

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

**CONDUCTED May 2006**

**FINAL REPORT August 2006**



**Rural Housing Enabler**  
**Galluogydd Tai Gwledig**

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## **SURVEY METHODOLOGY AND RESPONSE RATE**

The questionnaire was compiled by Matthew Owens, Rural Housing Enabler for Pembrokeshire and approved by Pembrokeshire County Council, Pembrokeshire Coast National Park Authority and Jeffreyston Community Council Council.

**Section 1** was completed by all respondents and focussed on

- . Type of homes and number of bedrooms
- . Tenure of households
- . Age & sex profile of households
- . Length of residence
- . Potential new households in need of housing

**Section 2** was completed by potential households in housing need and focussed on

- . Reason for being unsuitably housed
- . Age profile of potential households
- . Household composition
- . Time scales of need
- . Special needs requirements
- . Preferred tenure and type of accommodation required
- . Affordability of rent or mortgage
- . Connections to community

**Section 3** was completed by all respondents and focussed on

- . Support for provision of affordable housing developments
- . Personal comments regarding affordable housing in the area
- . Possible development sites in the area

### **Sampling**

Survey forms were distributed by hand by members of the Jeffreyston Community Council between the 3 May 2006 to the 10th May 2006 to all 222 addresses on the council tax register for the Jeffreyston Community Council area. The address list was provided by Pembrokeshire County Council. Respondents were asked to return the completed questionnaires within 10 to 14 days, to the Rural Housing Enabler, in a prepaid envelope provided. The deadline for the return of surveys was the 26th May 2006.

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

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, three additional questionnaire forms were requested. A total of 225 surveys were distributed.

## **Response**

A total of 79 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. A total of 76 questionnaires were returned from occupied households, 1 questionnaire was returned from additional households and 2 were returned from non-resident households. All were completed or part-completed.

Questionnaires received after the cut of date, were discounted from the analysis.

According to the figures from the council tax office, of the addresses identified in the Jeffreyston area, 5 are holiday homes and 6 properties are currently unoccupied. This provides us with a figure of 211 occupied households in the area. This equates to a return rate from the occupied households of 36% (76/211). Which is a good rate of return compared to other housing needs surveys carried out in Pembrokeshire over the last few years.

## **2. SUMMARY OF ANALYSIS**

Percentages in this section apply to the number of respondents from occupied households to the survey (76) who answered that particular question. This is known as adjusted percentage.

The overall response rate from occupied households was 36%

23% of respondents identified a household in potential housing need over the next 5 years.

13.3% of respondents identified their current household as in need of moving over the next five years.

9.3% 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.

81% respondents have lived in this Community Council area for more than 5 years.

47 % of respondents who identified a household in housing need, indicated they wanted to buy with a mortgage, 37% stated they would expect to pay for the property by renting from a Local Authority or a Housing Association, 16% expected to buy it as a shared owner usually with a Housing Association.

72% of households who expressed a housing need detailed that need as within 3 years

55% of respondents who identified themselves as being in housing need, expressed a desire for 2 bedroom properties, 20% for 3 bedroom properties, 15% for 4 bedroom properties, 5% for 1 bedroom properties and 5% for 5 or more bedrooms.

Of the households that identified a housing in need, 70% were families (with children), 20% described their household type as a single person household, 5% were co-habiting/married couples and 5% were single parent families.

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 were, a need to live independently.

90% of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

62% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need. 23% of respondents said maybe and 15% said they wouldn't support it.

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

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

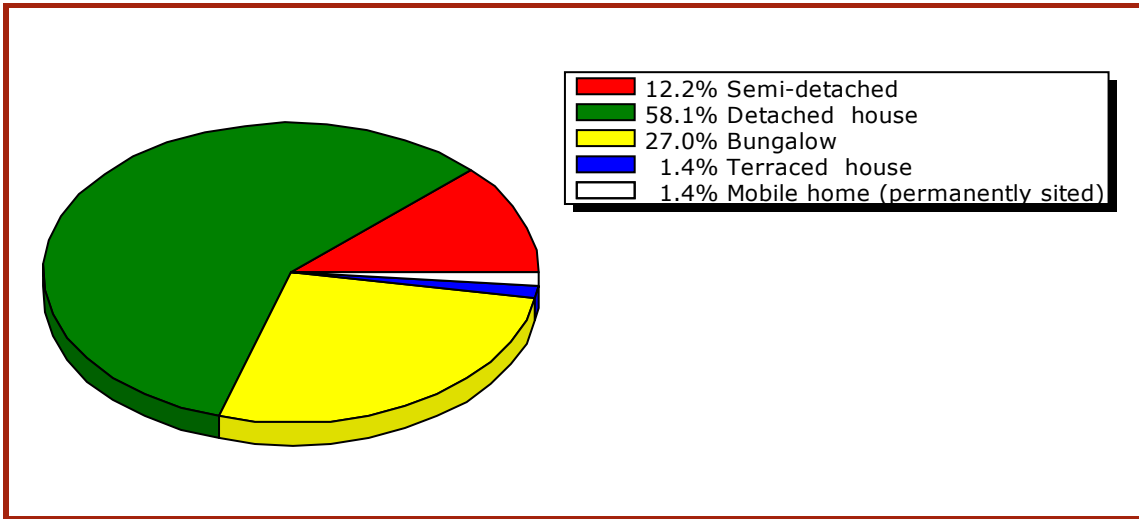
Presentation broadly follows the questions set out on the survey form.

Percentages in this section apply to the number of respondents to the survey (76) who answered that particular question. This is known as adjusted percentage.

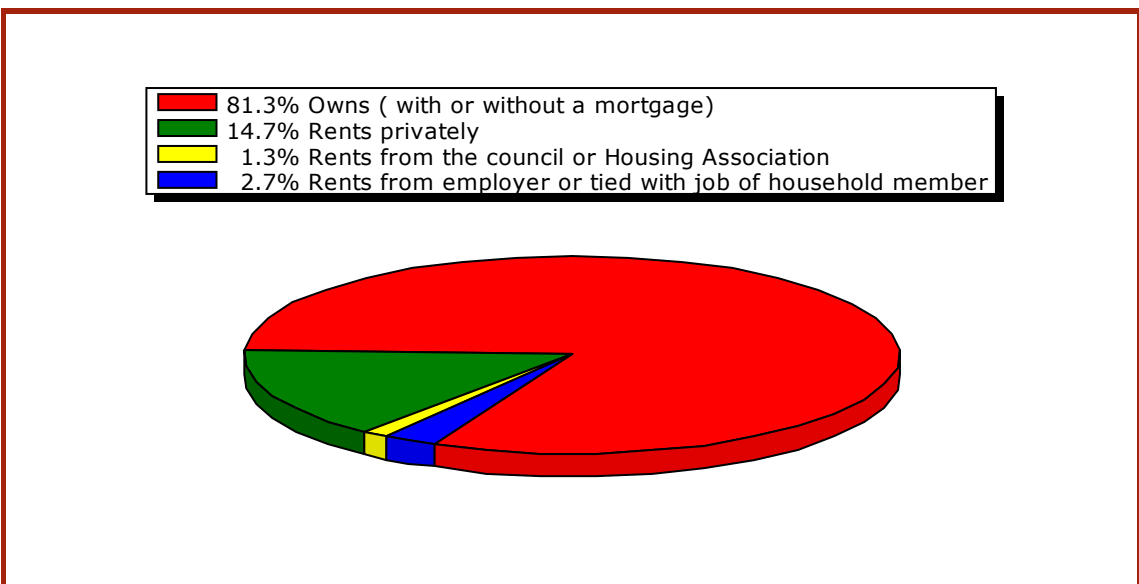
### Q1. Is this your Main Home?

All 76 respondents stated their Jeffreyston address was their main home.

