

LAMPHEY COMMUNITY COUNCIL HOUSING NEEDS SURVEY REPORT

CONDUCTED March 2006

FINAL REPORT June 2006



**Rural Housing Enabler
Galluogydd Tai Gwledig**

1. SURVEY METHODOLOGY AND RESPONSE RATE

The questionnaire was compiled by Matthew Owens, Rural Housing Enabler in Pembrokeshire and approved by Pembrokeshire County Council, Pembrokeshire Coast National Park Authority and Lamphey 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 Lamphey Community Council between the 1st March 2006 to the 10th March 2006 to all 608 addresses on the council tax register for the Lamphey Community Council area. The address list was provided by Pembrokeshire County Council. Respondents were informed that a Community Council member would call to collect the completed questionnaires in 10 to 14 days after distribution. The Rural Housing Enabler was notified on the 3/04/06 by the chairman of the Community Council that the completed questionnaires were ready for collection and analysis.

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 household forms were requested. A total of 611 surveys were distributed.

Response

A total of 278 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. A total of 225 were returned from occupied households, 3 questionnaires were returned from additional households. All were completed or part-completed. 11 questionnaires were returned from second homes, and 39 blank questionnaires were returned.

The 10 questionnaires returned from second homes and the 39 blank questionnaires returned, were discounted from the analysis.

According to the figures from the council tax office, of the addresses identified in the Lamphey area, 168 are holiday homes and 31 properties are currently unoccupied. This provides us with a figure of 409 occupied households in the area. This equates to a return rate from the occupied households of 55% (225/408). 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 (225) who answered that particular question. This is known as adjusted percentage.

The overall response rate from occupied households was 55%

20% 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.

10% 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.

78% of respondents have lived in this Community Council area for more than 5 years.

36 % of respondents who identified a household in housing need, indicated they wanted to buy with a mortgage, 33% stated they would expect to pay for the property by renting from a Local Authority or a Housing Association, 10% expected to buy it as a shared owner usually with a Housing Association and 8% wanted to rent privately.

66% of households who expressed a housing need detailed that need as within 1 to 3 years

46% of respondents who identified themselves as being in housing need expressed a desire for 2 bedroom properties, 30% for 3 bedroom properties, 16% for 1 bedroom properties and 5% for 4 bedroom properties and 3% for 5+ bedrooms.

Of the households that identified a housing in need, 49% were single person household, 27% described their household type as a family (with children), 12% were co-habiting/married couples and 7% 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.

81% of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

46% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need. 20% of respondents said maybe and 34% 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.

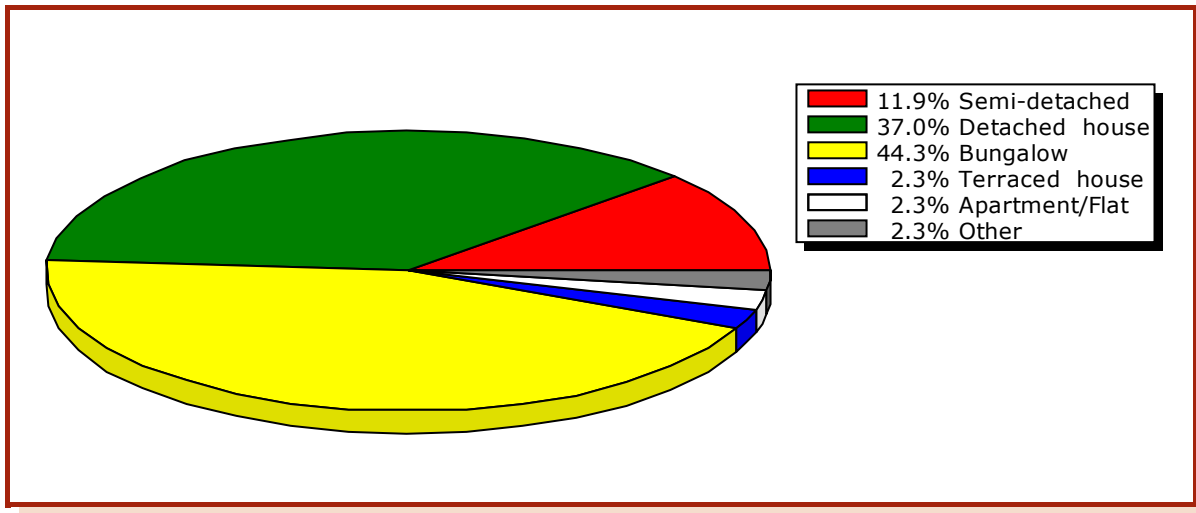
Presentation broadly follows the questions set out on the survey form.

Percentages in this section apply to the number of respondents to the survey (225) who answered that particular question. This is known as adjusted percentage.

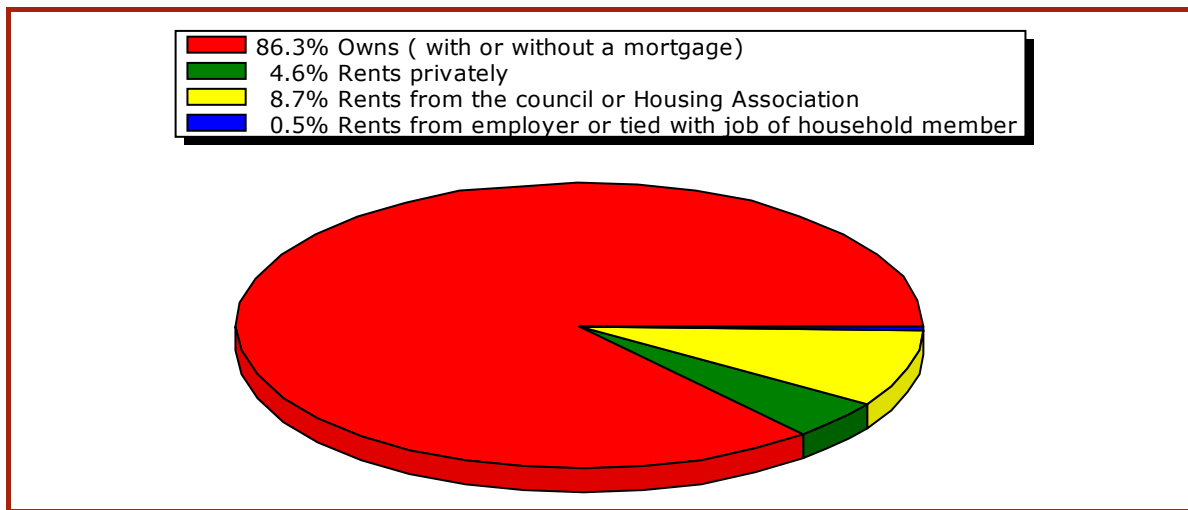
Q1. Is this your Main Home?

All 225 respondents stated their Lamphey address was their main home.

