

NEVERN COMMUNITY COUNCIL HOUSING NEEDS SURVEY REPORT

CONDUCTED MARCH 2007

FINAL REPORT AUGUST 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 Nevern 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 26th of March 2007, this was facilitated by the Rural Housing Enabler. The questionnaires were sent to all 422 addresses on the council tax and electoral register for the Nevern 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 20th of April 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 422 surveys were distributed.

Response

A total of 169 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. A total of 141 questionnaires were returned from occupied households, all were completed or part-completed. Eight questionnaires were return incomplete, and twenty two were returned from second homes.

The eight incomplete questionnaires and twenty two questionnaires from second homes, were discounted from the analysis.

According to the figures from the council tax office, of the addresses identified in the Nevern area, 48 properties are currently unoccupied and 22 are currently used as holiday homes. This provides us with a figure of 352 occupied households in the Community Council area. This equates to a return rate from the occupied households of 40% (141/352). 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 40%

16% of respondents identified a household in potential housing need over the next 5 years.

4.3% of respondents identified their current household as in need of moving over the next five years.

11.3% 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% indicated they wanted to pay for the property by renting from a Local Authority or a Housing Association, 37% of respondents who identified a household in housing need stated they wanted to buy on the open market, 18% indicated they wanted to buy as a shared owner and 4% indicated they wanted to rent from the private sector.

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

52% of respondents who identified themselves as being in housing need, expressed a desire for 3 bedroom properties, 43% for 2 bedroom properties and 5% for 1 bedroom properties.

Of the households that identified a housing need, 46% described their household as single person households, 36% as families (with children) and 18% were co-habiting/married couples.

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

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

75% of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

64% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need, 28% of respondents said maybe and 8% 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.

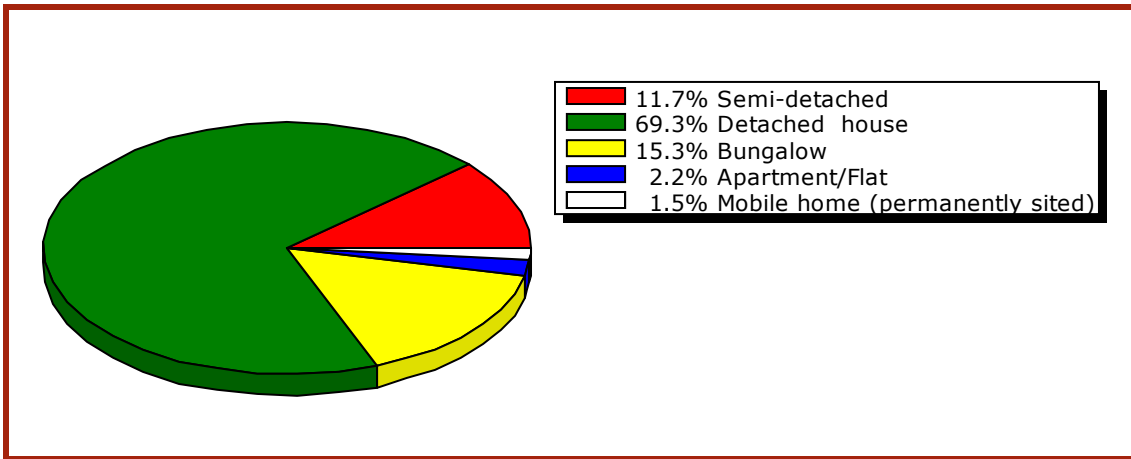
Presentation broadly follows the questions set out on the survey form.

Percentages in this section apply to the number of respondents to the survey (141) who answered that particular question. This is known as adjusted percentage.

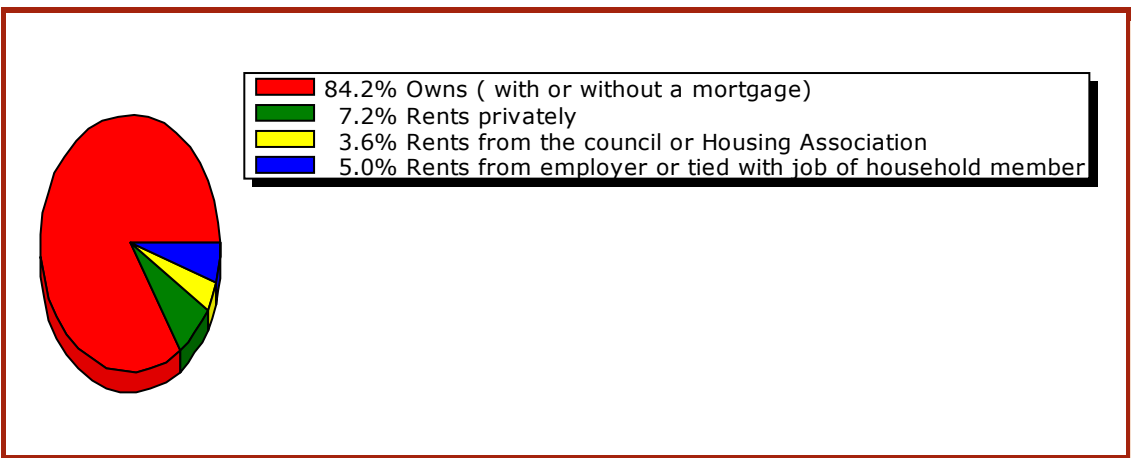
Q1. Is this your Main Home?

All 141 respondents stated their Nevern address was their main home.

