

RUDBAXTON COMMUNITY COUNCIL HOUSING NEEDS SURVEY REPORT

CONDUCTED OCTOBER 2009

FINAL REPORT JANUARY 2010



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 Rudbaxton 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 8th of October 2009, this was facilitated by the Rural Housing Enabler. The questionnaires were sent to all 542 addresses on the council tax register for the Rudbaxton Community Council area. The address list was provided by Pembrokeshire County Council.

Respondents were given 14-21 days to complete and return the questionnaire, in a 2nd class freepost envelope that was provided with the questionnaire. The deadline for the return of the surveys was the 2nd of November 2009.

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, One non-resident form was requested a total of 543 forms were distributed.

Response

A total of 217 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. A total of 200 questionnaires were returned from occupied households all were completed or part-complete. Nine questionnaire were returned incomplete, four questionnaires were returned from second homes and three were returned late.

The nine incomplete questionnaires, four second home and three late questionnaires, were discounted from the analysis.

According to the figures from the council tax office, of the 542 addresses identified in the Rudbaxton Community Council area, 11 properties are unoccupied and 7 properties are currently classed as holiday homes. This provides us with a figure of 524 occupied households in the Community Council area. This equates to a return rate from the occupied households of 38% (200/524).

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 38%

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

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

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

67% of respondents have lived in this Community Council area for more than 10 years.

63.5% who identified a household in housing need stated they wanted to buy on the open market, 23% indicated they want to pay for the property by renting from a Local Authority or a Housing Association and 13.5% indicated they wanted to rent privately.

74% of households who expressed a housing need detailed that need as within 3 years, 26% detailed that need with the next 3 to 5 years.

44% of respondents who identified themselves as being in housing need, expressed a desire for 3 bedroom properties, 39% for 2 bedroom properties, 13% for 4 bedroom properties and 4% for 1 bedroom properties.

Of the households that identified a housing need 50% described their household as co-habiting/married couples, 32% described their household as families (one or two adults with children), and 18% as single person household.

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

87% of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

38% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need, 39% of respondents said maybe and 23% 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.

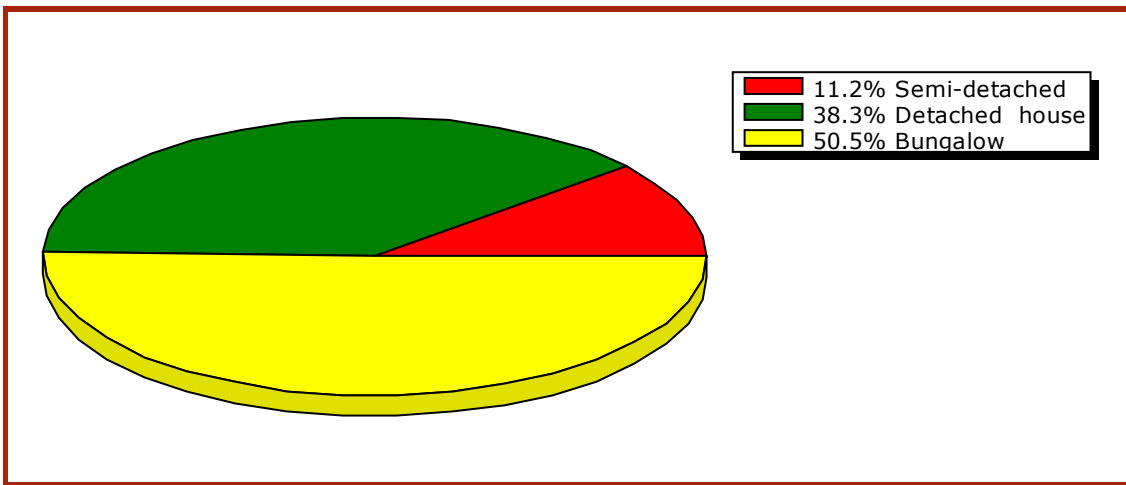
Presentation broadly follows the questions set out on the survey form.

Percentages in this section apply to the number of respondents to the survey (200) who answered that particular question. This is known as adjusted percentage.

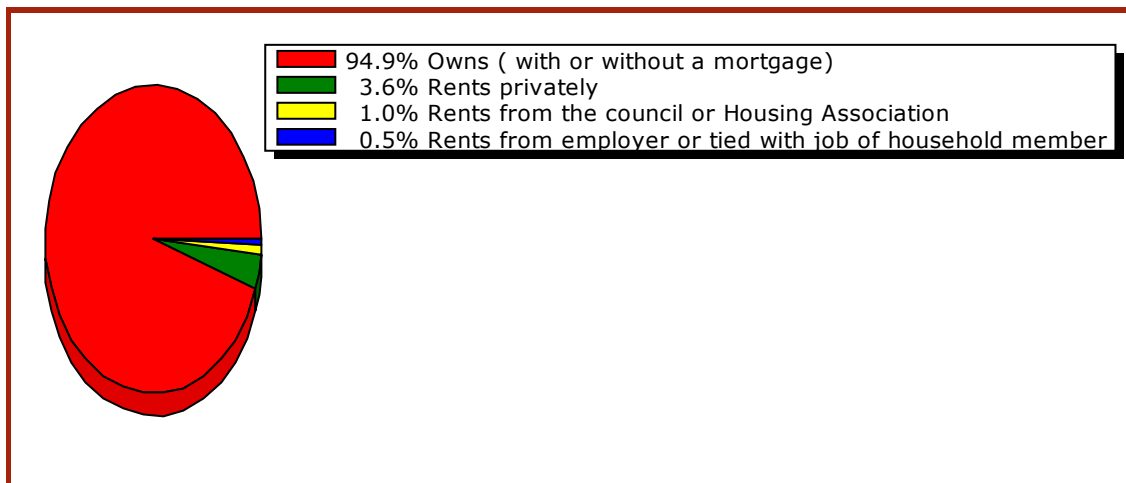
Q1. Is this your Main Home?

All 200 respondents stated their Rudbaxton address was their main home.

