

CWM GWAUN COMMUNITY COUNCIL HOUSING NEEDS SURVEY REPORT

CONDUCTED SEPTEMBER 2007

FINAL REPORT MAY 2008



Rural Housing Enabler
Galluogydd Tai Gwledig

TABLE OF CONTENTS

1. SURVEY METHODOLOGY AND RESPONSE

2. SUMMARY OF ANALYSIS

3. ANALYSIS OF SECTION ONE OF THE SURVEY
COMPLETED BY ALL HOUSEHOLDS

4. ANALYSIS OF SECTION 2 OF THE SURVEY COMPLETED
BY POTENTIAL MOVERS

5. ANALYSIS OF SECTION 3 OF THE SURVEY COMPLETED
BY ALL HOUSEHOLDS

6. AFFORDABILITY OF MOVING

7. CONCLUSIONS

Appendices

Appendix 1. Summary of answers to Q22

Appendix 2. Covering letter sent with survey form

Appendix 3. Questionnaire

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 Cwm Gwaun 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 17th September 2007, this was facilitated by the Rural Housing Enabler. The questionnaires were sent to all 127 addresses on the council tax register for the Cwm Gwaun 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 12th of October 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 additional household or non-resident questionnaires were requested. A total of 127 surveys were distributed.

Response

A total of 60 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. A total of 57 questionnaires were returned from occupied households. All were completed or part-complete and 3 questionnaires were returned incomplete.

The three incomplete questionnaires were discounted from the analysis.

According to the figures from the council tax office, of the addresses identified in the Cwm Gwaun area, 8 properties are currently unoccupied and 9 are currently used as holiday homes. This provides us with a figure of 110 occupied households in the Community Council area. This equates to a return rate from the occupied households of 52% (57/110).

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 52%

14% 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.

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.

38% of respondents who identified a household in housing need stated they wanted to pay for the property buying as a shared owner, 31% indicated they wanted to buy on the open market, 23% indicated they wanted to rent from a Local Authority or a Housing Association and 8% indicated they wanted to rent privately.

75% of households who expressed a housing need detailed that need as within 3 years, 25% detailed that need with the next 3 to 5 years.

37.5% of respondents who identified themselves as being in housing need, expressed a desire for 3 bedroom properties, 37.5% for 2 bedroom properties, 12.5% for 4 bedroom properties and 12.5% for a 1 bedroom property.

Of the households that identified a housing need 43% described their household as families (one or two adults with children), 28.5% as single person households and 28.5% as co-habiting/married couples.

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

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

88% of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

69% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need, 25% of respondents said maybe and 6% 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.

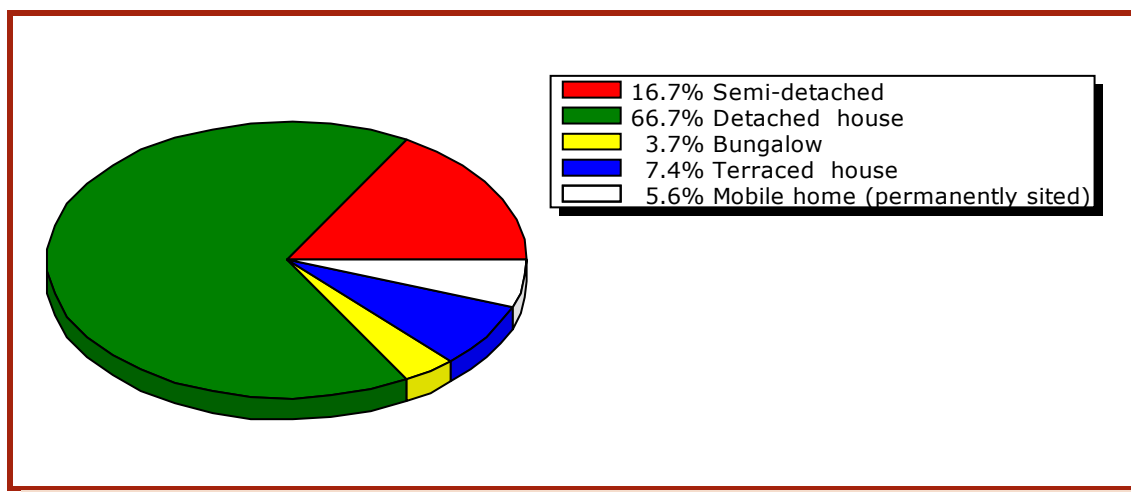
Presentation broadly follows the questions set out on the survey form.

Percentages in this section apply to the number of respondents to the survey (57) who answered that particular question. This is known as adjusted percentage.

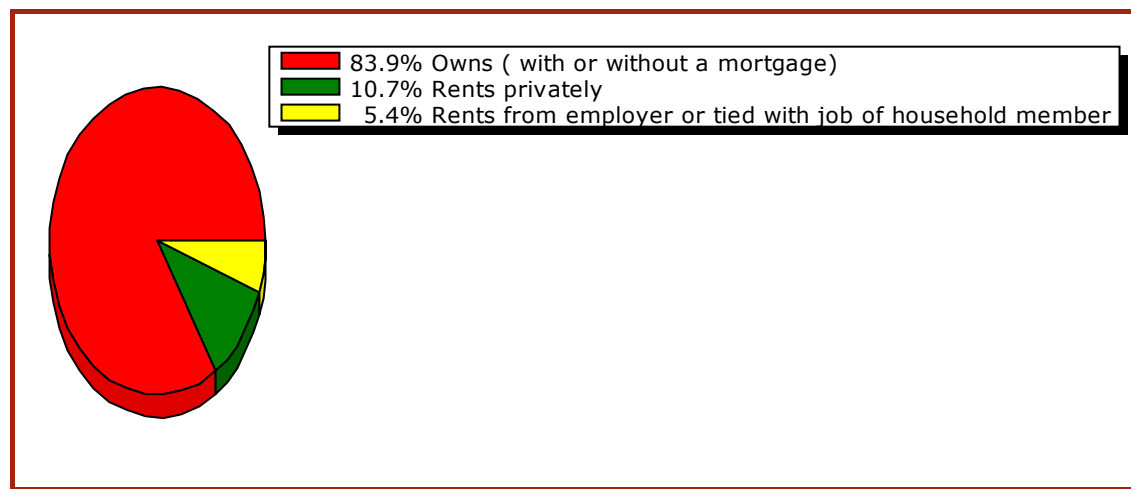
Q1. Is this your Main Home?

