

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

**CONDUCTED: April 2010**

**FINAL REPORT: September 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 Solva 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 hand by the members of Solva Community Council between the 5th of April 2010 to the 16th of April 2010 this was facilitated by the Rural Housing Enabler. The questionnaires were delivered to all 478 addresses on the council tax register for the Solva 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 8th of May 2010.

Included with each survey was an accompanying explanatory letter from the Community Council (**see appendix 2**) and a questionnaire (**see appendix 3**).

The form only allowed one household per property to identify itself in need. Additional household and non-resident forms were available from the Rural Housing Enabler, no additional forms were requested. A total of 478 surveys were distributed.

## **Response**

A total of 171 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. A total of 134 questionnaires were returned from occupied households all were completed or part-complete, 30 questionnaires were returned from second homes, 5 questionnaires were returned incomplete and 2 questionnaires were returned late (after the 8th of May).

The 30 second home, 5 incomplete and 2 questionnaires late questionnaires were discounted from the analysis.

According to the figures from the council tax office, of the 478 addresses identified in the Solva Community Council area, 62 properties are currently classed as holiday homes and 7 properties are unoccupied. This provides us with a figure of 409 occupied households in the Community Council area. This equates to a return rate from the occupied households of 33% (134/409).

## **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 33%

17% 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.

9% 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.

76% of respondents have lived in this Community Council area for more than 10 years.

38% who identified a household in housing need stated they wanted to buy on the open market, 32% indicated they wanted to pay for the property by renting from a Local Authority or a Housing Association, 16% indicated they wanted to rent privately and 14% wanted to buy as a shared owner.

70% of households who expressed a housing need detailed that need as within 3 years, 30% 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 2 bedroom properties, 22% for 3 bedroom properties, 17% for 4 bedroom properties, 13% for 1 bedroom properties and 4% for 5 bedroom properties.

Of the households that identified a housing need 48% described their household as families (one or two adults with children), 28% described their household as a single person household and 24% as co-habiting/married couples.

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

78% of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

62% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need, 26% of respondents said maybe and 12% said they wouldn't support it.

### **3. ANALYSIS OF THE SURVEY COMPLETED BY ALL HOUSEHOLDS**

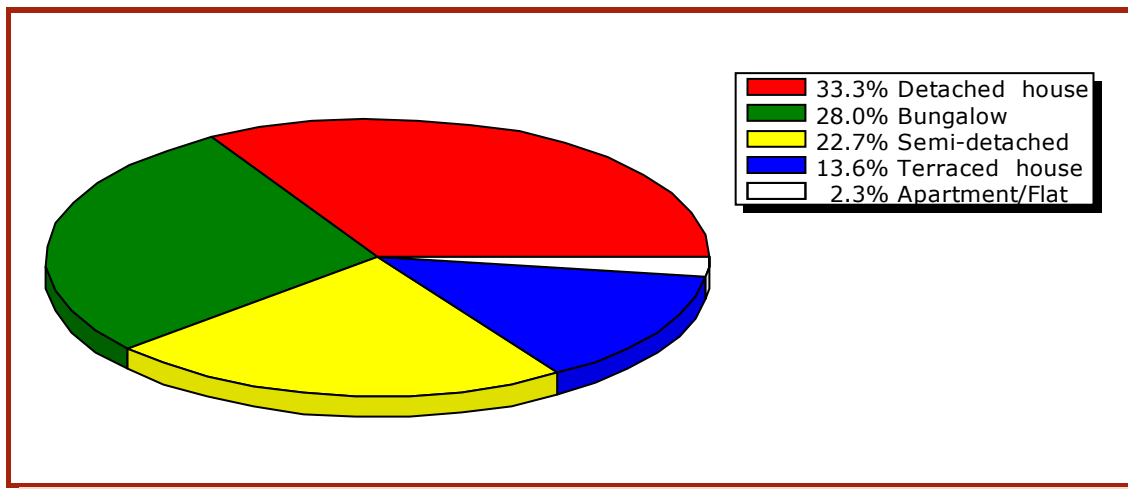
The purpose of part 1 of the questionnaire was to indicate the main housing patterns for the sample area. Presentation broadly follows the questions set out on the survey form.

Percentages in this section apply to the number of respondents to the survey (134) who answered that particular question. This is known as adjusted percentage.

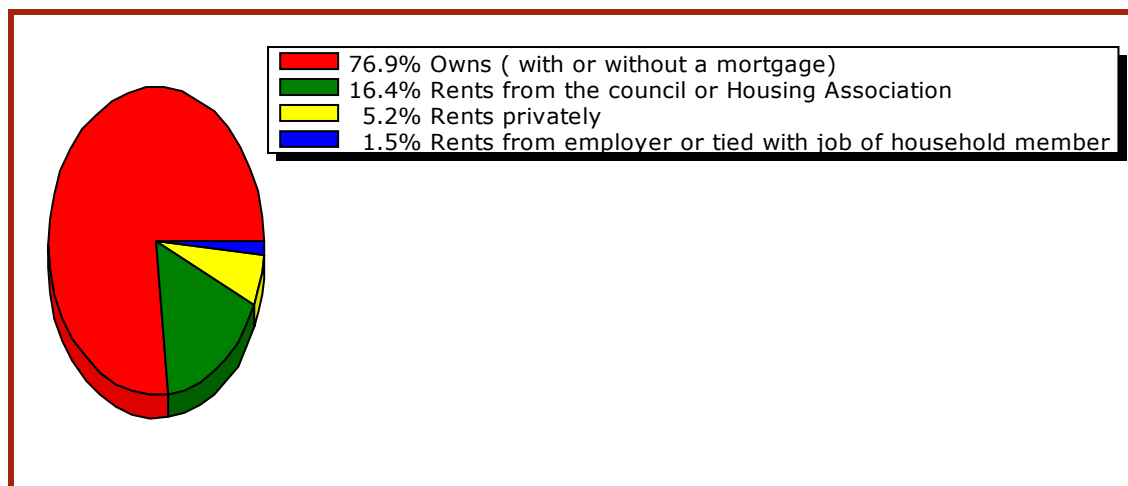
### Q1. Is this your Main Home?

All 134 respondents stated their Solva address was their main home.