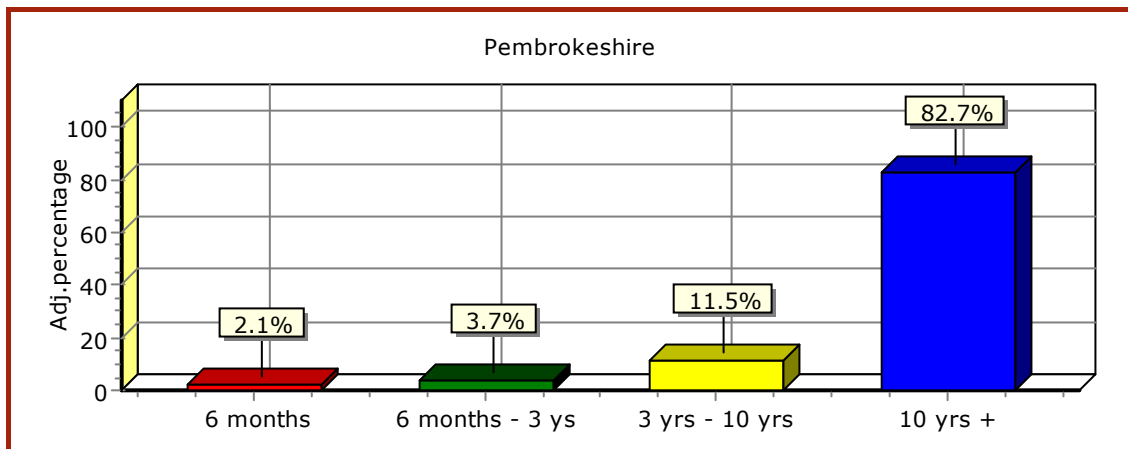
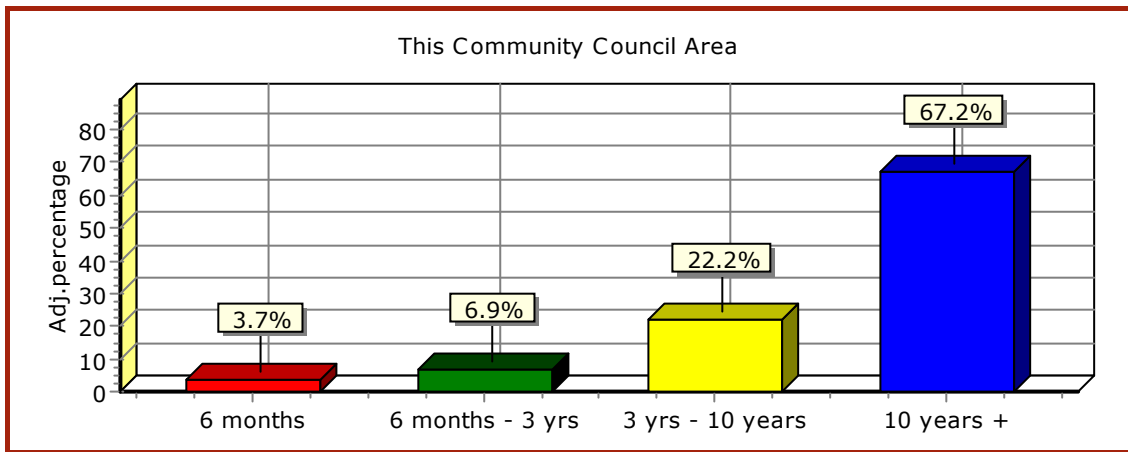
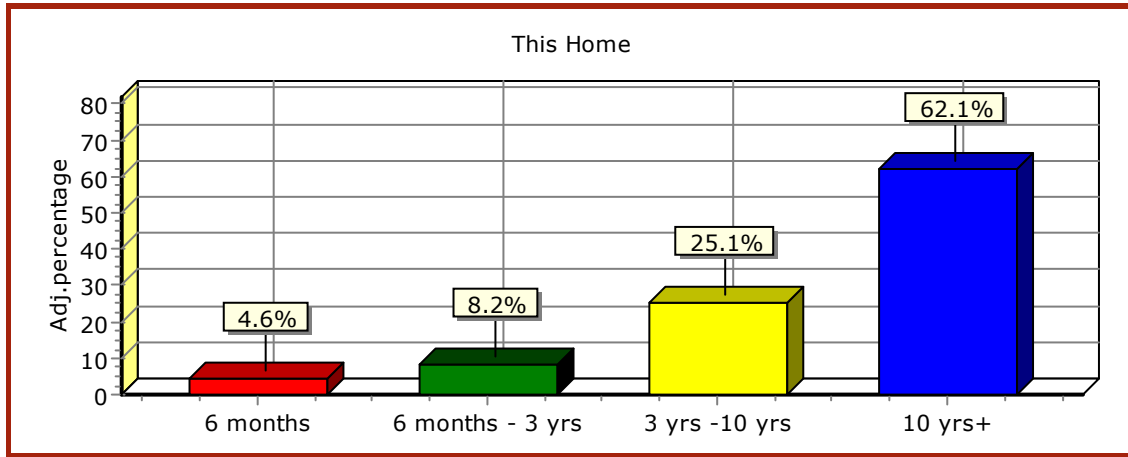
Q2. What type of house does your household live in?



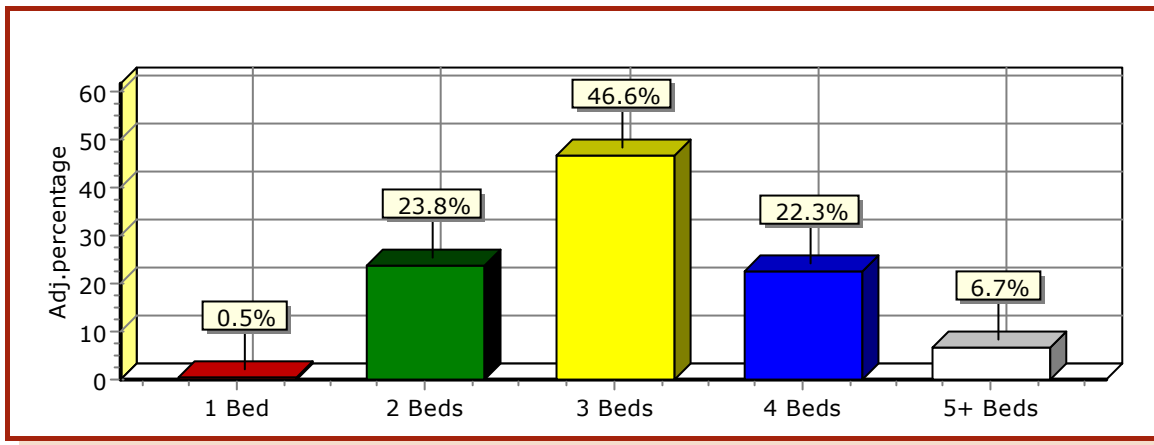
Q3. Does your household own or rent this property?



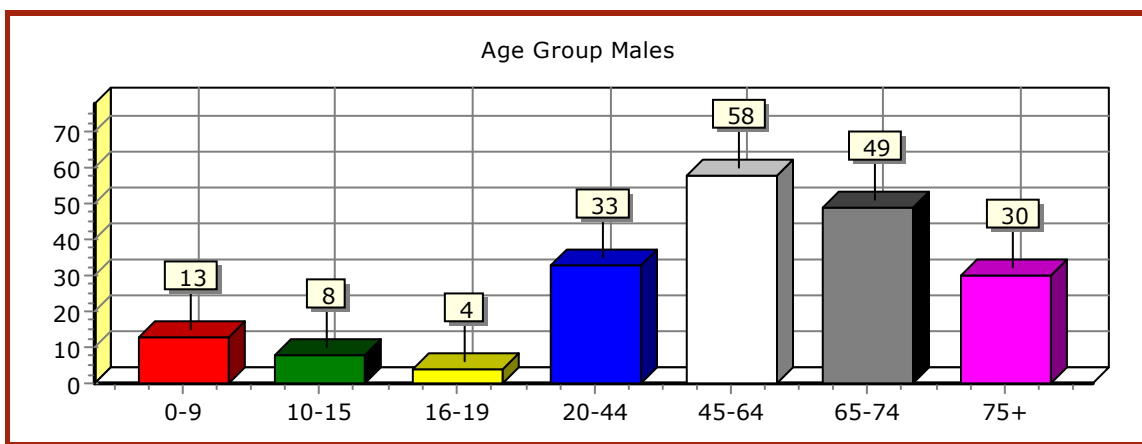
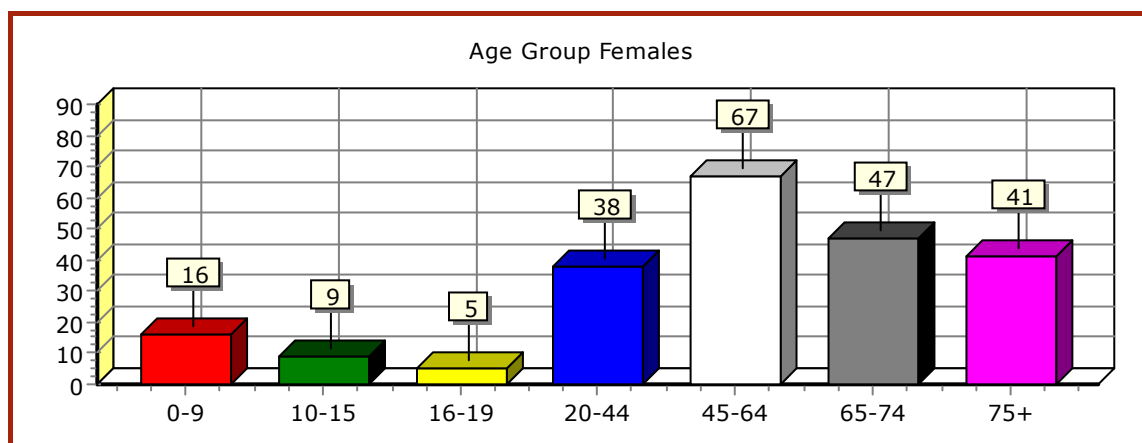
Q4. How long have you lived in?



