

**ST ISHMAELS
COMMUNITY COUNCIL
HOUSING NEEDS SURVEY
REPORT**

DECEMBER 2005



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1. SURVEY METHODOLOGY & RESPONSE

The questionnaire was compiled and approved by Pembrokeshire County Councils Social Care and Housing Directorate, and the Dale, St Ishmaels and St Brides & Marloes Community Councils.

Section 1: Was completed by all respondents and focused on

- Accommodation type
- Tenure of household
- Age and sex profile of households
- Length of residence
- Potential households and new households in need of housing
- Need for households to stay in area

Section 2: Was completed by potential households in housing need and focused on

- Reasons for being unsuitably housed
- Are households on social housing waiting lists ?
- Timescales of need
- Age and sex profile of people in need.
- Preferred type of accommodation required
- Preferred tenure
- Local connections
- Affordability of rent or mortgage

Section 3: All households were asked to complete Section 3 apart from the first question (Q21) which was completed by the people who had identified themselves as being in housing need.

- Level of need for affordable housing
- Sections of the community most in need
- Provision of affordable housing developments
- Communities feeling towards new developments
- Special needs requirements

Sampling

According to the 2001 census there are 206 occupied households in the St Ishmaels area, Pembrokeshire Coast National Parks Planning Department confirmed that 2 new houses had been completed in the area since then, but stated that some of these could be holiday homes. The survey was distributed to all addresses and collected by hand. This was carried out by the local Community Council Members. Any properties that were known to be vacant or used as holiday homes, forms were not distributed to. These were identified by Community Council members based on local knowledge.

If people needed additional forms for non-residents with a local connections or forms to be filled out for additional households then they could be obtained from the St Ishmaels Community Council Clerk. Respondents were given 10 days to complete the questionnaire, the deadline for the return of the forms was the 12/10/05.

Response Rate

A total of 203 survey questionnaires were distributed to a potential 208 households and 70 forms were completed and returned to the Rural Housing Enabler for data entry and analysis. This equates to a response of 33% which is a high rate of return compared to other housing needs surveys carried out in Pembrokeshire in recent years.

2. SUMMARY OF ANALYSIS

The overall response rate to survey was 33%

20% of households identified a need to move in the next 5 years.

9% of respondents identified their current household as a whole as in need of moving over the next 5 years.

11% 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.

Of the households who identified themselves as in housing need 67% (8 households) felt they would need to move within the next 3 years.

5 respondents identifying themselves as being in housing need wanted a property to rent from either the Council or a Housing Association. 6 respondents would prefer to buy the property with a private mortgage, and 1 respondent would prefer to buy on a shared ownership basis with a Housing Association.

The majority of the households who expressed a need to move ideally wanted to remain in the St Ishmaels area or surrounding areas, 3 respondents wanted to live elsewhere in Pembrokeshire.

Of the households who identified themselves as in housing need the majority of respondents to question 17 stated they had a local connection to that community, through residential, family or employment links.

5 respondents who identified themselves as needing to move, would prefer a house either detached or semi-detached and 6 would prefer a Bungalow. 67% of respondents felt a 2 bedroom property would meet their needs.

62% of respondents felt that they would support or strongly support a private housing development in the area.

84% of respondents felt they would support a development of affordable housing to meet local need, and 53% of those respondents said they would strongly support it.

70% of the respondents felt that the housing should be provided by Pembrokeshire County Council or a Housing Association.

Of the respondents who answered question 20 on affordable buying levels, 7 indicated they could afford prices ranging from £40,000 to £110,000 which means they would have difficulty in being able to afford to purchase a property in St Ishmaels and surrounding areas on the open market. The average price in the area is £194,765 from April-June 05 according to the Land Registry figures.

All 6 of the of the respondents who answered question 19 on affordable rental levels, felt that prices ranging from £50 per week (£217pcm) - £80 per week (£346pcm) would be affordable for them. The majority of the households could not afford to rent a property on the open market based on the average rental prices in the area.

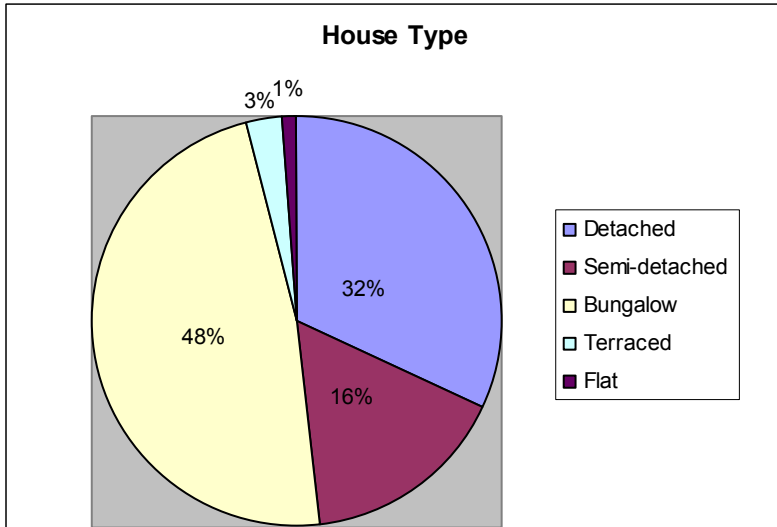
3. ANALYSIS OF THE SURVEY COMPLETED BY ALL HOUSEHOLDS

The purpose of part 1 of the questionnaire was to indicate the main housing patterns and household compositions for the sample area.

Percentages in this section apply to the number of respondents to the survey (70) who answered that particular question. This known as adjusted percentage. Please note not all respondents answered every question.

Question 1

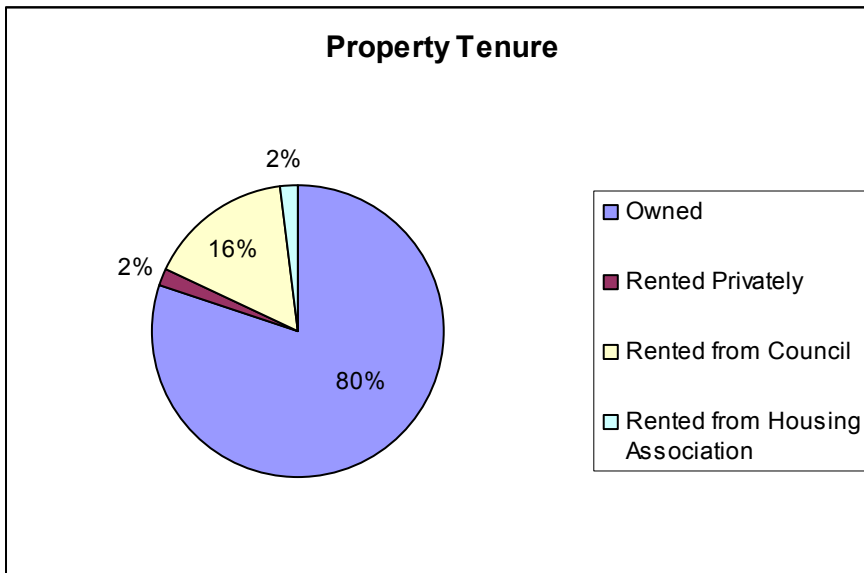
What type of home do you live in?



