

# **EAST WILLIAMSTON COMMUNITY COUNCIL HOUSING NEEDS SURVEY REPORT**

**CONDUCTED DECEMBER 2008**

**FINAL REPORT JULY 2009**



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 East Williamston 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 hand by the members of East Williamston Community Council between the 24th of November 08 to the 14th of December 08 this was facilitated by the Rural Housing Enabler. The questionnaires were distributed to all 806 addresses on the council tax register for the East Williamston Community Council 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 2nd class freepost envelope that was provided with the questionnaire. The deadline for the return of the surveys was the 8th of January 2009. (taking into account the two public holidays 25/12/08 and 1/01/09)

Included with each survey was an accompanying explanatory letter from the Community Council (**see appendix 2**) and a questionnaire (**see appendix 3**).

The form only allowed one household per property to identify itself in need. Additional household and non-resident forms were available from the Rural Housing Enabler, 2 non-resident questionnaires were requested. A total of 808 surveys were distributed.

## **Response**

A total of 244 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. A total of 219 questionnaires were returned from occupied households all were completed or part-complete. 2 questionnaires were returned from non-resident households, 9 questionnaires were returned from second homes, 11 questionnaires were returned incomplete and 3 questionnaires were returned late.

The 11 incomplete, 7 second home and 3 late returned questionnaires, were discounted from the analysis.

According to the figures from the council tax office, of the 806 addresses identified in the East Williamston Community Council area, 57 properties are currently classed as holiday homes and 15 properties are unoccupied, this provides us with a figure of 734 occupied households in the Community Council area. This equates to a return rate from the occupied households of 30% (219/734).

## **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 30%

16% of respondents identified a household in potential housing need over the next 5 years.

10% of respondents identified their current household as in need of moving over the next five years.

6% 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.

63% of respondents have lived in this Community Council area for more than 10 years.

43% who identified a household in housing need stated they wanted to buy on the open market, 28% indicated they wanted to buy as a shared owner, 20% indicated they want to pay for the property by renting from a Local Authority or a Housing Association and 9% indicated they wanted to rent privately.

72% of households who expressed a housing need detailed that need as within 3 years, 28% detailed that need with the next 3 to 5 years.

45% of respondents who identified themselves as being in housing need, expressed a desire for 2 bedroom properties, 33% for 3 bedroom properties, 14% for 4 bedroom properties and 8% for 1 bedroom properties.

Of the households that identified a housing need 49% described their household as families (one or two adults with children), 31% described their household as co-habiting/married couples and 20% a single person household.

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

83% of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

46.8% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need, 35.6% of respondents said maybe and 17.6% said they wouldn't support it.

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

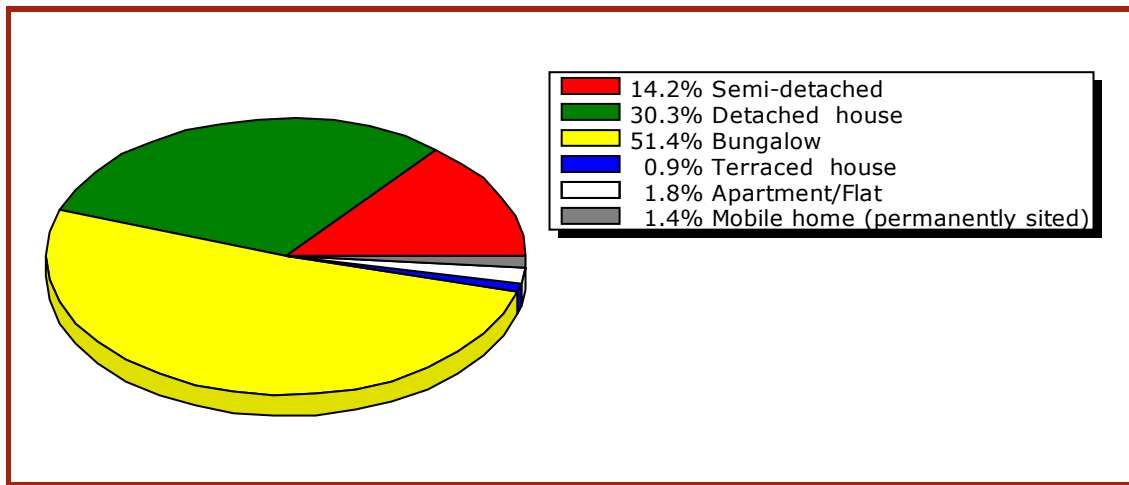
The purpose of part 1 of the questionnaire was to indicate the main housing patterns for the sample area. Presentation broadly follows the questions set out on the survey form.

Percentages in this section apply to the number of respondents to the survey (219) who answered that particular question. This is known as adjusted percentage.

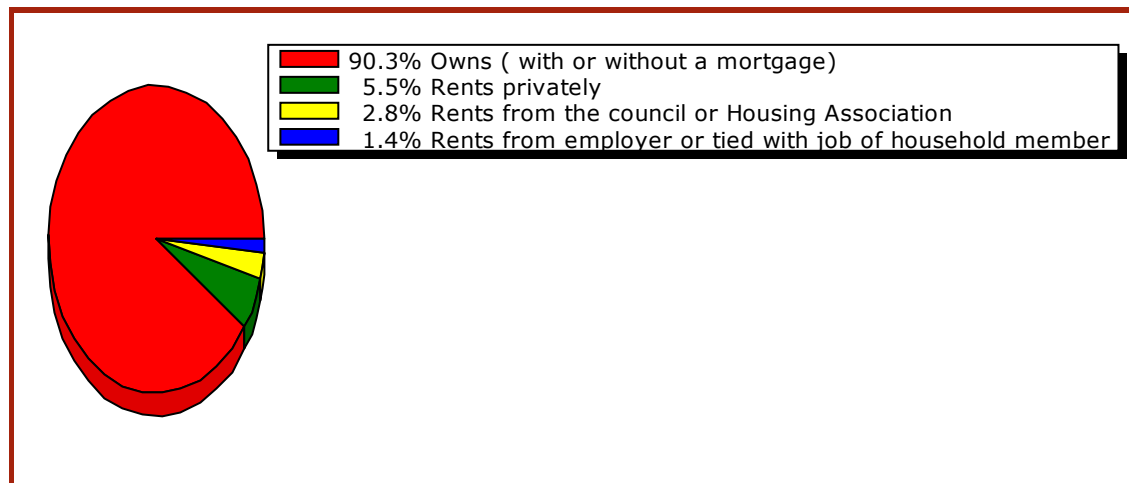
### Q1. Is this your Main Home?

All 219 respondents stated their East Williamston address was their main home.

