

# **NOLTON & ROCH COMMUNITY COUNCIL HOUSING NEEDS SURVEY REPORT**

**CONDUCTED March 2006**

**FINAL REPORT May 2006**



# **TABLE OF CONTENTS**

1. SURVEY METHODOLOGY AND RESPONSE

2. SUMMARY OF ANALYSIS

3. ANALYSIS OF SECTION ONE OF THE SURVEY  
COMPLETED BY ALL HOUSEHOLDS

4. ANALYSIS OF SECTION 2 OF THE SURVEY COMPLETED  
BY POTENTIAL MOVERS

5. ANALYSIS OF SECTION 3 OF THE SURVEY COMPLETED  
BY ALL HOUSEHOLDS

6. AFFORDABILITY OF MOVING

7. CONCLUSIONS

## **Appendices**

**Appendix 1.** Summary of answers to Q21

**Appendix 2.** Covering letter sent with survey form

**Appendix 3.** Questionnaire

# 1. SURVEY METHODOLOGY AND RESPONSE RATE

The questionnaire was compiled by Matthew Owens, Rural Housing Enabler in Pembrokeshire and approved by Pembrokeshire County Council, Pembrokeshire Coast National Park Authority and Nolton & Roch 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
- . Preferred tenure and type of accommodation required
- . Special needs requirements
- . 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 16th of March 2006 by the Rural Housing Enabler to all 431 addresses on the council tax register for the Nolton and Roch Community Council area. The address list was provided by Pembrokeshire County Council. Respondents were asked to return the completed questionnaire to the Rural Housing Enabler, in a prepaid envelope provided, within 10 -14 days. The deadline for the return of surveys was the 3rd April 2006.

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, 1 Non-resident form was requested. A total of 432 surveys were distributed.

## **Response**

A total of 145 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. All were completed or part-completed. A total of 133 were returned from occupied households, 1 questionnaire was returned from a non-resident household, and 10 questionnaires were returned from second homes, 1 questionnaire was returned after the return deadline.

The 10 questionnaires returned from second homes and the 1 questionnaire returned after the deadline, were discounted from the analysis.

According to the figures from the council tax office, of the addresses identified in the Nolton and Roch areas, 81 are holiday homes and 14 are currently unoccupied. This provides us with a figure of 336 occupied households in the area. This equates to a return rate from the occupied households of 40% (133/336). 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 (133) who answered that particular question. This is known as adjusted percentage.

The overall response rate from occupied households was 40%

28% of respondents identified a household in potential housing need over the next 5 years.

11% of respondents identified their current household as in need of moving over the next five years.

17% 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.

84% of respondents have lived in this Community Council area for more than 5 years.

47% of respondents who identified a household in housing need, indicated they wanted to buy with a mortgage, 26% stated they would expect to pay for the property by renting from a Local Authority or a Housing Association, 15% expected to buy it as a shared owner usually with a Housing Association, and 12% wanted to rent privately

68% of households who expressed a housing need detailed that need as within 1 to 3 years

55% of respondents who identified themselves as being in housing need expressed a desire for 2 bedroom properties, 27% for 3 bedroom properties and 13% for 1 bedroom properties and 5% for 4 bedroom properties.

Of the households that identified a housing in need, 44% described their household type as a family (with children), 33% single person household, 15% co-habiting/married couples and 5% as single parent families.

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

The main reason respondents gave for currently being unsuitably housed were, a need to live independently.

85% of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

61% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need. 27% of respondents said maybe and 12% 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.

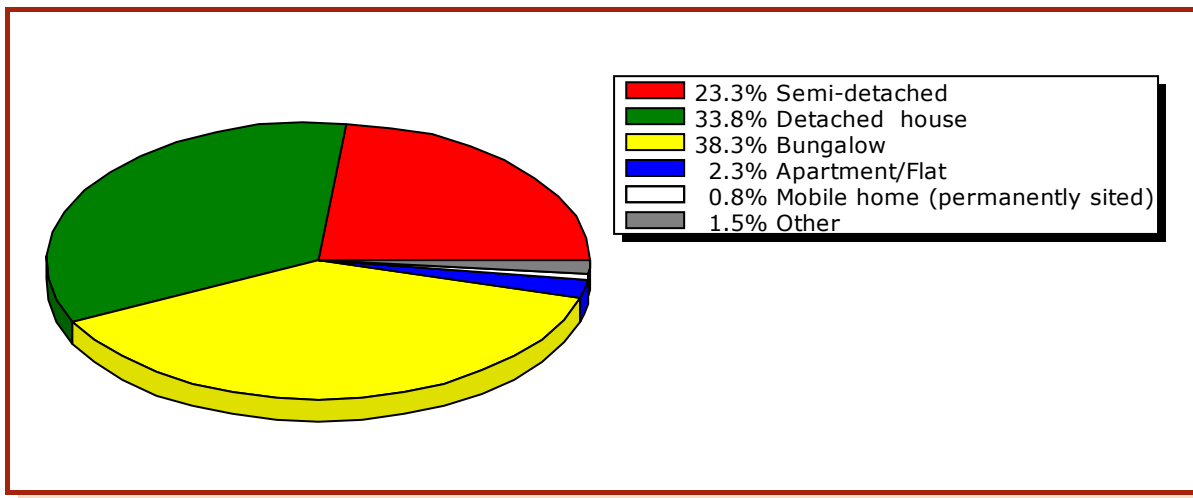
Presentation broadly follows the questions set out on the survey form.

Percentage in this section apply to the number of respondents to the survey (133) who answered that particular question. This is known as adjusted percentage.

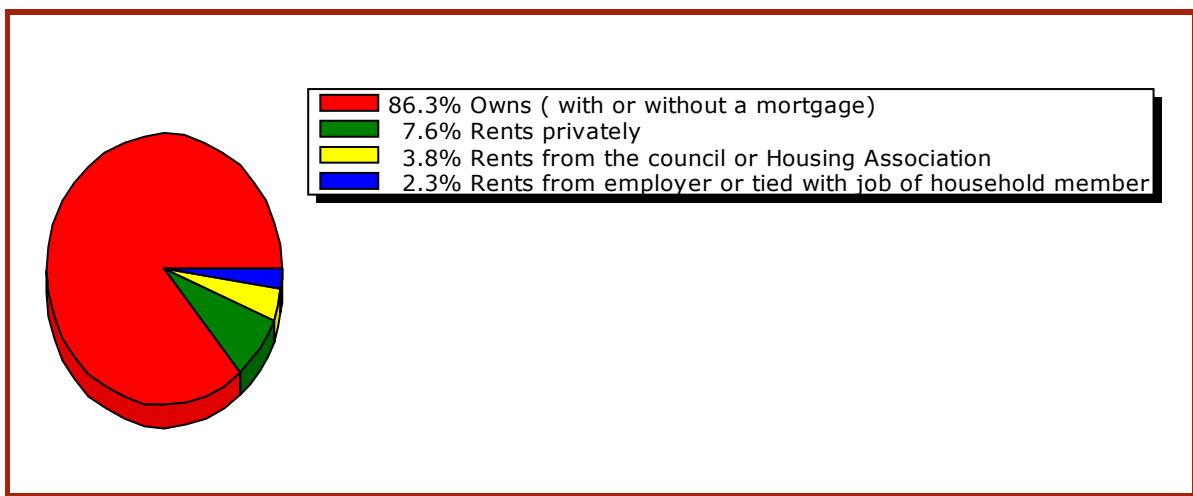
### Q1. Is this your Main Home?

All 133 respondents stated their Nolton and Roch address was their main home.

