

MARTLETWY COMMUNITY COUNCIL HOUSING NEEDS SURVEY REPORT

CONDUCTED OCTOBER 2006

FINAL REPORT JANUARY 2007



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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 Pembrokeshire County Council, Pembrokeshire Coast National Park Authority and Martletwy 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 and collected by hand by members of the Martletwy Community Council between the 10th September 2006 to the 28th November 2006 to all 256 addresses on the council tax register for the Martletwy Community Council area. The address list was provided by Pembrokeshire County Council.

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, 3 non-resident questionnaires forms were requested. A total of 259 surveys were distributed.

Response

A total of 109 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. A total of 104 questionnaires were returned from occupied households, 3 questionnaires was returned from a non-resident household, 2 were returned from 2nd homes. All were completed or part-completed.

The 2 questionnaires received from second homes, were discounted from the analysis.

According to the figures from the council tax office, of the addresses identified in the Martletwy area, 60 are holiday homes and 8 properties are currently unoccupied. This provides us with a figure of 188 occupied households in the Community Council area. This equates to a return rate from the occupied households of 55% (104/188). 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 (104) who answered that particular question. This is known as adjusted percentage.

The overall response rate from occupied households was 55%

26% 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.

20% 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.

85% respondents have lived in this Community Council area for more than 5 years.

46% of respondents who identified a household in housing need, indicated they wanted to buy with a mortgage, 36% stated they would expect to pay for the property by renting from a Local Authority or a Housing Association, 19% stated they would like to rent with a view to buy.

70% of households who expressed a housing need detailed that need as within 3 years

48% of respondents who identified themselves as being in housing need, expressed a desire for 2 bedroom properties, 48% for 3 bedroom properties, 4% for 4 bedroom properties.

Of the households that identified a housing in need, 42% were single person households, 31% described their household type families (with children), 17% were co-habiting/married couples and 10% 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, was a need to live independently.

93% of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

63% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need. 27% of respondents said maybe and 10% 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.

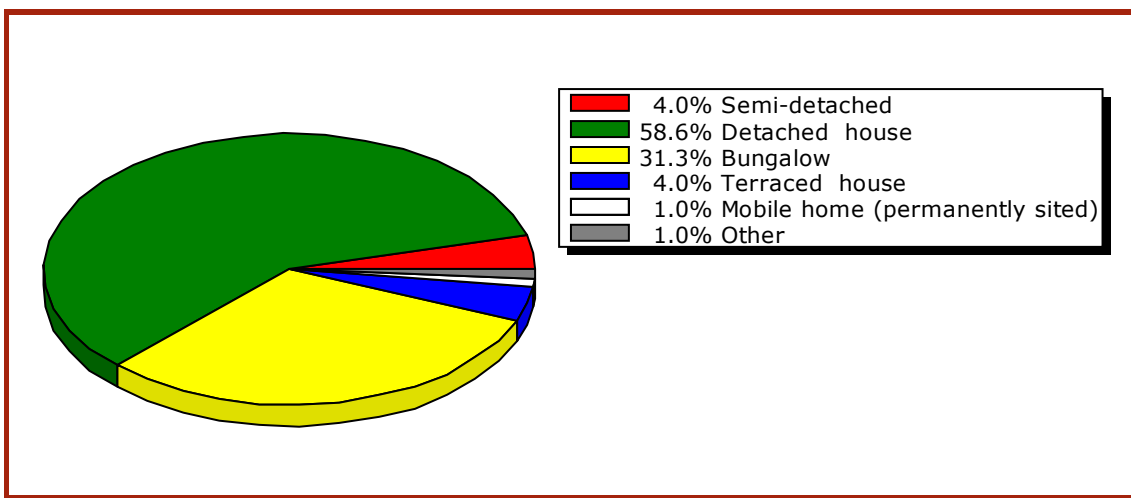
Presentation broadly follows the questions set out on the survey form.

Percentages in this section apply to the number of respondents to the survey (104) who answered that particular question. This is known as adjusted percentage.

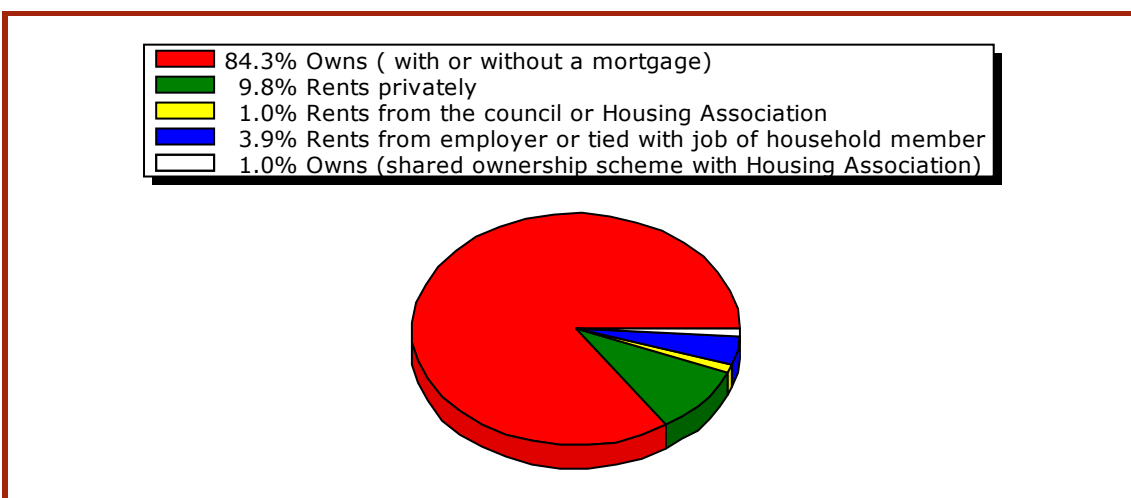
Q1. Is this your Main Home?

All 104 respondents stated their Martletwy address was their main home.