Q5. How many bedrooms does your home have?



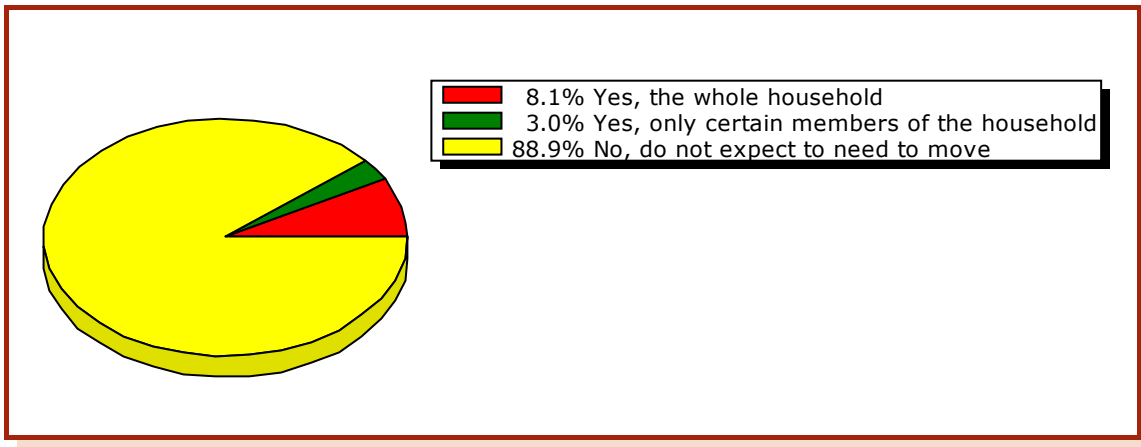
Q6. How many people of each age and sex are there in your household?



The total number of people identified in respondents households was 418.

This equates to an average household size of 2.1 people (418/196)

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



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

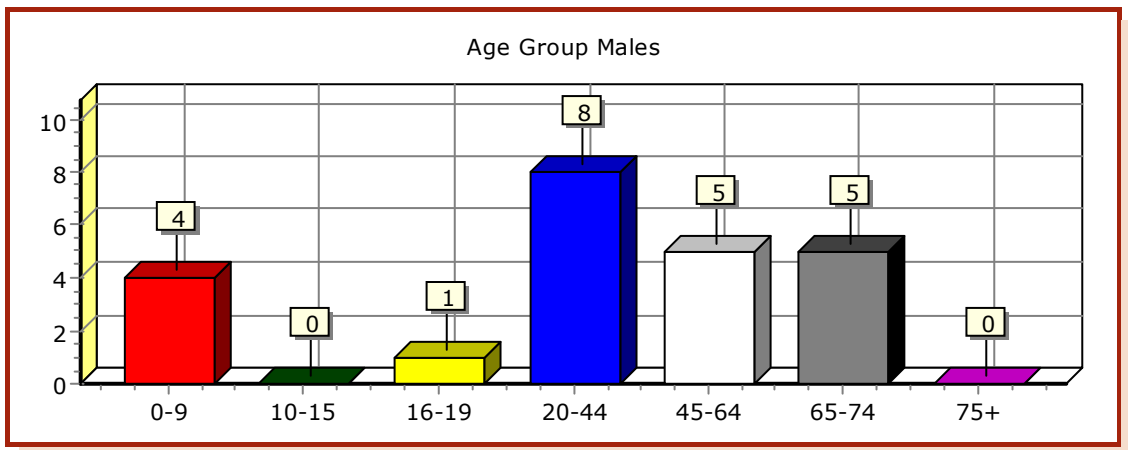
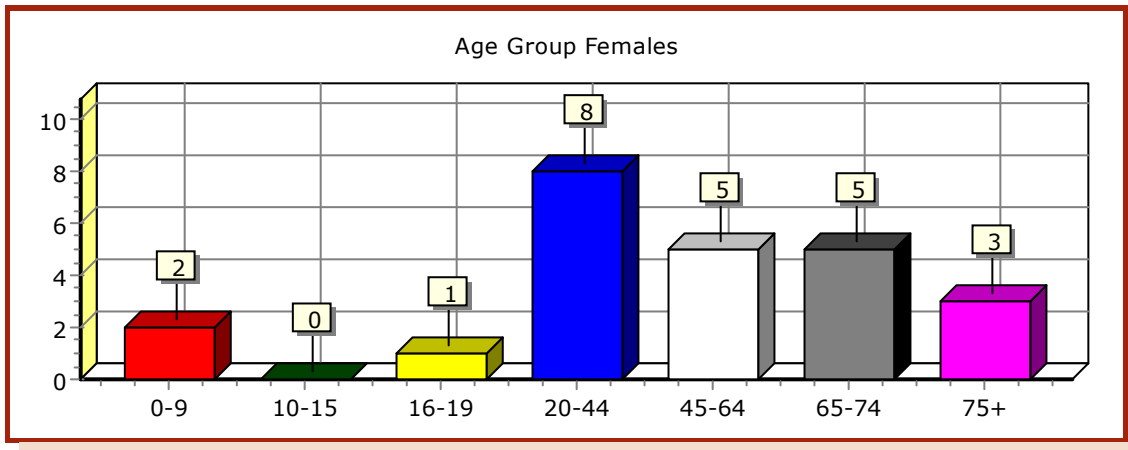
4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS

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

23 respondents completed this part of the form, including the 1 non-resident respondent. The data in this section is presented by the actual number of responses to each question, rather than as a percentage of responses.

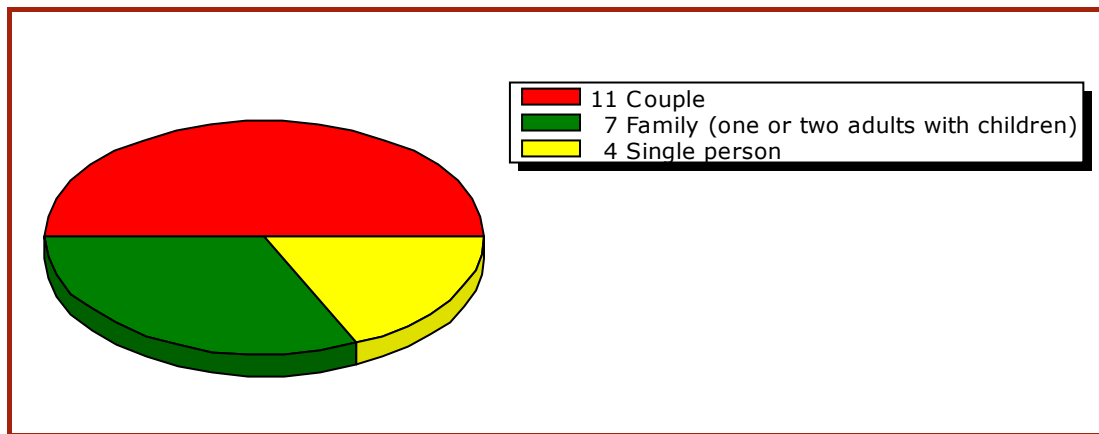
The total number of answers to each question is detailed at the end of the question name in brackets (not all respondents answer every question). Some questions allowed respondents to give more than one answer (these are known as multi-code questions), the total number of answers are again shown in brackets 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. How many people of each age and sex in the household that need to move? (22)