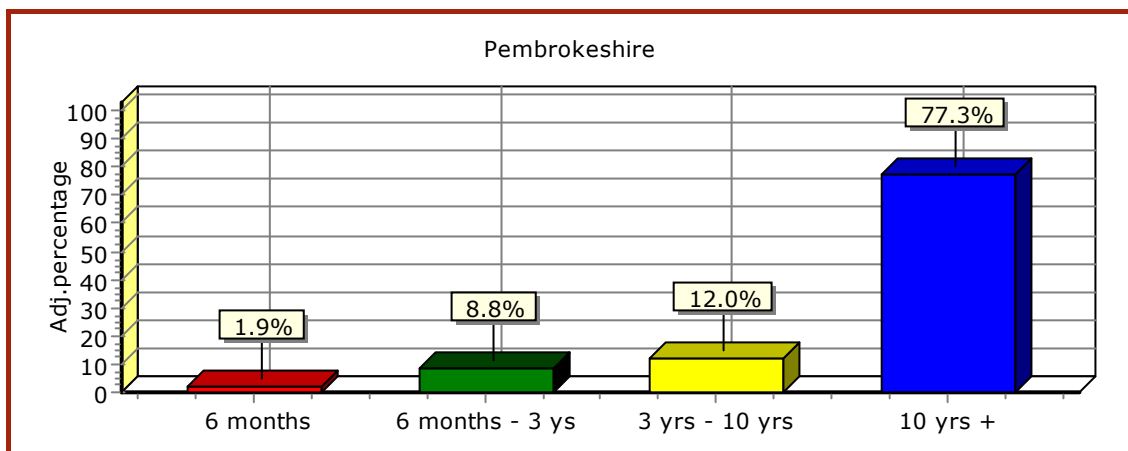
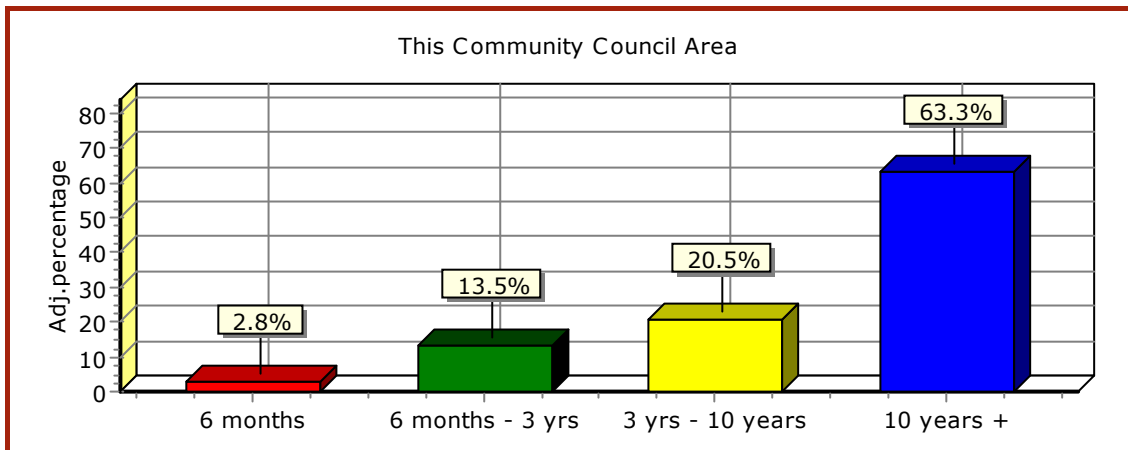
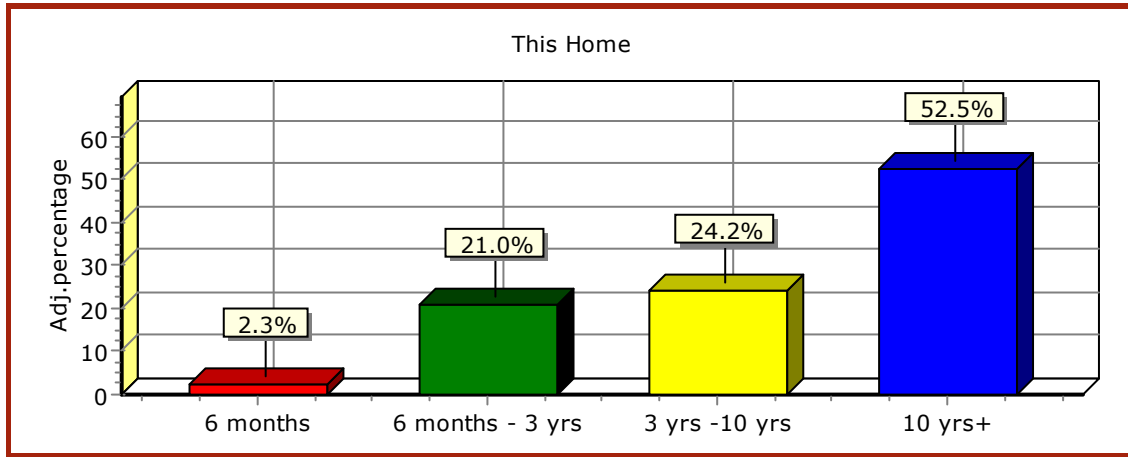
### Q2. What type of house does your household live in?



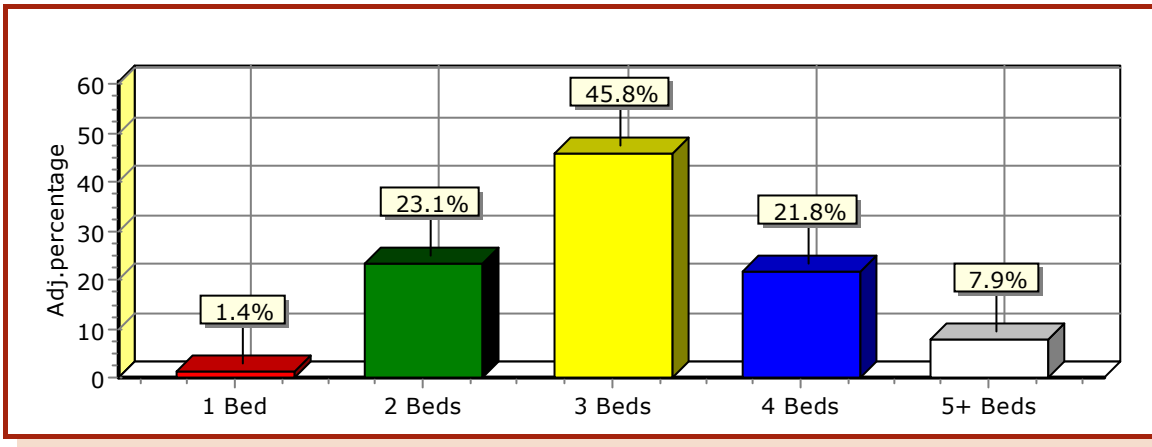
### Q3. Does your household own or rent this property?



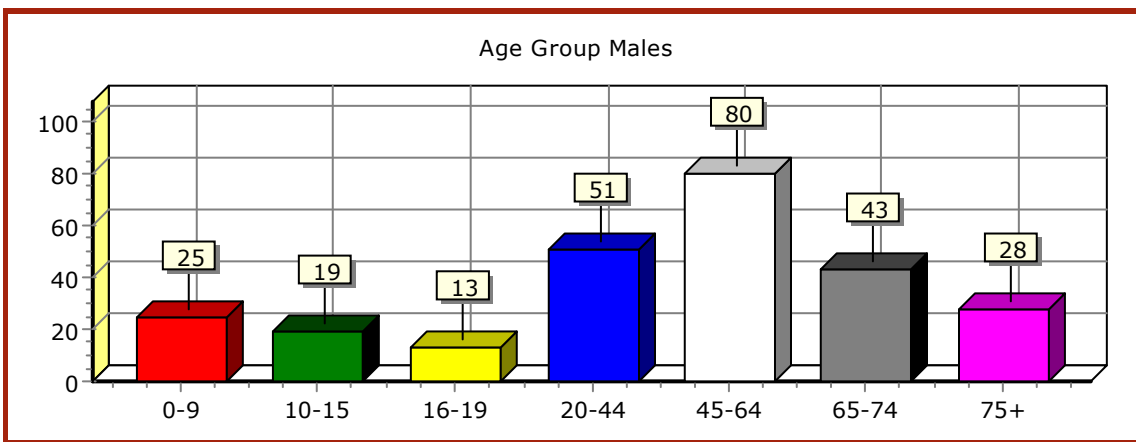
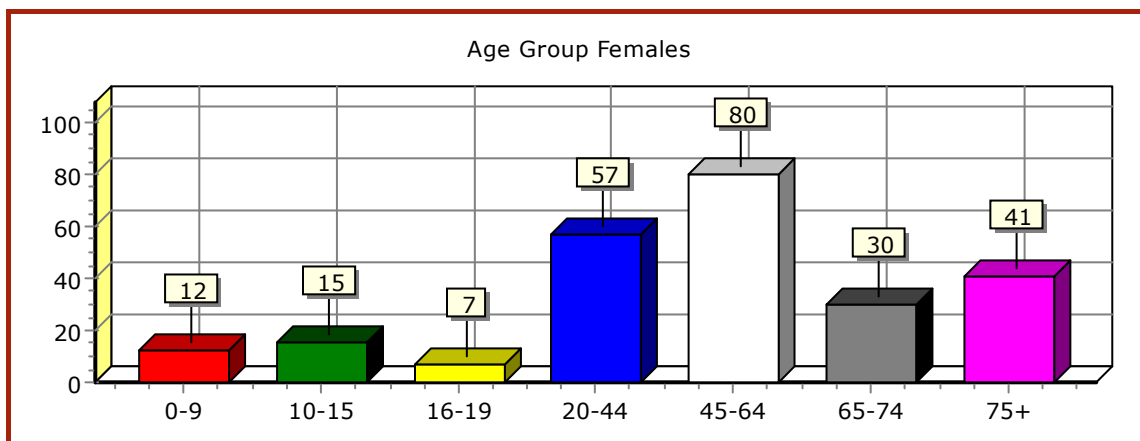
## Q4. How long have you lived in?



