

# **ROSEMARKET COMMUNITY COUNCIL HOUSING NEEDS SURVEY REPORT**

**CONDUCTED JANUARY 2006**

**FINAL REPORT MARCH 2006**



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 in Pembrokeshire and approved by Pembrokeshire County Council and Pembrokeshire Coast National Park Authority and Rosemarket 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
- . 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 hand on the 10th, 11th & 12th of January by community council members to all 227 addresses on the council tax register. The address list was provided Pembrokeshire County Council. Respondents were asked to return the completed questionnaire to the Rural Housing Enabler in a prepaid envelope provided within 14 days. The deadline for the return of surveys was the 26th January 06.

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, but none were requested. A total of 227 surveys distributed.

## **Response**

A total of 103 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. All were completed or part-completed. This equates to a return rate of 45%. 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 (103) who answered that particular question. This is known as adjusted percentage.

The overall response rate was 45%

21% of respondents identified a household in potential housing need over the next 5 years.

7% of respondents identified their current household as in need of moving over the next five years.

14% 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.

73% of respondents have lived in this Community Council area for more than 5 years.

74% of households who expressed a housing need detailed that need as within 1 to 3 years

90% of respondents who identified themselves as being in housing need expressed a desire for 2 to 3 bedroom properties. This would seem to be supported by the fact 64% of the households identifying themselves in need, described their household type as either co-habiting/married couples or families with children.

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

The main reasons for currently being unsuitably housed were: A need to live independently (27%), current property too small (19%) and a need to live closer to employment (19%).

91% of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

43% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need. 27% of respondents said maybe and 30% 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.

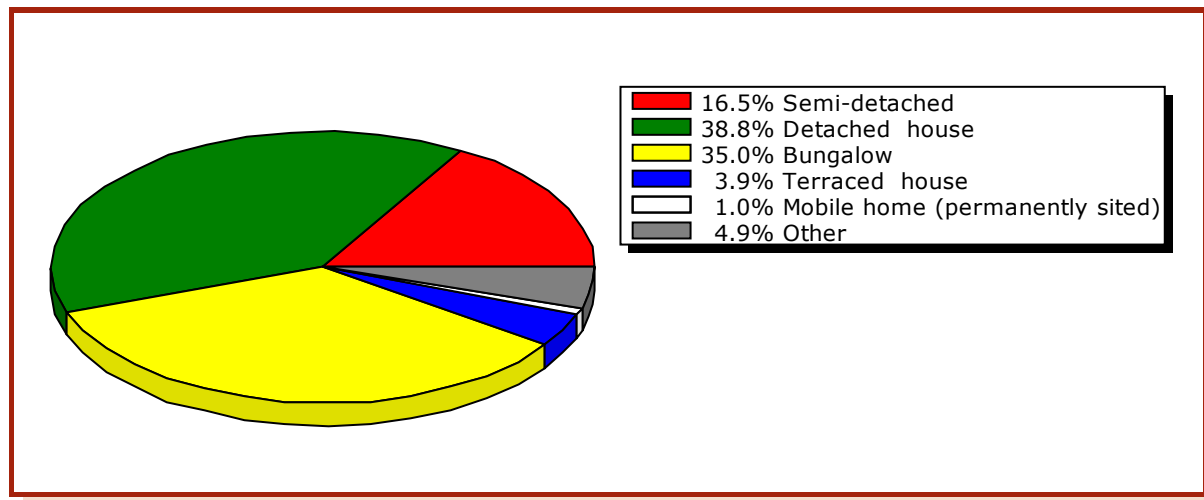
Presentation broadly follows the questions set out on the survey form.

Percentage in this section apply to the number of respondents to the survey (103) who answered that particular question. This is known as adjusted percentage.

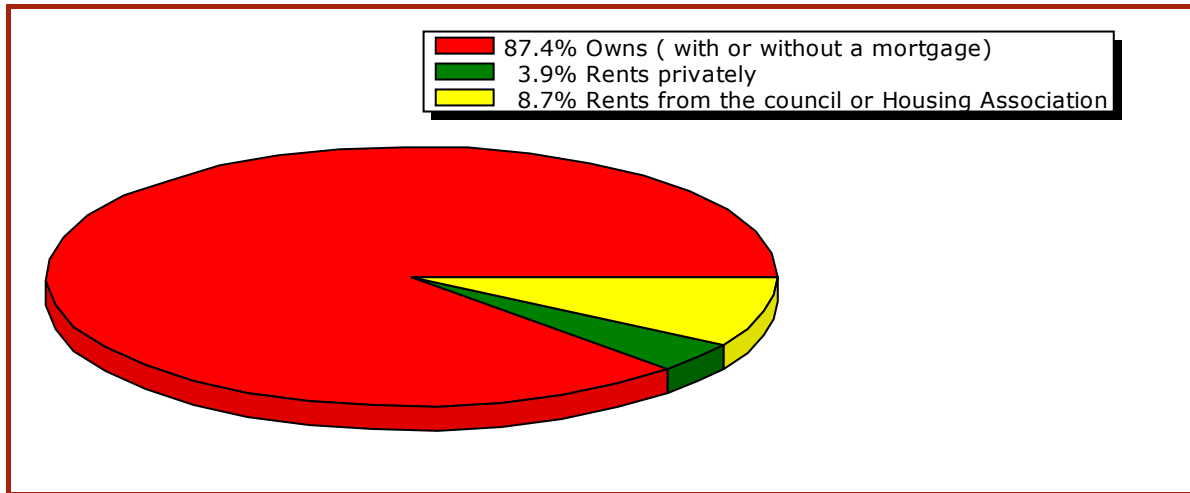
#### **Q1. Is this your Main Home?**

All 103 respondents stated their Rosemarket address was their main home.