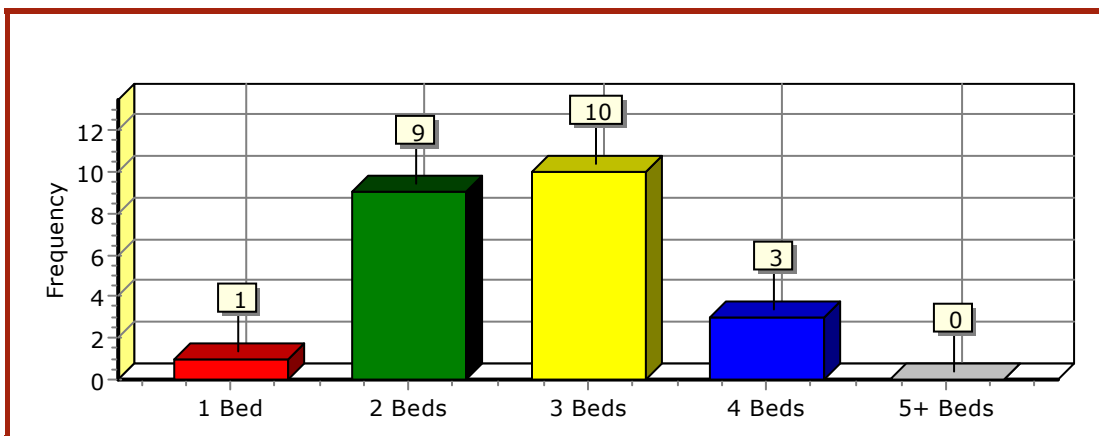


In total 47 people in 22 households have identified themselves in need. This equates to an average household size of 2.1 people.

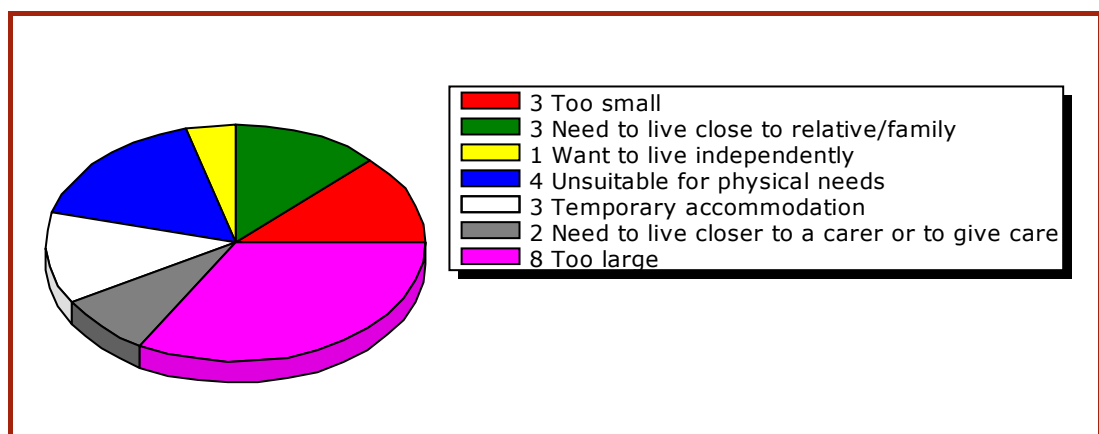
Q9. How would you describe this household? (22)



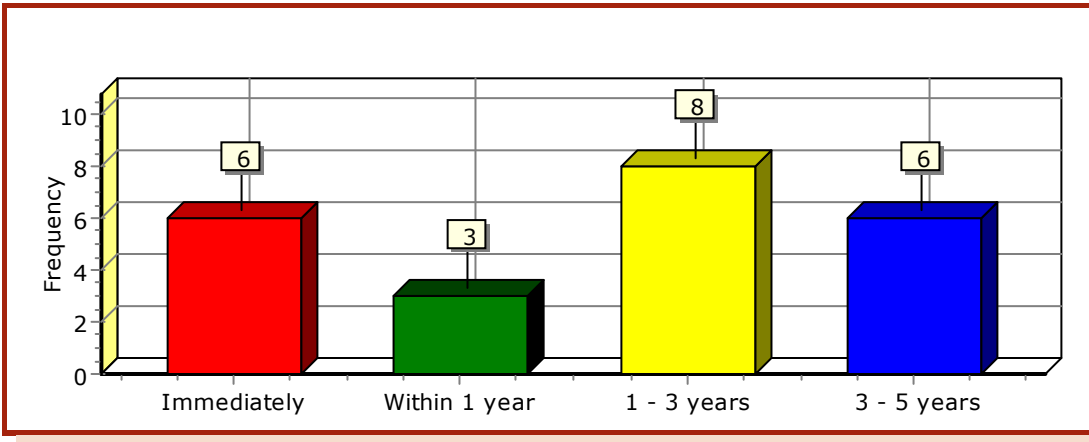
Q10. How many bedrooms would you expect to need? (23)



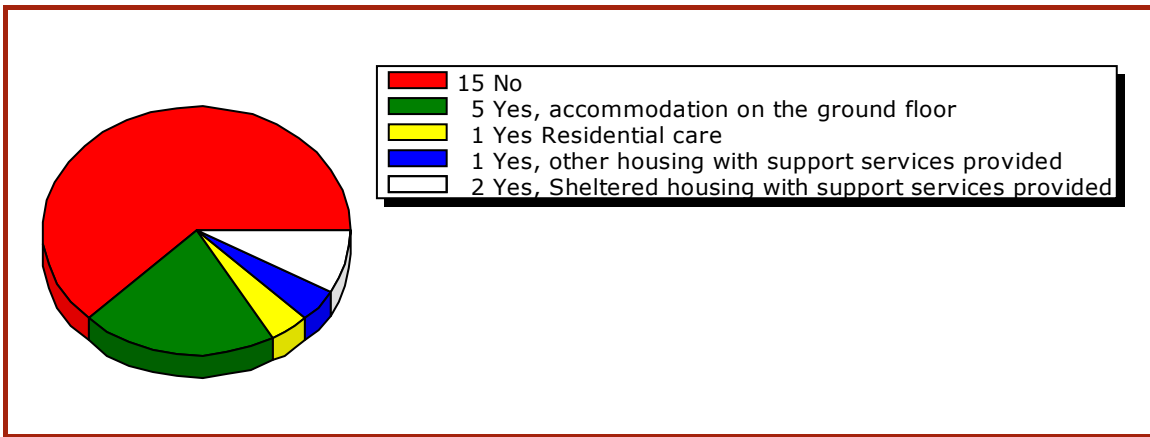
Q11. Why does your Current home not meet your needs? (TV = 24)



Q12. When would you expect to need to move? (23)

