

# **HOUSING NEEDS SURVEY REPORT**

**DALE  
COMMUNITY COUNCIL**

**November 2005**



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# 1. SURVEY METHODOLOGY & RESPONSE

The questionnaire was compiled and approved by Pembrokeshire County Councils Social Care and Housing Directorate, and the Dale, St Ishmaels and St Brides & Marloes Community Councils.

**Section 1:** Was completed by all respondents and focused on

- Preferred type of accommodation required
- Tenure of household
- Age and sex profile of households
- Length of residence
- Potential households and new households in need of housing
- Need for households to stay in area

**Section 2:** Was completed by potential households in housing need and focused on

- Reasons for being unsuitably housed
- Are households on social housing waiting lists ?
- Timescales of need
- Age and sex profile of people in need.
- Preferred type of accommodation required
- Preferred tenure
- Local connections
- Affordability of rent or mortgage

**Section 3:** All households were asked to complete Section 3 apart from the first question (Q21) which was completed by the people who had identified themselves as being in housing need.

- Level of need for affordable housing
- Sections of the community most in need
- Provision of affordable housing developments
- Communities feeling towards new developments
- Special needs requirements

## **Sampling**

According to the 2001 census there are 87 occupied households in the Dale area, Pembrokeshire Coast National Parks Planning Department confirmed that two new houses had been completed in the area since then bring the total to 89. The survey was distributed and collected by hand. This was carried out by the local Community Council Members. In total 84 Surveys were distributed. Any properties that were known to be vacant or used as holiday homes, based on local knowledge forms did not receive forms.

If people needed additional forms for non-residents with a local connections or forms to be filled out for additional households then they could be obtained from the Dale Community Council Clerk. Five forms were received from non residents with a local connection, and two additional household forms were completed. Respondents were given two weeks to complete the questionnaire, the deadline for the return of the forms was the 12/10/05.

## **Response Rate**

In total 84 survey questionnaires were distributed with 46 questionnaires plus 5 non-resident and 2 additional household questionnaires completed and returned to the Rural Housing Enabler for data entry and analysis. This equates to a response of 55% which is a high rate of return compared to other housing needs surveys carried out in Pembrokeshire in recent years.

## **2. SUMMARY OF ANALYSIS**

27% of respondents have identified themselves or a member of their family as in need of moving or creating new households in the next 5 years.

11% of respondents identified their current household as in need of moving over the next 5 years.

16% 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.

Of the households who expressed a housing need 82% felt they would need to move within the next 3 years.

50% of the people identifying themselves as being in housing need wanted a property to rent from either the Council or a Housing Association. The other 50% would prefer to buy the property either with a private mortgage or on a share ownership basis with a Housing Association.

83% of the households who expressed a need to move ideally wanted to remain in the Dale Community Council area.

Of the households who identified themselves as being in housing need the majority stated they had a local connection to that community, through residential, family and employment links.

62% of respondents said they knew of households that had moved away from the area, and would like to return if housing was available. Five responses were received from households currently living outside the community who would like to move to the community, and believed they have a need to do so.

91% of respondents felt they would strongly support or support a development of affordable housing to meet local need. 6% of respondents said they would strongly object, and 3% of respondents had no opinion on this issue.

59% of respondents said they would support any new housing developments in the area and 34% of respondents said they would object or strongly object.

59% of the respondents felt that the housing should be provided by Pembrokeshire County Council or a Housing Association.

Of the respondents who answered question 20 on affordable buying levels, 86% (12 households) indicated they could afford prices ranging from £40,000 to £110,000 which means they would have difficulty in being able to afford to purchase a property in Dale and surrounding areas on the open market. The average price in the Dale postcode sector SA62 3 was £194,765 from April-June 05 according to the Land Registry figures.

75% (9 households) of the respondents who answered question 19 on affordable rental levels, felt that prices ranging from £50 (£217pcm)-£70 per week (£303pcm) would be affordable to them. The majority of the households who identified themselves as in need of moving could not afford to rent a property on the open market based on the average rental prices in the area.

### **3. ANALYSIS OF THE SURVEY COMPLETED BY ALL HOUSEHOLDS**

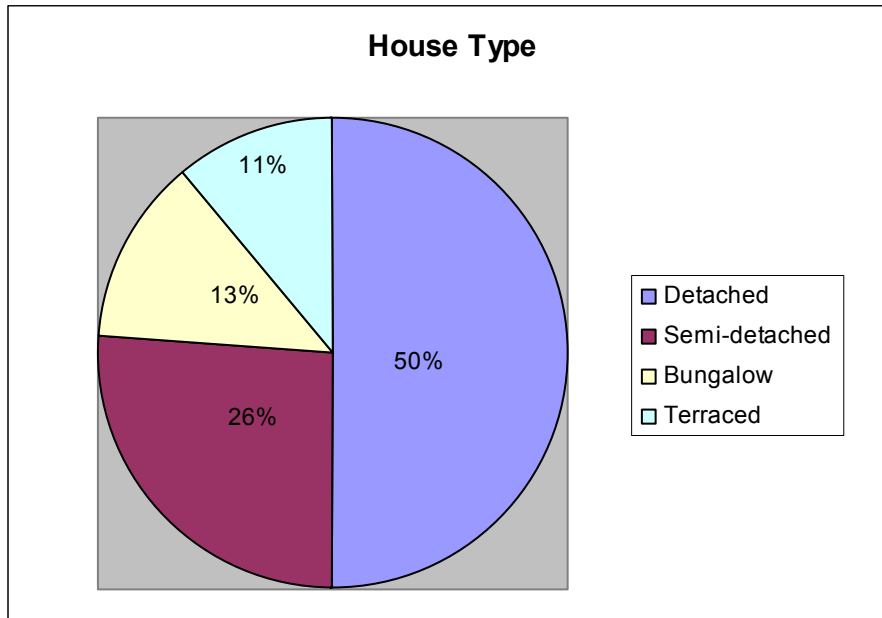
The purpose of part 1 of the questionnaire was to indicate the main housing patterns for the sample area.

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

Percentages in this section apply to the number of respondents to the survey (46) who answered that particular question. Please note not all respondents answered every question. This is known as adjusted percentage.

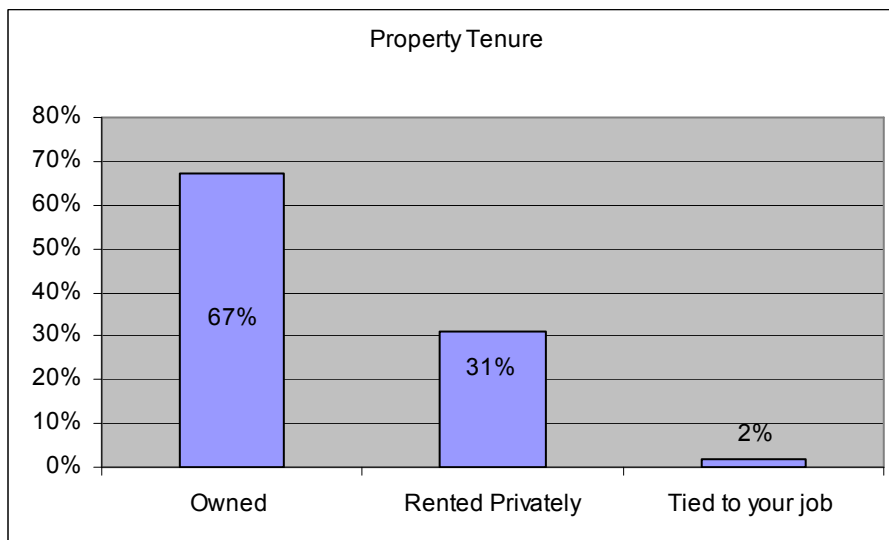
### Question 1

What type of home do you live in?