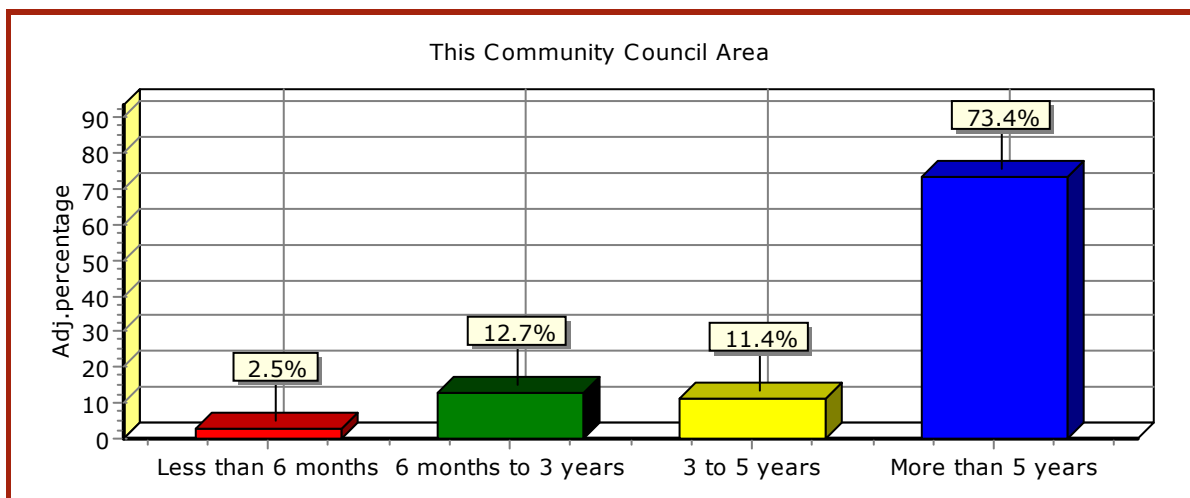
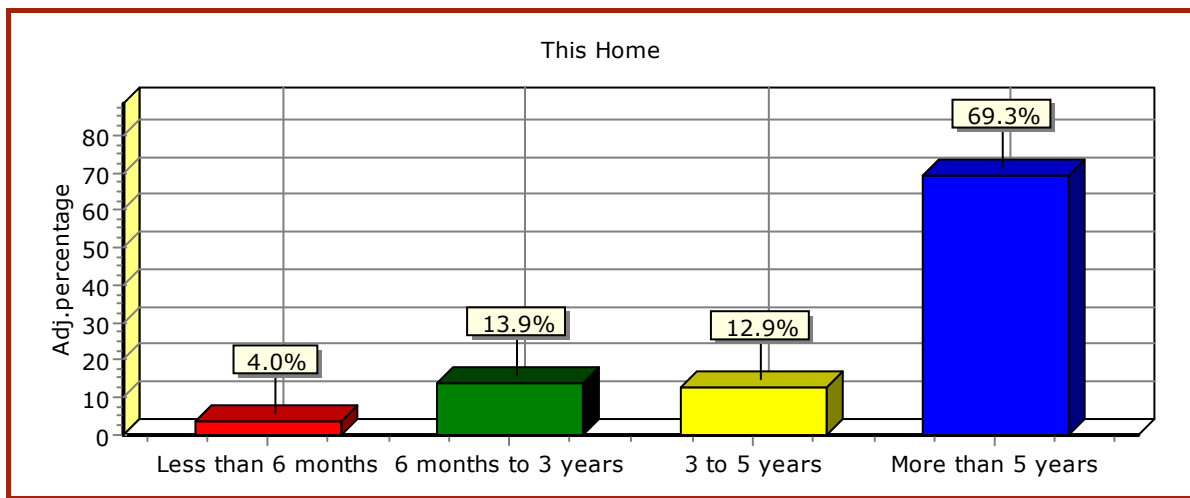
#### **Q2. What type of house does your household live in?**