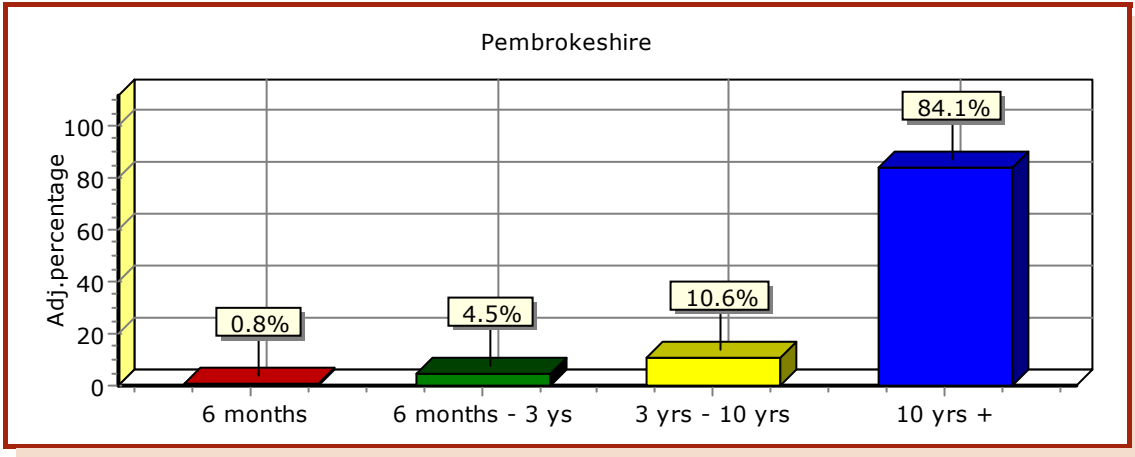
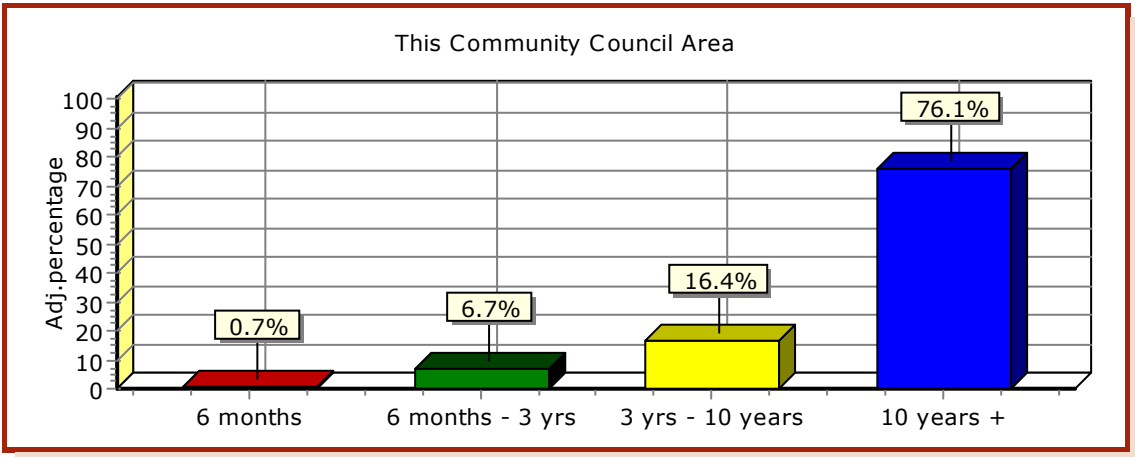
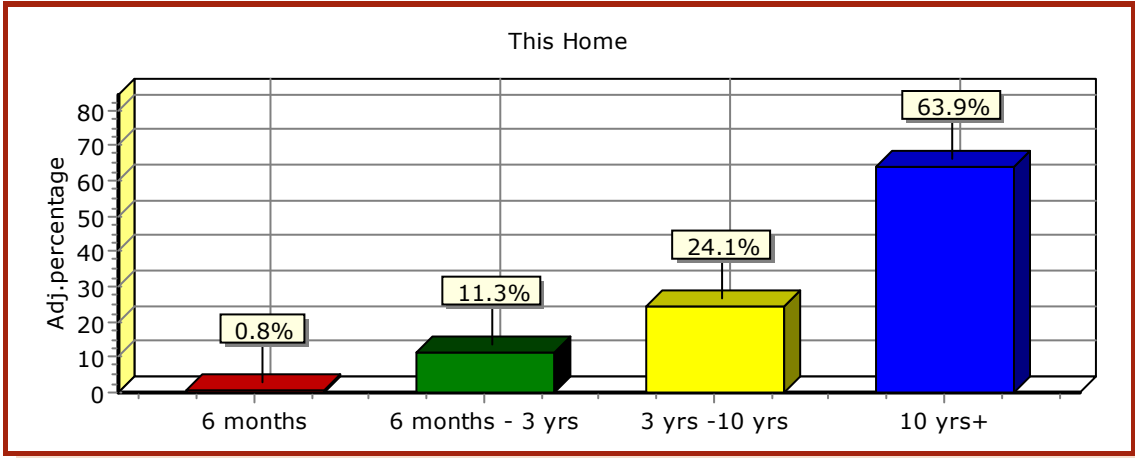
### Q2. What type of house does your household live in?



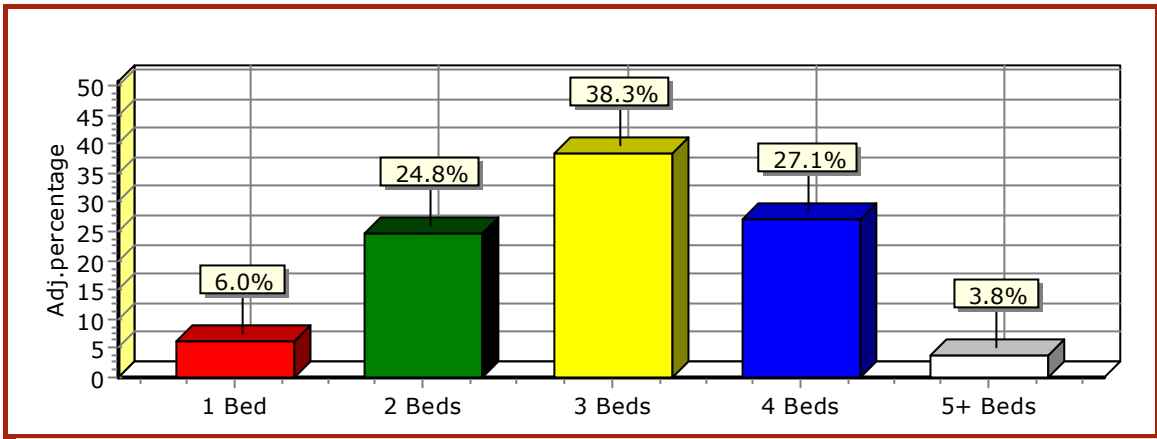
### Q3. Does your household own or rent this property?