All 57 respondents stated their Cwm Gwaun address was their main home.

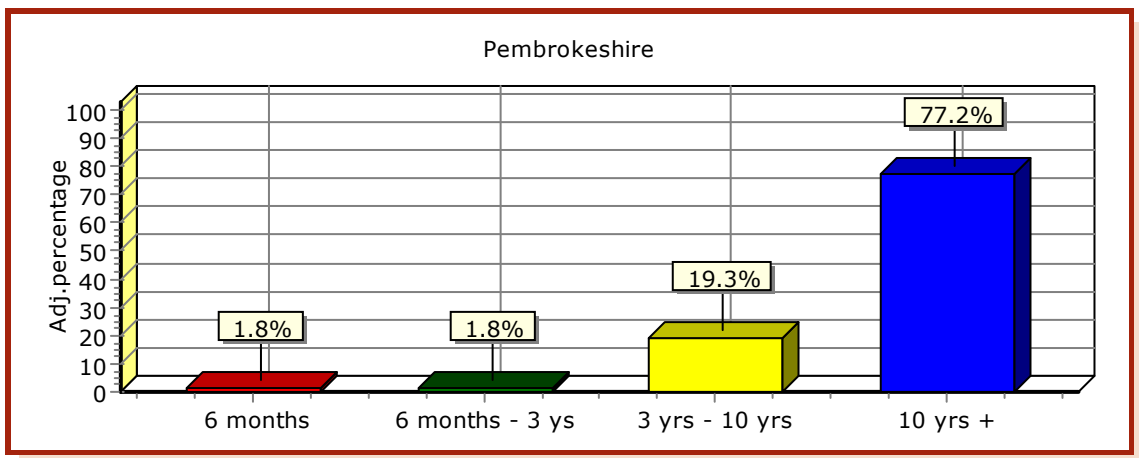
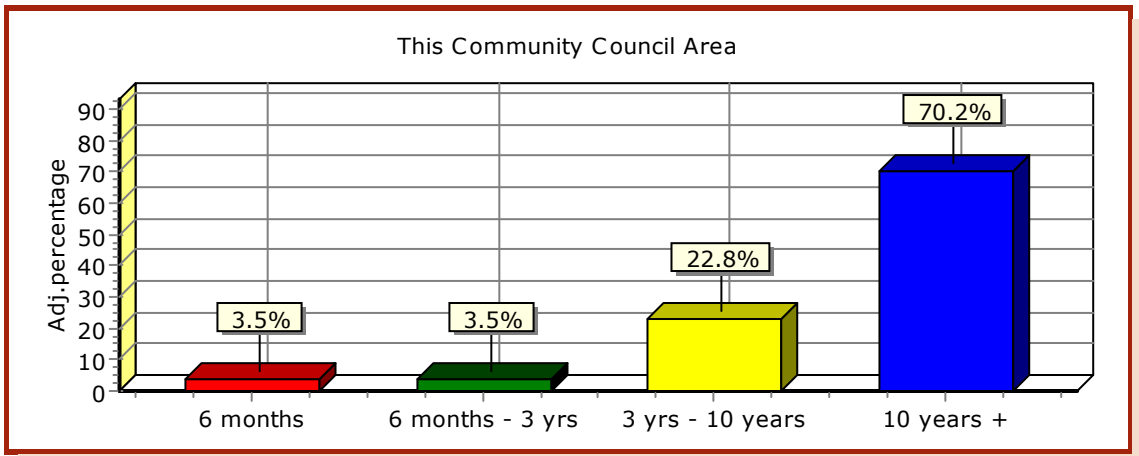
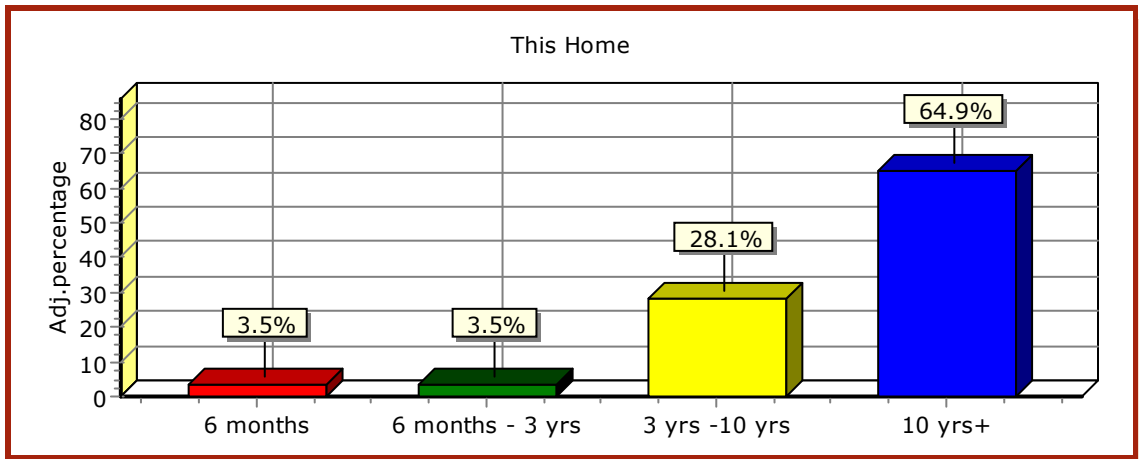
Q2. What type of house does your household live in?



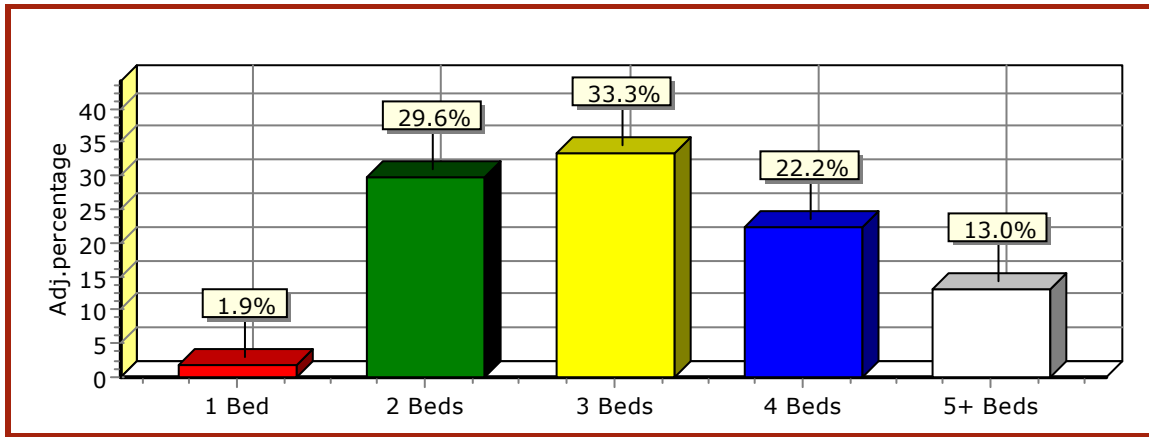
Q3. Does your household own or rent this property?