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



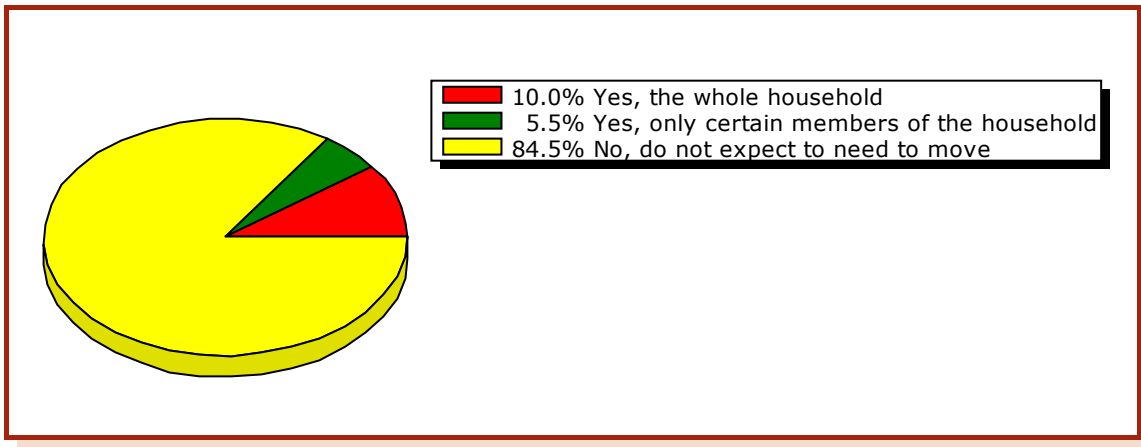
### Q6. How many people of each age and sex are there in your household?



The total number of people identified in respondents households was 501.

This equates to an average household size of 2.3 people (501/214)

**Q7. Would your household, or anyone in your household, expect to need to move within East Williamston Community Council 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 16%.

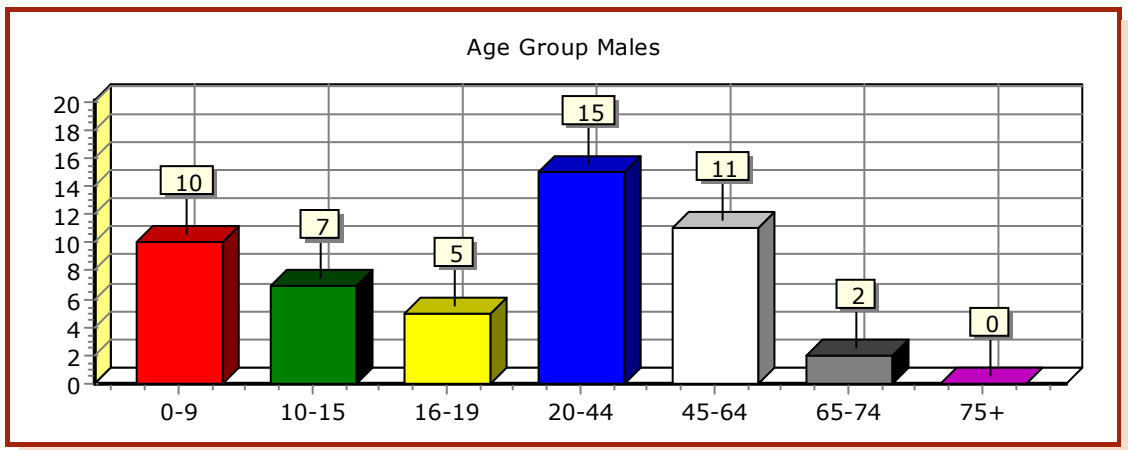
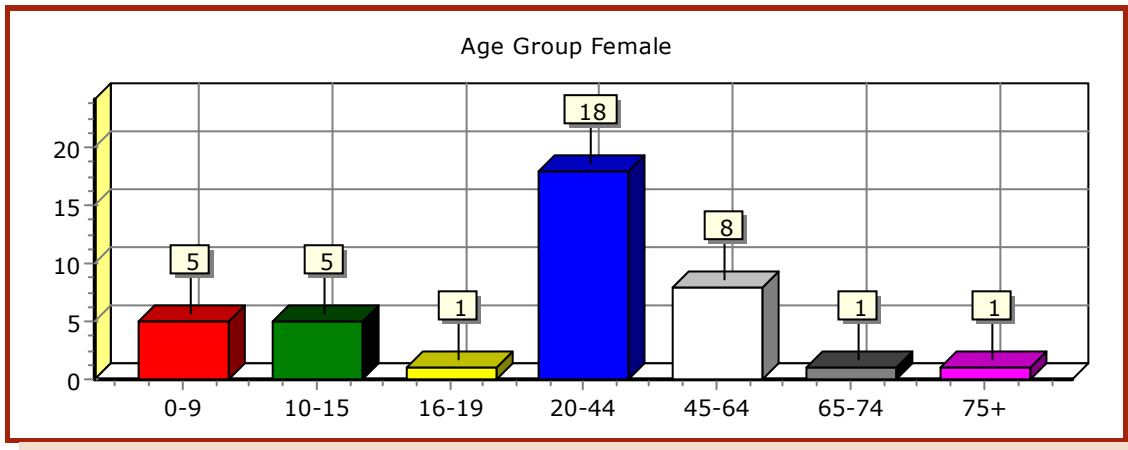
#### **4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS**

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.

36 respondents completed this part of the form, including the 2 non-resident household questionnaire respondents. The data in this section is presented by the actual number of responses to each question, rather than as a percentage of responses.