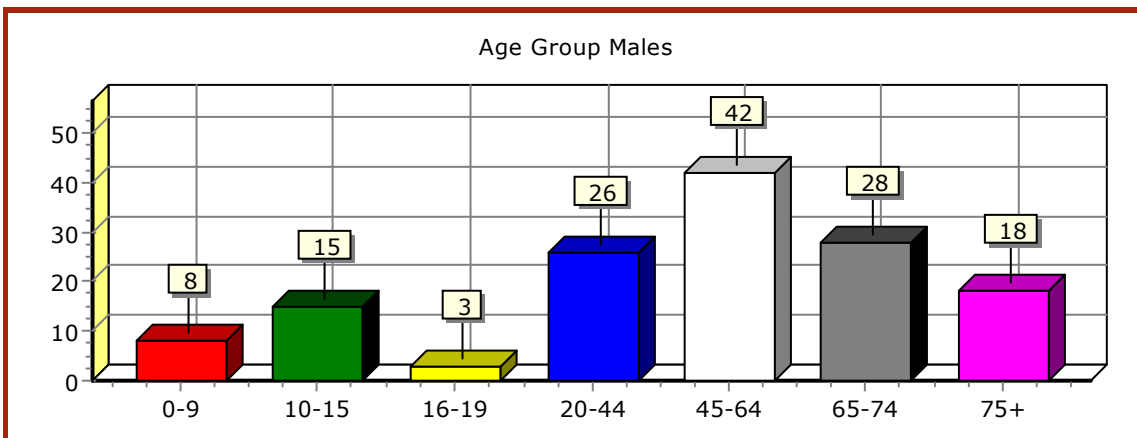
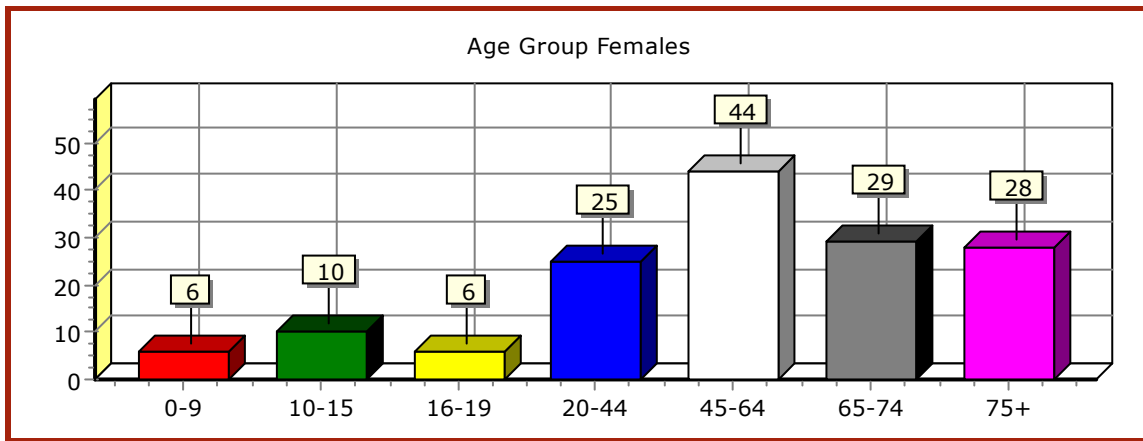
### Q4. How long have you lived in?



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



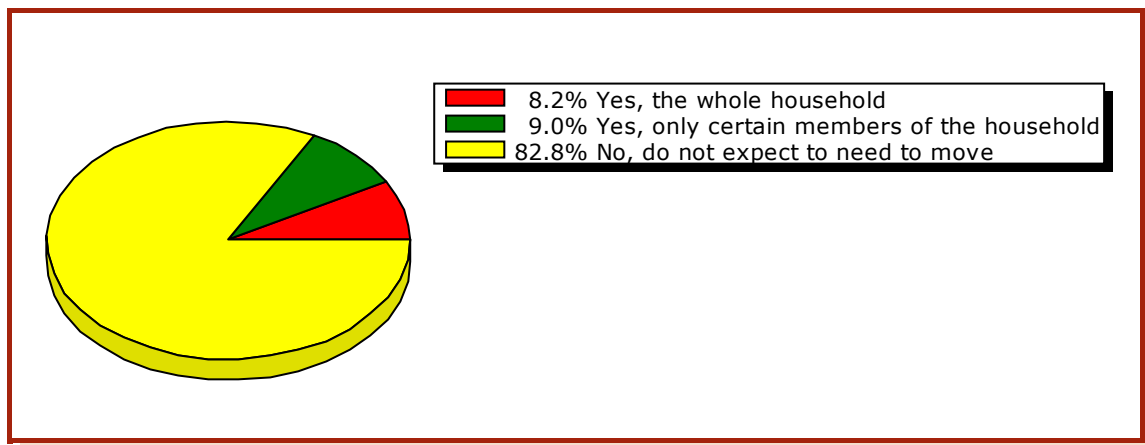
**Q6. How many people of each age and sex are there in your household?**



The total number of people identified in respondents households was 288.

This equates to an average household size of 2.2 people (288/130)

**Q7. Would your household, or anyone in your household, expect to need to move within Solva 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 17%.

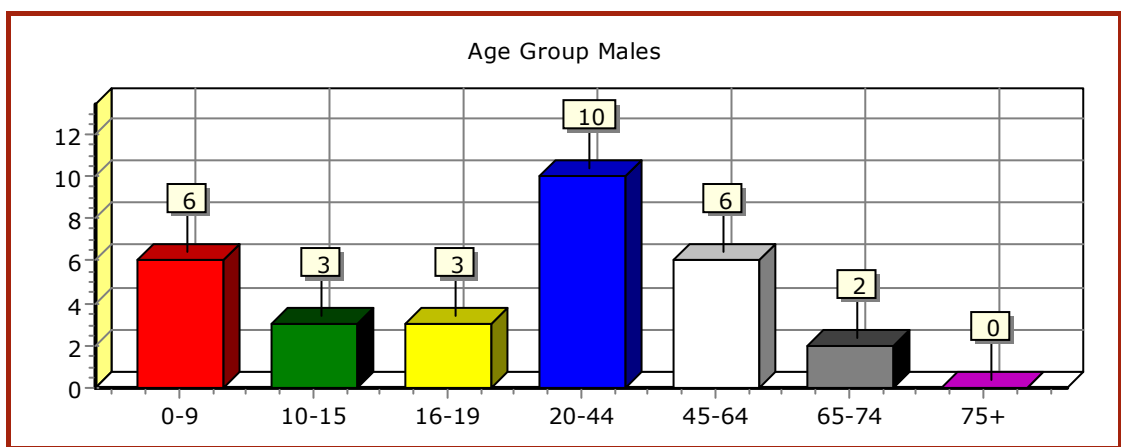
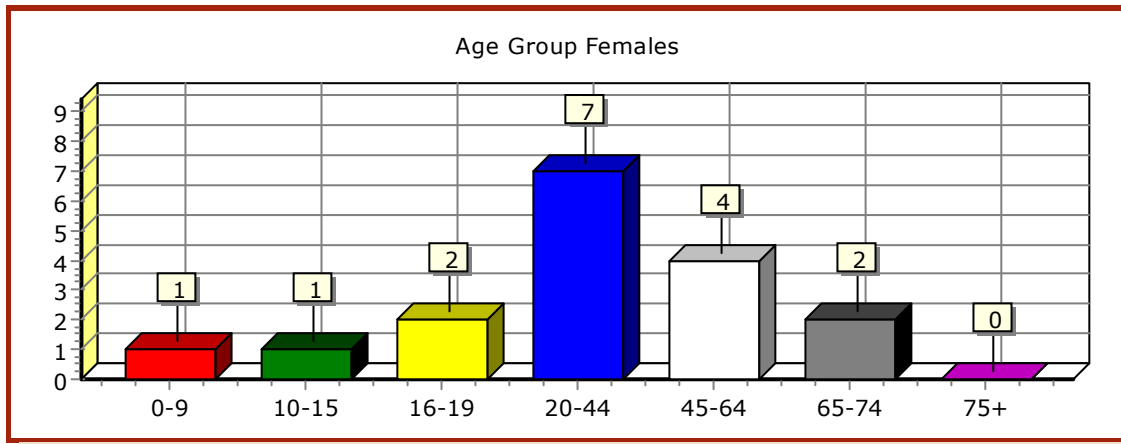
#### **4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS**