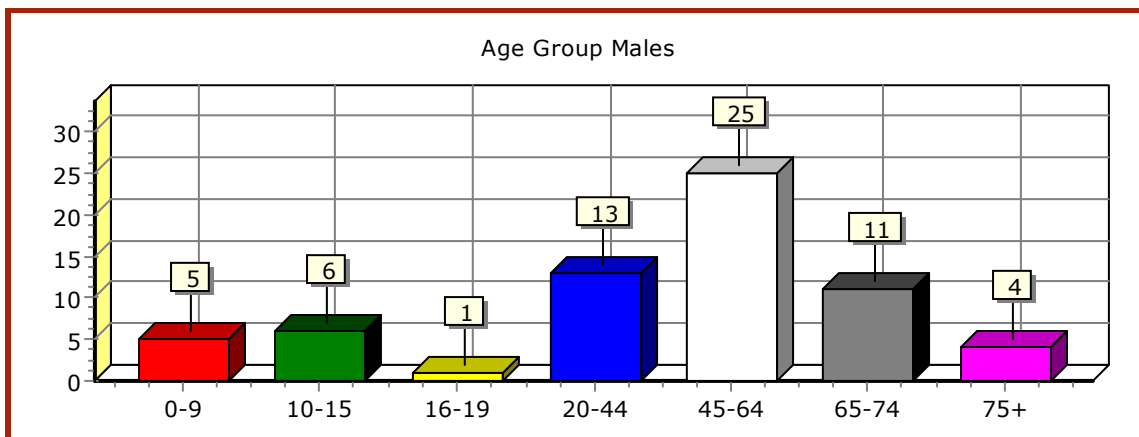
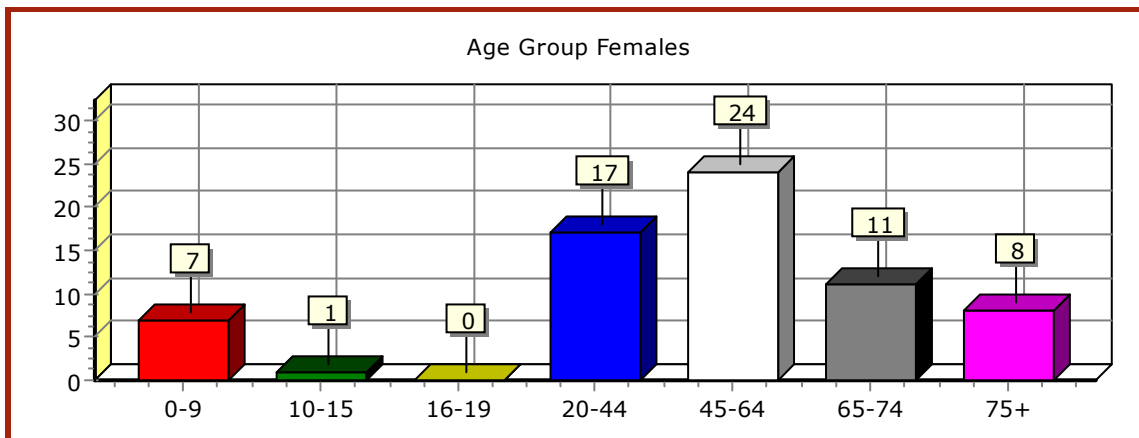
Q4. How long have you lived in?



Q5. How many bedrooms does your home have?



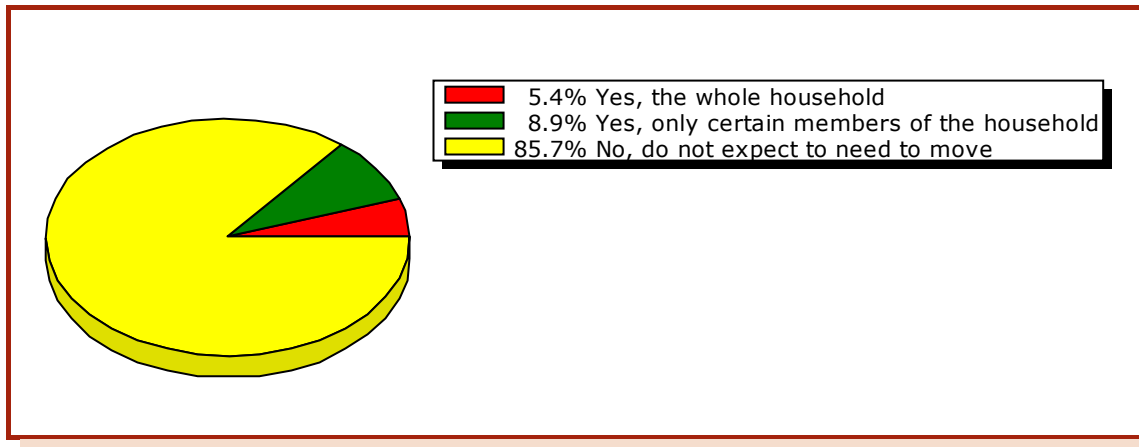
Q6. How many people of each age and sex are there in your household?



The total number of people identified in respondents households was 133.

This equates to an average household size of 2.3 people (133/56)

Q7. Would your household, or anyone in your household, expect to need to move within the Cwm Gwaun 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 14%.

