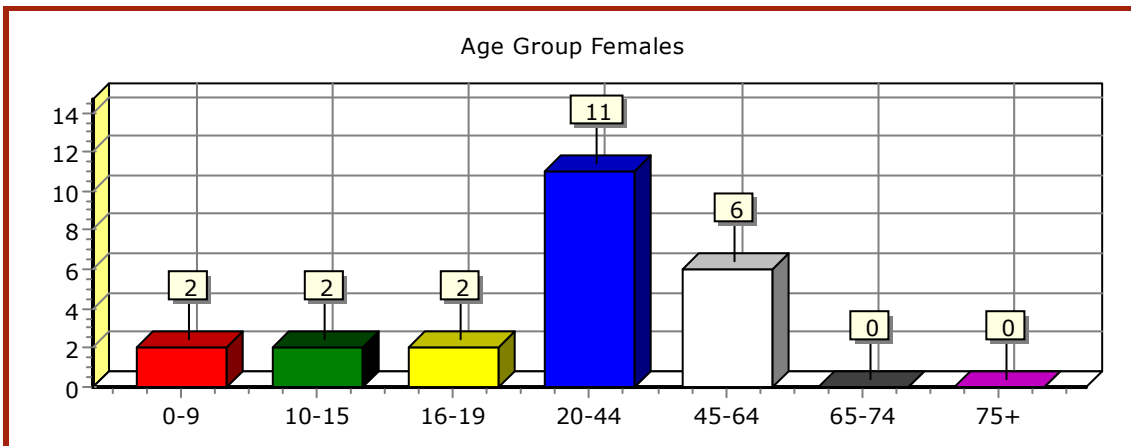
The purpose of part 2 of the questionnaire was to identify those people in housing need and to indicate their housing requirements and reasons for housing need.

21 respondents completed this part of the form, which includes the 6 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.**

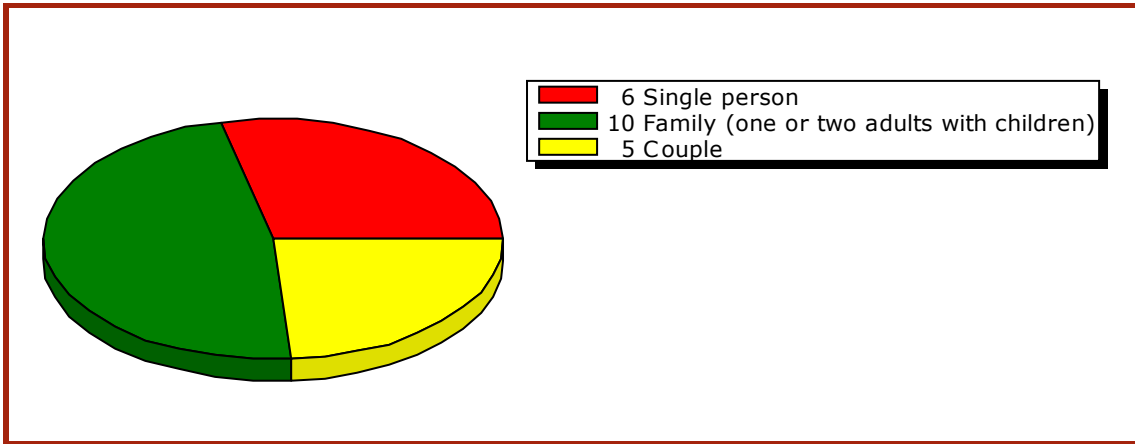
**Q9 How many people of each age and sex in the household that need to move? (21)**



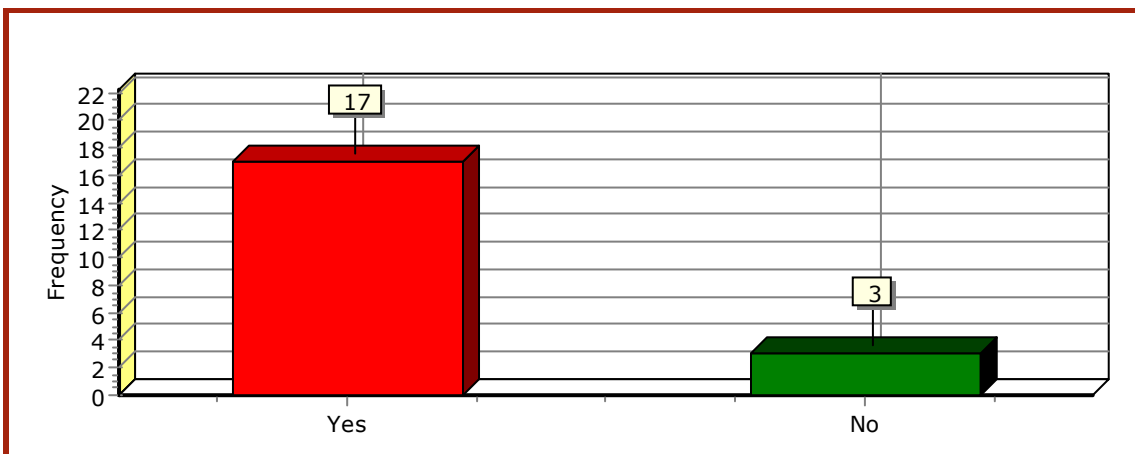
The response to this question shows us that the age group with the highest number of male and female respondents who have identified themselves as being in housing need is 20-44 age group.