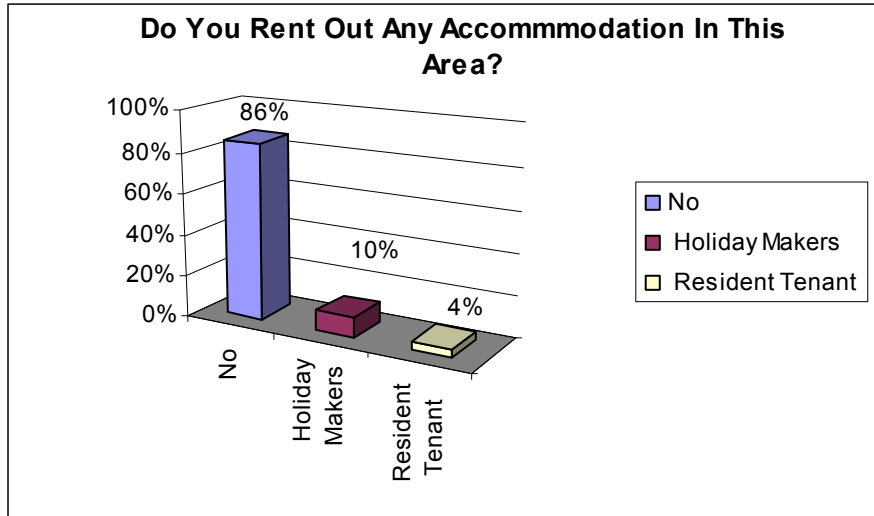
### Question 2

Is your Property?



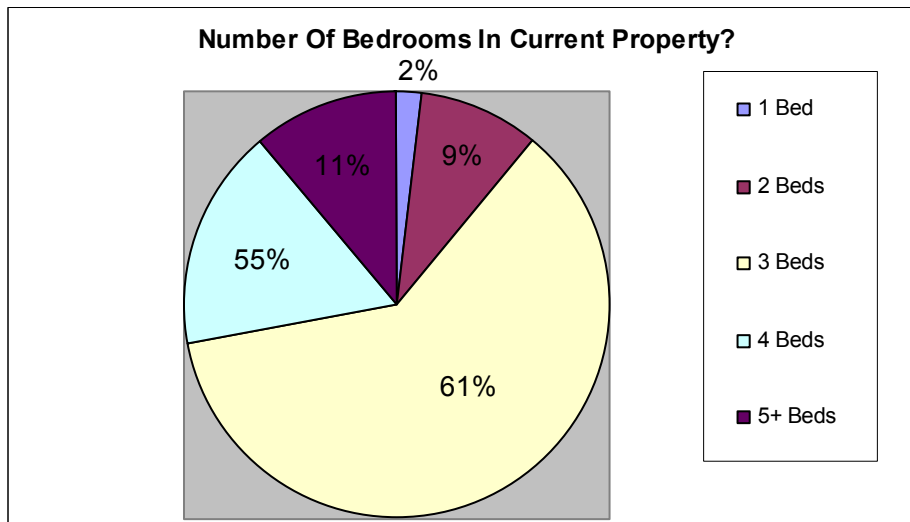
### Question 3

Do you rent out any accommodation in the area?



### Question 4

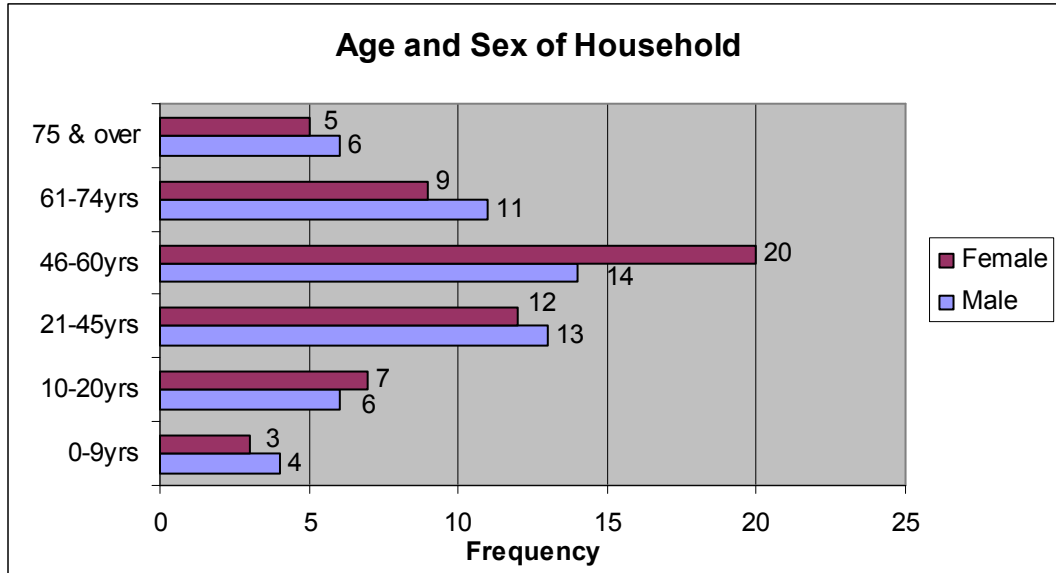
How many bedrooms does your property have?



Indicating that the majority of homes in the area occupied by the respondents are 3 bedroom properties and highlighting a low number of 1 & 2 bedroom properties, for smaller households or single people.

### Question 5

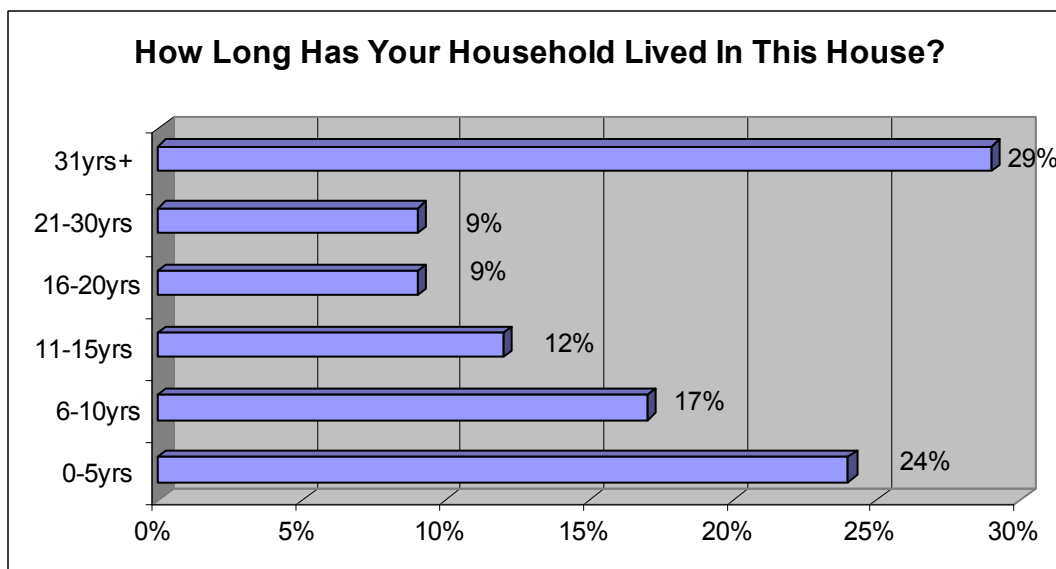
How Many people of each age and sex are there in your household? (The information is shown as Frequency of response not a percentage)