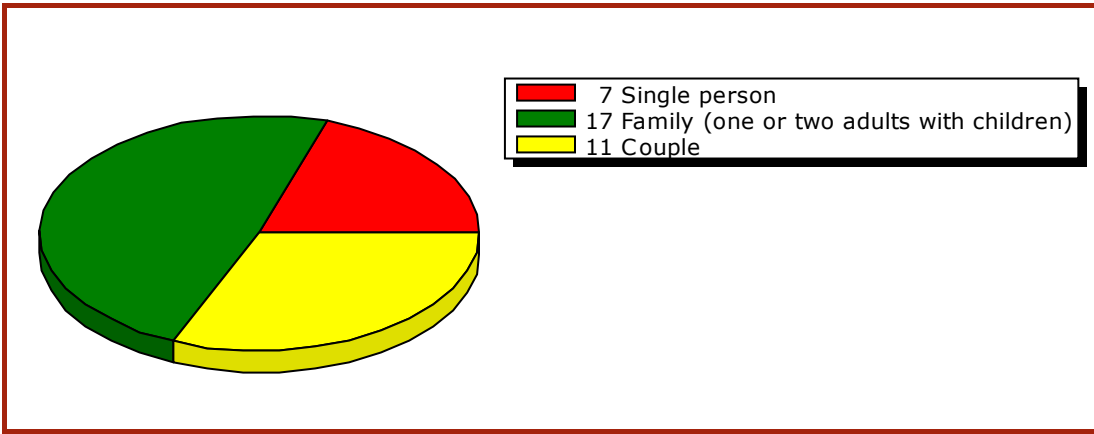
The total number of answers to each question is detailed at the end of the question name in brackets (not all respondents answer every question). Some questions allowed respondents to give more than one answer (these are known as multi-code questions), the total number of answers are again shown in brackets 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? (36)**

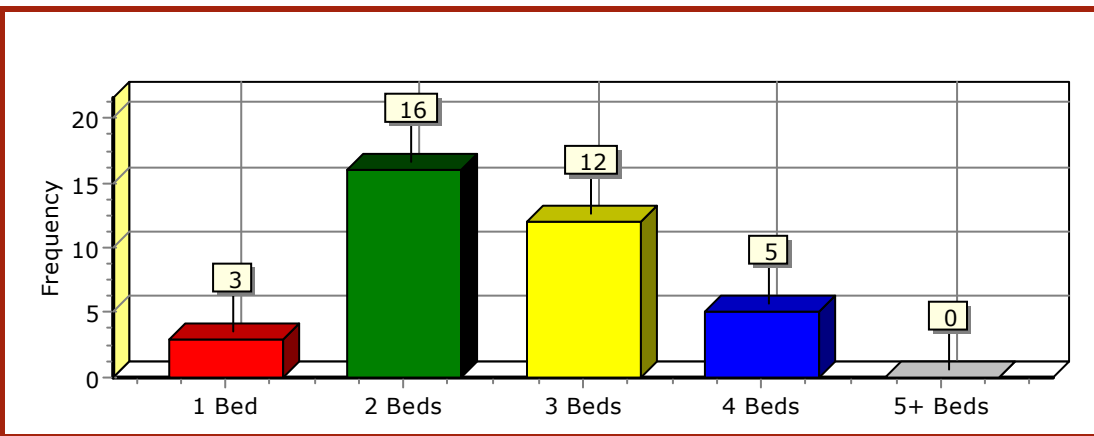


In total 89 people in 36 households have identified themselves in need. This equates to an average household size of 2.4 people.

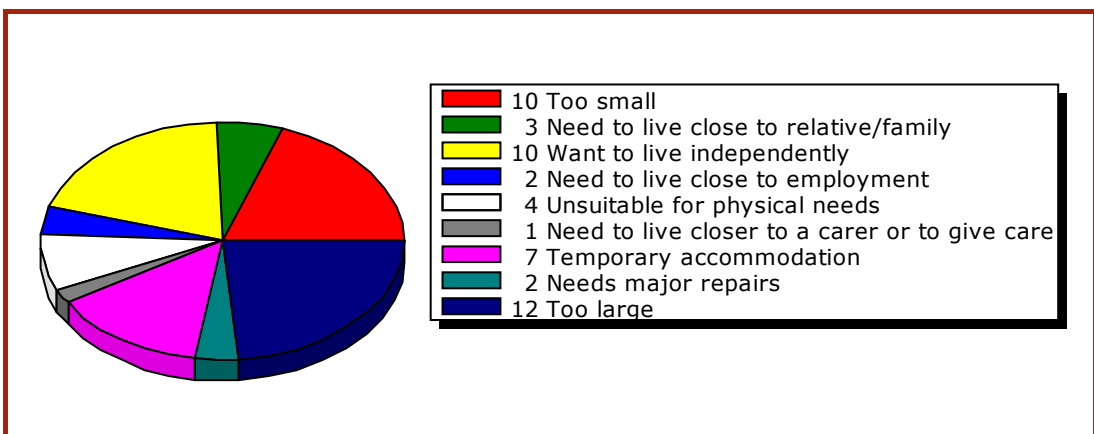
**Q9. How would you describe this household? (35)**



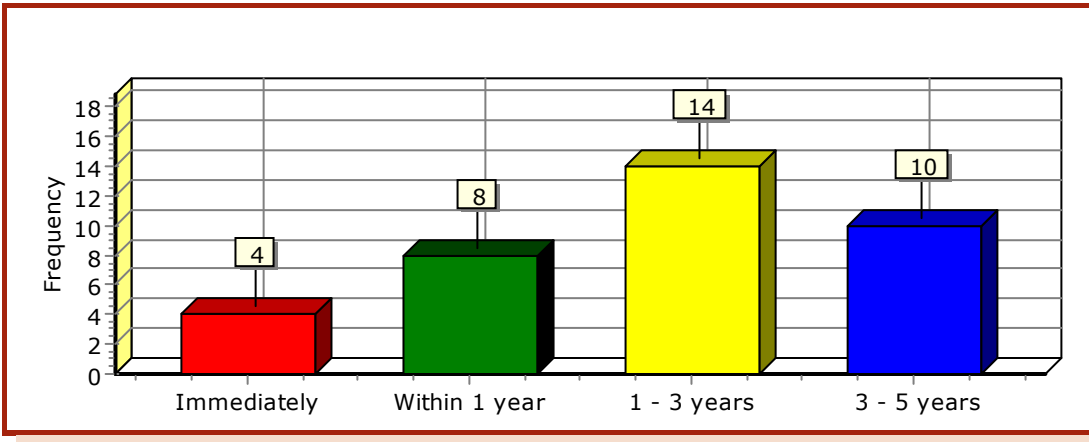
**Q10. How many bedrooms would you expect to need? (36)**



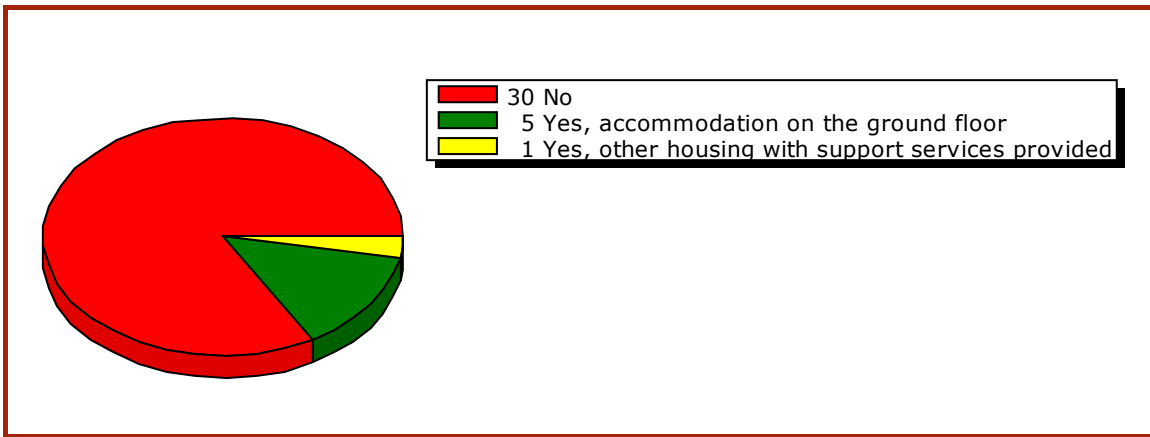
**Q11. Why does your Current home not meet your needs? (TV = 51)**