In total 40 people in 21 households have identified themselves in need. This equates to an average household size of 1.9 people.

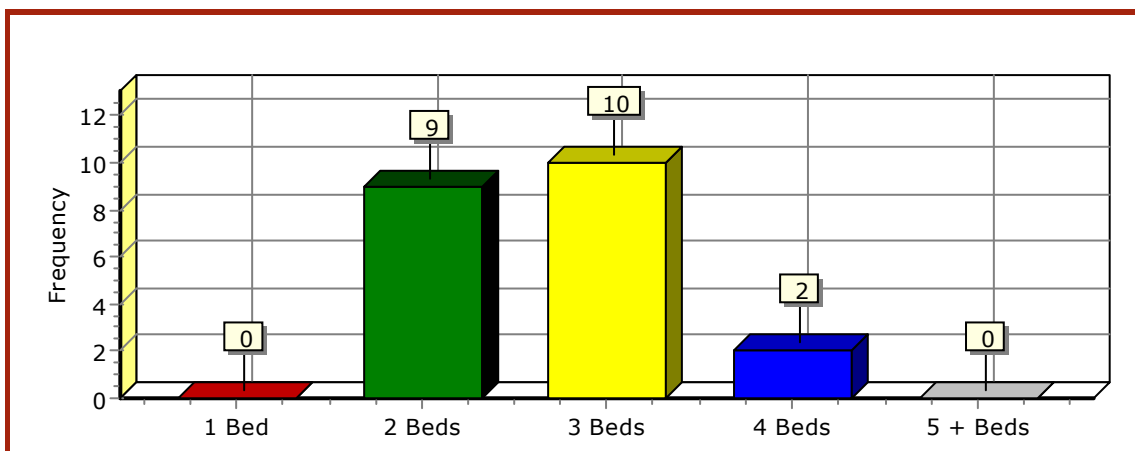
**Q10. How would you describe this household? (21)**



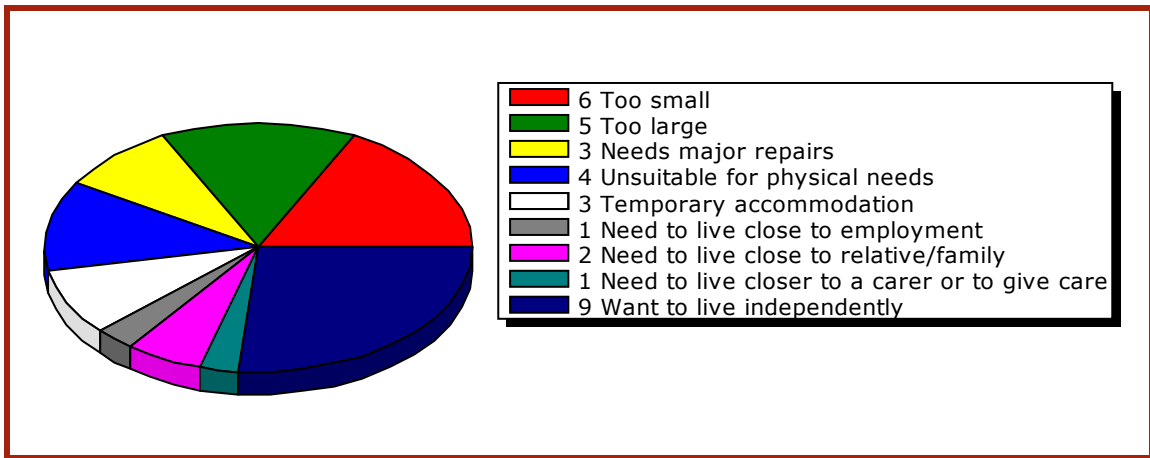
**Q11. Is your household Welsh speaking? (20)**