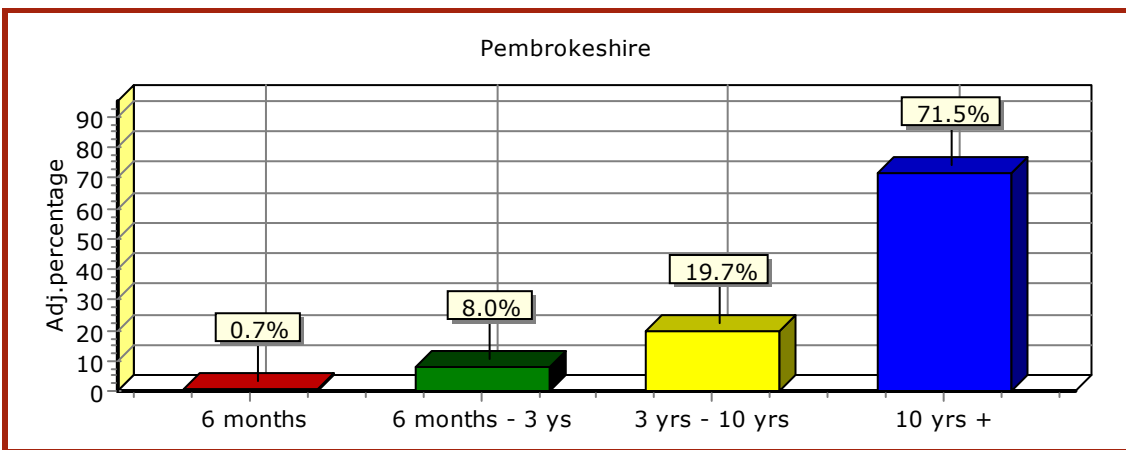
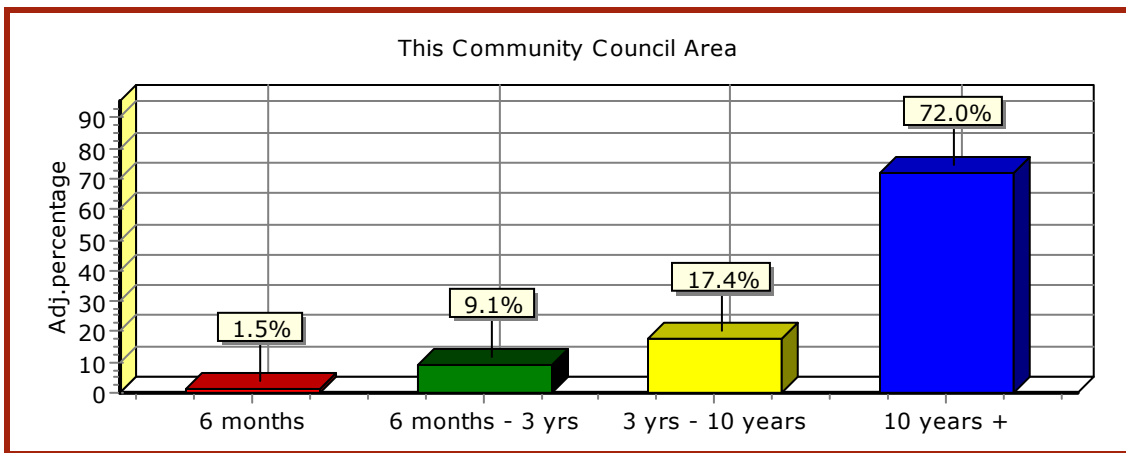
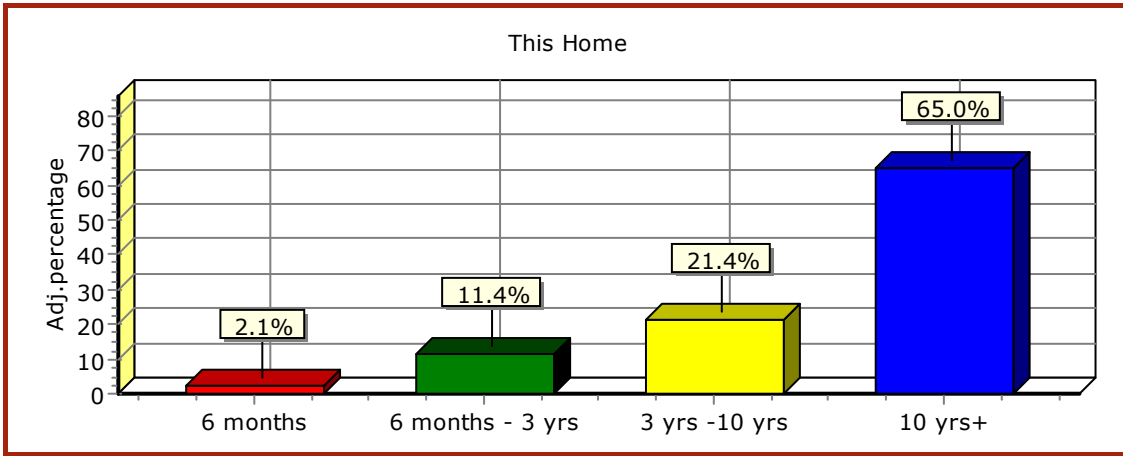
Q2. What type of house does your household live in?



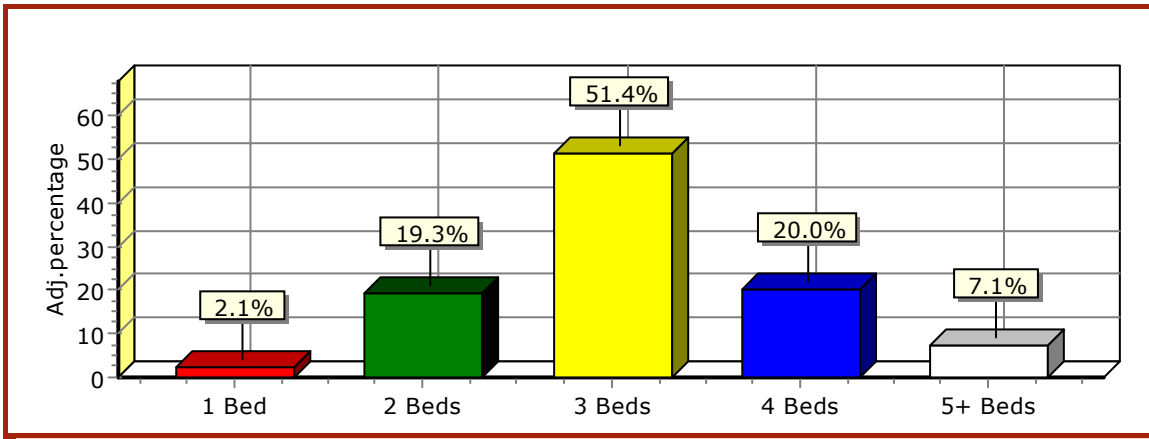
Q3. Does your household own or rent this property?