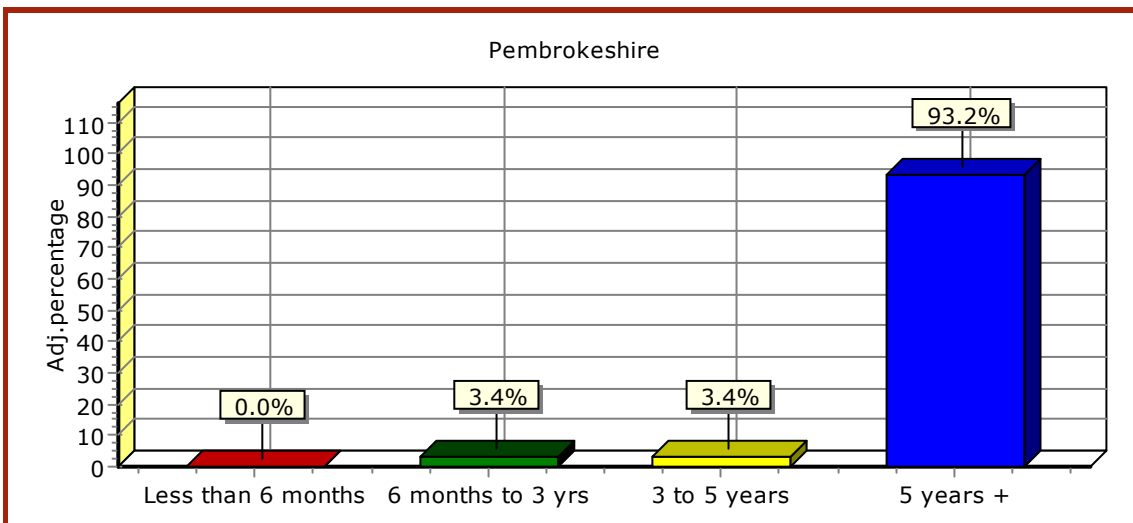
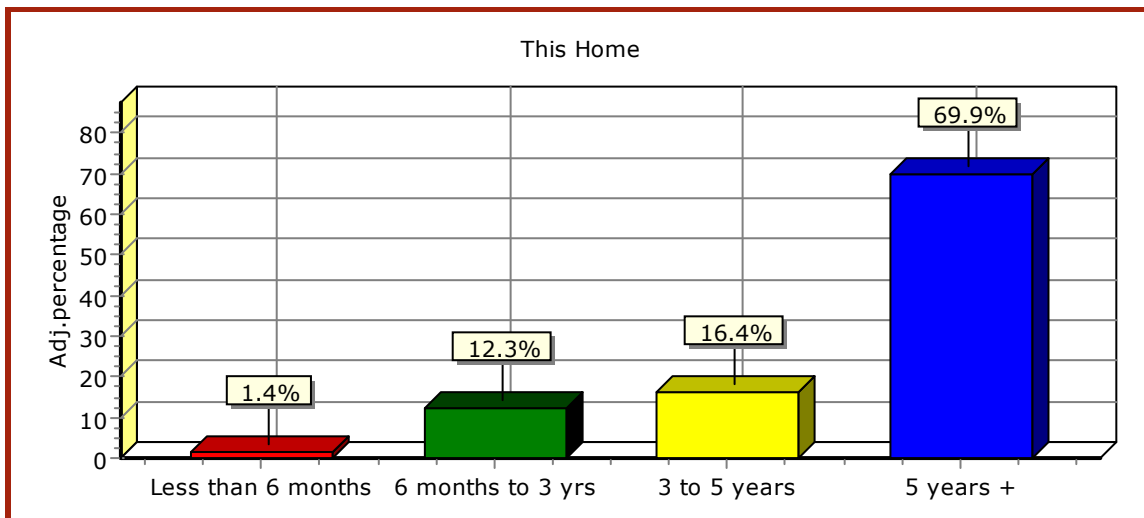
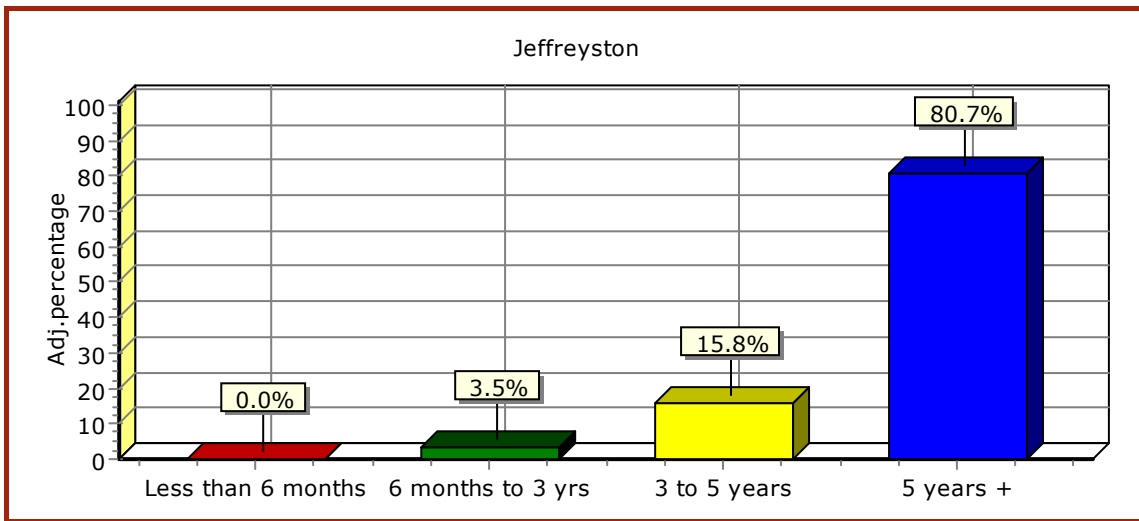
### Q2. What type of house does your household live in?



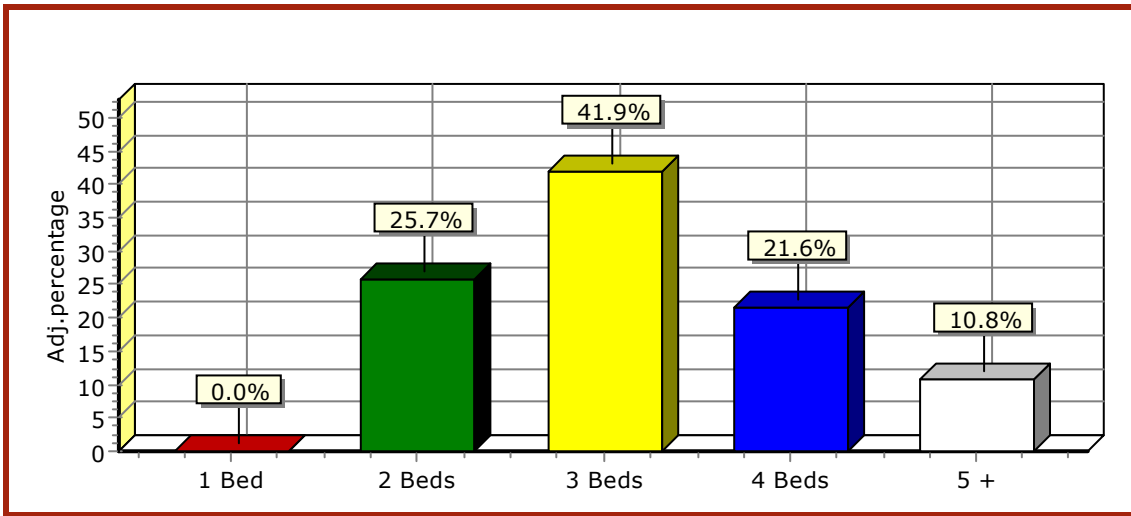
### Q3. Does your household own or rent this property?



