

LLANSTADWELL COMMUNITY COUNCIL HOUSING NEEDS SURVEY REPORT

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FINAL REPORT JUNE 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 Llanstadwell 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 5th of February 2007, this was facilitated by the Rural Housing Enabler. The questionnaires were sent to all 397 addresses on the council tax register for the Llanstadwell 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 2nd of March 07.

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

The form only allowed one household per property to identify itself in need. Additional household and Non-resident forms were available from the Rural Housing Enabler. No additional household or Non-resident questionnaires were requested. A total of 397 surveys were distributed.

Response

A total of 148 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. A total of 144 questionnaires were returned from occupied households, all were completed or part-completed. Three questionnaires were return incomplete, and one was return from a second home.

The three incomplete questionnaires and the one questionnaire return from a second home, were discounted from the analysis.

According to the figures from the council tax office, of the addresses identified in the Llanstadwell area, 7 properties are currently unoccupied, and Combined with information from Community Council members who carried out research within the Community Council area, it was confirmed that 19 houses are currently used as holiday homes. This provides us with a figure of 371 occupied households in the Community Council area. This equates to a return rate from the occupied households of 39% (144/371). 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 39%

11% of respondents identified a household in potential housing need over the next 5 years.

8% of respondents identified their current household as in need of moving over the next five years.

3% of respondents identified someone in their current household as in need of moving in the next 5 years, who would form new households within the community.

41% of respondents who identified a household in housing need stated they wanted to buy on the open market, 32% indicated they wanted to pay for the property by renting from a Local Authority or a Housing Association, 18% indicated they wanted to buy as a shared owner and 9% indicated they wanted to rent from the private sector.

69% of households who expressed a housing need detailed that need as within 3 years, 31% detailed that need with the next 3 to 5 years.

57% of respondents who identified themselves as being in housing need, expressed a desire for 2 bedroom properties, 25% for 3 bedroom properties, 6% for 4 bedroom properties, 6% for 1 bedroom properties and 6% for 5 bedroom properties.

Of the households that identified a housing need, 44% were co-habiting/married couples, 37% described their household as single person households and 19% as families (with children).

The majority of the people who identified themselves as being in housing need were aged between 65-74 years old.

The main reasons respondents gave for currently being unsuitably housed, was that they needed to live independently and their current property size was not suitable.

71% of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

37% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need. 36% of respondents said maybe and 27% 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.

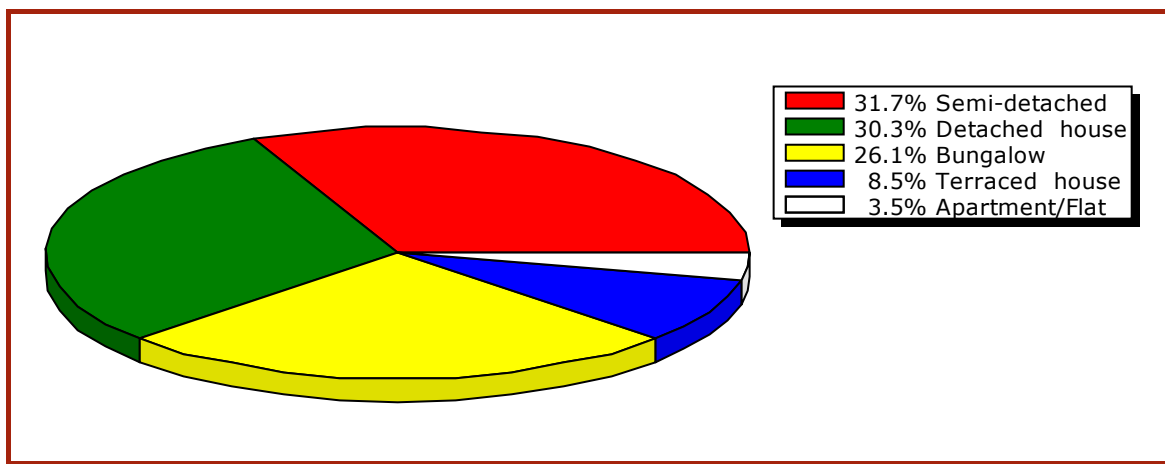
Presentation broadly follows the questions set out on the survey form.

Percentages in this section apply to the number of respondents to the survey (144) who answered that particular question. This is known as adjusted percentage.

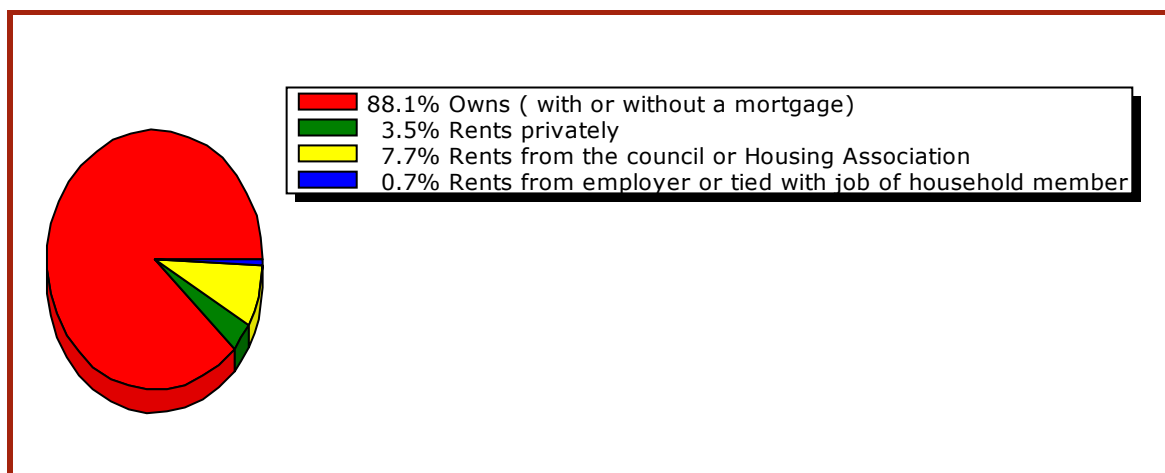
Q1. Is this your Main Home?

All 144 respondents stated their Llanstadwell address was their main home.