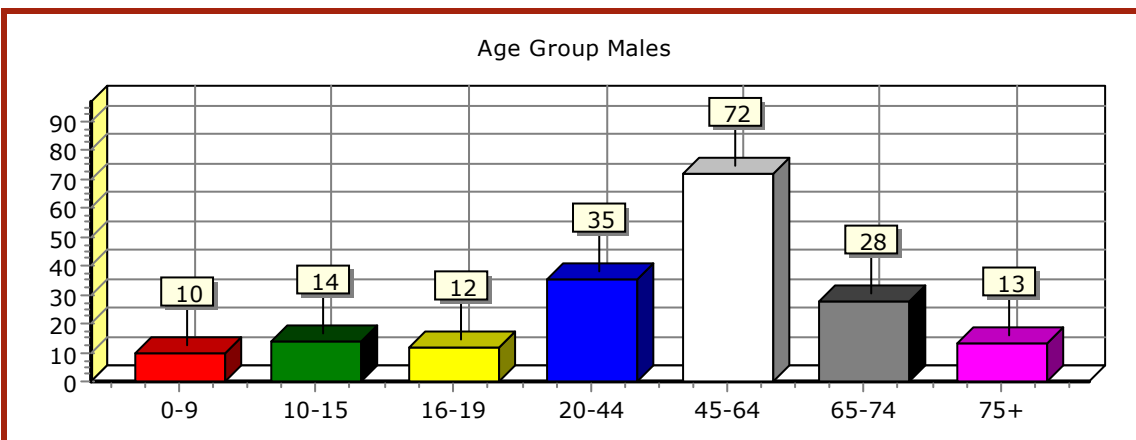
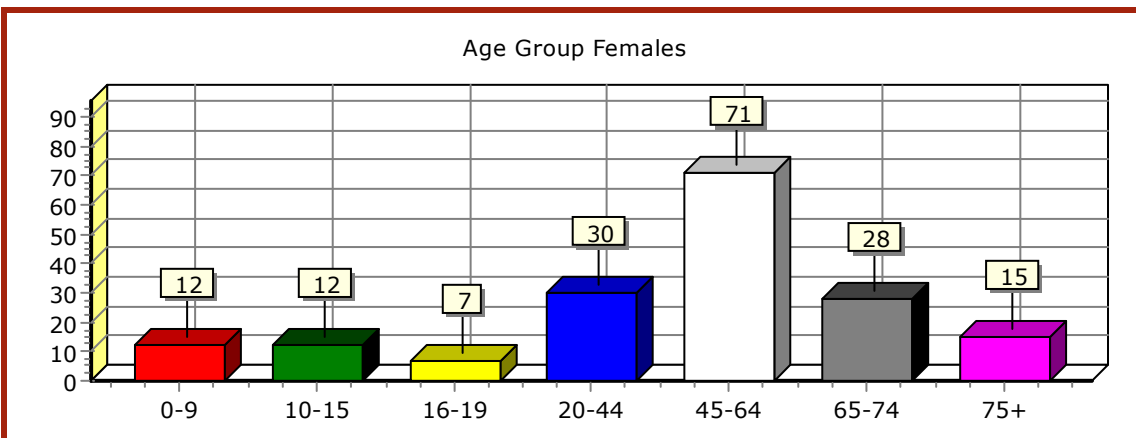
Q4. How long have you lived in?



Q5. How many bedrooms does your home have?



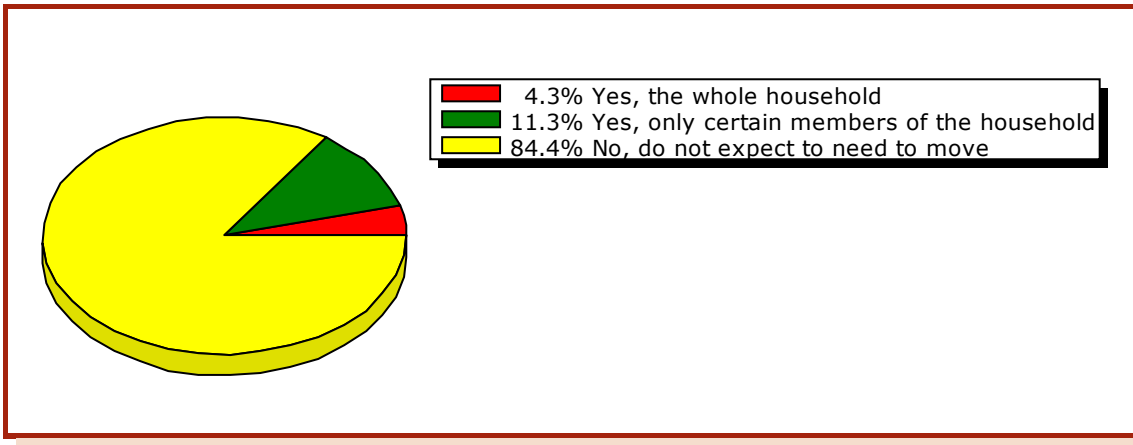
Q6. How many people of each age and sex are there in your household?



The total number of people identified in respondents households was 359.

This equates to an average household size of 3 people (359/139)

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 16%.