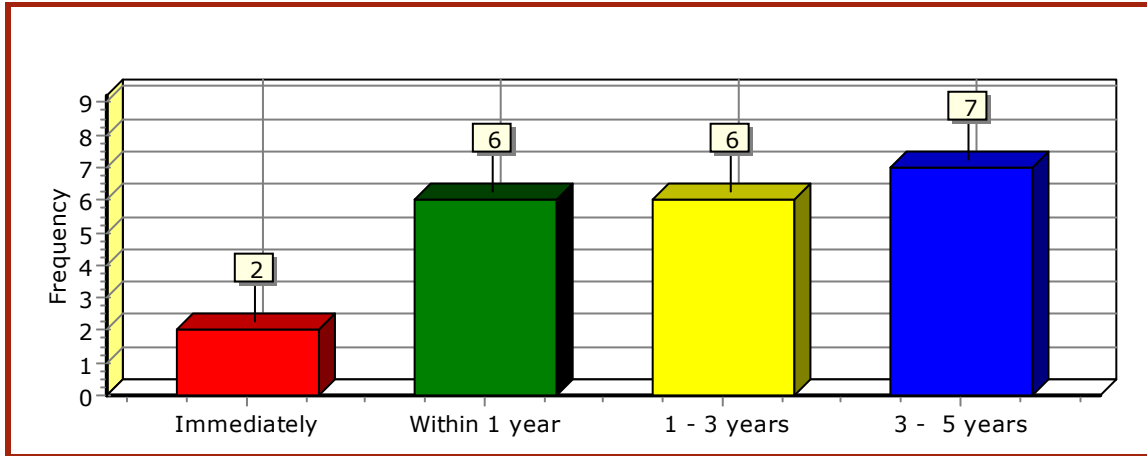
**Q12. How many bedrooms would you expect to need? (21)**



**Q13. Why does your Current home not meet your needs? (TV = 34 )**



**Q14. When would you expect to need to move? (21)**

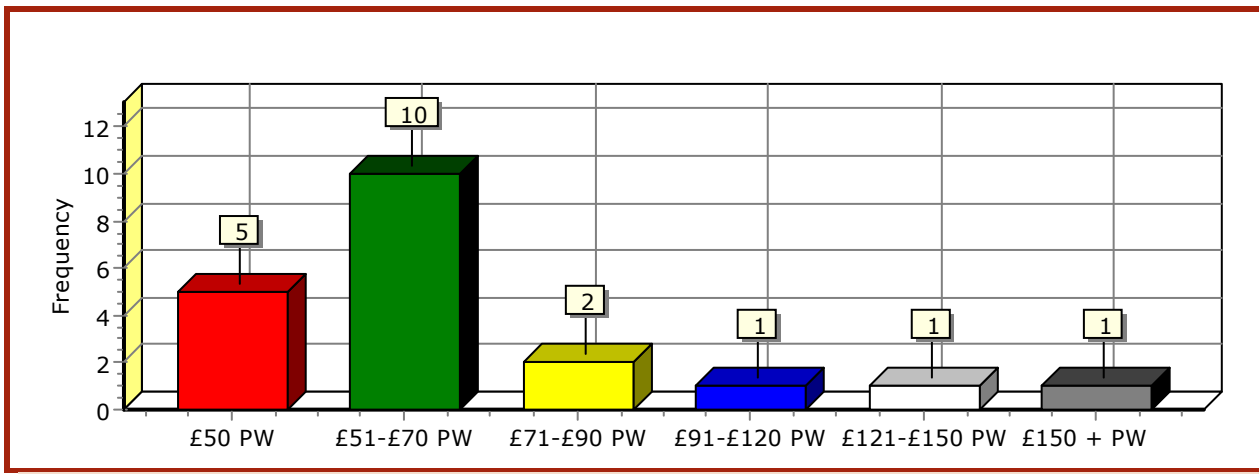


**Q15. Does your household have a specialist housing need? (TV = 20)**

All twenty respondents to this question answered no.