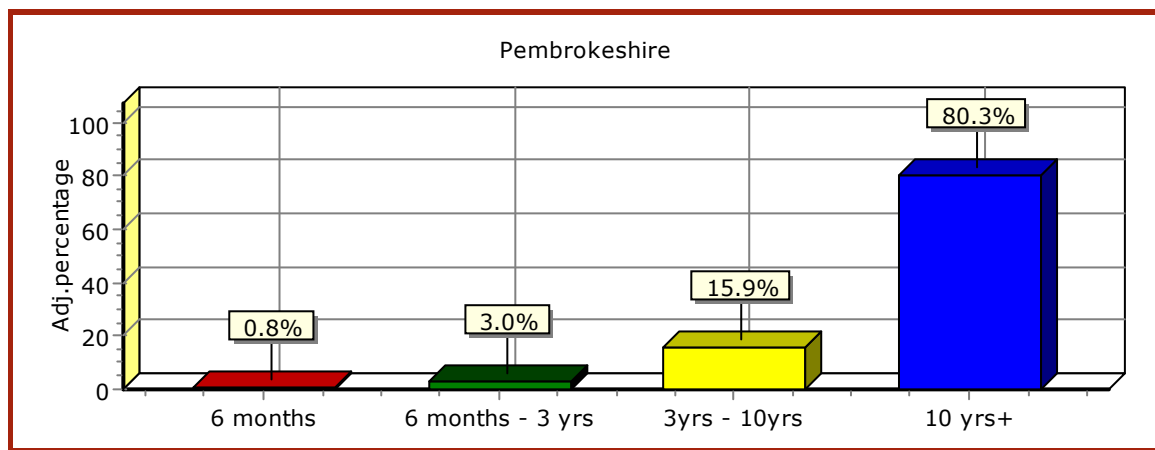
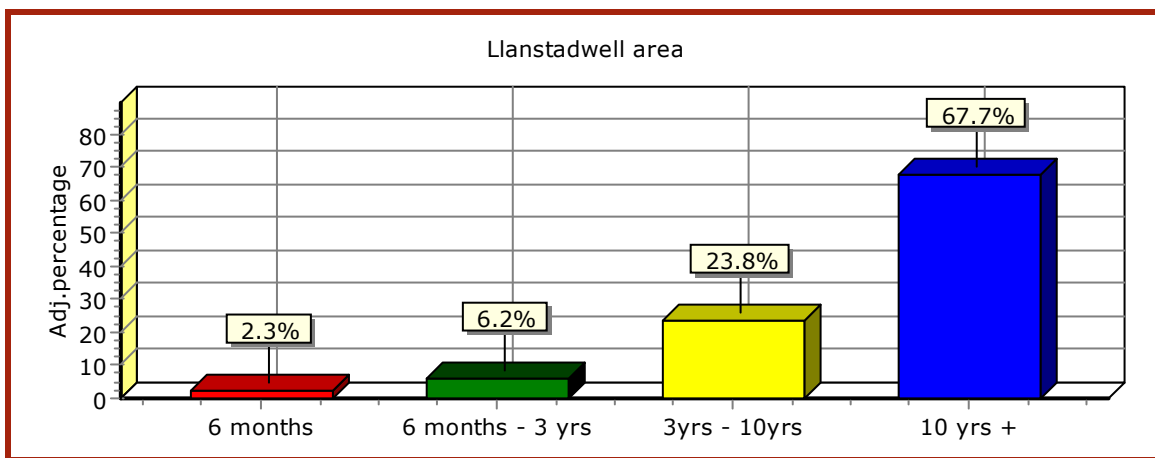
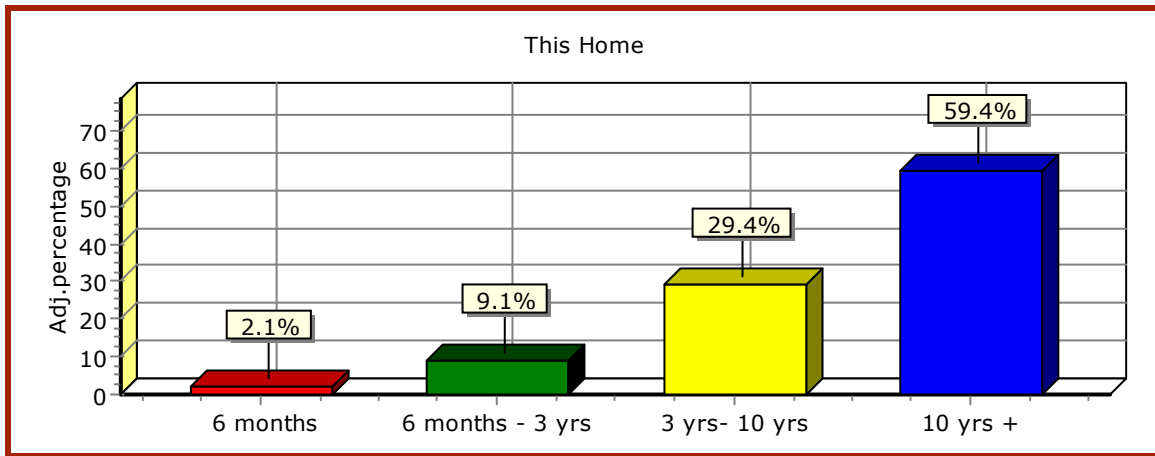
Q2. What type of house does your household live in?



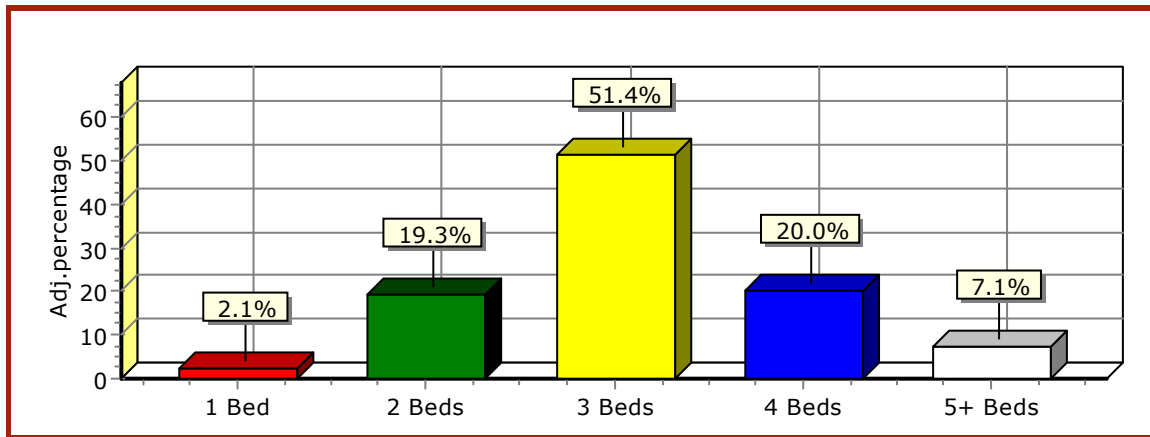
Q3. Does your household own or rent this property?