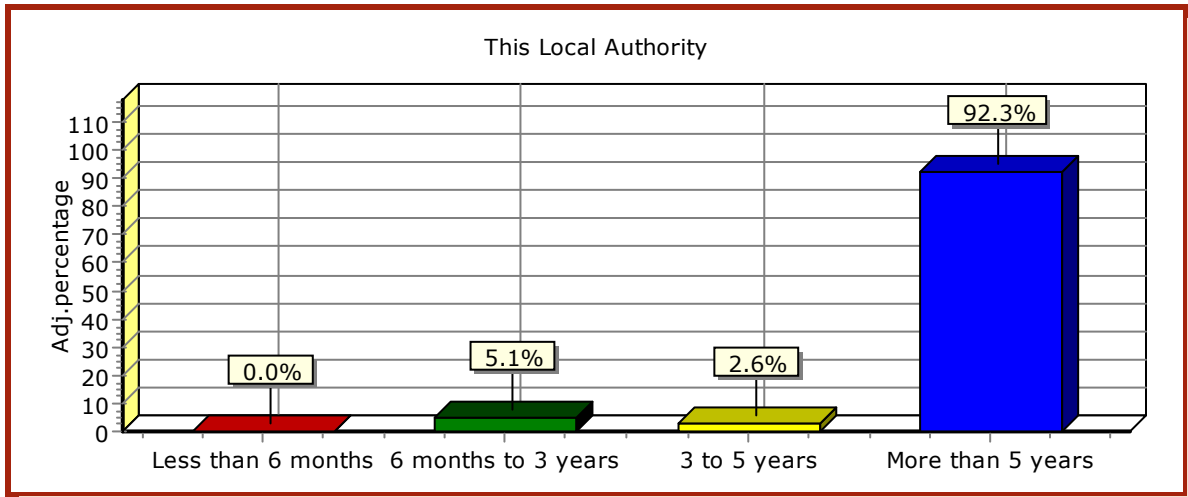


### Q3. Does your household own or rent this property?

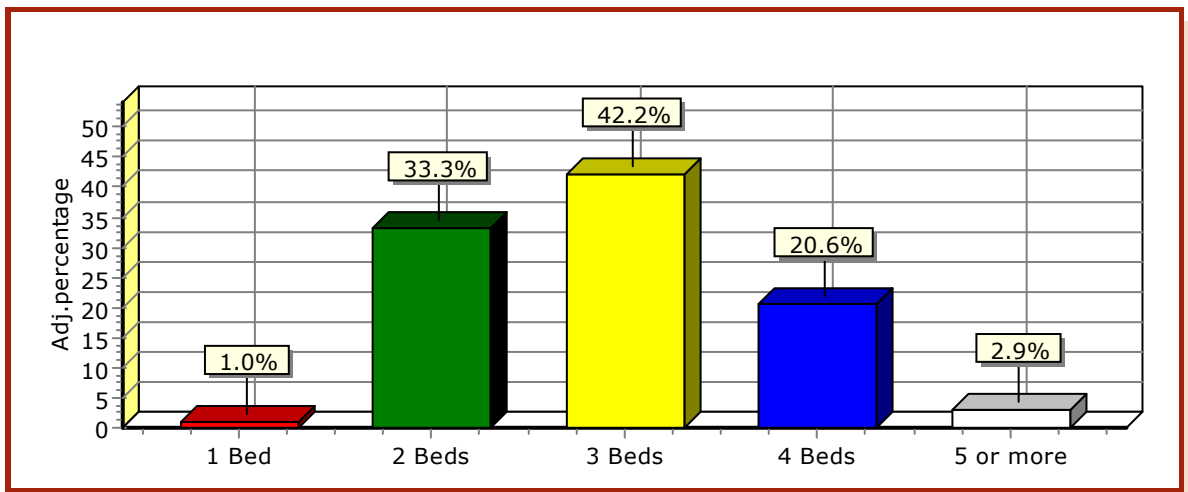


### Q4. How long have you lived in?

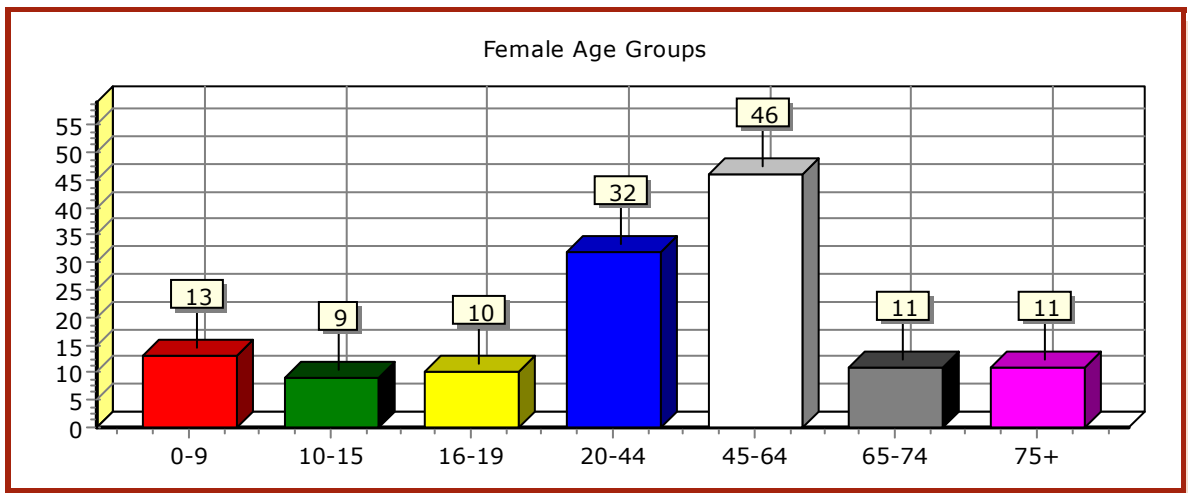


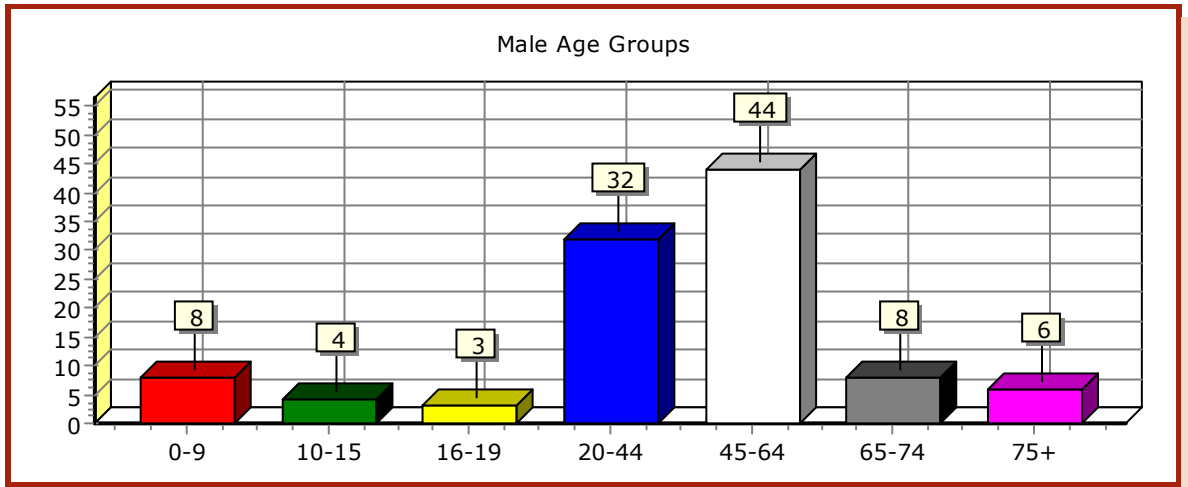


**Q5. How many bedrooms does your home have?**



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



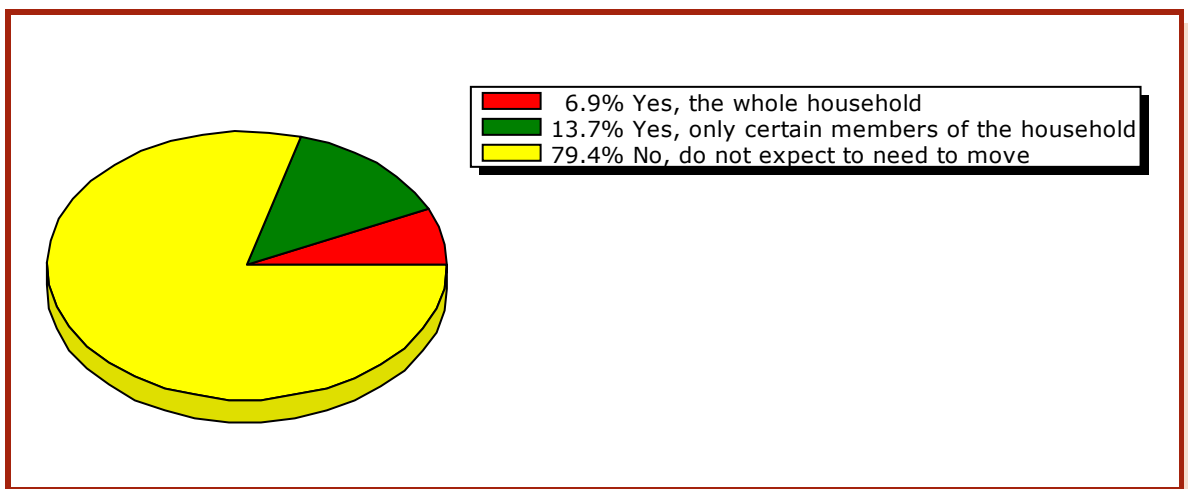


The total number of people identified in respondents households was 237.

This equates to an average household size of 2.6 people (137/103)

Of the respondents households 56% were female and 44 % were male.

**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 21%. One respondent answered no to this question but then went on to express a housing need later in the questionnaire.

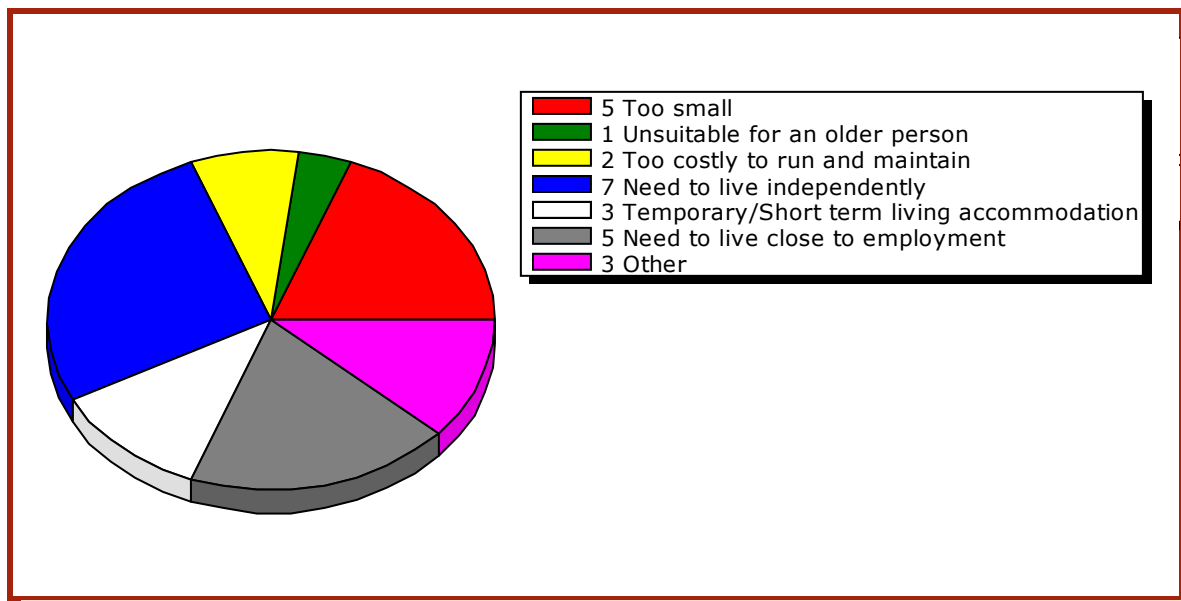
## 4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS

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.