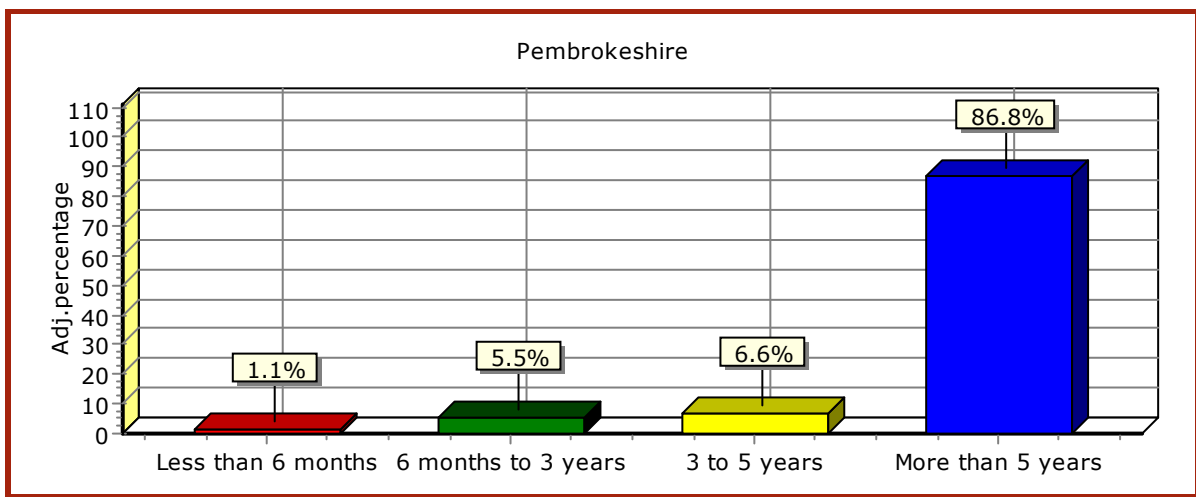
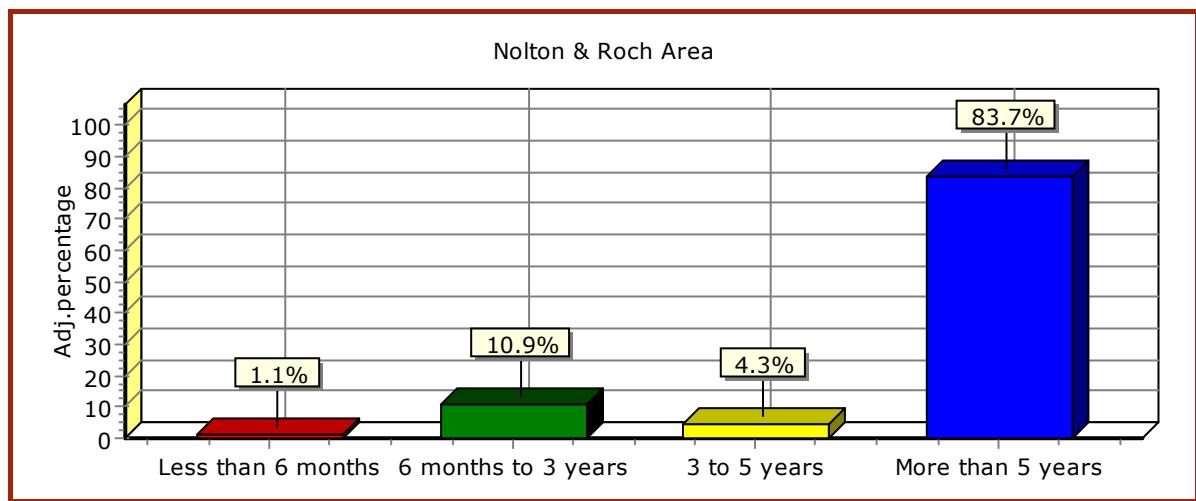
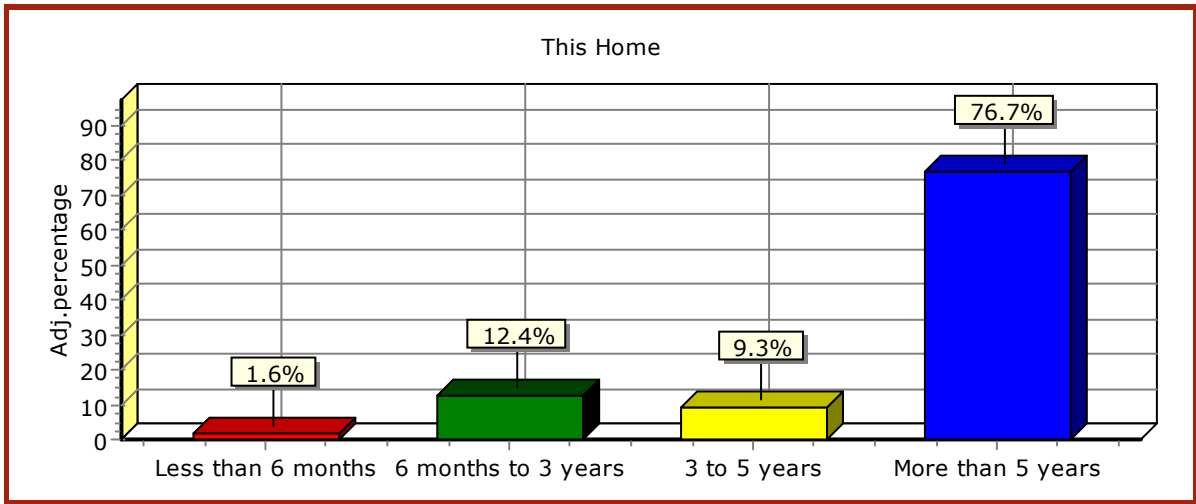
### Q2. What type of house does your household live in?



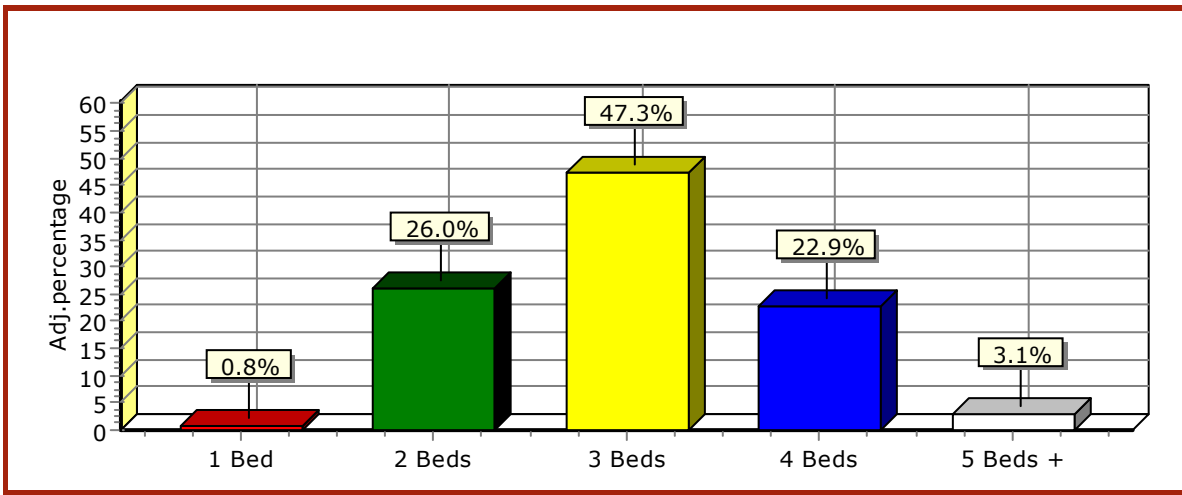
### Q3. Does your household own or rent this property?