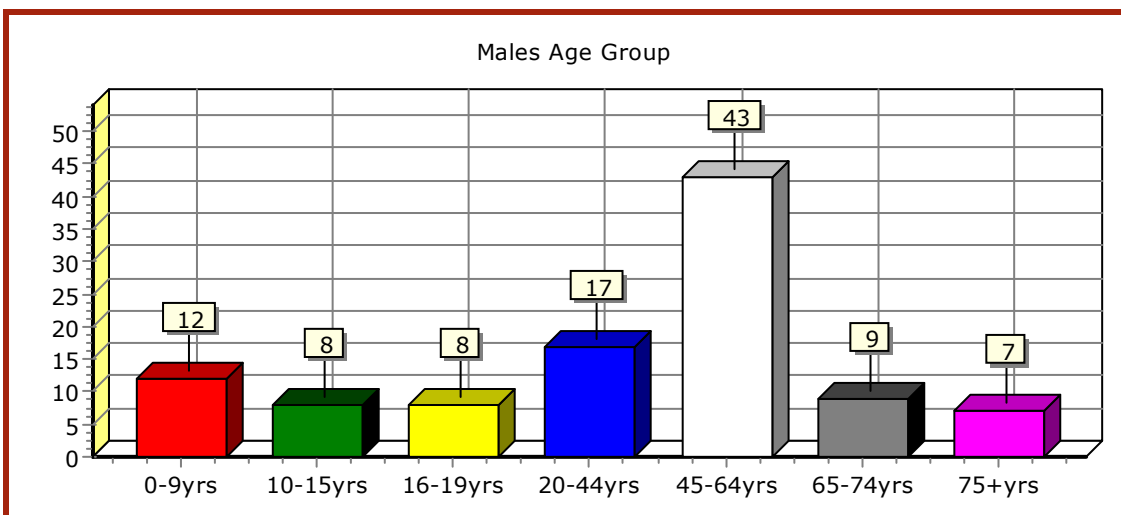
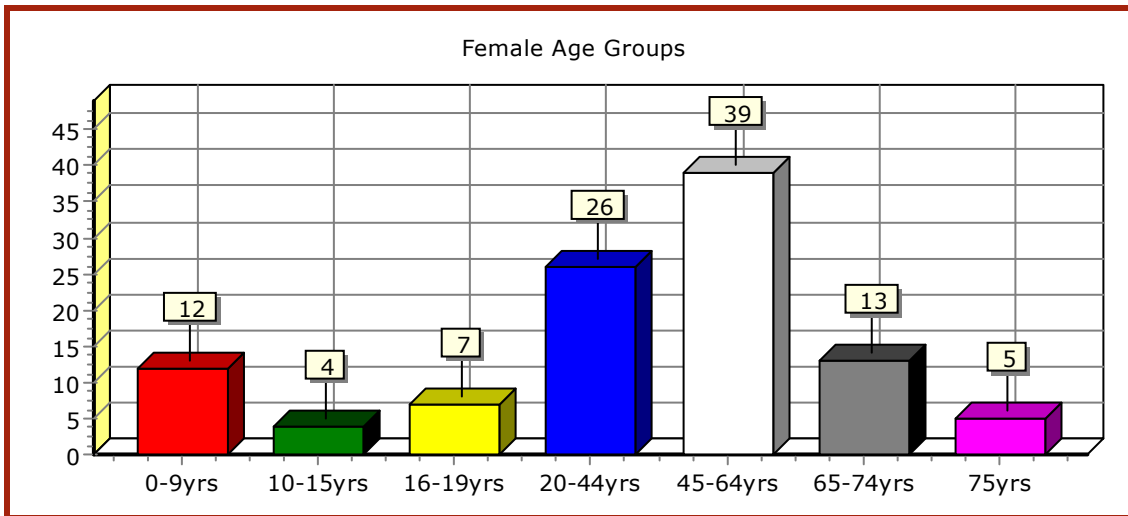
#### Q4. How long have you lived in?



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



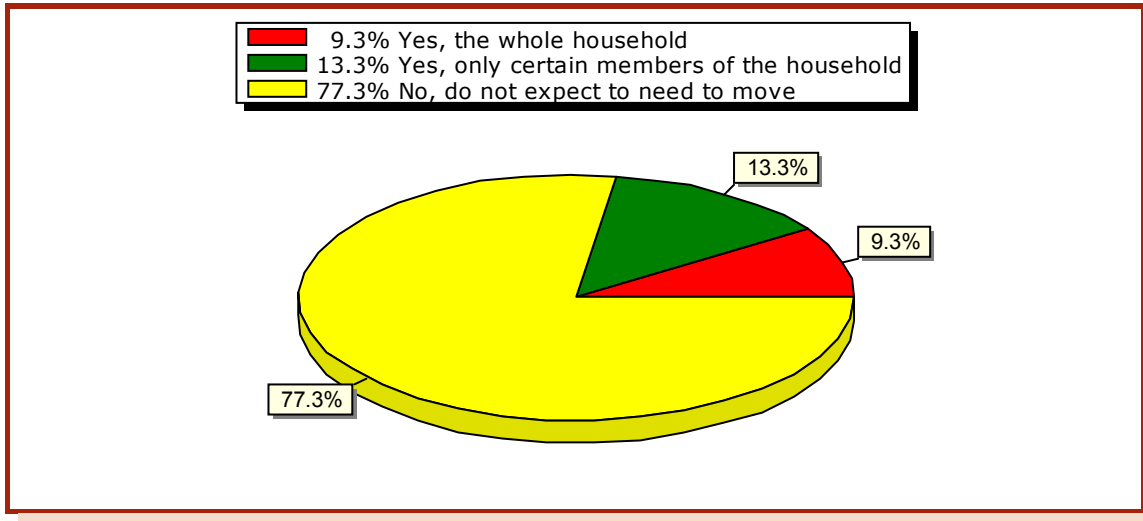
### Q6. How many people of each age and sex are there in your household?



The total number of people identified in respondents households was 210.

This equates to an average household size of 2.7 people (210/76)

**Q7. Would your household, or anyone in your household, expect to need to move within the next year?**



Making a total number of respondents identifying themselves or a member of their household as being in housing need as 23%.

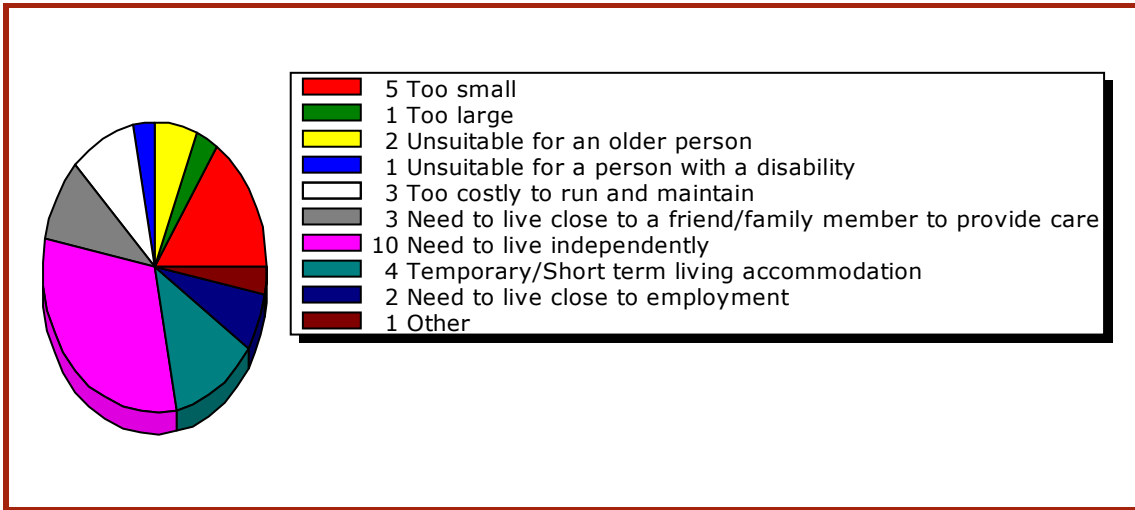
#### **4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS**

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.