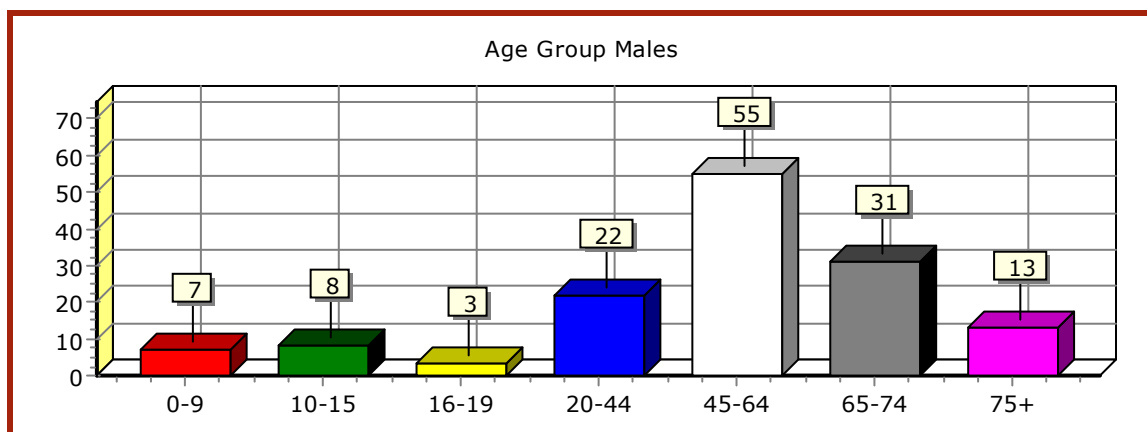
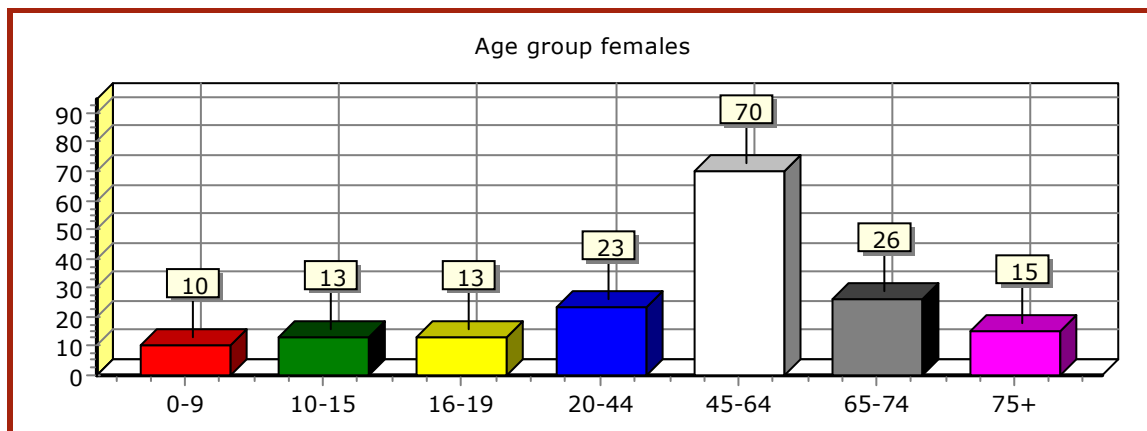
Q4. How long have you lived in?



Q5. How many bedrooms does your home have?



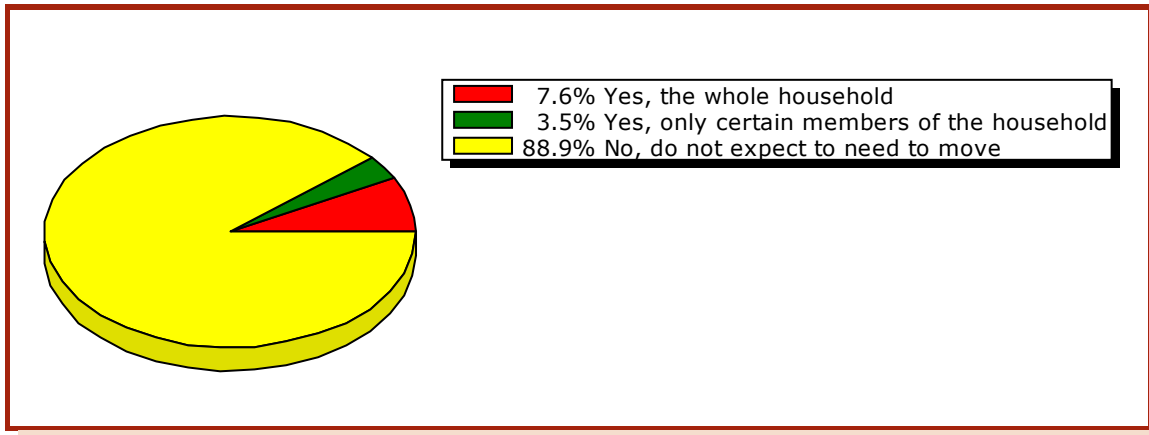
Q6. How many people of each age and sex are there in your household?



The total number of people identified in respondents households was 309.

This equates to an average household size of 2.1 people (309/144)

Q7. Would your household, or anyone in your household, expect to need to move within the next 5 years?



Making a total number of respondents identifying themselves or a member of their household as being in housing need as 11%.

4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS

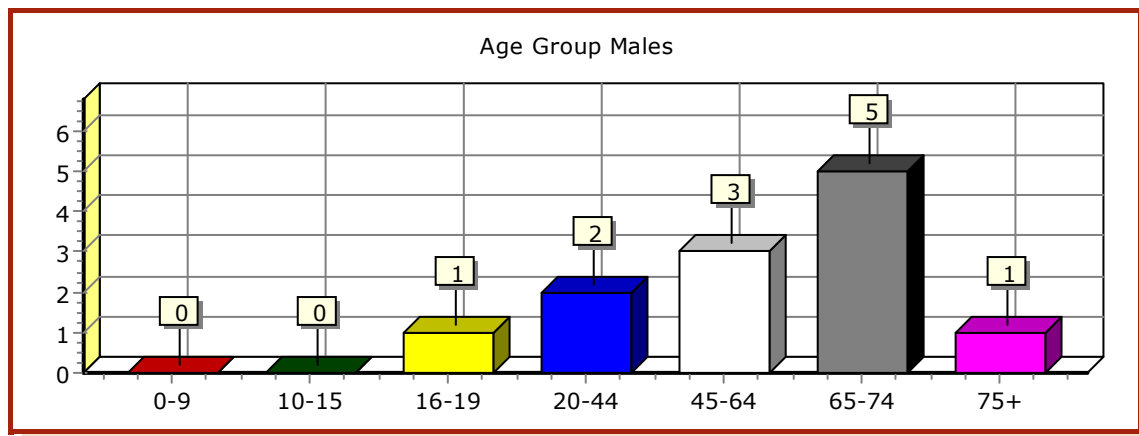
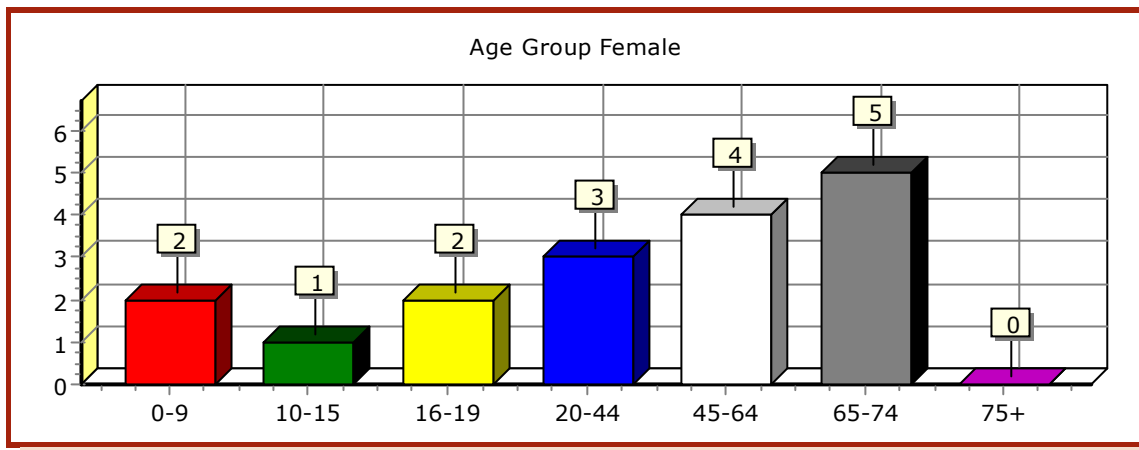
The purpose of part 2 of the questionnaire was to identify those people in housing need and to indicate their housing requirements and reasons for housing need.