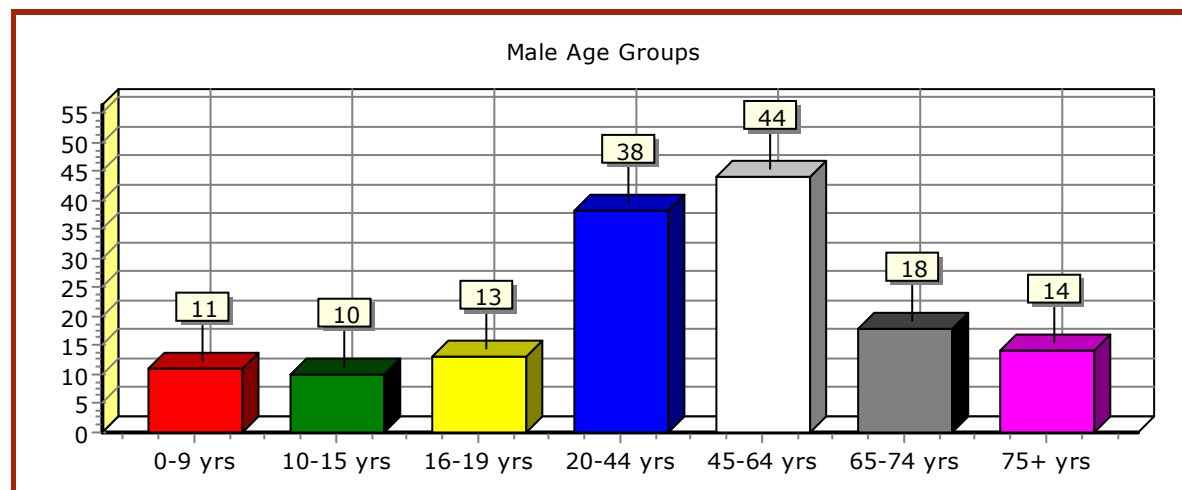
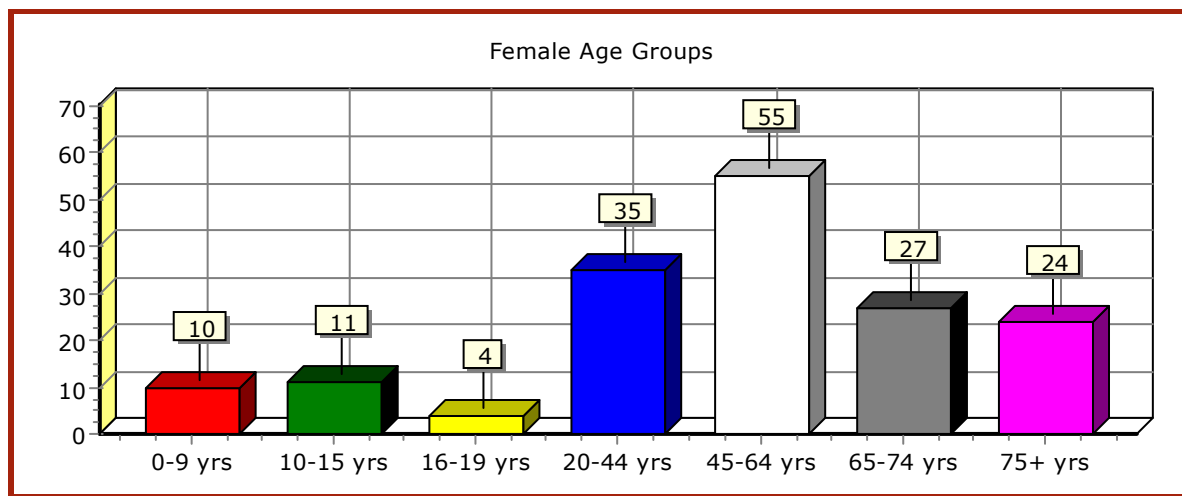
#### Q4. How long have you lived in?



### Q5. How many bedrooms does your home have?



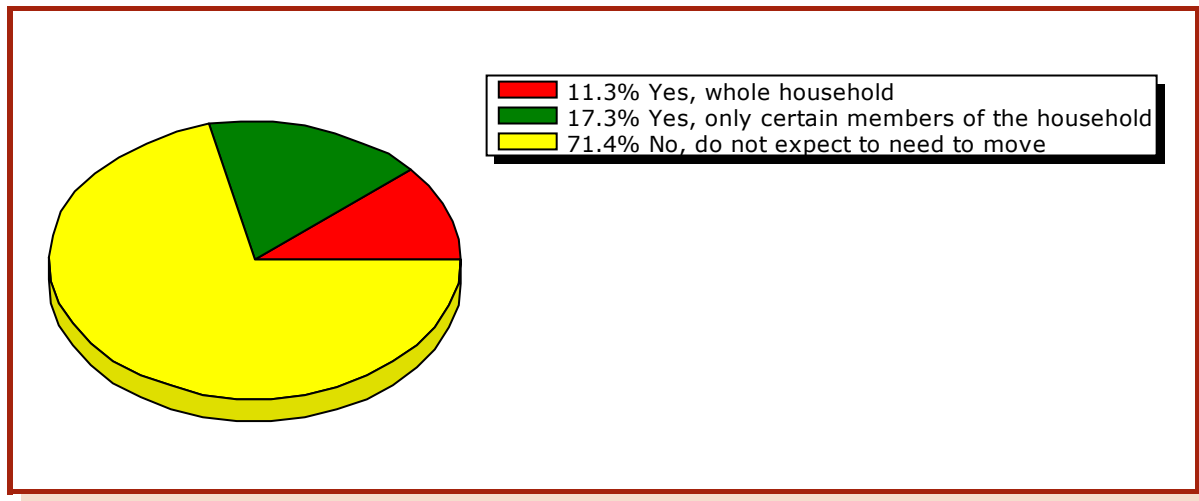
### Q6. How many people of each age and sex are there in your household?



The total number of people identified in respondents households was 314.

This equates to an average household size of 2.4 people (314/133)

**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 28%.

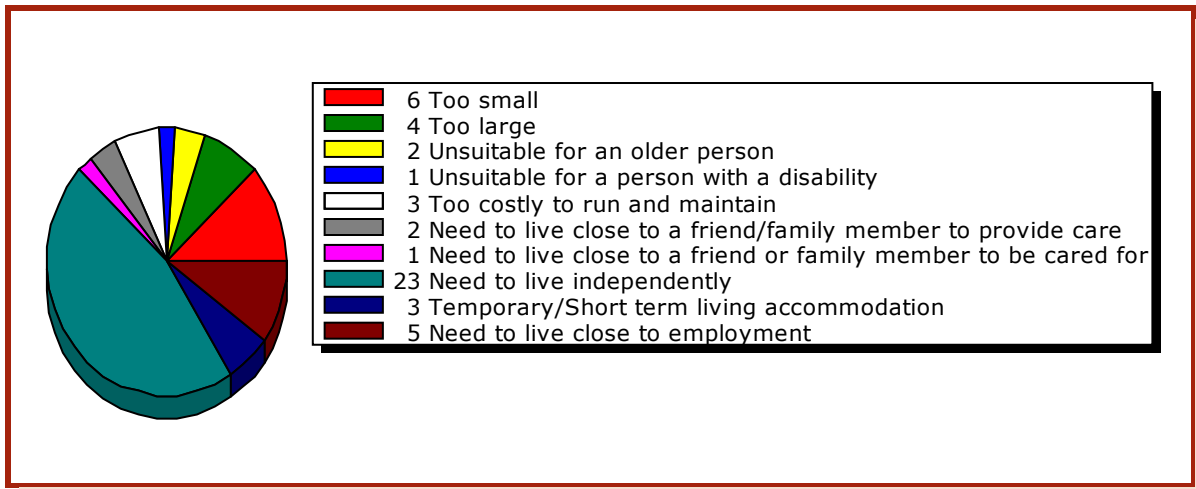
#### **4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS**

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.