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, the data in this section is presented by the actual number of responses to each question, rather than as a percentage of responses.

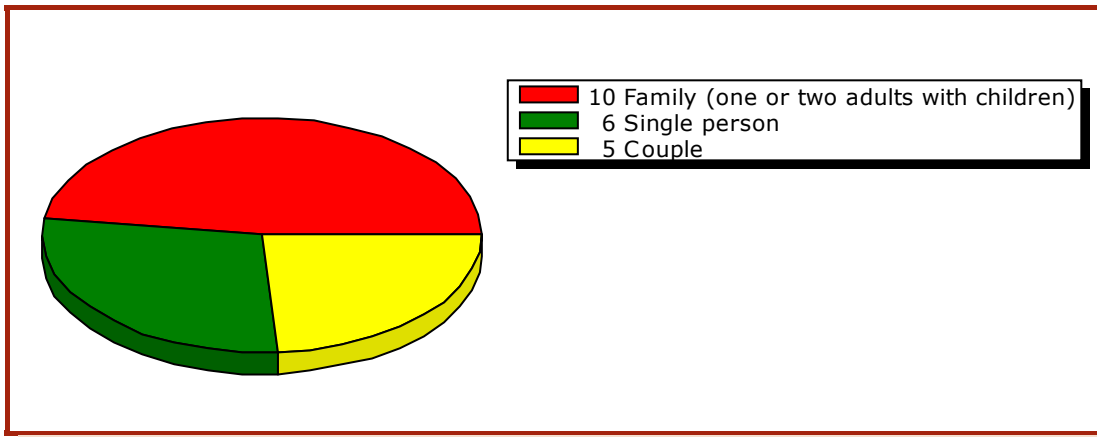
The total number of answers to each question is detailed at the end of the question name in brackets (not all respondents answer every question). Some questions allowed respondents to give more than one answer (these are known as multi-code questions), the total number of answers are again shown in brackets 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? (23)**

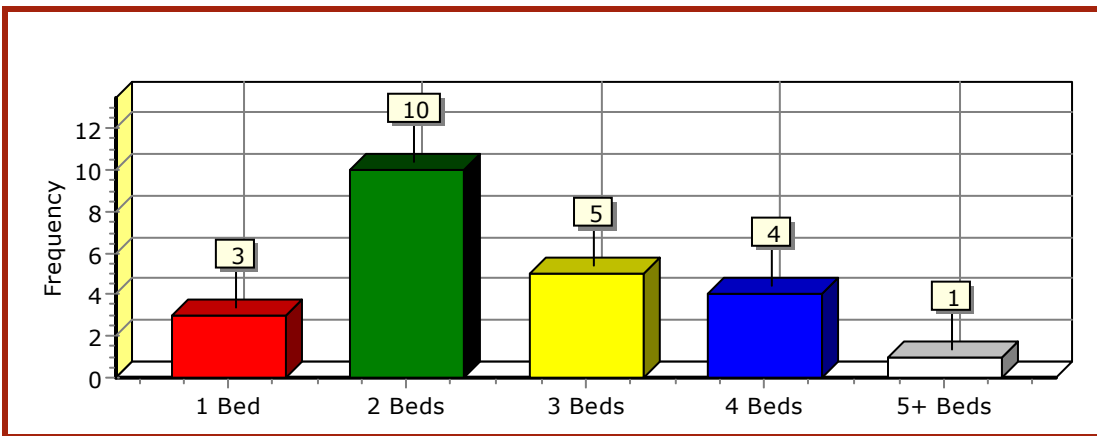


In total 47 people in 23 households have identified themselves in need. This equates to an average household size of 2 people.

**Q9. How would you describe this household? (21)**



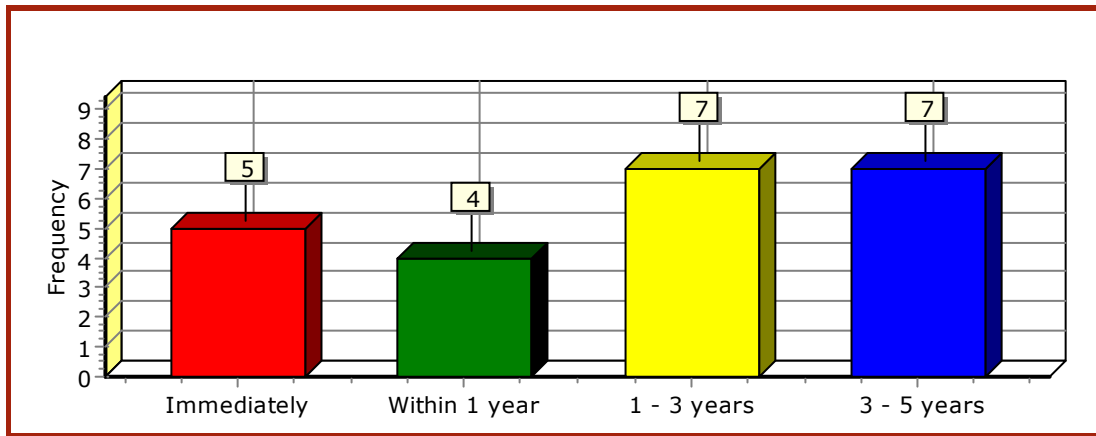
**Q10. How many bedrooms would you expect to need? (23)**