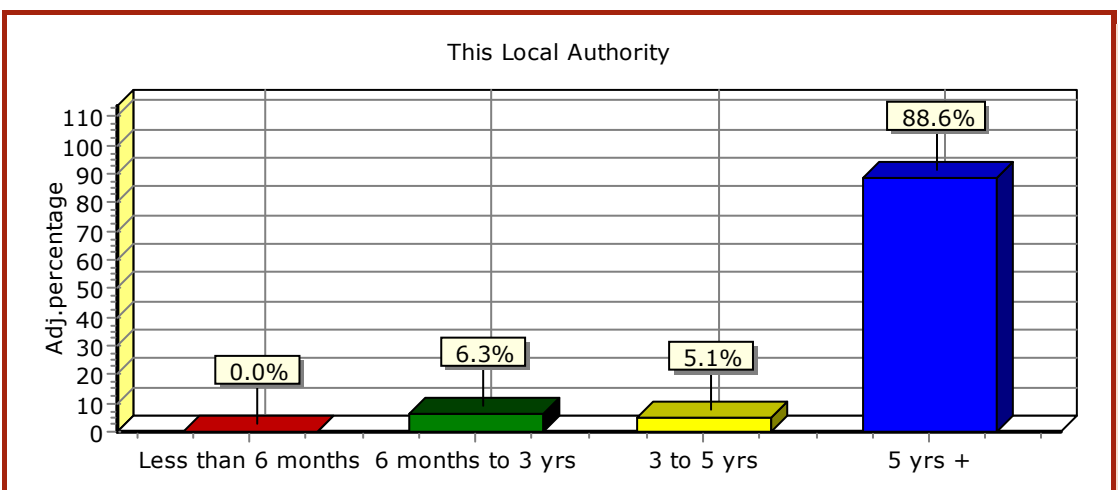
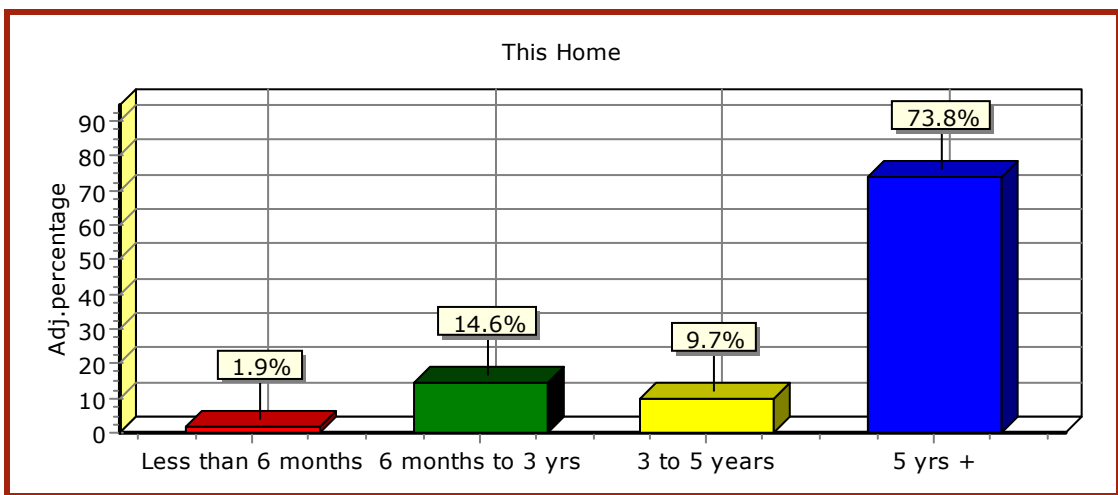
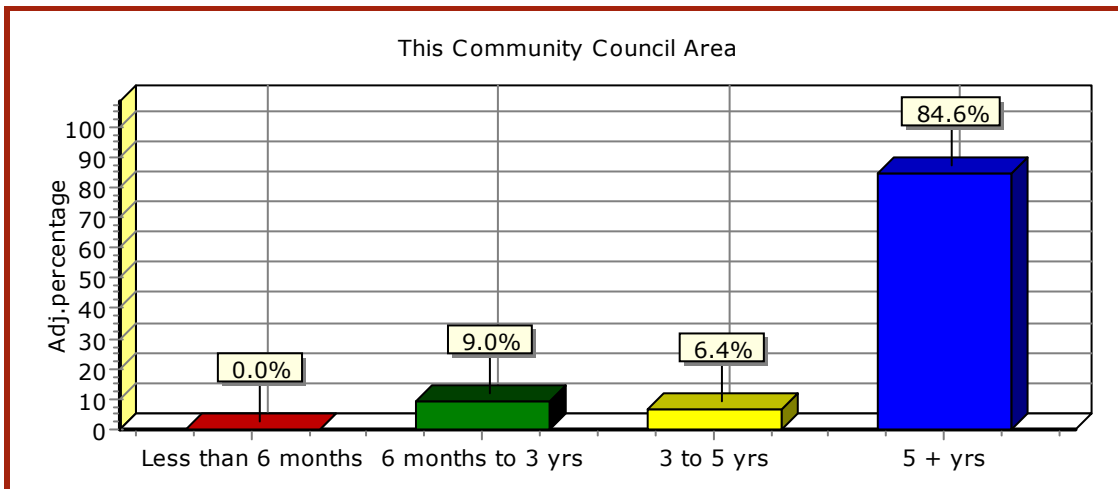
Q2. What type of house does your household live in?



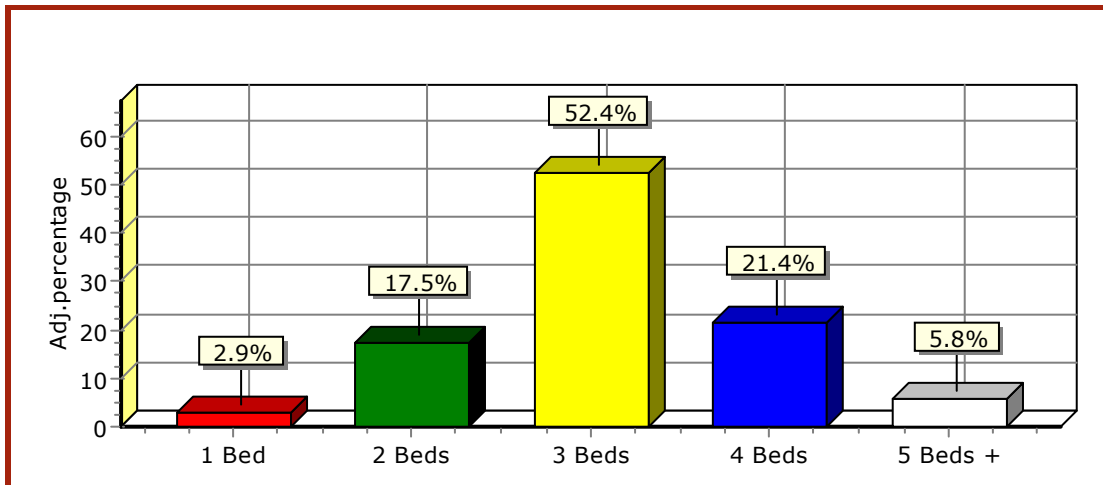
Q3. Does your household own or rent this property?