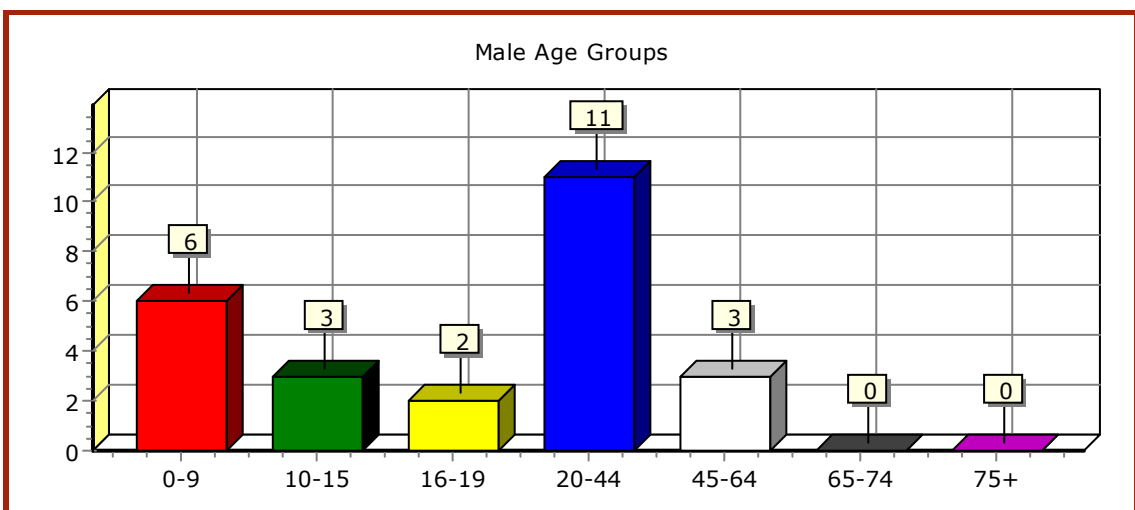
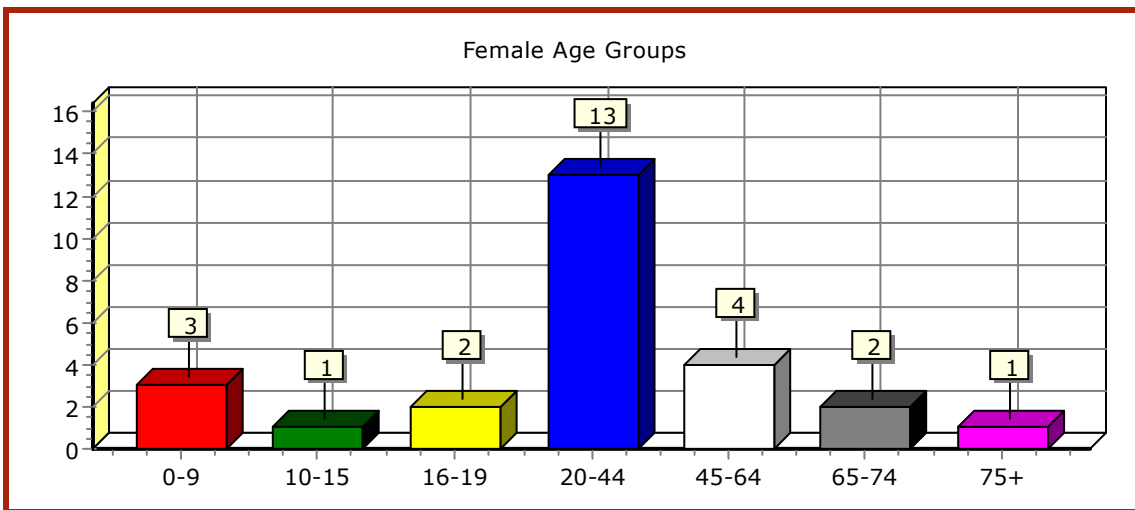
20 respondents completed this part of the form, which includes the 2 non-resident respondents who stated they had a local connection to the Jeffreyston area and the 1 returned additional household form. The data in this section is presented by the actual number of responses to each question, rather than 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. Why does your Current home not meet your needs? (TV = 32)**



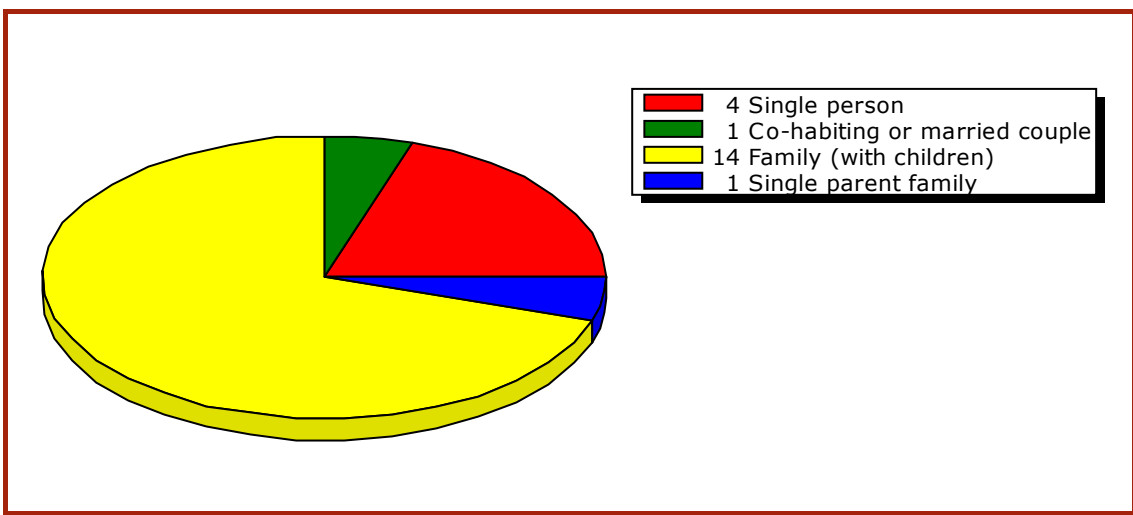
**Q9 How many people of each age and sex in the household looking to move? (20)**



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 51 people in 20 households have identified themselves in need. This equates to an average household size of 2.5 people.

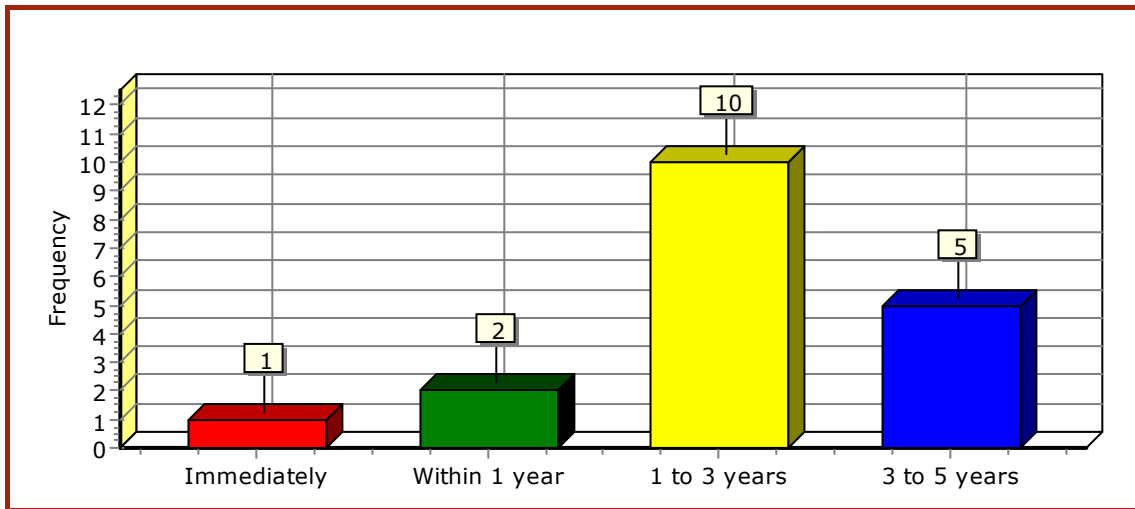
**Q10. How would you describe this household? (20)**