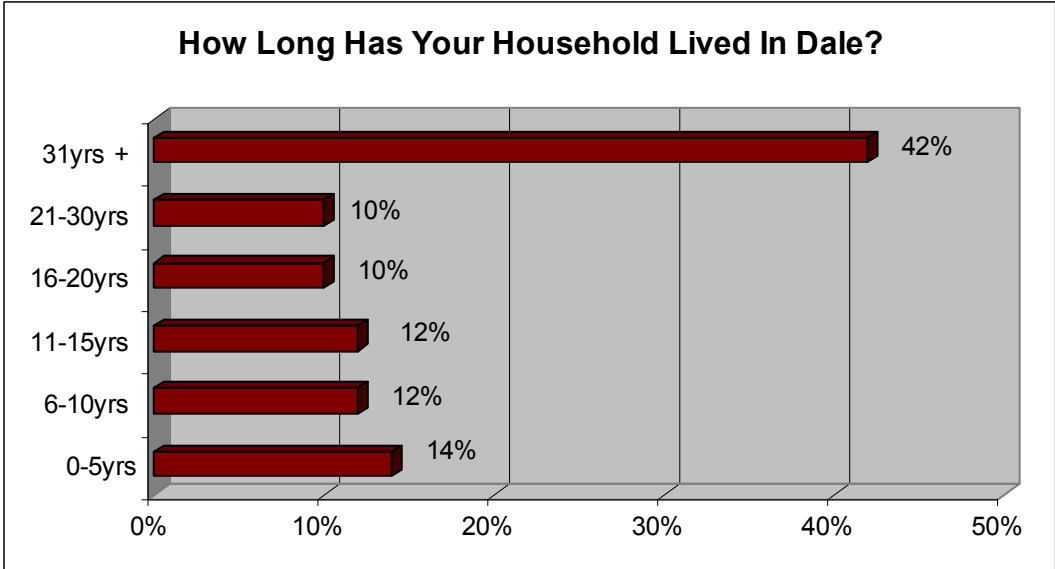


110 People in 46 households tells us that the average household amongst the respondents is 2.4 people. The information also tells us that of the 46 households who responded to the survey 51% were female and 49% were male.

### Question 6

How long has your household lived in?

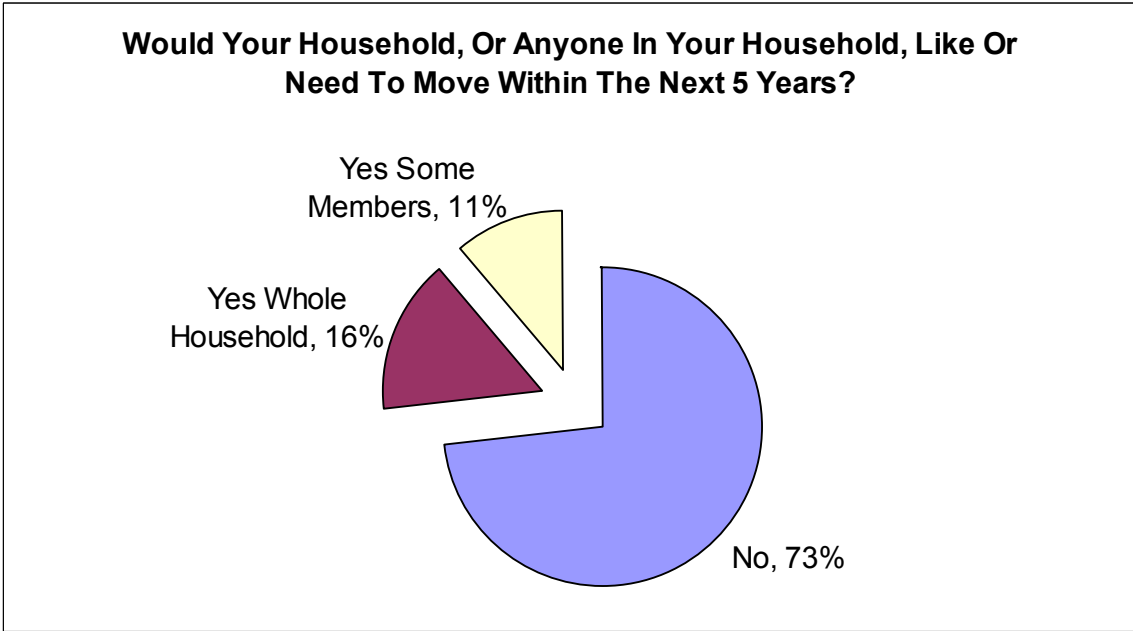




The information would appear to show that the Dale is a fairly settled community, both in term of staying in the same property and in terms of staying in the same area, however 26% of respondents have only been resident in the area for 10 years or less.

**Question 7**

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



27% of respondents have identified themselves or members of their family as in need of moving within the next 5 years.

11% of respondents identified their current household as in need of moving over the next 5 years.

16% 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.

**People who did not identify themselves as being in housing need were directed to Question 22; they did have the option to continue to answer any intermediate questions if they wished.**

### **Question 8**

Is there a need for the household to stay in the area?

Yes: 79%

No: 21%

The majority of respondents felt there was a reason for the household to stay in the area.

The most common reason was family/community connections and responsibilities, followed by employment links. One person stated schooling for children as a reason they wanted to stay in the area.

### **Question 9**

Do you know any other households who may have had to move from this area that would like to return to the area if housing were available?

Yes: 62%

No: 38%

This information signifies that the majority of respondents are aware of people who have moved away from the area, and would like to move back if there was suitable housing available.

## **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.

19 respondents completed this part of the form which includes the data from the 5 non-resident and 2 additional household questionnaires. The data in this section is presented as actual number of responses rather than percentage responses. The total number of

answers to each question is detailed at the end of the question name in brackets, please note not all respondents answer every question.

Some questions allowed for the respondents to give more than one answer, 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

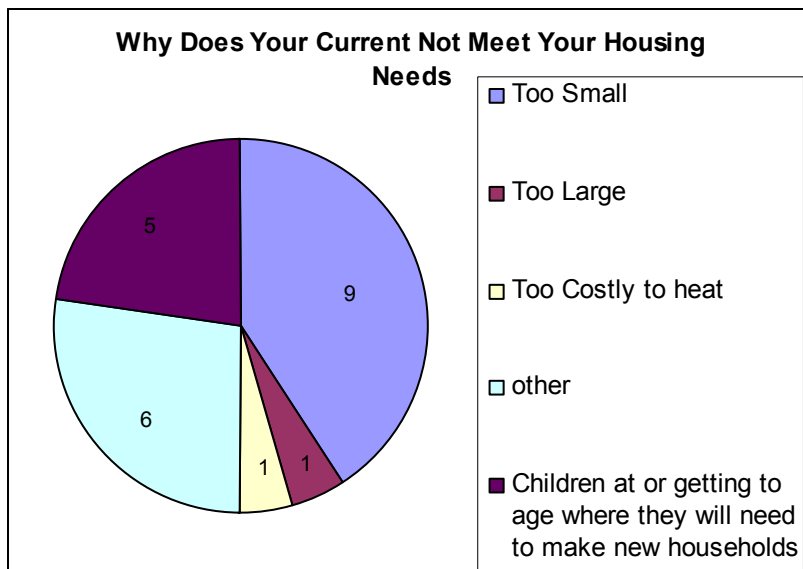
## Section 2

This section needs to be completed for each household that has identified themselves as being in need of housing within the next 5 years.