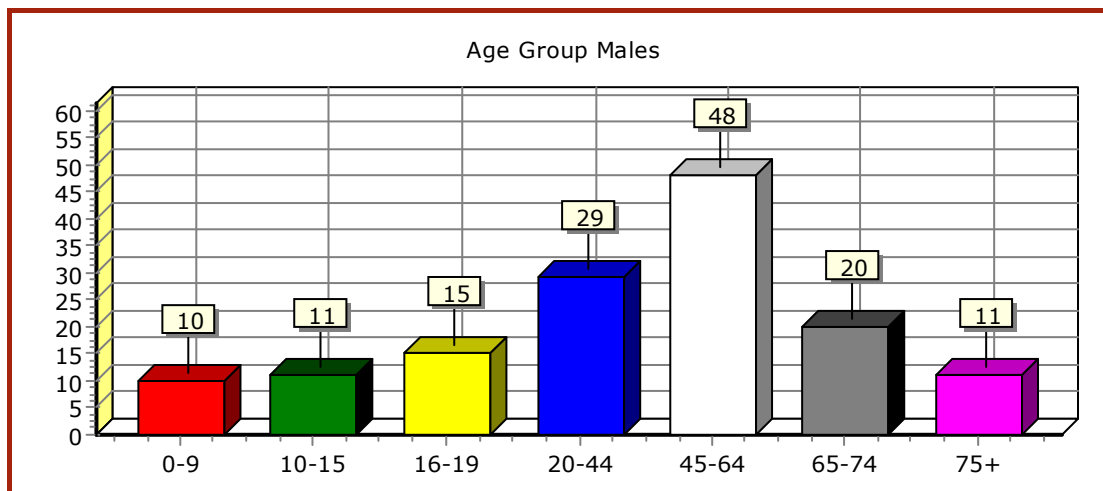
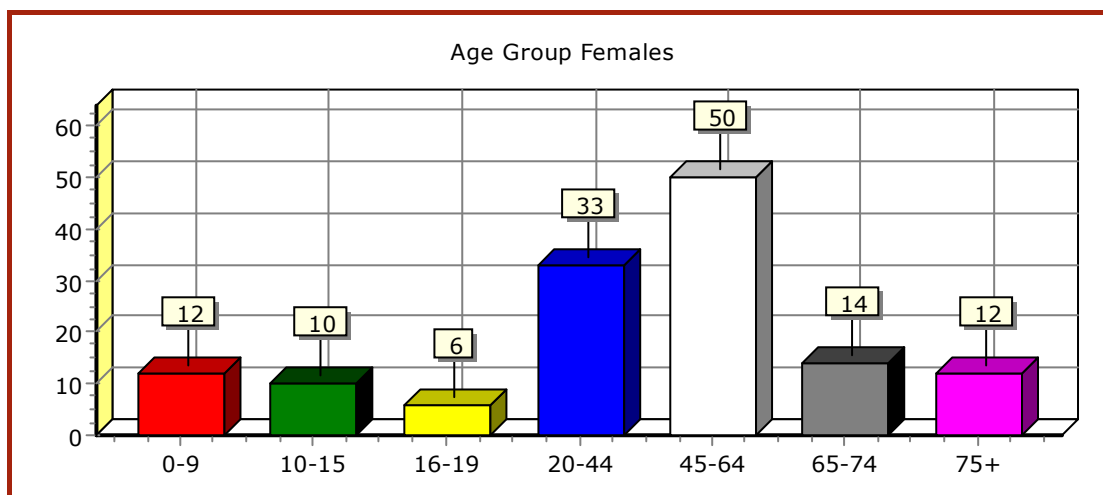
Q4. How long have you lived in?



Q5. How many bedrooms does your home have?



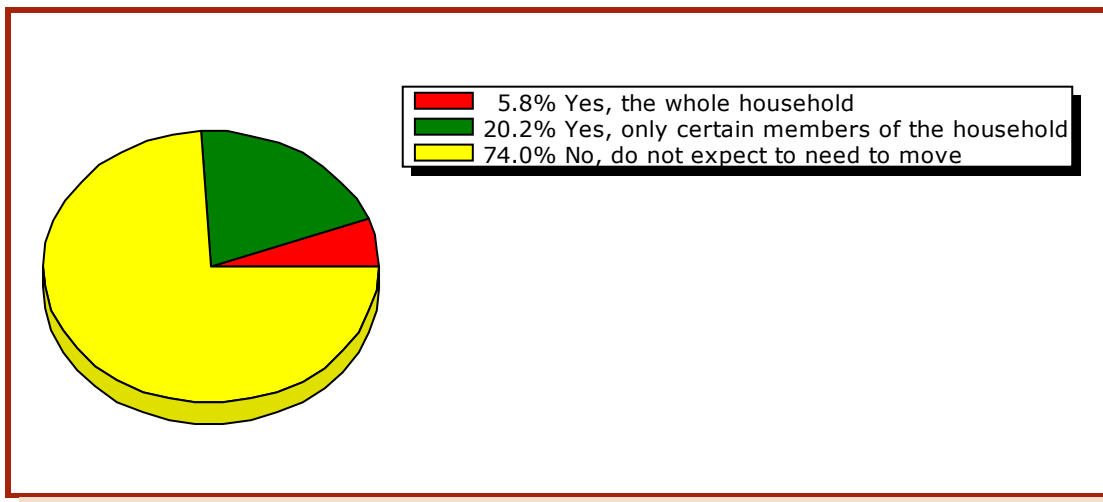
Q6. How many people of each age and sex are there in your household?



The total number of people identified in respondents households was 281.

This equates to an average household size of 2.7 people (281/104)

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 26%.

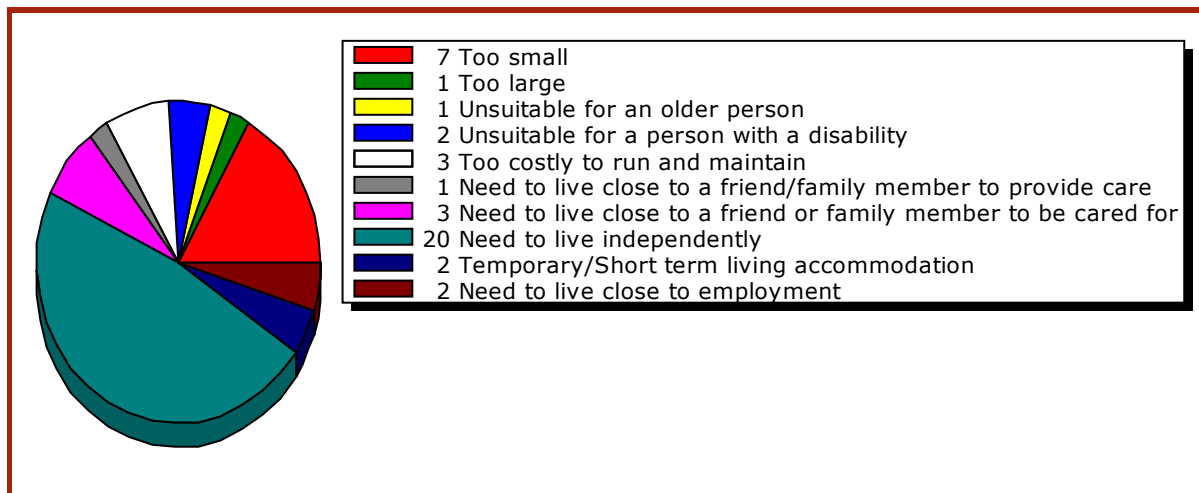
4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS

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.