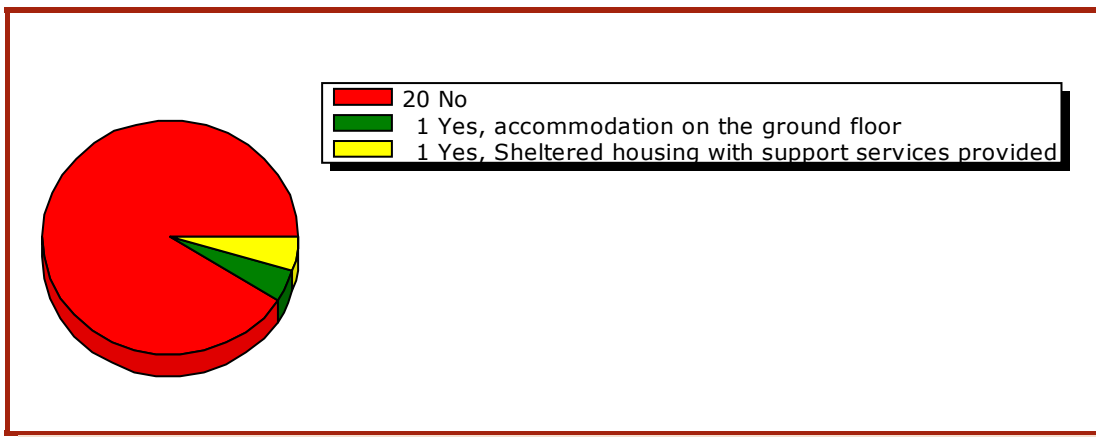
**Q11. Why does your Current home not meet your needs? (TV = 27)**



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

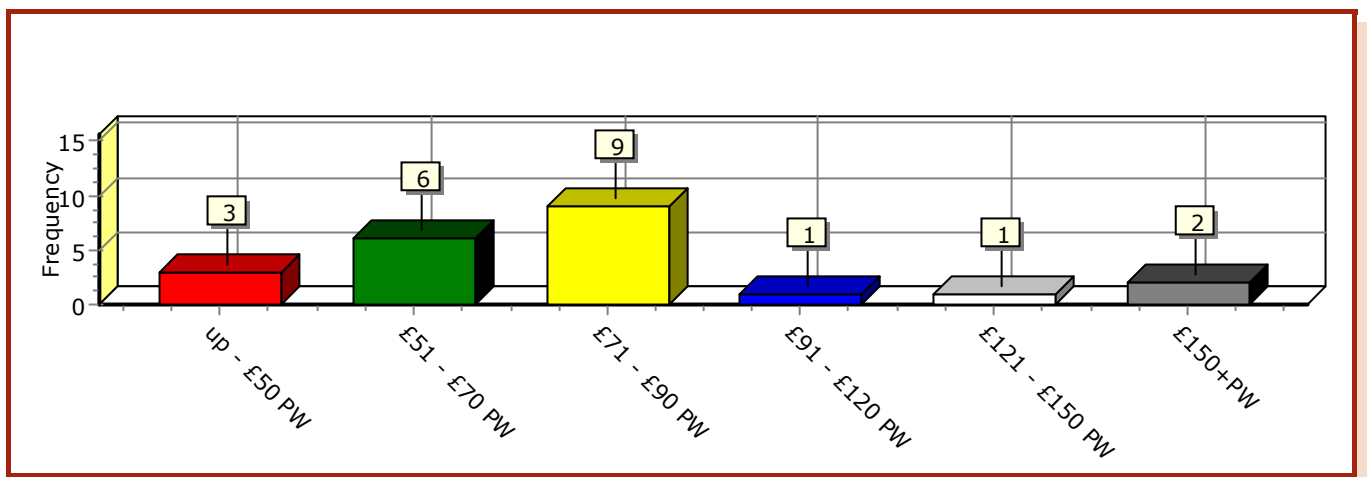


### Q13. Does your household have a specialist housing need? (TV = 22)



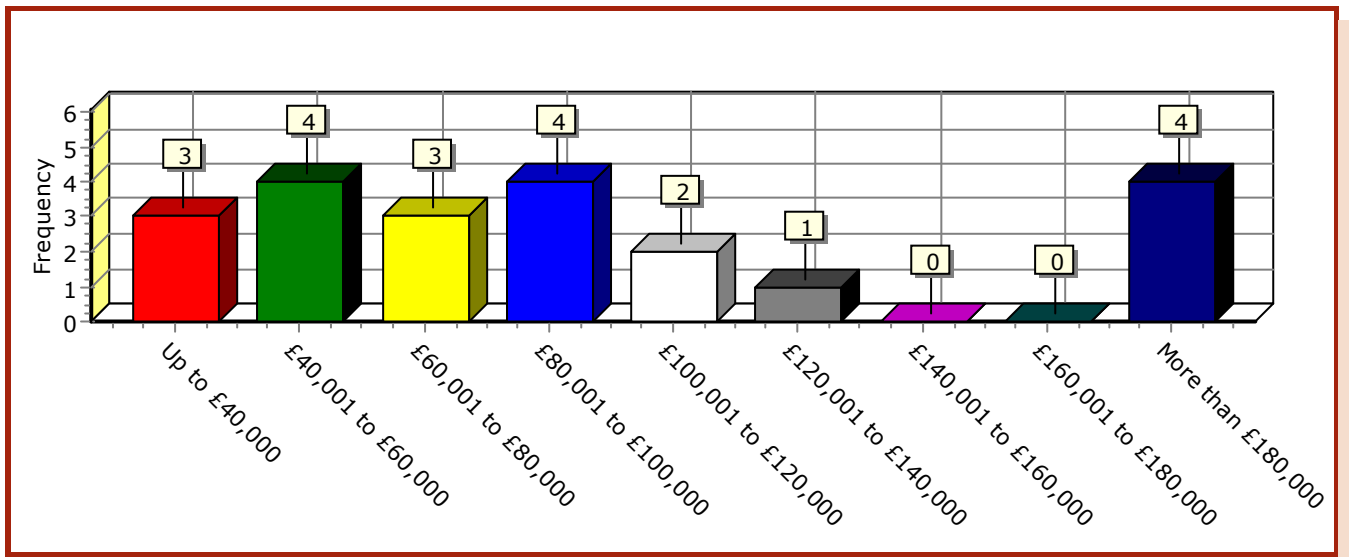
### Q14. How much would the household be able to afford if renting? (22)