4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS

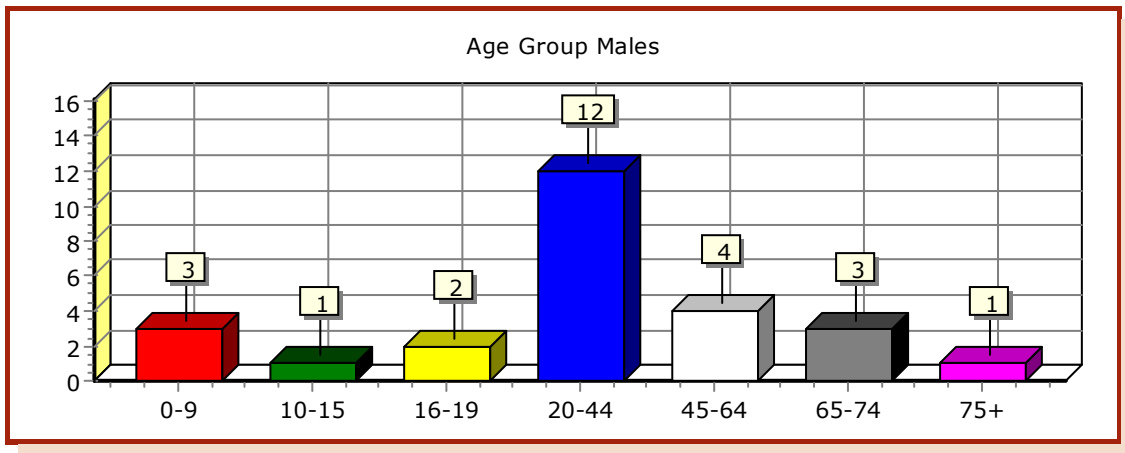
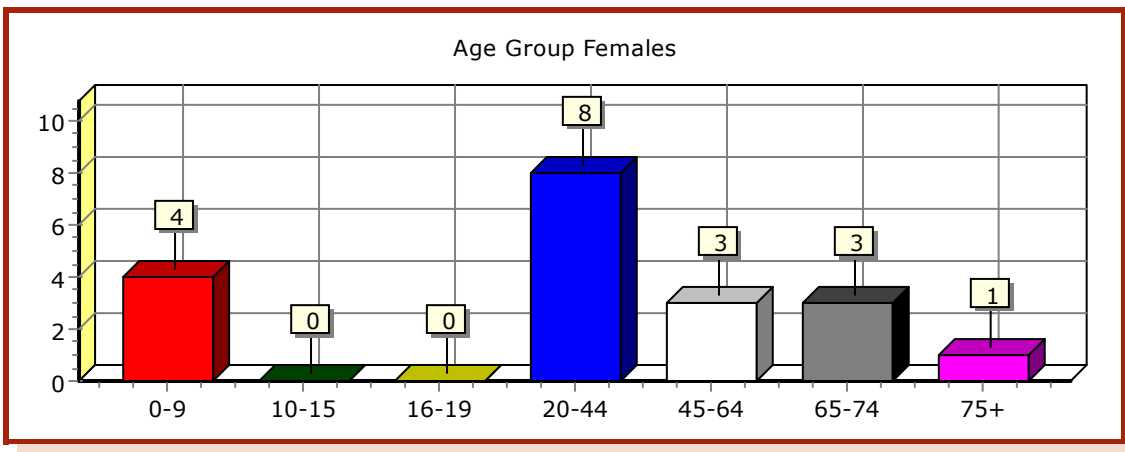
The purpose of part 2 of the questionnaire was to identify those people in housing need and to indicate their housing requirements and reasons for housing need.

22 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.

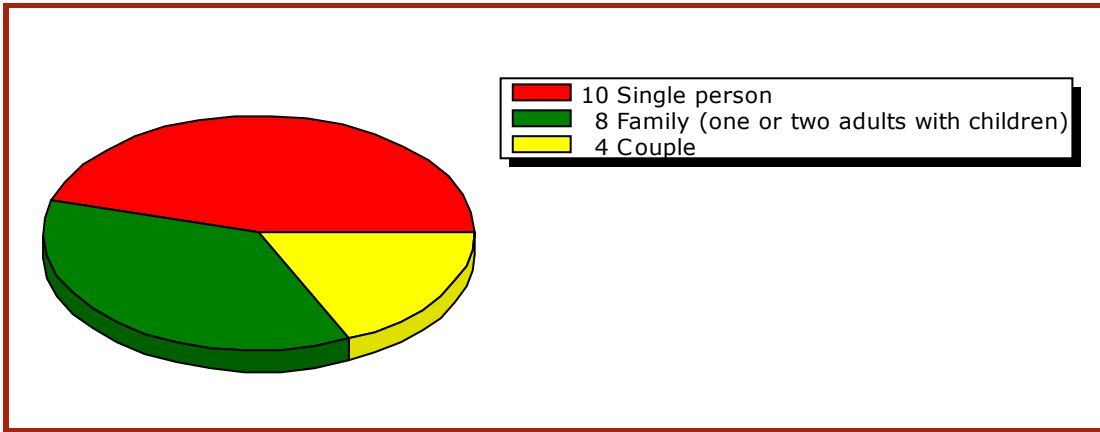
Q9. How many people of each age and sex in the household that need to move? (22)



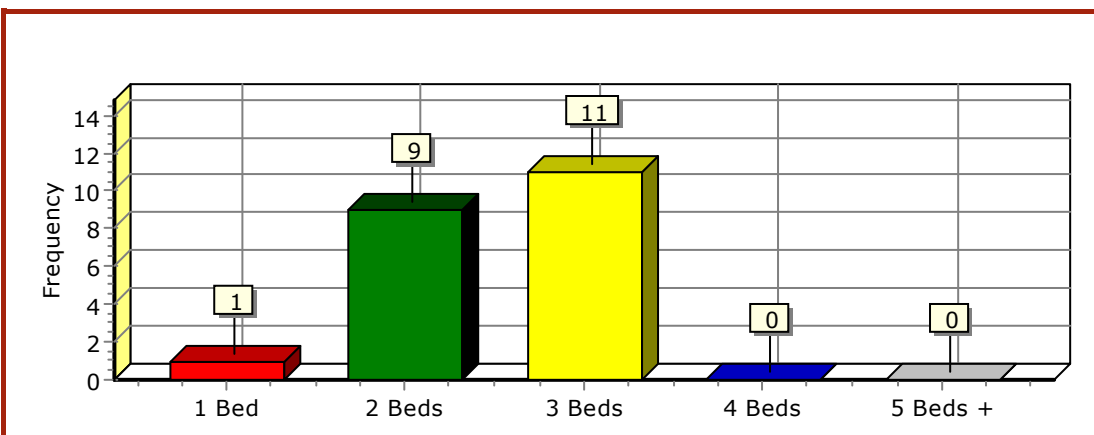
The response to this question shows us that the age group with the highest number of male and female respondents who have identified themselves as being in housing need is 20-44 age group.

In total 45 people in 22 households have identified themselves in need. This equates to an average household size of 2 people.