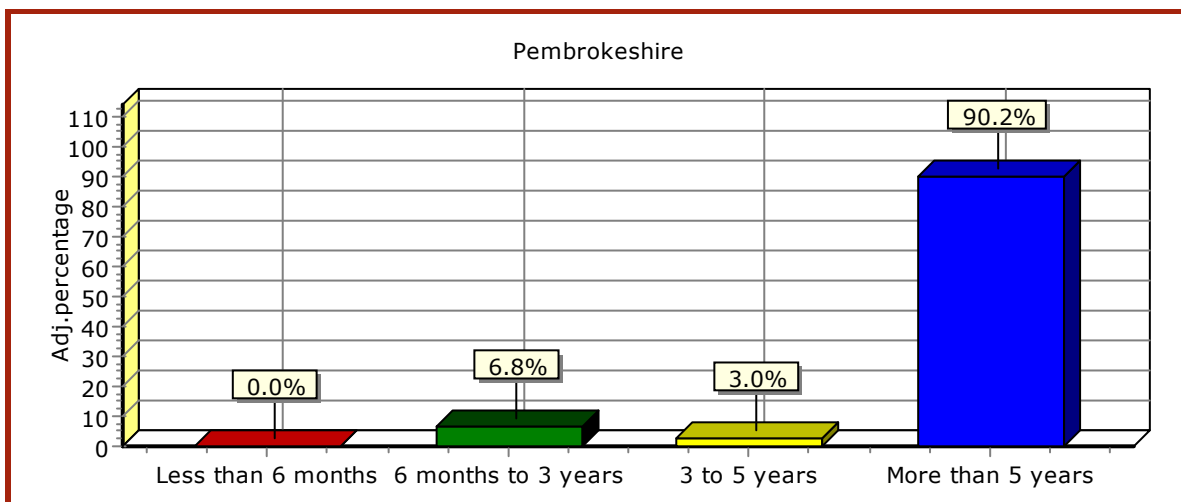
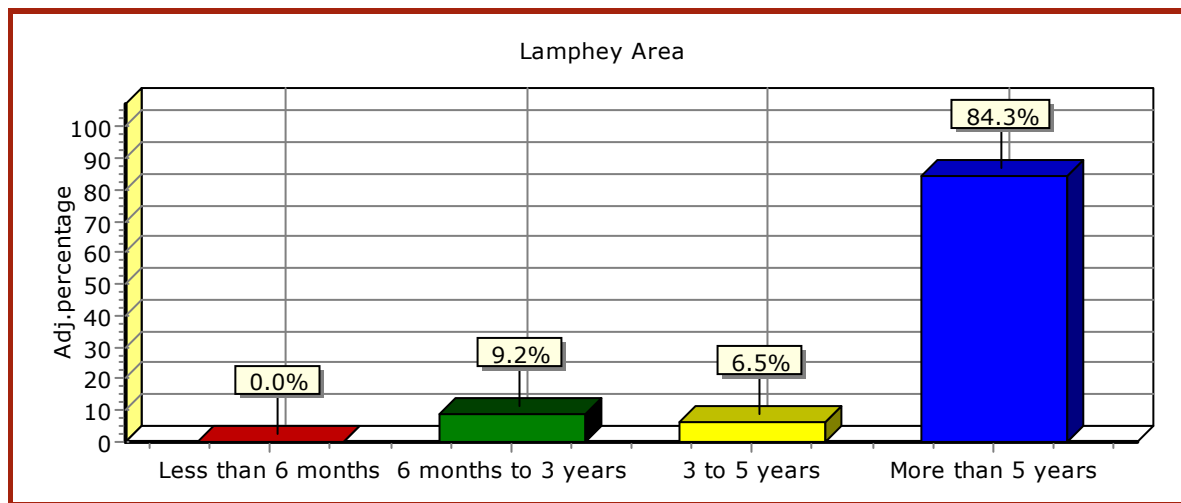
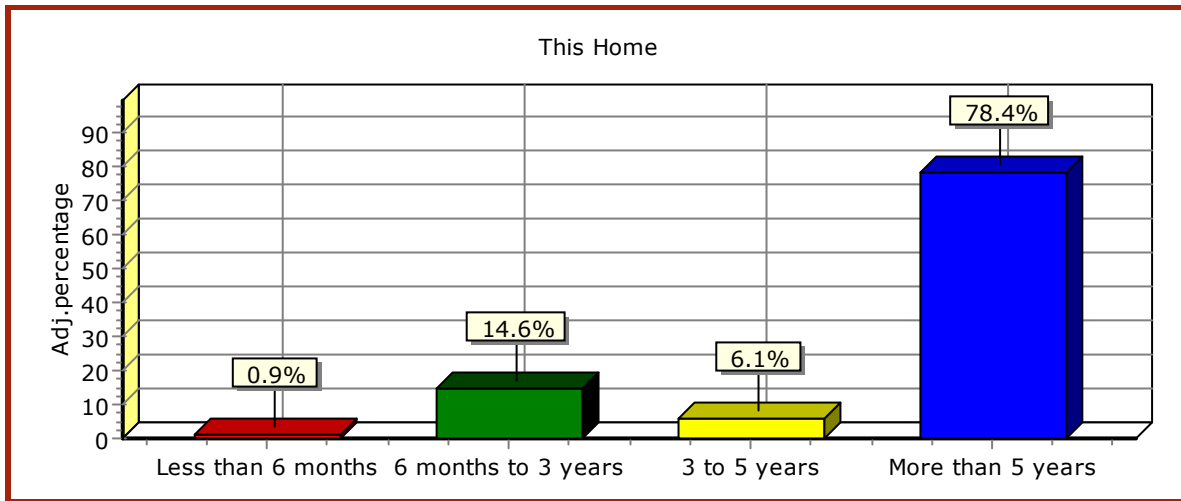
Q2. What type of house does your household live in?



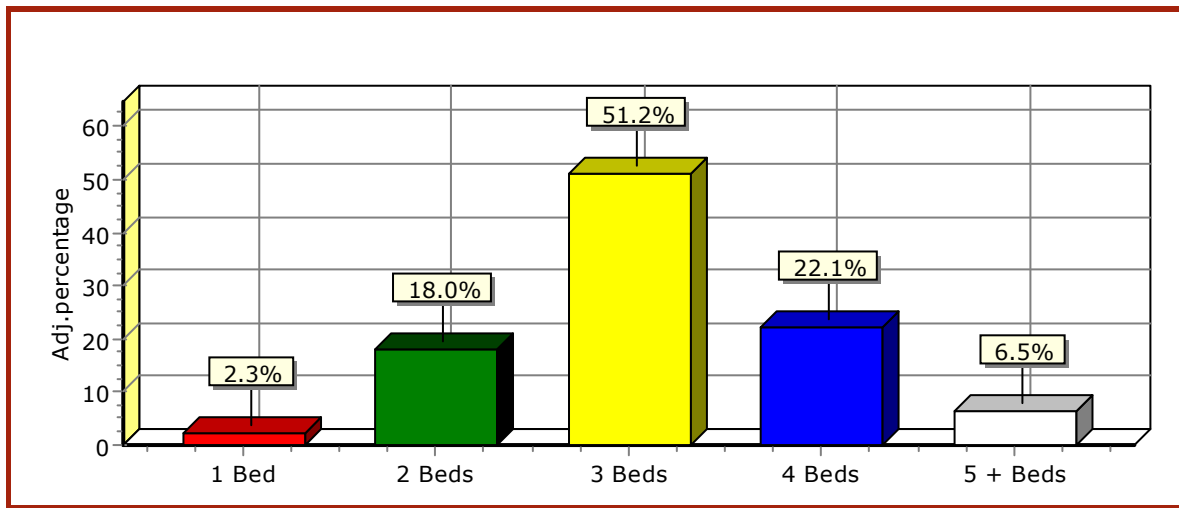
Q3. Does your household own or rent this property?



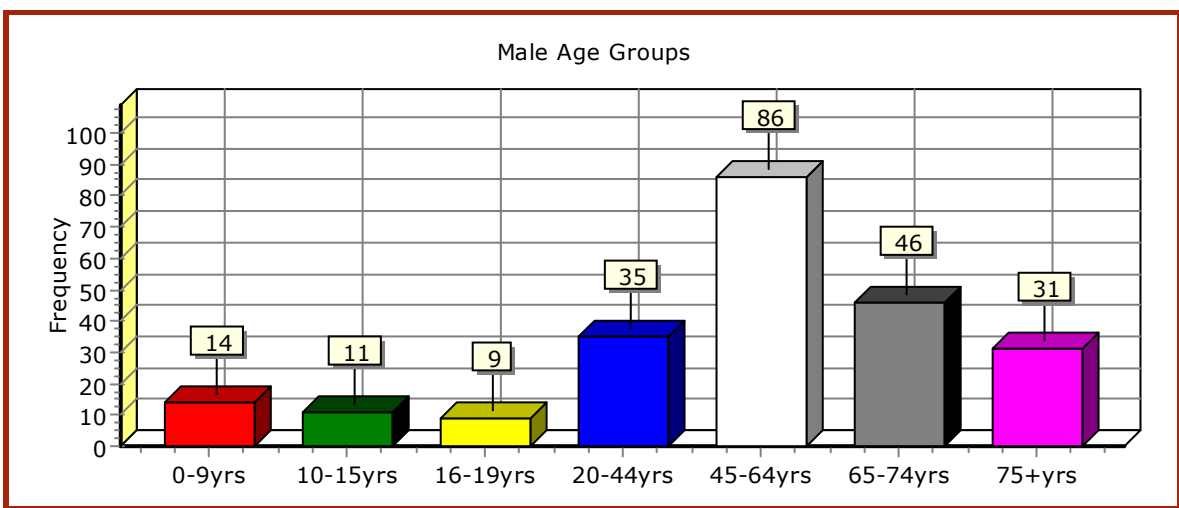
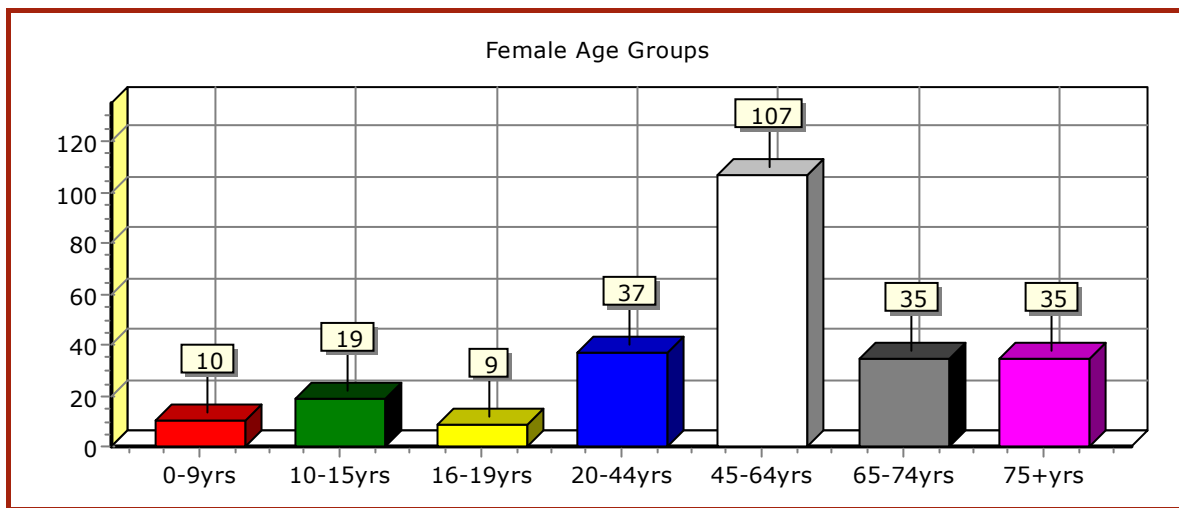
Q4. How long have you lived in?