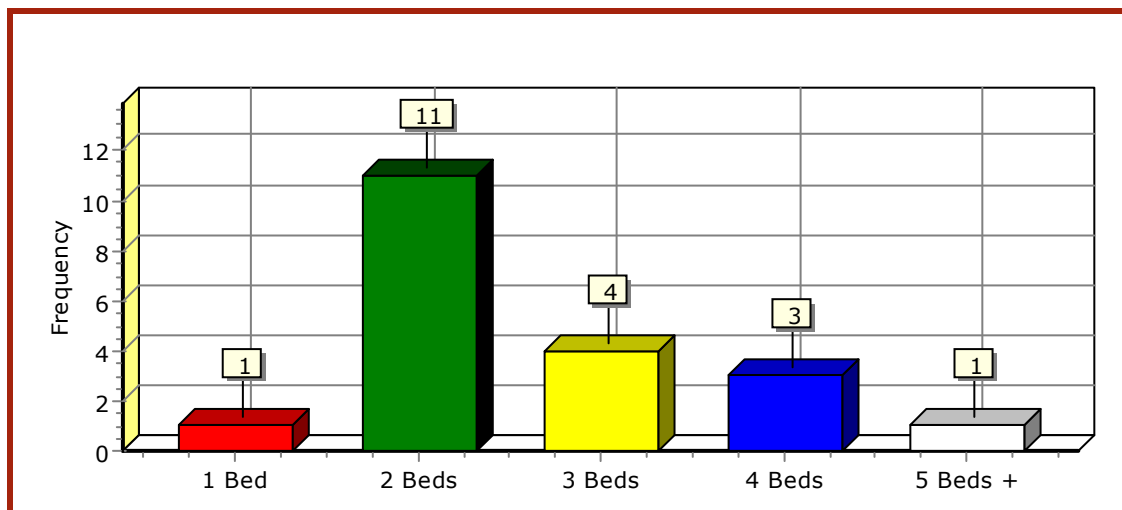
**Q11. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (20)**



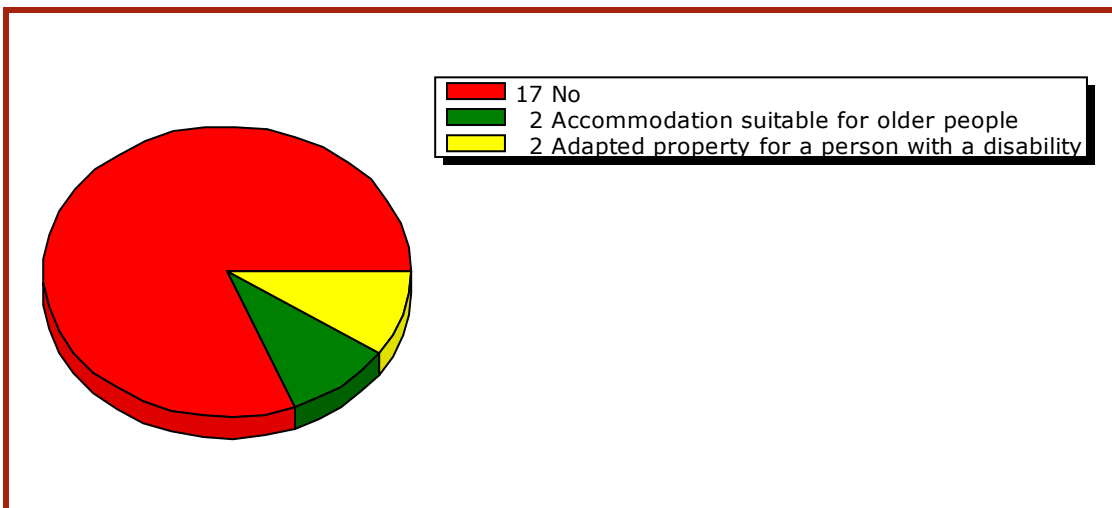
**Q12 When would you expect to need to move? (18)**



**Q13. How many bedrooms would you expect to need? (20)**

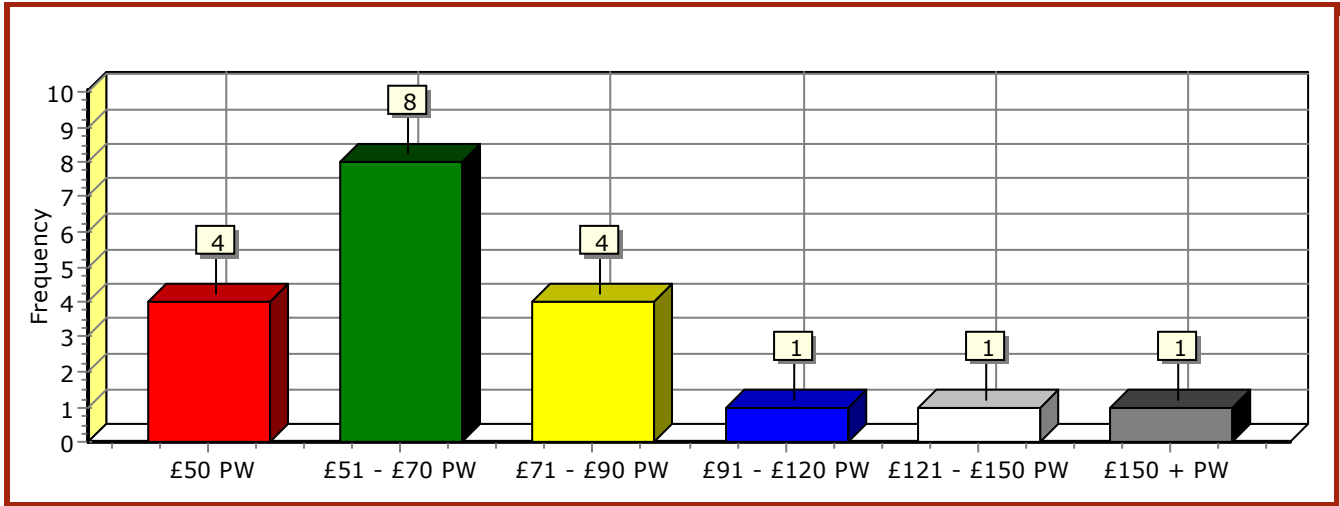


**Q14. Does your household have a specialist housing need? (TV = 21 )**



**Q15. How much would your household be able to afford PER WEEK if the household were renting? (19)**

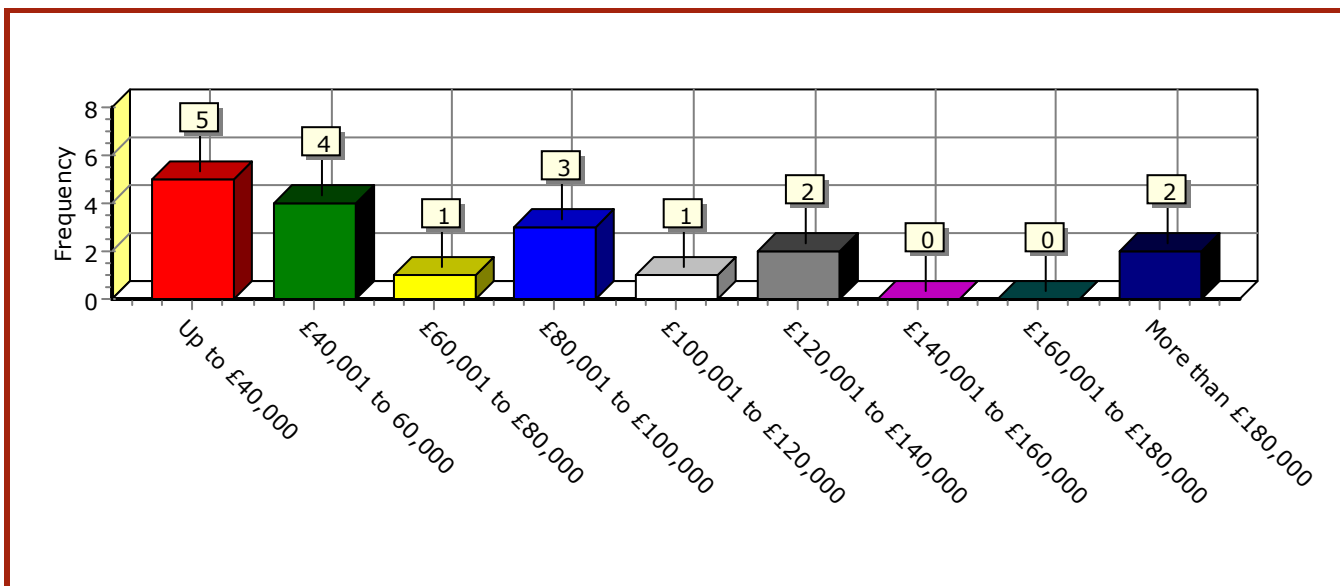
Respondents were asked to consider one third of the household income per week as affordable