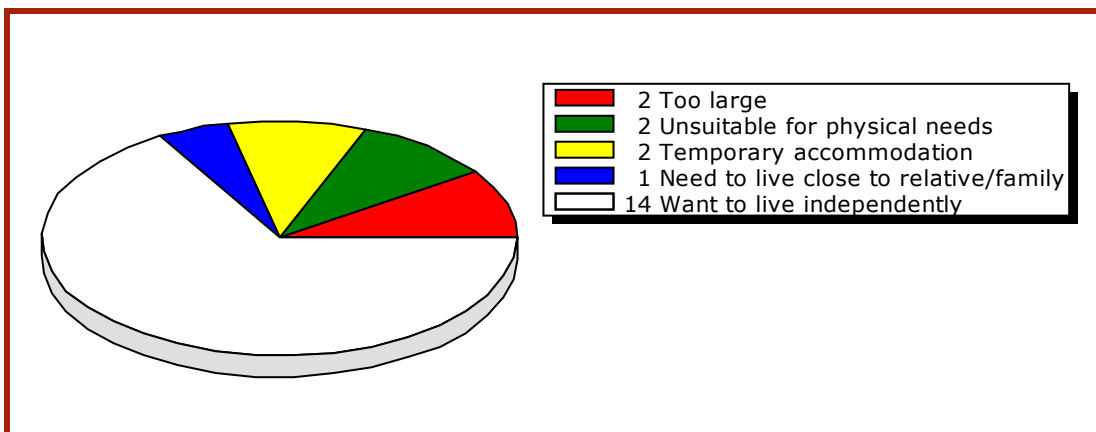
Q10. How would you describe this household? (22)



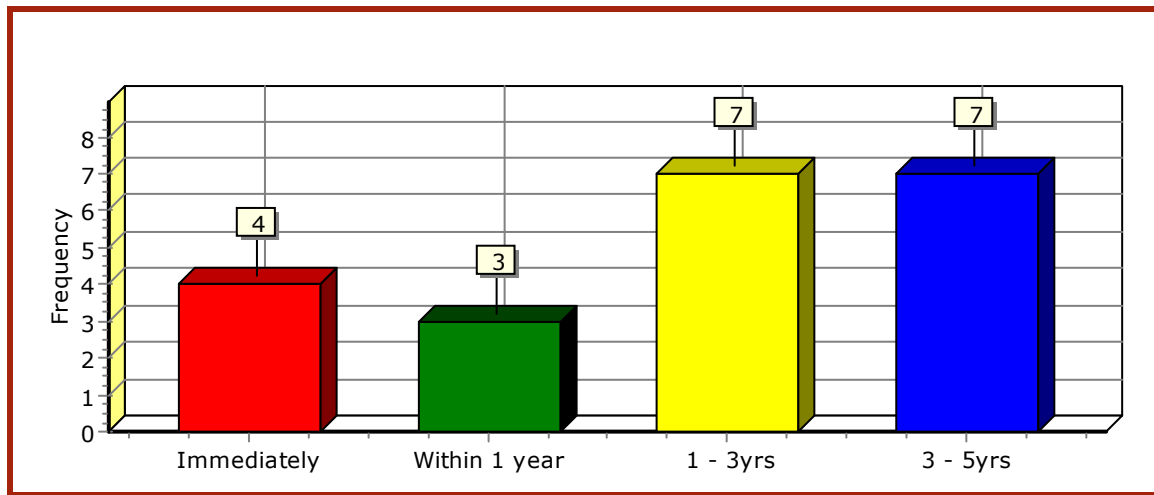
Q11. How many bedrooms would you expect to need? (21)



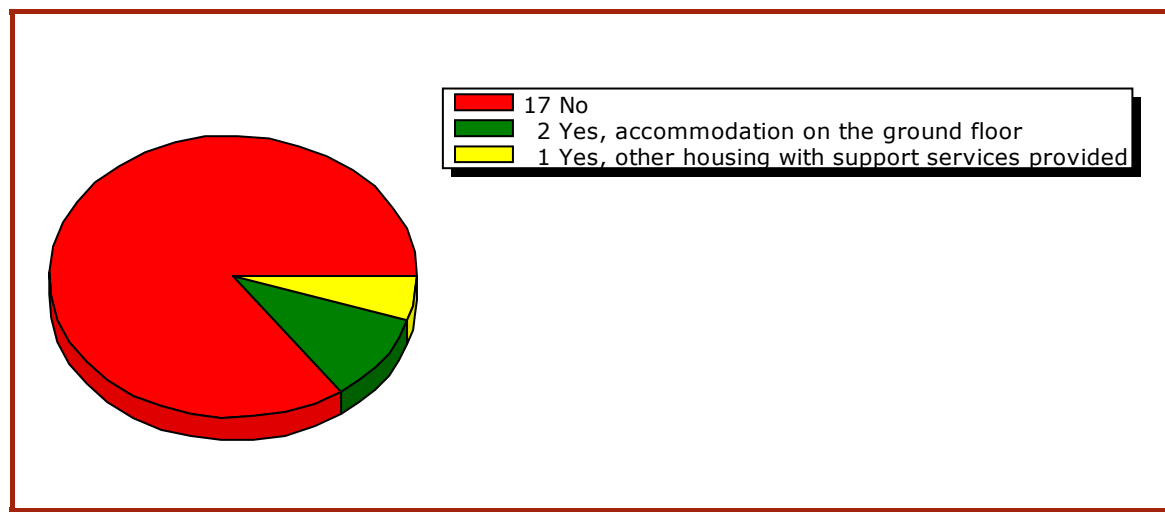
Q12. Why does your Current home not meet your needs? (TV = 21)



Q13. When would you expect to need to move? (21)