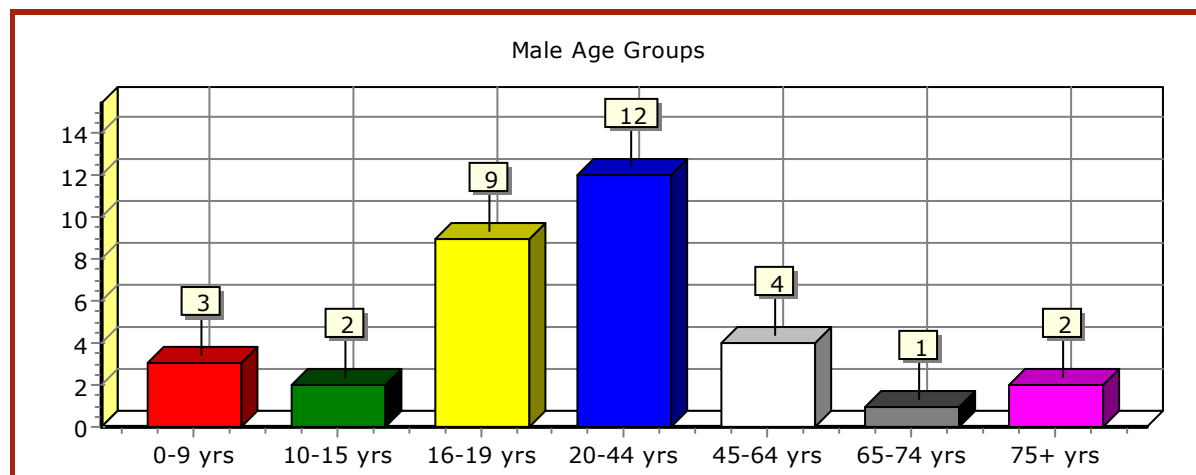
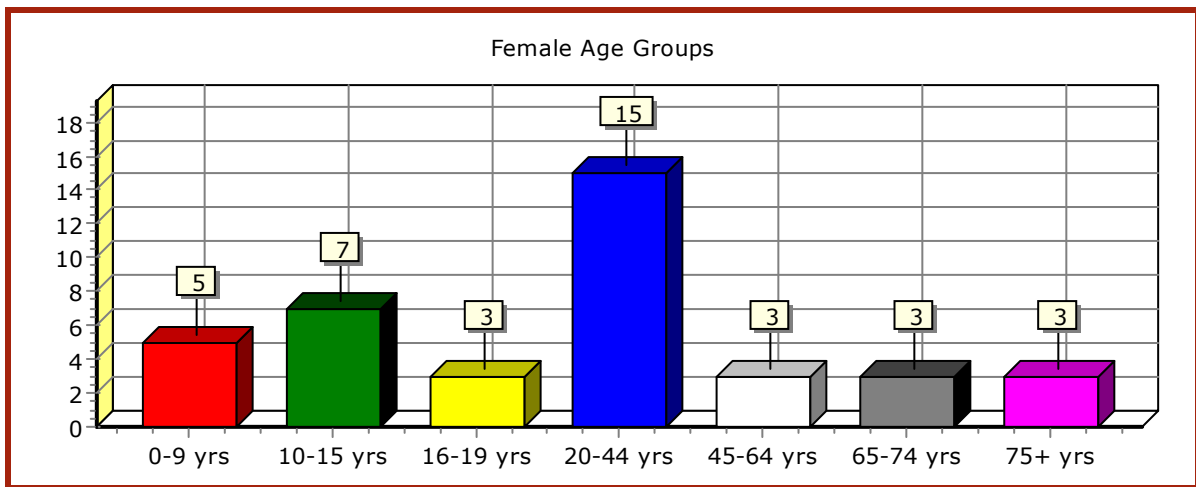
39 respondents completed this part of the form, which includes the 1 non-resident respondent who stated they had a local connection to the Nolton & Roch area. The data in this section is presented by the actual number of responses to each question, rather than as a percentage of responses.

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 = 50)**



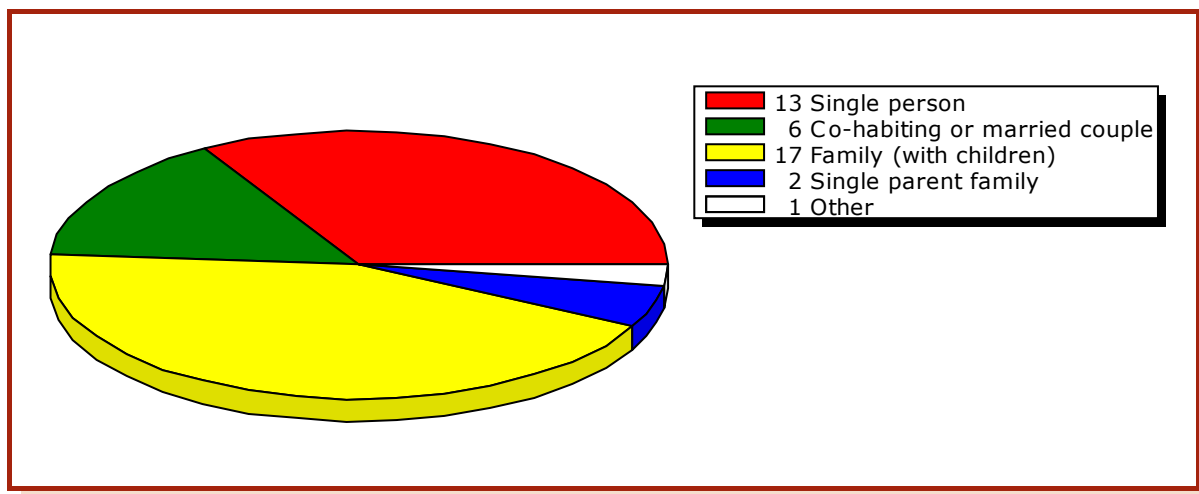
**Q9 How many people of each age and sex in the household looking to move? (39)**



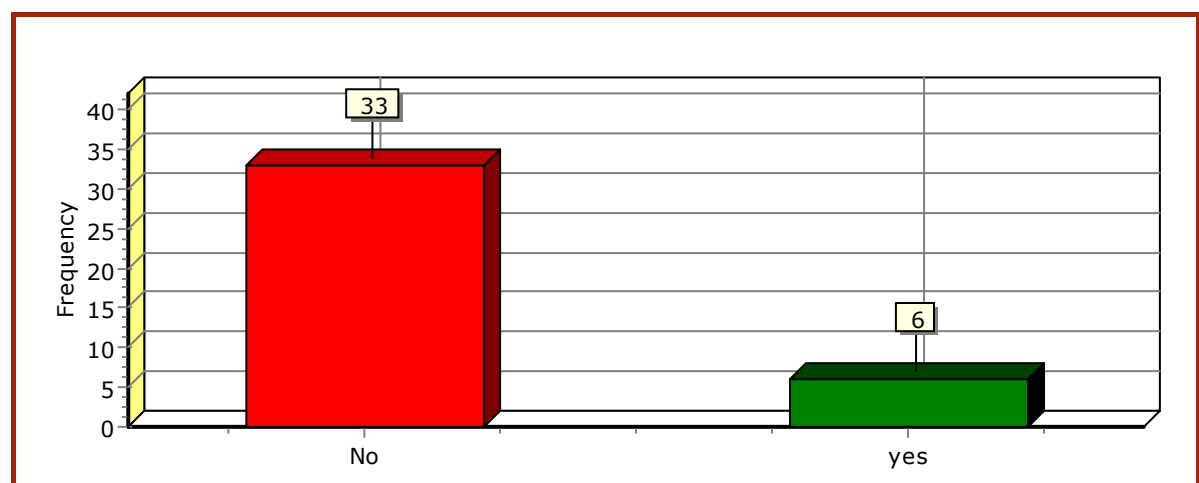
The response to this question shows us that the age group with the highest number of male and female respondents who have identified themselves as being in housing need is 20-44 age group.

In total 72 people in 39 households have identified themselves in need. This equates to an average household size of 1.8 people.

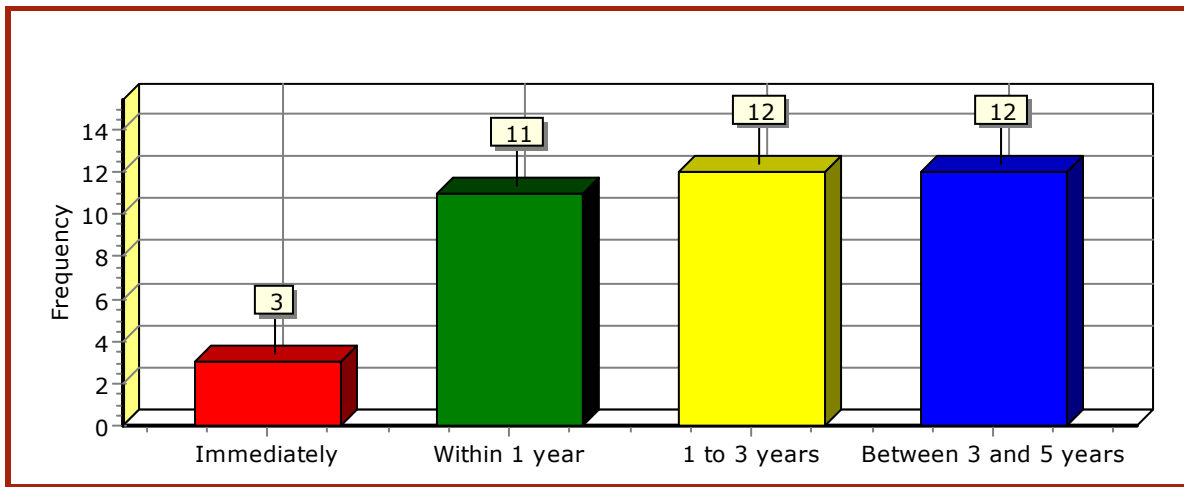
**Q10. How would you describe this household? (39)**