**Q12. When would you expect to need to move? (36)**

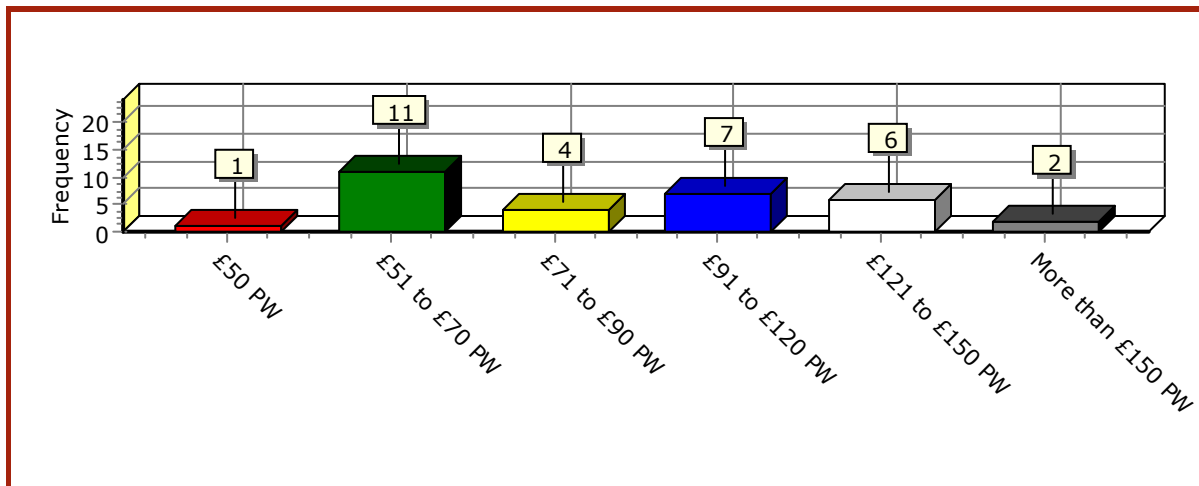


**Q13. Does your household have a specialist housing need? (TV = 36 )**



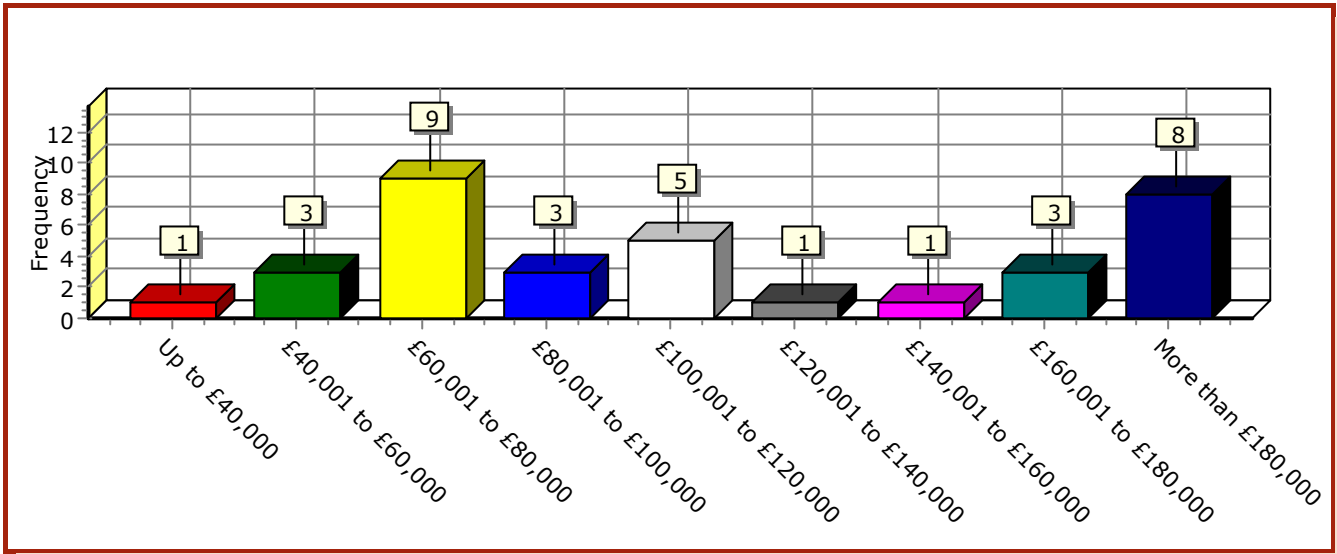
**Q14. How much would the household be able to afford if renting? (31)**

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

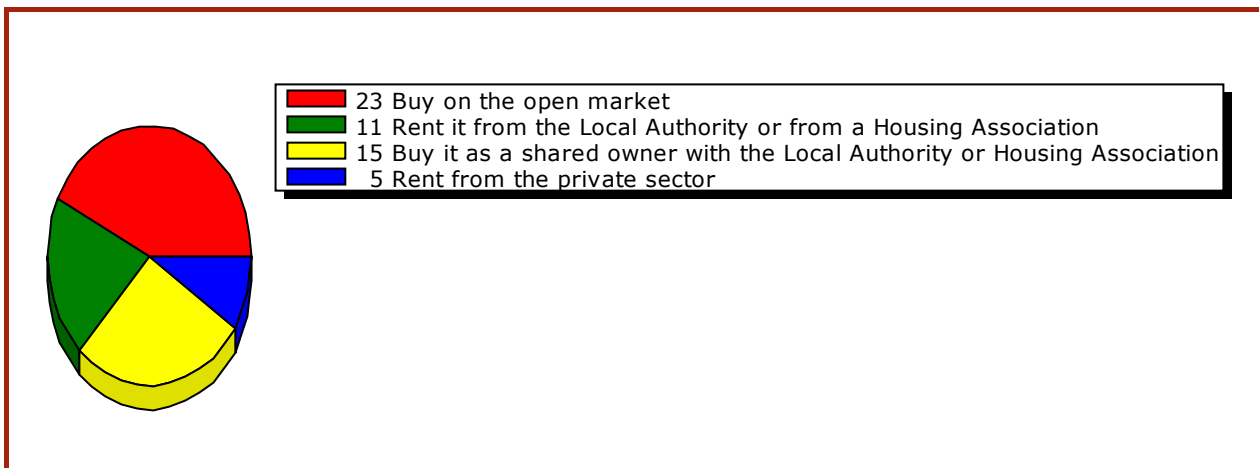


**Q15. How much would the household be able to afford if the household were buying a property? (34)**

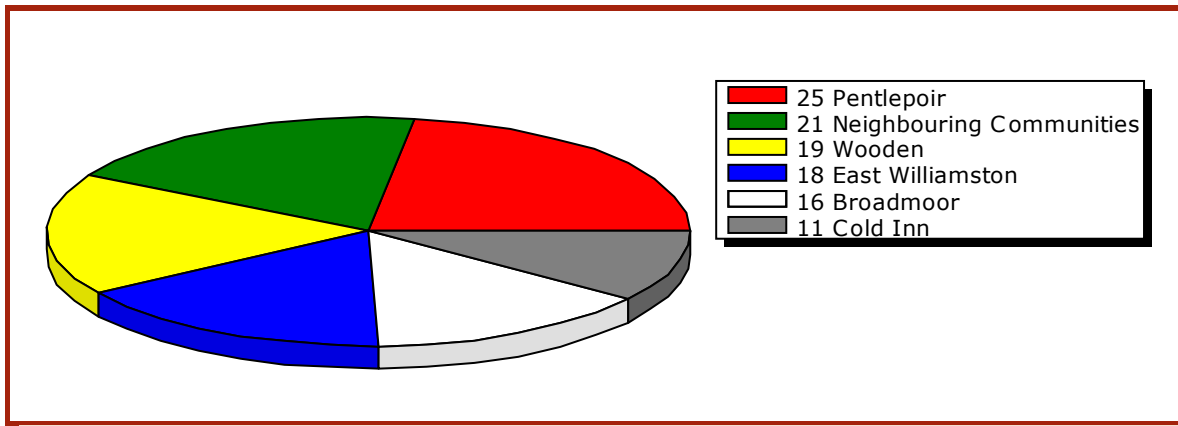
Respondents were asked to consider three times the household's gross income for mortgage purposes plus any savings and equity the household may have in any property.