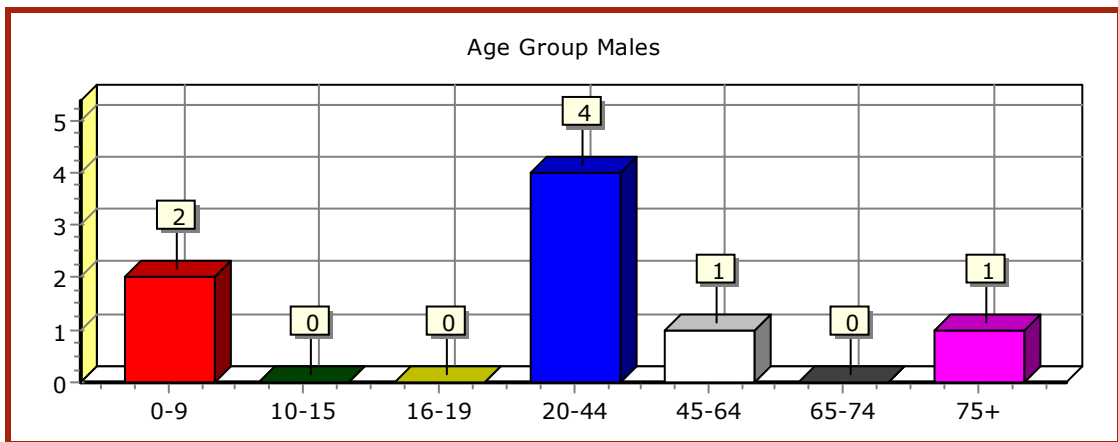
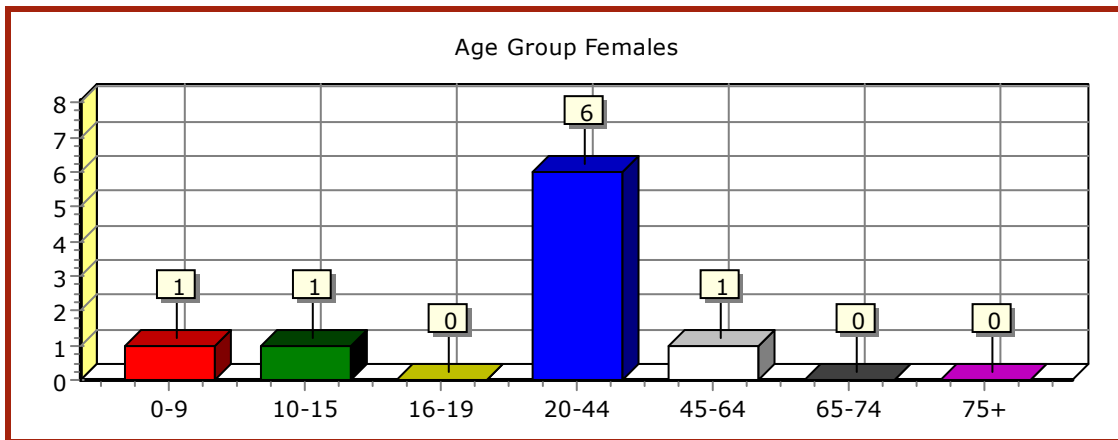
4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS

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.

8 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.

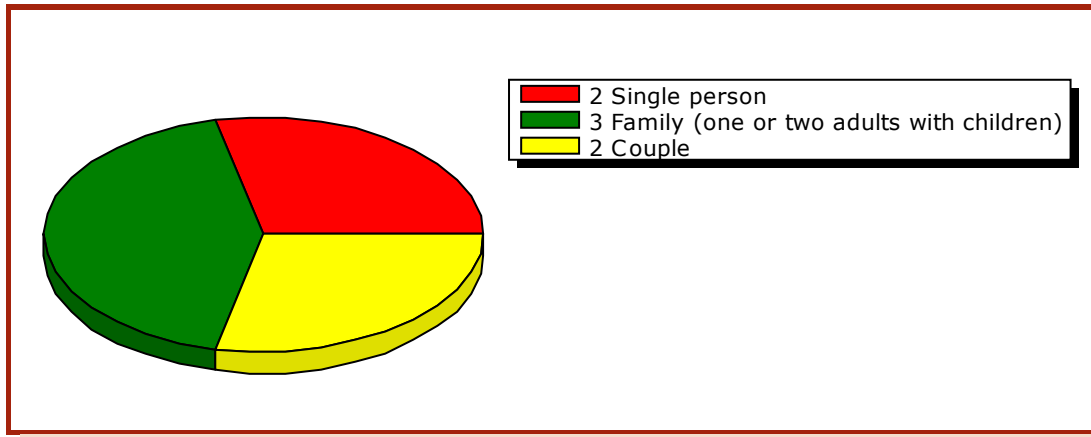
Q8. How many people of each age and sex in the household that need to move? (8)



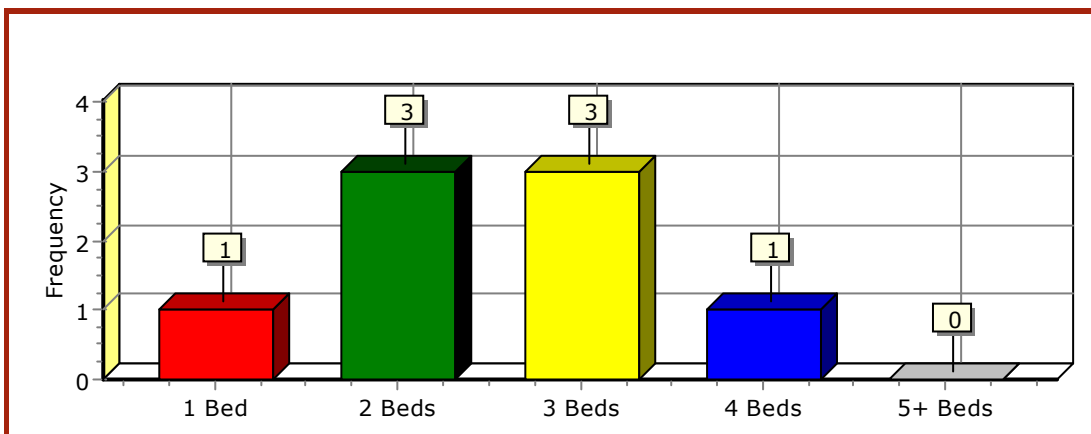
The response to this question shows us that the age group with the highest number of male and female respondents who have identified themselves as being in housing need is 20-44 age group.

In total 17 people in 8 households have identified themselves in need. This equates to an average household size of 2.1 people.