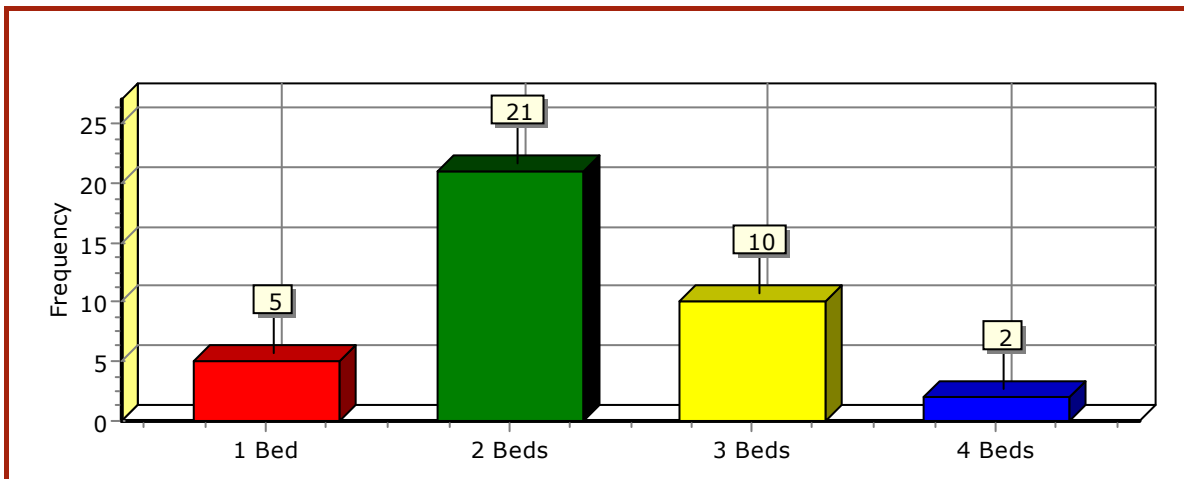
**Q11. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (39)**



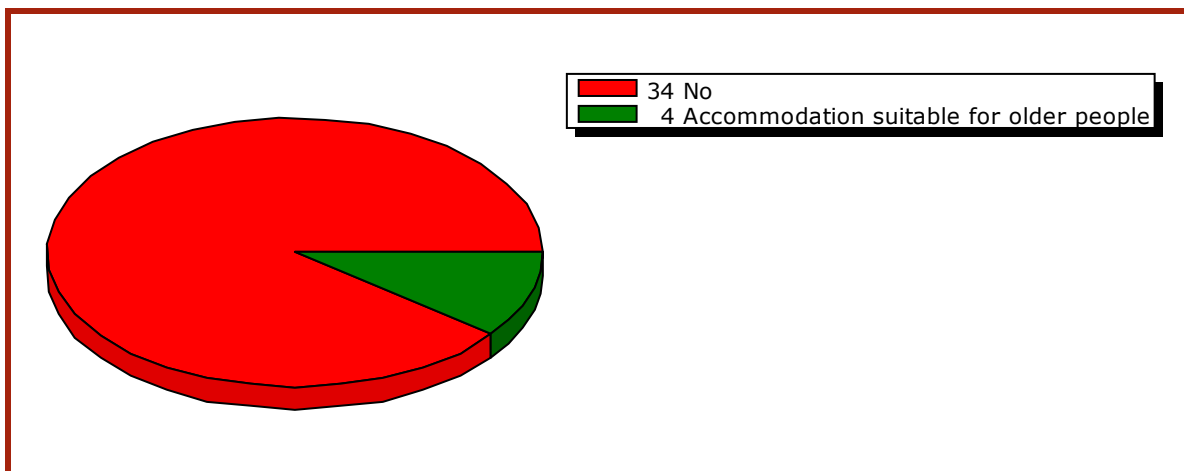
**Q12 When would you expect to need to move? (37)**



**Q13. How many bedrooms would you expect to need? (38 )**

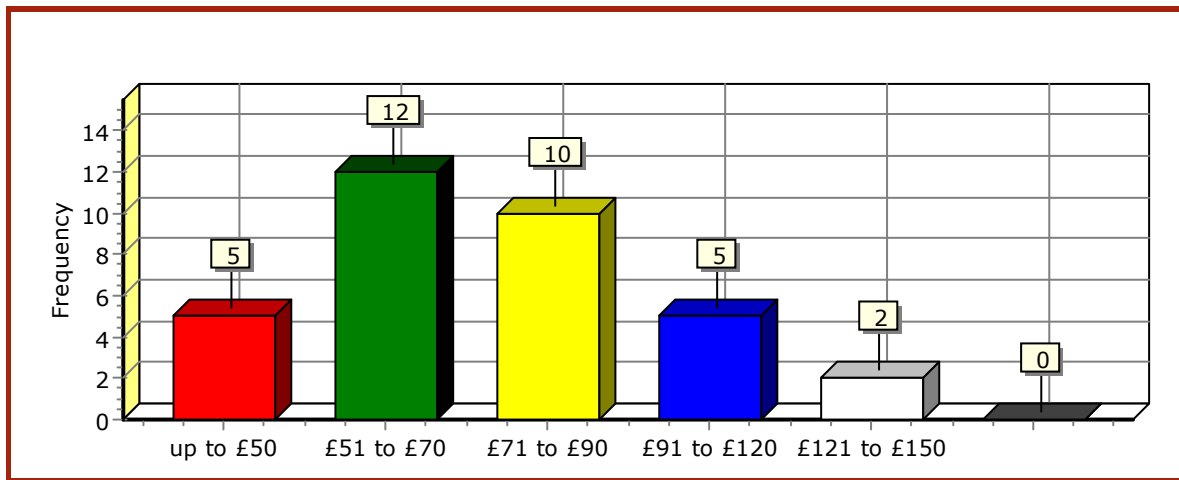


**Q14. Does your household have a specialist housing need? (TV = 45)**



**Q15. How much would your household be able to afford PER WEEK if the household were renting? (34)**

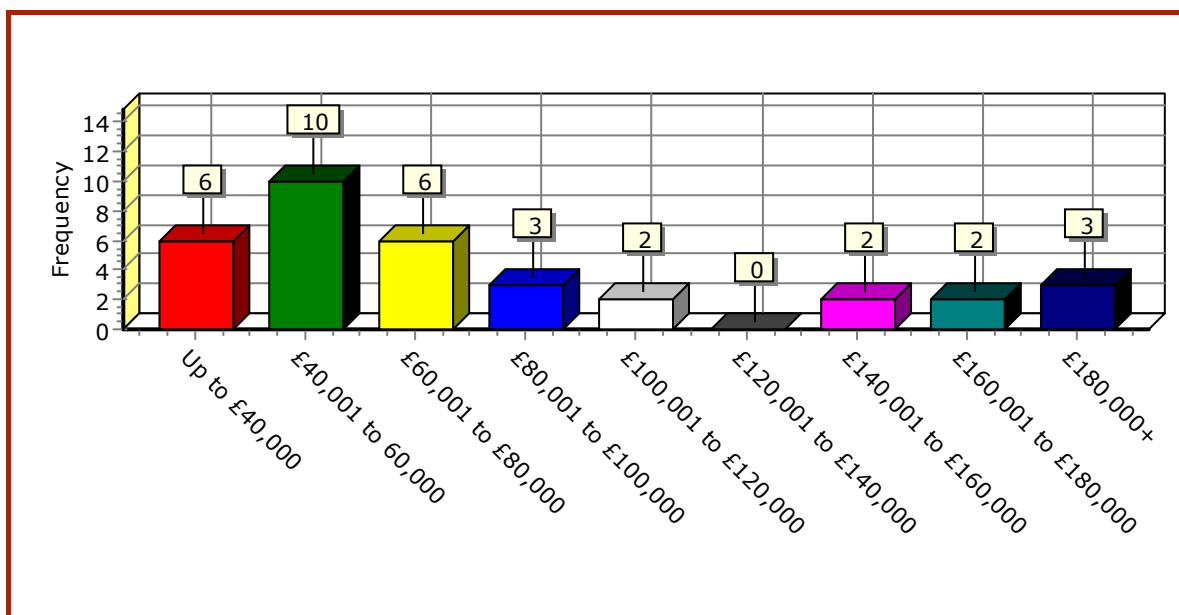
Respondents were asked to consider one third of the household income per week as affordable