The majority of properties lived in by respondents are bungalows and 2 respondents stated that their properties has been adapted to suit someone with a disability.

Question 2

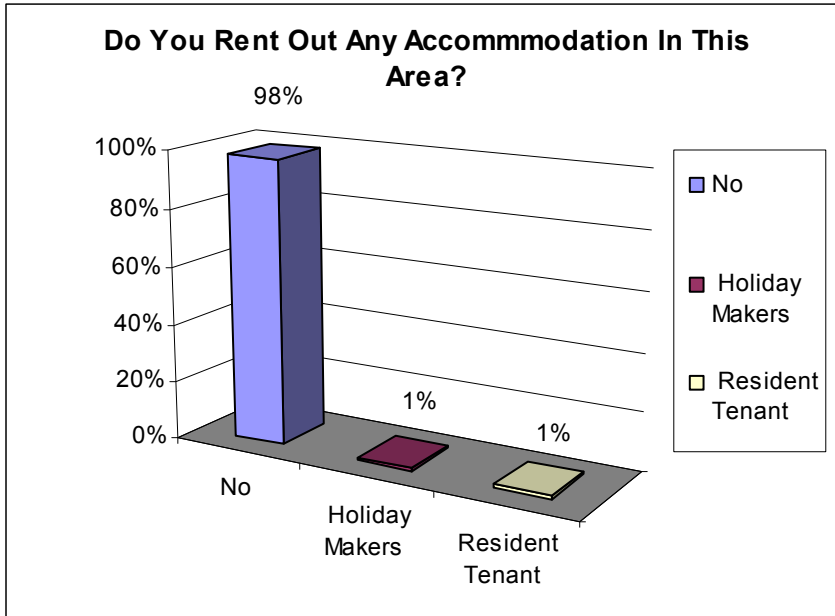
Is your Property?



This shows that the private sector is the main provider of Housing and indicates a lack of available social housing in the area.

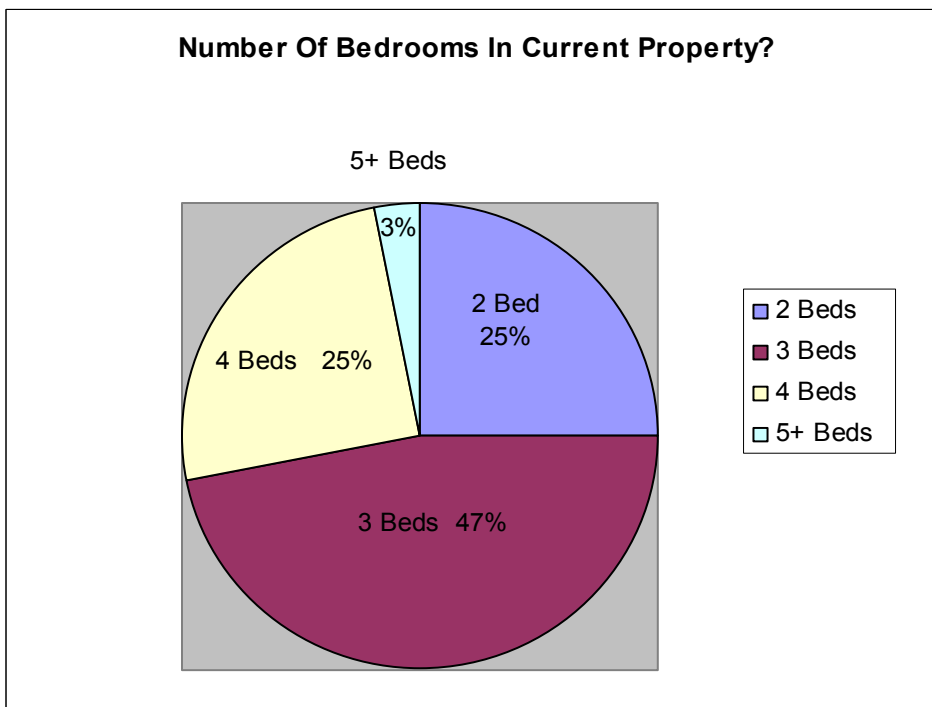
Question 3

Do you rent out any accommodation in the area?



Question 4

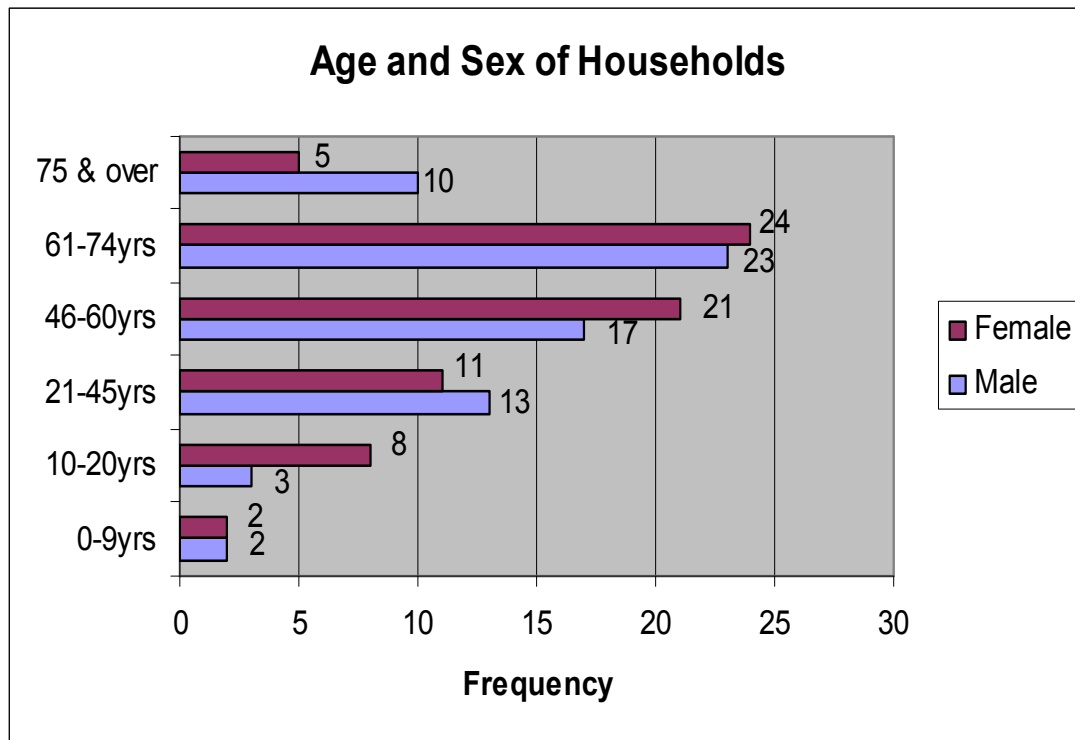
How many bedrooms does your property have?



Indicating that the majority of respondents, homes in the area are 3 bedroom properties and highlighted a low number of 1 & 2 bedroom properties in the area, for smaller households or single people.