### Question 10

Why does your current home not meet your needs? (TV=22)

The data shows responses to categories listed on questionnaire and other Categories stated by respondents.



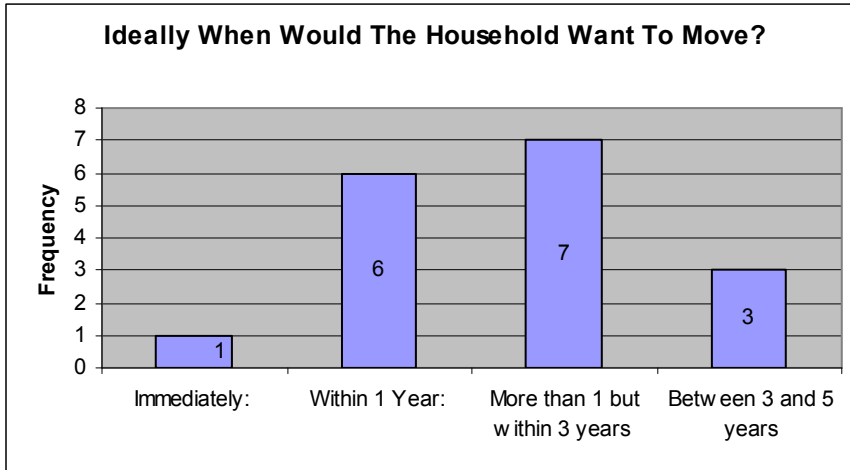
### Question 11

Is your household currently on the housing waiting list? (19)

Yes: 1                      No: 18

### Question 12

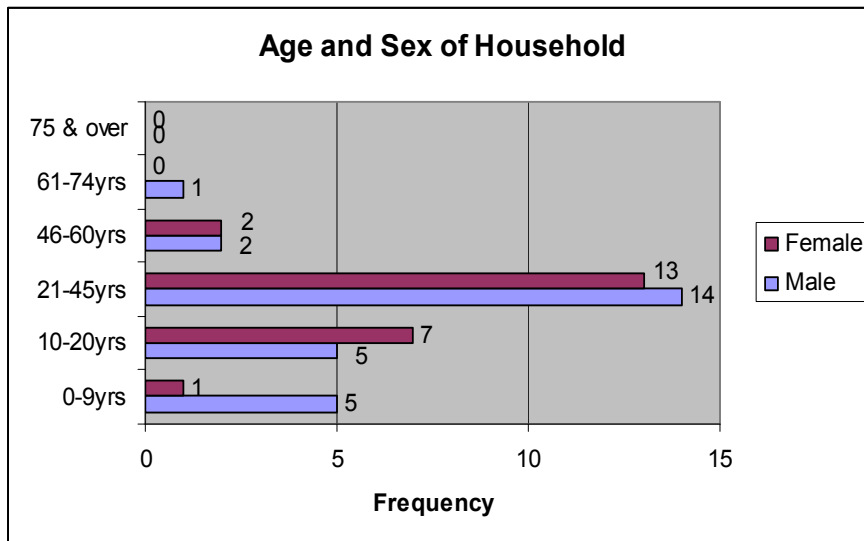
Ideally, when would your household like to move? (17)



This shows that of the people who have identified themselves as being in housing need 82% (14 Households) feel they will need to move within 3 years.

### Question 13

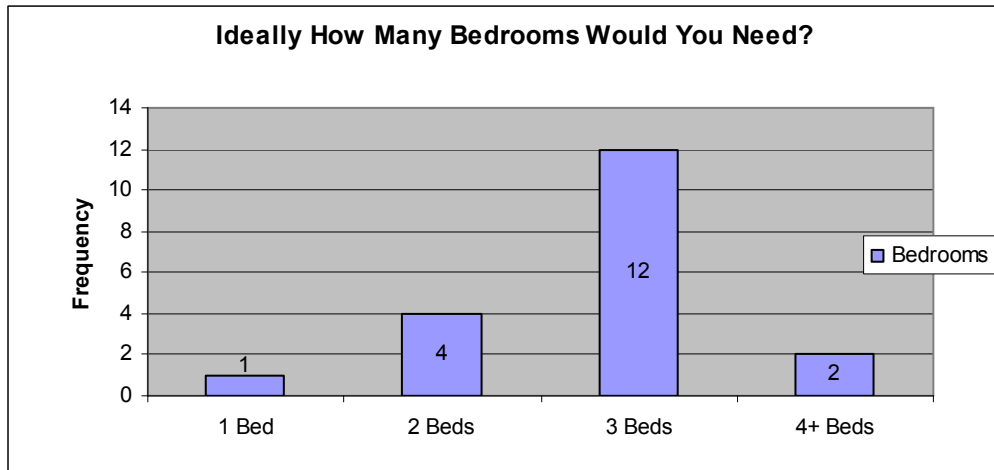
How many people of each age and sex are there in the household intending to move? (19)



The response to this question shows that 90% of people in housing need are under the age of 45. The average size of households looking to move is 2.6 people

### Question 14

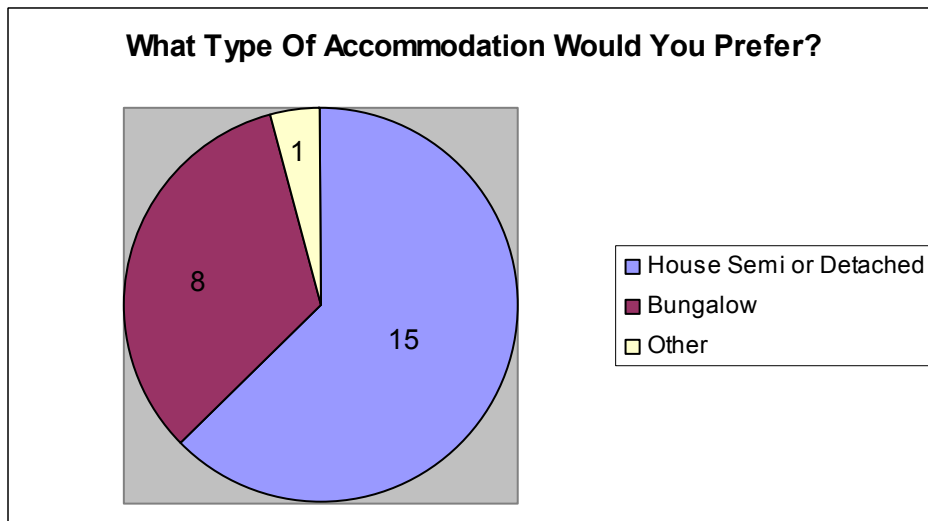
Ideally how many bedrooms would you need? (19)



The majority of people feel they will need a 2- 3 bedroom properties to meet their housing requirements.

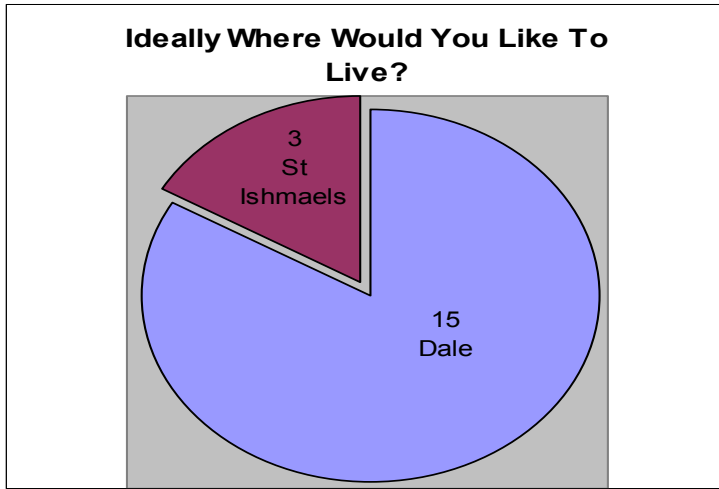
### Question 15

What type of accommodation would you prefer? (TV=24)



**Question 16**

Ideally where would you like to live? (18)



One person didn't tick any boxes but stated they would consider anywhere.