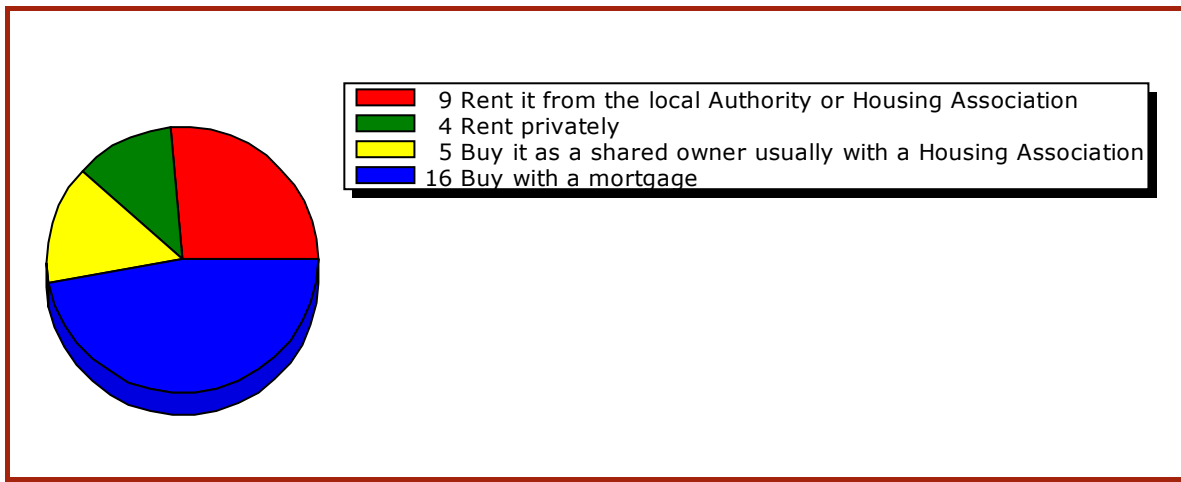
**Q16. How much would the household be able to afford if the household were buying a property? (34)**

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.

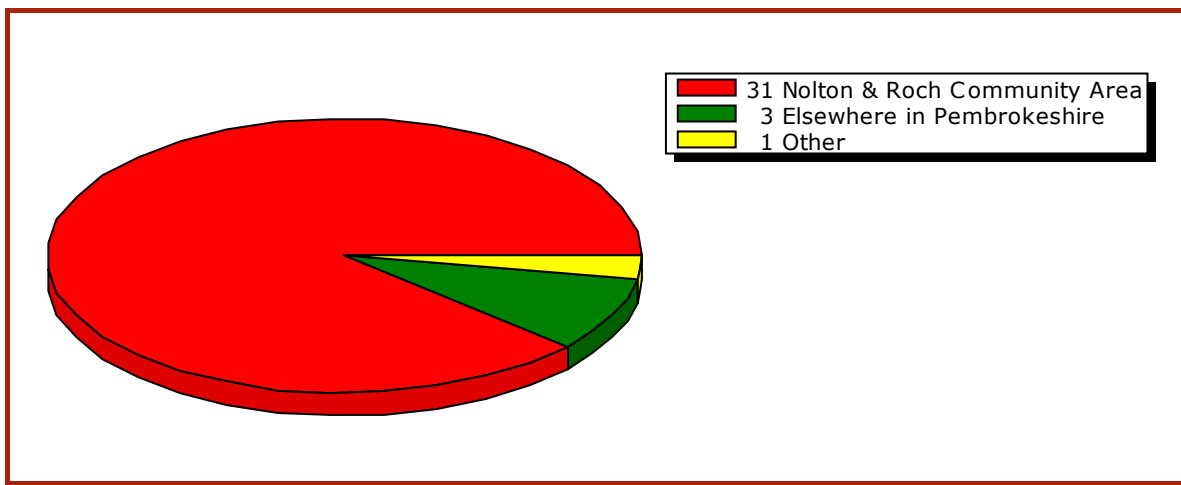
They were also asked to include savings and the value of any equity the household has in any property, when trying to establish what their household could afford.



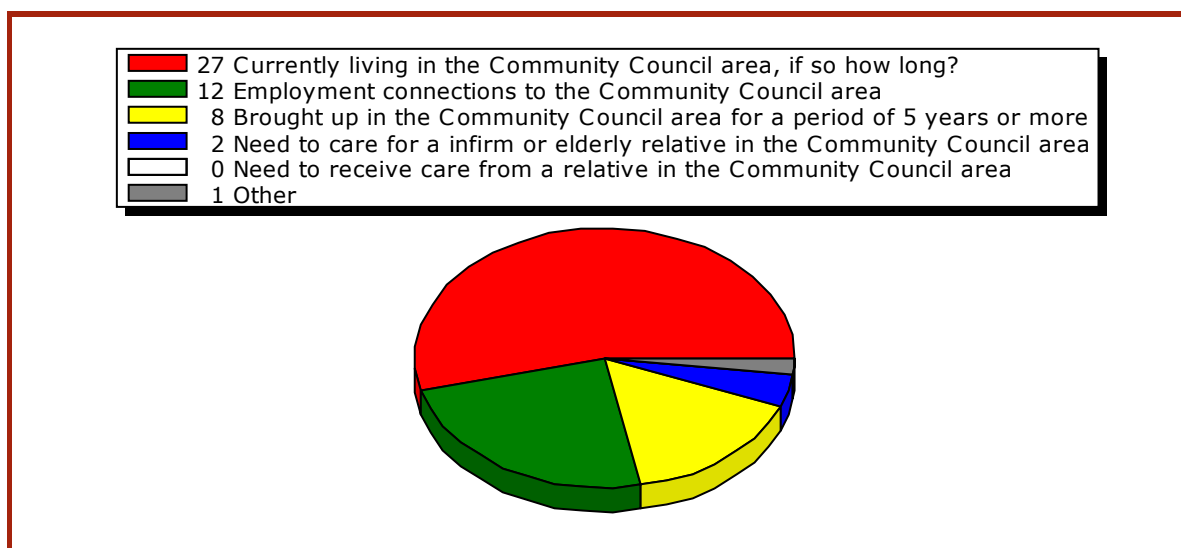
**Q17. How would you expect to pay for the accommodation? (TV = 34)**