Q5. How many bedrooms does your home have?



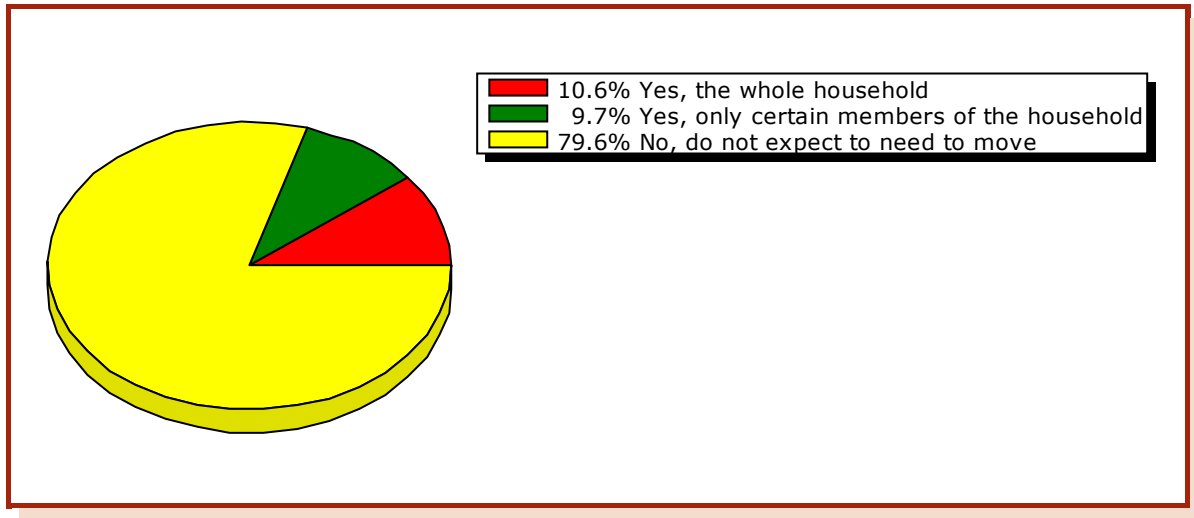
Q6. How many people of each age and sex are there in your household?



The total number of people identified in respondents households was 484.

This equates to an average household size of 2.15 people (484/225)

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 20%.

4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS

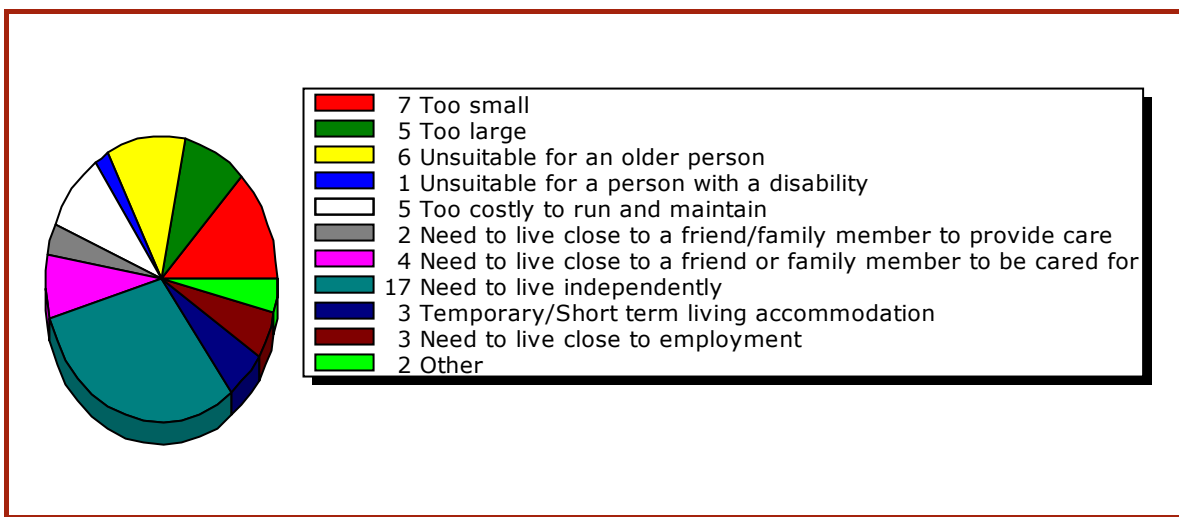
The purpose of part 2 of the questionnaire was to identify those people in housing need and to indicate their housing requirements and reasons for housing need.

In total 47 respondents identified themselves as being in housing need over the next 5 years. 5 of these respondents only partially completed the questions in part 2. This did not provide enough information to accurately access their level of housing need, as a result their information has been excluded from the analysis of section 2 only.

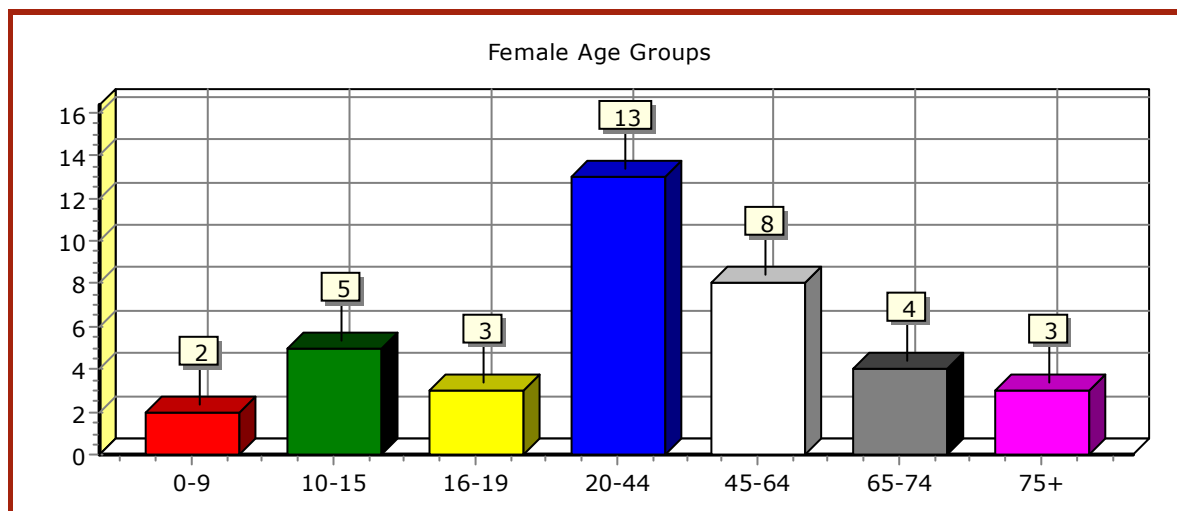
42 respondents completed this part of the form, which includes the 3 additional household respondents. The data in this section is presented by the actual number of responses to each question, rather than as a percentage of responses.