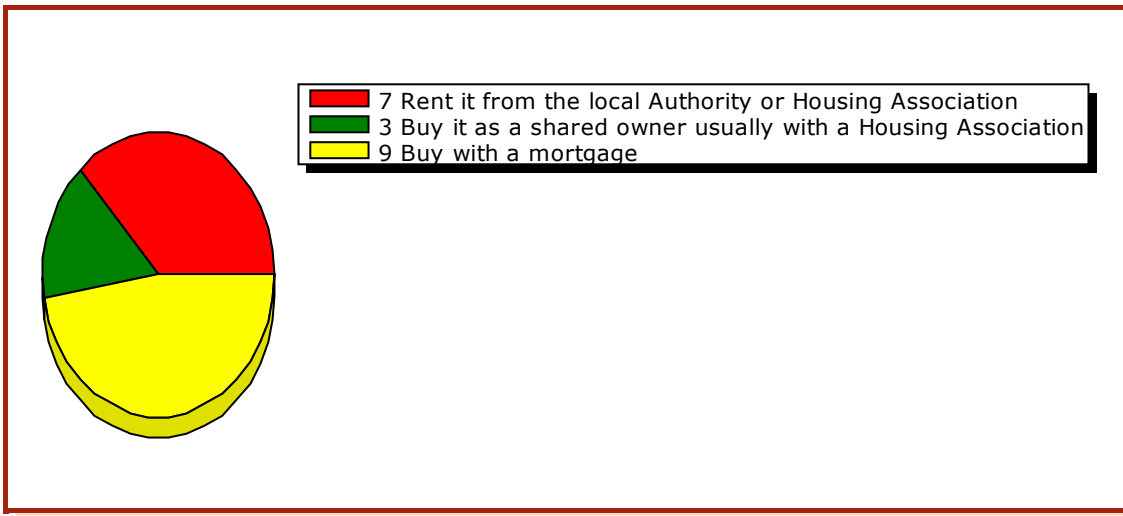
**Q16. How much would the household be able to afford if the household were buying a property? (18)**

Respondents were asked to compare the house price that is affordable to them, to three times the annual household income when trying to establish what their household can afford.

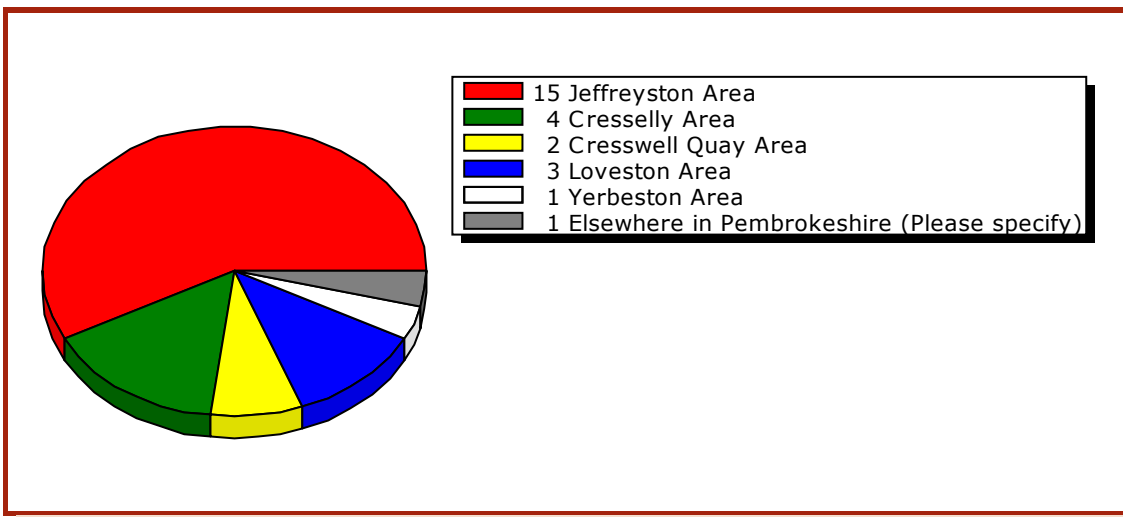
They were also asked to include savings and the value of any equity the household has in any property, when trying to establish what their household could afford.



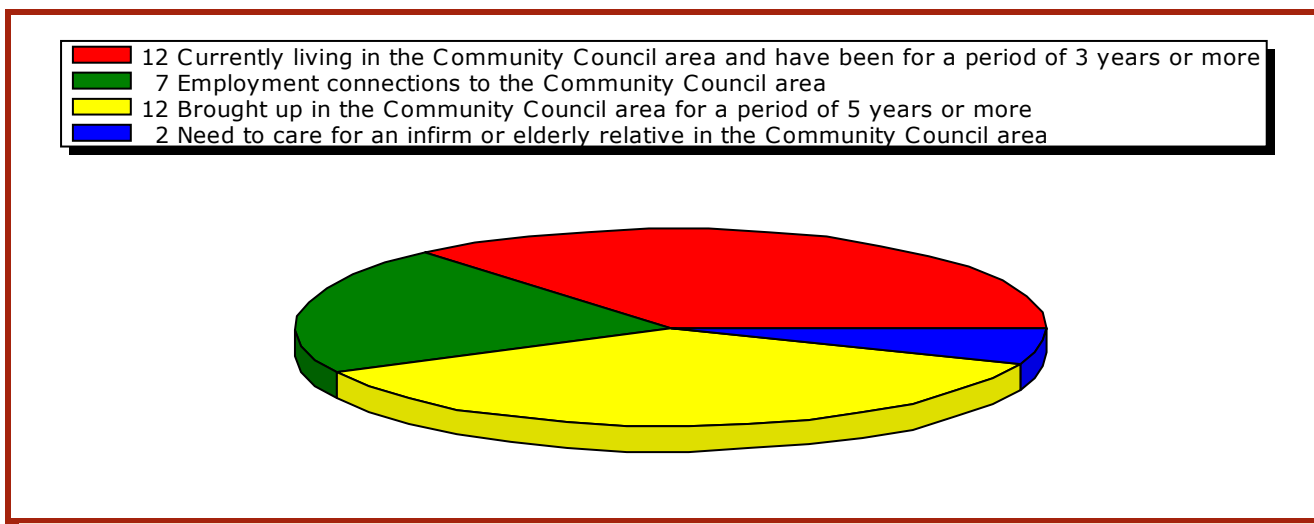
**Q17. How would you expect to pay for the accommodation? (TV = 19 )**