Question 5

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



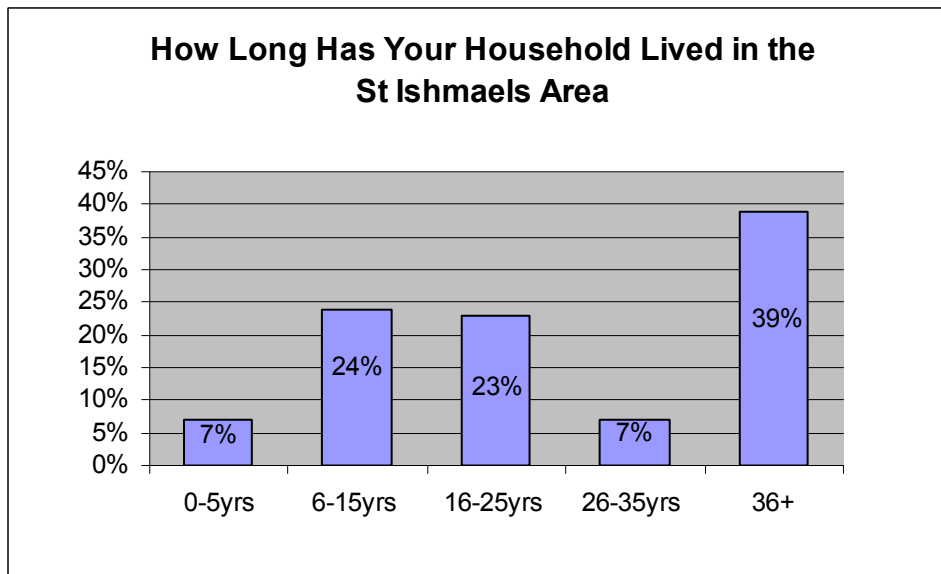
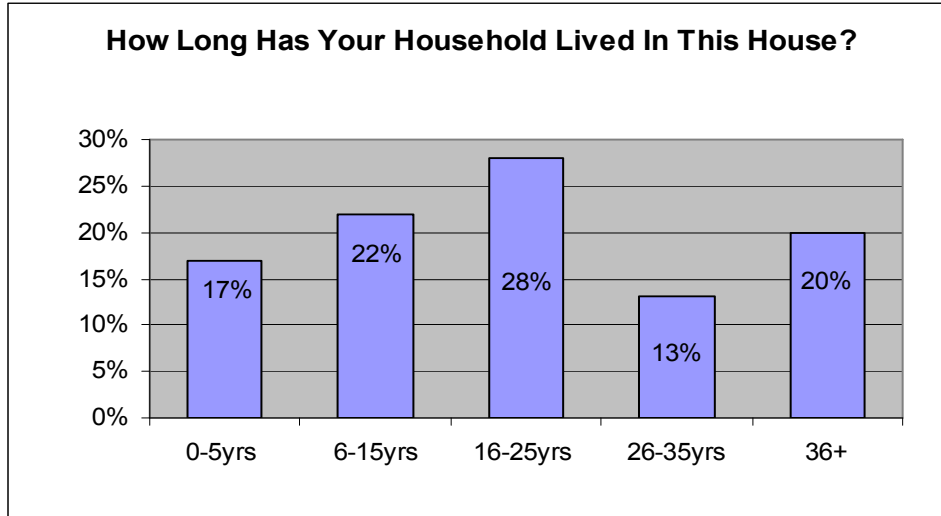
139 People in 68 households (as two respondents didn't answer) tells us that the average number of people in a household amongst those people surveyed is: 2.04 people.

There was not a direct question about the type of household that occupied the current property, this information was derived from the information given by respondents in question 5.

46% of households were couples, 26% were single person households, 24% were families and 4% were single parents.

Question 6

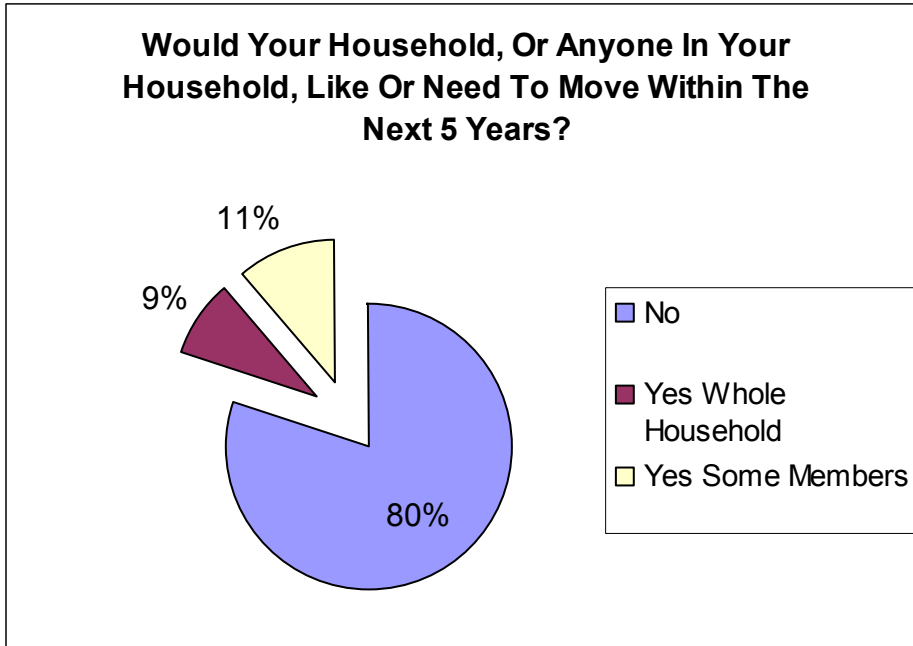
How long has your household lived in ?



The information from the respondents would appear to show that St Ishmaels is a fairly settled community, in terms of staying in the same area, with only 7% of respondents have only been resident in the area for 5 years or less.

Question 7

Would your household, or anyone in your household, like or need to move within the next 5 years?



20% of respondents have identified at least one person in the household as in need of moving in next 5 years.

9% of respondents identified their current household as in need of moving over the next 5 years.

11% 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.

People who did not identify themselves as being in housing need were directed to Question 22; they did have the option to continue to answer any intermediate questions if they wished.

Question 8

Is there a need for the household to stay in the area?

Yes: 61%

No: 39%

The majority of people felt there was a reason for the household to stay in the area.

The most common reason was employment links, then family and local connections. A small number of respondents stated dependent relatives and schooling as the reason.

Question 9

Do you know any other households who may have had to move from this area that would like to return to the area if housing were available?

Yes: 12%

No: 88%

This information shows that 12% of respondents are aware of people who would like to move back to the area, if housing were available.

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.

13 respondents completed this part of the form. The data in this section is presented as actual number of responses rather than percentage responses. The total number of answers to each question is detailed at the end of the question name in brackets, please note not all respondents answer every question.