**Question 17**

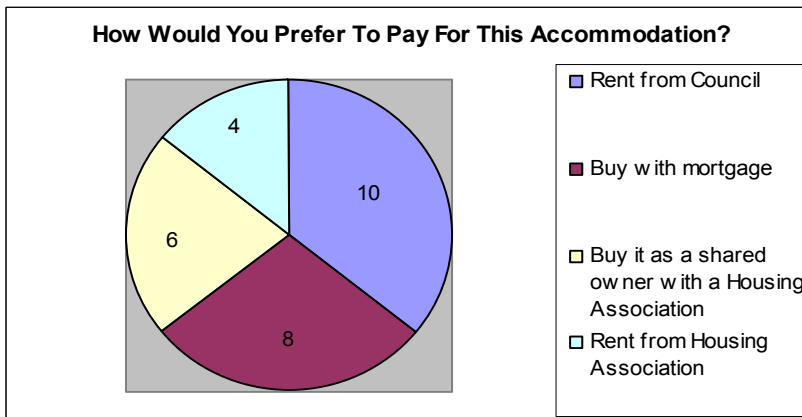
Do you have a local connection with your community of first choice? (19)

Yes: 18 No: 1

If the answer was yes they were asked to describe the connection 14 people state family reasons and 4 people had employment connections.

**Question 18**

How would you prefer to pay for this accommodation? (TV=28)

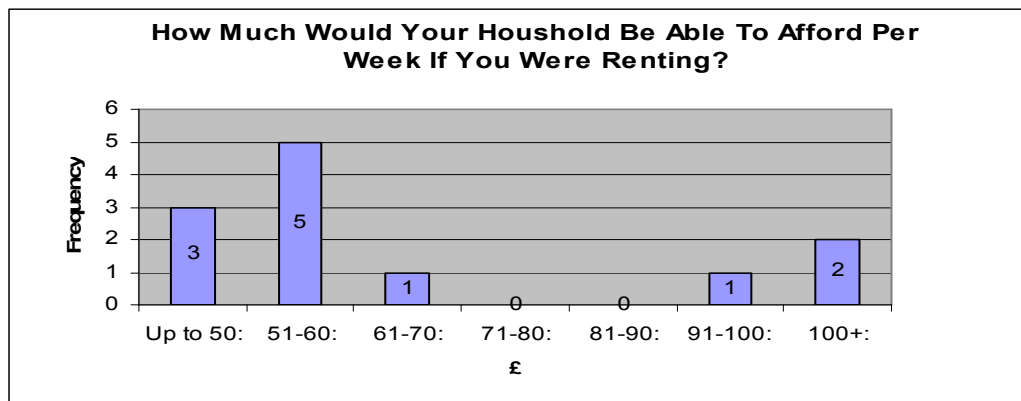


50% of the respondents felt that renting from PCC or a Housing Association would be their preferred way of paying for the property and 50% felt that buying the house with a private mortgage or through a shared ownership scheme with a housing association would be their preferred way of paying for the property.

**Respondents were directed to either Question 19 or Question 20 depending upon the way in which they answered Question 18, however they were given the option to complete both if they were willing.**

**Question 19**

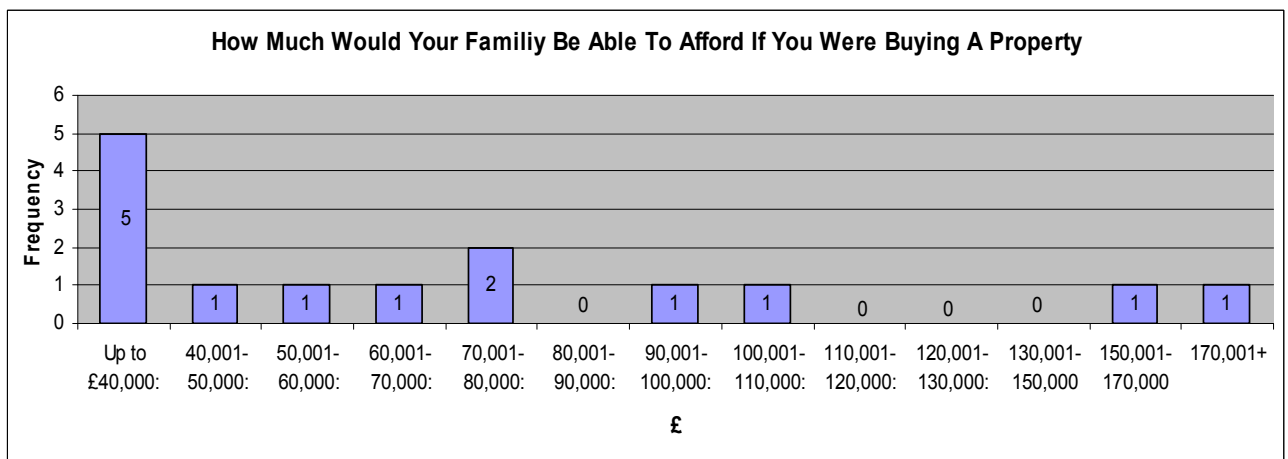
How much would your household be able to afford per week if you were renting? (12)



75% of the respondents felt that prices ranging from £50-£70 per week would be affordable for them.

**Question 20**

How much would your household be able to afford per week if you were buying a property, either on your own or shared with a local authority or housing association? (14)



5 respondents felt that Up to £40,000 would be affordable for them to buy and 5 respondents felt that prices ranging from £40,001-£80,000 was affordable to them.

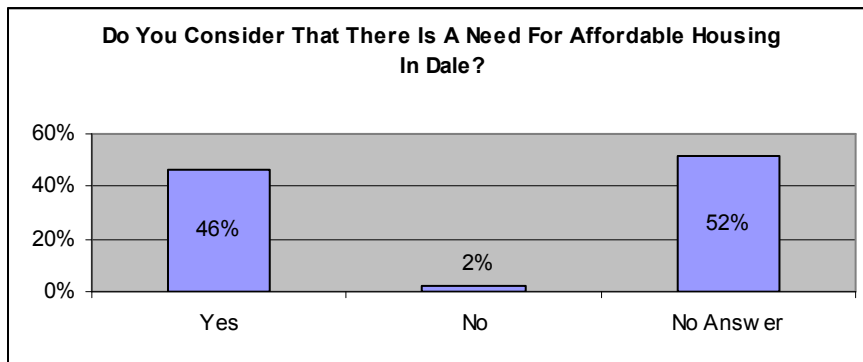
## 5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS

The purpose of part 3 of the questionnaire, was to identify the Sections of the community most in need, the provision of affordable housing and the communities feeling towards new housing developments.

Percentages in this section apply to the number of respondents to the survey (46) who answered that particular question. Please note not all respondents answered every question. This is known as adjusted percentage.