**Q18. Ideally where would you like to live? (26)**



**Q19. Do you have a local connection with your community of first choice? ( TV = 80 )**

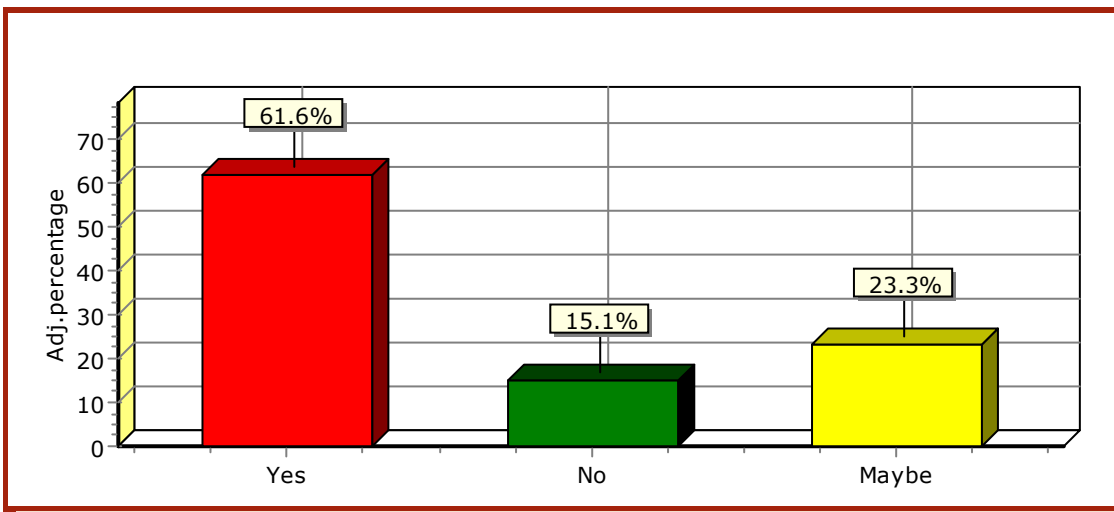


## 5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.

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 (76) who answered that particular question. This is known as adjusted percentage.

**Q20. Would you Support a small local development of affordable housing to meet local need in the area?**



**Q21. Are there any comments you would wish to make regarding affordable housing in Jeffreyston area?**

**(SEE ADDENDIX 1)**

## 6. AFFORDABILITY OF MOVING

This section considers the financial information given by the households in Questions 15 and 16 in regard to how much households would be able to afford if they were buying or renting a property. The information is compared to Open-market house prices, private rentals market and social housing rental prices.

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

Average sale prices by type from January 2006 to March 2006 for Jeffreyston and surrounding areas and number of Sales for postcode sector SA68 0.

Detached	£229,611	Sales	9
Semi-detached	NIL	Sales	NIL
Terraced	NIL	Sales	NIL
Flat/Maisonette	NIL	Sales	NIL
Average Price	£229,611	Total Sales	9

The average residential property sale price from January 2006 to March 2006 for Pembrokeshire was £167,960 (Land Registry). Highlighting the fact that the average property price in Jeffreyston area, is considerably higher than the average house price in Pembrokeshire.

### Private Rental Data (From Local estate agents in May 06) for the Jeffreyston area.

The following data was obtained from local Estate Agents in May 2006. There was no property available to rent in the Jeffreyston area at the time. The figures given below are estimates of the average rental prices for the Jeffreyston area from local estate agents.

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 and Registered Social Landlord (Pembrokeshire Housing) in the Jeffreyton Community Council area. The rental figure is the average for Pembrokeshire County Council owned properties in the Jeffreyton area, and was obtained from Pembrokeshire County Councils, Social Care and Housing Directorate.

### Pembrokeshire County Council Housing Stock for Jeffreyton

	Units	Turnover (From 2001 – 2006)
General Needs Properties	6	1

### Average Local Authority Weekly rents for Jeffreyton

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

All Properties      **£51.61 per week**

### Pembrokeshire Housing (Housing Association) Stock for Jeffreyton

	Units	Turnover 2003-2006
General Needs Properties	0	0

The registered social landlord in the area, Pembrokeshire Housing Association owns no properties in the Jeffreyton area.

## **Affordability**

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

It is clear that the majority of those households who expressed themselves as being in housing need could not afford to purchase a property on the open market. Of the respondents who answered Question 16 on how much they would be able to afford if they were buying a property, 16 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 Jeffreyton area on the open market.

The average sale price in the Jeffreyton area from January 06 - March 2006 was £229,611 (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.

Two household indicated up to or more than £180,000. So they may be able to meet their housing needs on the open market. But they might find it difficult finding suitable accommodation at that price level in the Jeffreyton area.

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

Of the respondents who answered Question 15 on affordable Rental Levels, 16 households indicated that prices ranging from £50 (£216pcm) - £90 per week (£390pcm) would be affordable for them.

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

## **SOCIAL HOUSING**

The average residential rental price for Local Authority owned properties in the Jeffreyton area is £51.61 per week. It is clear that the majority of people who expressed themselves as being in housing need and looking to rent, could afford to rent social housing.

The turnover (the frequency with which properties are let) of properties is low, 1 letting since 2001 of Local Authority owned properties, and no properties owned by a Registered Social Landlord in the area . It should also be noted that these properties are also subject to qualification and personal circumstances, and are not restricted to local occupancy. Therefore, the waiting list can include households from outside the area. This in turn, reduces the chances for local people to be housed.

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

20 households identified themselves in housing need and it is normally assumed that a proportion of this need will satisfy its housing requirement over time and some will naturally move away from the area irrespective of their housing need. Therefore, if a third to a half of this need is taken as a guideline of actual need, we can surmise that 7-10 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 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. 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 Jeffreyton 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

Q21

We strongly believe there is a shortage of affordable/low income/starter properties within the area. We believe if people from the locality wish to remain in the area, this should be a priority for the local authority

We believe that affordable housing in this area is essential to its future development as a community, to meet the needs of its present and future residents.

Providing the housing was kept for the reason stated.

I am sad to say that young couples have severe financial problems if they wish to purchase a house.

As a person who has been born and brought up in this area, I can, and have for some time, seen the changes and the slow breakdown of community, it's still shocking to see the amount of holiday homes. I have a deep profound love of this area and it would break my heart to have to leave.

There is a desperate need for affordable housing in the area. My daughter lives in expensive private rented accommodation and cannot conceive of ever being able to afford to own her own house in this area, neither is it likely that she will be able to obtain council housing and she is one of many young people in this situation. There should be a financial penalty imposed on those who own houses in the area solely for the holiday purposes, I have no objection to private landlords, we need a private rental market but I object strongly to those who buy holiday houses and use them for six weeks per year. These people are largely responsible for inflating the housing market and making it impossible for local people on low income to buy.

As long as these affordable homes are given to people living in these areas not people moving here from far and wide.

I think a scheme like this is long over due.

Dependent on actual location and plans.

Keep to the aesthetic value of the area. No eye sores.

Any future housing development should be within a village, thus avoiding the use of greenfield sites in beautiful countryside.

I think there is a great need of affordable housing in the area enabling families to get on the property ladder in an area where they have been brought up.

As there is little or no employment in the villages, homes would need to be for DSS. The infrastructure of the villages and public transport links are non-existent so are unsuitable for people on low incomes.

Affordable housing, although low cost, should still be well designed to fit into the surroundings and be sustainable. Initiative options should be considered self build, alternative method of heating, etc

Affordable housing is essential, to ensure housing for young families and people within the area. Now that there is a primary school in the area this is even more important.

There should be more affordable property for senior citizens apart from younger couples ie, one storey buildings

The situation at present means I will have to move out of the area.

We are tenant farmers and may need to retire and move out of the farmhouse in a few years.

There is a severe shortage of low cost housing for the younger people wishing to stay in the area they have grown up in, and also bungalows for the older generation who find 'houses' too big to manage

I am not convinced that there is a need for more housing in this area because there is little or no work and entertainment. There are no supermarkets or post office. This means everyone uses cars to do any of the above and this is considered environmentally unsound.