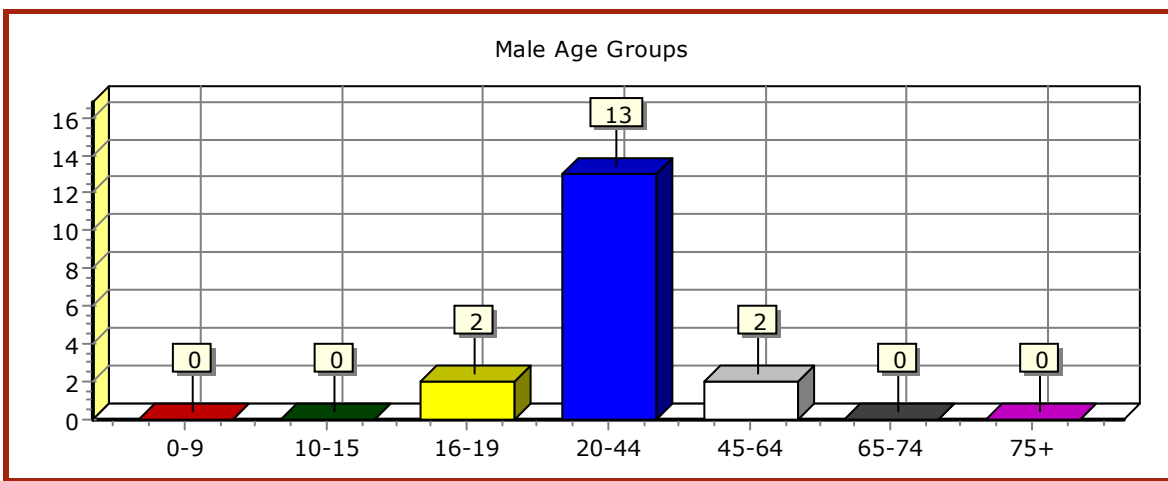
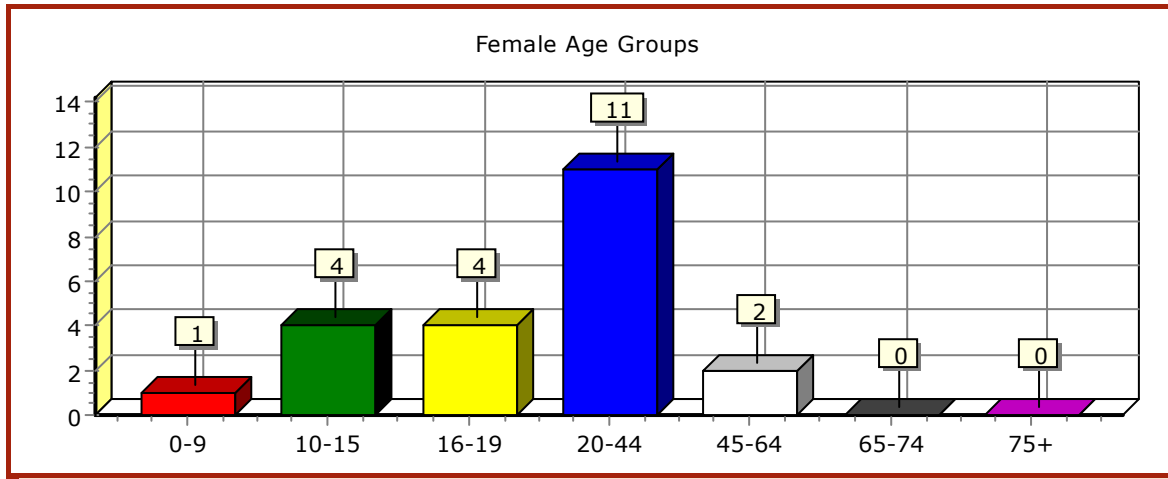
22 respondents completed this part of the form. The data in this section is presented by the actual number of responses to each question, rather than as a percentage of responses.

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. Why does your Current household not meet your needs? (TV = 26)



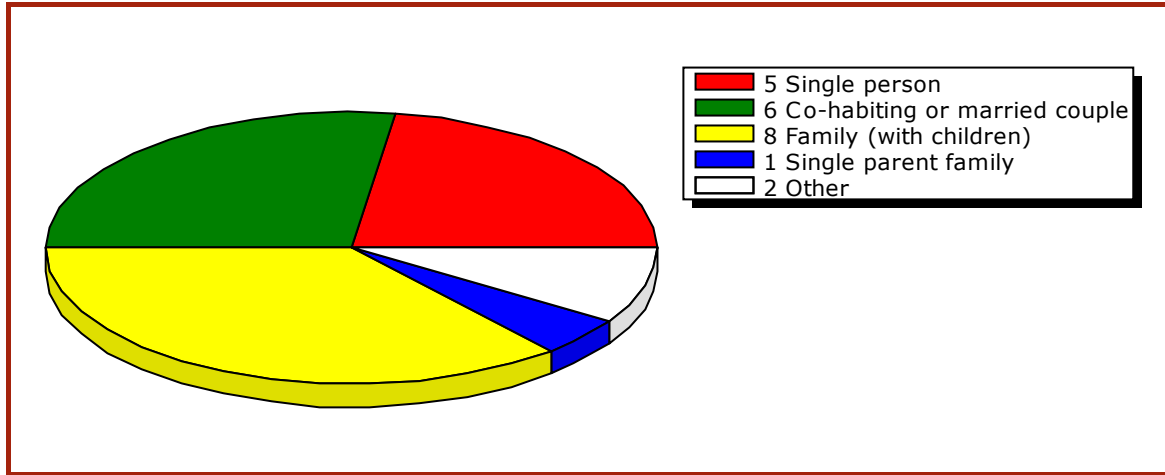
**Q9 How many people of each age and sex in the household looking to move? (20)**



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 39 people in 20 households have identified themselves in need. This equates to an average household size of 1.95 people.