Some questions allowed for the respondents to give more than one answer, 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

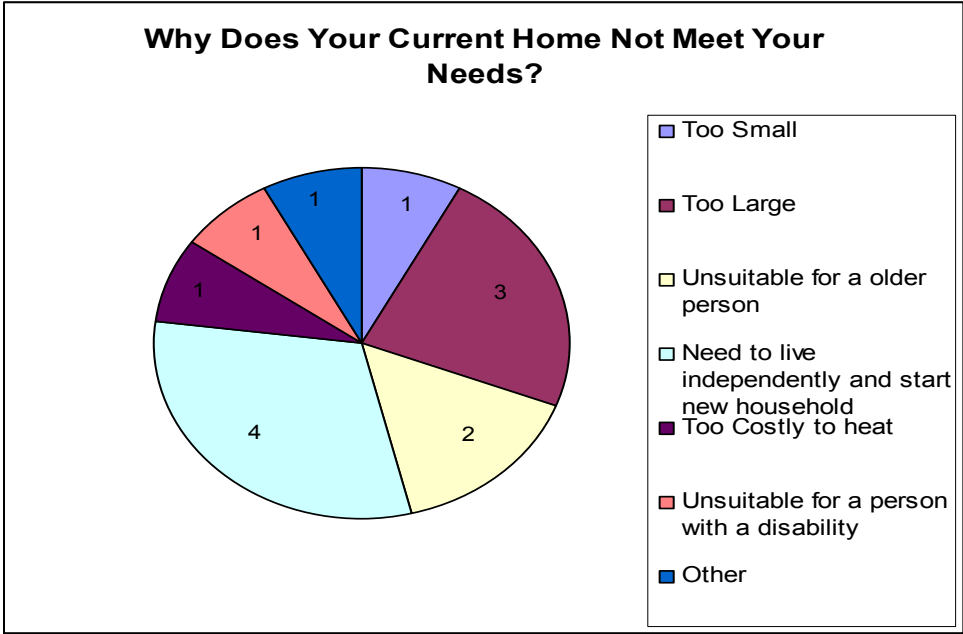
Section 2

This section needs to be completed for each household that has identified themselves as being in need of housing within the next 5 years.

Question 10

Why does your current home not meet your needs? (TV=13)

The data shows responses to categories listed on questionnaire and other Categories stated by respondents.



Question 11

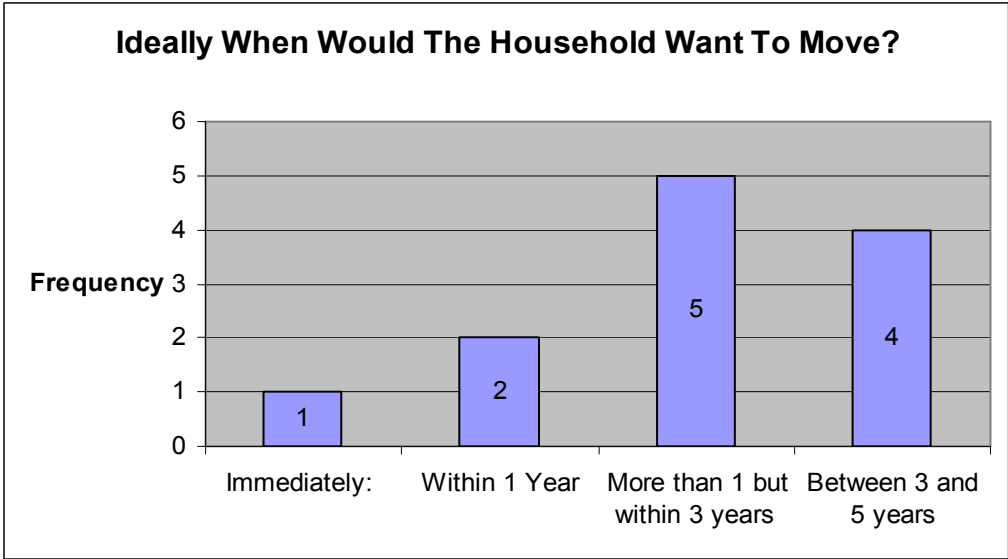
Is your household currently on the housing waiting list? (13)

Yes: 1

No: 12

Question 12

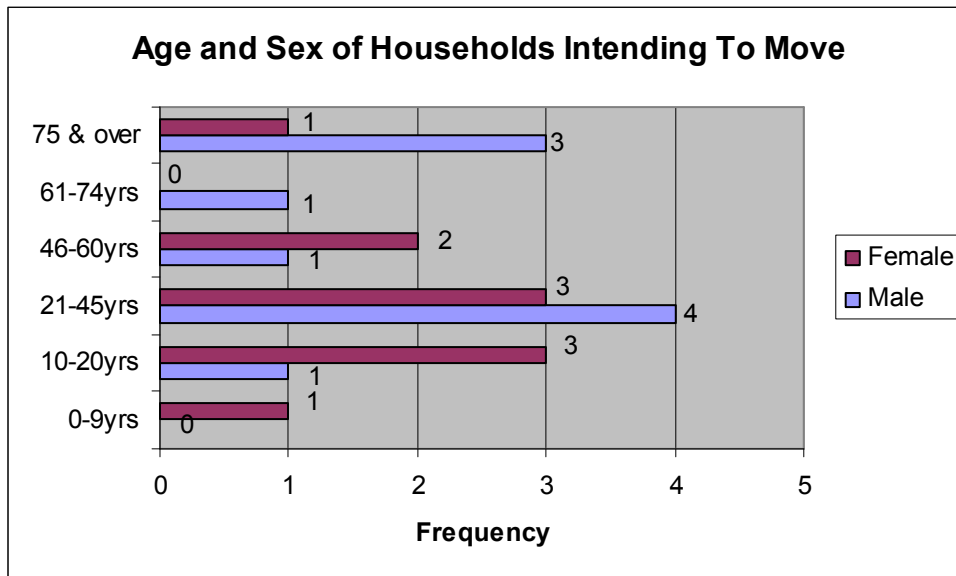
Ideally, when would your household like to move? (12)



This shows that of the respondents who have identified themselves as being in housing need 8 respondents feel they will need to move within 3 years.

Question 13

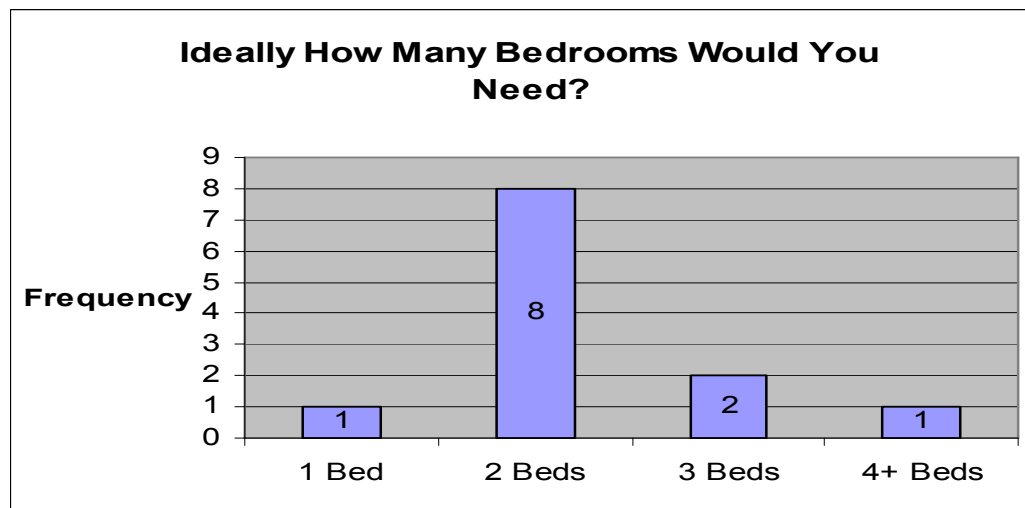
How many people of each age and sex are there in the household intending to move? (12)



The response to this question shows that 60% of people in housing need are under the age of 45.