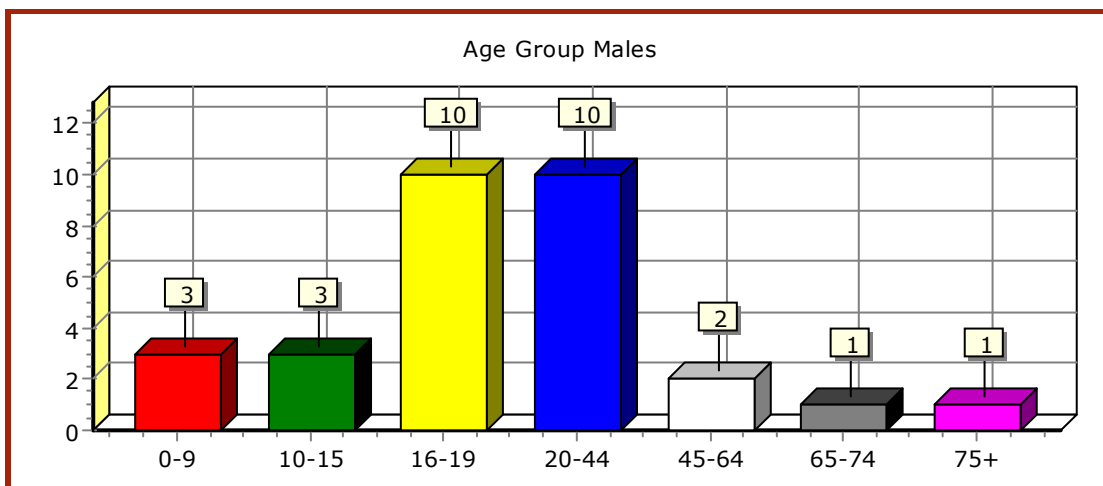
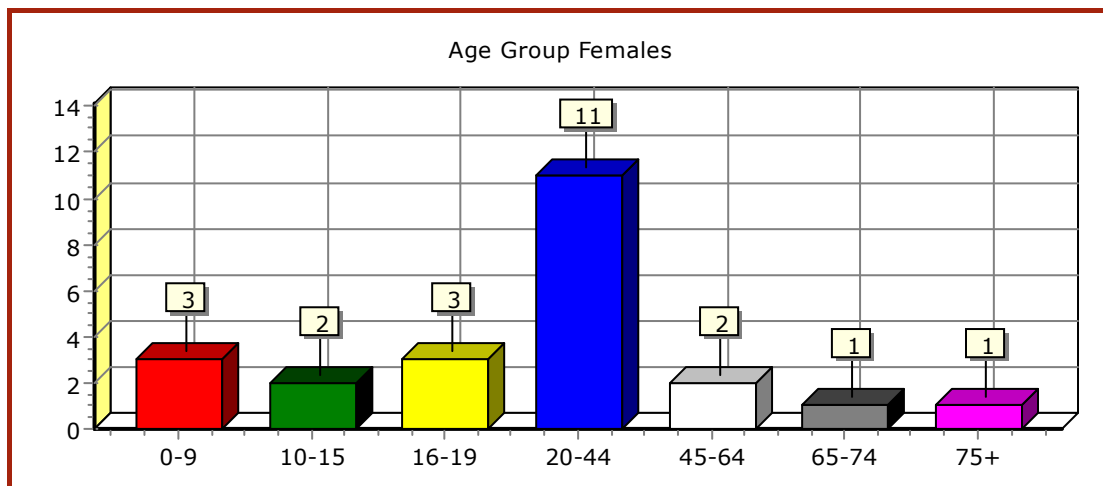
30 respondents completed this part of the form, which includes the 3 non-resident respondents who stated they had a local connection to the Martletwy area. The data in this section is presented by the actual number of responses to each question, rather than as a percentage of responses.

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 = 42)



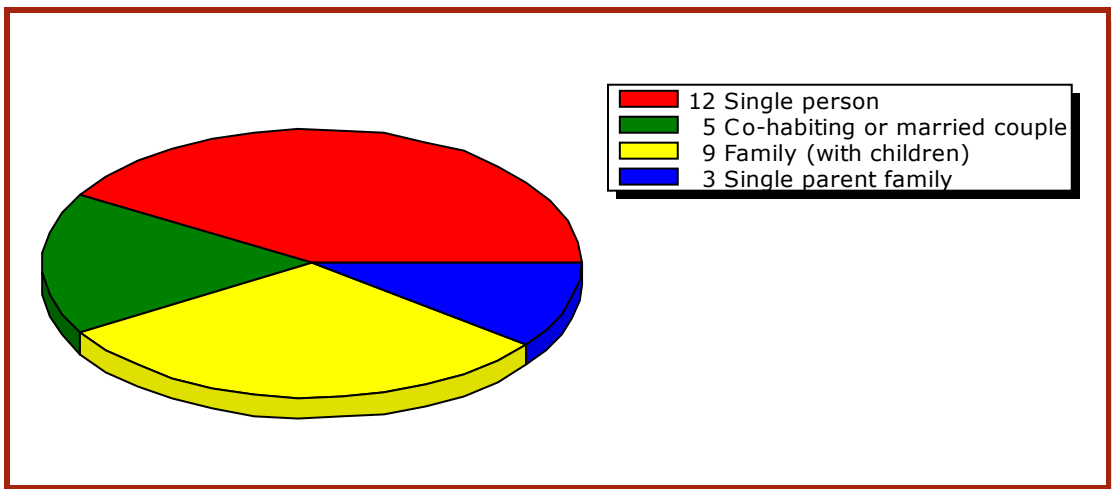
Q9 How many people of each age and sex in the household looking to move? (30)



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 53 people in 30 households have identified themselves in need. This equates to an average household size of 1.8 people.

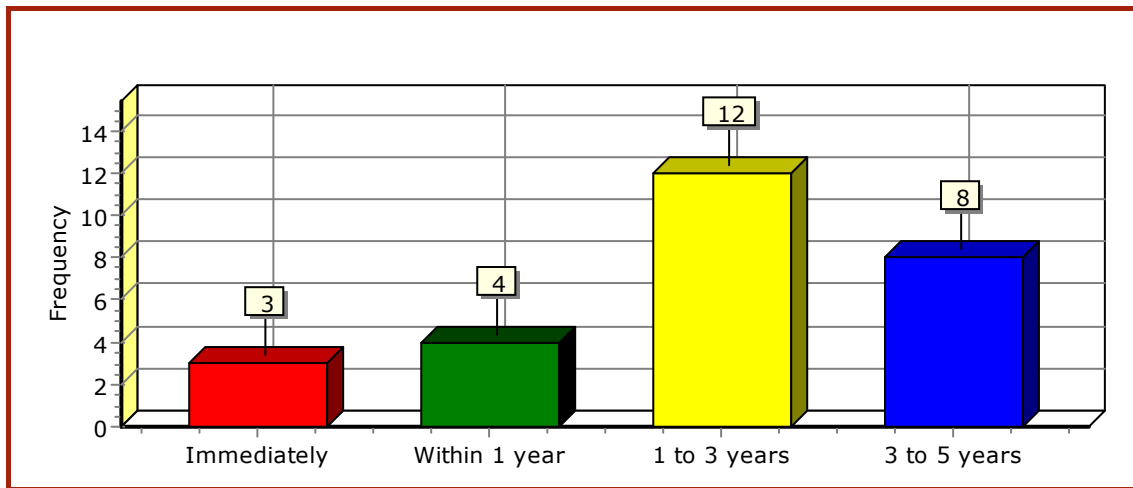
Q10. How would you describe this household? (29)