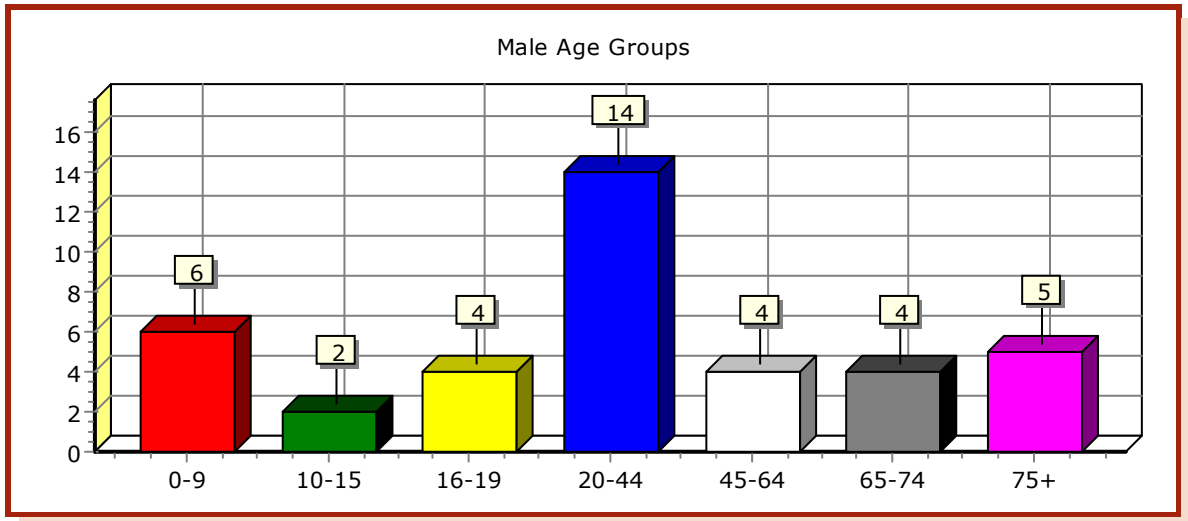
The total number of answers to each question is detailed at the end of the question name in brackets (not all respondents answer every question). Some questions allowed respondents to give more than one answer (these are known as multi-code questions), the total number of answers are again shown in brackets 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. Why does your Current home not meet your needs? (TV =55)



Q9 How many people of each age and sex in the household looking to move? (41)

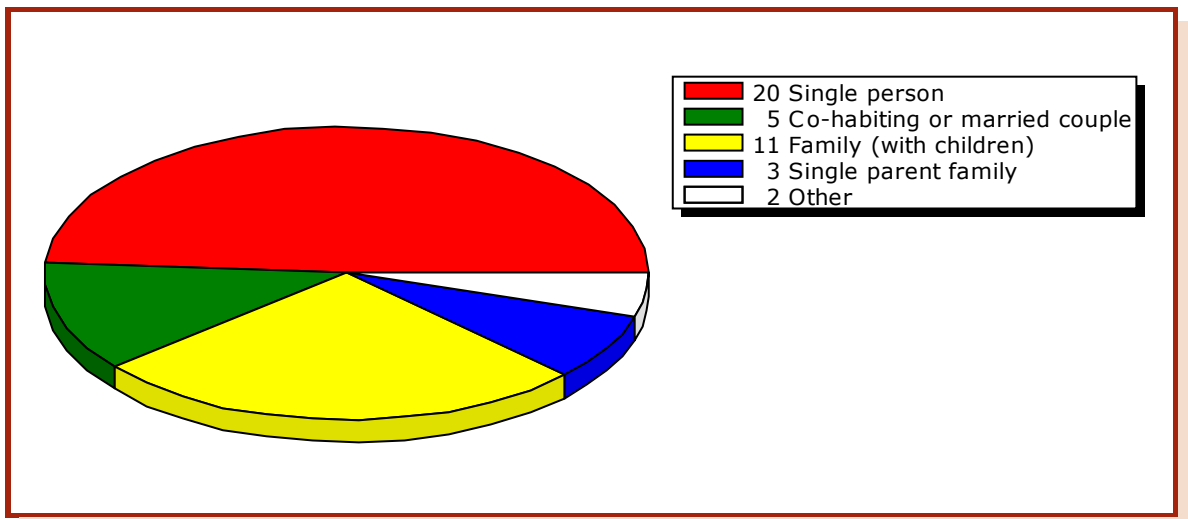




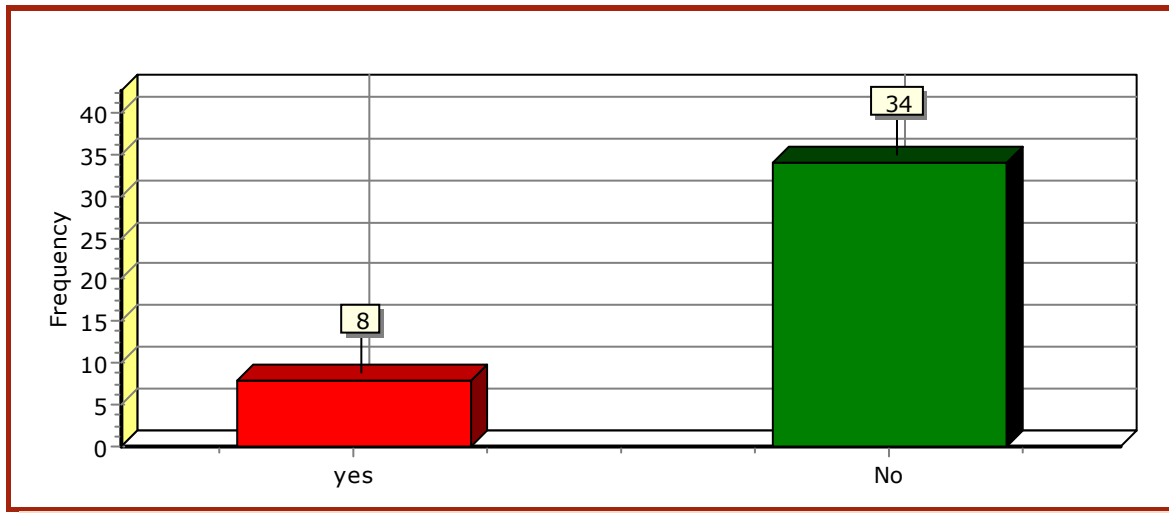
The response to this question shows us that the age group with the highest number of male and female respondents, who have identified themselves as being in housing need, is 20-44 age group.

In total 77 people in 41 households have identified themselves in need. This equates to an average household size of 1.9 people.

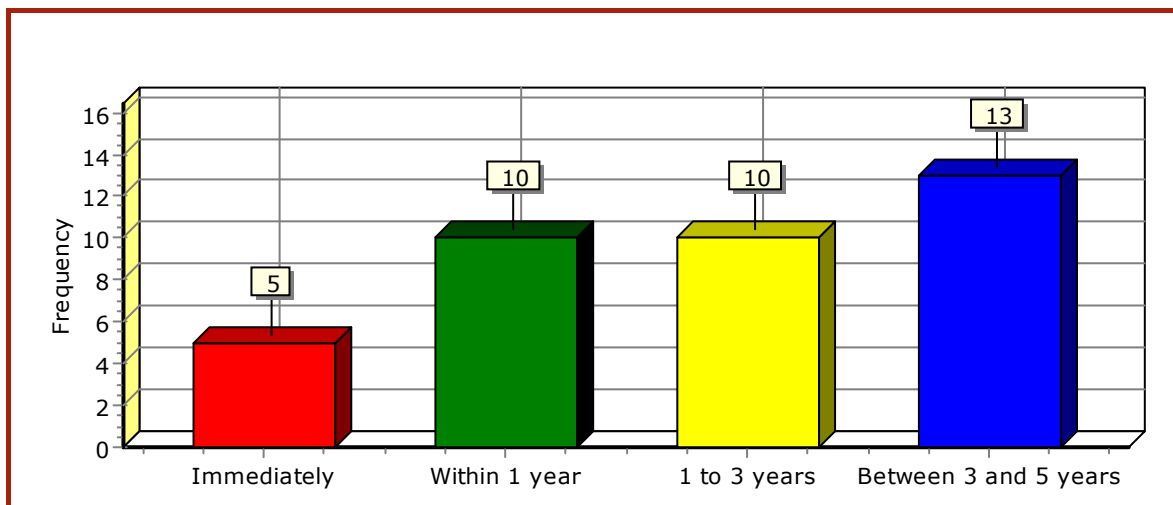
Q10. How would you describe this household? (41)