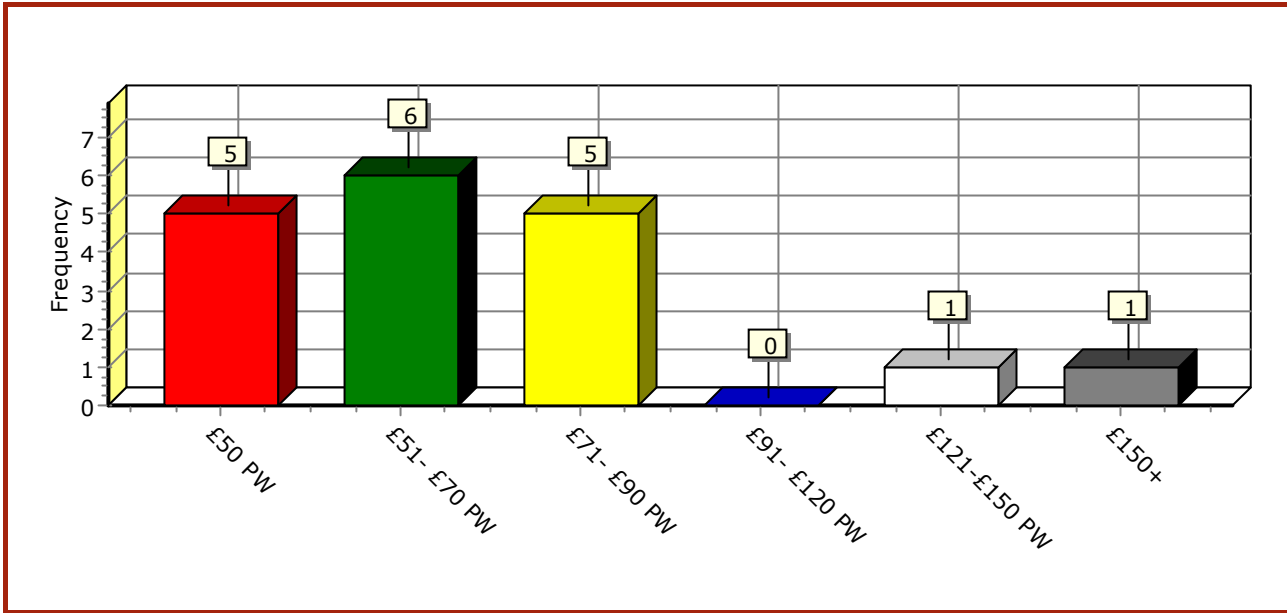


Q14. Does your household have a specialist housing need? (TV = 20)



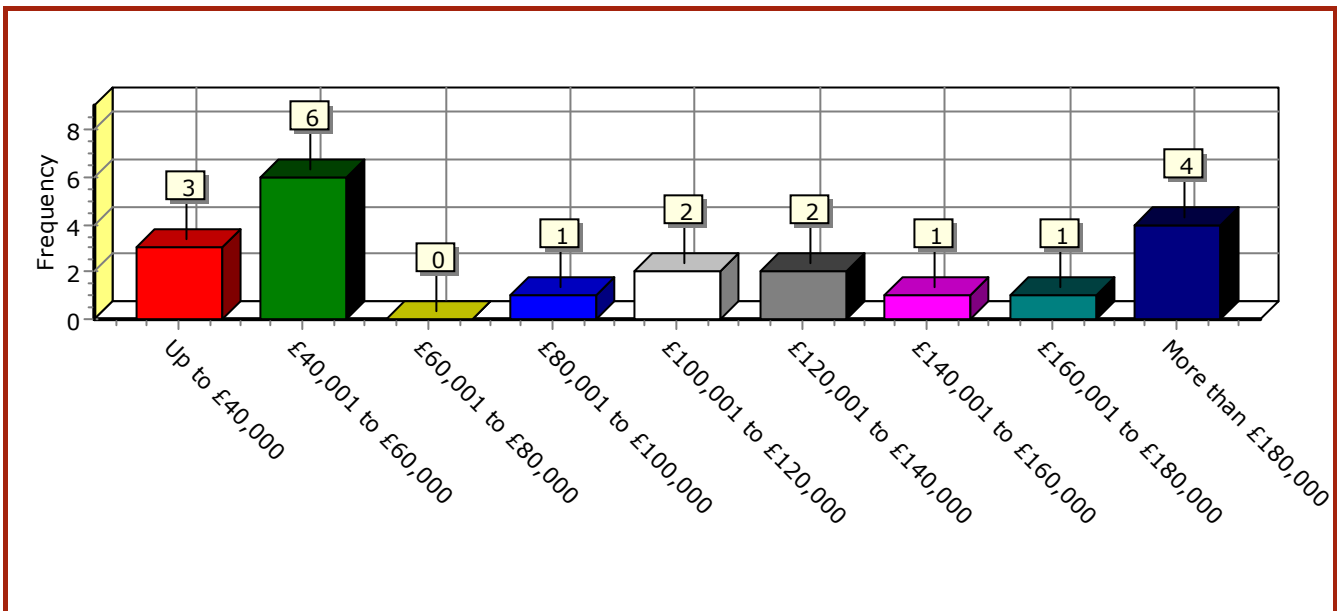
Q15. How much would the household be able to afford if renting? (18)

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? (20)

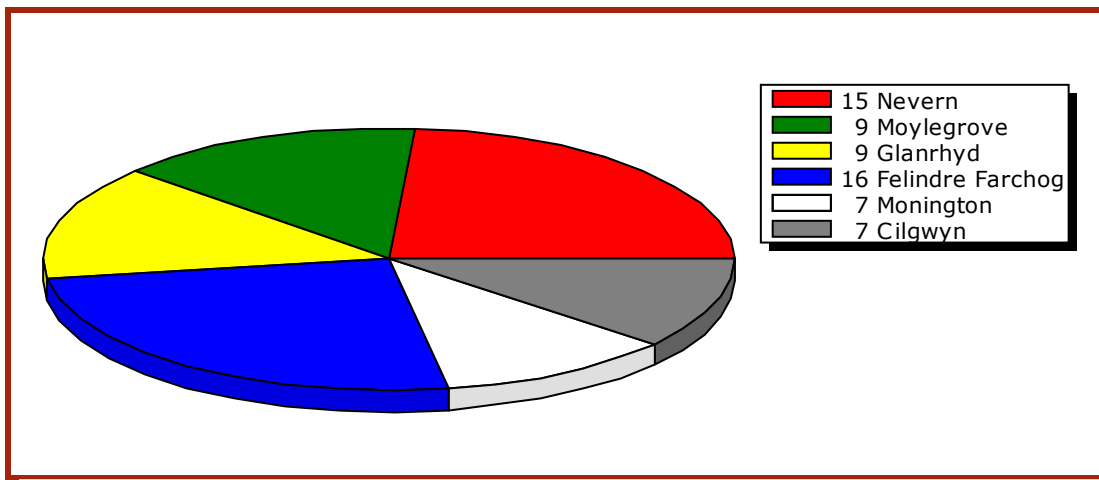
Respondents were asked to consider three times the household's gross income for mortgage purposes plus any savings and equity the household may have in any property.