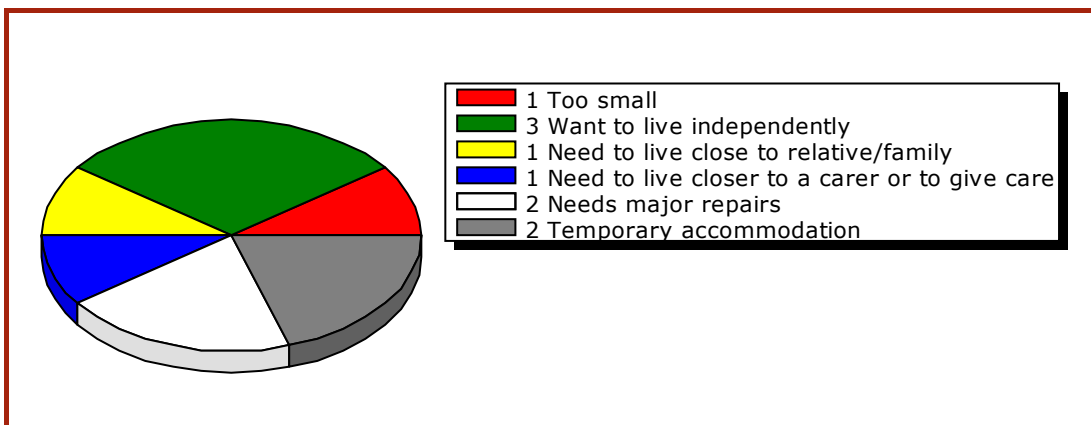
Q9. How would you describe this household? (7)



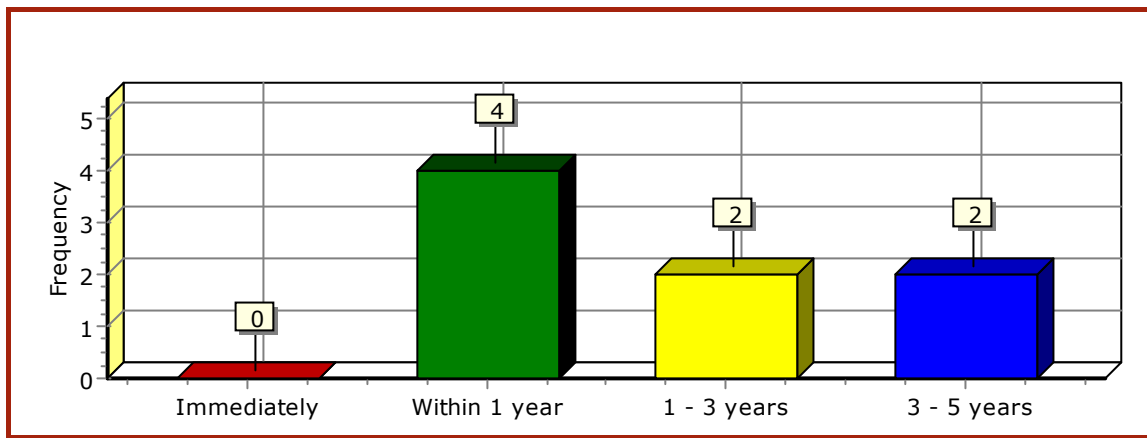
Q10. How many bedrooms would you expect to need? (8)



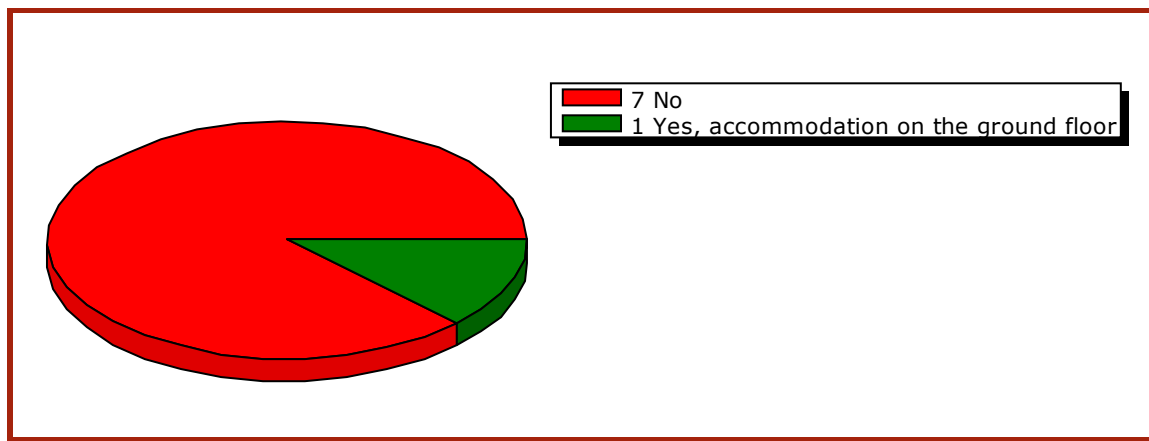
Q11. Why does your Current home not meet your needs? (TV = 10)



Q12. When would you expect to need to move? (8)

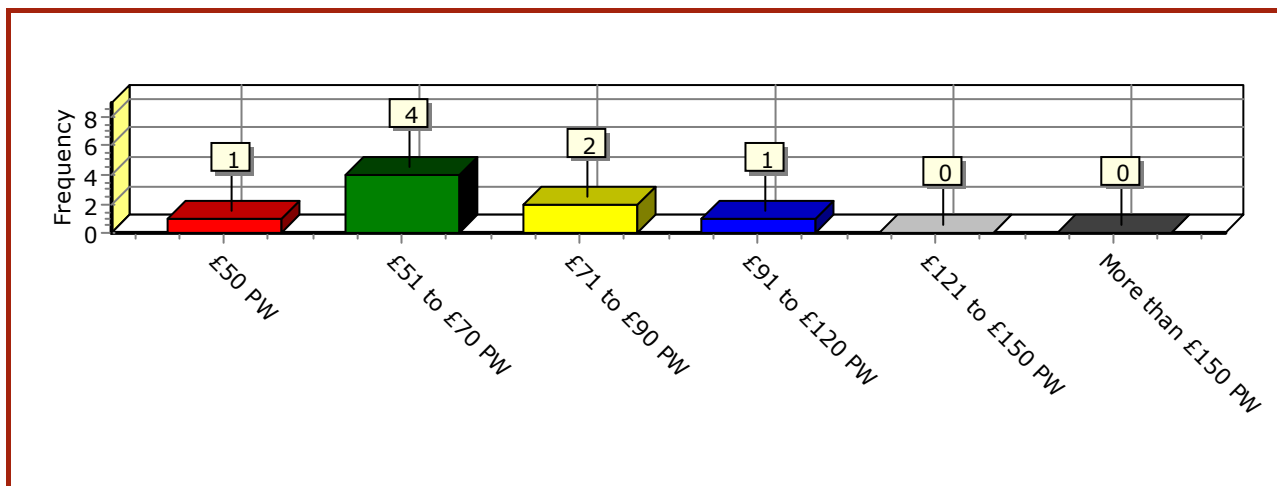


Q13. Does your household have a specialist housing need? (TV = 8)