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? (21)**

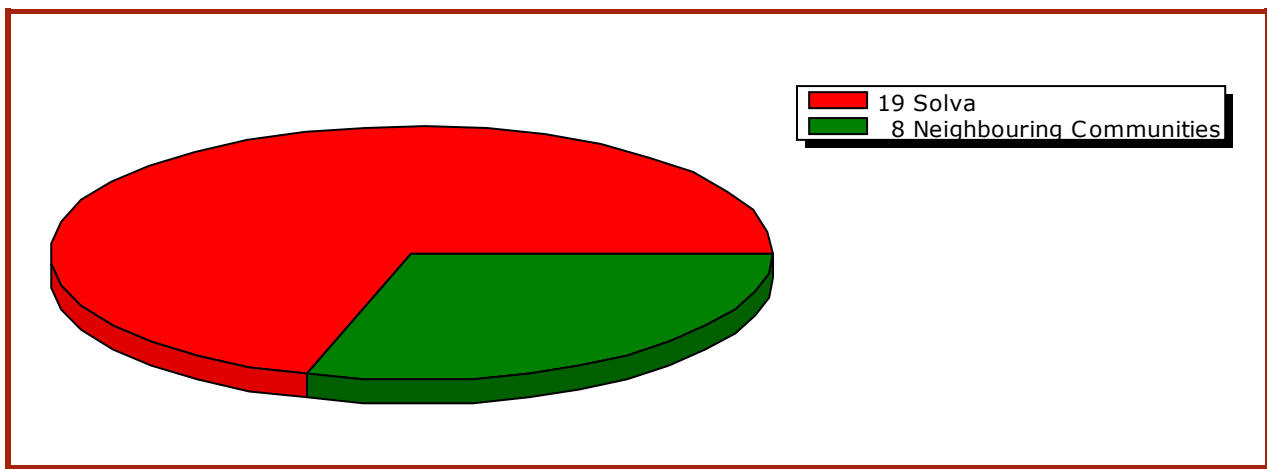
Respondents were asked to consider three times the household's gross income for mortgage purposes plus any savings and equity the household may have in any property.



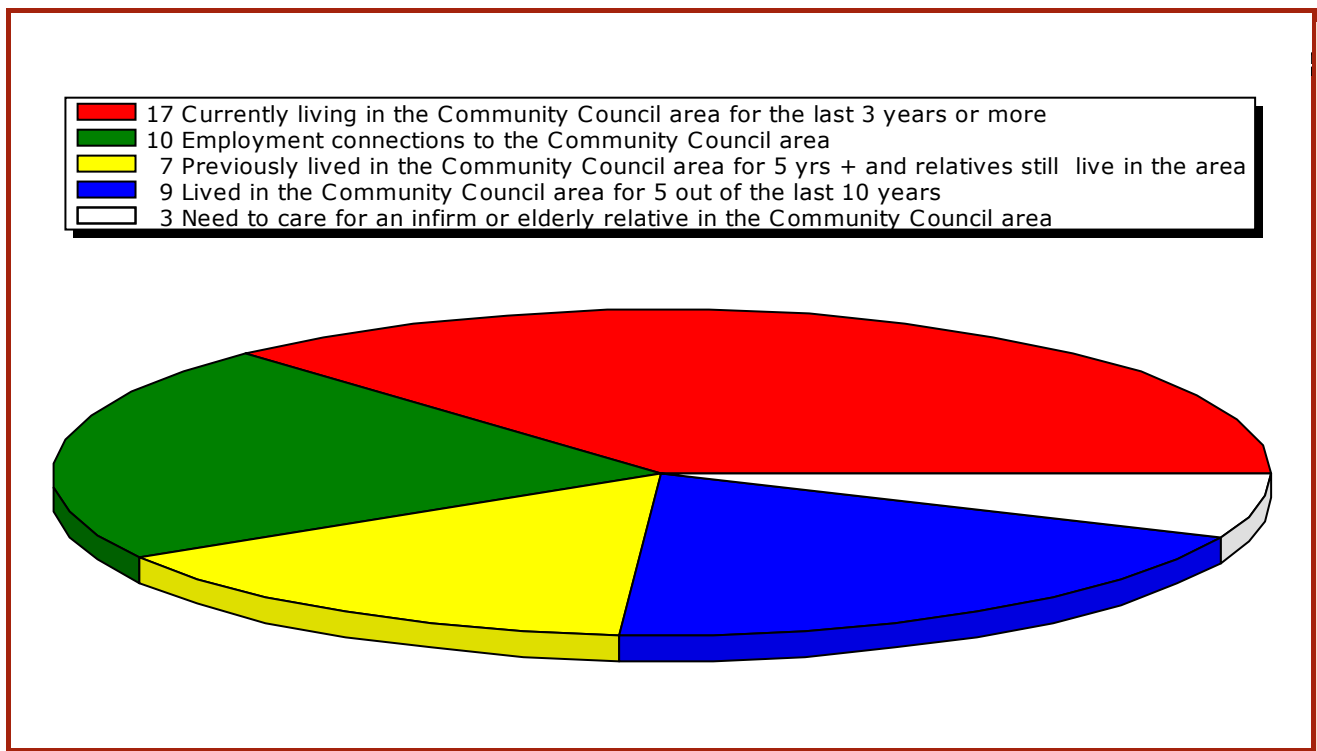
**Q16. How would this household consider paying for this accommodation? (TV = 37)**



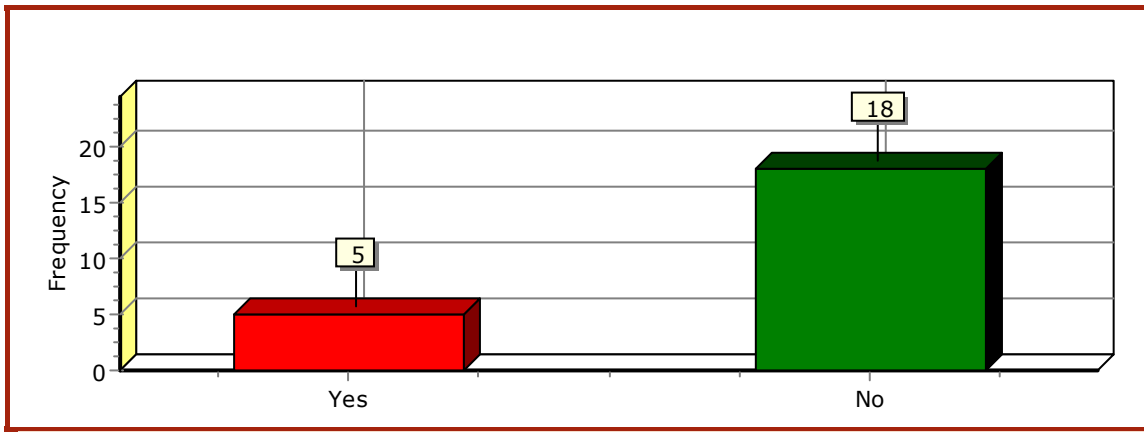
**Q17. In which area would the household consider living? (TV = 27)**