16 respondents completed this part of the form. The data in this section is presented by the actual number of responses to each question, rather than as a percentage of responses.

The total number of answers to each question is detailed at the end of the question name in brackets (not all respondents answer every question). Some questions allowed respondents to give more than one answer (these are known as multi-code questions), the total number of answers are again shown in brackets after the question name, but in this case with a TV for "total vote". Therefore the number of responses to a particular answer to this type of question is the number of "votes" that answer achieved.

Q8. This question gave information on who qualified for additional housed forms and how to obtain extra forms.

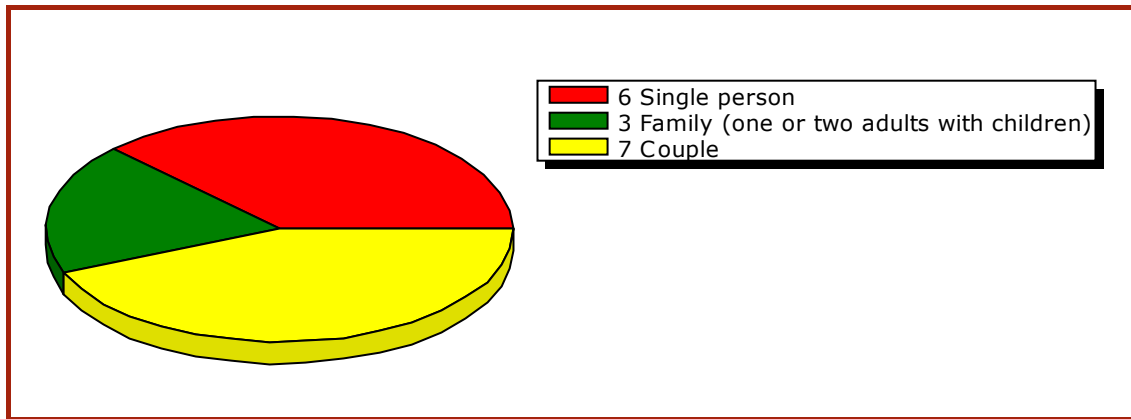
Q9. How many people of each age and sex in the household that need to move? (15)



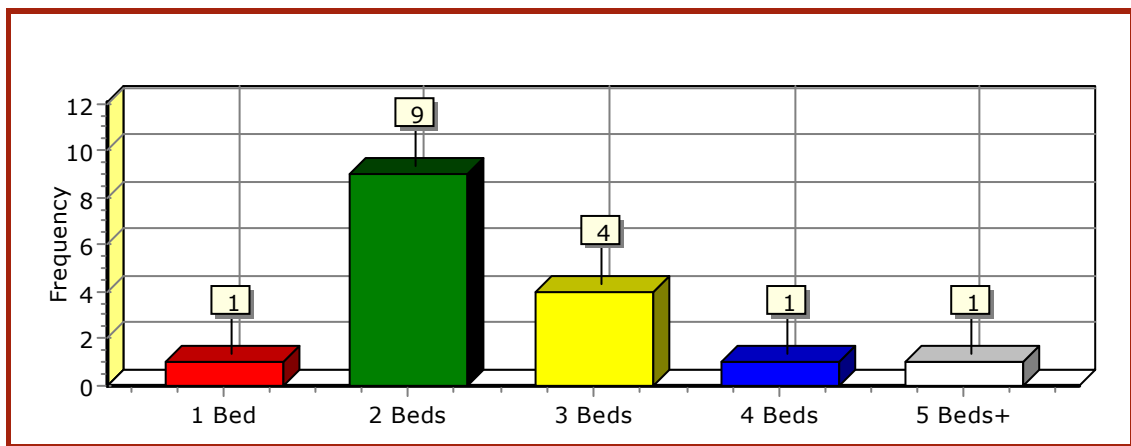
The response to this question shows us that the age group with the highest number of male and female respondents who have identified themselves as being in housing need is 65-74 age group.

In total 29 people in 15 households have identified themselves in need. This equates to an average household size of 1.9 people.

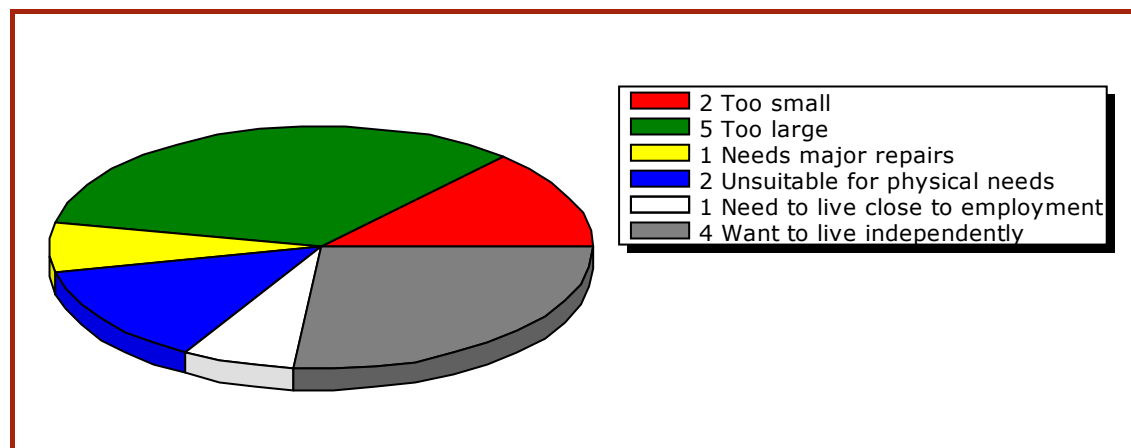
Q10. How would you describe this household? (16)