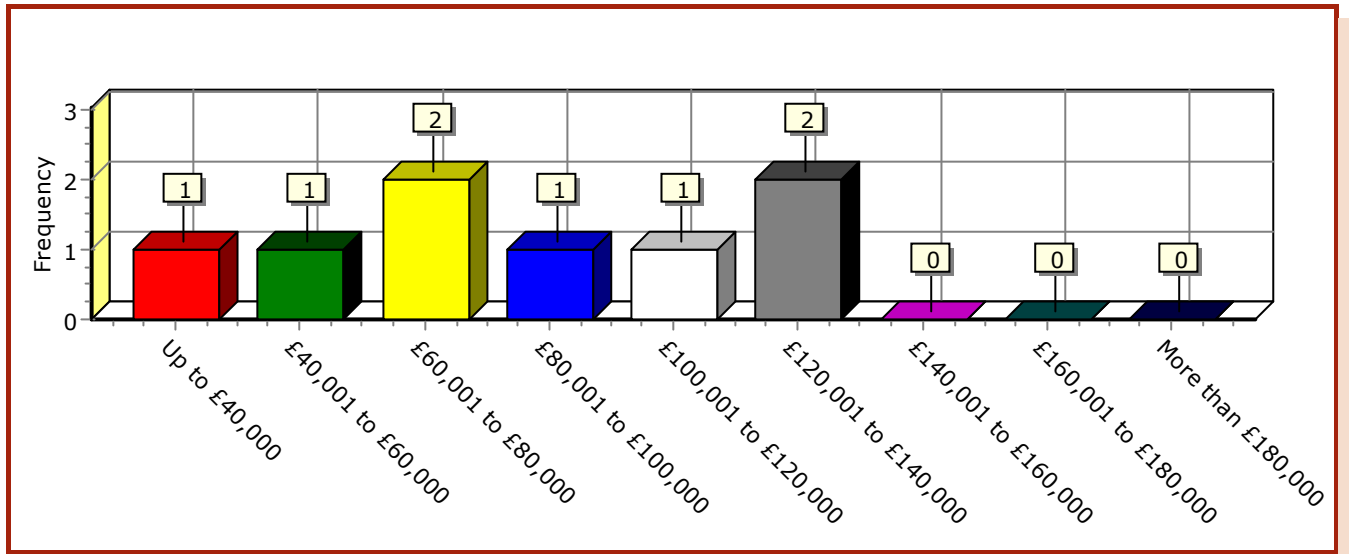
Q14. How much would the household be able to afford if renting? (8)

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

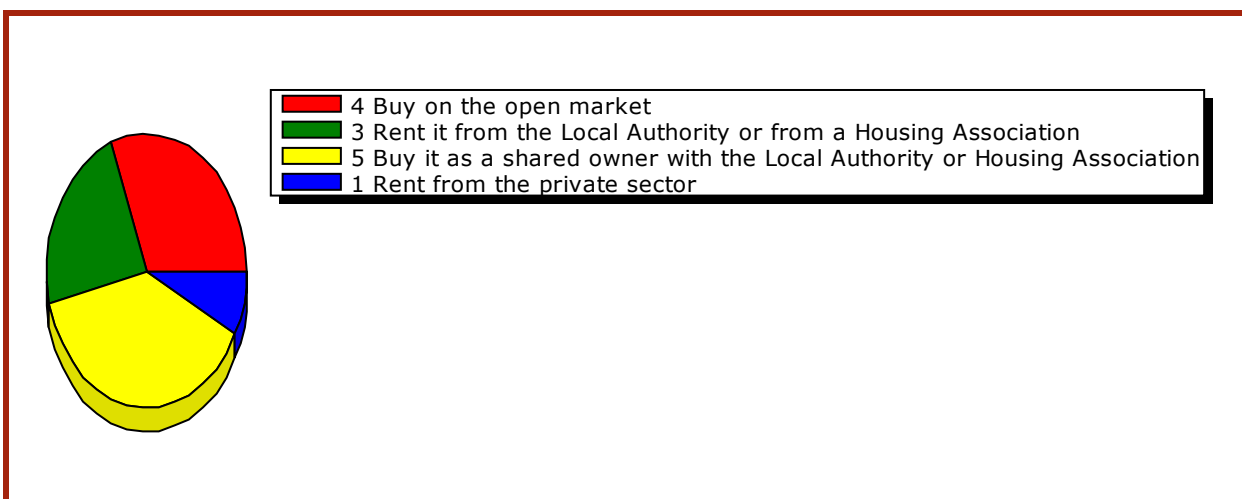


Q15. How much would the household be able to afford if the household were buying a property? (8)