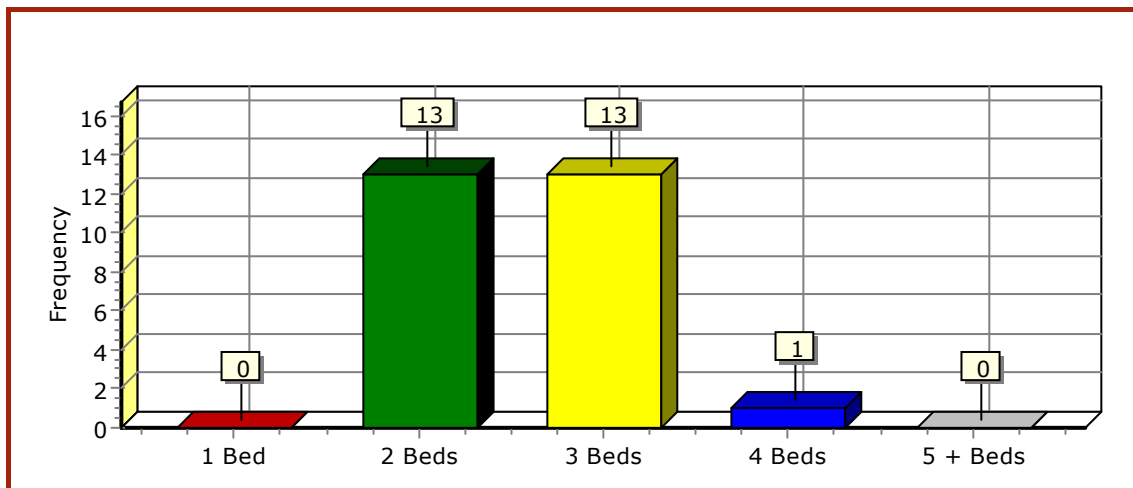
Q11. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (30)



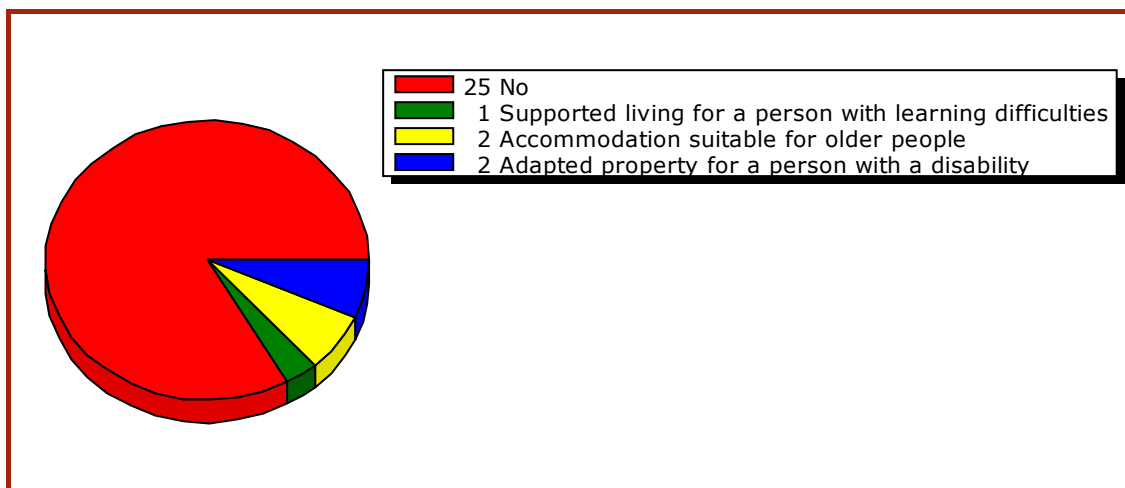
Q12 When would you expect to need to move? (27)



Q13. How many bedrooms would you expect to need? (27)

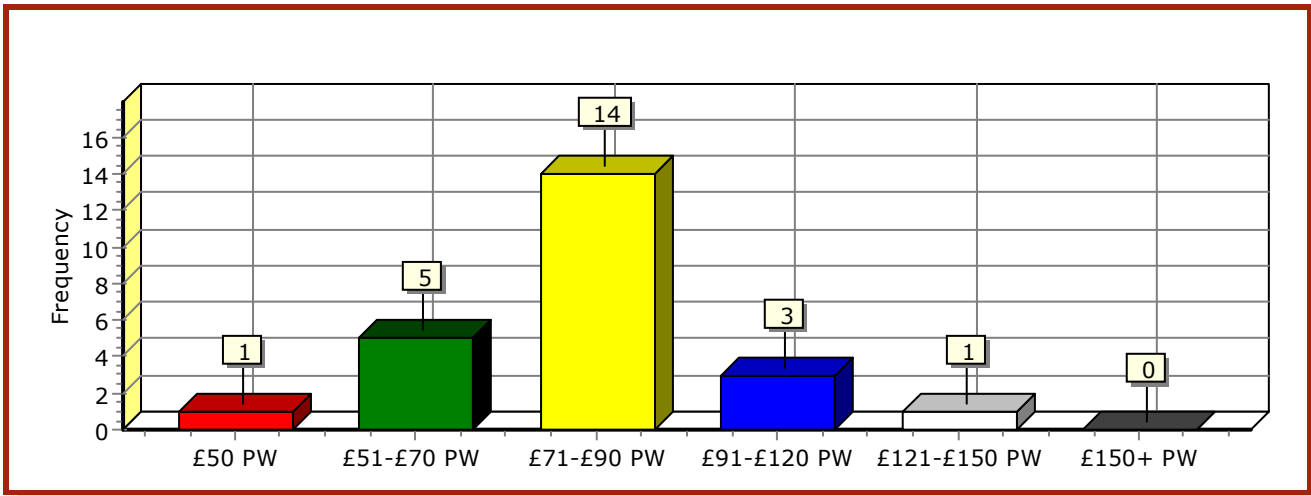


Q14. Does your household have a specialist housing need? (TV = 30)



Q15. How much would your household be able to afford PER WEEK if the household were renting? (24)