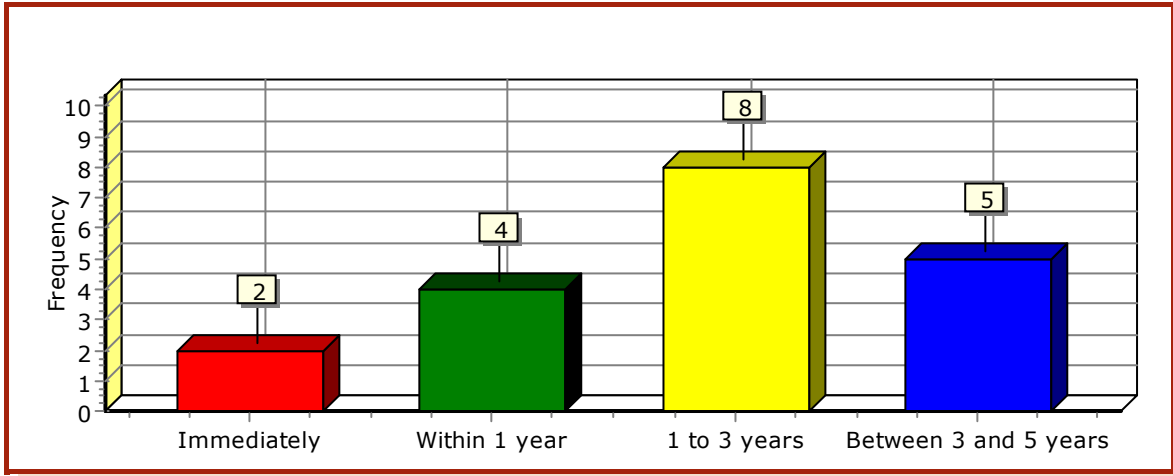
**Q10. How would you describe this household? (22)**



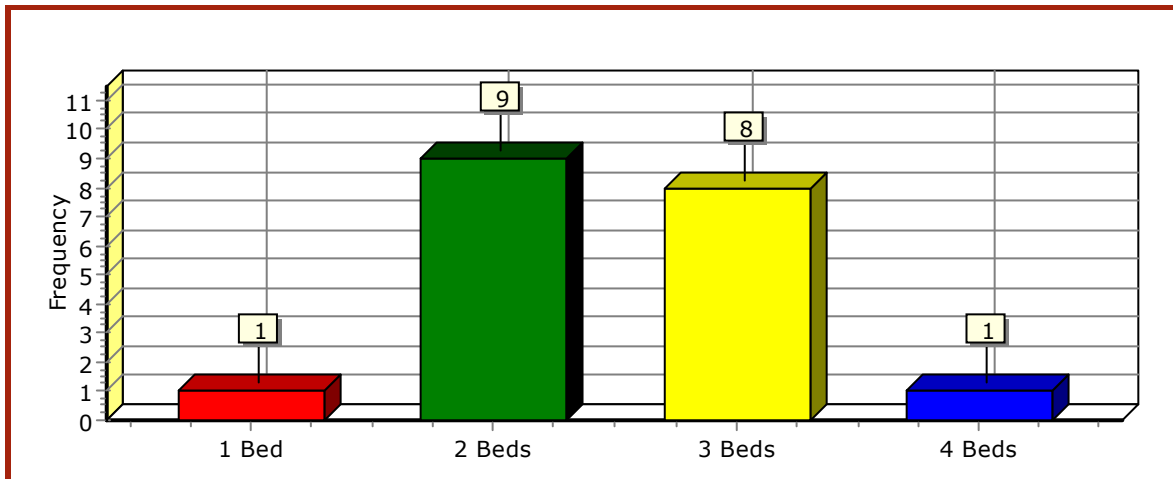
**Q11. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (22)**



**Q12 When would you expect to need to move? (19)**



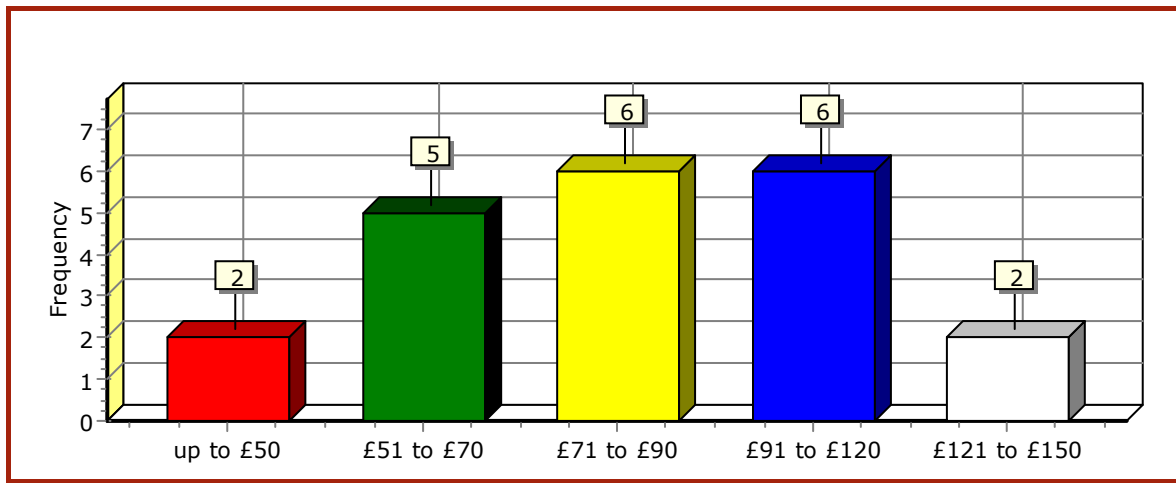
**Q13. How many bedrooms would you expect to need? (19 )**



**Q14. Does your household have a specialist housing need?**

All the respondents to question 14 stated they did not have any specialist housing requirements or needs.

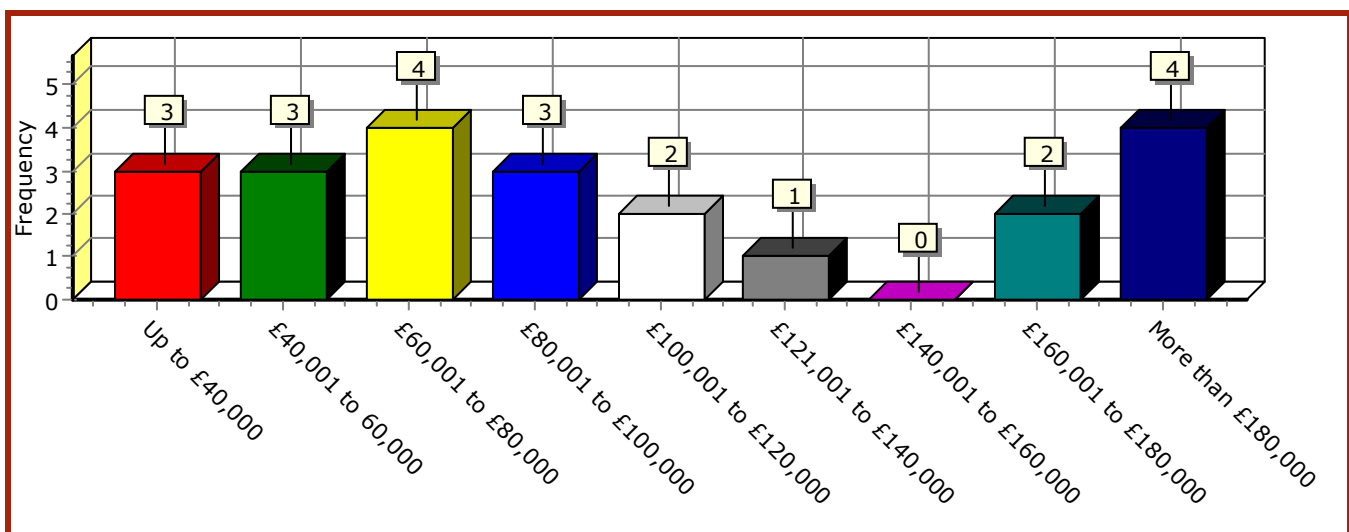
**Q15. How much would your household be able to afford PER WEEK if the household were renting? (21)**