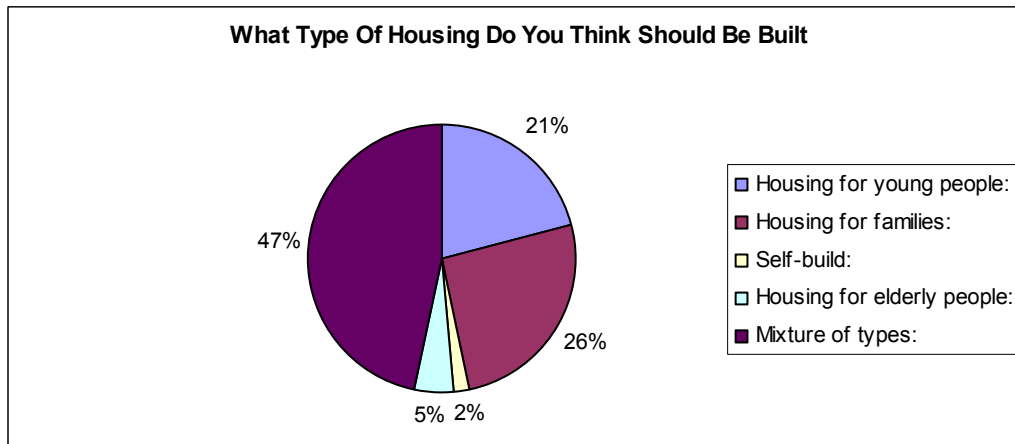
### Question 21

Do you consider that there is a need for affordable housing in? (shown as percentage of total respondents)



### Question 22

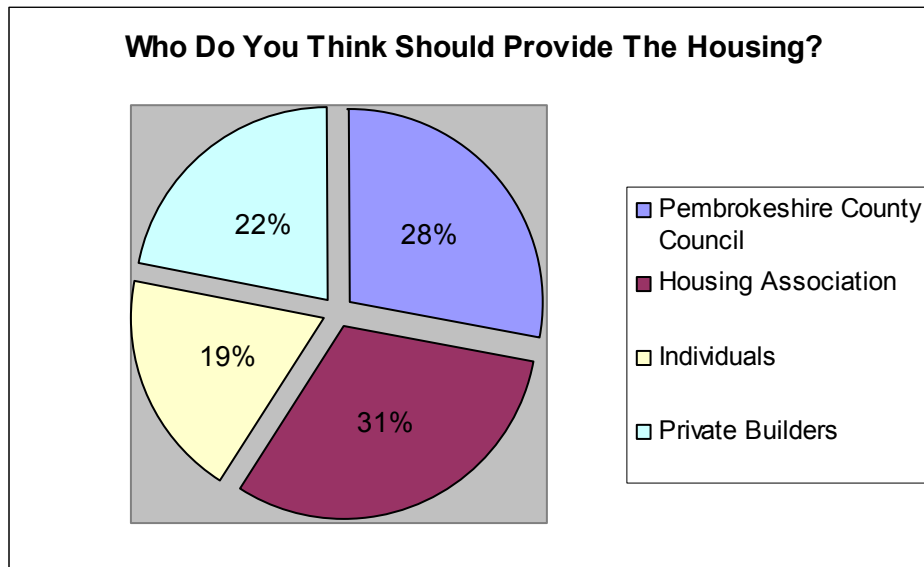
What Type of housing do you think should be built?



The respondents feel younger people and families are the two main groups of people who need suitable/affordable housing, but the community also feel there is a strong need for all groups to be catered for.

### Question 23

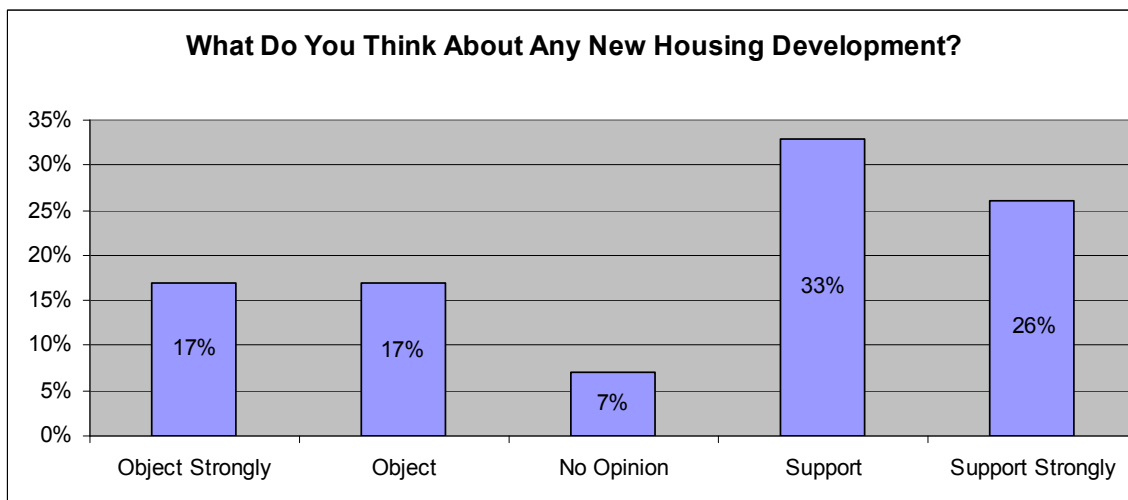
Who do you think should provide this housing?



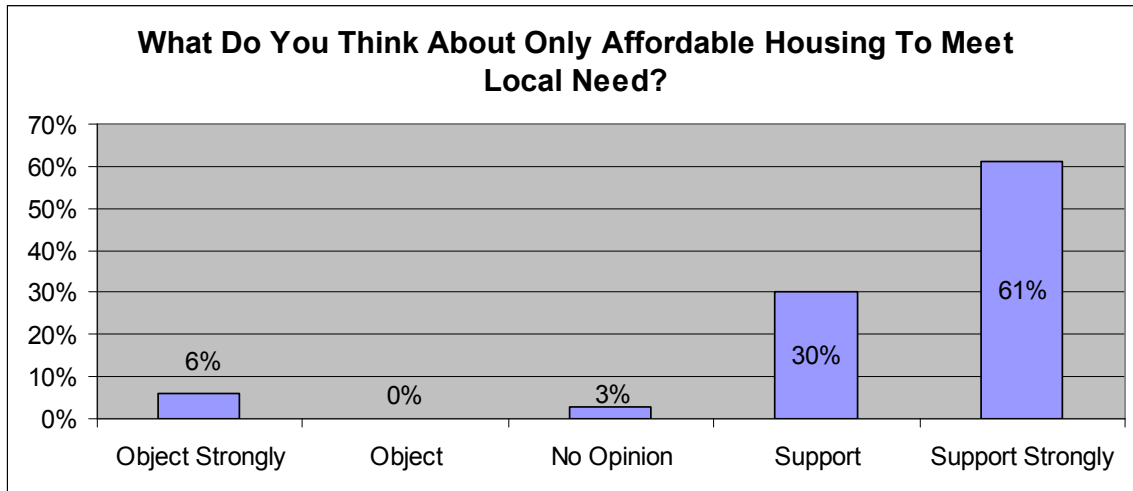
59% of respondents felt that the housing should be provided by, the public sector, either Pembrokeshire County Council or a Housing Association.

### Question 24

What do you think about?



59% of respondents said they would support any new development, whilst 34% of people objected.



The figures show that 91% of people would support an Affordable Housing development to meet local need and 61% of respondents said they would strongly support it.

**Question 25**

Would you or any person in your household require any of the following? **(shown as percentage of total respondents)**

Adapted for disability	Supported living Learning difficulties	Suitable for older people	No Answer
4%	2%	6%	88%

**Question 26**

Are there any other comments you would wish to make regarding affordable housing in Dale Marloes & St Brides and St Ishmaels?