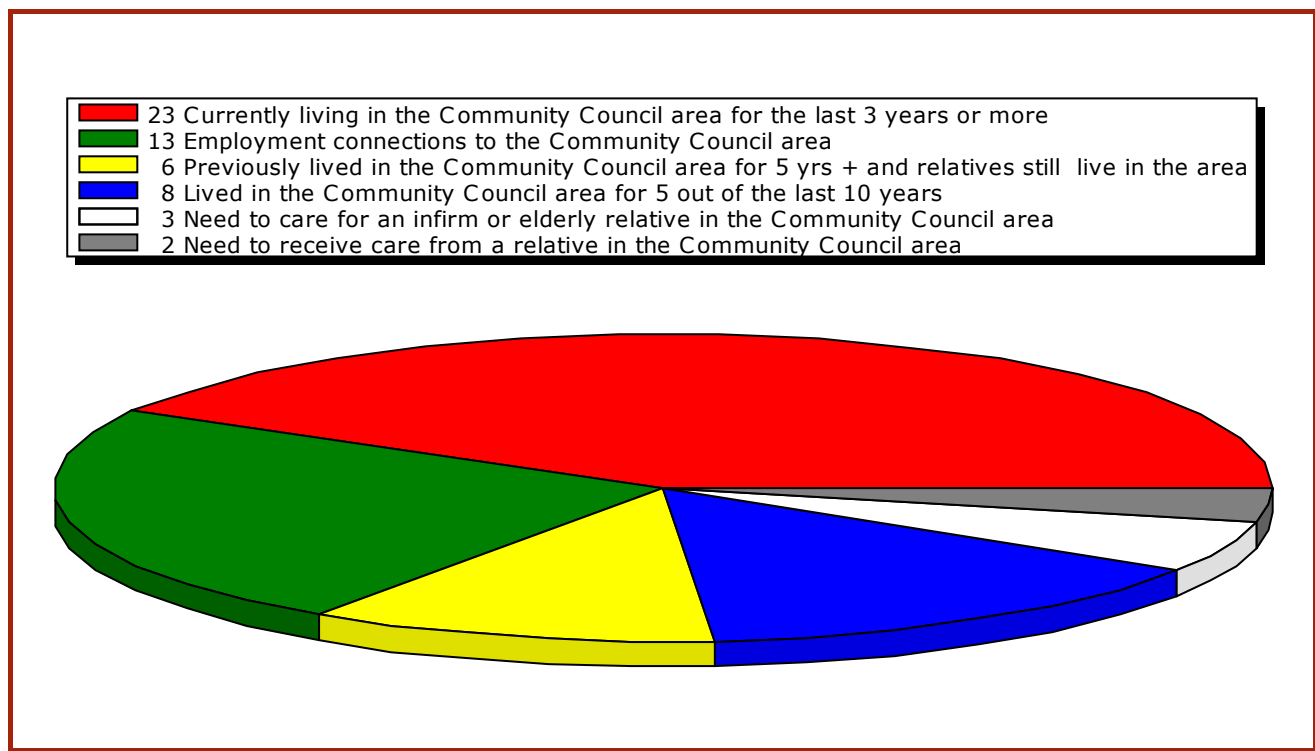
**Q16. How would this household consider paying for this accommodation? (TV = 54)**



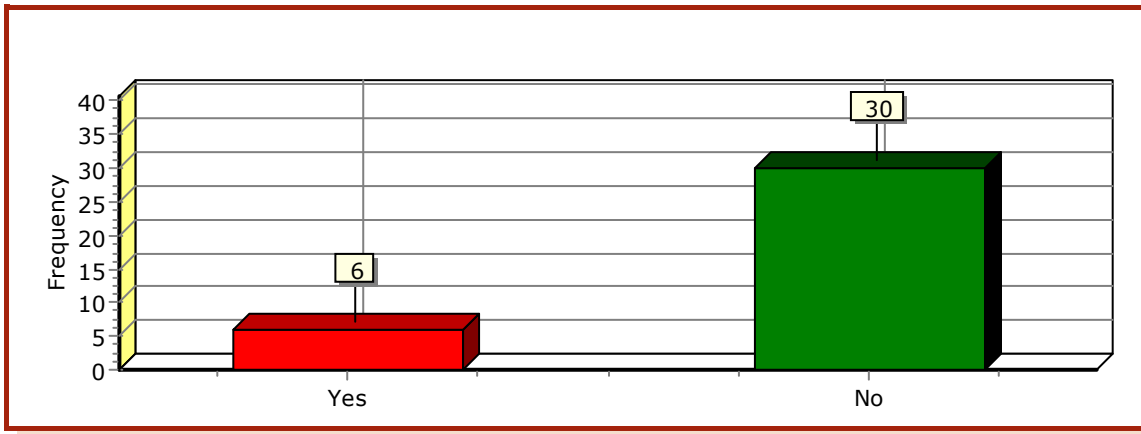
**Q17. In which area would the household consider living? (TV = 110)**