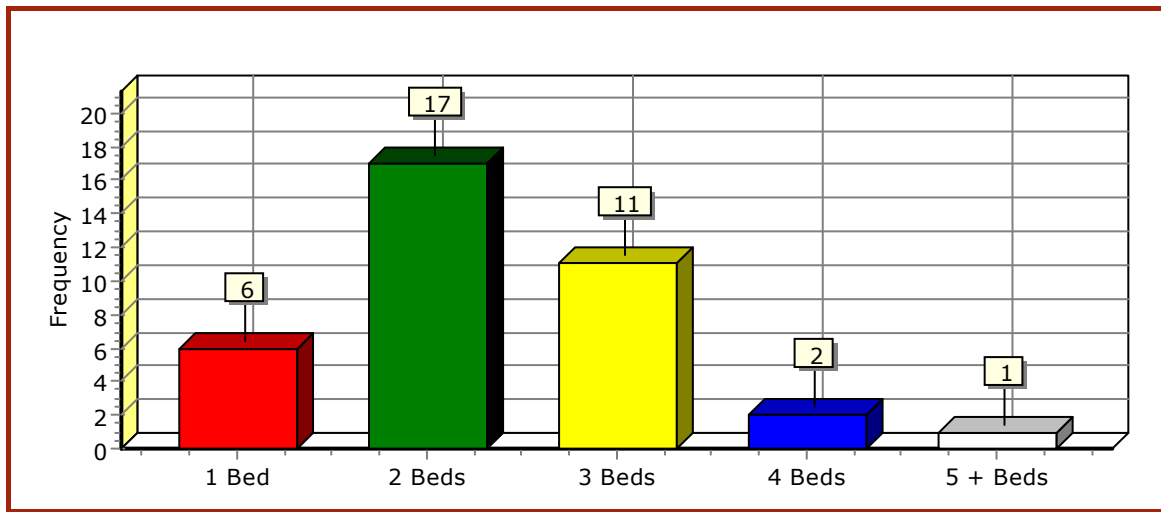
Q11. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (42)



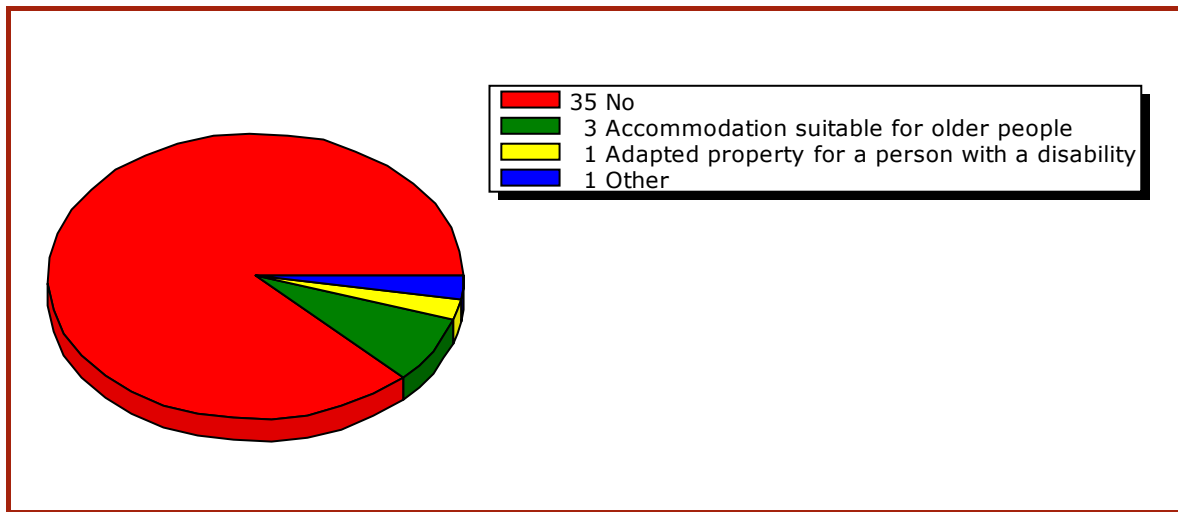
Q12 When would you expect to need to move? (38)



Q13. How many bedrooms would you expect to need? (37)

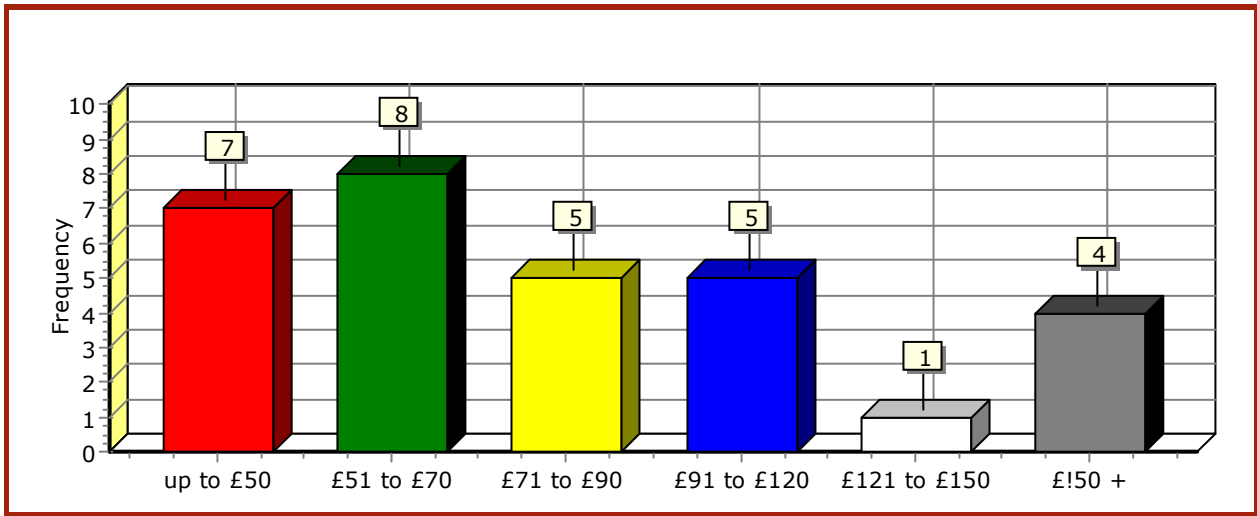


Q14. Does your household have a specialist housing need? (TV = 40)



Q15. How much would your household be able to afford PER WEEK if the household were renting? (30)