**(See Appendix 1)**

## 6. AFFORDABILITY OF MOVING

This section considers the financial information given by the households in Questions 19 and 20 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 April 2005 to June 2005 for Dale and surrounding areas and number of Sales for postcode sector SA62 3.

Detached	£227,437	Sales	16
Semi-detached	£146,390	Sales	5
Terraced	£151,333	Sales	3
Flat/Maisonette	£157,125	Sales	4
Average Price	£194,765	Total Sales	28

### Private Rental Data (From Local estate agents in November 05) for the Dale area.

The following data was obtained from local Estate Agents in November 2005. As there was only one property available for long term rent in Dale, the figures given are average rental prices for the Dale area.

The available property in Dale was a detached 4 bedroom house for £800(Per Calendar Month) which was described “as better than average”.

Detached 4 bedroom	£750pcm (approximately)
Semi-detached/Terraced 3 bedroom	£550pcm (approximately)
Flat/Maisonette 2 bedroom	£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 Dale community council area. The rental figure is the average for the Pembrokeshire County Council properties and was

obtained from Pembrokeshire County Councils, Social Care and Housing Directorate. There are no properties owned or managed by a Registered Social Landlord in Dale.

#### Pembrokeshire County Council Housing Stock for Dale

	Units	Turnover	
General Needs Properties	10	1	From 01/04/04 - 07/11/05

#### Average Local Authority Weekly rents for Pembrokeshire

All Properties            **£51 per week**

### **Affordability**

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

It is clear that a large majority of those households who expressed themselves as being in need could not afford to purchase a property on the open market.

Of the respondents who identified themselves as in housing need that answered question 20 on affordable buying levels, 12 households indicated they could afford between £50,000 to £110,000 which means they would have difficulty in being able to afford to purchase a property in Dale and surrounding areas on the open market. The average price in the area is £194,765.

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.

2 households indicated they could afford between £150,000- £170,000 and would probably be able to meet their housing needs on the open market.

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

Of the respondents who identified themselves as being in housing need who answered question 19 on affordable rental levels. 9 households (75%) felt that between £50 (£217pcm)-£70 per week (£303pcm) would be affordable for them.

The majority of the households could not afford to rent a property on the open market based on the average rental prices in the area. As there was only one property available to rent in the Dale area at this time, and a number of estate agents said they don't get many properties to rent in the Dale area, the availability of residential letting properties in the Dale area is likely to be limited.

Three households stated they would be able to afford up to and over £100 per week in rent and could probably meet their housing needs in the local rental market, however they may find there are limited properties available to them.

## **SOCIAL HOUSING**

The average residential rental price for Local Authority owned properties in Pembrokeshire is £51 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 (75% of respondents). However it should be noted that the turn over (the frequency with which properties are let) of properties is very low (1 letting since April 04.)

These properties are also subject to qualification and personal circumstances and are not restricted to local occupancy and 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 Dale and surrounding areas. 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 Dale, 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 is minimal.

The people who identified themselves as being in housing need generally wanted to move within Dale or to a neighbouring community, which tells us that it is desirable to meet locally identified need with local developments.

19 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 half of this need is taken as a guideline of actual need, we can surmise that 9 households are in need of affordable housing.

Policies in the emerging 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. Opportunities for developments are limited in the Dale area. One site is allocated

for housing at Castle Way, Dale in both the local and emerging Joint Unitary Development Plan.

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.

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 Dale 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:**

**A summary of comments made by the respondents.**

<p>“My personnel preference as regards Dale would be for a development of approximately 10 or so properties, perhaps a selection of types and available to rent or to buy depending on the demand.”</p>
<p>“Our community in Dale/Marloes is a dying one. We need to look very seriously at the options for our younger Generations. At the moment the youngsters are being driven out of the communities they grew up in. This is very unfair.”</p>
<p>“More affordable housing in Dale will add to the quality of the community”</p>
<p>“I lived in Dale with parents and when I married in 1981, there was no Housing available or affordable. I would like to return to Dale as a resident, my parents are still living there but find it difficult to travel.”</p>
<p>“This is a good opportunity to redress the balance of holiday homes to permanent residents, and a good opportunity to build energy efficient homes, and to revitalize and stabilize the community”</p>
<p>” We think the term ‘affordable housing’ should have been defined at the beginning of this questionnaire. Due to the lack of jobs and facilities and its isolation, it is difficult to see how there can be much ‘need’ in Dale.”</p>
<p>“Would be interested in local council cheap affordable rent as an alternative to buying.”</p>
<p>“ I think the local community would benefit greatly with a new housing development, especially with your younger families.”</p>
<p>“Although I think that this survey or any building which could come out of it is 30 years too late, at least the results will be interesting and maybe benefit some of our children.”</p>
<p>“Low cost housing for older people &amp; new families is needed.”</p>
<p>“Dale is a Community of increasing age with no real addition of younger families. Over time, it looks set to become an area of predominantly second homes and holiday accommodation.”</p>
<p>“We feel very strongly that second homes should be very heavily taxed. If there were not so many second homes in Dale, there would be plenty of housing for local people.”</p>
<p>“Affordable means nothing. Affordable by whom? a Dentist or an unemployed youngster. Are we talking about well designed attractive houses or cheap and architecturally bankrupt buildings. It matters. The area already has a large stock of houses which are only lived in a few weeks each year. There is no requirement for permanently occupied houses and it would be irresponsible to add to the already large stock of underutilized buildings. Empty houses has a depressing effect on local communities.”</p>
<p>“The important fact in any housing matter I feel is making sure that people who have history and family and jobs in the area take priority over anyone else and that the property that is provided for them should continue to be lived in this manner even if they decide to sell.”</p>
<p>“In Dale 3 bedroom council properties already exist in Dale which have sole occupancy thus reduces effectiveness. Some small properties are occupied by young families, what about reversing that situation.”</p>
<p>“I should like to see more affordable houses built in Dale but wonder who would live in them as there are not the jobs in the area to attract people.”</p>

# Appendix 2

**Covering letter sent out with every survey form.**

**DALE, MARLOES & ST.BRIDES AND ST.ISHMAELS  
COMMUNITY COUNCILS  
LOCAL HOUSING NEEDS SURVEY**

Dear Sir / Madam

Your Community Council is concerned at the lack of affordable housing available in the communities of Dale, Marloes & St Brides and St Ishmaels for local people of all ages who need or wish to live in the area.

The only way to identify the exact need for affordable housing is to carry out a Community Housing Needs Survey and then to use this information to help plan future housing provision within the communities.

Whether you consider you or others in your household in need or not, the information you provide is important so please spare a few minutes to fill out the form; the more information we can collect the more accurate the survey will be.

***PLEASE NOTE THAT ALL INFORMATION PROVIDED WILL BE TREATED AS STRICTLY PRIVATE AND CONFIDENTIAL.***

We are also interested in receiving completed forms from

- friends or relatives who may have moved from the community and
- people who live with families but would like to have their own home

spare forms can be obtained from the Clerk to the Council who will also assist anyone who has difficulty in completing the form.

The completed form will be collected in 10 days time. Please assist the collector by completing your form without delay.

Thank you in anticipation of your response and interest.

*Mrs. Pauline Reynolds, Mr. Peter Smithies, Mrs. Janet Smith*

Chairpersons  
Dale, Marloes & St Brides and St Ishmaels Community Councils

# **Appendix 3**

The Housing Needs Survey Questionnaire.