Question 14

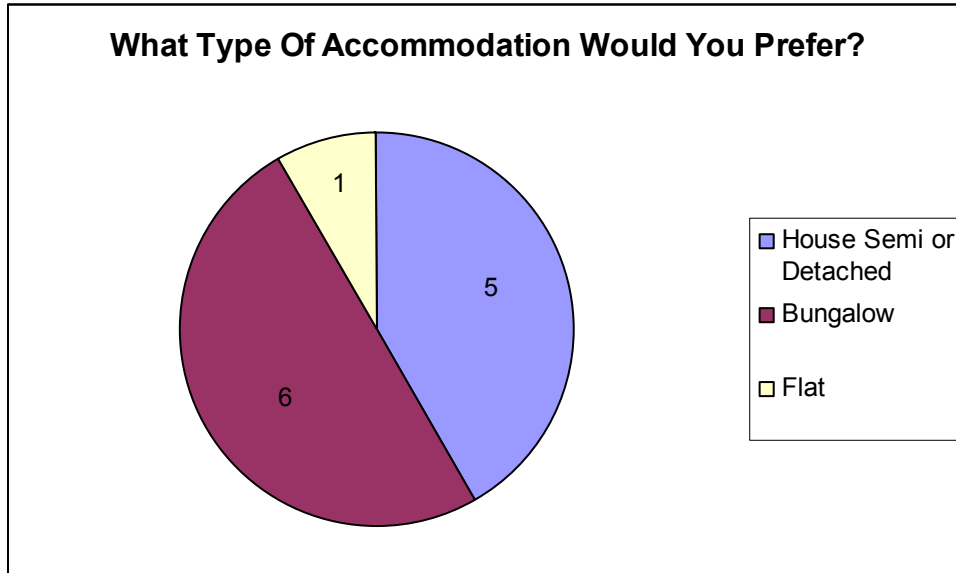
Ideally how many bedrooms would you need? (12)



The majority of people feel they will need a 2 bedroom properties to meet their housing requirements.

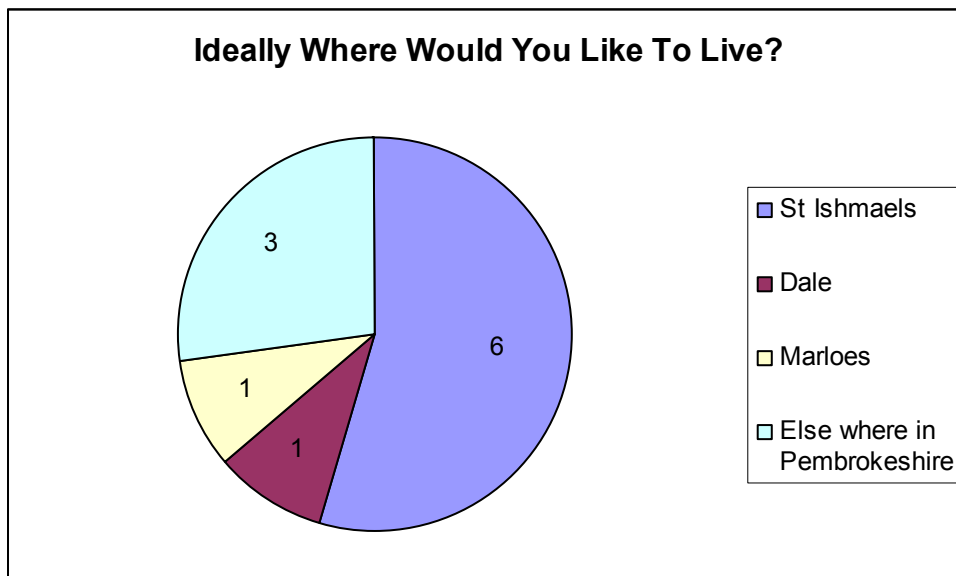
Question 15

What type of accommodation would you prefer? (TV=12)



Question 16

Ideally where would you like to live? (11)



The majority of people wanted to live in the St Ishmaels area, and neighbouring communities, 3 respondents answered else where in Pembrokeshire one person said the community of Johnston would be their preferred community in which to live.

Question 17

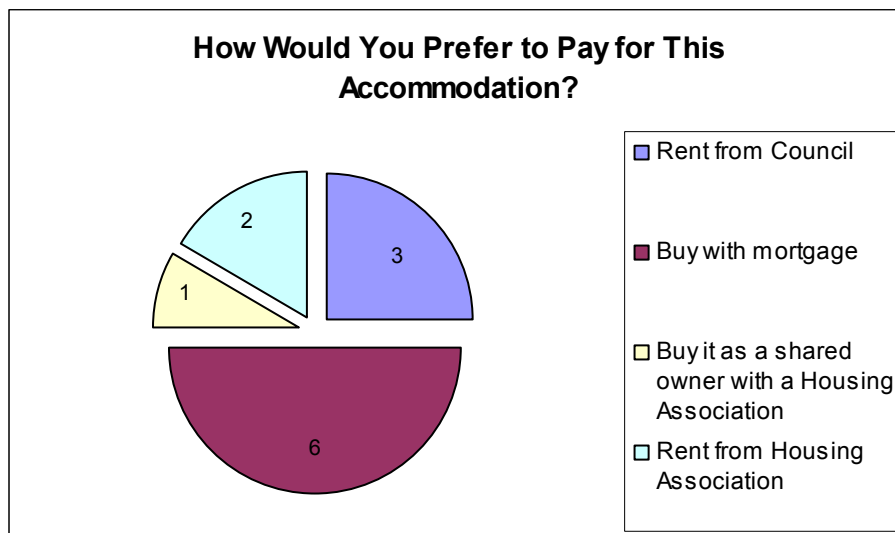
Do you have a local connection with your community of first choice? (10)

Yes: 9 No: 1

If the answer was yes they were asked to describe the connection 6 respondents stated family reasons, for the connection.