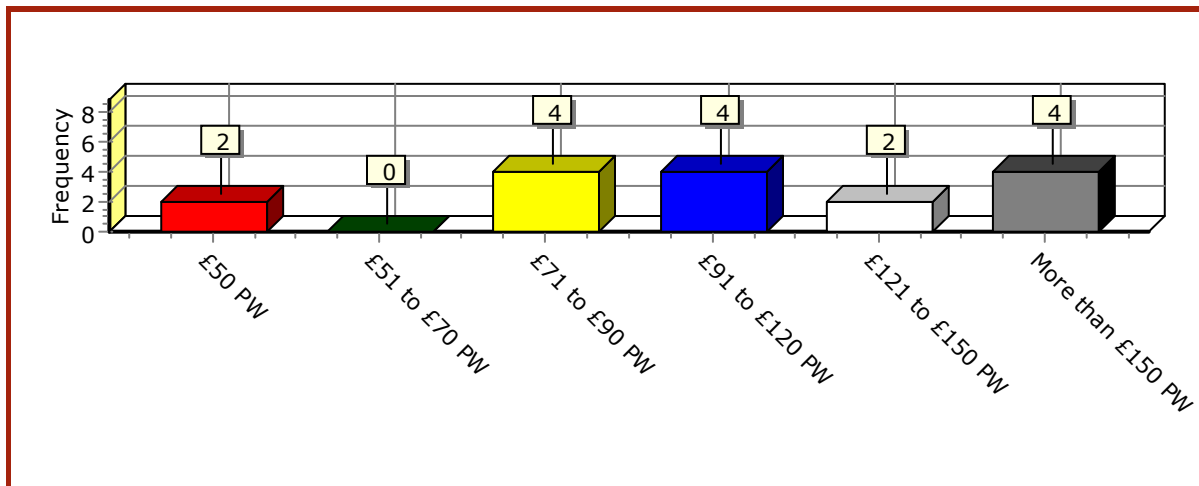


Q13. Does your household have a specialist housing need? (TV = 24)



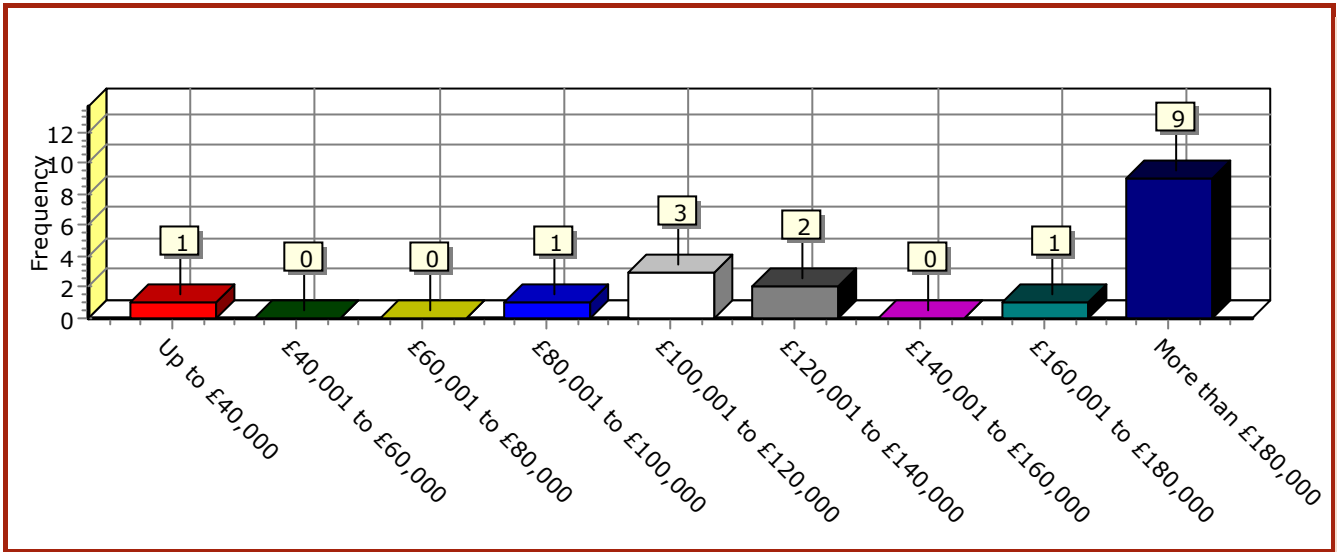
Q14. How much would the household be able to afford if renting? (16)

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



Q15. How much would the household be able to afford if the household were buying a property? (17)

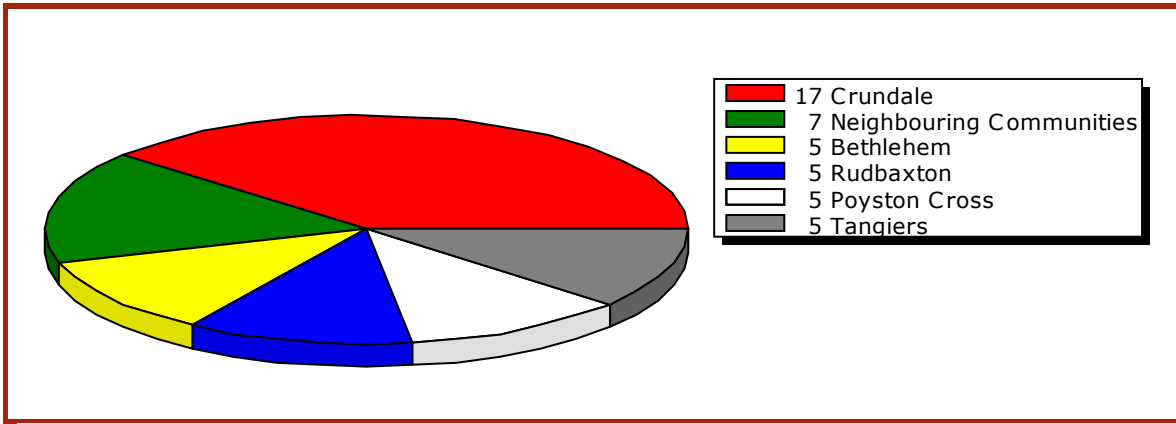
Respondents were asked to consider three times the household's gross income for mortgage purposes plus any savings and equity the household may have in any property.