**Q16. How much would the household be able to afford if the household were buying a property? (22)**

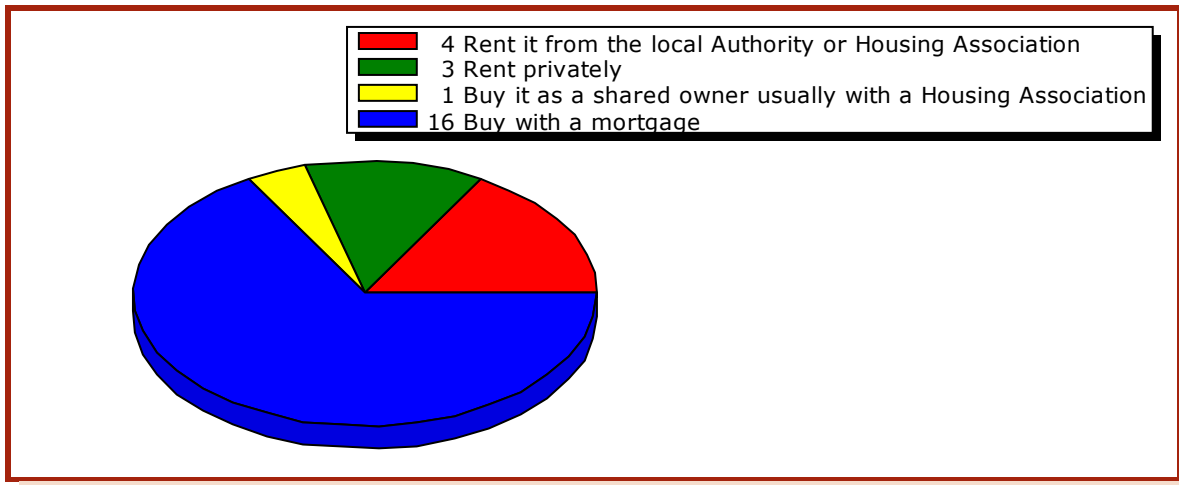
Respondents were asked to compare the house price that is affordable to them, to 3 times the annual household income when trying to establish what their household can afford.

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

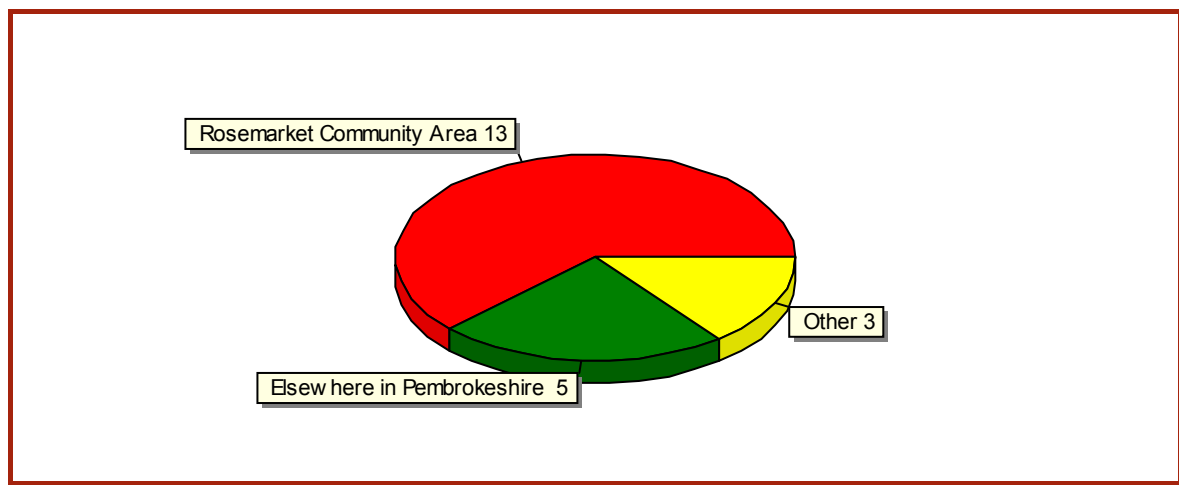


The Majority of respondents indicated they could afford between £40,000 - £100,000. Which is well below the average house price in the area.

**Q17. How would you expect to pay for the accommodation? (TV = 24 )**

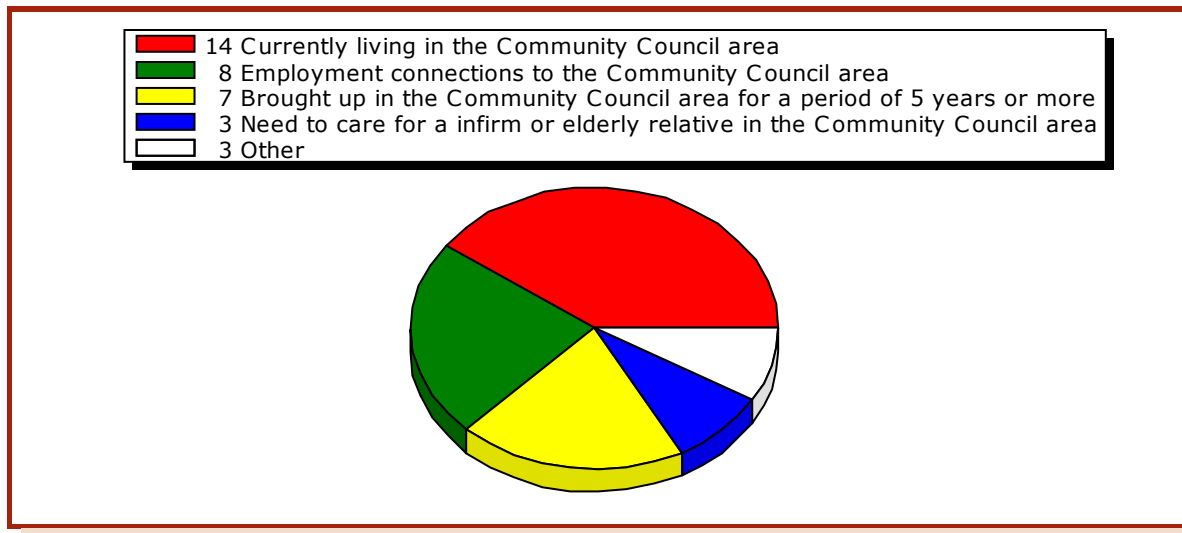


**Q18. Ideally where would you like to live? (21 )**



The majority of respondents who identified themselves as needing to move wanted to stay in the Rosemarket Community area.