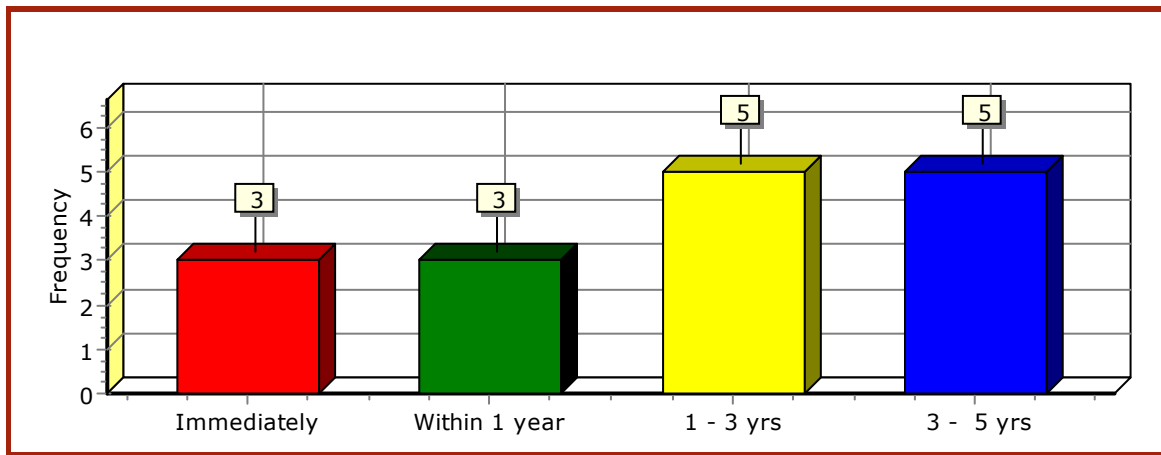
Q11. How many bedrooms would you expect to need? (16)



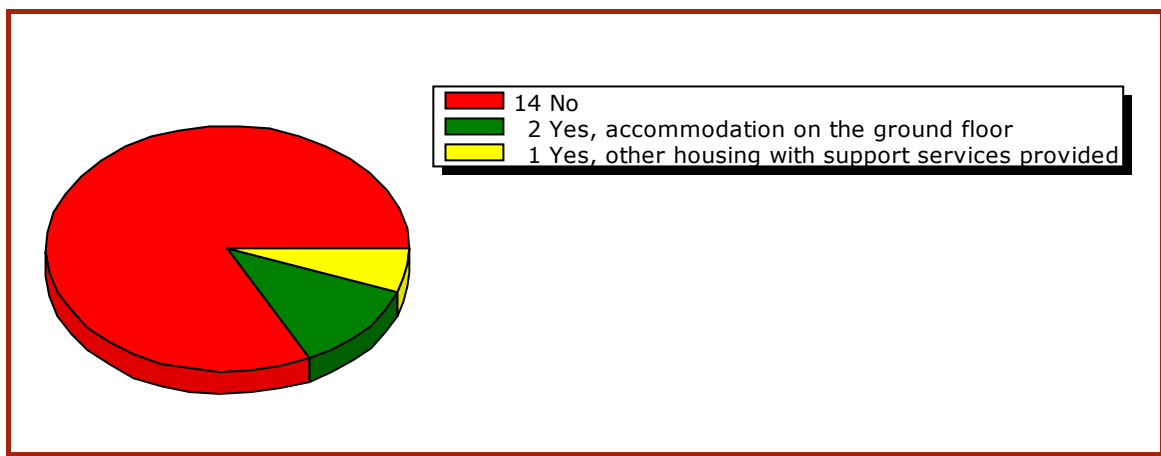
Q12. Why does your Current home not meet your needs? (TV = 15)



Q13. When would you expect to need to move? (16)

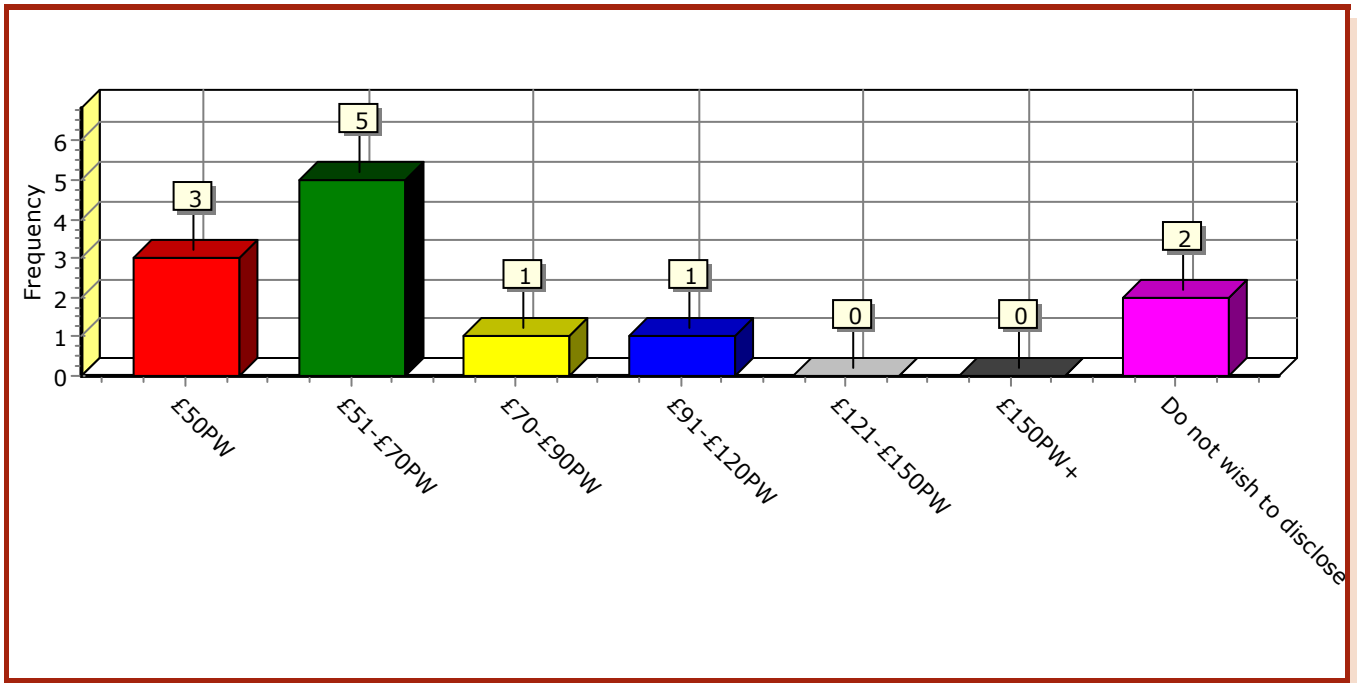


Q14. Does your household have a specialist housing need? (TV =17)