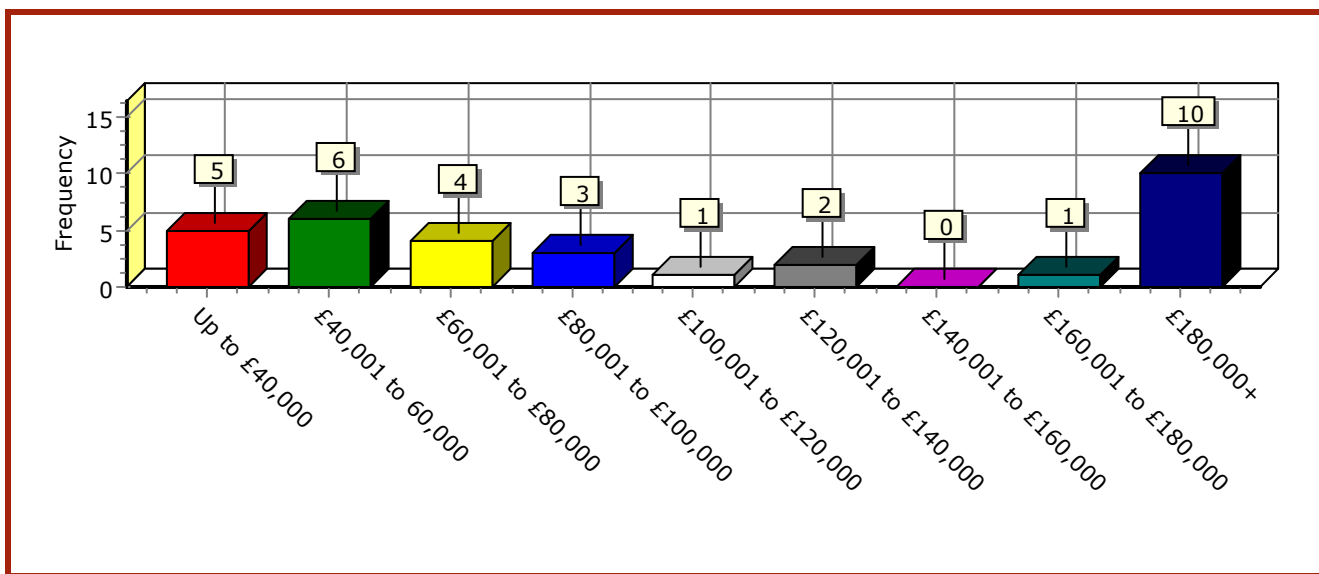
Respondents were asked to consider one third of the household income per week as affordable



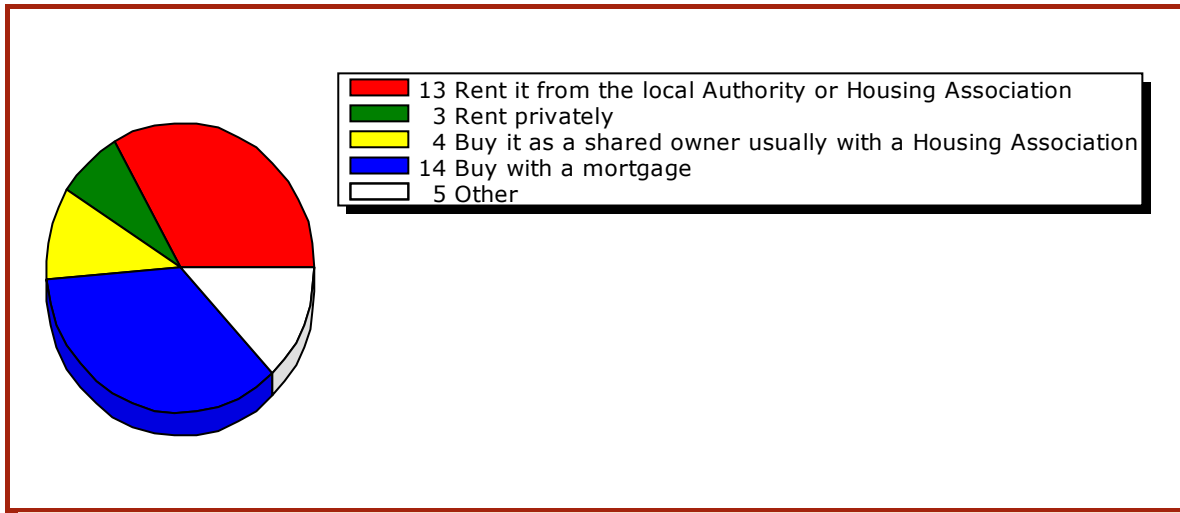
Q16. How much would the household be able to afford if the household was buying a property? (32)

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.

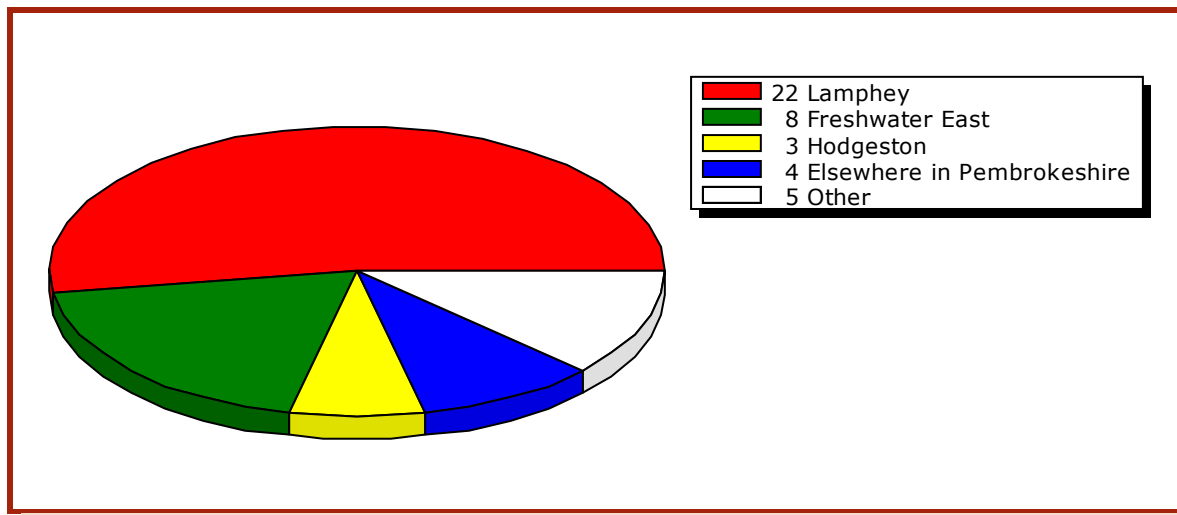
They were also asked to include savings and the value of any equity the household has in any property, when trying to establish what their household could afford.



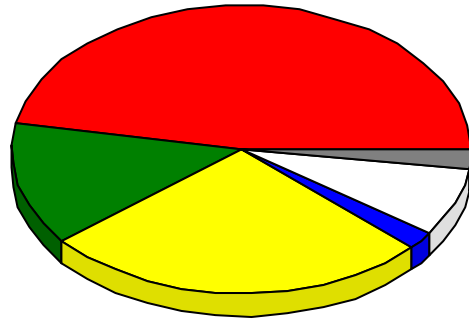
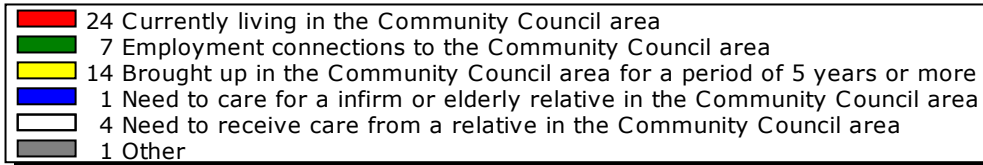
Q17. How would you expect to pay for the accommodation? (TV = 42)



Q18. Ideally where would you like to live? (39)



Q19. Do you have a local connection with your community of first choice? (TV = 51)

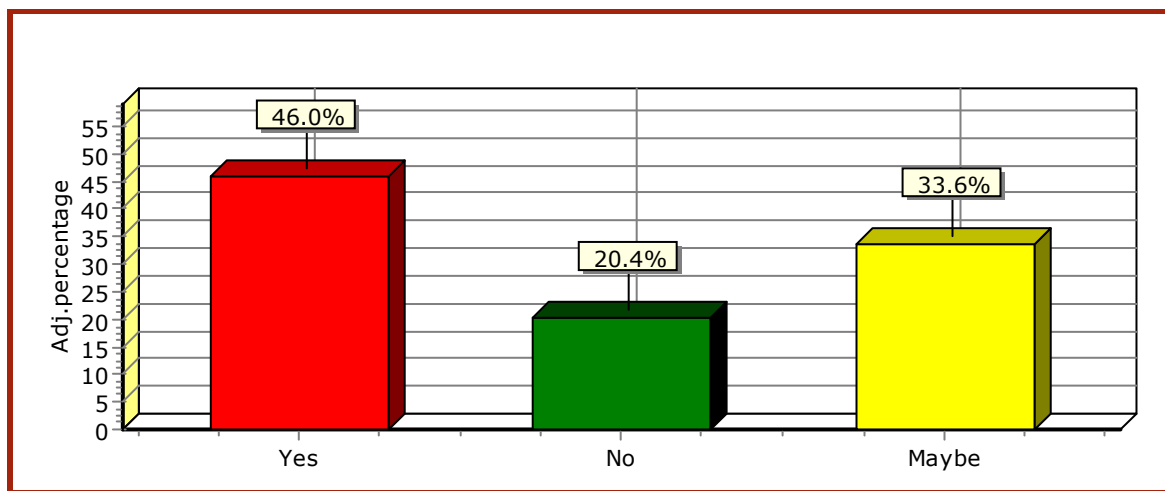


5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.