**Q18. Ideally where would you like to live? (35)**



**Q19. Do you have a local connection with your community of first choice? (TV = 80 )**

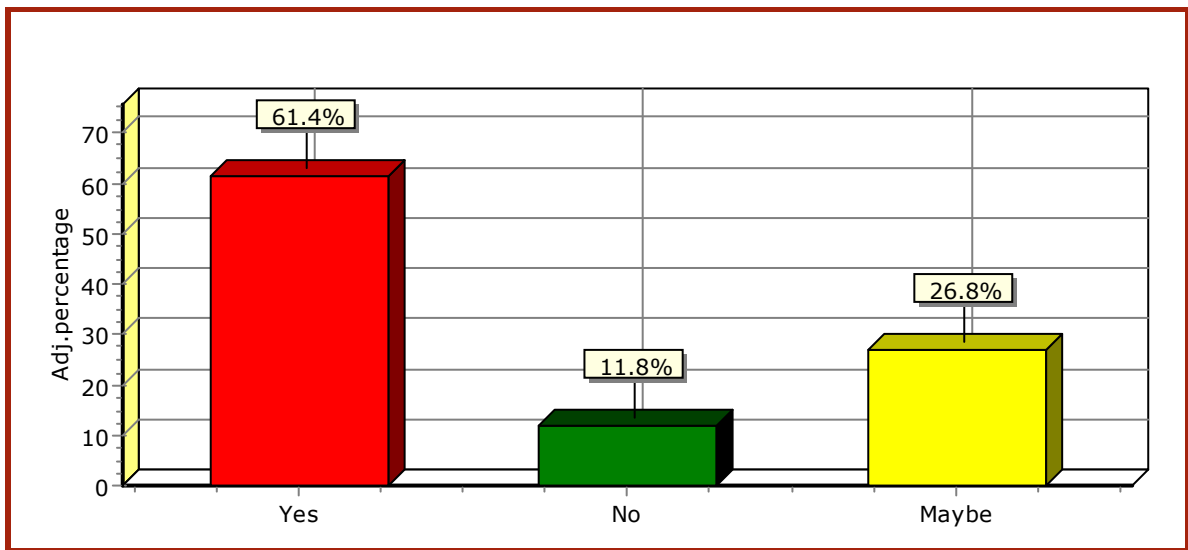


## 5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.

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 (133) 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 Nolton and Roch 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 October 2005 to December 2005 for Nolton & Roch and surrounding areas and number of Sales for postcode sector SA42 6.

Detached	£268,829	Sales	12
Semi-detached	£139,400	Sales	5
Terraced	NIL	Sales	NIL
Flat/Maisonette	NIL	Sales	NIL
Average Price	£230,761	Total Sales	17

The average residential property sale price from October 2005 to December 2005 for Pembrokeshire was £160,737 (Land Registry). Highlighting the fact that the average property price in Nolton and Roch areas, is considerably higher than the average house price in Pembrokeshire.

### Private Rental Data (From Local estate agents in May 06) for the Nolton and Roch area.

The following data was obtained from local Estate Agents in May 2006. There was one property available to rent in the Nolton and Roch areas at the time on the open market. A 3 bed roomed detached house, which was being advertised at £650 pcm. The figures given below are estimates of the average rental prices for the Nolton and Roch areas from local estate agents.

Detached 4 bedroom	£750pcm (approximately)
Semi-detached/Terraced 3 bedroom	£550pcm (approximately)
Flat/Maisonette 2 bedroom	£475pcm (approximately)

## Social Housing Rental Data

The following data is a snapshot of the available social housing stock owned and managed by Pembrokeshire County Council and Registered Social Landlord (Pembrokeshire Housing) in the Nolton and Roch Community Council area. The rental figure is the average for Pembrokeshire County Council owned properties in the Nolton and Roch areas, and was obtained from Pembrokeshire County Councils, Social Care and Housing Directorate.

### Pembrokeshire County Council Housing Stock for Nolton and Roch

	Units	Turnover ( <b>From 2001 – 2005</b> )
General Needs Properties	<b>11</b>	<b>5</b>

### Average Local Authority Weekly rents for Nolton and Roch

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

All Properties      **£52.39 per week**

### Pembrokeshire Housing (Housing Association) Stock for Nolton and Roch

	Units	Turnover 2003-2006
General Needs Properties	0	0

The registered social landlord in the area, Pembrokeshire Housing Association owns no properties in the Nolton and Roch areas.

## **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. 27 households indicated they could afford prices ranging from between £40,000 to £120,000, which means they would have difficulty in being able to afford to purchase a property in the Nolton and Roch areas on the open market.

The average sale price in the area is £230,761 based on the average sale prices from the land registry for Nolton & Roch and surrounding areas from October 2005 to December 2005. As these prices are averages, there may have been some properties that will have been lower in price. Some of these may have been affordable to some respondents.

2 household indicated they could afford between £140,000 to £160,000, 2 households indicated they could afford between £160,000 to £180,000 and 3 household indicated up to or more than £180,000. So they may be able to meet their housing needs on the open market. But they might find it difficult finding suitable accommodation at that price level in the Nolton and Roch area.

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

Of the respondents who answered Question 15 on affordable Rental Levels, 27 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 Nolton and Roch areas is £52.39 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, 5 letting's since 2001 of Local Authority owned properties, and no properties owned by the registered 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 and therefore, the waiting list can include households from outside the area. This in turn, reduces the chances for local people to be housed.

## **7. CONCLUSIONS**

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

39 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 half of this need is taken as a guideline of actual need, we can surmise that 19 households are in need of affordable housing.

Affordable housing developed under affordable housing policies can have occupancy restrictions placed upon them where a private developer is involved. Welsh Assembly Government (WAG) Guidance asks that occupancy restrictions are not placed on Housing Association developments where the proposal is within the settlement. On rural exception sites WAG advises that the local planning authority needs to ensure that the housing continues to serve its intended purpose in the future, and will need to satisfy itself of the adequacy of controls that the Housing Association is operating, in terms of occupancy and affordability. If the controls are considered to be inadequate, then occupancy controls can be justified.

Policies in the emerging Joint Unitary Development Plan allow for the negotiation of affordable housing, as part of an open market development, or as a rural exceptions site scheme. Both could have occupancy restrictions to local people only. Therefore the specific affordable local housing need identified in this survey could be served by a specific affordable local housing solution, with any future affordable housing for the Nolton & Roch 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

We have concern about the capacity for dealing with sewage in the Roch area.

Genuine locals only or incoming essential workers, eg NHS staff. Extra houses need extra facilities  
Nolton has no shops or public transport.

As long as housing does suit local needs, is affordable and does not become more empty holiday homes.

It would be appreciated if any future housing developments, are carried out with a view to allow our young people to be able to afford to purchase. Not like the present luxury homes built behind Plas Grug in Church Road Roch

Most of the modern housing going up is ugly and unsympathetic to the environment. I would far prefer a system which enabled locals to purchase affordable existing homes or aesthetically pleasing new homes.

All depends how you define affordable. I assume it means reasonably priced as opposed to the ridiculously high prices of the new executive development off Church Road currently being built. We need some 3 bed reasonably priced Pembrokeshire type dwellings such as the 1994 planning approval no D2/94/307 for 14 cottages near Roch castle. Why can't this plan be resurrected now??

Nolton in the last 5 years has been decimated by holiday cottages where there was once a community of families of all ages. We ourselves will have to move because of the rise in house prices. Prices will collapse, but by then there will be no one left. If we were in a position to buy our property we would stay and extend it.

Affordable housing is a necessary thing in this area but in the world of property- money talks and measures would need to be put in place to prevent any private developers from pricing low earners out. The council / housing association need to have the chance to develop an area before private developers do.

Sewage issues in Roch. People outside of Wales keeps buying properties for holiday lets in this popular area, therefore making property prices unaffordable to local , young families.

We support any efforts to provide affordable housing for young people in Nolton and Roch  
More should be done locally and nationally to enable young people to stay in their home area. Employment opportunities in Pembrokeshire should be offered to Pembrokeshire people and offer sufficient remuneration to enable them to afford housing. It is counter productive to create poorly paid employment and import a labour force from elsewhere to fill it.

More affordable housing for the younger people of the community to live in the area they have lived in and contributed to for most of their lives

The sewerage system cannot sustain one extensive development already underway in Roch.

We share our property purely on a need to basis, because neither of us could afford a house on our own in this area. It is hoped that one of us can move into another property as soon as something becomes available in this area.

Only if the new builds were near the current new-builds so as not to extend the villages which would spoil the whole concept of what a village is. Any new builds, I feel should be kept central for people to be able to access the shop, pub and school within easy walking distance. Also, the development needs to be quite small, and compliant within the new unitary development scheme, and the houses to be purchased not rented.

The development of large estate houses off Church Road with average prices of in excess of 1/3 million makes this survey a fake. The land could have been developed ethically if A. local council  
We need building plots at a affordable price, only for local people who are going to stay and live in the area, not just for a second home.

If its for the elderly.

I would be happy with the above as long as the houses are sold to people from Nolton and Roch area. I am not sure how you can make this happen what is affordable? hat ranges are you talking about? Would any be available to single people as well as families?

The only recent housing to be built in Roch has been a development of very large 5 bedroom premium houses, not affordable to our young people.