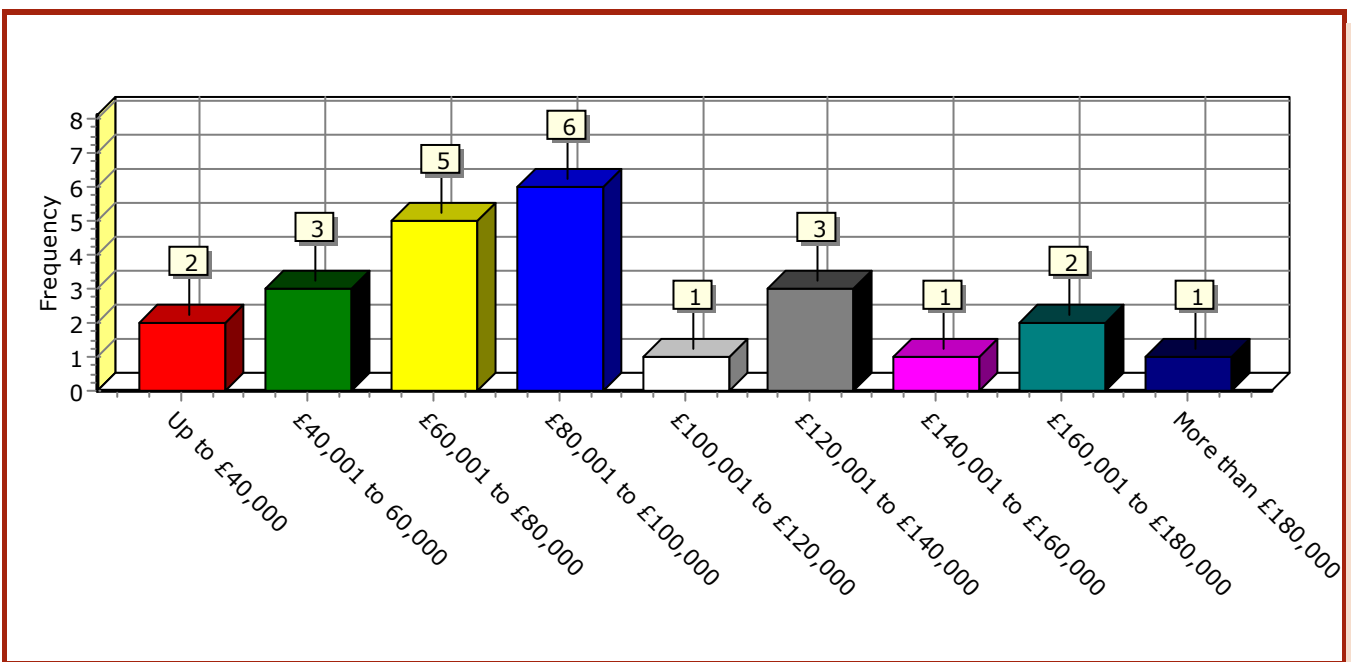
Respondents were asked to consider one third of the household income per week as affordable



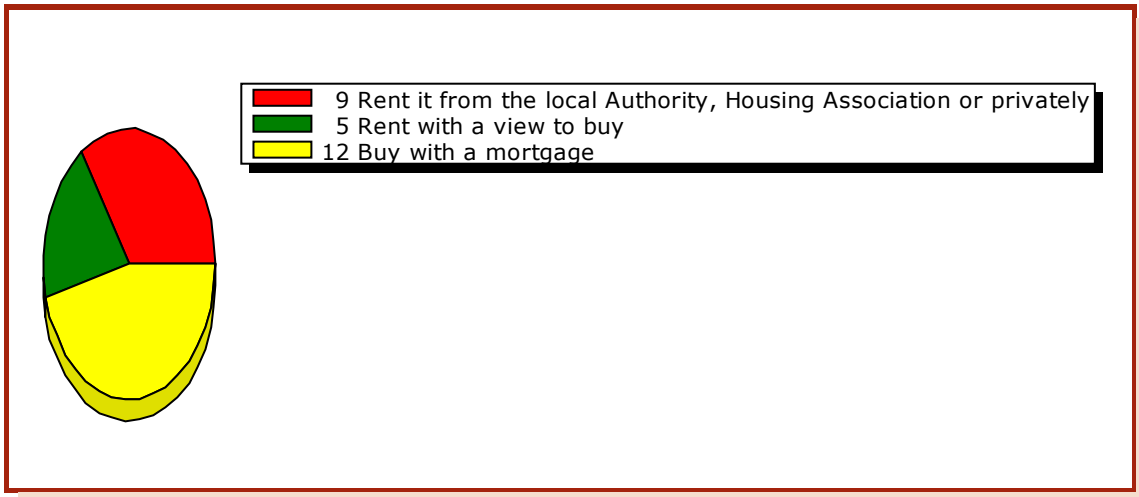
Q16. How much would the household be able to afford if the household were buying a property? (24)

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.

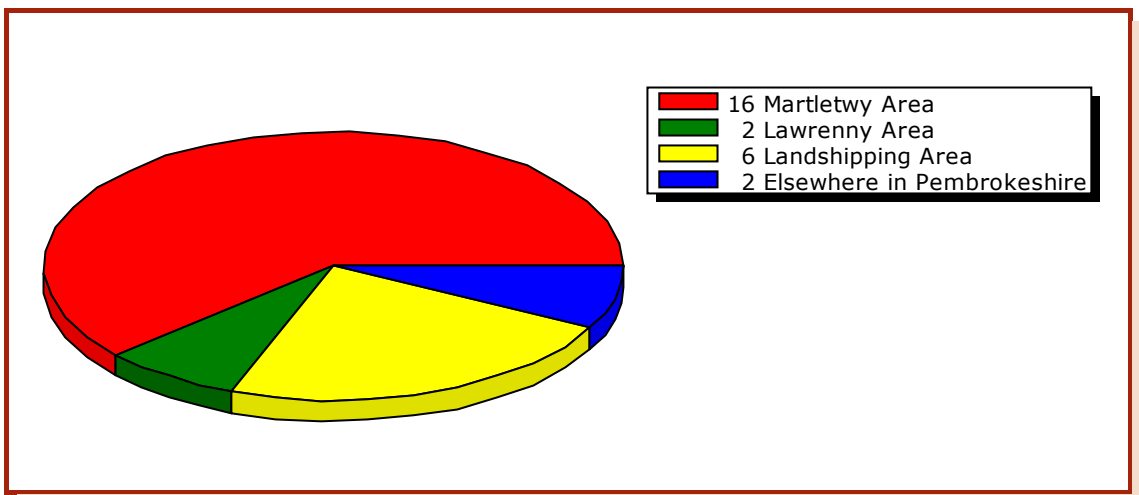
They were also asked to include savings and the value of any equity the household has in any property, when trying to establish what their household could afford.



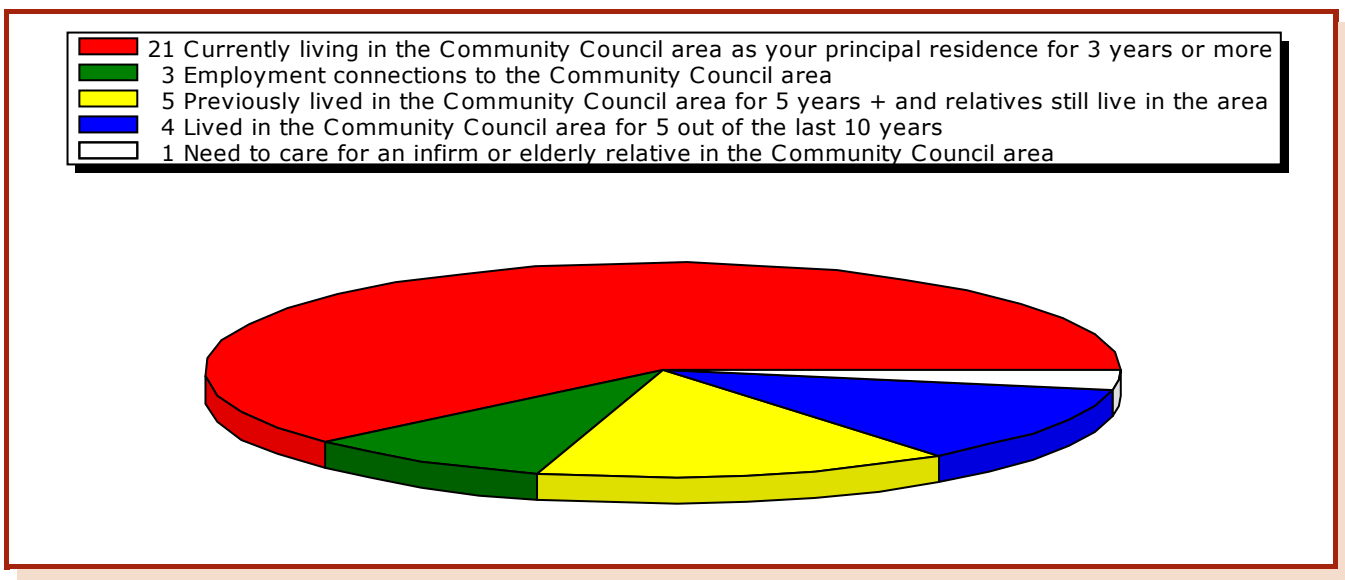
Q17. How would you expect to pay for the accommodation? (TV = 26)