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 (225) 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 Lamphey?

(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 October 2005 to December 2005 for Lamphey and surrounding areas and number of Sales for postcode sector SA71 5.

Detached	£219,000	Sales	6
Semi-detached	£132,362	Sales	8
Terraced	NIL	Sales	NIL
Flat/Maisonette	NIL	Sales	NIL
Average Price	£169,442	Total Sales	14

Private Rental Data (From Local estate agents in March 06) for the Lamphey

The following data was obtained from local Estate Agents in March 2006. There were no properties available to rent in the Lamphey area at the time on the open market. The figures given below are estimates of the average rental prices for the Lamphey 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 Lamphey Community Council area. The rental figure is the average for Pembrokeshire County Council owned properties in the Lamphey area, and was obtained from Pembrokeshire County Councils, Social Care and Housing Directorate.

Pembrokeshire County Council Housing Stock for Lamphey

	Units	Turnover (From 2001 – 2005)
General Needs Properties	34	4

Average Local Authority Weekly rents for Lamphey

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

All Properties **£50.97per week**

Pembrokeshire Housing (Housing Association) Stock for Lamphey area

	Units	Turnover 2001-2006
General Needs Properties	2	2

The registered social landlord in the area is Pembrokeshire Housing Association

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, 21 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 Lamphey area on the open market.

The average sale price in the area is £169,495 based on the average sale prices from the land registry for Lamphey and surrounding areas from October 2005 to December 2005. As these prices are averages, there may have been some properties that will have been lower in price. Some of these may have been affordable to some respondents.

2 households indicated they could afford between £160,000 to £180,000 and 10 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 Lamphey area.

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

Of the respondents who answered Question 15 on affordable Rental Levels, 20 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 Lamphey area is £50.97 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, 4 lettings since 2001 of Local Authority owned properties, and 2 lettings since 2001 of properties owned by the 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 and therefore, the waiting list can include households from outside the area. This in turn, reduces the chances for local people to be housed.

7. CONCLUSIONS

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

42 households identified themselves in housing need. Ten of these households stated they could afford over £180,000 when looking to buy a property, so they could probably meet their housing needs on the open market. This leaves 32 households identifying themselves in housing need. It is normally assumed that a proportion of this need will satisfy its housing requirement over time and some will naturally move away from the area irrespective of their housing need. Therefore, if half of this need is taken as a guideline of actual need, we can surmise that 16 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 Lamphey 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

Not needed let the market place sort it out.

There are very few council houses remaining in council ownership. Rented accommodation in the private sector is scarce and expensive. There are no opportunities for young couples/families to buy because even ex-council houses are priced beyond their means.

It will support first time buyers

We would prefer a small development of affordable housing for local young people, than to see any more holiday homes locally, which stand empty for the majority of the year.

Any development needs to be in scale with existing housing and attract adequate infrastructure, especially drainage/sewage and other utilities. There appears to be land which might be feasible for development on a modest scale at Lamphey station (south side).

School, shop, sewers and roads not big enough. This is a nice area, keep it like this.

No scheme of housing should be large enough to destroy the character and balance of any village and never to accommodate the ambitions of a developer.

Years ago we lived in another rural area in Wales and filled in a similar form ticking yes on that occasion. The small development when it was built consisted of over 200 houses, the social structure of the village disappeared. Today 20 years on that particular village is now a small town. Leave your green areas alone!

Lamphey is a small village and I think it should stay that way. Its busy enough, building more houses may be affordable in the very short term I have no doubt that prices of these new houses will rise quickly.

Affordable housing is needed to retain young people in the village and improve the age mix. The village has the facilities to cope with additional housing having a school, church, post office, shop, garage, regular bus service, railway station, 3 hotels, village hall and playing fields. Additional housing would assist in sustaining these facilities.

I have lived in Lamphey all my life as have at least 5 generations of my family. I have seen the village change drastically. I live to the north of the railway and there are only 3/4 households in this part of the village with young children. Lamphey is becoming a village of retirement and it is not a good balance. It needs the young people of the village to be able to afford housing and be able to stay here and contribute to village life.

I think that for any first time buyers, it is difficult nowadays to afford to buy your own home. Lamphey, Freshwater East & Hodgeston are especially difficult for those with low/moderate budgets to afford.

Before any housing is built Lamphey's school needs a car park as this area is like living in a car park twice a day.

These are villages and should remain so

Yes to a small development. No to disproportionate development compared to similar sized villages.

A very small development only.

It would all depend on where the development was. I wouldn't support it in Lamphey as I think it would spoil the village.

What is meant by small local development?

Have concerns about affordable housing in respect of properties being bought and then rented out. Also have concerns about disruption and loss of privacy to residents already living in the village.

If the majority vote in favour I would hope it would be young couples to purchase only. Affordable housing only benefits first time occupier. It would be far better to change the mortgage system so that first time buyers were given longer time to pay, but at lower interest.

I feel Lamphey needs affordable housing for young families. Lamphey is becoming a village with no village children. When my daughter left Lamphey school she was one of 4 children in her year catching the bus from Lamphey. However her final class had 26 children in it.

Depends where the housing is to be built, what are the demands/needs for affordable housing in Lamphey, Can the public facilities of Lamphey support additional housing.

I feel there is a need for two bedroom bungalow/houses so as three bedroom family homes can be released to growing families and reducing families i.e children leaving, can still live within the

Lamphey Freshwater East Hodgston have a good community and we think this will change if more housing is built. We strongly oppose any building.

The infrastructure in Lamphey needs addressing before any new housing is undertaken, namely roads, road drainage especially sewerage and electrical power supply security.

Defining affordable housing is difficult, if it provides housing for new families and couples who work and can't afford a home otherwise, then yes, it is a good planning policy. If the housing will be used as a type of social housing, then no. Lamphey is a small rural village and its boundaries should be protected.

Depends on how small. What sort of accommodation. Would it be the only development or would it open the floodgates for further projects. Very wary, I moved from a once quiet village in Surrey. open land was used for stater homes. It became more and more built up - green land disappeared and the traffic congestion is now

Provided the local ethos was not lost a result.

No housing associations

Drains can not cope, Too much traffic.

We are against any large development of houses in Lamphey. I would suggest there are many affordable houses in Flemish Court and St Faiths, therefore this housing is not needed.

There has always been a very good mix of traditional and incoming residents in Lamphey where they work together without acrimony. However that section which requires affordable housing is not being replaced by those who are young and active who may be on modest incomes. Lamphey needs a small number of affordable homes built so that they integrate with the village.

Village size is adequate, more development would spoil the area, increase traffic etc. Ample space in Pembroke and Pembroke Dock for affordable housing. Housing development in Lamphey could not guarantee houses would be solely for Lamphey People.

If it was for the community and not holiday homes/second homes. Also I wouldn't support a larger development mainly because of increased traffic.

All new housing developments should be kept within present village boundaries. I would favour a small local development of affordable houses as long as it was a private build for sale and not housing association build to rent.

What is considered small? so far all the community talks about is a development in Lamphey. What about Freshwater East?

No further building until the infrastructure of sewerage roads and pedestrian needs are completed to cope with extra residents.

I would like to see easily maintained properties and gardens for older people where by their properties with large gardens can become available for families.

Sympathetic design to enhance the image of the village. Possibly, part rent / partownership and availability of 100% mortgages linked to capacity to repay.

Any development should be less than 20 houses and a condition of building should be that adequate pavements be provided to allow safe walking to shop, school, church and pub.

There are 2 council estates, St Faiths and Flemish Court here already to provide affordable housing. Why were they sold to the private sector?

Lamphey would be spoilt by more houses being built.

There is a need for affordable housing within Lamphey for people who have family in the area and wish to stay close. This applies to younger and older people. Any expansion needs to be controlled.

I understand there is a shortage of social housing available and low income families can't live in the area.

If there is likely to be a "small local development of affordable housing" it is vitally important that the planning and design matches the village. High density properties would in time work against the present village ethos.

I think it would be great to build more houses, and family homes, for the area. Ideally I would love to stay in Lamphey, its a lovely place to bring up my children. But my problem is my children are getting older and they need their privacy.

