

LAMPETER VELFREY COMMUNITY COUNCIL HOUSING NEEDS SURVEY REPORT

CONDUCTED MAY 2007

FINAL REPORT SEPTEMBER 2007



**Rural Housing Enabler
Galluogydd Tai Gwledig**

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1.SURVEY METHODOLOGY AND RESPONSE RATE

The questionnaire was compiled by Matthew Owens, Rural Housing Enabler for Pembrokeshire and approved by the Local Government Data Unit (Wales), Pembrokeshire County Council, Pembrokeshire Coast National Park Authority and Lampeter Velfrey Community Council.

Section 1 was completed by all respondents and focussed on

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

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

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

Section 3 was completed by all respondents and focussed on

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

Sampling

Survey forms were distributed by second class post on the 22th of May 2007, this was facilitated by the Rural Housing Enabler. The questionnaires were sent to all 495 addresses on the council tax register for the Lampeter Velfrey Community Council area. The address list was provided by Pembrokeshire County Council.

Respondents were given 14-21 days to complete the survey, They were then instructed to return the completed questionnaires in the second class freepost envelope provided. The deadline for the return of the surveys was the 18th of June 07.

Included with each survey was an accompanying explanatory letter from the Community Council (**see appendix 2**), a community newsletter (**see appendix 3**) and a questionnaire (**see appendix 4**).

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, One additional household and four non-resident questionnaires were requested. A total of 500 surveys were distributed.

Response

A total of 189 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. A total of 174 questionnaires were returned from occupied households, and 1 additional household and 4 non-resident questionnaires were returned. All were completed or part-completed. 8 questionnaires were returned incomplete, and 2 were returned from second homes.

The 8 incomplete questionnaires and the 2 questionnaires from second homes, were discounted from the analysis.

According to the figures from the council tax office, of the addresses identified in the Lampeter Velfrey area, 15 properties are currently unoccupied and 14 are currently used as holiday homes . This provides us with a figure of 466 occupied households in the Community Council area. This equates to a return rate from the occupied households of 37% (174/466). Which is a good rate of return compared to other housing needs surveys carried out in Pembrokeshire over the last few years.

2. SUMMARY OF ANALYSIS

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

The overall response rate from occupied households was 37%

19% of respondents identified a household in potential housing need over the next 5 years.

6% of respondents identified their current household as in need of moving over the next five years.

13% 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.

40% of respondents who identified a household in housing need stated they wanted to buy on the open market, 24% indicated they wanted to pay for the property by renting from a Local Authority or a Housing Association, 19% indicated they wanted to rent from the private sector and 17% indicated they wanted to buy as a shared owner.

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

50% of respondents who identified themselves as being in housing need, expressed a desire for 2 bedroom properties, 29% for 3 bedroom properties, 13% for 4 bedroom properties and 8% for 1 bedroom properties.

Of the households that identified a housing need 50% described their household as families (with children), 26% as co-habiting/married couples and 24% single person households.

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

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

86% of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

56% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need, 33% of respondents said maybe and 11% 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.

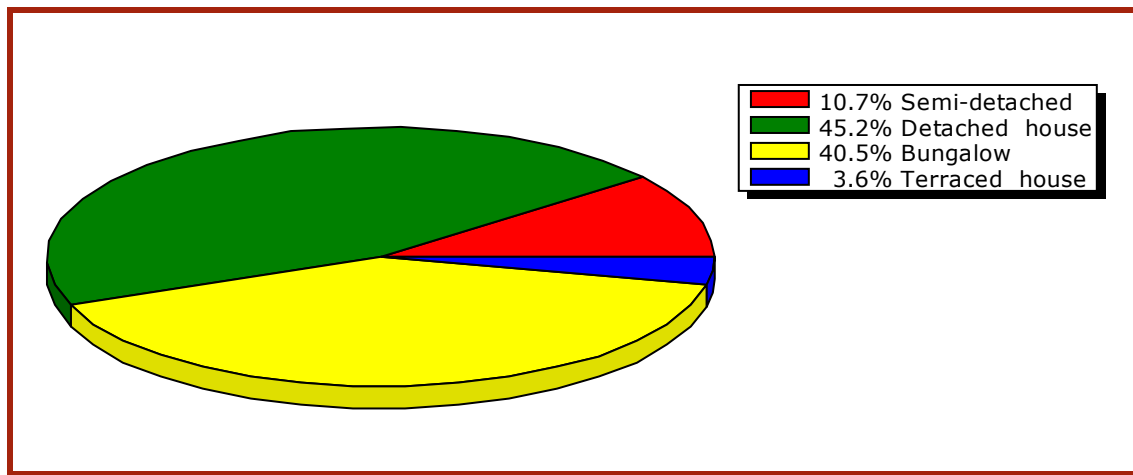
Presentation broadly follows the questions set out on the survey form.

Percentages in this section apply to the number of respondents to the survey (174) who answered that particular question. This is known as adjusted percentage.

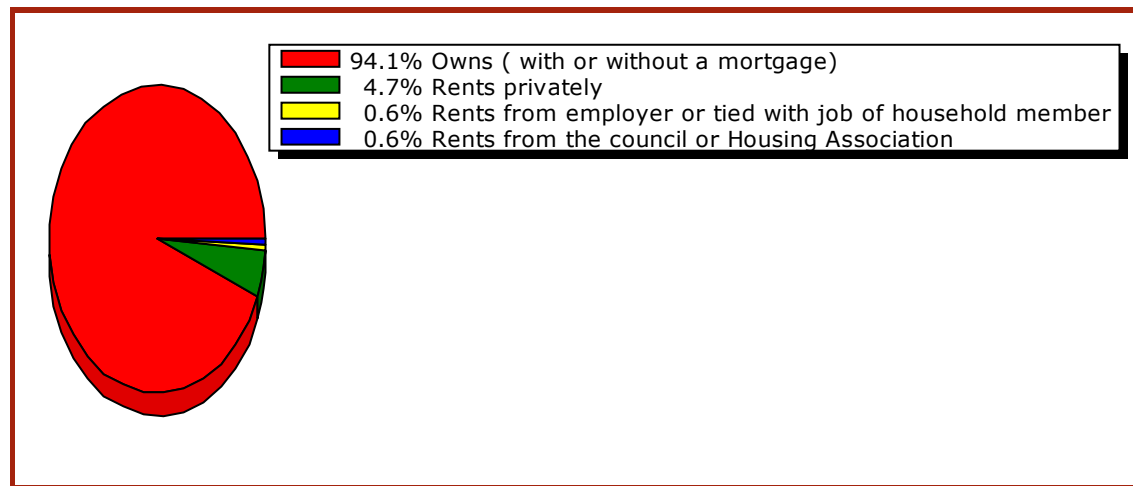
Q1. Is this your Main Home?

All 174 respondents stated their Lampeter Velfrey address was their main home.