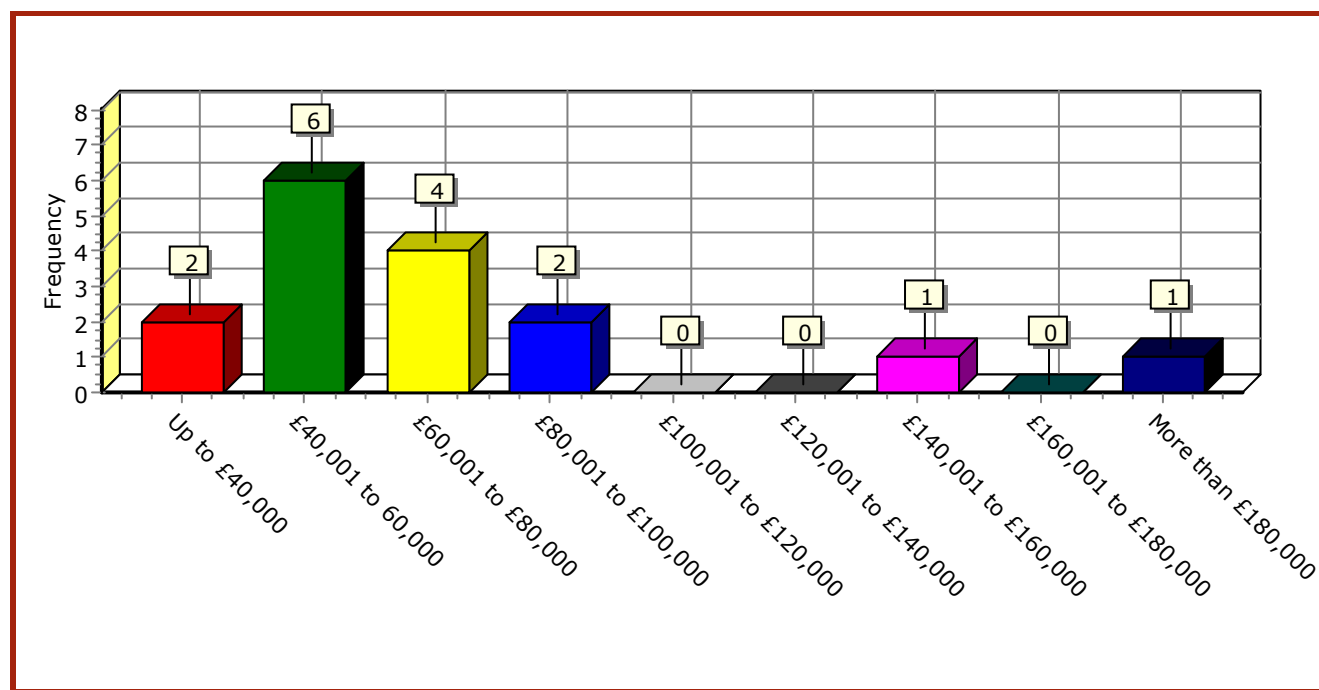
### Q16. How much would the household be able to afford if renting? (20)

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

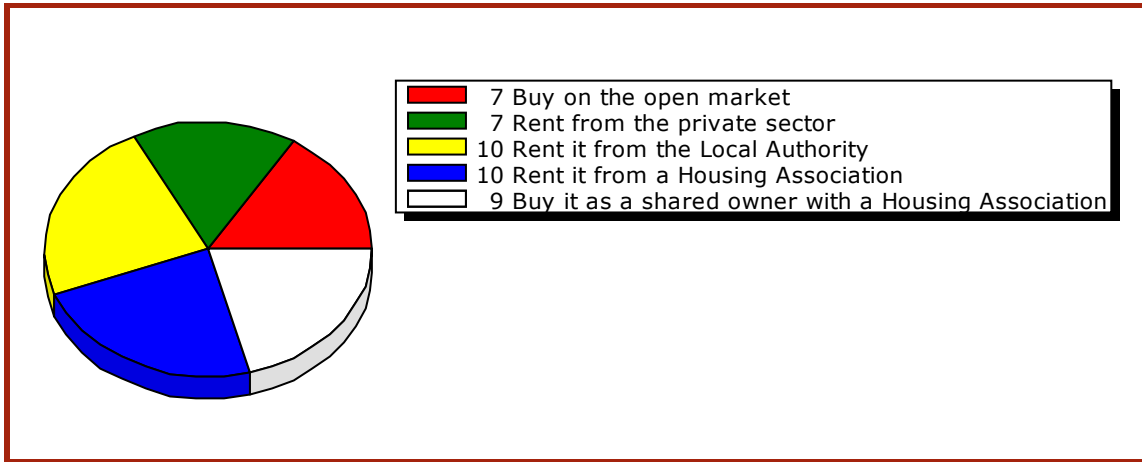


### Q17. How much would the household be able to afford if the household were buying a property? (16)

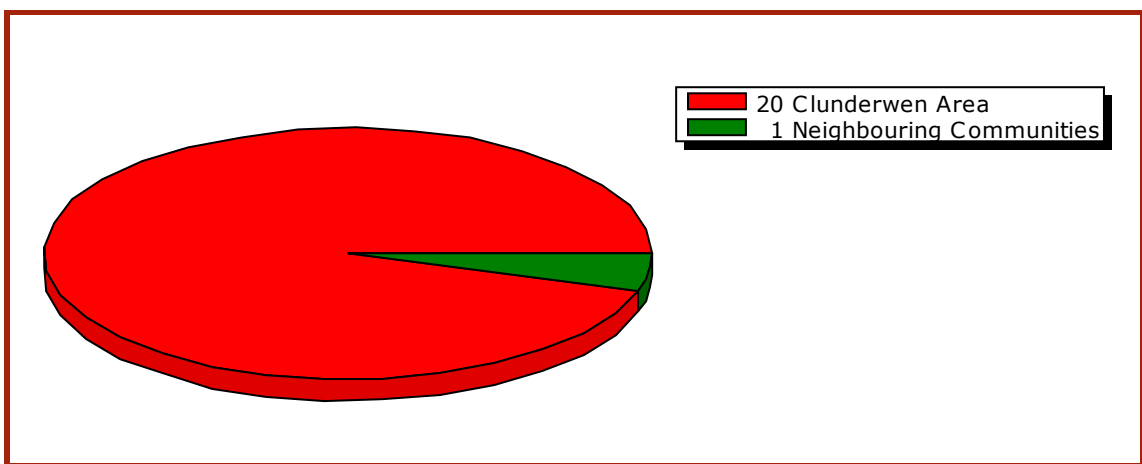
Respondents were asked to consider three times the household's gross income for mortgage purposes plus any savings and equity the household may have in any property.