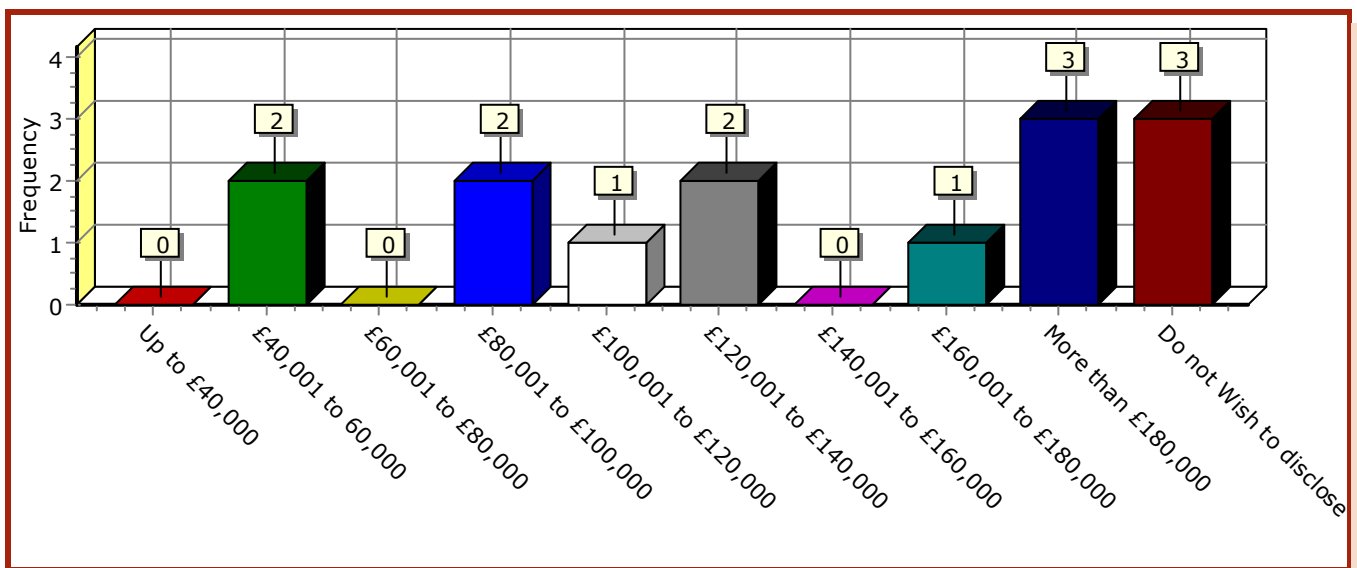
Q15. How much would the household be able to afford if renting? (12)

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



Q16. How much would the household be able to afford if the household were buying a property? (14)

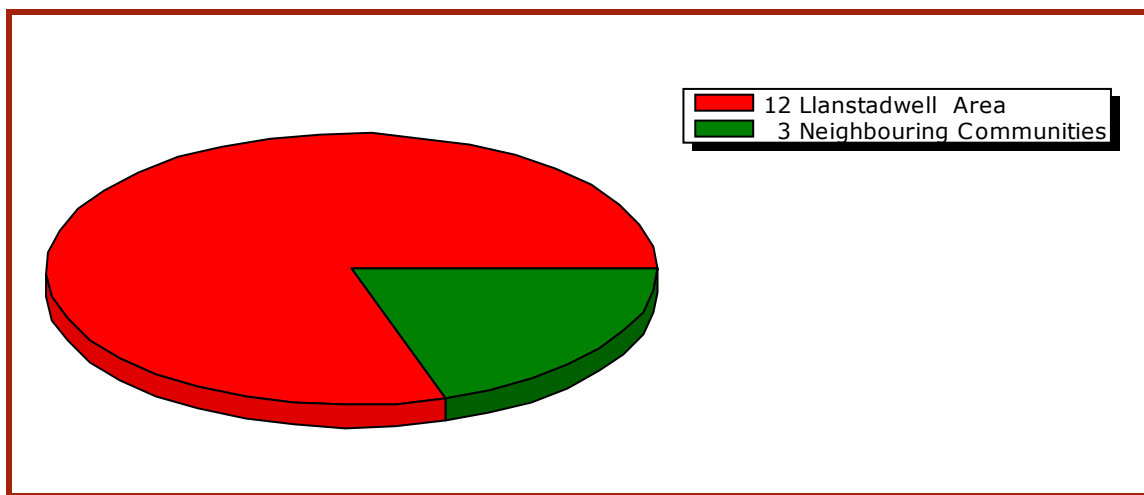
Respondents were asked to consider three times the household's gross income for mortgage purposes plus any savings and equity the household may have in any property.



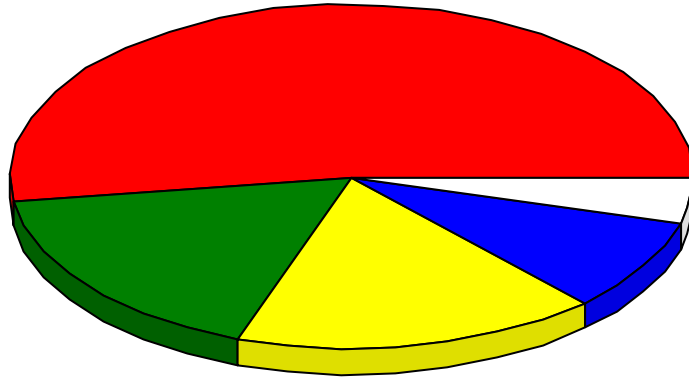
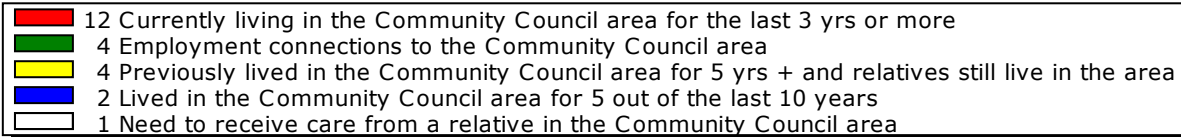
Q17. How would this household consider paying for this accommodation? (TV = 22)



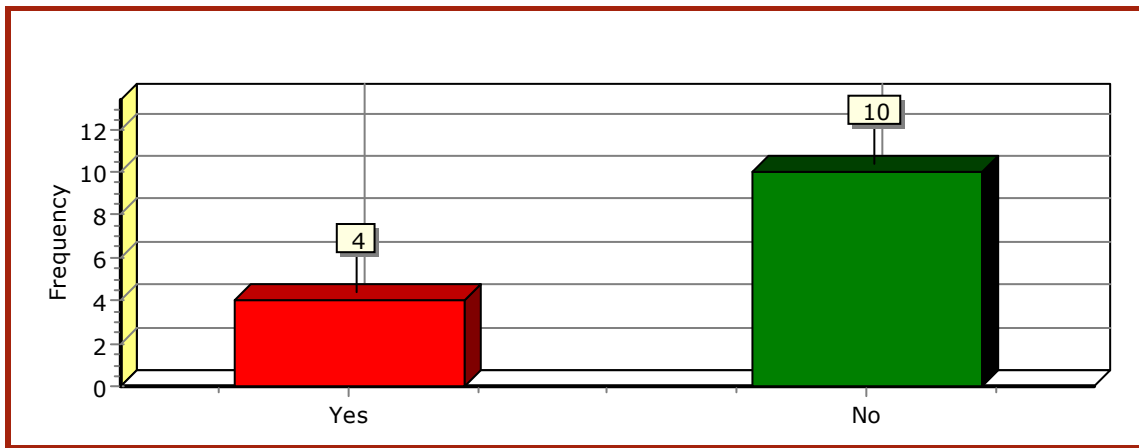
Q18. In which area would the household consider living? (15)



Q19. Do you have a local connection with your community of first choice? (TV = 23)



Q20. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (14)