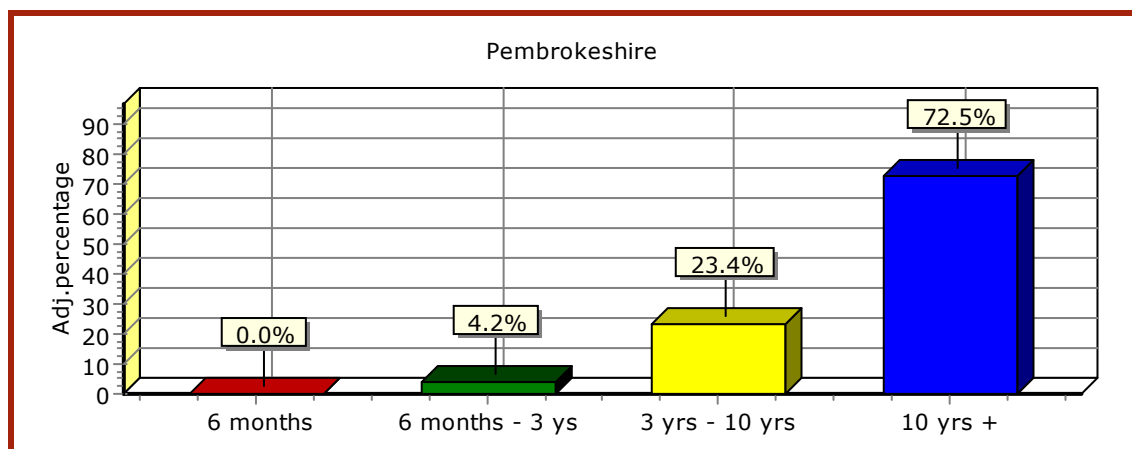
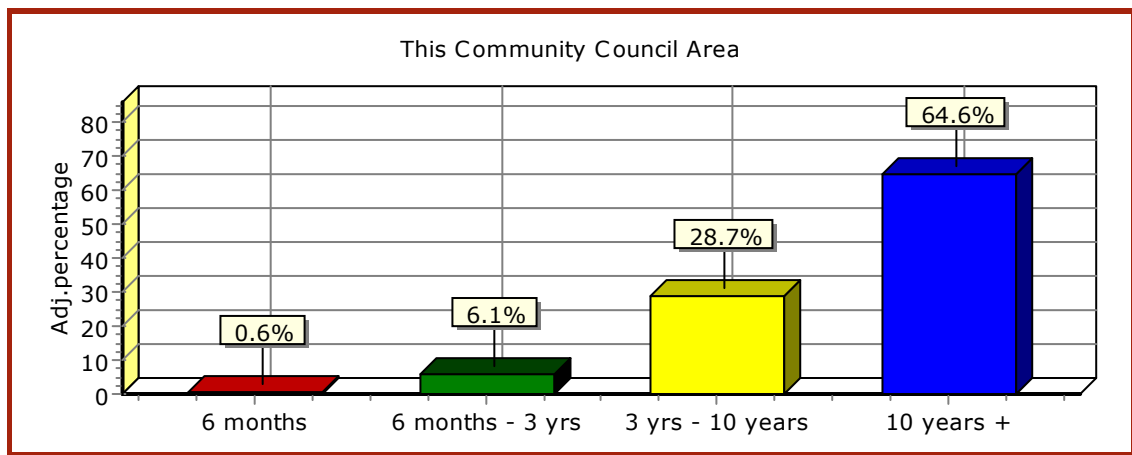
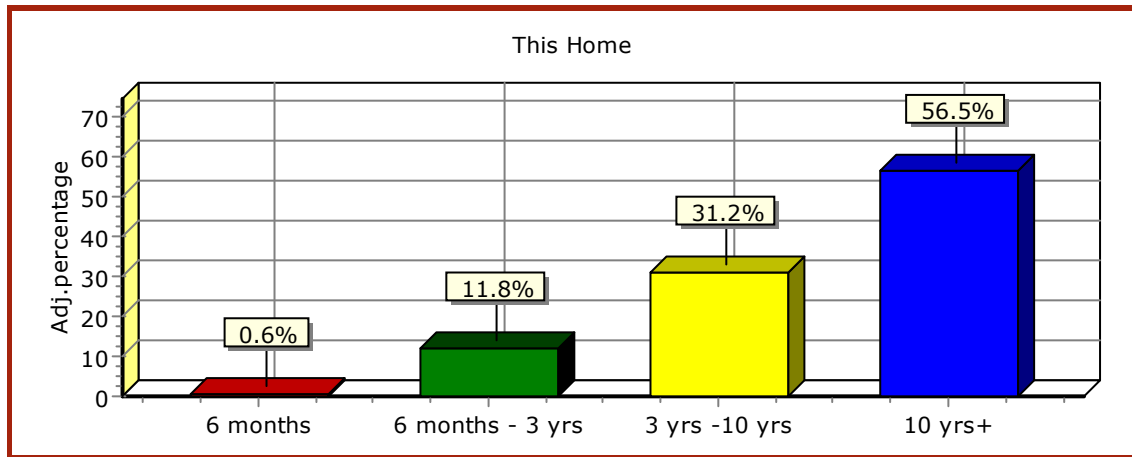
Q2. What type of house does your household live in?



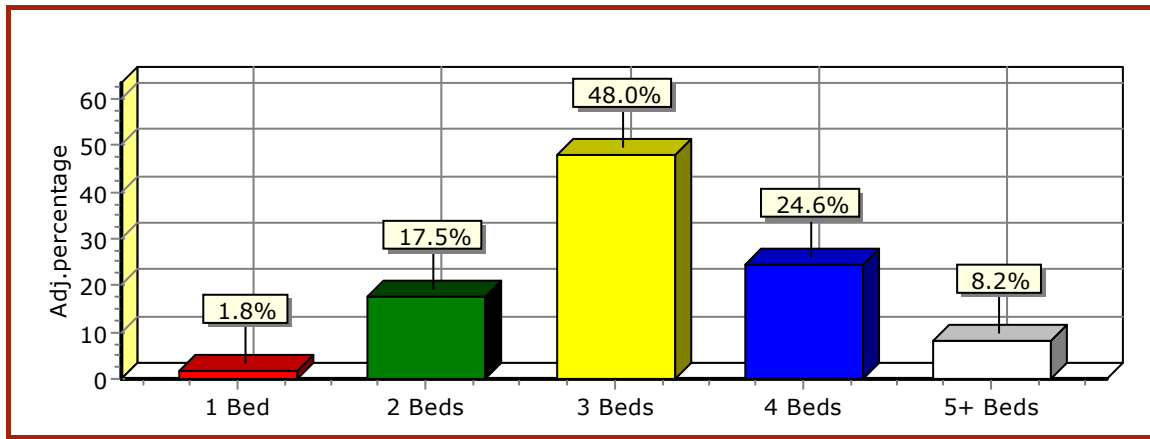
Q3. Does your household own or rent this property?