Q17. How would this household consider paying for this accommodation? (TV = 27)

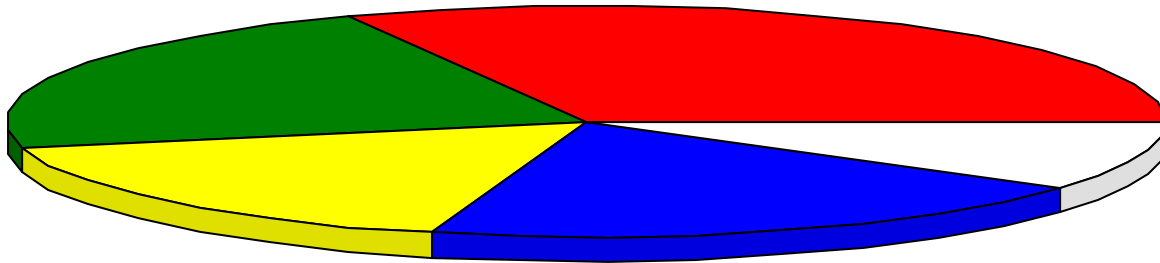


Q18. In which area would the household consider living? (TV = 63)

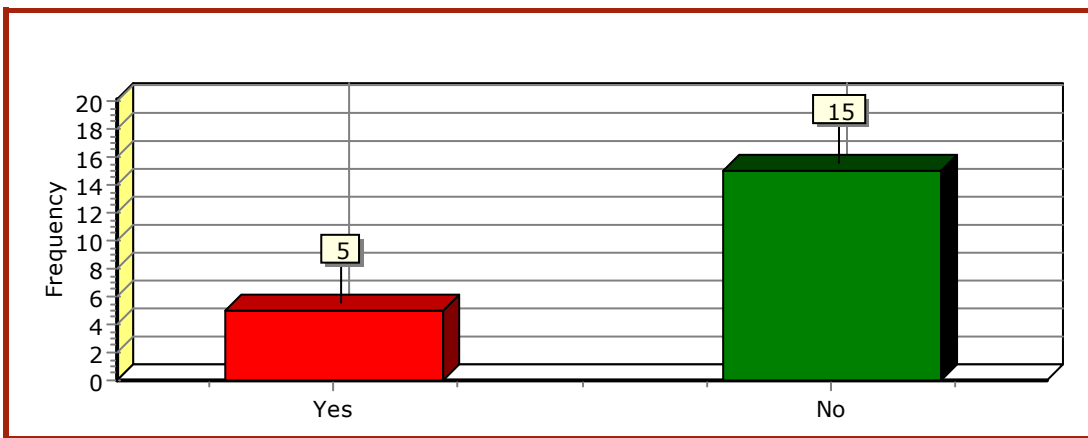


Q19. Do you have a local connection with your community of first choice? (TV = 41)

- 13 Currently living in the Community Council area for the last 3 years or more
- 9 Employment connections to the Community Council area
- 7 Previously lived in the Community Council area for 5 yrs + and relatives live in the area
- 8 Lived in the Community Council area for 5 out of the last 10 years
- 4 Need to care for an infirm or elderly relative in the Community Council area



Q20. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (20)

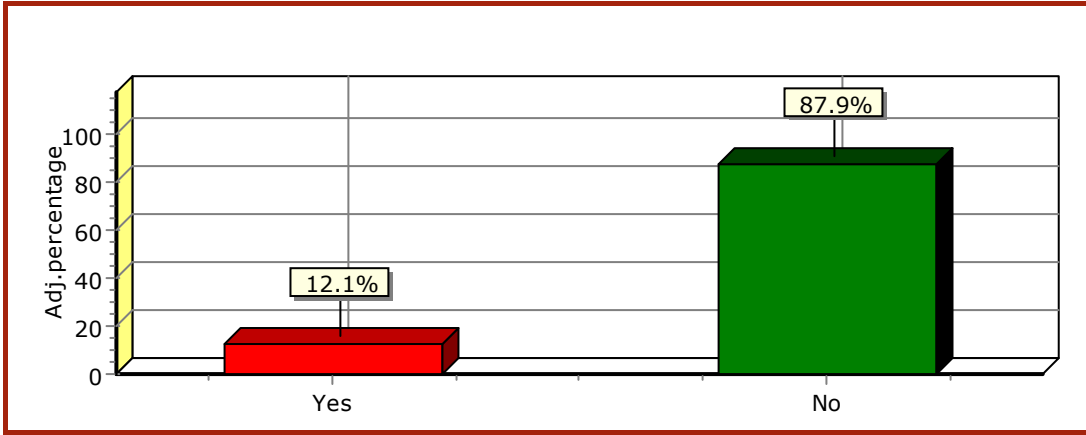


5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.

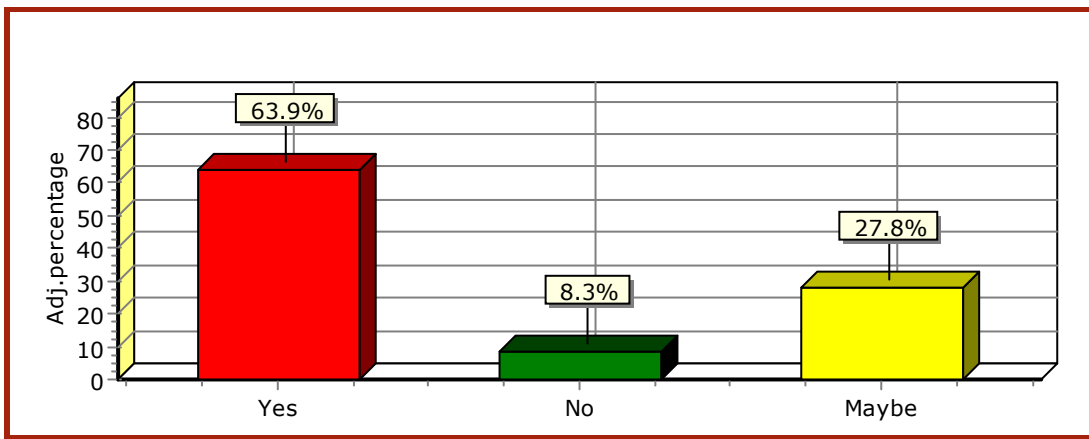
All the respondents were asked to complete part 3 of the questionnaire. The purpose of this section is to identify the community's feelings towards a affordable housing development in the area.