Question 18

How would you prefer to pay for this accommodation? (TV=12)

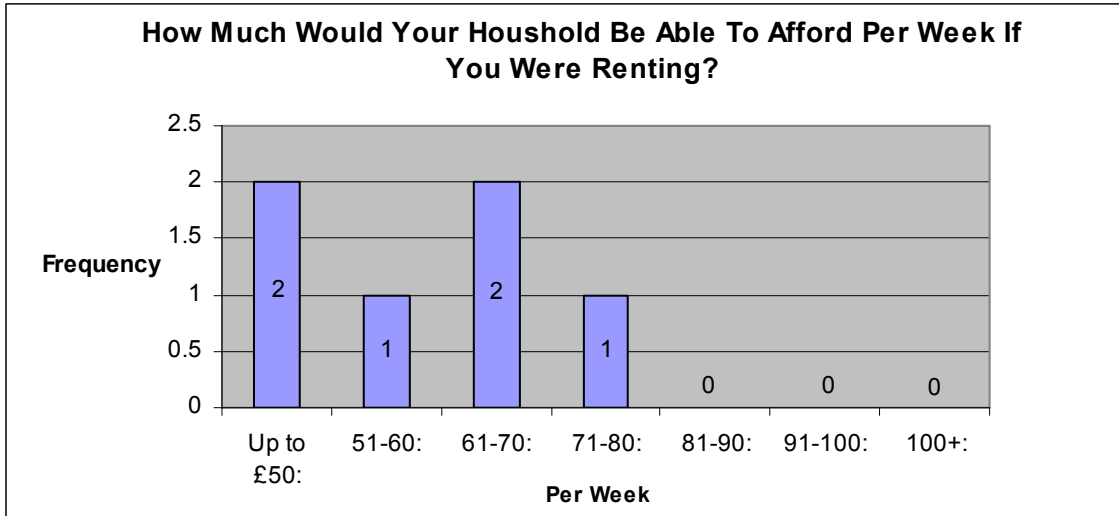


5 respondents felt that renting from PCC or a Housing Association would be their preferred way of paying for the property and 6 felt that buying the house with a private mortgage or through a shared ownership scheme with a housing association would be their preferred way of paying for the property.

Respondents were directed to either Question 19 or Question 20 depending upon the way in which they answered Question 18, however they were given the option to complete both if they were willing.

Question 19

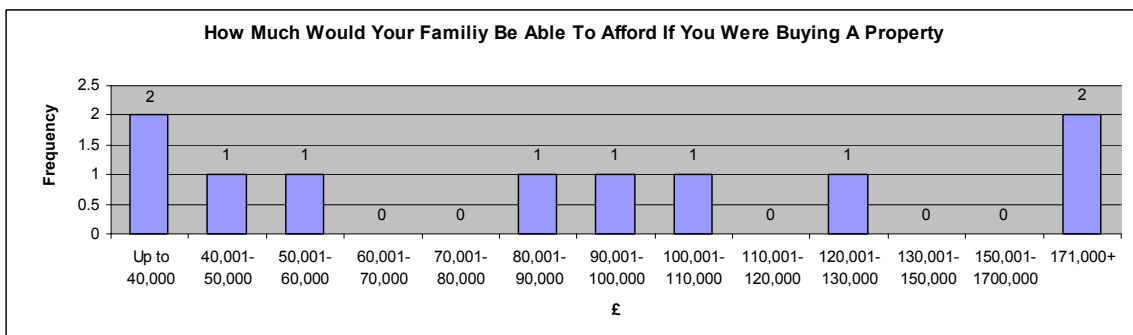
How much would your household be able to afford per week if you were renting? (6)



All the respondents to this question felt that prices ranging from £50-£80 per week would be affordable for them. Which is well below the average private rental market costs.

Question 20

How much would your household be able to afford if you were buying a property, either on your own or shared with a local authority or housing association? (10)



2 of respondents felt that between up to £40,000 would be affordable for them to buy and 5 respondents felt that prices ranging from £50,000-£110,000 was affordable. The price levels that the majority of respondents stated were affordable to them are well below the average house price in the area.

Two respondents indicated they could afford 170+ and would probably be able to meet their housing needs on the open market.

5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS

The purpose of part 3 of the questionnaire was to identify the sections of the community most in need, the provision of affordable housing and the communities feeling towards new housing developments. Percentages in this section apply to the number of respondents to the survey (70) who answered that particular question. This known as adjusted percentage. Please note not all respondents answered every question.

Question 21

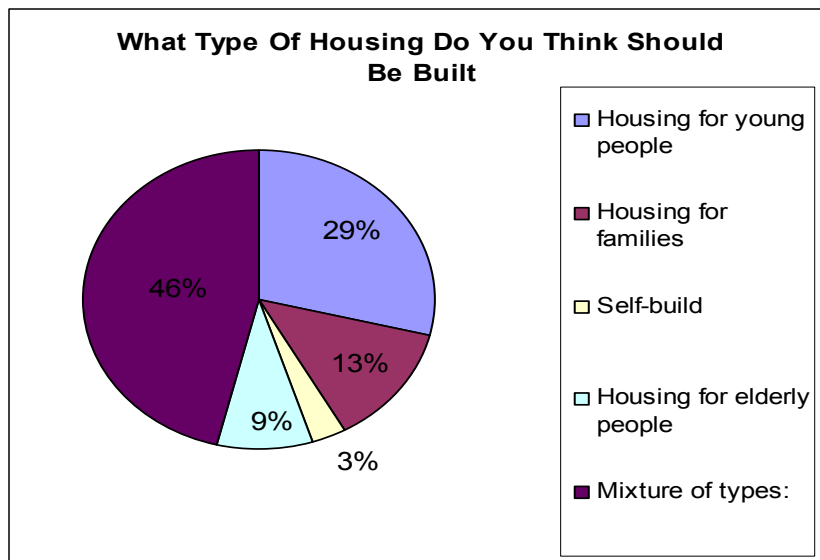
Do you consider that there is a need for affordable housing in?

	Yes	No	Don't Know	No Answer
St Ishmaels:	43%	3%		54%
Dale:	23%	4%		73%
Marloes/St Brides:	22%	4%		74%

The majority of respondents to this question have indicated that they feel there is a need for affordable housing in St Ishmaels and the surrounding areas.

Question 22

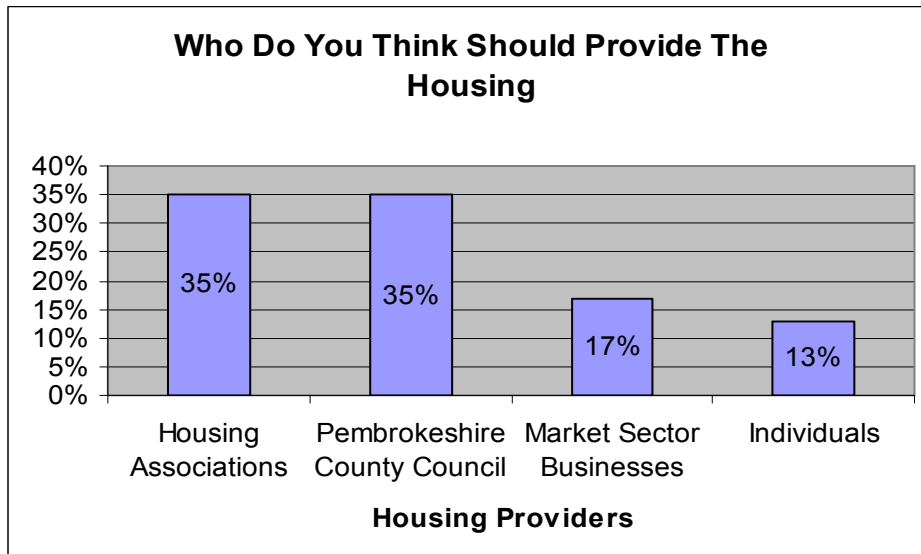
What Type of housing do you think should be built?