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



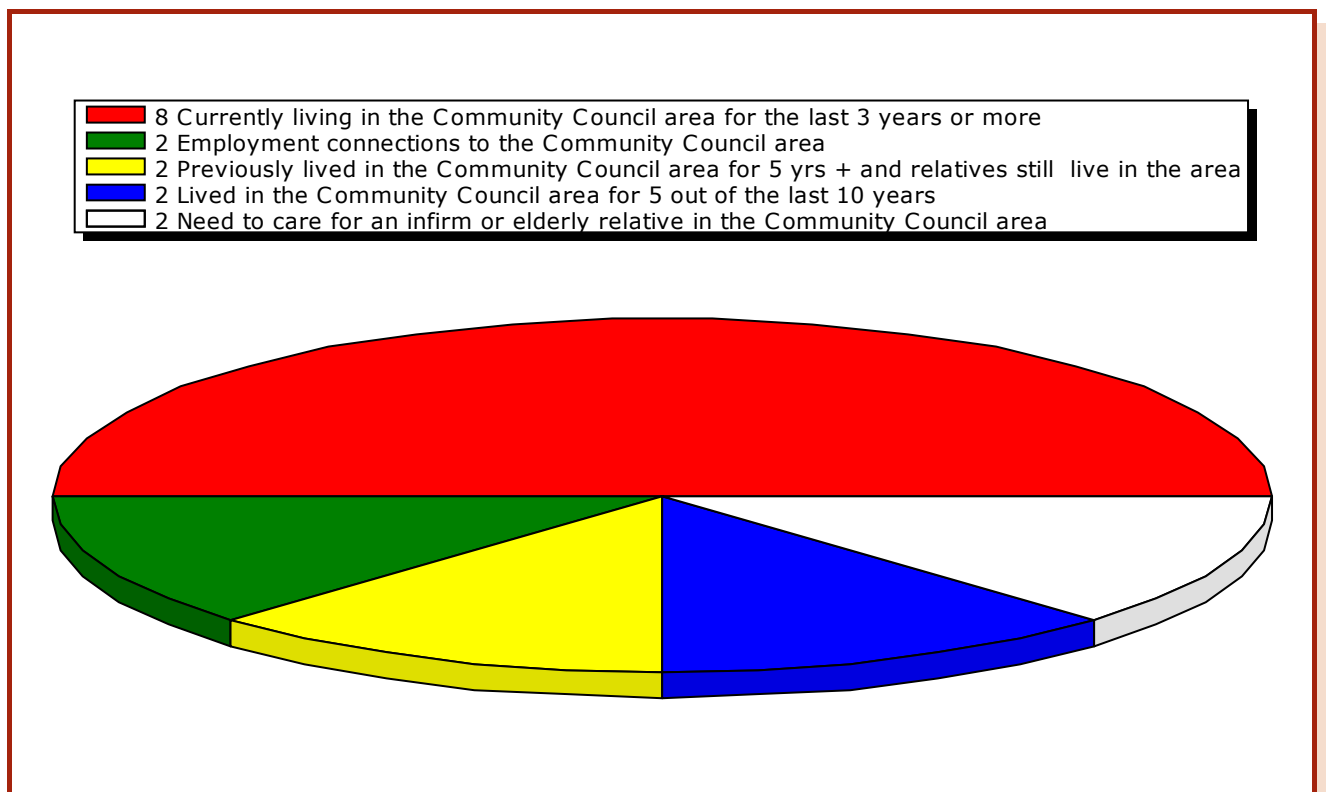
Q16. How would this household consider paying for this accommodation? (TV = 13)



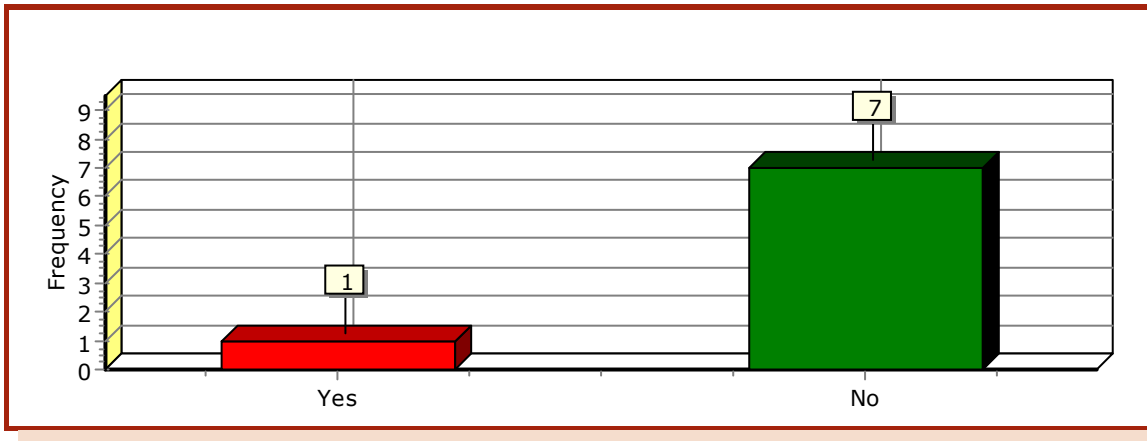
Q17. In which area would the household consider living? (TV = 8)

All 8 respondents to this question stated they wanted to live in Cwm Gwaun.

Q18. Do you have a local connection with your community of first choice? (TV = 16)



Q19. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (8)

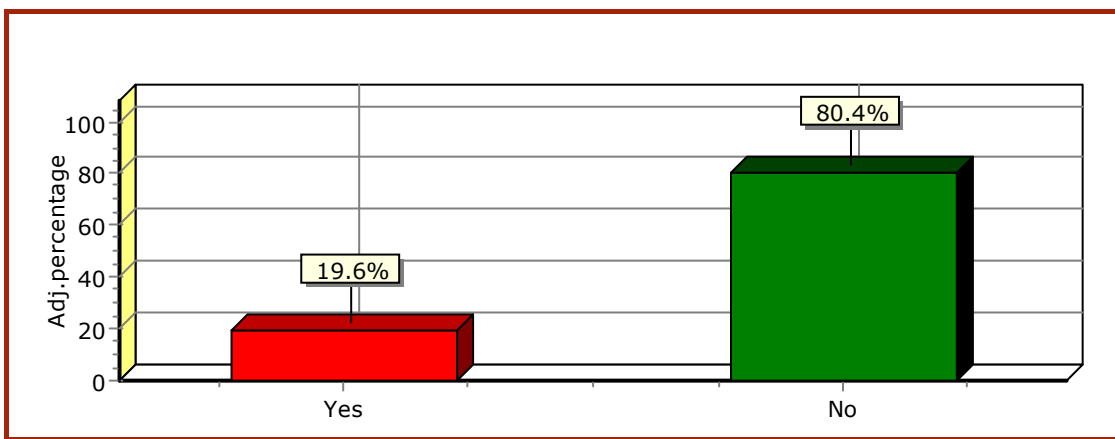


5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.