**Q18. Do you have a local connection with your community of first choice? (TV = 46)**



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

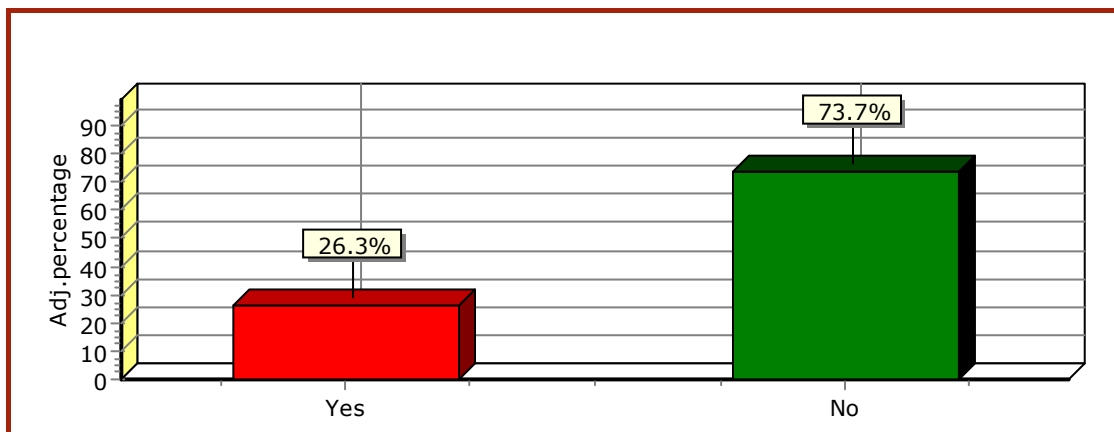


## **5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.**

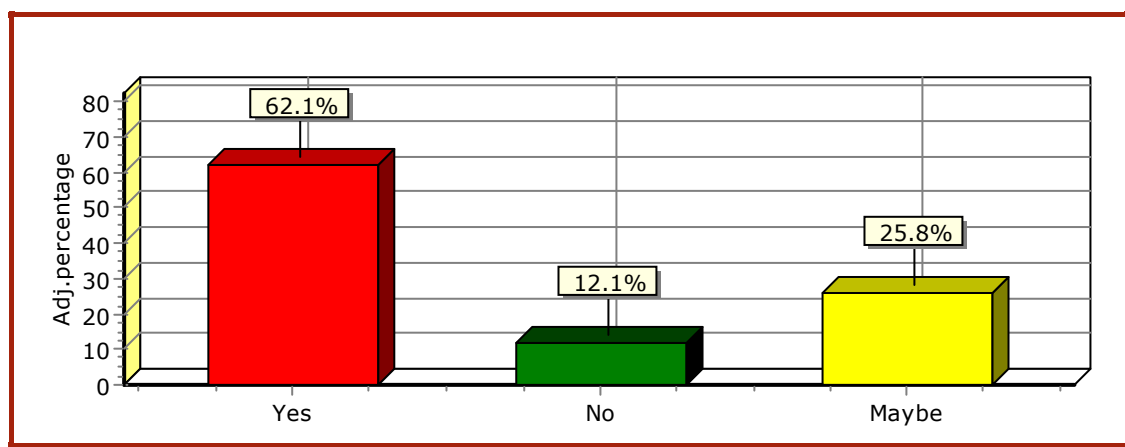
All the respondents were asked to complete part 3 of the questionnaire. The purpose of this section is to identify the community's feelings towards a affordable housing development in the area.

Percentages in this section apply to the number of respondents to the survey (134) 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 Solva area that would like to or need to set up home in the Solva 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 Solva 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 January 2010 to March 2010 for postcode sector SA62 6, including Solva and surrounding areas.

Detached	£ 230,500	Sales	3
Semi-detached	£171,857	Sales	7
Terraced	NIL	Sales	NIL
Flat/Maisonette	NIL	Sales	NIL
Average Price	£189,450	Total Sales	10

The average residential property sale price for Pembrokeshire from January 2010 to March 2010 for Pembrokeshire was £170,845 (Land Registry).

### Private Rental Data (From Local estate agents in March 10) for the Solva area.

The following data was obtained from local Estate Agents in March 2010. No properties were able to be found that were available to rent on the open market in the Solva area at the time. The figures given below are estimates of the average rental prices for the Solva area from local estate agents. A number of estate agents also stated that availability of private rented property was limited in the Solva 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 the Registered Social Landlord (Pembrokeshire Housing) in the Solva Community Council area. The rental figure is the average for Pembrokeshire County Council owned properties in the Solva Community Council area, and was obtained from Pembrokeshire County Councils, Social Care and Housing Directorate.

### Pembrokeshire County Council Housing Stock for Solva Community Council area

	Units	Turnover (From 2005 – 2010)
General Needs Properties	<b>59</b>	<b>34</b>

### Average Local Authority Weekly rents for the Solva Community Council area

Based on 2009/2010 rental values and excluding services e.g. water rates

All Properties      **£60.67 per week**

### Registered Social Landlord Stock (Pembrokeshire Housing) for the Solva Community Council area

	Units	Turnover (From 2005 – 2010)
General Needs Properties	<b>23</b>	<b>3</b>

### Average Registered Social Landlord Weekly rents for Solva Community Council area

All Properties      **£70.64 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 15 on how much they would be able to afford if they were buying a property, 17 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 Solva area on the open market.

The average sale price in the Solva area from January 2010 - March 2010 was £189,450(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.

4 households indicated they could afford up to and over £180,000. So these respondents 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 Solva area.

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

Of the respondents who answered Question 14 on affordable Rental Levels, 18 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 4 respondents to this question stated they could afford prices ranging from £120 per week (£520 pcm) to £150 per week (£650 pcm). It is clear that 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/£70 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 these properties is at a reasonable level in the area, 37 new lettings since 2005 for Local Authority and RSL owned 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**

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 Solva 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 Solva 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 Solva 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 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 Solva 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

The main problem in Solva is the huge number of second homes excluding the three council estates 75% of all other private houses are currently 2nd homes (holiday homes) This is not only a problem for local people wanting a first home, but disaster for the Welsh Language and culture.

Council Tax is reduced for second homes which is ludicrous. Rentals from second homes for holiday lets are immense so a second home is an excellent investment depriving local families from owning a first home. Over thirty-years no council houses or lower priced rural housing has been available. Pembrokeshire County Council should be ashamed not just Solva but all coastal communities.

A great deal of affordable housing has already been built in Solva much of it sold and some now second homes. A great deal given to people from outside Solva community area. I see no need for further housing the same will probably eventually happen. We already have Maes Iwa, Bro David, Bryn Seion, Maes yr Eylwys, Maes y Mor and Maes y Comel.

With severe financial restraints over the recent few years, plus possible inflation is it the right time to consider such a development.

It is a pity that previous governments sold off council housing without considering future generation. Affordable housing should be reserved for local people not for persons from outside the parish or indeed the UK.

Existing council housing to be reserved for Solva residents only. There are many properties which are empty for months at a time holiday lets and second homes. Therefore there are already adequate dwellings available if managed properly.

Why is it people born and bred in Solva are without housing yet council houses that become available are allocated to people from outside, not only the village, but the area. It's ridiculous, the village is losing its soul and attraction.

Not really keen to see Solva expand, will destroy character. Its wealthy migration from south east and 2nd home ownership that has made it so expensive, that issue should be addressed.

Affordable housing should only be available to people who have lived locally for several years not shipped in from other areas of deprivation.