**DALE, MARLOES & ST.BRIDES AND ST.ISHMAELS  
COMMUNITY COUNCILS  
LOCAL HOUSING NEEDS SURVEY**

Q 6. How long has your household lived in Dale, Marloes & St Brides, St Ishmaels? *Please write in the number of years*

This house \_\_\_\_\_ years

Dale \_\_\_\_\_ years

Marloes & St Brides \_\_\_\_\_ years

St Ishmaels \_\_\_\_\_ years

Pembrokeshire \_\_\_\_\_ years

If you live outside of Pembrokeshire, where do you live (*Please state town & county*)

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Q 7. Would your household, or anyone in your household, like or need to move within the next 5 years? *Please tick one box*

Yes, the whole household (*go to Q9*)

No (*go to Q.22 unless you wish to answer any intermediate questions*)

Yes, only some members of household and to form a new household (*go to Q9*)

Q 8. If more than one household needs to move, the additional household should fill in a separate form. Additional copies can be obtained from the Clerk to the Community Council details required. Is there a need for the household to stay in the area?

Yes

No

If yes, please explain why

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Q 9. Do you know of any other households who may have had to move from this area that would like to return to the area if housing were available?

Yes

No

Each of these households are invited to fill in a separate form. Copies of this form can be obtained from: The Clerk to the Community Council details required.

When completing this form, please note that:  
*A household is one person, or a group of people, who may or may not be related, living at the same address who share at lease one meal a day or common living accommodation*

**DALE, MARLOES & ST.BRIDES AND ST.ISHMAELS  
COMMUNITY COUNCILS  
LOCAL HOUSING NEEDS SURVEY**

**Section 2**

This section needs to be completed for each household that will be in need of housing within the next 5 years.

Q 10. Why does your current home not meet your needs? *(Please tick all that apply)*

- |   |   |
|---|---|
| <input type="checkbox"/> Too small                                | <input type="checkbox"/> Needs major repairs                                  |
| <input type="checkbox"/> Too large                                | <input type="checkbox"/> Unsuitable for an older person (see Q.25)            |
| <input type="checkbox"/> Needs major repairs                      | <input type="checkbox"/> Unsuitable for a person with a disability (see Q.25) |
| <input type="checkbox"/> Too costly to heat                       |   |
| <input type="checkbox"/> Condition of the property affects health |   |
| <input type="checkbox"/> Other <i>(Please specify)</i>            | _____   |

Q 11. Is your household currently on the housing transfer or waiting list? *Please tick one box*

- Yes  No

*If you wish to apply to go on the list please contact Pembrokeshire County Council on 01437 764551 or Pembrokeshire Housing on 01437 763688.*

Q 12. Ideally, when would your household like to move? *Please tick one box*

- Immediately  Within 1 year  
 More than a year, but within three years  Between three and five years

Q 13. How many people of each age and sex are there in the household intending to move?  
*Please write the number in each box*

	0-9 years	10-20 years	21-45 years	46-60 years	61-74 years	75 years and over
Male						
Female						

Q 14. Ideally, how many bedrooms would you need? *Please tick one box*

- 1  2  3  4 or more

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Q 15. What type of accommodation would you prefer? *Please tick one box*

- House (either detached or semi-detached)
- Bungalow
- Flat
- Other *please specify:* \_\_\_\_\_

Q 16. Ideally where would you like to live? *Please tick one box*

- Dale Community
- Marloes Community
- St Brides Community
- St Ishmaels Community
- Elsewhere in Pembrokeshire (*Please specify*)
- Outside Pembrokeshire \_\_\_\_\_

*If you would like to live in more than one community, please indicate your preferences in order from 1 to 6 (with 1 being your area of 1st Choice and 6 being your area of 6th Choice)*

Q 17. Do you have a local connection with your community of first choice?

- Yes  No

If yes, please describe the connection (e.g. family live there, work there, born there etc)

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Q 18. How would you prefer to pay for this accommodation? *Please tick one box:*

- Rent it privately (*go to Q.19*)
- Rent it from the Council (*go to Q.19*)
- Rent it from a Housing Association (*go to Q.19*)
- Buy it with a mortgage (*go to Q. 20*)
- Buy it as a shared owner with the Council or Housing Association (*go to Q.20*)

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***You have the option not to complete the following question HOWEVER if you are willing to do so it will help us understand what people living in the area think they are able to afford.***

Q 19. How much would your household be able to afford **per week** if you were renting?  
*Please tick one box*

- |                                     |   |
|-------------------------------------|---|
| <input type="checkbox"/> up to £50  | <input type="checkbox"/> £81 to £90     |
| <input type="checkbox"/> £51 to £60 | <input type="checkbox"/> £91 to £100    |
| <input type="checkbox"/> £61 to £70 | <input type="checkbox"/> more than £100 |
| <input type="checkbox"/> £71 to £80 |   |

***You have the option not to complete the following question HOWEVER if you are willing to do so it will help us understand what people living in the area think they are able to afford.***

Q 20. How much would your household be able to afford if you were buying a property, either on your own or shared with a Local Authority or Housing Association? *Please tick one box*

- |   |   |
|---|---|
| <input type="checkbox"/> up to £40,000      | <input type="checkbox"/> £90,001 to £100,000  |
| <input type="checkbox"/> £40,001 to £50,000 | <input type="checkbox"/> £100,001 to £110,000 |
| <input type="checkbox"/> £50,001 to £60,000 | <input type="checkbox"/> £110,001 to £120,000 |
| <input type="checkbox"/> £60,001 to £70,000 | <input type="checkbox"/> £120,001 to £130,000 |
| <input type="checkbox"/> £70,001 to £80,001 | <input type="checkbox"/> £130,000 to £150,000 |
| <input type="checkbox"/> £80,001 to £90,000 | <input type="checkbox"/> £150,000 to £170,000 |
|   | <input type="checkbox"/> more than £170,000   |

**Section 3**

Q 21. Do you consider that there is a need for affordable housing in

- |                     |                              |                             |
|---------------------|------------------------------|-----------------------------|
| Dale                | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Marloes & St Brides | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| St Ishmaels         | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

*Please tick one box for each area*

When completing this form, please note that:

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**DALE, MARLOES & ST.BRIDES AND ST.ISHMAELS  
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Q 22. What type of housing do you think should be built? *Please tick one box*

- Housing for young people                       Housing for elderly people  
 Housing for families  
 Self-build     Mixture of types

Other (please specify) \_\_\_\_\_

Q 23. Who do you think should provide this housing? *(Please tick all that apply)*

- Private Sector builders  
 Housing Associations  
 Council  
 Individuals (self build)

Other (please specify) \_\_\_\_\_

Q 24. What do you think about.... *(Please tick one box in each column)*

	Any New Housing Development	Only Affordable Housing to meet Local Need
Object strongly	<input type="checkbox"/>	<input type="checkbox"/>
Object	<input type="checkbox"/>	<input type="checkbox"/>
No Opinion	<input type="checkbox"/>	<input type="checkbox"/>
Support	<input type="checkbox"/>	<input type="checkbox"/>
Support Strongly	<input type="checkbox"/>	<input type="checkbox"/>

Q 25. Would you or any person in your household require any of the following: *(Please tick all that apply)*

- Adapted property for a person with a disability  
 Supported living for a person with learning difficulties  
 Accommodation suitable for older people.

Q 26. Are there any other comments you would wish to make regarding affordable housing in Dale, Marloes & St Brides and St Ishmaels?  
*(Please comment using the space below)*

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Q27. Please give your name and address details if you wish to be re-contacted if a housing scheme progresses in the area:

Name

Address

Postcode

**Additional Comments**