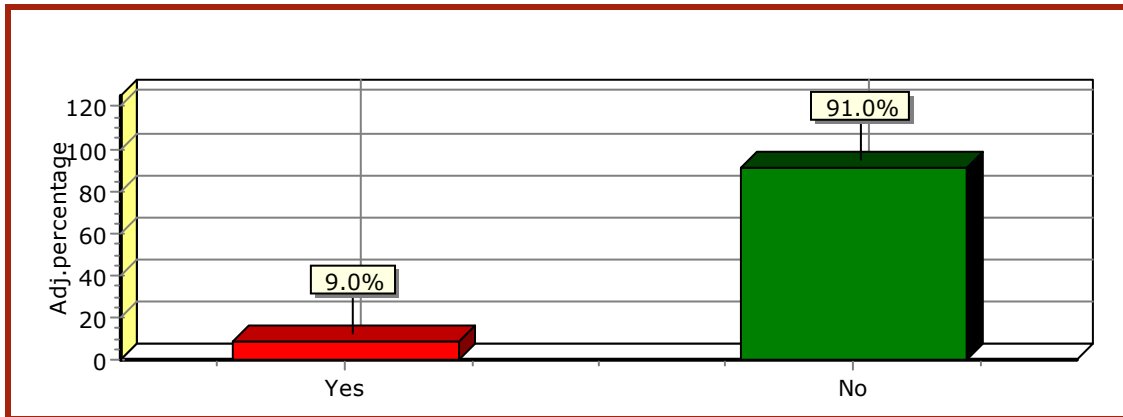


5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.

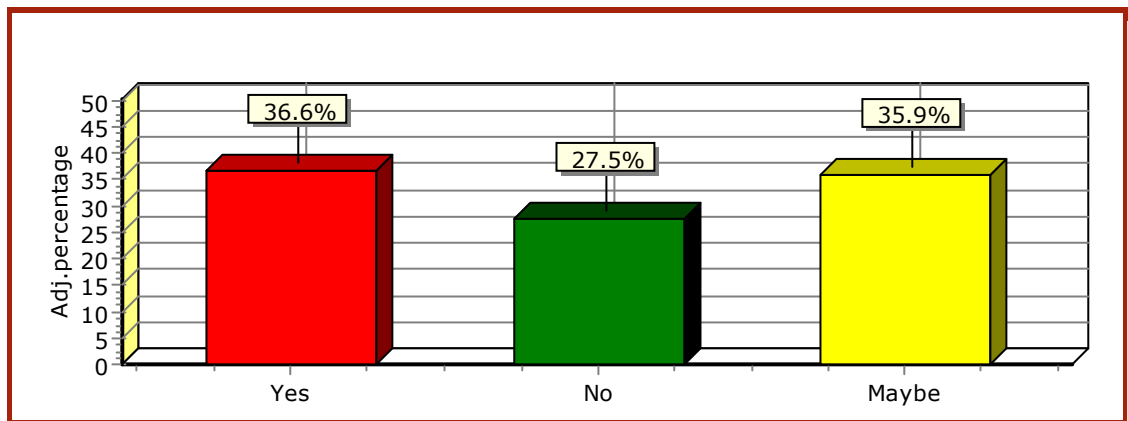
All the respondents were asked to complete part 3 of the questionnaire. The purpose of this section is to identify the community's feelings towards a affordable housing development in the area.

Percentages in this section apply to the number of respondents to the survey (144) who answered that particular question. This is known as adjusted percentage.

Q21. Apart from you or anyone currently in your household, do you know anyone with a local connection who is not currently residing in the Llanstadwell area that would like to or need to set up home in the Llanstadwell area?



Q22. Would you Support a small local development of affordable housing to meet local need in the area?



Q23. Are there any comments you would wish to make regarding affordable housing in the Llabstadwell area?

(PLEASE 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 July 2006 to September 2006 for Llanstadwell and surrounding areas and number of Sales for postcode sector SA73 1.

Detached	£218,085	Sales	17
Semi-detached	£179,214	Sales	14
Terraced	£116,681	Sales	27
Flat/Maisonette	NIL	Sales	NIL
Average Price	£161,497	Total Sales	58

It should be noted that a lot of the semi-detached and Terrace sales shown, are from a neighbouring urban community. Therefore don't reflect the true number or price of semi-detached and terraced properties sold in the Llanstadwell Community Council area. The average residential property sale price from July 2006 to September 2006 for Pembrokeshire was £179,247 (Land Registry).

Private Rental Data (From Local estate agents in May 07) for the Llanstadwell area.

The following data was obtained from local Estate Agents in May 2007. No properties were able to be found that were available to rent on the open market in the Llanstadwell area at the time. The figures given below are estimates of the average rental prices for the Llanstadwell area from local estate agents. A number of estate agents also stated that availability of private rented property was limited in the Llanstadwell area.

Detached 4 bedroom	£700/£750pcm (approximately)
Semi-detached/Terraced 3 bedroom	£500/£550pcm (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 in the Llanstadwell Community Council area. The rental figure is the average for Pembrokeshire County Council owned properties in the Llanstadwell area, and was obtained from Pembrokeshire County Councils, Social Care and Housing Directorate.

Pembrokeshire County Council Housing Stock for Llanstadwell

	Units	Turnover (From 2002 – 2007)
General Needs Properties	22	9

Average Local Authority Weekly rents for Llanstadwell

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

All Properties **£55.00 per week**

Housing Association Stock for Llanstadwell

	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 16 on how much they would be able to afford if they were buying a property, 7 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 Llanstadwell area on the open market.

The average sale price in the Llandstadwell area from July 06 - September 2006 was £161,497 (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.

3 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 Llanstadwell area.

3 households did not want to disclose what they could afford.

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

Of the respondents who answered Question 15 on affordable Rental Levels, 9 households indicated that prices ranging from £50 (£216pcm) - £90 per week (£390pcm) would be affordable for them.

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

SOCIAL HOUSING

The average residential rental price for Local Authority owned properties in the Llanstadwell area is £55.00 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 these properties is low, 9 lettings since 2002 of Local Authority owned properties. It should also be noted that these properties are also subject to qualification and personal circumstances, and are not restricted to local occupancy. Therefore, the waiting list can include households from outside the area. This in turn, reduces the chances for local people to be housed.

7. CONCLUSIONS

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

16 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 5 - 8 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 Llanstadwell 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

Q23

We are strongly opposed to any housing development in this area as this is a rural area and we feel it should remain so. We live in what is at present a very peaceful and friendly small community and would not welcome any major changes. This is why we bought a house here in the first place. Also, my husband says that we paid a price for our house that reflects its rural location we could have paid less and lived in a more populated area, but we chose not to. A small development in this simply opens the door to further development in the future. Its the thin end of the wedge.

Llanstadwell is a quiet considerate community which is why I enjoy living in the area and have no plans to move anywhere else.

I move here because it was more rural and would not support a housing estate however small As long as it is local people and not people looking to buy holiday homes or people from outside Wales looking for retirement homes.

There are too many "second homes" in the village.

The problem for housing developments in the Llanstadwell area is the lack of infrastructure. The roads in particular are small and narrow and unable to cope with much more traffic. Neyland and waterston are far more appropriate for development and they are hardly on the dark side side of the moon

We think it important that if this was to be a development, that a sub post office/shop would be a necessity

Our daughter wishes to set up home independently of us in the very near future and we would be in a position to offer her a piece of land near our property as a building plot. I am sure Pembrokeshire County Councils planning dept would not allow this IT would be however, an affordable solution for her and would allow her a way on to the property ladder whilst remaining within the area she would ideally choose to remain in.