I had to work hard to buy a house when interest rates were 15% so I don't know why there should be more affordable housing provided. Especially to those who have no connection to the village, these people seem to be provided with accommodation. It's questionable whether there is enough employment in the area to sustain more families for these affordable houses unless they are intended for people on benefits which usually seems to happen.

I live in a over 60 residential bungalow there are 12 bungalows and we are the only local Solva people here- apart from our next door neighbour who is Pembrokeshire Welsh Speaking most of the other bungalows are occupied by people from out of Pembrokeshire- most from England. This is a source of mystery to all of us as in Solva, what is the housing policy for the over 60's. Similarly in our next door housing development for younger people most are from out of Solva why?. Is there some social engineering to break up our local Welsh speaking community ??

Subject sewerage works capacity biggest problem for more houses is the capacity of sewerage works need upgrading because it is at full capacity in holiday time and over flow goes straight in to river and on to the beach.

To our knowledge there is no one in Solva requiring housing.

It would depend on the nature and siting of the affordable housing properties to whether I would support it or not. People seeking planning permission are often refused on the grounds of inadequate sewerage in the village for further housing and or on access grounds. These issues especially the sewerage would have to be addressed before building more houses.

New affordable houses in Solva should not be built unless local employment is ready available for these people. Otherwise we increase the number of vehicles on our roads and add to the problem of global warming. I would limit the building of any extra houses in and around Solva.

It depends where the houses would be built. To build them on the land currently used by the football clubs would be unacceptable there is a need for recreation as well.

There would be no need to build affordable housing for locals if the council set up a policy to limit the number of holiday homes and second homes in the area. This whole exercise is such a waste of money. This has pushed the prices of the houses up in Solva and has absolutely ruined the community of Solva. Most of the actual "local" people have to make do with bidding for council houses which are as rare as hens teeth in Solva. Families have been forced move out of the area to look for council houses because these are given to people from Milford, Tenby and Neyland etc. In the winter, Solva is like a ghost town with so many houses lying empty where as they could have been bought by local people, years ago before all this second home nonsense started. I have lived here and was born here 45 years ago and the community is ruined now. Only a handful of actual 'local people' remain. Please define this word local. Will this new housing be offered to residents outside Solva I wonder???

The housing would have to be available for Solva residents only and not made available as general council housing for all in Pembrokeshire. The houses should also be available to part rent/part buy so that young local residents are able to get a foot on the property ladder- could be covenant that they can only be resold at a reasonable price to local residents. Also this questionnaire does not allow for people whose children will be leaving home in foreseeable future. I am concerned that my child will either be forced to leave the area or continue to live at home because on wages in pembrokeshire he will not be able to purchase, or even rent any housing in the locality.

There are far to many council and Housing Association houses in this small village already.

Too many second homes in the area have pushed up the price of buying property salaries and wages in the area are low compared with those in England local young people are unable to get a mortgage etc.

Finding affordable houses to rent or buy in Solva is very hard and especially when you work and live and spend money in the village.

I would definitely support affordable housing for local people. A village dies without children and a school. My favoured choice would be a mixed development of Houses for purchase, with a covenant restricting sale and homes for rent through L.A's or housing association.

No Jobs.

It is very important to encourage young people to stay and come back to the community of Solva, to keep it alive and vibrant for the future. We need to involve and include people who are on a lower income to stay within their community and take some ownership of village life.

The needs of local people should come before those of people outside the community who may wish to live here.

We as residents should enable our community council to provide housing without complaint to meet the people's need.

As a recent newcomer to the area I do not feel qualified to comment on the needs of people who are born and bred in Wales.

Although I appreciate that second or holiday homes are necessary to support the local economy, I feel that a great many homes in and around solva are standing empty for a considerable portion of the year, this I feel is unacceptable, maybe the owners could be approached to consider selling or letting to a local family. Although as this is a nationwide problem I realise the difficulty in implementing any policy such as this. A family member is currently unsuitably housed, a small single persons home in Solva would be most welcome.

Budget for social housing £80,000 per dwelling cost of plot in Solva £100,000+. Why build another ghetto when we have property for sale, please no more 'developments' on the outskirts of the village and a centre full of holiday homes standing empty.

Not enough affordable housing for local residents in the area they should be housed first before moving/allocating housing to people from Milford/Pembroke shouldn't be allowed.

Without some development of new housing in Solva for families I would suggest we are at risk of losing our village amenities e.g. shop post office, doctors and the school.

Second homes in the village need to be taxed at a higher level, annually, double the rate.

Couples who want to get a home together but do not earn enough to buy in the area might have a chance to live in the areas they were born and raised in. There also appears to be an influx of outsiders, when are the council going to give the local youngsters a chance to raise their children here.

Would like to see affordable housing with mix of houses/bungalows for families and elderly people i.e. some sheltered accommodation for single people living alone. However I would prefer the emphasis to be on family homes as this supports the local schools etc.

Provided it was for the local community i.e. people living and working here. Also location would influence my decision.

Sewerage is a problem here as is the scarcity of plots suitable for building. We still have a primary school and a local shop/PO a surgery and an hourly bus service during the day. We need housing for young families in order to sustain our community and its services and keep a balance in the population which is increasingly aging, both as local people age and retirees arrive.

The comments I have to make are it seems I've had to fight for everything I need as I've heart trouble and slight disabilities, but Pembs Housing Association are not quick to respond or things are left to me to do, which I cannot physically do like grass cutting.

# Appendix 2

# Solva Community Council

## Local Housing Census



Dear Resident,

The Community Council is aware that the provision of affordable rural housing is a very important topic, and would like to ask you to complete the enclosed questionnaire in order to assess the local situation.

The Rural Housing Enabler for Pembrokeshire has been asked to conduct a census of local housing on behalf of the Solva Community Council.

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 Solva Community Council area. If appropriate the findings may be used to justify the need for a small scheme of affordable homes in the area for local people.

**Please return the completed Questionnaires in the freepost envelopes provided in the next 14-21 days.**

Thank you in advance for helping with this important work.

Solva Community Council

# Appendix 3

# SOLVA 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"/>
Solva 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)

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

**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)

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

- Solva
- Neighbouring Communities
- 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 Solva area that would like to or need to set up home in Solva.**

Yes

No

If they wish to be included in this survey for affordable housing they will need to obtain a form either by contacting the Rural Housing Enabler 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 the Solva Community Council area?**

(Please tick one box)

Yes

No

Maybe

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

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**If you know of any suitable sites, available land or property within the Solva area that could be used for a local affordable housing scheme please list them here. Please also add your contact details.**

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**Thank you for completing this survey. Please return the completed form in the freepost envelope provided within the next 14-21 days.**

If you require an Additional Household/Non-resident questionnaire or a copy of this questionnaire in Welsh, please contact:

Matthew Owens  
Rural Housing Enabler

Meyler House  
St Thomas Green  
Haverfordwest  
Pembrokeshire  
SA61 1QP

Tel: 01437 774769

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

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