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



Q19. Do you have a local connection with your community of first choice? (TV = 34)

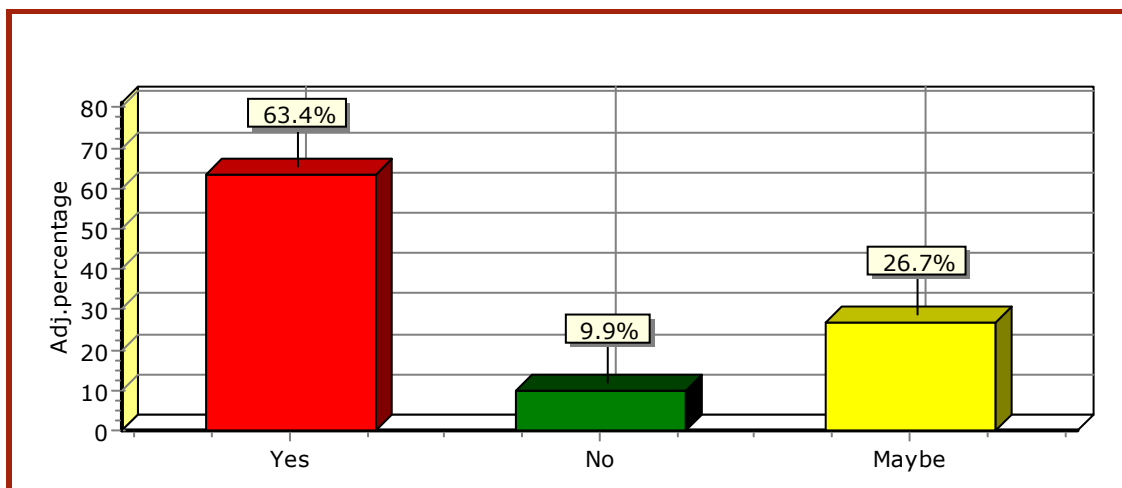


5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.

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 (104) 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 Martletwy area?

(SEE ADDENDIX 1)

6. AFFORDABILITY OF MOVING

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

Open-Market Property Price Data (from Land Registry)

Average sale prices by type from July 2006 to September 2006 for Martletwy and surrounding areas and number of Sales for postcode sector SA67 8.

Detached	£272,575	Sales	10
Semi-detached	149,000	Sales	3
Terraced	NIL	Sales	NIL
Flat/Maisonette	NIL	Sales	NIL
Average Price	£244,057	Total Sales	13

The average residential property sale price from July 2006 to September 2006 for Pembrokeshire was £180,560 (Land Registry). Highlighting the fact that the average property price in Martletwy area, is considerably higher than the average house price in Pembrokeshire.

Private Rental Data (From Local estate agents in January 07) for the Martletwy area.

The following data was obtained from local Estate Agents in January 2007. There was no properties available to rent in the Martletwy area at the time. The figures given below are estimates of the average rental prices for the Martletwy area from local estate agents. A number of estate agents also stated that availability of private rented property was limited in the Martletwy area.

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

Pembrokeshire County Council Housing Stock for Martletwy

	Units	Turnover (From 2002 – 2006)
General Needs Properties	6	2

Average Local Authority Weekly rents for Martletwy

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

All Properties **£48.18 per week**

Pembrokeshire Housing (Housing Association) Stock for Martletwy

	Units	Turnover 2003-2006
General Needs Properties	0	0

The registered social landlord in the area, Pembrokeshire Housing Association owns no properties in the Martletwy 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, 20 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 Martletwy area on the open market.

The average sale price in the Martletwy area from July 06 - September 2006 was £244,057 (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 prices ranging between £140,000 to £180,000, and 1 household indicated they could afford over £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 Martlewy 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 the Martletwy area is £48.18 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, 2 letting since 2002 of Local Authority owned properties, and no properties owned by a Registered Social Landlord in the area . It should also be noted that these properties are also subject to qualification and personal circumstances, and are not restricted to local occupancy. Therefore, the waiting list can include households from outside the area. This in turn, reduces the chances for local people to be housed.

7. CONCLUSIONS

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

30 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 10-15 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 Martletwy 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

Encourage holiday cottage owners to rent to locals for a reasonable rent not extortionate rates such as £700 a month. We need affordable rented accommodation suitable for young people leaving home and wanting some independence. My family have been living in a caravan for five years due to lack of affordable rented accommodation while waiting for my partner to renovate a ruined property to live in. The only way we could live here was to purchase a ruined property, houses are too expensive.

Prices should be relative to the earning capacity for the youngsters of the area. A covenant should be set up to ensure that the properties can only be bought and sold by the youngsters born and bred of the area or have lived there for most of their lives. Dwellings that have land should be allowed to build homes within their families, as happens in other areas of the EEC.

In the area's mentioned above the lack of amenities no schools, shops, post offices street lighting and sewage schemes or transport. This would put extra pressure on the lanes and roads. Development would be better nearer to Narbeth and Kilgetty or Haverfordwest where they already have the above, and also medical centres.

Stipulations laid down that affordable housing can not be sold off in the future or on the open market just a form of formula band or inflation + a small % income. difficult to operate but essential for the scheme to develop and work.

Most young people after graduating move out of the county

Having grown up in the area I find myself fortunate enough to be able to afford a house in the village however others who I have grown up with have not been as fortunate and have had to leave the area. More affordable housing in the area would allow them to stay and build on the community spirit in the area.

Affordable housing is very commendable if it could be guaranteed housing for local young people born and brought up in the villages in Martletwy community council areas. But unfortunately that is not so. Communities like Martletwy area have a uniqueness that is disappearing and further development will destroy what is left of this. Also with no services in the area, a housing development would increase the strain on roads and safety to users. Rather than an increase in inhabitants, services, post office, shop and a community hall would be welcomed more. Affordable housing should be targeted at town councils.

I have 2 adult children who are at university who don't envisage returning to Pembrokeshire due to the lack of affordable housing and job opportunities locally. Anything we can do to improve the situation should be explored.