The response to this question shows that the respondents feel younger people and families are the two main groups of people who need suitable/affordable housing, but the community also feel there is a strong need for all groups to be catered for.

Question 23

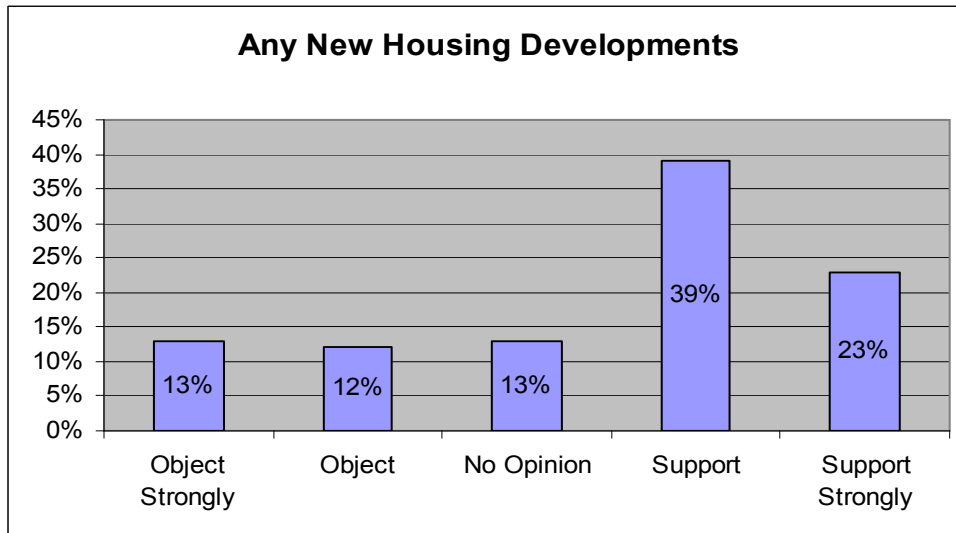
Who do you think should provide this housing?



70% of respondents felt that the housing should be provided by, the public sector, either Pembrokeshire County Council or a Housing Association.

Question 24

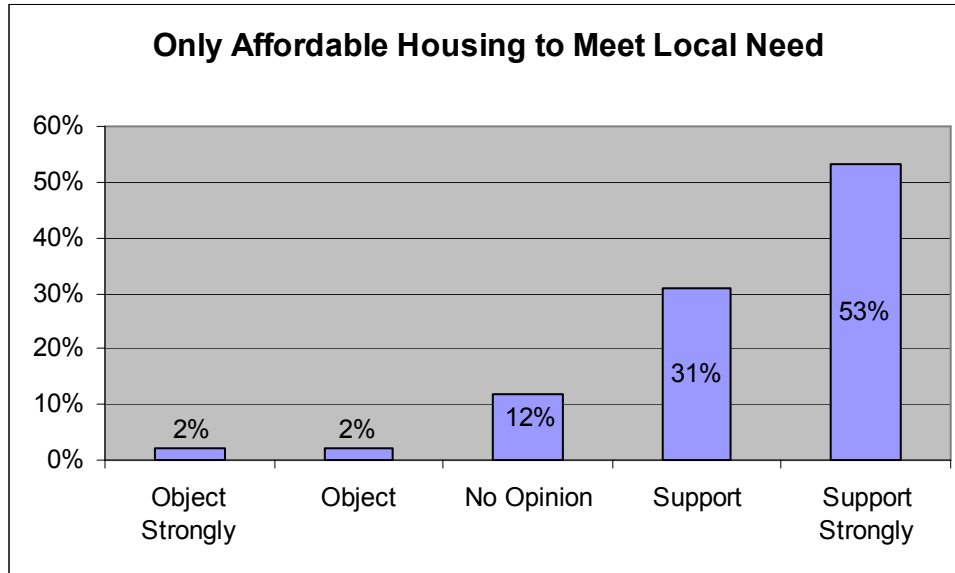
What do you think about?



62% of respondents said they would support any new development, whilst 25% of respondents objected.

Question 24 (Part 2)

What do you think about?



The figures show that 84% of people would support an Affordable Housing development to meet local need, and 53% of respondents said they would strongly support it. 4% would object or strongly object.

Question 25

Would you or any person in your household require any of the following?

Adapted for disability	Supported living Learning difficulties	Suitable for older people
6%	1%	6%

87% of respondents did not answer this question.

Question 26

Are there any other comments you would wish to make regarding affordable housing in St Ishmaels ?

(See Appendix 1)

6. AFFORDABILITY OF MOVING

This section considers the financial information given by the households in Questions 19 and 20 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 2005 to June 2005 for St Ishmaels and surrounding areas and number of Sales for postcode sector SA62 3.

Detached	£227,437	Sales	16
Semi-detached	£146,390	Sales	5
Terraced	£151,333	Sales	3
Flat/Maisonette	£157,125	Sales	4
Average Price	£194,765	Total Sales	28

Private Rental Data (From Local estate agents in November 05) for the St Ishmaels area.

The following data was obtained from local Estate Agents in November 2005. There were no properties available to rent in the St Ishmaels area. There was only one property available for long term rent in the neighbouring community of Dale, the figures given are average rental prices for the St Ishmaels, Marloes, St Brides and Dale areas.

The available property in the neighbouring community of Dale was a detached 4 bedroom house for £800(Per Calendar Month) which was described as “better than average”.

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

Social Housing Rental Data

The following data is a snapshot of the available social housing stock owned and managed by Pembrokeshire County Council and Register Social Landlord (Pembrokeshire Housing Association) in the St Ishmaels community council area. The rental figure is the average for the Pembrokeshire County Council properties and was obtained from Pembrokeshire County Councils, Social Care and Housing Directorate.

Pembrokeshire County Council Housing Stock for St Ishmaels

	Units	Turnover (From 01/04/04 – 8/11/05)
General Needs Properties	26	1

Average Local Authority Weekly rents for Pembrokeshire

All Properties **£51 per week**

Pembrokeshire Housing Association Stock for St Ishmaels

	Units	Turnover (From 2004 – 1/12/05)
General Needs Properties	5	1

Average weekly rent for these five properties: **£57.27 per week**

Affordability

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

It is clear that a large majority of those households who expressed themselves as being in need could not afford to purchase a property on the open market, based on the average sale prices for St Ishmaels and surrounding areas as of November 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.

Of the respondents who answered the question 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 7 households indicated they could afford prices ranging from

between £40,000 to £110,000 which means they would have difficulty in being able to afford to purchase a property in the St Ishmaels community and surrounding areas on the open market. The average price in the area is £194,765 from April-June 05 according to the Land Registry figures.