I beleive that the Llanstadwell area is a picturesque village and housing association houses would spoil the look of the place. There are too many of them as it is.

There is a great need for affordable housing in this area. LNG workers have taken up all vacant properties pushing up local rents so local people can't afford to rent in this area and in some cases making them homeless because of greedy landlords.

1.Second homes should have to pay 1.5 of the normal Council Tax, if they are used only as holiday homes. 2. If houses are to be built, then they should have energy saving built in to them maybe solar panels and planning should not get in the way of that. 3. Solar panels and wind turbines should be allowed in this area. 4. Don't build on all of the green places " be wise".

There is a definite need for parking areas in the Llanstadwell area, Especially around my own home area of 26 - 34 Leonardston Road.

I was lucky to have bought my house just before the price boom of the 80's Now I would not be able to afford to buy or even rent a house at the current rates.

There are no footpaths along the main road throughout the Llanstadwell community area excepted for Waterston. Traffic along these roads is already a major problem for pedestrians and residents a like. Any housing development within the area will significantly increase the amount of cars accessing the same and only aggravate the problem.

Why can't we have a prefabricated town of cheap houses for young married people like that built at the end of the war. This would give young married couples independence. Why not use our redundant airfields for this purpose. Dale, Carew, and Talbenny. We must not lose anymore of our Greenfield's.

How can you guarantee the houses will be for local people?? Surely its discrimination to try to set up houses for a particular group of people??

I do not think that Llanstadwell as a community can support further development either as a community or with regards to the infra Structure.

Given the serious risks involved in the establishment of local LNG and commercial petroleum storage facilities in the Llanstadwell area, I consider it insane of the parish council to even

Given the serious risks involved in the establishment of local LNG and commercial petroleum storage facilities in the Llanstadwell area, I consider it insane of the parish council to even contemplate encouraging more people to settle in the immediate vicinity. The only people to gain from such a schema would probably be a few property developers.

Maybe, providing development is affordable on all counts i.e eco-wise in construction and in the term aspects such as renewable energy and running costs for tenants, owner occupied and landlords, initially the cheap option is long term expensive. Associated parking issues should be an integrated part of any development, households usually need more than one vehicle, essential for keeping a job. No public transport in this area caters for the variation in working hours/shifts.

Would support building of small affordable houses if there is a covenant saying for local people.

Depends on where the housing is to be built and the roads infrastructure required to service them. The homes in the area are not fit for more traffic.

Whilst very much in favour of providing affordable housing for local residents and their families, building yet more houses is not the best solution in my opinion. One of the main reasons for locals being unable to buy or even rent locally has surely got to be the uncontrolled expansion in second homes (empty for most of the year) and buy to let fuelled by the influx of LNG workers, as both of these have pushed up property prices/rentals beyond the affordable limit of many low paid workers. The second homes issue could be tackled at County or National level by the introduction of punitive property taxes to discourage second home ownership and force more houses back on to the housing market thereby reducing prices. The rental situation will ease considerably once the LNG work is finished and again, with a glut of accommodation on the market, rent charges should fall to a more realistic level.

It is hard to see how Waterston is included in the Rural Councils when we feel we are living on the M1

The beauty of Llanstadwell is that it isn't too big and the road network can support it. Totally apposed to any new development. If it was built up we'd move

There is too much development and empty houses in the area already.

We would not like to see any of the beautiful countryside and natural habitat destroyed anyway
So long as it does not impact on the locals and that all necessary checks are thoroughly carried out and locals are kept fully informed at all times

Very poor bus service. Also the need for better street lighting especially from Jordanston to Rosemarket

Should you not improve employment prospects before encouraging further housing in this area?

Planning department could help i.e lower restrictions especially when the family may have a very large garden which could provide a building plot for younger members of the family to build on and live in.

Any development would need to be managed carefully so as not to ruin the community. This is a small community with low levels of crime , noise & all the other aspects. Associated with growth and affordable housing, local services are currently over stretched and this needs to be considered.

There does not appear to be a suitable site in this area.

Are you referring to a Council estate? Llanstadwell is built up enough already.

I would support the development provided they were made available to locals only. My son is unable to move to Llanstadwell where he grew up due to the increase in second homes in the village.

Although I believe this has been tried in other areas of Pembrokeshire in the past e.g. (Broad Haven) and it was said that it was discriminatory to categorise houses for locals only.

Appendix 2

Llanstadwell 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 Llanstadwell 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 Llanstadwell 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.

Llanstadwell Community Council

Appendix 3

LLANSTADWELL 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 _____

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 _____

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"/>
Llanstadwell 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"/>

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

- Single person
- Family (one or two adults with children)
- Couple
- Other

Q11. How Many bedrooms would you expect to need? (Please tick one box)

- 1
- 2
- 3
- 4
- 5 +

Q12. Why does your current home not meet your need? (Please tick all that apply)

- Too small
- Too large
- Needs major repairs
- Unsuitable for physical needs
- Temporary accommodation
- Other (please specify) _____
- Need to live close to employment
- Need to live close to relative/family
- Need to live closer to a carer or to give care
- Want to live independently
- Being harassed

Q13. 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

Q14. 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) _____

Q15. 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)

- up to £50 (per week) (Up to £220 per month)
- £51 to £70 (per week) (£221 to £300 per month)
- £71 to £90 (per week) (£301 to £390 per month)
- £91 to £120 (per week) (£391 to £520 per month)
- £121 to £150 (per week) (£521 to £ 650 per month)
- More than £150 (per week) (More than £650 per month)
- Do not wish to disclose

Q16. 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 | <input type="checkbox"/> Do not Wish to disclose |

Q17. 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) _____

Q18. In which area would the household consider living? (Please tick as many boxes as apply)

- Llanstadwell Area
- Neighbouring Communities
- 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 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) _____

Q20. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (please tick one box)

- Yes No

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

Contact Details

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

NAME: _____

ADDRESS: _____

POSTCODE: _____

Please go to Section 3

SECTION 3: Views on local affordable housing

This section is to find out about local people's views on new housing in the area. All replies will be treated in the strictest confidence, however anonymised comments and reasons may be included in reports.

Q21. Apart from you or anyone currently in your household, do you know anyone with a 'local connection' who is not currently residing in the Llanstadwell area that would like to or need to set up home in the Llanstadwell area?

Yes

No

If they wish to be included in this survey for affordable housing they will need to obtain a form either by contacting the Rural Housing Enabler or by you providing their name and address below.

NAME: _____

ADDRESS: _____

POSTCODE: _____

Q22. If a need is identified, would you support a small development of affordable housing for local people in the Llanstadwell area? (Please tick one box)

Yes

No

Maybe

Q23. If you wish to make any other comments please write them here.

If you know of any suitable sites, available land or property within the Llanstadwell 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 an Additional Household or Non-resident questionnaire form please contact:

Matthew Owens
Rural Housing Enabler

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St Thomas Green
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Pembrokeshire
SA61 1QP

Tel: 01437 774769

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