**Q19. Do you have a local connection with your community of first choice? ( TV = 35 )**

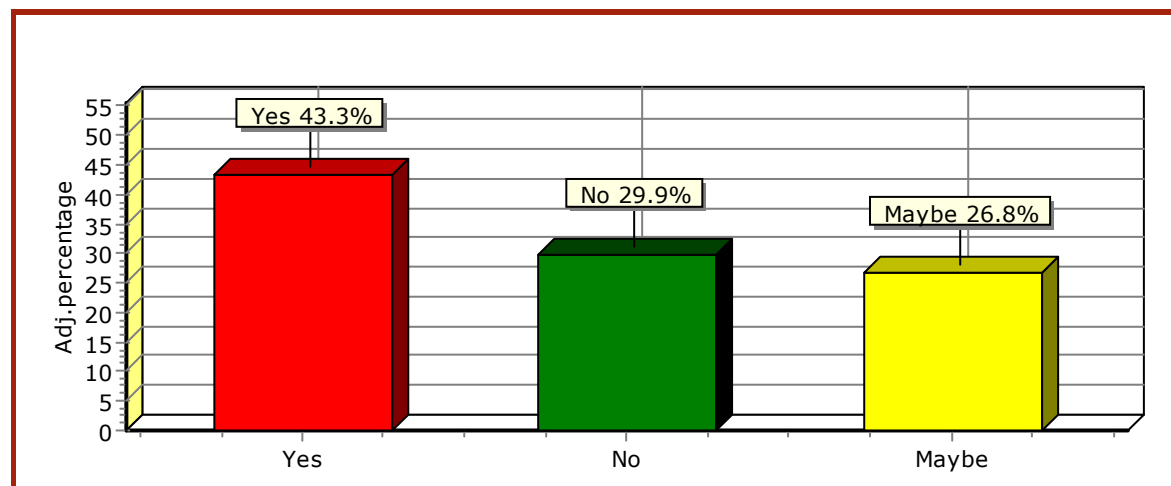


## **5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.**

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 (103) 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 Rosemarket?**

**(SEE APPENDIX 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 2005 to Dec 2005 for Rosemarket and surrounding areas and number of Sales for postcode sector SA73 1.

Detached	£194,611	Sales	9
Semi-detached	112,187	Sales	12
Terraced	132,921	Sales	7
Flat/Maisonette	NIL	Sales	NIL
Average Price	£143,863	Total Sales	28

### **Private Rental Data (From Local estate agents in January 06) for the Rosemarket area.**

The following data was obtained from local Estate Agents in January 2006. There were no properties available to rent in the Rosemarket area at the time on the open market. The figures given are estimates of the average rental prices for the Rosemarket area from local estate agents.

Detached 4 bedroom	£700pcm (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 Association) in the Rosemarket Community Council area. The rental figure is the average for Pembrokeshire County Council owned properties in the Rosemarket area, and was obtained from Pembrokeshire County Councils, Social Care and Housing Directorate.

### Pembrokeshire County Council Housing Stock for Rosemarket

	Units	Turnover ( <b>From 2001 – 2005</b> )
General Needs Properties	<b>30</b>	<b>5</b>

### Average Local Authority Weekly rents for Rosemarket

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

All Properties      **£54 per week**

### Pembrokeshire Housing Association Stock for Rosemarket

	Units	Turnover (last 6 months)
General Needs Properties	<b>9</b>	<b>1</b>

Rental levels for these properties ranging from £56.24 to £68.90 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, either on their own or shared with Local Authority or Housing Association. 15 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 Rosemarket area on the open market. The average sale price in the area is £143,863 based on the average sale prices from the land registry for Rosemarket and surrounding areas for 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.

6 households indicated they could afford between £160,000-£180,000 or more than £180,000. So they would probably 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 Rosemarket area.

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

Of the respondents who answered Question 15 on affordable Rental Levels (13 households), they 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. As there were no properties available to rent in the Rosemarket area at the time, and a number of estate agents stated that availability of rental property in the Rosemarket area is usually low, so the availability of residential letting properties in the Rosemarket area is likely to be limited.

## **SOCIAL HOUSING**

The average residential rental price for Local Authority owned properties in Rosemarket is £54 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. However it should be noted that the turnover (the frequency with which properties are let) of properties is very low in this area, five lettings since 2001 of Local Authority owned properties. One letting in the last six months of properties owned by the registered social landlord in the area Pembroke Housing Association.

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 Rosemarket 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 Rosemarket, 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 is minimal.

The people who identified themselves as being in housing need generally wanted to move within Rosemarket 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 half of this need is taken as a guideline of actual need, we can surmise that 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 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 Rosemarket 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

Didn't think there was any available.

At one time I considered Rosemarket a village of Council Houses, which reflected on house prices. I now consider it a desirable place to live and would like to keep it that way.

I would support an affordable housing development in Rosemarket if it was for the young local people in the area. The Housing association would not give local people the chance to live in the area if they're not on a list. The local people could afford a mortgage for a reasonably priced home, but not for the going market rate on homes. I would support a private development.

I feel very strongly that we should ensure that there is affordable housing within the Rosemarket area for the young people of the village. It is important to maintain Rosemarket as a thriving community for all.

Tax Bands on Housing. Living in a 2 bedroom cottage Tax band E would not be affordable even if smaller starter houses were built.

I think it would be a good idea as long as people in Rosemarket and people who have lived in Rosemarket and would like to come back to the village get the first choice.

Rosemarket is full of old people there are very few houses for sale. Those that are can not be bought by young people because they are too expensive.

Need to ensure affordable housing remains in perpetuity, ie managed by Trust or County Council. My only concerns at present is parking it is a real problem and sanctions need to be taken. Also vehicles drive through the village far too fast, this combined with the inconsiderate parking an accident is just waiting to happen. There is also already affordable housing in the village and the only trouble in the village is from these houses.

We don't have any services now, no school no shop, no post office, and almost no bus service, the roads are already clogged with parked vehicles. Incoming residents take no part in the village community at all to the detriment of the long standing community.

My other daughter is at present living in Milford Haven. She would prefer to have stayed in Rosemarket when she met her partner. She now has 3 children and thinks village life & community would be better for her children than living on a large estate.

No School, no shop or post office no bus service no local doctor chiroptomist or optician. So Rosemarket is no place for those who need affordable housing.