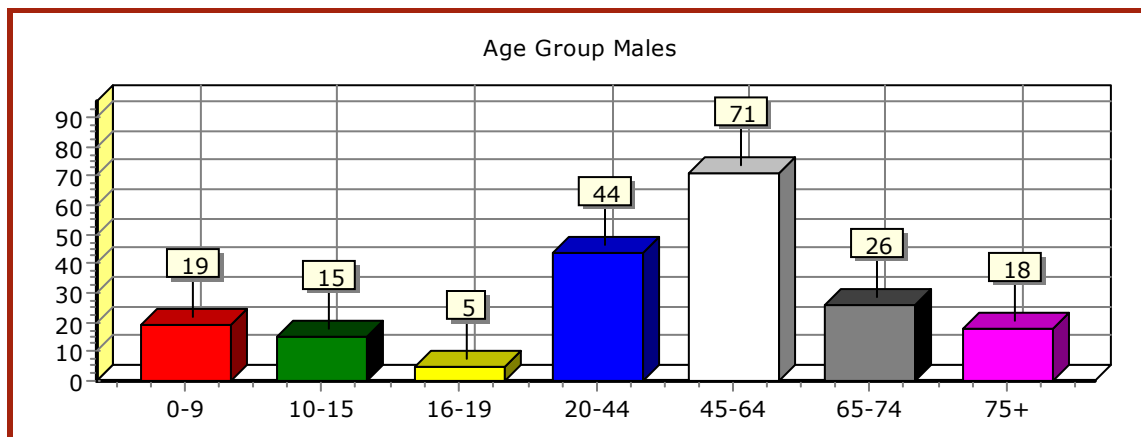
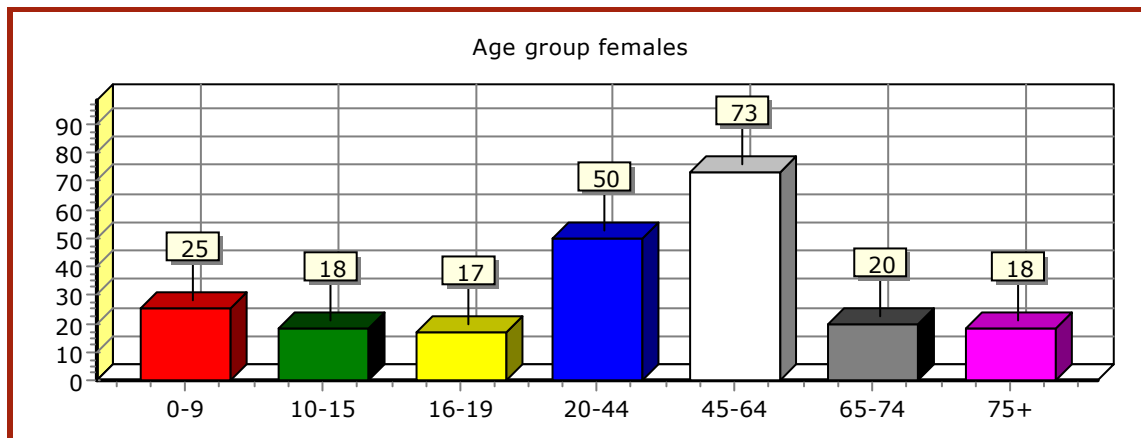
Q4. How long have you lived in?



Q5. How many bedrooms does your home have?



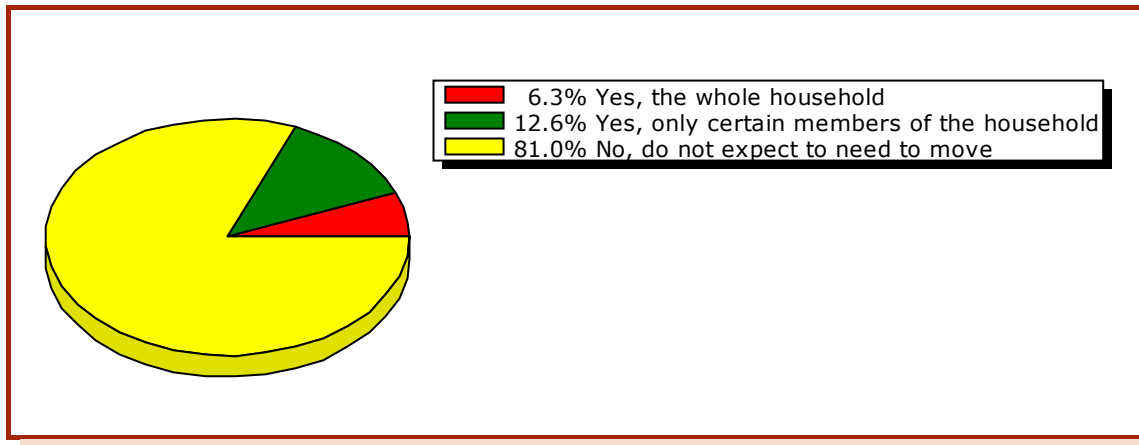
Q6. How many people of each age and sex are there in your household?



The total number of people identified in respondents households was 419 .

This equates to an average household size of 2.5 people (419/169)

Q7. Would your household, or anyone in your household, expect to need to move within the Lampeter Velfrey 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 19%.

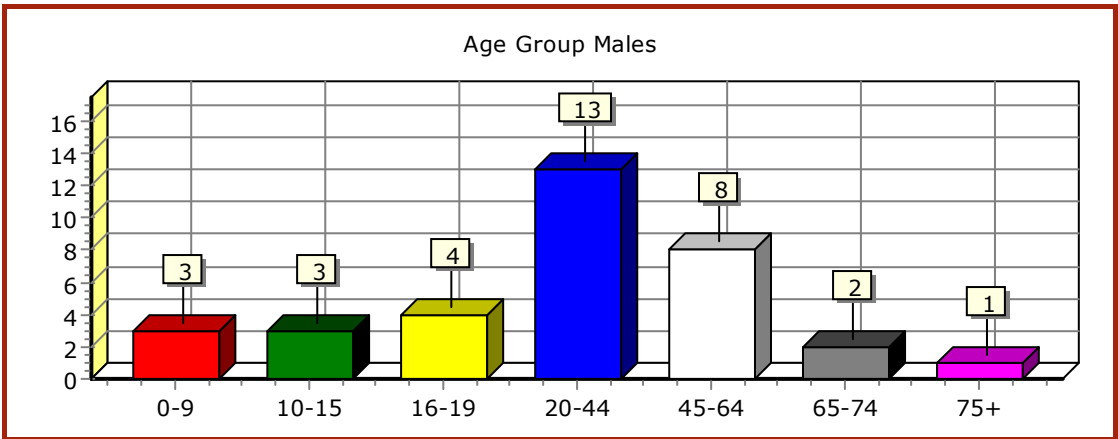
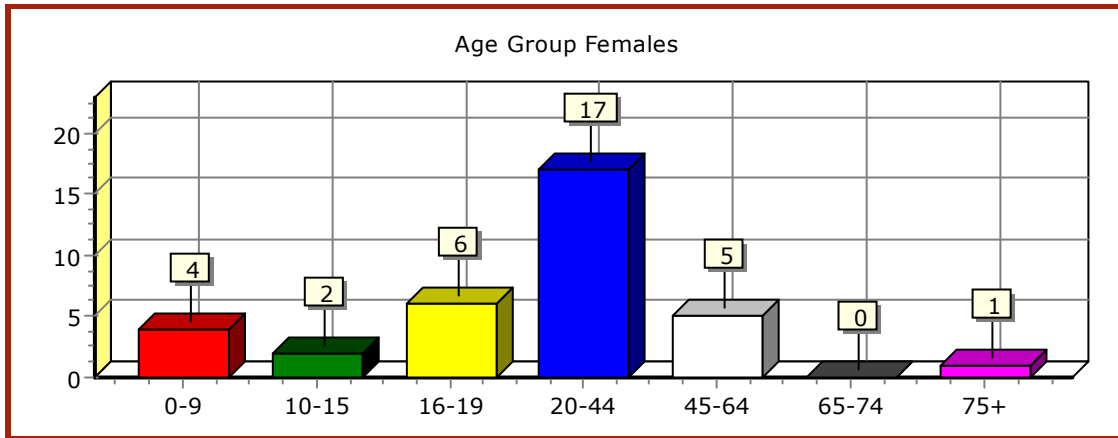
4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS

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.