**Q18. How would this household consider paying for this accommodation? (TV = 43)**

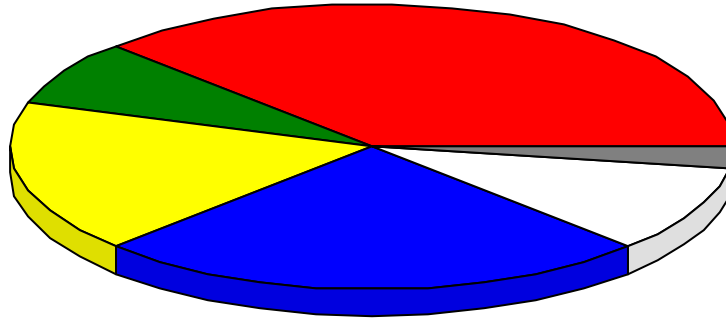


**Q19. In which area would the household consider living? (21)**

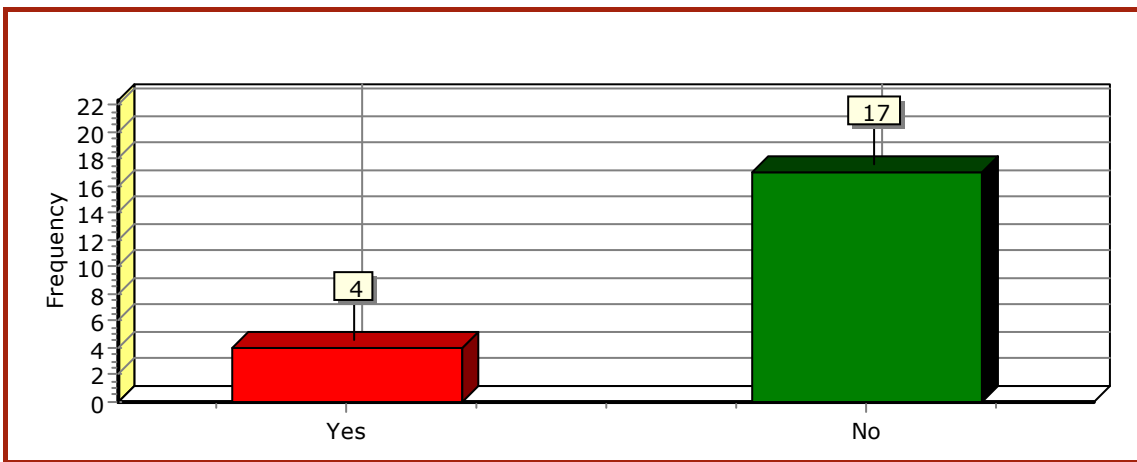


**Q20. Do you have a local connection with your community of first choice? (TV = 40)**

- 15 Currently living in the Community Council area as your principal residence for 3 yrs or more
- 3 Employment connections to the Community Council area
- 7 Previously lived in the Community Council area for 5+ yrs and relatives still live in the area
- 10 Lived in the Community Council area for 5 out of the last 10 years
- 4 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