Would want it to be for younger people with relatives here or older ones who need support of family who already live here.

If this was for local people who currently live in the Rosemarket parish I would agree. I can't agree because you will move anyone on a housing list in to the affordable housing, in the Rosemarket area. By this you do an injustice to genuine Rosemarket people in need of affordable housing.

The questionnaire: Q7 this should not be used as evidence of housing need as families with students would tick this & their children would be most unlikely to come back to live here because of job shortages. This questionnaire assessing the need for affordable housing in the Rosemarket area is based on a false premise as families from this area will not be housed as a priority over families from other areas who have attained more housing points. This was admitted at the meeting.

Public Transport needs to be improved for those who do not have a car. If Rosemarket were to expand dramatically the roads would need to be improved to accommodate the extra traffic.

There are no amenities to support this type of accommodation.

Very poor approach roads to Rosemarket, no parking facilities in main street therefore causing congestion. We have no shop, post office or school, we can't go anywhere by bus except Haverfordwest which takes over half an hour going through the small villages.

If situated within village not in outlying areas, and if infrastructure can cope

A large part of Rosemarket is already council housing and cheap housing.

We do have 60+ council houses (some owner occupied)

Support new housing developments open to those who live in the immediate area in need of good housing/social housing.

Will other services/amenities and facilities be improved to cater for increase i.e. shops, post office youth club, play areas, roads.

We moved from Saundersfoot to Rosemarket because it was a small rural village, which is not over developed. We would object to any "new" or "additional" development which would spoil the tranquility of the village.

There is too much concentration on builders producing houses priced only to make large profits. Builders should be encouraged to build properties affordable for low income households E.G. planning consent on expensive housing only if cheaper housing is built as well.

It is my opinion that the road network is not suitable to take further traffic and the roads are a danger to the public. It is time the Highways Authority improved the road network in the Rosemarket parish, Secondly there are no facilities in the village to help sustain the community.

Affordable housing should be available to people from Rosemarket, not people from other areas first.

My wife and I feel affordable housing should be available nationwide, to give young couples the chance of getting on the property ladder.

Being a land owner on the verge of the village I would back any house building in the village also to get the village back on its feet after losing the post office and school. If planning were available I would be very grateful to the sale of land for houses, private or council.

I feel there are too many people buying 2nd homes as holiday lets in this area. This also includes people buying 2nd/3rd houses to let- pushing the price of houses up.

The development of housing using the surrounding land will ruin the small village community it will become more like Neyland - not a good thing.

As there are no amenities in the village eg school, post office shop etc, I do not think that further housing developments is warranted

Its a great idea especially for first time buyers- families or not.

We feel we already have enough affordable houses in the area.

Local affordable housing should be allocated for Pembrokeshire residents.

We have seen the performance of Pembrokeshire Housing Association recently 12 months plus delays in completion of projects poor design and site too open, no play areas or facilities. Better for private landlords or holiday style accomodation similar to that adjacent to the church.

Any affordable housing should be for residents of Rosemarket and their extended families only. This should be enforced even when the initial families move on keeping our affordable housing for the villagers and parishioners of Rosemarket.

Depends on what ones interpretation of small is.

The village infrastructure does not lend itself to further housing development. There is already affordable housing within the village. The development by the Housing Association in Westaway Park was 12 months overdue when completed and also attracted tenants from outside the community. Ample properties for sale within the area.

We do not want to see another "Mount Estate" built on the beacon or elsewhere. More info is needed regarding the number of houses and proposed locations before this Q20 can be answered.

Lack of services in area, shhools, shops & play areas. Lack of public transport. Travelling to and from work in Haverfordwest already a nightmare on a daily basis.

There are no amenities in Rosemarket to support the needs of families. 1. No School 2. No Shop or Post Office 3. Nothing to support the needs of the people in the village. The hall is a very old wooden building dating back to the 1st World War and should be brought up to the standard of other village halls in Pembs before any social housing needs are thought about.

At present there is little to support family life in Rosemarket i.e. no shop, no school no entertainment for youngsters or families.

The village lacks facilities and further development would be detrimental to the amenity of the area. There is no shop, no post office, access roads are narrow and dangerous. Very few facilities for children and teenagers. This leads to nuisance and vandalism. Many village roads are reduced to single lane because of on road parking.

Reasons are narrow roads lack of pavements, street lights lack of amenities, nearest junior school 3 miles away, public transport virtually non existent. Full development of LNG will bring more traffic to area. Doubtful if homes would be allocated to local people.

There are no shops poor roads, no school, bus services are poor also far too many cars at the roadside, poor parking.

We would be totally against affordable housing coming here for the simple reasons being that there are no amenities here whatsoever also it would only add to the traffic problems which we already have.

Consideration of demand for affordable housing should take into account the lack of village facilities in Rosemarket, particularly school and post office, the existing proportion of lower cost ex LA housing already there, access to public transport, availability of other housing within a reasonable distance, and genuine local need limiting choice e.g. family needing support. There has been a steady marked increase in traffic on narrow roads, including construction traffic, and allocation of specific low cost housing should support those who generously make a contribution to village life, are working nearby or care for relatives or need their care, not as an easy route to getting development in the open market countryside.

I would not support a local development of affordable housing the main reasons are: These schemes end up providing housing for non local usually undesirable ones. There are no social amenities infrastructure to support it (shops, parks rail/bus services etc. My wife and I have worked hard for the last 20 years to afford this house. I don't see why other should do not the same.

Not enough low cost first time buyers property, and people on low income are now struggling to get mortgages.

# APPENDIX 2

# ROSEMARKET COMMUNITY COUNCIL

## LOCAL HOUSING NEEDS ASSESSMENT

Dear Resident

Your Community Council is concerned at the lack of affordable housing available in the community of Rosemarket, for local people of **all ages** who need or wish to live in the Rosemarket 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 Rosemarket community area. **(Additional Households)**
- Friends or relatives who may have moved from the community and would like or need to live in the Rosemarket 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.

# **APPENDIX 3**

# ROSEMARKET 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 Rosemarket 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

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**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 Rosemarket 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) _____              |  |

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**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) \_\_\_\_\_

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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
- £121,001 to £140,000
- £140,001 to £160,000
- £160,001 to £180,000
- More than £180,000

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

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

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

- Rosemarket 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 Rosemarket area? (Please tick one box)**

- Yes                       No                       Maybe

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

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# **ROSEMARKET COMMUNITY COUNCIL LOCAL HOUSING NEEDS SURVEY**

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

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

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

\_\_\_\_\_

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

**Are you a Landowner, or do you know of any available land that may be suitable for a development of affordable housing in the Rosemarket 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 envelope provided within 14 days**

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

Matthew Owens  
Rural Housing Enabler

Melyer House  
St Thomas Green  
Haverfordwest  
Pembrokeshire  
SA61 1QP

Tel: 01437 774769

E-mail: [matthew.owens@rhe-pembs.co.uk](mailto:matthew.owens@rhe-pembs.co.uk)

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