38 respondents completed this part of the form, which includes the 4 Non-resident household and 1 additional household questionnaires. 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.

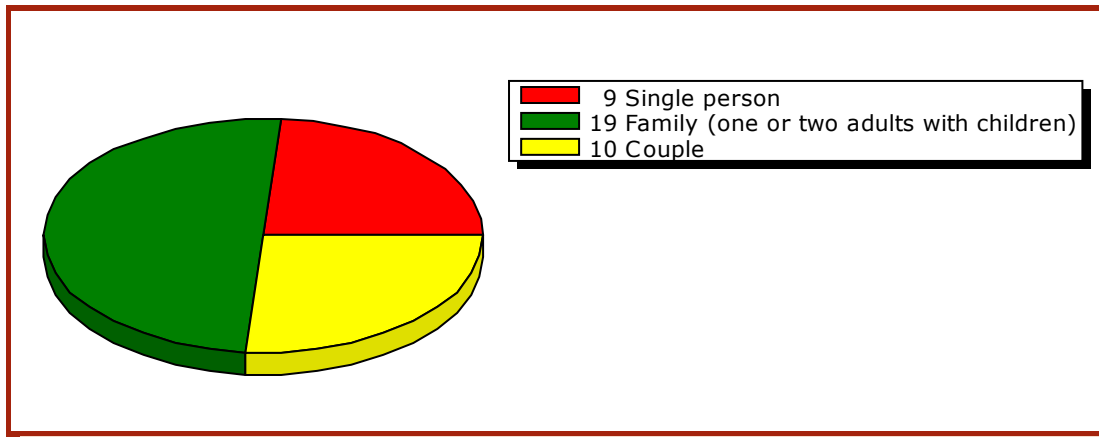
Q8. How many people of each age and sex in the household that need to move? (38)



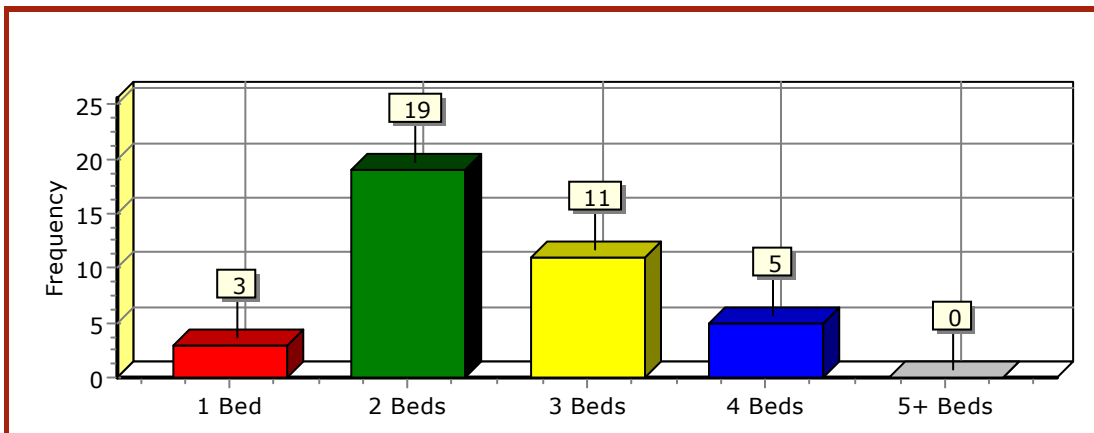
The response to this question shows us that the age group with the highest number of male and female respondents who have identified themselves as being in housing need is 20-44 age group.

In total 69 people in 38 households have identified themselves in need. This equates to an average household size of 1.8 people.

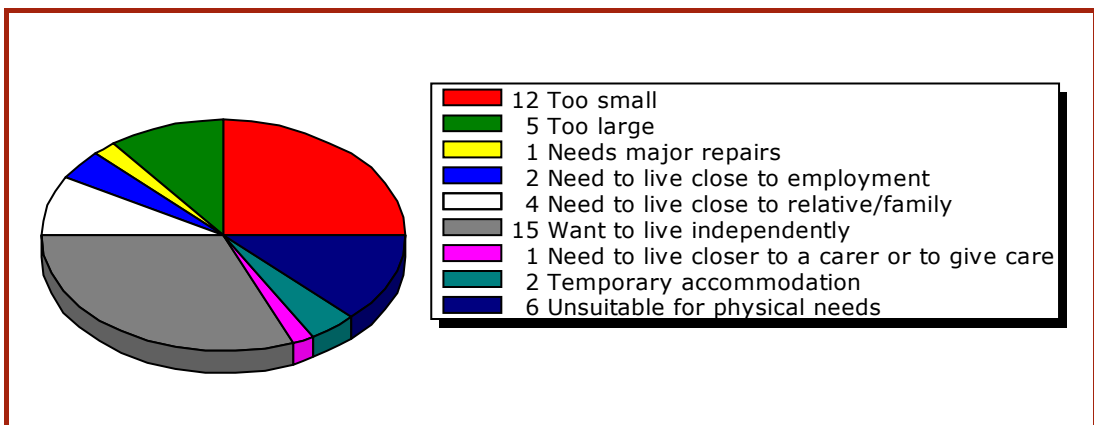
Q9. How would you describe this household? (38)



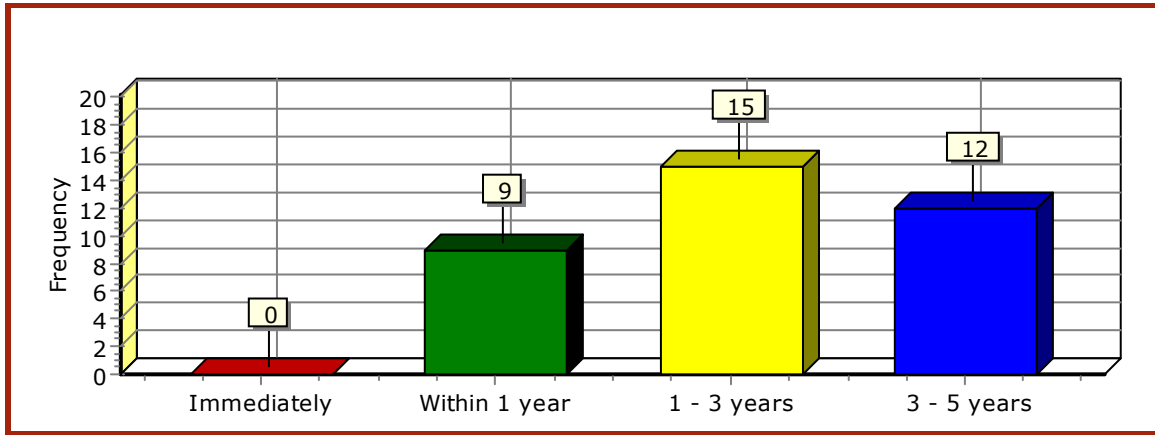
Q10. How many bedrooms would you expect to need? (38)