**Q21. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (21)**

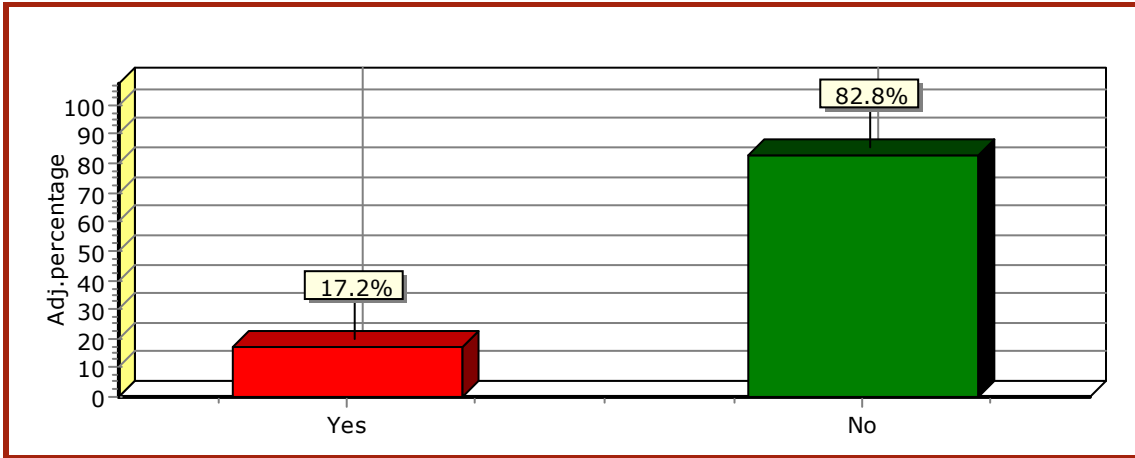


## 5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.

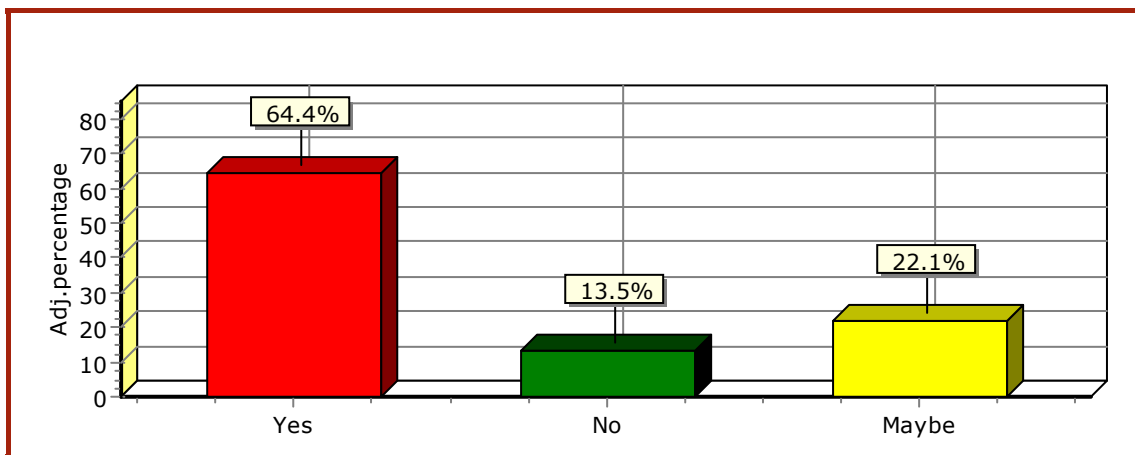
All the respondents were asked to complete part 3 of the questionnaire. The purpose of this section is to identify the community's feelings towards a affordable housing development in the area.

Percentages in this section apply to the number of respondents to the survey (125) who answered that particular question. This is known as adjusted percentage.

**Q22. Apart from you or anyone currently in your household, do you know anyone with a local connection who is not currently residing in the Clunderwen area that would like to or need to set up home in the Clunderwen area?**



**Q23. Would you Support a small local development of affordable housing to meet local need in the area?**



**Q24. Are there any comments you would wish to make regarding affordable housing in the Clunderwen area?**

**(PLEASE SEE ADDENDIX 1)**

## 6. AFFORDABILITY OF MOVING

This section considers the financial information given by the households in Questions 16 and 17 in regard to how much households would be able to afford if they were buying or renting a property. The information is compared to Open-market house prices, private rentals market and social housing rental prices.

### Open-Market Property Price Data (from Land Registry)

Average sale prices by type from July 2006 to September 2006 for Clunderwen and surrounding areas and number of Sales for postcode sector SA66 7.

Detached	£232,995	Sales	11
Semi-detached	NIL	Sales	NIL
Terraced	NIL	Sales	NIL
Flat/Maisonette	NIL	Sales	NIL
Average Price	£232,995	Total Sales	11

The average residential property sale price from July 2006 to September 2006 for Pembrokeshire was £179,247 (Land Registry). Highlighting the fact that the average property price in Clunderwen for this period, is higher than the average house price in Pembrokeshire.

### Private Rental Data (From Local estate agents in March 07) for the Clunderwen area.

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

## Pembrokeshire County Council Housing Stock for Clunderwen

	Units	Turnover ( <b>From 2002 – 2006</b> )
General Needs Properties	<b>26</b>	<b>7</b>

## Average Local Authority Weekly rents for Clunderwen

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

All Properties      **£52.42 per week**

## Housing Association Stock for Clunderwen

There are currently no Properties owned by a Registered Social Landlord in the Clunderwen area.

## **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 17 on how much they would be able to afford if they were buying a property, 14 households indicated they could afford prices ranging from between £40,000 to £100,000, which means they would have difficulty in being able to afford to purchase a property in the Clunderwen area on the open market.

The average sale price in the Clunderwen area from July 06 - September 2006 was £232,995 (Land Registry). As these prices are averages, there may have been some properties that will have been lower in price. Some of these may have been affordable to some respondents.

1 household indicated they could afford between £140,00 and £160,000 and 1 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 Clunderwen area.

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

Of the respondents who answered Question 16 on affordable Rental Levels, 17 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 Clunderwen area is £52.42 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 properties is low, 7 letting 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.

The Housing Association, Pembrokeshire Housing is currently looking to develop 26 units next to Bro Waldo in Clunderwen, and if a local lettings policy is attached to some of these properties, then that could meet some of the local need identified in this survey, but at this stage it has not been confirmed that this will happen.