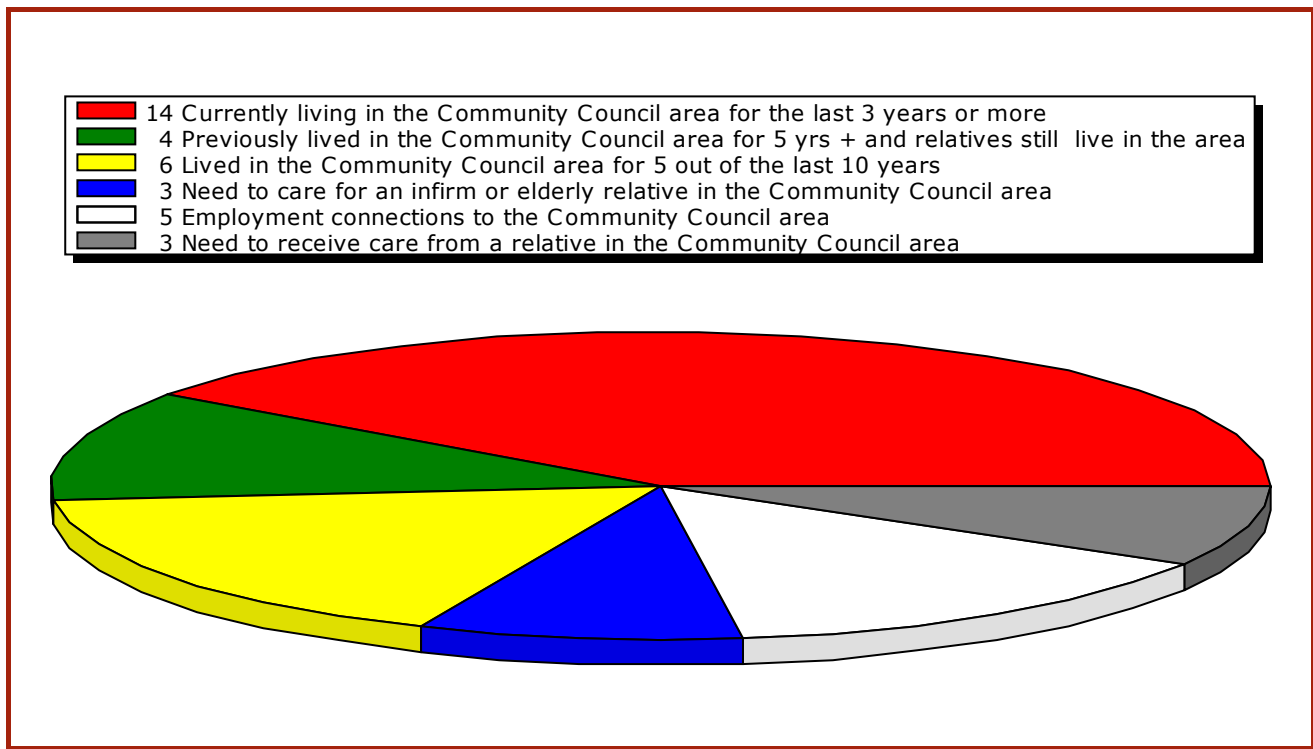
Q16. How would this household consider paying for this accommodation? (TV = 22)



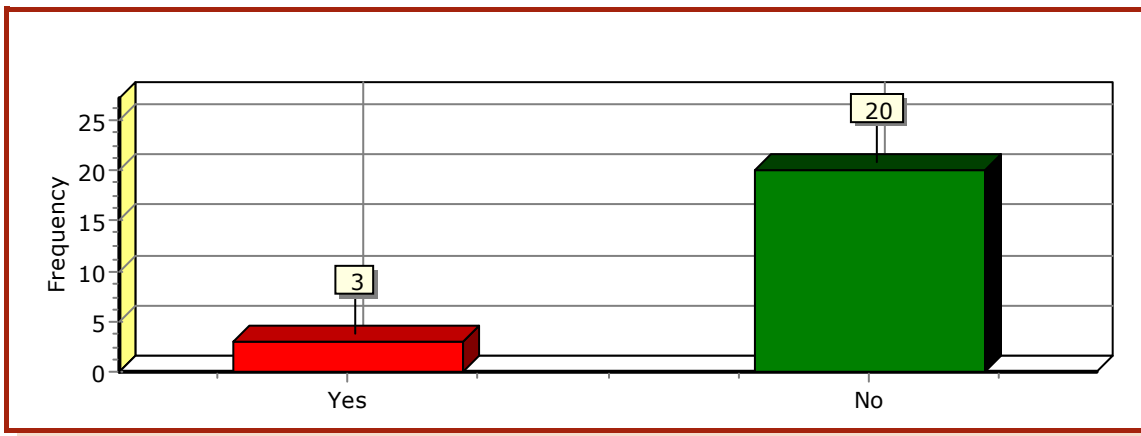
Q17. In which area would the household consider living? (TV = 44)



Q18. Do you have a local connection with your community of first choice? (TV = 35)



Q19. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (23)

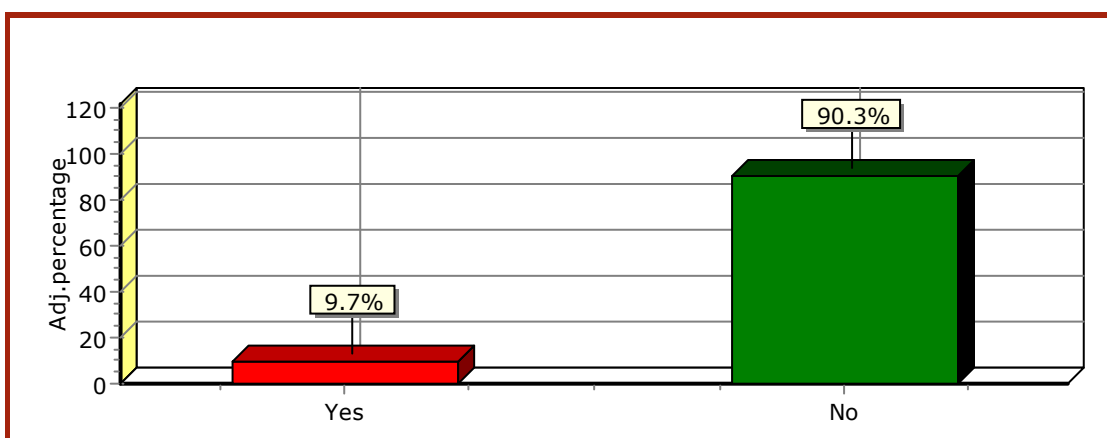


5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.

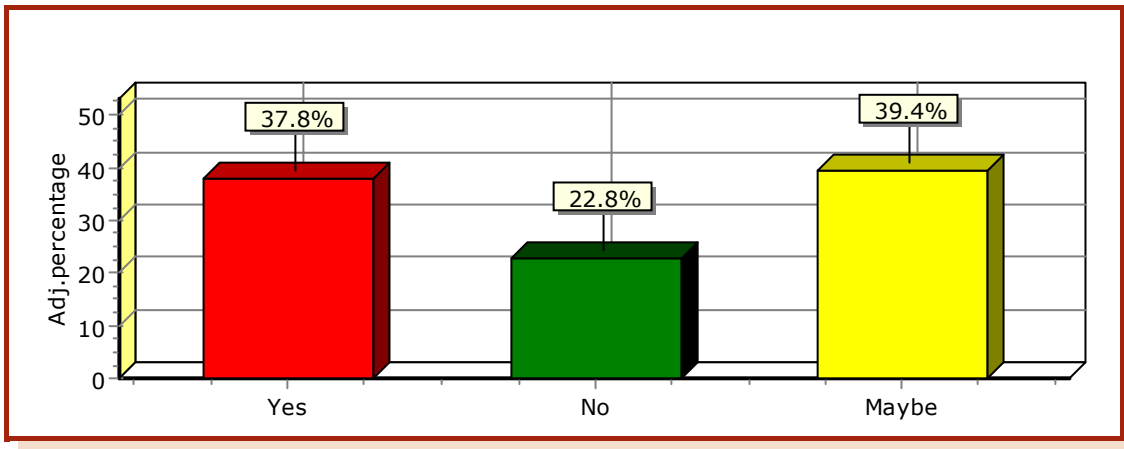
All the respondents were asked to complete part 3 of the questionnaire. The purpose of this section is to identify the community's feelings towards a affordable housing development in the area.

Percentages in this section apply to the number of respondents to the survey (200) who answered that particular question. This is known as adjusted percentage.

Q20. Apart from you or anyone currently in your household, do you know anyone with a local connection who is not currently residing in the Rudbaxton area that would like to or need to set up home in the Rudbaxton area?



Q21. Would you Support a small local development of affordable housing to meet local need in the area?



Q22. Are there any comments you would wish to make regarding affordable housing in the Rudbaxton Community Council area?

(PLEASE SEE ADDENDIX 1)

6. AFFORDABILITY OF MOVING

This section considers the financial information given by the households in Questions 14 and 15 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 April 2009 to June 2009 for postcode sector SA62 4, including Rudbaxton Community Council area and surrounding areas.