**Q18. Do you have a local connection with your community of first choice? (TV = 55)**



**Q19. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (36)**

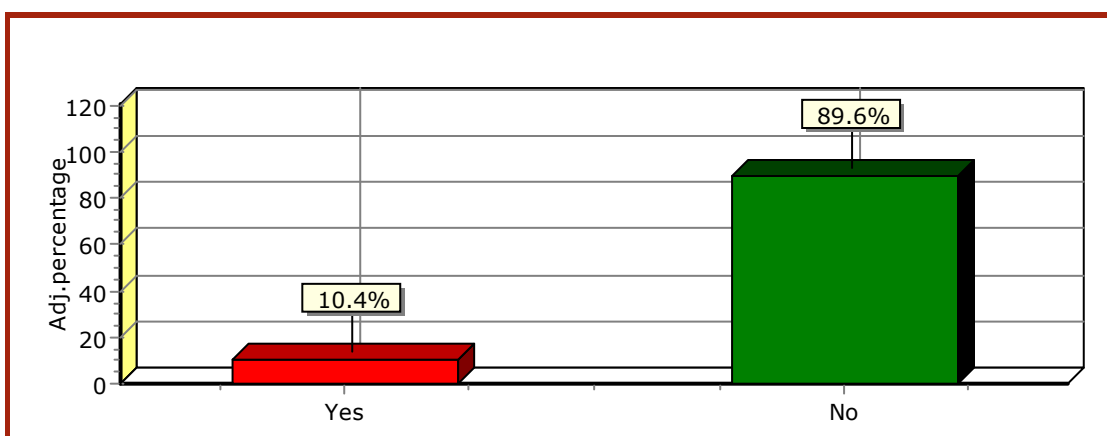


## **5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.**

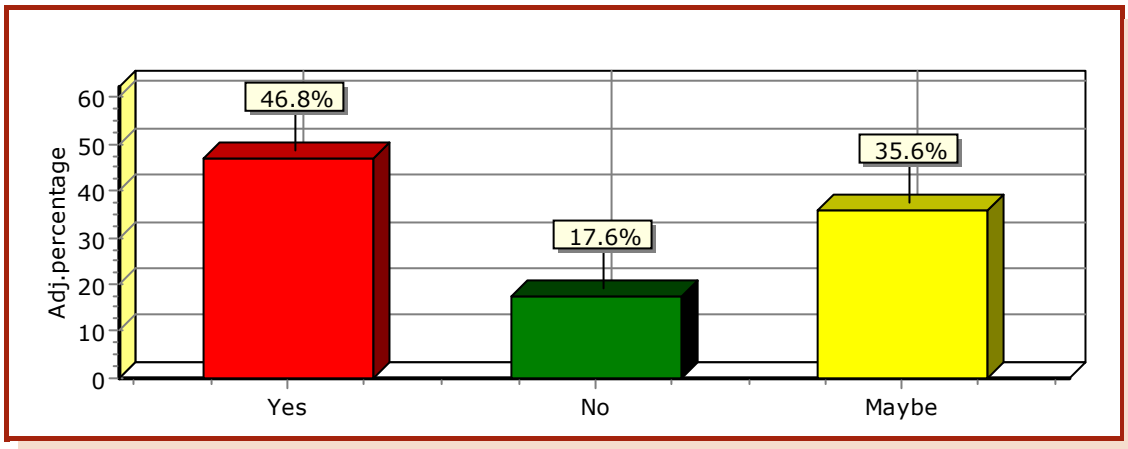
All the respondents were asked to complete part 3 of the questionnaire. The purpose of this section is to identify the community's feelings towards a affordable housing development in the area.

Percentages in this section apply to the number of respondents to the survey (219) 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 East Williamston area that would like to or need to set up home in the East Williamston 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 East Williamston Community Council 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 January 2009 to March 2009 for postcode sector SA68 0, including East Willaimston Community Council area and surrounding areas.

Detached	£171,416	Sales	6
Semi-detached	NIL	Sales	NIL
Terraced	NIL	Sales	NIL
Flat/Maisonette	NIL	Sales	NIL
Average Price	£171,416	Total Sales	6

The average residential property sale price for Pembrokeshire from January 2009 to March 2009 for Pembrokeshire was £149,500 (Land Registry).

### Private Rental Data (From Local estate agents in January 09) for the East Williamston area.

The following data was obtained from local Estate Agents in January 2009. No properties were able to be found that were available to rent on the open market in the East Williamston Community Council area at the time. The figures given below are estimates of the average rental prices for the East Williamston Community Council area from local estate agents. A number of estate agents also stated that availability of private rented property was limited in the East Williamston 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 East Williamston Community Council area. The rental figure is the average for Pembrokeshire County Council owned properties in the East Williamston Community Council area, and was obtained from Pembrokeshire County Councils, Social Care and Housing Directorate.

### Pembrokeshire County Council Housing Stock for East Williamston Community Council area

	Units	Turnover (From 2004 – 2009)
General Needs Properties	1	0

### Average Local Authority Weekly rents for the East Williamston Community Council area

Based on 2008/2009 rental values and excluding services e.g. water rates

All Properties      **£57.19 per week**

### Registered Social Landlord Stock (Pembrokeshire Housing) for the East Williamston Community Council area.

	Units	Turnover (From 2004 – 2009)
General Needs Properties	27	2

### Average Registered Social Landlord Weekly rents for East Williamston Community Council area

All Properties      **£66.09 per week**

## **Affordability**

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

It is clear that the majority of those households who expressed themselves as being in housing need could not afford to purchase a property on the open market. Of the respondents who answered Question 15 on how much they would be able to afford if they were buying a property, 22 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 East Williamston area on the open market.

4 household indicated they could afford between £160,000 to £180,000 and 8 households indicated they could afford over £180,000. So these respondents may have 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 East Williamston area.

The average sale price in the East Williamston area from January 09 - March 09 was £171,416 (Land Registry). As this price is an average, 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, 16 households indicated that prices ranging from £50 (£216pcm) - £90 per week (£390pcm) would be affordable for them.

None of these households could afford to rent a property on the open market based on the estimated average rental prices listed previously.

The other 15 respondents to this question stated they could afford prices ranging from £120 per week (£520 pcm) to £150+ per week (£650+ pcm). It is clear that these respondents could possibly afford to rent in the private market, but based on the evidence collected from local estate agents, they might find limited availability of suitable private properties to rent in the area.

## **SOCIAL HOUSING**

The average rental costs per week for Social housing in the area is £57.19 (PCC owned properties) and £66.09 (Pembrokeshire Housing owned properties). 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 in the area, 2 letting's since 2004 for Local Authority and RSL owned properties. But it should be noted that these properties are also subject to qualification and personal circumstances, and are not restricted to local occupancy. Therefore, the waiting list can include households from outside the area. This in turn, reduces the chances for local people to be housed.

## **7. CONCLUSIONS**

The majority of households who identified themselves in need would not be able to rent or purchase a property on the open market in the East Williamston 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 the East Williamston 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 East Williamston area, which tells us that it is desirable to meet locally identified need with local developments.

36 households identified themselves in housing need and it is normally assumed that a proportion of this need will satisfy its housing requirement over time and some will naturally move away from the area irrespective of their housing need. Therefore, if a third to a half of this need is taken as a guideline of actual need, we can surmise that 12 - 18 households are in need of affordable housing.

Affordable housing developed under affordable housing policies can have occupancy restrictions placed upon them where a private developer is involved. Welsh Assembly Government (WAG) Guidance asks that occupancy restrictions are not placed on Housing Association developments where the proposal is within the settlement. On rural exception sites WAG advises that the local planning authority needs to ensure that the housing continues to serve its intended purpose in the future, and will need to satisfy itself of the adequacy of controls that the Housing Association is operating, in terms of occupancy and affordability. If the controls are considered to be inadequate, then occupancy

controls can be justified.

Policies in the Joint Unitary Development Plan allow for the negotiation of affordable housing, as part of an open market development, or as a rural exceptions site scheme. Both could have occupancy restrictions to local people only. Therefore the specific affordable local housing need identified in this survey could be served by a specific affordable local housing solution, with any future affordable housing for the The East Williamston 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

Perhaps if so many people weren't encouraged to buy up all the local houses for holiday homes, there would be enough to go round, I know of at least four perfect family homes that are used for 3-6 weeks of the year. How can this be?

Over the last decade or so, the price of housing has gone beyond the grasp of people's wages. Also the council's have not helped the situation by selling of the family jewels whilst not replacing that which it sold. It was obvious that this situation would sooner or later bring us back to the situation of the late forties.

The prices of houses is down to supply and demand. There is a storage of supply which keeps the prices high. Build more houses and the prices will drop. The current affordable housing scheme doesn't work very well because of the re-sell restrictions creating difficulties getting a mortgages. Increase funding to Housing Associations.

Area not suitable for affordable housing, negligible public transport, no shop etc.