## **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 Clunderwen 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 Clunderwen, 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 Clunderwen area, which tells us that it is desirable to meet locally identified need with local developments.

21 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 7-11 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 Clunderwen 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

Q24

When affordable housing or housing association properties are built there seems to be a trend of moving people into villages who have no connection to the area. This in turn leads to these people having little or no respect for the area in which they live. In my experience where affordable housing has been built in both Templeton and Begelly, the area has been spoilt by the minority which in turn affects the wider community. I believe this kind of project in Clunderwen would jeopardise the future of a lovely, integrated rural community.

In 2004, My sister was a nurse in Haverfordwest and couldn't afford to buy a home locally. so she moved to Ammanford, where she now lives. We see a lot less of Sian now.

Plans have been passed to build twenty seven dwellings adjoining Bro Waldo. Not all these houses will be allocated to local people, as usual with housing associations they will bring in families from outside the area. Many of these will be out of work and will have no intention of seeking work. This will only put extra pressure on the local health centre and local doctors. These families will only bring their problems as has happened in many other local areas. Why not build houses for local people as per demand not build houses and then look for people to live in them.

If a development of affordable housing came to the area I think it should only be for local people. This is a small close knit community with a lot of OAP's and to have strangers move to the area would concern a lot of people. There is also a problem with parking in the village with a lot of households owning more than one vehicle, bringing more dwellings to the village would only add to this problem.

This should be a small development for local people only. Consideration should be given to local people already living in the area, regarding development and access to these areas.

We would strongly support a development which would provide affordable housing for local people. We would however hope that young people living in Clynderwen were given priority. Many of the young people living in the village are working but could not afford current hose prices, they need support to buy their first house, hopefully this development will not be used only to re-house problem families. Parking in the village needs consideration too.

There IS a bare minimum of council houses in Clunderwen , as these are occupied by families. They are not likely to become available to locals like myself. I need low cost housing as my ill health prevents me from working and do not have the security of a council house which I would like for my son and I

Would only welcome development that would offer sustained housing for truly local people. I believe it is vital that more affordable homes/local authority homes for rent are built in the area. My own circumstances are that I have to live in completely unsuitable accommodation which is affecting my baby daughters health. I am Welsh speaking and have lived here all my life and would love to stay here. But I will have to move away if I cannot obtain suitable affordable housing in the next year 12 months.

Build and sell to locals

Specifically for local people

I would only support any Development if it did not have a negative impact on the village, or the people in it.

The emphasis must be on local, that is people born and raised in the area, who appreciate country values and traditions.

I strongly believe that affordable housing for local people should be exacty that. Not for people from outside the area Wales who have no reason for moving to the area only that they would like "council or housing association homes" I believe that local people should always have first choice when it comes to affordable housing.

Priority and support must be given for local people to develop affordable housing and to reside within the community in which they have been members of and have been brought up in. People who have a connection with the Clunderwen community must be given the support and priority to remain as residents within the locality in order to maintain the heritage the Welsh community spirit and the continuance of the traditional Welsh village life.

There is no need to build houses down from Bro Haldo. Clunderwen used to be a very close knit community but unfortunately there are too many English strangers moving in and now we do not even know our neighbours.

Provided that the housing is for local or locally connected people and not disadvantaged groups or politically correct groups in need of housing from outside of the county they should be housed by their own authority.

Clunderwen needs a proper bus transport system that allows people to go to & from work & leisure not a part time system. as it has at present i.e. an all day hourly bus service at times to suit people needs. Facilities are provided for youths within the area integrated with above otherwise Clunderwen could become job ruled as in other parts of Pembrokeshire

Local people defined as been born or went to school or have family living in Clunderwen

I am all in support of affordable housing for local people. Especially working families who have an impossible task in finding homes in their area. These new homes should not be for incomer's whether wealthy or not!

Local or not people need housing; especially younger people. More help would be useful to bring older. Cottages/housing up to standard, and also all new housing should be of a high ecological and low energy standard. Provision for people to grow their own food would be a great benefit.

If compassionate to surrounding area.

Local people being people born and bred in the community, not people moving in to locality with no money worries who will push up the prices of housing.

If there was cheaper affordable housing to be built it would be best to offer it to people already living in the area or from the area. i.e children living with parents who can't afford to move out.

We have a daughter renting a property in Clynderwen but needs to move because of damp in the property. She needs another house in Clynderwen, because of the rise in house prices purchasing is beyond her reach. A house in a small development in Clynderwen for her to rent would be ideal, she has a small child who she would love to go to a Welsh local school and be brought up in Clynderwen, as she was herself.

We would support a small development of affordable housing for local people only but not a form of housing association.

Small cluster of new housing preferred to estates.