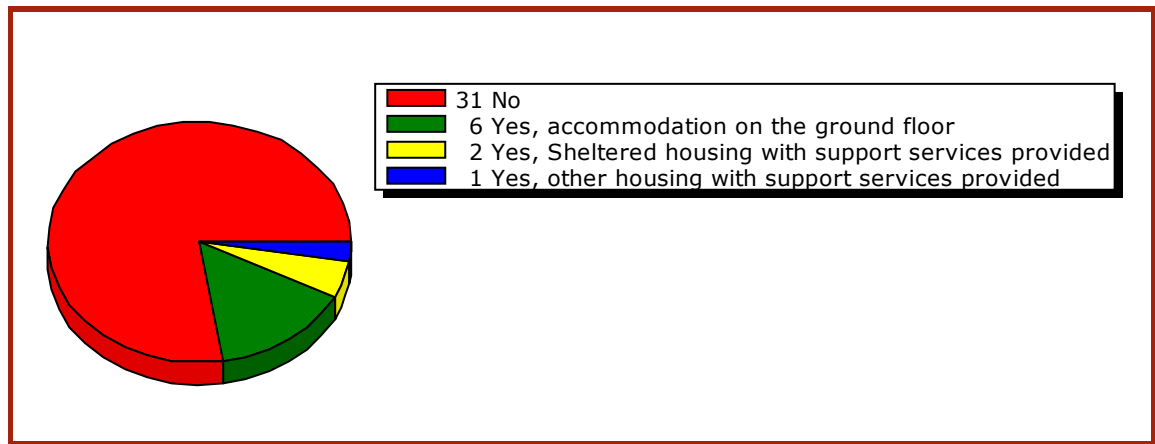
Q11. Why does your Current home not meet your needs? (TV = 19)



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

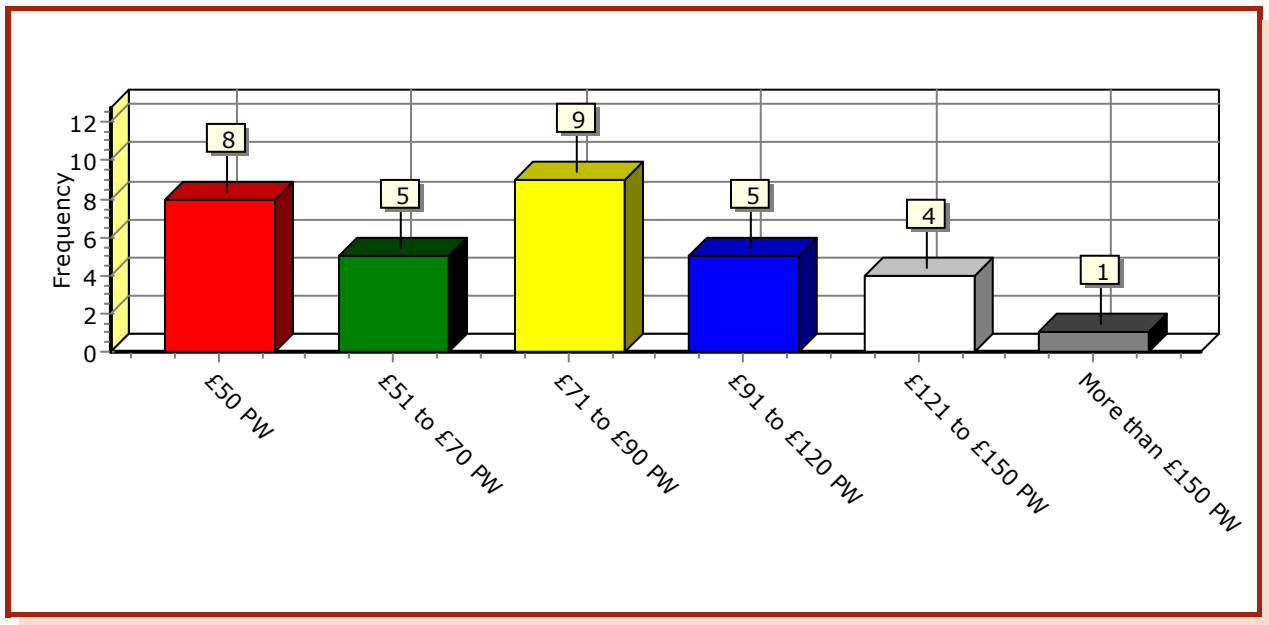


Q13. Does your household have a specialist housing need? (TV = 40)



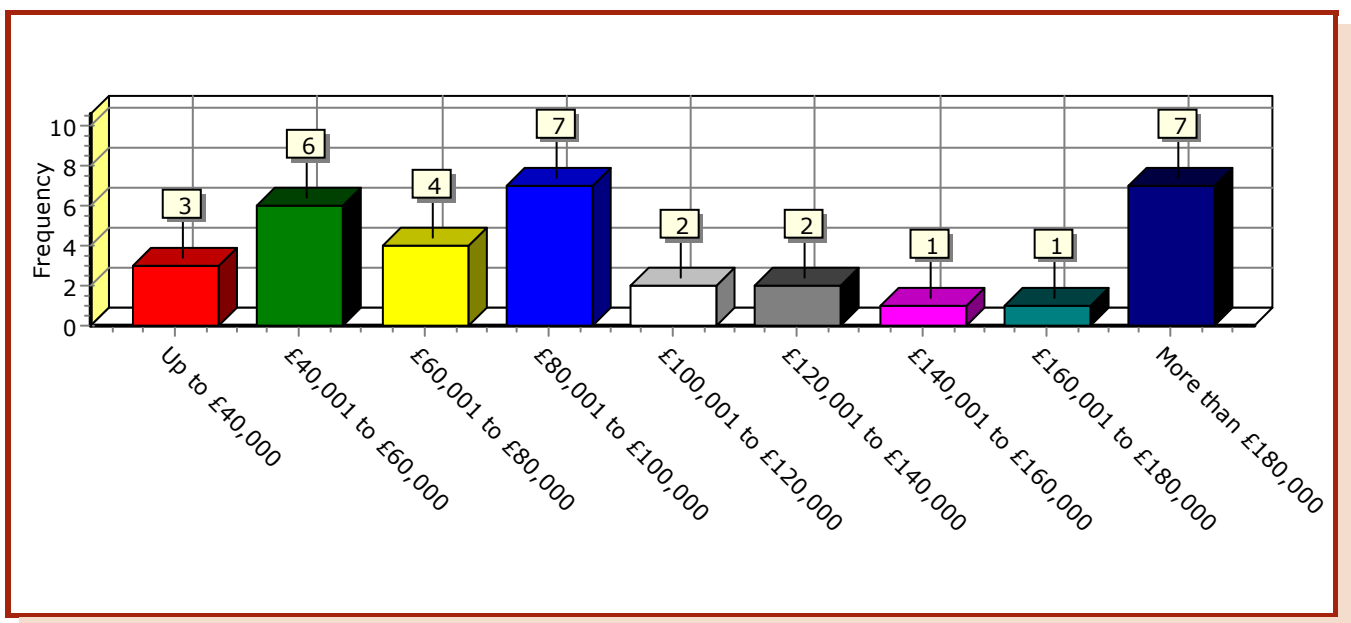
Q14. How much would the household be able to afford if renting? (32)