It is completely irresponsible to build low cost houses in East Williamston which is an area where houses are far above there price range within the area i.e. it is a up market area. Build low cost houses and the whole tone of the area will deteriorate and will devalue the existing properties. You approved a nature trail at the back which I objected to and only about a dozen at the most of the local community use it for walking dogs around. The odd holiday makers find their way there and throw all their discarded rubbish in the fields. Just look at the field adjacent to the car park it is full of beer cans, wine bottles. This proves the point and I certainly will not welcome low cost housing which will attract similar minded people, it would make far more sense to build the houses at the end of Pentlepoir village and join them onto existing low cost homes. bordering the common land towards Kilgetty and there these people will be happy amongst their own type. I bought my house purely for the location and solitude so if you are able to build I would be seeking substantial compensation to enable me to locate to another area elsewhere. These decisions made by councils leave me flabbergasted, one can only assume that some council members have a vested interest and own land in the area and want planning permission purely monitory gains. I wonder doesn't the nature trail, I feel that the far reaching effects of that are yet to be seen.

As this questionnaire relates to social housing would it be more appropriate to look for sites that offer facilities i.e. shops/post office as usually accommodates young families/couples who many not have access to private transport, perhaps more appropriate locations in Tenby or Saunderfoot.

I believe under the present climate more should be done to enable people especially the over 60's to acquire good accommodation, either part rent and buy, at reasonable prices. The housing market has become totally inflated and out of reach for ordinary people.

The property should be for people from the local area. Not necessarily on benefits. Its people with middle incomes who find it hard to get on the housing ladder. Further support should be given to services locally e.g post office, shops and buses.

We Moved from Newport (Gwent) to Pentlepoir in 2007 to retire. We lived next to a notorious Housing Association estate in Newport and our present bungalow in Pentlepoir appeared to offer all that we needed for us and our severely disabled son. We now understand that 40 Housing association properties are to be built on the field next to our bungalow in the next 5 years having experienced housing association properties and the couldn't care less attitude of the tenants. If this does take place we will be forced to move out of the area to protect ourselves and our son.

Define 'local people'

I have been living in this area for the last 3 years. I have been on the Pembrokeshire housing list for the last 3 years also and still haven't found any suitable accommodation

The reason for recording no to Q21 is the fact that in Cold Inn (where we live) there is no sewerage system. Cold Inn has doubled in size since we moved here 1982 and although it was promised many years ago, no sewerage system has been supplied. We think it is a priority before any more housing is considered.

House prices are primarily governed by land prices. If land which currently does not have planning permission was made available for 'limited affordable housing' the job prospects would improve and available housing would be increased. The price of these houses would need to be capped by covenant to a build cost plus reasonable developer profit. At present the land price is the largest proportion of build cost.

Do not sell Pentlerpoir school for development, suggest a community Centre, Library etc.

We were one of the first to buy affordable housing starter homes in Kilgetty, which at the time was good but builders couldn't sell them and sold off the rest of the houses to the housing association. We ended up on a so called housing association estate and we had bought our house. The rougher element moved in and we had a job to sell our house. Within a couple of years all our original neighbours had sold due to this. If the council could guarantee they would be private affordable houses then it would be ok.

Too many properties in the area standing empty for 8 or 9 months of the year Do we really need to rape the countryside further.

I have a two acre field which I would be happy to allow affordable housing to be built on.

If affordable housing means a council estate I would not be happy with one near me, although there are nice people on council estates there are some 'NOT SO NICE' and this could cause problems.

The Council cannot look after the area now and if we get council housing in the village we would have to work even harder to look after it. We lived in an area where they built these houses and it devalued our property because of the state some people liked to live. I know all people are not the same but a lot just expect every thing given to them on a plate.

These affordable houses end up as car repair junk yards, always in an unsatisfactory mess. Private houses with mortgages are Tidy.

Only as infill and not in a green area.

I would only support small development, as in Q21, if they were within current built up boundaries, and did not expand onto green sites.

Maybe if its in the right place.

The infrastructure would need to be improved first. 1. Sewerage. 2. Street lighting and adoption of roadways 3. Transportation. Affordable housing what do you mean?

Depends on where and how many units proposed.

I feel the community already is at saturation point. When I arrived here in the mid 70's it was a delightful hamlet and now the planning department are allowing all sorts of Monstrous Estates, swimming pools and granny annexes. It is too too much!!! This isn't Marbella??

Sort out the Gypsy community riding rough-shod (literally) over local planning laws first then worry about other things!!

It is about time residents, in the Hill Rise area Kilgetty, get a bus shelter put up, never mind about new homes, this shelter is truly needed, at the bottom of Hillrise for the senior citizens who live on the Hillrise estate, we have been campaigning now for over 6 years but keep getting fobbed off.

As a result of very little affordable housing for first time buyers the majority of our children have to move away taking many young people from the area. This leads to a population that is generally aging and unable to support the community as a whole.

Would agree to 1 bed apartments for those leaving home for the first time- either to buy or to rent or half and half. Properties should be for low income only and above a certain amount of income wouldn't be allowed to buy or rent, so as to keep the property being reissued to low income people. (as the council houses should have been kept)

I think East Williamston should be kept the small size that it is now. It has already doubled in size in the last 20 years.

I retired to Pembrokeshire from Birmingham 3 years ago I was amazed at how high house prices had risen from say 10 years ago, far above the national average I would imagine. It is essential that affordable housing for young families is generated, not only here but nationally.

Two children (both with degrees) still living at home after a couple of years of temporary jobs unable to afford a mortgage. Also have one boyfriend living with us while saving. Property prices are out of proportion, large deposits needed. when will there be starter homes built for these youngsters instead of these builders building for 2nd home buyers and the wealthy. I have several friends in this area whose children too (after returning from university) cannot get on the property ladder. All of us have lived in this area for 25 years.

Only give support if the housing development is definitely kept small and not become an eye sore and upset the balance of the area. Also would have to be for local people needing to get on the property ladder i.e. affordable.

Any developments should fit in to the surroundings and established properties and occupants should not be to disrupted by the work and heavy traffic, also consideration should also be given to wildlife.

I need to move out as my mother is disabled and is struggling with both me and my four year old son living in crowded conditions, my son and I share one very small bedroom.

We moved to our present premises to run a guest house as well as to live in the area.

Before considering affordable housing in the area, I would recommend that the main sewerage comes through Cold Inn and make it affordable for all residents to go on to it including East Williamston.

No because Where I moved from 'affordable housing' was built 100 yards away and the whole nature of the area changed for the worse. A public path alongside my property became a dumping ground for take-away meal containers, drink bottles, hyperdermic needles etc.

The area has quite enough housing without relevant support services i.e. pavements sewerage services, overdevelopment in some areas has been allowed without thought for infrastructure.

# Appendix 2

# East Williamston 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 East Williamston Community Council. **This will cover the areas of East Williamston, Pentlepoir, Broadmoor, Wooden and Cold Inn.**

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 East Williamston 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.

The East Williamston Community Council

# Appendix 3

# EAST WILLIAMSTON 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"/>
East Williamston 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)**

- |   |                                     |   |
|---|-------------------------------------|---|
| <input type="checkbox"/> East Williamston             | <input type="checkbox"/> Pentlepoir | <input type="checkbox"/> Broadmoor                |
| <input type="checkbox"/> Wooden                       | <input type="checkbox"/> Cold Inn   | <input type="checkbox"/> Neighbouring Communities |
| <input type="checkbox"/> 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 East Williamston area that would like to or need to set up home in East Williamston.**

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 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 East Williamston Community Council area?**  
(Please tick one box)

Yes

No

Maybe

**Q22. 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 East Williamston area that could be used for a local affordable housing scheme please list them here. Please also add your contact details.**

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**Thank you for completing this survey. Please return the completed form in the freepost envelope provided within the next 14-21 days.**

If you require an Additional Household/Non-resident questionnaire form or a copy of this questionnaire in Welsh, please contact:

Matthew Owens  
Rural Housing Enabler

Meyler House  
St Thomas Green  
Haverfordwest  
Pembrokeshire  
SA61 1QP

Tel: 01437 774769

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

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