We feel the area known as Browaldo should be kept for a small development of retirement bungalows only. There is only one access and exit area from fields available for development. Clunderwen has no facilities for people who find transport to work a problem, except a weekly bus service and quite expensive daily train service to some areas.

We would support this development if the houses were to buy and not for rent by Pembrokeshire Housing Association.

We would support a small development of affordable housing for local people only if local people had first priority for this development.

I would support a development of affordable housing for working people whose wages are too low to buy local property. I would not support a development which included Housing Association or similar scheme. These types of developments would lower the price of other properties locally, which would be unfair for current owners with high mortgages.

More effort should be made for people who work for a living and cannot afford the ridiculous price of houses because at the moment only people that are on benefits seem to be given the chance. No houses in Clynderwen are affordable for first time buyers. I don't agree with the new development (Housing Association at Browaldo) it would have made more sense to build affordable houses for local people. young local people will start moving out of area and strangers will move in.

Most recently built properties within Clunderwen are too big for their plot size and local people have been priced out of the market by incomer's (who often do not contribute to infrastructure)

I Would only support a small development of affordable housing if they were solely distributed to people requiring them who already live in the immediate locality eg. young people/families who need to move out of their parents home. I do not support provision of housing for immigrants, convicts, people from outside the immediate locality. I strongly oppose this as the community would lose its close tight knit values which is already beginning to happen. My husband and I have always lived in Clunderwen. The villagers are unique and invaluable. We don't want to lose this.

# Appendix 2

# Clunderwen 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 Clunderwen 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 Clunderwen 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.

A member of the Clunderwen Community Council will call to collect the completed questionnaires within the next 7 days.

Thank you in advance for helping with this important work.

Clunderwen Community Council

# Appendix 3

# CLUNDERWEN 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"/>
Clunderwen 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"/>

**Q5. How many bedrooms does your home have?** (Please tick one box)

- 1       2       3       4       5 or more

**Q6. How many people of each age and sex are there in your household?** (Please write the numbers in the relevant boxes)

	0-9 years	10-15 years	16-19 years	20-44 years	45-64 years	65-74 years	75 years +
<b>Male</b>	_____	_____	_____	_____	_____	_____	_____
<b>Female</b>	_____	_____	_____	_____	_____	_____	_____

**Q7. Does your household as a whole, or anyone in your current household, expect to need to move within the Clunderwen Community Council area in next 5 years?**  
(Please tick one box)

- Yes, the whole household (Go to section 2, **Q9**)
- Yes, only certain members of the household (Go to section 2, **Q9**)
- No, do not expect to need to move (Go to section 3, **Q22**)

**Q8. You have identified that either your whole household or part of it will need to move. This household should complete section 2. If there is more than one new household that will be formed, for example two children leaving the family home, then you will need to obtain extra forms. This can be done by contacting the Rural Housing Enabler please find his contact details on the last page of the questionnaire, or by leaving the name and address of the person or persons who need an extra form below.**

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**POSTCODE:** \_\_\_\_\_

## **SECTION 2: Assessing the level of housing need**

This section asks about the household that expect to need to move within the Clunderwen Community Council area in the next 5 years; the size of home they require and how they intend to pay for their accommodation. You should fill out a copy of Section Two for each household that will move, ie. for the whole household if that is moving and each new household forming.

**Q9. How many people of each age and sex are there in your household that need to move?** (Please write number in each applicable area)

	0-9 years	10-15 years	16-19 years	20-44 years	45-64 years	65-74 years	75 years +
<b>Male</b>	_____	_____	_____	_____	_____	_____	_____
<b>Female</b>	_____	_____	_____	_____	_____	_____	_____

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

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

**Q11. Is your household Welsh Speaking?**

- Yes
- No

**Q12. How Many bedrooms would you expect to need?** (Please tick one box)

- 1
- 2
- 3
- 4
- 5 +

**Q13. 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

**Q14. When would your household expect to need to move?**

(Please tick one box)

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

**Q15. 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 \_\_\_\_\_

**Q16. 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)

**Q17. 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 |                                               |

**Q18. 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 \_\_\_\_\_

**Q19. In which area would the household consider living?** (Please tick as many boxes as apply)

- Clunderwen Area
- Neighbouring Communities
- Elsewhere in Pembrokeshire (Please specify) \_\_\_\_\_
- Other \_\_\_\_\_

**Q20. 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 \_\_\_\_\_

**Q21. 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.

**Q22. Apart from you or anyone currently in your household, do you know anyone with a local connection who is not currently residing in the Clunderwen area that would like to or need to set up home in the Clunderwen 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:** \_\_\_\_\_

**Q23. If a need is identified, would you support a small development of affordable housing for local people in this survey area?** (Please tick one box)

Yes

No

Maybe

**Q24. If you wish to make any other comments please write them here?**

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**If you know of any suitable sites, available land or property within the survey 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. A member of the Community Council will call to collect the completed form within the next 7 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](mailto:matthew.owens@rhe-pembs.co.uk)

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