Percentages in this section apply to the number of respondents to the survey (141) 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 Nevern area that would like to or need to set up home in the Nevern 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 Nevern 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 Oct 2006 to Dec 2006 for Nevern and surrounding areas and number of Sales for postcode sector SA42 0.

Detached	£262,700	Sales	5
Semi-detached	£204,987	Sales	4
Terraced	NIL	Sales	NIL
Flat/Maisonette	NIL	Sales	NIL
Average Price	£237,049	Total Sales	9

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

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

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

Pembrokeshire County Council Housing Stock for Nevern

	Units	Turnover (From 2002 – 2007)
General Needs Properties	1	0

Average Local Authority Weekly rents for Nevern Community Council area

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

All Properties **£48.28 per week**

Registered Social Landlord Stock for Nevern Community Council area

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

Rental levels for these properties ranging from £54.62 to £62.28 per week

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, 14 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 Nevern area on the open market.

The average sale price in the Nevern area from Oct 06 - December 2006 was £237,049 (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.

4 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 Nevern area.

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

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

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

SOCIAL HOUSING

The residential rental prices for Local Authority and Registered Social Landlord owned properties in the Nevern Community Council area ranges from £48.28 to £62.28. 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, 4 letting's since 2002. 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 Nevern 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 Nevern, 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 Nevern area, which tells us that it is desirable to meet locally identified need with local developments.

22 households identified themselves in housing need and it is normally assumed that a proportion of this need will satisfy its housing requirement over time and some will naturally move away from the area irrespective of their housing need. Therefore, if a third to a half of this need is taken as a guideline of actual need, we can surmise that 7 - 11 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 Nevern 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

Most of the smaller cottage type properties are bought as second homes. It would be nice to have a new development of Cottage style not expensive homes for younger people to buy and older residents to down size to.

More affordable housing either by renting or buying in the market is required as some youngsters born in these areas either can't drive or work in the areas due to living costs therefore they depend on their parents or relatives for support.

Moylegrove is blighted with unoccupied second homes.

While it is important that the National Park Authority is respected it is obvious that the housing situation would be eased if more consideration were given to families who have the land when elderly or young members need housing. Perhaps more of the young would stay in the county.

Building more homes when so many lie empty as holiday homes seems poor use of land/not environment friendly. I agree with Plaid that holiday homes should be subject to planning issues.

The maybe answer depends upon the nature and location of a small development we have no issues with an identified need.

Jobs and houses go together - very little opportunity for work in this very rural community.

There is already a development in Felindre Farchog, any development should be considered on a public transport route, as travelling from Moylegrove, Glanrhyd and Monnington areas would be impossible without a car. Affordable housing is often for young couples with school children so housing would be more sensible if it were closer to educational amenities. People should be flexible where they live within 5 miles of desired area.

I believe second home owners should be more heavily penalised through taxation and discouraged thereby from using up local housing stock.

Whenever Council or Government get involved in anything like this, it's bad news for Tax payers. Houses built already in area should be for locals first.

There is definitely the need for affordable housing in this area or all our youngsters and families will be moving away from the area.

Realistically priced property needs to be made available for local people both for their sakes and the viability of healthy representative local community.

Any development cannot be limited to just local people, and as a consequence we do not think such a small development would automatically benefit the current residents' needs in the next 0-5 years.

I think this survey is a good idea. I know many families and single people who cannot afford to buy or rent in this area. There is a desperate shortage of affordable housing and too many holiday homes. A development of ecological low impact affordable housing would be brilliant and taken up by many people I am sure.

Small developments of affordable housing have a habit of growing into large developments for people who do not have and never have had a local connection with Nevern.

We would love to live in Nevern but if we are unable to drive it would be difficult to get into Newport for shops and surgery etc. Would need a good bus system and or a village post office shop again.

Especially if it is a housing co-op/sustainable eco build.

Need for well paid local jobs to enable local people to compete in the housing market.

There is a need for affordable housing for young locally based families. However any housing development needs to be built with great sensitivity to the traditions and landscape of the area. It must cause no damage to the beauty of a special area of which it's vital for the tourism and national heritage.

Appendix 2

Nevern 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 Nevern Community Council. This will cover the areas of Nevern, Moylegrove, Glanrhyd, Felindre Farchog, Monington, and Cilgwyn.

The questionnaire is being sent to all residents within the Community Council 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 Nevern Community Council 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.

Alison Thomas, Chair
Nevern Community Council

Appendix 3

NEVERN COMMUNITY COUNCIL LOCAL HOUSING NEEDS SURVEY

SECTION 1: Your Home And Your Household

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

Q1. Is this your main home?

- Yes, main home
- No, second home **There is no need to complete the rest of the form, however please return it using the envelope provided.**

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

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

Q3. Does your household own or rent this home? (Please tick one box)

- Owns (with or without a mortgage) Rents privately Rents from the council or Housing Association
- Rents from employer or tied with job of household member Owns (shared ownership scheme with Housing Association)
- Other (please specify) _____

Q4. How long have you lived in...? Please tick one box per option

	Less than 6 months	6 months to 3 years	More than 3 years but less than 10 years	More than 10 years
This Home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
NeVERN 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)

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)

- 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 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)

- NeVERN
- Moylegrove
- Felindre Farchog
- Glanrhyd
- Monington
- Cilgwyn
- 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 Cymdeithas Tai Cantref on 01239 712000.

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 Nevern area that would like to or need to set up home in the Nevern Community Council 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 Nevern Community Council 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 Nevern Community Council 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

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.