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

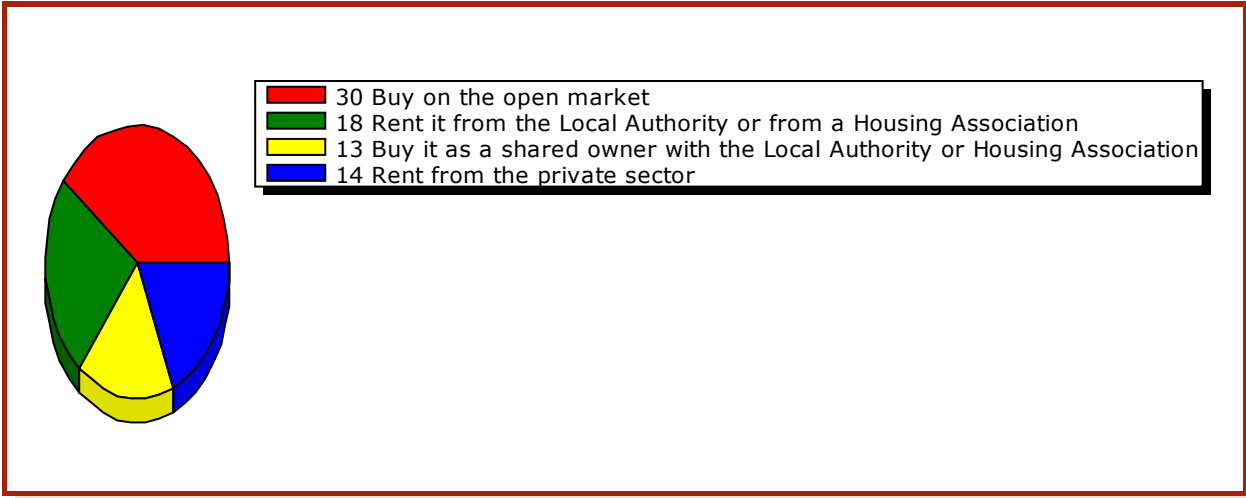


Q15. How much would the household be able to afford if the household were buying a property? (33)

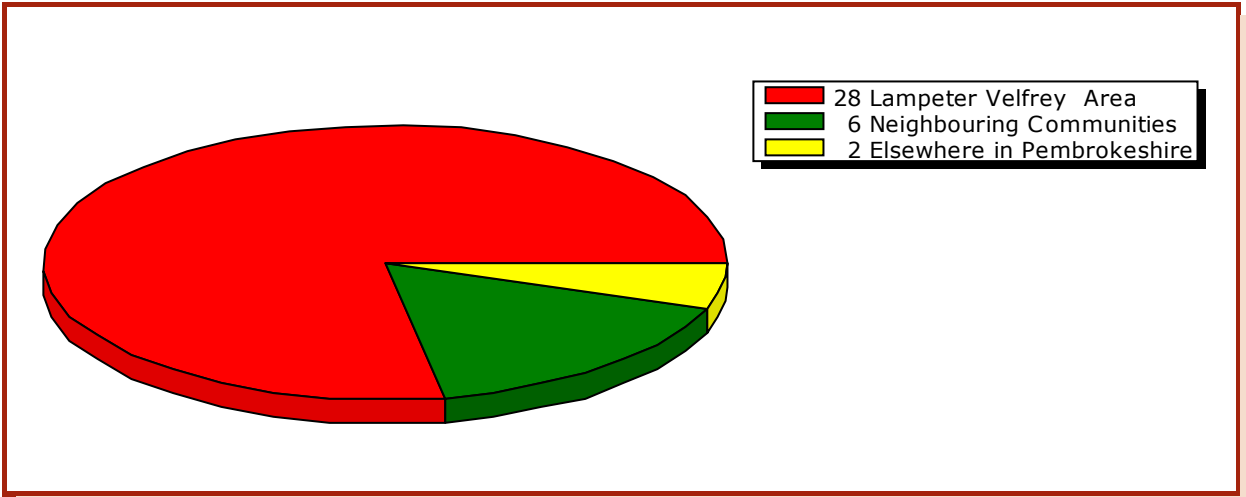
Respondents were asked to consider three times the household's gross income for mortgage purposes plus any savings and equity the household may have in any property.



Q16. How would this household consider paying for this accommodation? (TV = 75)

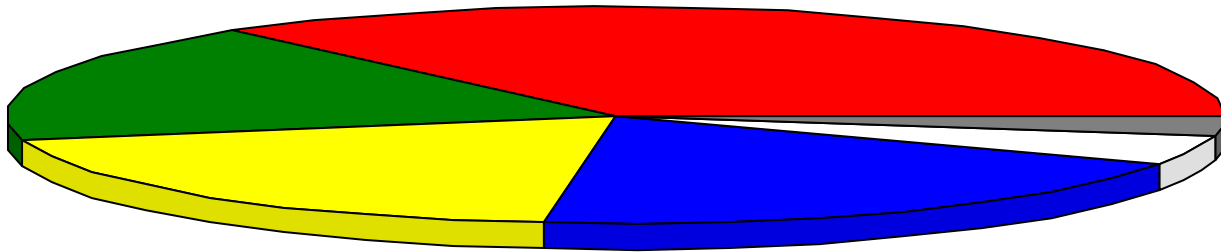


Q17. In which area would the household consider living? (TV = 36)

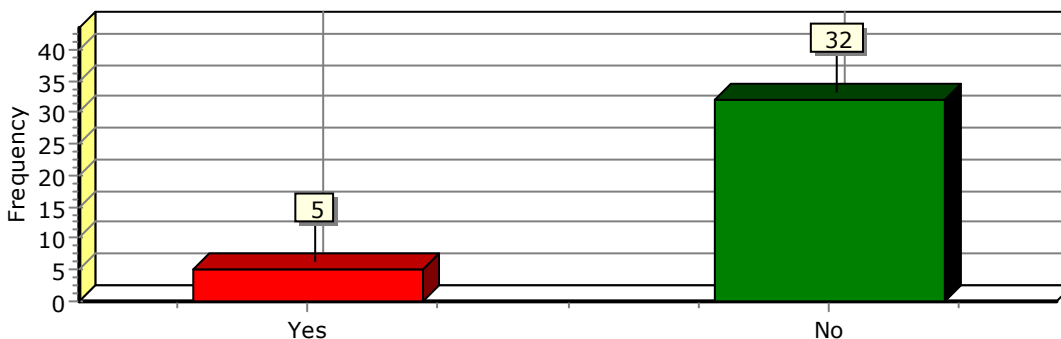


Q18. Do you have a local connection with your community of first choice? (TV = 67)

- 24 Currently living in the Community Council area for the last 3 years or more
- 12 Employment connections to the Community Council area
- 13 Previously lived in the Community Council area for 5 yrs + and relatives still live in the area
- 13 Lived in the Community Council area for 5 out of the last 10 years
- 3 Need to receive care from a relative in the Community Council area
- 2 Need to care for an infirm or elderly relative in the Community Council area



Q19. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (37)

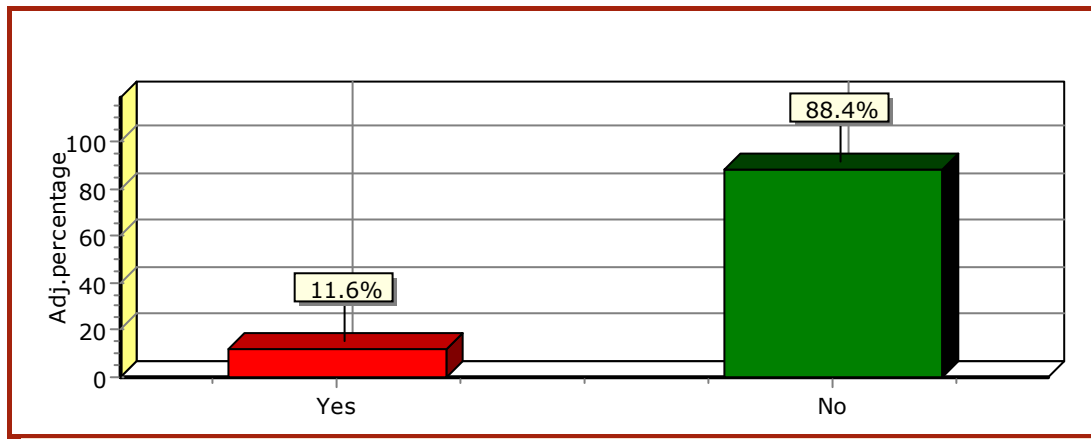


5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.