Detached	£153,333	Sales	3
Semi-detached	NIL	Sales	NIL
Terraced	NIL	Sales	NIL
Flat/Maisonette	NIL	Sales	NIL
Average Price	£153,333	Total Sales	3

The average residential property sale price for Pembrokeshire from April 2009 to June 2009 for Pembrokeshire was £147,118 (Land Registry).

Private Rental Data (From Local estate agents in October 09) for the Rudbaxton area

The following data was obtained from local Estate Agents in October 2009. No properties were able to be found that were available to rent on the open market in the Rudbaxton Community Council area at the time. The figures given below are estimates of the average rental prices for the Rudbaxton Community Council area from local estate agents. A number of estate agents also stated that availability of private rented property was limited in the Rudbaxton area.

Detached 4 bedroom	£700/£750pcm (approximately)
Semi-detached/Terraced 3 bedroom	£525/£575pcm (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 Registered Social Landlords in the Rudbaxton Community Council area. The rental figure is the average for Pembrokeshire County Council owned properties in the Rudbaxton Community Council area, and was obtained from Pembrokeshire County Councils, Social Care and Housing Directorate.

Pembrokeshire County Council Housing Stock for Rudbaxton Community Council area

	Units	Turnover (From 2002 – 2009)
General Needs Properties	9	3

Average Local Authority Weekly rents for the Rudbaxton Community Council area

Based on 2008/2009 rental values and excluding services e.g. water rates

All Properties **£60.65 per week**

Registered Social Landlord Stock for the Rudbaxton Community Council area.

There are currently no properties owned or managed by a Registered Social Landlord in the The Rudbaxton Community Council area.

Affordability

Affordability - Ability to purchase a property on the open market:

Of the respondents who answered Question 15 on how much they would be able to afford if they were buying a property, 7 households indicated they could afford prices ranging from between £40,000 to £140,000, which means they would have difficulty in being able to afford to purchase a property in the Rudbaxton area on the open market.

1 household indicated they could afford between £160,000 to £180,000 and 9 households indicated they could afford over £180,000. So these respondent may have 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 Rudbaxton area.

The average sale price in the Rudbaxton area from April 09 - June 09 was £153,333 (Land Registry). As this price is an average, there may have been some properties that will have been lower in price. Some of these may have been affordable to some respondents.

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

Of the respondents who answered Question 14 on affordable Rental Levels, 6 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.

The other 10 respondents to this question stated they could afford prices ranging from £120 per week (£520pcm) to over £150per week (£650pcm). Some of these respondents could possibly afford to rent in the private market, but based on the evidence collected from local estate agents, they might find limited availability of suitable private properties to rent in the area.

SOCIAL HOUSING

The average rental costs per week for Social housing in the area is £60.65 (PCC owned properties). 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 in the area, 3 lettings since 2002 for Local Authority properties. But it should 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

A large proportion of households who identified themselves in housing need would not be able to rent or purchase a property on the open market in the Rudbaxton 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 the Rudbaxton Community Council area, 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 Rudbaxton Community Council area, which tells us that it is desirable to meet locally identified need with local developments.

23 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 8 -12 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 and the emerging Local 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 Rudbaxton 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

Q22

We do agree that we need more affordable housing, but we do not agree with the proposed development in Dingle Lane, because of the hazardous entrance and the fact that there is no footpaths. If new developments are allowed a doctors surgery would be very welcome.

There is certainly need for affordable housing in the area in particular need of housing for middle income families. There appears to be too many so called executive houses being built.

I wholly support young first time buyers from the community having the opportunity to purchase an affordable house in the Rudbaxton area. However I strongly object to people from out of the area i.e. not been brought up within the community.

We moved out to the country for a better living option. We have land which could be used for building or affordable housing but I would never sell it. We love the peace and tranquillity of the countryside I wish not to be disturbed. We are living to help set our children up in years to come, by hard work. Affordable housing is a great idea as long as you have the right people around it or in it. With Pembrokeshire Housing building in the area I fear it will bring alot of problems and down grade the area in years to come.

We need a pavement from Crundale to Prendergast especially if more housing is being built.

Obviously my support for a development would depend on its size, style and location.

At my time of life what I need is sheltered accommodation to buy. I have a large bungalow which is too difficult for me to maintain.

I have no objection to affordable housing but please be more specific - what range of price? I have examined one site plan but cannot support the type of housing. These houses are without garages nothing wrong with parking in a driveway or designated parking spaces. These houses are for young families with two three bedrooms on suite bathroom plus a family bathroom- great! but where are young mothers going to store wet pram's pushchair's bicycles, mowers etc. Such bad planning will result in an untidy looking area. The only solution left to the owners would be to put up sheds of various shapes, sizes and quality. I would scrap the mid-terrace house altogether-who wants to carry their rubbish through their homes. I would include a few detached houses for parents with budding, musical youngsters so that they can drum away.

On moving here to a small friendly village in Crundale. There was two shops, - post office and a public house, with plenty of green areas. Now all built up areas with no shop and no public house. Definitely no more houses.

The Landfill site is moving closer to my residence. Hence the value will reduce at present 800 metres.

We feel Crundale has lost its community spirit. We've lost our pub summer carnival, firework display and local shop. Post Office is good but needs to sell bread , milk etc. Also in the last 10 years I have asked various Councillors for a proper pavement link along Clabeston Road side of Crundale. Our Children cannot walk safely to their grandparents who live nearby. No action has ever been taken or response given.

I would only support the scheme for local people and they would have to purchase the property-not rent, if they buy the property they are more likely to take pride and look after it.

It would be desirable for the proposed development to be on a small scale and for people with local connection. The development should ideally be in keeping with the style of housing within the area and respect the privacy of established homes within the community

1. So long as it is local people with a link to local residents, I would back a small development. If not for local people with a link to residents then I would not support any development.

There is a pressing need for sheltered/warden affordable accommodation for purchase. There are numerous housing schemes for over 50's in other parts of the uk. Why none in the Haverfordwest area. Many people just want housing with less stress in regards to the upkeep and garden which would be covered by the management of such a scheme.

Depends what, where, how big and who they will belong to. Would prefer if it is for people to buy, not as part of Housing Association for rental.

There are simply not enough facilities or services to support an increase in the population of Rudbaxton. Affordable housing would totally change the nature of the community, you can not monitor who is local and who isn't. Pembrokeshire has already been infested by rejects from large English cities. Affordable housing needs to be in towns and within walking distance, where all facilities are available Rudbaxton is mainly a retirement area and affordable housing will bring huge problems with it.

When building new homes please remember to build different types of houses for: Single people, family homes, one storey properties for the elderly, properties for disabled people, houses to accommodate elderly parents (granny flats) and bigger homes for big families.

This is a small village and does not have the amenities to cater for more people. They would need a car to get to work as the bus service is practically non-existent also there are no shops only a post office open three days a week.

The word local is important currently we seem to be importing missfits from Swansea etc.

With an ageing population growth there is more of a need for sheltered housing. This also frees up other property for younger people. With the proximity of the hospital this would make the area ideal for this type of development. As Crundale and surrounds are without any type of footpath or thought for pedestrians the area poses a danger for anyone without transport who may need to walk at this time the area is not suitable, without any amenities or safe verges footpaths for either young and elderly. This should be taken into consideration for any plans.

Depending on the size and impact on existing housing i.e. traffic management.

Whilst the suggestion is for 'local people' the concern is how the selection process will be managed and whether it is feasible or lawful to restrict to locals.

If there is a need for affordable housing then how would you explain the large amount of property to let currently available, this has mushroomed in the last eighteen months.