Concerns that sewerage system would not accommodate any further development

I tried years ago to get the council to erect sheltered houses or flats in the Roch area for the many people living alone in this area.

This survey is simply to justify developers building in the area and they will never build affordable housing, profit will come first, take Kensington gardens, sold at under £190,000 now going back A percentage built for the elderly people-wide doorways and ramps etc to accommodate wheelchairs, and special fittings in bathrooms and kitchens, prices suitable for pensioners

Keep Roch an small village with the same size school

Property prices and rental prices are crazy in comparison to average earnings in the area. To get a foot on the property ladder now is often unachievable

I don't think its appropriate for the community and at risk of sounding like a NIMBY (Not in my back yard), it could spoil the village. Just look at the housing association properties by the

The housing off Church Road was supposed to be for affordable houses. I do not want to see supposed affordable housing going for £300,000 plus. Roch has insufficient amenities for the existing population, as it is for public transport. The last bus leaves Haverfordwest at 7.55 and leaves Roch at 6.15.

The area requires young persons to stay in same area after completing their education

I feel very few local young people of this area can now afford to buy their own home so I think this situation must be looked into.

Affordable housing should be made available for local families and their children as they grow up. Any housing vacant locally gets snapped up by people from away or as a second home, our

There has been a lot of building in Roch in recent years. the additional homes have more than filled Roch's quota. Concerns have been voiced over the burden on the sewerage system in Wood village Newgale

There is an urgent need for young people to be assisted in the some way to afford their own homes. Wages in this area are low. Industry/commerce needs to be attracted to the area with an upgrade in the transport and communication links, to support investment, thereby allowing young people to afford homes.

I would only support schemes for local people. I am aware that some housing association schemes within the county are as provision for people as far away as Swansea moving in.

Important that any provision be made in a location convenient for access to public transport, shop/post office and schools.

When my child grows up I do worry about how she would be able to afford to remain in Pembrokeshire due to the high house prices and the lack of affordable homes for first time buyers

A major obstacle to 'low cost housing' is the proximity of the sea to Nolton & Roch and the fact that this is a tourist area. If a housing association could be formed, land purchased at a reasonable price (or some share value left until the original owner), planning permission for low cost dwellings obtained, and an acceptable set of criteria against which "tenants" could be selected a big if!! Wonderful concept but really difficult to realise.

Houses need to be made affordable to first time buyers with young families and for local people only not for developers moving in.

But as with all future development in Roch, care should be taken not to block existing residents views and to maintain the character of the village by use of single and 1.5 story buildings unlike I think a small local development in Nolton for people to live in permanently would add to the community.

Charging full council tax on second homes should be policy

We support this type of housing as long as it is for local people only and a clause was made that if resold the property should be sold to people who have been living in the area for at least the last 5yrs. Also the houses should not be used to house problem families that the town authorities could do nothing with, out of sight out of mind! Our children were forced to leave this area because they could not pay the high prices for property.

At Simpson Cross there is an ideal place for development as you turn for Nolton Cross a field opposite the row of houses it could be similar to the development on the Summer Hill road. Would it possible to impose "local restrictions" in the way "agricultural restrictions were often imposed to allow elderly members of the community and families to build dwellings.

In the longer term we will need to look at alternative housing arrangements. Our involvement in farming and low income would mean our needs for affordable housing at some point. Naturally a rural location and within our community would be easiest to adapt to.

Considering the affect Lng has had upon rented properties, it is imperative that small local developments be available in the Roch & Nolton area.

# Appendix 2

# NOLTON & ROCH COMMUNITY COUNCIL

## LOCAL HOUSING NEEDS ASSESSMENT

Dear Resident

Your Community Council is concerned at the lack of affordable housing available in the community of Nolton & Roch, for local people of **all ages** who need or wish to live in the Nolton & Roch area.

The only way to identify the exact need for affordable housing is to carry out a Community Housing Needs Survey and then to use this information to help plan future housing provision within the community.

Whether you consider you, or others in your household are in need or not, the information you provide is important so please spare a few minutes to fill out the form. The more information we can collect the more accurate the survey will be. **(PLEASE NOTE THAT ALL INFORMATION PROVIDED WILL BE TREATED AS STRICTLY PRIVATE AND CONFIDENTIAL)**

We are also interested in receiving information from:

- People who live with families in the area but would like to have their own home, and form new households in the Nolton & Roch community area. **(Additional Households)**
- Friends or relatives who may have moved from the community and would like or need to live in the Nolton & Roch community area. **(Non- residents)**

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

Please return the completed form in the envelope provided within 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.

Nolton & Roch Community Council

# Appendix 3

# NOLTON & ROCH 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)

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 Nolton & Roch 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 +
<b>Male</b>	_____	_____	_____	_____	_____	_____	_____
<b>Female</b>	_____	_____	_____	_____	_____	_____	_____

**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 Nolton & Roch 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)**

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

**Q9. How many people of each age and sex are there in your household that need to move? (Please write number in each applicable area)**

	0-9 years	10-15 years	16-19 years	20-44 years	45-64 years	65-74 years	75 years +
<b>Male</b>	_____	_____	_____	_____	_____	_____	_____
<b>Female</b>	_____	_____	_____	_____	_____	_____	_____

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

- Single person                       Co-habiting or married couple
- Family (with children)               Single parent family
- Other (Please specify) \_\_\_\_\_

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

- Yes                       No

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

**Q12. When would your household expect to need to move? (Please tick one box)**

- Immediately               More than 1 year, but within 3 years
- Within 1 year               Between 3 and 5 years

**Q13. How Many bedrooms would you expect to need? (Please tick one box)**

- 1               2               3               4               5 +

**Q14. Does this household have a specialist housing need? (Please tick all boxes that apply)**

- No
- Supported living for a person with learning difficulties
- Accommodation suitable for older people
- Adapted property for a person with a disability
- Other (Please specify) \_\_\_\_\_

**FOR QUESTION 15 IT IS NORMAL TO CONSIDER ONE THIRD OF THE HOUSEHOLD INCOME PER WEEK / MONTH AS AFFORDABLE.**

**Q15. How much would the household be able to afford PER WEEK if the household were renting? (Please do not include any housing benefit which you are currently receiving) (Please tick one box)**

- up to £50 (Up to £220 per month)
- £51 to £70 (£221 to £300 per month)
- £71 to £90 (£301 to £390 per month)
- £91 to £120 (£391 to £520 per month)
- £121 to £150 (£521 to £ 650 per month)
- More than £150 (More than £650 per month)

**FOR QUESTION 16 IT IS NORMAL TO CONSIDER 3 TIMES THE ANNUAL HOUSEHOLD INCOME AS AFFORDABLE.**

**YOU SHOULD ALSO INCLUDE SAVINGS AND THE VALUE OF ANY EQUITY THE HOUSEHOLD HAS IN ANY PROPERTY, WHEN TRYING TO ESTABLISH WHAT YOUR HOUSEHOLD CAN AFFORD.**

**Q16. How much would the household be able to afford if the household were buying a property? (Please tick one box)**

- Up to £40,000
- £40,001 to 60,000
- £60,001 to £80,000
- £80,001 to £100,000
- £100,001 to £120,000
- £120,001 to £140,000
- £140,001 to £160,000
- £160,001 to £180,000
- More than £180,000

**Q17. How would you expect the household to pay for the accommodation? (Please tick one box)**

- Rent it from the local Authority or Housing Association
- Rent privately
- Buy it as a shared owner usually with a Housing Association (Potentially up to 50%)
- Buy with a mortgage
- Other (please specify) \_\_\_\_\_

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

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

**SECTION 3: Views on local affordable housing**

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

**Q20. Would you support a small local development of affordable housing to meet local need in the Nolton & Roch area? (Please tick one box)**

- Yes                                       No                                       Maybe

Q21, If there are any comments you would wish to make regarding affordable housing in Nolton & Roch, please comment below.

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

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Postcode: \_\_\_\_\_

**Are you a Landowner, or do you know of any available land that may be suitable for a development of affordable housing in the Nolton & Roch 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. Please return the completed form in the freepost envelope provided within 14 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](mailto:matthew.owens@rhe-pembs.co.uk)

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