The way Pembrokeshire is going we are going to end up either as a community entirely made up of pensioners or as a holiday area with no permanent residents. The housing here is too expensive and there aren't the jobs to keep the youngsters in the area. This county spends too much time thinking about tourism and part time employment and not enough time thinking about young people.

I think second homes should receive a much higher band of council tax than first homes, that would free a lot of houses in the area. I think that property developers should have to include some affordable housing in their developments or risk being denied planning permission. I think new developments should be within the boundaries of existing villages to prevent urban sprawl or ribbon development.

I believe there is a need for affordable starter homes within the area. Both my daughters have recently graduated from university and found full-time employment within the area, however they have found house prices to be too high to get on the property ladder.

If the holiday cottages were restricted and instead were used to provide local housing either to rent or buy, many more houses would be available. I personally would not rent as I feel money spent on rent is dead money. One way to restrict holiday cottages and second homes would be to charge council tax at double or triple rates unless the houses were in a long long term rent.

Although we are living in Jeffreyton, our three children have had to find housing in cheaper areas, Pembroke and Pembroke Dock as property in Jeffreyton is way beyond the reach of young first-time buyers. Wages in Pembrokeshire are generally far too low to support the high mortgage one would need to live in this community. People moving in from away are keeping the prices out of reach of our young people and cheap local housing is essential for the local young people, Even rented property is getting too expensive for those who cannot buy, due to the LNG demand.

Any affordable houses (new or converted) should be in keeping with the others in the area. Also when purchased, if grant aided, such housing should not become saleable for a considerable time, maybe 20 years.

There is a desperate need for affordable housing for local people in the area. An initiative is long overdue.

As long as any new housing doesn't spoil any countryside views.

I would not like to see these areas built up with Housing Association houses and flats. Housing should be kept to the same sort of housing already in these villages.

We are for affordable housing for local people, but any development would need very careful consideration both to its size and potential occupiers. Many communities have been overly diluted by developments that have been too big.

Everything depends on where any development may be built and the quality of architecture, infrastructure etc.

Affordable housing should be included in village plans and best use made of rownfield sites.

Housing should be situated in areas where there are already services available and in places where the least impact on rural landscape will be made.

I would strongly oppose any housing development in the village that is not in keeping with existing properties. Although I realise the need for smaller more affordable housing I do not feel it is right to build this type of property in amongst existing larger detached private housing. There is also a traffic issue to consider when smaller higher density developments are built in small rural villages which do not have the infrastructure to support it.

Keep within current residential areas, or convert farm buildings for housing.

For local need only

# Appendix 2

# JEFFREYSTON COMMUNITY COUNCIL

## LOCAL HOUSING NEEDS ASSESSMENT

Dear Resident

Your Community Council is concerned at the lack of affordable housing available in the communities of Jeffreyston, Cresselly, Cresswell Quay, Loveston and Yerboston 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 community.

Whether you consider you, or others in your household are 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 information from:

- People who live with families in the area but would like to have their own home, and form new households in the Jeffreyston Community Council area. **(Additional Households)**
- Friends or relatives who may have moved from the community and would like or need to live in the Jeffreyston Community Council area. **(Non-residents)**

**Additional household and Non-resident** questionnaire forms can be obtained for the above mentioned individuals, from the **Rural Housing Enabler** who will also be able to assist anyone who has difficulty in completing the form. Please find his contact details on the last page of the questionnaire.

Please return the completed form within 14 days in the freepost envelope provided.

**In the interest of the whole community it is very important that this questionnaire is completed and returned.**

Thank you in anticipation of your response and interest

Jeffreyston Community Council

# Appendix 3

# JEFFREYSTON 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 **If the answer was no, 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

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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)

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

	Less than 6 months	6 months to 3 years	More than 3 years but less than 5 years	More than 5 years
This Home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jeffreyston Community Council Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pembrokeshire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

1

2

3

4

5 or more

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

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

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

- Yes, the whole household (Go to section 2, **Q8**)
- Yes, only certain members of the household (Go to section 2, **Q8**)
- No, do not expect to need to move (Go to section 3, **Q20**)

If anyone else in your household needs to move, the additional household should fill in a separate form. Additional copies can be obtained from the Rural Housing Enabler. **(Please find contact details on last page)**

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

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

**Q8. Why does your current home not meet your needs? (Please tick all that apply)**

- |  |  |
|--|--|
| <input type="checkbox"/> Too small                                 | <input type="checkbox"/> Need to live close to a friend/family member to provide care    |
| <input type="checkbox"/> Too large                                 | <input type="checkbox"/> Need to live close to a friend or family member to be cared for |
| <input type="checkbox"/> Unsuitable for an older person            | <input type="checkbox"/> Need to live independently                                      |
| <input type="checkbox"/> Unsuitable for a person with a disability | <input type="checkbox"/> Temporary/Short term living accommodation                       |
| <input type="checkbox"/> Too costly to run and maintain            | <input type="checkbox"/> Need to live close to employment                                |
| <input type="checkbox"/> Other _____                               |  |

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

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

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

- Single person                       Co-habiting or married couple
- Family (with children)               Single parent family
- Other \_\_\_\_\_

**Q11. Is the household currently on the Council, or Housing Association, housing transfer or waiting list?**

- Yes                       No

**Q12. When would your household expect to need to move? (Please tick one box)**

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

**Q13. How Many bedrooms would you expect to need? (Please tick one box)**

- 1               2               3               4               5 +

**Q14. Does this household have a specialist housing need? (Please tick all boxes that apply)**

- No
- Supported living for a person with learning difficulties
- Accommodation suitable for older people
- Adapted property for a person with a disability
- Other \_\_\_\_\_

**FOR QUESTION 15 IT IS NORMAL TO CONSIDER ONE THIRD OF THE HOUSEHOLD INCOME PER WEEK / MONTH AS AFFORDABLE.**

**Q15. How much would the household be able to afford PER WEEK if the household were renting? (Please do not include any housing benefit which you are currently receiving) (Please tick one box)**

- up to £50 (Up to £220 per month)
- £51 to £70 (£221 to £300 per month)
- £71 to £90 (£301 to £390 per month)
- £91 to £120 (£391 to £520 per month)
- £121 to £150 (£521 to £ 650 per month)
- More than £150 (More than £650 per month)

**FOR QUESTION 16 IT IS NORMAL TO CONSIDER 3 TIMES THE ANNUAL HOUSEHOLD INCOME AS AFFORDABLE.**

**YOU SHOULD ALSO INCLUDE SAVINGS AND THE VALUE OF ANY EQUITY THE HOUSEHOLD HAS IN ANY PROPERTY, WHEN TRYING TO ESTABLISH WHAT YOUR HOUSEHOLD CAN AFFORD.**

**Q16. How much would the household be able to afford if the household were buying a property? (Please tick one box)**

- Up to £40,000
- £40,001 to 60,000
- £60,001 to £80,000
- £80,001 to £100,000
- £100,001 to £120,000
- £120,001 to £140,000
- £140,001 to £160,000
- £160,001 to £180,000
- More than £180,000

**Q17. How would you expect the household to pay for the accommodation? (Please tick one box)**

- Rent it from the local Authority or Housing Association
- Rent privately
- Buy it as a shared owner usually with a Housing Association
- Buy with a mortgage
- Other \_\_\_\_\_



**Please give your name, address and postcode or e-mail address, if you wish to be re-contacted if a housing scheme progresses in the area:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Postcode: \_\_\_\_\_

E-mail: \_\_\_\_\_

**Are you a Landowner, or do you know of any available land that may be suitable for a development of affordable housing in the Jeffreyston, Cresselly, Cresswell Quay, Loveston and Yerboston areas. If so please give your name, address and telephone number in the space below.**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Postcode: \_\_\_\_\_ Telephone: \_\_\_\_\_

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

If you require an Additional Household or Non-resident questionnaire form please contact:

Matthew Owens  
Rural Housing Enabler

Meyler House  
St Thomas Green  
Haverfordwest  
Pembrokeshire  
SA61 1QP

Tel: 01437 774769

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

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