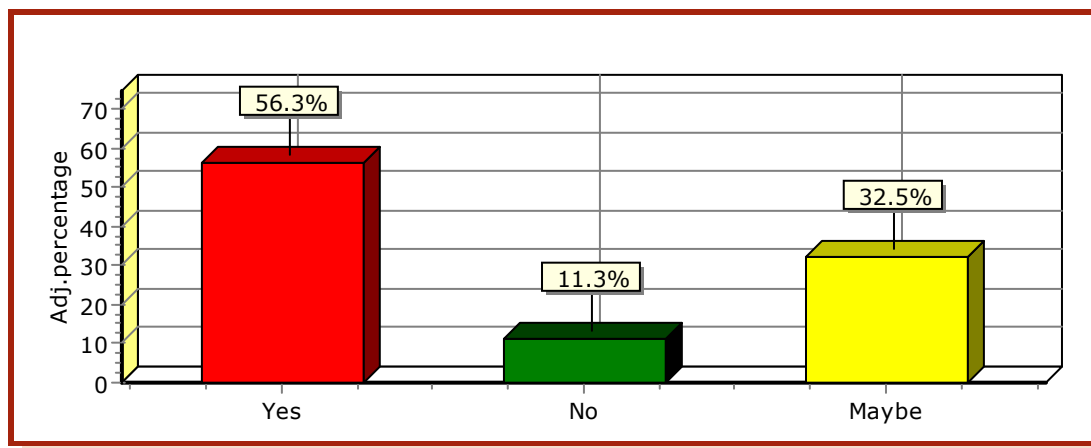
All the respondents were asked to complete part 3 of the questionnaire. The purpose of this section is to identify the community's feelings towards a affordable housing development in the area.

Percentages in this section apply to the number of respondents to the survey (174) 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 Lampeter Velfrey area that would like to or need to set up home in the Lampeter Velfrey 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 Lampeter Velfrey 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 Oct 2006 to Dec 2006 for Lampeter Velfrey and surrounding areas and number of Sales for postcode sector SA67 8.

Detached	£269,925	Sales	8
Semi-detached	NIL	Sales	NIL
Terraced	NIL	Sales	NIL
Flat/Maisonette	NIL	Sales	NIL
Average Price	£269,925	Total Sales	8

The average residential property sale price for Pembrokeshire from Oct 2006 to Dec 2006 for Pembrokeshire was £188,775 (Land Registry).

Private Rental Data (From Local estate agents in August 07) for the Lampeter Velfrey area.

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

Pembrokeshire County Council Housing Stock for Lampeter Velfrey Community Council area

	Units	Turnover (From 2002 – 2007)
General Needs Properties	10	4

Average Local Authority Weekly rents for Lampeter Velfrey Community Council area

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

All Properties **£51.18 per week**

Registered Social Landlord Stock for Lampeter Velfrey Community Council area

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

There are no properties owned by a Registered Social Landlord in the Community Council 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 15 on how much they would be able to afford if they were buying a property, 24 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 Lampeter Velfrey area on the open market.

The average sale price in the Lampeter Velfrey area from Oct 06 - December 2006 was £269,925 (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.

7 households indicated they could afford over £180,000. So these respondents may be able to meet their housing needs on the open market. But they might find it difficult finding suitable accommodation at that price level in the Lampeter Velfrey area.

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

Of the respondents who answered Question 14 on affordable Rental Levels, 22 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 10 respondents to this question stated they could afford prices ranging from between £120 per week to over £150 per week. It is clear that some of 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 residential rental prices for Local Authority owned properties in the Lampeter Velfrey Community Council area is £51.18. It is clear that the majority

of people who expressed themselves as being in housing need and looking to to rent, could afford to rent social housing.

The turnover (the frequency with which properties are let) of these properties is low, 4 letting's since 2002 for Local Authority 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 Lampeter Velfrey 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 Lampeter Velfrey 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 Lampeter Velfrey area, which tells us that it is desirable to meet locally identified need with local developments.

38 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 13-19 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 Lampeter Velfrey 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

Site to be within or adjoining a village that has a post office shop, school, church, chapel etc and bus route! Such an approach will strengthen existing communities support existing services and be more environmentally sustainable.

We hope the scheme has good success. Well done.

We do need a larger house and do not wish to move. There is scope within our current household to extend for two further bedrooms but gaining planning permission has been a struggle and is still not settled. we are however happy to stay in our current home as it is as we really like the area.

Llanmill has 10% second homes I imagine there's a similar number elsewhere in the area. Also the sales of council houses has effected availability of affordable homes. New developments need to be thoughtfully planned. Redundant farm buildings would be good. The development in Templeton is a good example.

We need affordable housing for all young families to be able to stay in the area in which they grew up.

Housing should be built so that families can get mortgages on them, not like some housing sites namely Whitland where surveys deem that the properties are not built properly and therefore cannot have mortgages on them.

If you were to build affordable housing within our area (which means cheap housing) it would ruin the village community lifestyle. It would create a reason to pack all manner of waifs and strays in to the area. I suspect this survey is a waste of time because you have already made your decisions. I would be interested in the results of this survey when it is completed. Results to be placed on village notice board.

The issue of no public transport through the village needs to be addressed. There are no amenities at all there fore a family would have to own two cars and the roads are not suitable for an increase in traffic. Also would a family that can run two cars need to be included in a programme of affordable housing.

We are concerned about the large number of expensive houses being erected at this time in the area which will be unaffordable to young families in the future. We would be pleased to see developments of smaller properties.

In place of all the developments in housing in or near Lampeter Velfrey that only appear to have 4/5 bedroom detached developments, e.g. Tavernspite, Coldblow, Princes Gate at prices over £300,000 there is a need for starter homes 2 bedroom, at realistic prices, should be built.

I was born in the house that I live in now and have always lived in Lampeter Velfrey. There have been no major building projects within the village for housing and the residential properties have changed very little. I would not like a major development of any kind to take place but a small, well planned site would be welcomed. This is a lonely area to live in.

Any development should be for the benefit of young members of the local community to help them get started in life. Such properties should be therefore affordable and not made available to those coming into the area from else where, anxious only to buy cheap and sell on at a profit.