Affordable housing is vital in any rural area to help sustainain the natural growth of our family communities within village life. Our young people do not stand a chance in today's market and any help they can be given can only enhance not only their futures but ours too.

When giving planning permission for several developments by one person they should have to make some available as affordable to local workers (i.e. people who have lived in this area most of their lives) at greatly reduced rates. Also allowances if a family has an area of land that a member of their family could build on, enabling the youth to stay rather than leave the county to find homes.

No buses hence no bus passes, no main sewage in place for new houses.

There are too many second homes in our area and because of the price of property has risen so high, people from away on big money are buying them and also a lot of them are retired people. We need to have affordable housing in the area for local people and young families. The community needs to have children not a retirement home!

Low cost can bring trouble to the community.

I would support if it doesn't affect the farming industries here and the properties are built in a sensitive way so they don't look awful in the countryside areas.

We have a young family of our own who obviously would like the opportunity to live in the area if possible.

Youngsters cannot afford to buy houses in the area and it will become a retired and holiday homes area, Developments of affordable nature will surely be welcomed by local families.

If affordable housing were built it should have a covenant preventing it being sold on for more than the purchase price and inflation in an effort to keep some reasonable priced housing for local families. Buyers should also prove their needs & intentions to live in the affordable housing.

Yet to find anywhere with so called affordable housing. affordable council housing or housing association much better idea.

I think it would be better for small local developments of rented housing i.e council. I was brought up in the country in a small council development and my parents lived there till they died at the age of 90. We would not have been able even to afford Affordable housing and we were happy!

Affordable housing by the local authority is nonsense. Council rent or Housing Association rents are approx £80 per week (£345 a month). What people need is housing that is affordable at around £320 per month with a mortgage. Semi-detached properties are the best option.

Yes I support it providing people don't come in and expect everything to change. I came to Martletwy as a Wartime land girl and enjoyed Martletwy as it was, newcomers should do the same. Local people first choice.

We will probably extend our house because we probably can't afford to move.

A local development sounds like a block of housing. If we have local affordable housing may they be individually placed.

The houses should only be made available to young people of these community's who have a history of residence and families within these named communities.

I agree that affordable housing should be available locally but at the moment the local authority only seems to allow development in designated infill areas. eg Sageston, Kilgetty etc. but these houses are not affordable to 1st time buyers. Also how can the local Authority allow village homes to be used as holiday lets and not for residential use eg Cresswell Quay?

If the new housing were to be built in the community then some sort of measures should be put in place. To only allow local people from the area to purchase rents those properties, for the life of the property. If purchased by a local person the home should be prevented from being sold in future to an outsider.

Affordable housing is certainly needed locally as it is in most of Great Britain.

As part of this area is within the Pembrokeshire National park-will this cause any planning problems for housing projects.

Some sort of housing suitable for the elderly and disabled is greatly needed in the area.

The only way that I can see to build affordable housing is to use modern building methods such as pre assembled modular buildings.

We definitely need more affordable housing so families with young children can move in.

We are already very concerned about the environmental impact of the Bluestone development in this area.

I was horrified to be informed by a resident of Lawrenny village that properties in the village have an occupancy of 15% second home ownership and ownership by aged affluent individuals who winter abroad. They have ruined the fabric of our villages and area!! Second homes could possibly contribute to resolve the problems resultant from second home ownership. We would support any effort to encourage young families to our area.

Part of the reason housing is not affordable at the present time is because such a desirable area attracts a lot of second home owners and retired people. You need to address the problem of having properties unoccupied for large periods of the year and the effect this has on local communities.

Whatever affordable housing means today is a mystery but one assumes the intention is to help young couples to get on the housing ladder. In any event the monthly mortgage payment will be a significant chunk of the monthly income of young couples. It is odd to consider a development in any of the five areas none of which has any facilities shops, jobs potential or even a bus service. A car (or cars) would be essential to reach ones place of employment. A round trip of at least 20 miles. Not an attractive proposition for any young couples to seriously consider. VERDICT: Admirable project but not in such remote locations.

Also have 2 siblings and a nephew and neice who were living and were educated in Pembrokshire. Have parents/Grand parents in Martletwy and would love to return there but can't afford the local property prices.

Appendix 2

MARTLETWY COMMUNITY COUNCIL

LOCAL HOUSING NEEDS ASSESSMENT

Dear Resident

Your Community Council is concerned that there may be a lack of affordable housing available in the communities of, Martletwy, Lawrenny, Landshipping, Crosshands and Minwear 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 possible 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 Martletwy Community Council area. **(Additional Households)**
- Friends or relatives who may have moved from the community and would like or need to live in the Martletwy Community Council area. **(Non-residents)**

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

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

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

Martletwy Community Council

Appendix 3

MARTLETWY COMMUNITY COUNCIL LOCAL HOUSING NEEDS SURVEY

SECTION 1: Your Home And Your Household

This Section asks questions about your current household and the home in which you live. We are defining a household as "one person living alone, or a group of people (not necessarily related) living at the same address with common housekeeping - sharing either a living room or sitting room, or at least one meal a day".

Q1. Is this your main home?

- Yes, main home
- No, second home **If the answer was no, there is no need to complete the rest of the form. However please return it using the envelope provided.**

Q2. What type of house does your household live in? (Please tick one box)

- Semi-detached Detached house Bungalow
- Terraced house Apartment/Flat Mobile home (permanently sited)
- Other (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

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"/>
The Martletwy Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pembrokeshire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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

- 1 2 3 4 5 or more

Q6. How many people of each age and sex are there in your household? (Please write 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 Martletwy 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
- Too large
- Unsuitable for an older person
- Unsuitable for a person with a disability
- Too costly to run and maintain
- Other (please specify) _____
- Need to live close to a friend/family member to provide care
- Need to live close to a friend or family member to be cared for
- Need to live independently
- Temporary/Short term living accommodation
- Need to live close to employment

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?

- Rent it from the local Authority, Housing Association or privately
- Rent with a view to buy
- 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)

- Martletwy Area
- Lawrenny Area
- Landshipping Area
- Crosshands Area
- Minwear Area
- 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, for a period of 3 years or more
- 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. However anonymised comments may be included in the report.

Q20. Would you support a small local development of affordable housing to meet local need in the Martletwy, Lawrenny, Landshipping, Crosshands and Minwear areas? (Please tick one box)

- Yes No Maybe

Q21. If there are any comments you would wish to make regarding affordable housing in the Martletwy, Lawrenny, Landshipping, Crosshands and Minwear areas, please comment below.

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

Name: _____

Address: _____

Postcode: _____

Email: _____

Are you a Landowner, or do you know of any available land that may be suitable for a development of affordable housing in the Martletwy area. 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 Martletwy Community Council will call to collect the completed form over the next 10 - 14 days, or alternatively you can return it to the Rural Housing Enabler in the freepost envelope provided.

If you would like to receive a copy of this questionnaire in Welsh please contact:

Matthew Owens
Rural Housing Enabler

Meyler House
St Thomas Green
Haverfordwest
Pembrokeshire
SA61 1QP

Tel: 01437 774769

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

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