Maybe but no phase 1,2,3, etc Max 10 plots.

I would support this only if the housing is to meet local need and only for about 15-20 houses maximum in Lamphey so as not to alter the atmosphere and character of the village

What is considered to be affordable? When and if this can be determined the only way to satisfy a possible need, is for the local authority to be considerate when assessing applications to build on land within agreed boundaries.

Is there enough sewerage to cover many more houses?

Lamphey is big enough

Affordable housing is needed all over

I think that affordable housing is good step forward for people like myself even though I work for a local Bank the income is not great and so this would enable me to get my foot on the ladder as they say and have somewhere nice to be able to raise my son.

There is a need for affordable housing for younger people on a modest income.

The possibility of selling chalets in Trewent Park as first time homes

A residential home or sheltered bungalows for the elderly would be useful.

I would probably support a small local development of affordable housing if that housing were to be in the form of a housing association and environmental and aesthetic considerations were taken into account.

I believe the right place for affordable housing is close to the existing amenities of Pembroke.

Most houses being built or building permission being sought are for speculative purposes and sold as holiday houses. If houses were built for permanent residents only and strictly enforced I would support new housing on a small scale. Holiday houses do not solve the housing shortage problem for young/local people.

There needs to be affordable housing for young people within the area so that they can rent/buy to give them a start and save them moving from the area.

Basically we would agree with the principle of affordable housing, but any final decision would be dependent on their style, position and any stipulations regarding their purchase and resale.

I think there is a need for affordable housing in Freshwater East and Hodgeston as there are very few young couples with children able to live in these communities, because the prices in Freshwater East are too high. In Hodgeston there are no houses being built. Lamphey also needs a small development of affordable houses but not a large estate.

Affordable housing in Freshwater East may devalue our properties.

I am concerned about the level of increase in second home ownership/ holiday homes. I was fortunate to purchase my home with my partner a few years ago but had to compete against people who wanted it as a holiday home. Not only does this increase the price of housing in the area making it difficult for young local people to purchase a property but can also lead to a decline in the sense of community, with villages becoming ghost towns during the winter months.

Any development would improve the viability of local businesses, especially shops pubs and services, (e.g. public transport, delivery rounds etc). The influx of younger families into village life is to be encouraged.

I do not think Freshwater East itself would be suitable it does not have the infrastructure, limited public transport, no shop, no milk and paper deliveries. A car is an essential requirement especially for families with young children needing to attend extra school activities, Freshwater East is essentially a desirable quiet seaside location.

Freshwater East, Trewent Park 300 chalet park DHS rental plan proved unsuitable. Upgrading of a small number of chalets could provide affordable residential accommodation and perhaps, make a village shop/ post office viable.

Freshwater East already has over 300 low cost homes in Trewent Park. If 5 or 6 of these were available for 12 months occupancy, a few people could be permanently housed.

Freshwater is an expensive place so new housing would not be cheap. Only place for housing would be on the north of the road or make the chalet park all the year round.

Support affordable housing provided there are constraints in place such that the affordable housing remains available to local people at affordable prices and does not distort the market.

Freshwater needs gas and sewage facilities if it is expanded. Housing developments should be small and not intrude on the beauty of the environment.

Development on the Burrows must be avoided to prevent the increase of traffic and disturbance of the land.

I would support the local development of affordable housing to the area, in particular Freshwater East as it should result in bringing some younger blood to the village.

If there is an identified need, then every effort should be made to satisfy that need. Preferably incorporated within the phase 1/2 development in the JUDP.

Any scheme should provide housing for all sections of the community- singles, families and retired people.

Building affordable homes in Freshwater East inside National Park would in my view be unacceptable, unless private individuals had the same rights. Affordable homes should be built close to where there is employment and not in parts of Pembrokeshire with the highest land values.

Infill developments rather than one huge estate. Weighting system for applicants who were born in area and have lived here at some time in their lives) for at least 5 years- additional years rewarded.

Only if suitable guarantees were in place that these properties would remain as affordable housing stock and anyone gaining access to this housing must have lived within local area for at least 5 years.

Freshwater East seems rather isolated with few transport connections. Hodgston has better transport links but Lamphey seems to have more to offer i.e. shop/garage/bus routes of church and school.

What figure is affordable? In these villages we need to attract more young families to keep the school flourishing and the communities alive. The cost put properties out of reach for those seeking something affordable. Properties should not be sold as second homes in these and similar locations. There used to be affordable properties in every town and many villages. They were called council houses.

I am not convinced that affordable housing is an answer. Anyone in affordable housing has a right to buy. When this right is exercised and the property subsequently goes onto the market its price will be at the current market value which is at a level that will not be considered as 'affordable housing'. Hence the 'affordable housing' has been lost to prospective local needy tenants.

As long as the dwellings were made as affordable i.e. terraced or linked so that they couldn't be converted into expensive dwellings and used for essential services workers or starter homes for families, for a limited time and retained for the community

I do not think it's possible to build affordable housing in these locations, because they are prime areas I cannot believe any one would sell property or potential building land at other than prime prices, its nice idea, but I think a non starter.

I agree that small or medium family size houses suitable for children should be built in these areas not money making houses and not large developments sites. I would like my family to be near me, as we were not allowed by National Parks to build any bigger to make our home more suitable for extended family and we do not want to move out of the area.

I wish to remain, i.e to live, in the area where I have been brought up, and where I now have permanent employment. As a single person, to buy is not an option, so affordable renting appears to be a possibility, given a chance.

Appendix 2

LAMPHEY, FRESHWATER EAST & HODGESTON COMMUNITY COUNCIL

LOCAL HOUSING NEEDS ASSESSMENT

Dear Resident

There is concern about the lack of affordable housing available in the communities of Lamphey, Freshwater East & Hodgeston, 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 Lamphey, Freshwater East & Hodgeston community area.
(Additional Households)
- Friends or relatives who may have moved from the community and would like or need to live in the Lamphey, Freshwater East & Hodgeston community 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.

A member of the Community Council will call over the next 10-14 days to collect the completed form. 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.

Lamphey, Freshwater East & Hodgeston Community Council

Appendix 3

LAMPHEY, FRESHWATER EAST & HODGESTON 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 a member of the Community Council will call to collect the form over the next 10 - 14 days.

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)

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"/>
Lamphey, Freshwater East or Hodgeston Areas	<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 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 +
Male	_____	_____	_____	_____	_____	_____	_____
Female	_____	_____	_____	_____	_____	_____	_____

Q7. Would your household, or anyone in your household, expect to need to move within the 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 Lamphey, Freshwater East & Hodgeston 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)

- Too small Need to live close to a friend/family member to provide care
- Too large Need to live close to a friend or family member to be cared for
- Unsuitable for an older person Need to live independently
- Unsuitable for a person with a disability Temporary/Short term living accommodation
- Too costly to run and maintain Need to live close to employment
- Other (please specify) _____

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 +
Male	_____	_____	_____	_____	_____	_____	_____
Female	_____	_____	_____	_____	_____	_____	_____

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 (Please specify) _____

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

- Yes No

Please note 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.

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 (Please specify) _____

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 specify) _____

Q18. Ideally where would you like to live? (Please tick one box)

- Lamphey
- Freshwater East
- Hodgston
- Elsewhere in Pembrokeshire (Please specify) _____
- Other (Please specify) _____

Q19. 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, if so how many years _____
- Employment connections to the Community Council area
- Brought up in the Community Council area for a period of 5 years or more
- Need to care for a infirm or elderly relative in the Community Council area
- Need to receive care from a relative in the Community Council area
- Other (Please specify) _____

SECTION 3: Views on local affordable housing

This section is to find out about local people's views on new housing in the area, and an opportunity for people to make comments if they wish. All replies will be treated in strictest confidence.

Q20. Would you support a small local development of affordable housing to meet local need in the Lamphey, Freshwater East & Hodgston area? (Please tick one box)

- Yes No Maybe

Q21, If there are any comments you would wish to make regarding affordable housing in Lamphey, Freshwater East or Hodgston, please comment below.

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

Name: _____

Address: _____

Postcode: _____

Are you a Landowner, or do you know of any available land that may be suitable for a development of affordable housing in the Lamphey, Freshwater East or Hodgston 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. A member of the Community Council will call to collect the completed form over the next 10-14 days.

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

Matthew Owens
Rural Housing Enabler

Melyer 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.