I just need permission to build my own home.

Accepting a need for affordable housing hope that the needs of families going to live in the area are recognized. No longer does Crundale have a shop, full time Post Office or pub and its hard to raise community spirit.

Affordable housing should be limited to 30% of all developments to maintain a good mixture of housing types within Crundale. I believe it would be unwise to create sizable blocks of affordable housing.

Crundale is not able to absorb additional housing as it does not have the amenities i.e shop/Public house etc there is nothing sustainable here and the vision of the JUDP is "pie in the sky" in many respects. If Crundale increases in size as indicated on the LDP then I will cease to be a village with a community spirit and will become a small town with no heart.

1. There is no pavement into the town. The road (B4320) is very dangerous to walk along it where there is no pavement. 2. There is no longer a shop in the village of Crundale. 3. The bus service is inadequate and not well publicised. To buy a loaf of bread or a bottle of milk, therefore you have to travel out of the village by car. 4. The area does not offer sufficient employment for local people to warrant construction of new dwellings.

Crundale is a relatively crime free area I would not like to see the village getting any larger or I would not like to see any council houses or Pembrokeshire Housing estates being built, as they encourage people on benefits who live their life around crime and terrorizing decent citizens.

In Question 21 you mention local people who do you call local. This could mean anywhere in Pembrokeshire and could mean families that have already caused problems moving into our community and making peoples lives a misery. Another point what do you call affordable homes, according to local planning officers Crundale already has enough affordable homes.

"Affordable housing" should be strictly limited to the needs of the community and not extended to cover the needs of people from outside the area.

My relative and I have lived in the area for the last 70 years and have seen massive growth within Crundale especially over the last 30 odd years. When I first remember Crundale at the end of World War 2 there were only 19 houses that has now expanded to well over 200. In the meantime we have lost a school, public house, 2 shops one of which was a petrol filling station. At present all we have is a part time post office. Only gain has been a playing field and community hall paid for by residents and grants.

It is a pity that this survey was not made before the county council decided where it was supporting new developments in the community.

I think that any housing should fit the current theme of housing in the area so as not to be an eye saw and I think that any long standing beautiful areas and trees should be maintained. I would also like to see an area set up in Rudbaxton community and Crundale, for the provision of allotments to enable the community to help support itself. A shop a pub also wouldn't go a miss.

My answer to question 21 is dependent on where.

It would be useful for the cycle path from Poyston Cross through to town as at the moment it is too dangerous to cycle or walk.

There is so many properties for sale and to rent that there is no need for more to be built and spoil rural areas. This land is for agriculture.

Before any development takes place the more urgent requirements would be to control the traffic problem in Crundale the two main roads are treated as virtual race tracks there is an urgent need to provide traffic calming methods on both roads.

Affordable warden operated apartments for people like me unable to cope with gardening etc. through disability and wishing to remain in Crundale village familiar to me for over 40 years plus. Crundale village should retain its village status.

The rudbaxton area is an unspoiled beautiful part of Pembrokeshire building more houses anywhere in this area could further detract from the unique features. Could you please justify an affordable property most young couples can barely raise the deposit, let alone buy a property.

Daughter hopes to return to the area to a home of her own no need for it to be "affordable" and site could be in garden of her parents household.

I have lived in the Rudbaxton Community Council area for over 20 years and chose my home because of the rural views. would oppose any development that would jeopardise the views and privacy I currently have. I understand the need for more affordable housing but this can surely be achieved without spoiling the beautiful countryside we already have.

What is the definition of affordable housing the term is to vague.

No services in village without transport doomed, no shops, public houses.

For myself elderly and living alone I would welcome flats as self contained dwellings without a garden to be maintained.

It would depend on how many houses were being built and where they are built.

Use farm land but not areas with trees.

There is undoubtedly a great need for small affordable housing not just in Rudbaxton but also other rural areas. Two often new developments have been large 4 bedroom detached houses in rural areas- surely the market is saturated with this size of house.

Appendix 2

Rudbaxton 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 Rudbaxton Community Council. This will cover the areas of Rudbaxton, Crundale, Poyston Cross, Bethlehem and Tangiers.

The questionnaire is being sent to all residents within this area and will only take 5-10 minutes to complete. Your views are important, even if you do not intend to move in the near future please complete sections 1 and 3.

In addition to establishing the needs of the current community we hope to hear about the requirements of households with a local connection who need to relocate to the area. This is often people who have moved away, but in general terms means that they have strong family or residential links to the area, people who are employed in the area and people who need to receive or provide care for a relative in the area.

Your answers will be confidentially analysed by the Rural Housing Enabler and the data will be reported in a way that no individuals or households could be identified. This questionnaire gathers information which may contribute towards future housing strategy in the Rudbaxton 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.

The Rudbaxton Community Council

Appendix 3

RUDBAXTON 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"/>
Rudbaxton 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"/>

Q9. How would you describe this household? (Please tick one box)

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

Q10. How Many bedrooms would you expect to need? (Please tick one box)

- 1
- 2
- 3
- 4
- 5 +

Q11. 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

Q12. 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

Q13. 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) _____

Q14. 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)

- | | |
|--|----------------------------|
| <input type="checkbox"/> up to £50 (per week) | (Up to £220 per month) |
| <input type="checkbox"/> £51 to £70 (per week) | (£221 to £300 per month) |
| <input type="checkbox"/> £71 to £90 (per week) | (£301 to £390 per month) |
| <input type="checkbox"/> £91 to £120 (per week) | (£391 to £520 per month) |
| <input type="checkbox"/> £121 to £150 (per week) | (£521 to £ 650 per month) |
| <input type="checkbox"/> More than £150 (per week) | (More than £650 per month) |

Q15. How much would the household be able to afford if buying a property? It is normal to consider three times the household's gross income for mortgage purposes plus any savings and equity the household may have in any property. (Please tick one box)

- | | |
|---|---|
| <input type="checkbox"/> Up to £40,000 | <input type="checkbox"/> £120,001 to £140,000 |
| <input type="checkbox"/> £40,001 to £60,000 | <input type="checkbox"/> £140,001 to £160,000 |
| <input type="checkbox"/> £60,001 to £80,000 | <input type="checkbox"/> £160,001 to £180,000 |
| <input type="checkbox"/> £80,001 to £100,000 | <input type="checkbox"/> More than £180,000 |
| <input type="checkbox"/> £100,001 to £120,000 | |

Q16. 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) _____

Q17. In which area would the household consider living? (Please tick as many boxes as apply)

- | | | |
|---|--|---|
| <input type="checkbox"/> Crundale | <input type="checkbox"/> Poyston Cross | <input type="checkbox"/> Bethlehem |
| <input type="checkbox"/> Rudbaxton | <input type="checkbox"/> Tangiers | <input type="checkbox"/> Neighbouring Communities |
| <input type="checkbox"/> Other (Please Specify) _____ | | |

**Q18. 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) _____

Q19. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (please tick one box)

- Yes No

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

Contact Details

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

NAME: _____

ADDRESS: _____

POSTCODE: _____

Please go to Section 3

SECTION 3: Views on local affordable housing

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

Q20. Apart from you or anyone currently in your household, do you know anyone with a 'local connection' who is not currently residing in the Rudbaxton Community Council area that would like to or need to set up home in Rudbaxton Community Council area.

Yes

No

If they wish to be included in this survey for affordable housing they will need to obtain a form by contacting the Rural Housing Enabler please find his contact details on the last page.

Q21. If a need is identified, would you support a small development of affordable housing for local people in Rudbaxton Community Council area?

(Please tick one box)

Yes

No

Maybe

Q22. If you wish to make any other comments please write them here.