Affordable two bedroom houses are crucial to the local economy of villages such as Lampeter Velfrey. Travernspite, Princes Gate and Ludchurch. Most individuals have a transport and therefore able to travel to work in Haverfordwest, Tenby and Carmarthen areas. The development of small pockets of low cost housing is crucial to keeping the younger working generation close to their supportive families while giving them the opportunity to step onto the house owning ladder.

Many older couples whose children have left home now live in properties which are bigger than they need. If smaller properties were available for them to move into then their children with young families could move into the parental home. This would not only encourage young families to stay in the area but would ensure that the younger family elements would be in a position, geographically to look after their parents.

The development should be in an area served by public transport and provided with local services.

I have nothing against more housing in the village but there is a great need for more parking already with cars in the village.

Fill in open spaces first, no fringe development No development should be seen from a distance, it should be within the village boundaries, if it is necessary! There are many houses for sale at present in the village, bus services are minimal for non drivers and parking also is a proplem.

Such a beautiful area a shame to spoil it. However we are the fortunate ones already living here, why should other families and even professionals only be able to afford to live in town estates, housing prices are currently well beyond reach.

I think it would be very good to provide our local youngsters with houses they can afford to buy. My daughter & my partners son would love to move back to this area if they can find work and a house they could afford to buy. I also have another daughter and her boyfriend living with us who would love a place of their own in this area if they could afford it . Also I have a 19 1/2 year old son who would benefit from this scheme in the near future.

How do you get from one part of the area to another? even if you manage to get to Whitland there is no bus back.

Needs for first time buyers desperate need for homes for children of people living in community need for social housing.

Developments should be made within the boundary signs of the village. No development on horizon (landscape) or road side developments extending the village. No shop, no bus service, no pavement etc. No concentration of employment, lane roads narrow, more population /no passing places.

Would like to see development for older people especially those on their own which would free up housing in the area for families.

We need affordable housing within the area for people who need their own home and cannot afford large mortgages. People with families who need to be part of their family and not shipped to different area miles away.

Its a tragedy that so many needy people cannot afford to buy a house in the area, but the sad fact is there is no party including the present government, who has the guts and determination to build and encourage builders to provide the housing. Add to this the many rich people who buy 2 or 3 or more for holiday homes or to let and you have a hopeless situation which is not resolvable.

I think Lampeter Velfrey should stay the size it is. Too many villages are growing up and almost becoming small towns. A village will soon become a luxury. Lampeter Velfrey could be improved but not by becoming bigger. We should value it because it is a village. Just my thoughts.

If it meant an introduction of basic amenities like a local shop or events that would encourage integration and community spirit like a village fete or fireworks display or something along those lines. Would road widening be a consideration along with greater community policing? environmental issues would be a concern. Would council tax increase as a result of the decline of road conditions? would we qualify for road gritting?

For a young person to work and set up home in Pembs has always being difficult i.e limited work and comparatively low paid jobs but now with the price of property at its present level and still rising, it is an impossibility for young people to remain in Pembs. With ref to Q21 above negative answers will only come from people who have moved into Pembs probably retired with little to offer to the Pembrokeshire Economy!!

Appendix 2

Lampeter Velfry 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 Lampeter Velfrey Community Council.

The questionnaire is being sent to all residents within this area and will only take 5-10 minutes to complete. Your views are important, even if you do not intend to move in the near future please complete sections 1 and 3.

In addition to establishing the needs of the current community we hope to hear about the requirements of households with a local connection who need to relocate to the area. This is often people who have moved away, but in general terms means that they have strong family or residential links to the area, people who are employed in the area and people who need to receive or provide care for a relative in the area.

Your answers will be confidentially analysed by the Rural Housing Enabler and the data will be reported in a way that no individuals or households could be identified. This questionnaire gathers information which may contribute towards future housing strategy in the Lampeter Velfrey 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.

Lampeter Velfry Community Council

Appendix 3

Lampeter Velfrey Community Council Newsletter for 2006-7

The Community Council are grateful to Matthew Owens, the County Councils Rural Housing Enabler, for distributing this newsletter with the survey that is being sent out to all residents in the area. Having heard from Mr Owens how affordable housing can be provided in rural areas, the Community Councillors were keen to accept his offer to canvas local opinion to find out whether or not local residents would support this type of initiative. We hope that you will take a little time to read the information and complete the questionnaire so that we are sure that any action taken is a true reflection of the majority view.

New Clerk

It is a year now since I took over as Clerk from Carol Wilson. At last years AGM councillors said how grateful they were for all the hard work Carol had done for the Community Council during her time as Clerk. She also provided valuable support for me during the first few months making sure that the change-over was as smooth as possible.

Road Safety

The Community Council has continued to monitor roads in the area in order to make sure that any problems are taken care of as quickly as possible. We are very grateful to the support of our County Councillor, David Simpson, who is always ready to act on our behalf with the relevant departments of the County Council and to ensure any concerns are dealt with promptly. **Where local residents have particular concerns they can also report directly to the County Councils Service Helpline on 0845 602 1386.** Speeding on our small country lanes has raised concerns in several communities especially in Tavernspite close to the school. As a result, traffic surveys have been carried out on roads either side of the school as well as on the outskirts of the village. The worst speeding was on the B4314 as it enters the village from Princes Gate. The Community Council are looking at the possibility of buying an electronic speed warning sign that can be used at the busiest points and hope that progress may be made on this during the next year.

Donations

This year donations have been made on behalf of the community to the following:

Gabrielle Forder
Bobath Cymru
Marie Curie Cancer Care
Cruse
Aimee Williams
Macmillan Nurses
Alzheimers Society
Tavernspite Playgroup
Tavernspite After School Club
Samaritans

Information

Councillors want to be sure that all local residents are kept informed about the Community Council and its activities. Any major events will continue to be reported to the local press but councillors decided that because the regular summaries of the minutes sent previously had to wait until they had been approved at the next meeting, the reports would always be at least 5 weeks out of date and this could lead to misinformation and confusion. As a result all village notice boards now have a list of Community Councillors and contact details for the Clerk and County Councillor to ensure that anyone can easily have access to the most up to date information. Any queries will be passed on to the relevant Community Councillor who will have copies of the minutes of meetings. If anyone ever has an issue they would like to raise with the Community Council or any queries at all regarding Community Council business they are welcome to call me on 01834 860554 or to e mail Unknown Identifier [HYPERLINK](#) and I will do my best to help.

The Chairman for 2007-8 is Cllr Glyn Jones and the next meeting of the Community Council is the Annual Public Meeting on Tuesday, 12th June at 7.30 p.m. in Tavernspite Village Hall. All residents are welcome to attend.

Lynda Hill
Clerk

Appendix 4

LAMPETER VELFREY 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"/>
Lampeter Velfrey 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"/>

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 needs? (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)

- Lampeter Velfrey Area
- Neighbouring Communities
- Elsewhere in Pembrokeshire (Please specify) _____
- Other (Please specify) _____

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

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

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

- Yes No

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

Contact Details

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

NAME: _____

ADDRESS: _____

POSTCODE: _____

Please go to Section 3

If you know of any suitable sites, available land or property within the Lampeter Velfrey area that could be used for a local affordable housing scheme please list them here. Please also add your contact details.

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

If you require a copy of this questionnaire in Welsh or please contact:

Matthew Owens
Rural Housing Enabler

Meyler House
St Thomas Green
Haverfordwest
Pembrokeshire
SA61 1QP

Tel: 01437 774769

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

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