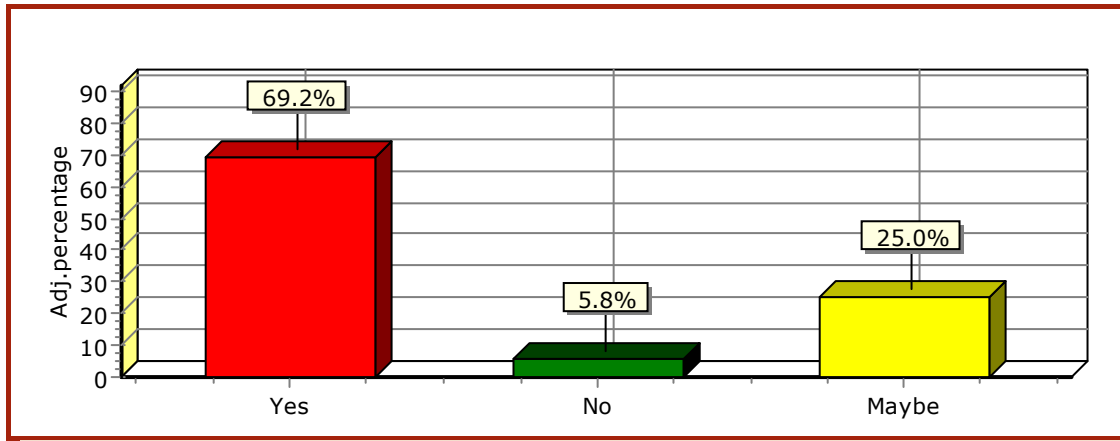
All the respondents were asked to complete part 3 of the questionnaire. The purpose of this section is to identify the community's feelings towards a affordable housing development in the area.

Percentages in this section apply to the number of respondents to the survey 53) who answered that particular question. This is known as adjusted percentage.

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



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



Q22. Are there any comments you would wish to make regarding affordable housing in the Cwm Gwaun area?

(PLEASE SEE ADDENDIX 1)

6. AFFORDABILITY OF MOVING

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

Open-Market Property Price Data (from Land Registry)

Average sale prices by type from July 2007 to Sept 2007 for Cwm Gwaun area and surrounding areas and number of Sales for postcode sector SA65 9.

Detached	£218,829	Sales	8
Semi-detached	£199,875	Sales	4
Terraced	£167,062	Sales	8
Flat/Maisonette	NIL	Sales	NIL
Average Price	£194,331	Total Sales	20

The average residential property sale price for Pembrokeshire from July 2007 to Sept 2007 for Pembrokeshire was £162,077 (Land Registry).

Private Rental Data (From Local estate agents in November 07) for the Cwm Gwaun area.

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

Pembrokeshire County Council Housing Stock for Cwm Gwaun Community Council area

	Units	Turnover (From 2002 – 2007)
General Needs Properties	3	1

Average Local Authority Weekly rents for Cwm Gwaun Community Council area

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

All Properties **£58.40 per week**

Registered Social Landlord Stock (Cymdeithas Tai Cantref) for Cwm Gwaun Community Council area

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

Cymdeithas Tai Cantref are currently developing two properties in the area which will be allocated to applicants living within Llanychaer or the bordering community when completed.

Affordability

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

It is clear that the majority of those households who expressed themselves as being in housing need could not afford to purchase a property on the open market. Of the respondents who answered Question 15 on how much they would be able to afford if they were buying a property, 8 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 Cwm Gwaun area on the open market.

The average sale price in the Cwm Gwaun area from July 07 - Sept 07 was £194,331 (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.

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

Of the respondents who answered Question 14 on affordable Rental Levels, 7 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 respondent to this question stated they could afford prices ranging from between £91 per week to over £120 per week. It is clear that this respondent 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

Rental costs for Social housing in the area is £58.40 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, 1 letting's since 2003 for Local Authority owned property. 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 Cwm Gwaun 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 Cwm Gwaun 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 Cwm Gwaun area, which tells us that it is desirable to meet locally identified need with local developments.

8 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 3-4 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 Cwm Gwaun Community Council area.

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

Appendix 1

Q22

We are a local Welsh speaking family the Gwaun Valley / Llanuchaer parishes with strong family connections spanning many generations. We wish to remain in this immediate area because of our family roots and ties, our culture and traditions, the community and our unique Welsh dialect which we want to keep alive for our children and future generations. Due to different circumstances we have seen many of our neighbour's farms and small holdings being sold off at inflated prices, far beyond our means, and turned into holiday homes or as houses for wealthy incomer's. These incomer's may contribute financially to the local economy, but most are unwilling to blend in to our rural way of life and our culture. They in turn are killing off the community and ostracising the local people, turning the area in to a cultural waste land. We as local people, also face the hardship and dictatorship of the National Park. Nobody appreciates this beautiful are more than we do and we certainly don't want to ruin it for our future generations. There for we find it incredible that the National Park Planning Department opposes almost every local application for agricultural building or dwellings, yet passes their own building applications or applications from wealthy incomer's. To build unsympathetic, uncharacteristic buildings in the are without fuss.

Small scale development integrated with existing communities would be best.

Limit if possible the percentage of second homes.

Affordable housing needs to be defined, simply building smaller homes does not necessary make them affordable and they should not be exclusive. A way forward would be community housing in my opinion

There is a real need for one bedroom bungalows for elderly people in this area.

I think that someting has to be done to see that the natives of Cwm Gwaun are to be treated the same as incomers when it comes to getting planning for a home in the district.

Appendix 2

Cwm Gwaun 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 Cwm Gwaun 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 Cwm Gwaun 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.

Cwm Gwaun Community Council

Appendix 3

CWM GWAUN 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"/>
Cwm Gwaun Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pembrokeshire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

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

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

- 1
- 2
- 3
- 4
- 5 +

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

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

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

(Please tick one box)

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

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

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

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

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

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

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

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

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

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

- Cwm Gwaun Area
- Neighbouring Communities
- Elsewhere in Pembrokeshire (Please specify) _____
- Other (Please specify) _____

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

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

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

- Yes No

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

Contact Details

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

NAME: _____

ADDRESS: _____

POSTCODE: _____

Please go to Section 3

SECTION 3: Views on local affordable housing

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

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

Yes

No

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

Q21. If a need is identified, would you support a small development of affordable housing for local people in the Cwm Gwaun area? (Please tick one box)

Yes

No

Maybe

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

If you know of any suitable sites, available land or property within the Cwm Gwaun 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

Meyler House
St Thomas Green
Haverfordwest
Pembrokeshire
SA61 1QP

Tel: 01437 774769

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

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