Two respondents indicated they could afford £170,000+ and would probably be able to meet their housing needs on the open market.

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

All of the respondents to this question (6 households) felt that prices ranging from £50 (£217pcm)-£80 per week (£347pcm) would be affordable for them.

All of these households would find it difficult to afford to rent a property on the open market based on the average rental prices in the area. As there were no properties available to rent in the St Ishmaels area and only one property available to rent in the neighbouring community of Dale at this time, and a number of estate agents said they don't get many properties to rent in the St Ishmaels area, the availability of residential letting properties in the St Ishmaels community area is likely to be limited.

SOCIAL HOUSING

The average residential rental price for Local Authority owned properties in Pembrokeshire is £51 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, no lettings since April 2004 of Local Authority owned properties, and 1 lettings since 2004 of properties owned by Pembrokeshire 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 St Ishmaels and surrounding areas. Also

the availability of properties to rent on a long term tenancy basis appears to be limited. The housing market is clearly not serving all the people of Ishmaels 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 availability of such properties is minimal.

The people who identified themselves as being in housing need generally wanted to move within Ishmaels or to a neighbouring community, which tells us that it is desirable to meet locally identified need with local developments.

13 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 6-7 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 St Ishmaels 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:

A summary of comments made by the respondents.

<p>“Holiday Properties should not be allowed, those properties already occupied should be charged at least double the local community charge. Any further holiday properties should not be allowed.”</p>
<p>“I would like to see, more affordable housing for the local people, but the housing scheme, would have to be council properties, otherwise private builders prices would once again be too high for the locals, and the younger members of the community who wished to set up home in the village, would be out priced, and still have to leave to find cheaper properties, losing the community spirit ”</p>
<p>“If affordable housing does not become available in the communities, they will cease becoming communities with all the holiday homes, liked little haven in the winter season.”</p>
<p>“Much pressure on prices and availability of property for people who live locally is caused by the demand for second homes. This pressure could be relieved by the provision of time share accommodation, preferably provided and supervised by the local authorities”</p>
<p>”Council buy building plots and build affordable housing for young people and pensioners.”</p>
<p>“Local and affordable housing for the young and young families is an excellent idea.”</p>
<p>“If houses were built I would like to see them allocated to local people and not given to outsiders even if even if they have children.”</p>
<p>“I would like to see holiday home owners paying twice as much for council tax, as local people with only one house. The additional revenue would go to help local people pay for expensive housing caused by people paying very high prices for local properties this would deter people paying the high prices and give local youngsters a chance to buy their own home.”</p>
<p>“ Need to concentrate on bring work to into the area..”</p>
<p>“My wife & I have been happy here for 25 years & it is only old age , the reason for need to move in a few years time.</p>

Appendix 2

Covering letter sent out with every survey form.

**DALE, MARLOES & ST.BRIDES AND ST.ISHMAELS
COMMUNITY COUNCILS
LOCAL HOUSING NEEDS SURVEY**

Dear Sir / Madam

Your Community Council is concerned at the lack of affordable housing available in the communities of Dale, Marloes & St Brides and St Ishmaels for local people of all ages who need or wish to live in the 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 communities.

Whether you consider you or others in your household 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 completed forms from

- friends or relatives who may have moved from the community and
- people who live with families but would like to have their own home

spare forms can be obtained from the Clerk to the Council who will also assist anyone who has difficulty in completing the form.

The completed form will be collected in 10 days time. Please assist the collector by completing your form without delay.

Thank you in anticipation of your response and interest.

Mrs. Pauline Reynolds, Mr. Peter Smithies, Mrs. Janet Smith

Chairpersons
Dale, Marloes & St Brides and St Ishmaels Community Councils

Appendix 3

The Housing Needs Survey Questionnaire.

**DALE, MARLOES & ST.BRIDES AND ST.ISHMAELS
COMMUNITY COUNCILS
LOCAL HOUSING NEEDS SURVEY**

Q 6. How long has your household lived in Dale, Marloes & St Brides, St Ishmaels? *Please write in the number of years*

This house _____ years

Dale _____ years

Marloes & St Brides _____ years

St Ishmaels _____ years

Pembrokeshire _____ years

If you live outside of Pembrokeshire, where do you live (*Please state town & county*)

Q 7. Would your household, or anyone in your household, like or need to move within the next 5 years? *Please tick one box*

Yes, the whole household (*go to Q9*)

No (*go to Q.22 unless you wish to answer any intermediate questions*)

Yes, only some members of household and to form a new household (*go to Q9*)

Q 8. If more than one household needs to move, the additional household should fill in a separate form. Additional copies can be obtained from the Clerk to the Community Council details required. Is there a need for the household to stay in the area?

Yes

No

If yes, please explain why

Q 9. Do you know of any other households who may have had to move from this area that would like to return to the area if housing were available?

Yes

No

Each of these households are invited to fill in a separate form. Copies of this form can be obtained from: The Clerk to the Community Council details required.

When completing this form, please note that:
A household is one person, or a group of people, who may or may not be related, living at the same address who share at lease one meal a day or common living accommodation

**DALE, MARLOES & ST.BRIDES AND ST.ISHMAELS
COMMUNITY COUNCILS
LOCAL HOUSING NEEDS SURVEY**

Section 2

This section needs to be completed for each household that will be in need of housing within the next 5 years.

Q 10. Why does your current home not meet your needs? *(Please tick all that apply)*

- | | |
|---|---|
| <input type="checkbox"/> Too small | <input type="checkbox"/> Needs major repairs |
| <input type="checkbox"/> Too large | <input type="checkbox"/> Unsuitable for an older person (see Q.25) |
| <input type="checkbox"/> Needs major repairs | <input type="checkbox"/> Unsuitable for a person with a disability (see Q.25) |
| <input type="checkbox"/> Too costly to heat | |
| <input type="checkbox"/> Condition of the property affects health | |
| <input type="checkbox"/> Other <i>(Please specify)</i> | _____ |

Q 11. Is your household currently on the housing transfer or waiting list? *Please tick one box*

- Yes No

If you wish to apply to go on the list please contact Pembrokeshire County Council on 01437 764551 or Pembrokeshire Housing on 01437 763688.

Q 12. Ideally, when would your household like to move? *Please tick one box*

- | | |
|---|---|
| <input type="checkbox"/> Immediately | <input type="checkbox"/> Within 1 year |
| <input type="checkbox"/> More than a year, but within three years | <input type="checkbox"/> Between three and five years |

Q 13. How many people of each age and sex are there in the household intending to move?
Please write the number in each box

	0-9 years	10-20 years	21-45 years	46-60 years	61-74 years	75 years and over
Male						
Female						

Q 14. Ideally, how many bedrooms would you need? *Please tick one box*

- 1 2 3 4 or more

When completing this form, please note that:
A household is one person, or a group of people, who may or may not be related, living at the same address who share at least one meal a day or common living accommodation

**DALE, MARLOES & ST.BRIDES AND ST.ISHMAELS
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Q 15. What type of accommodation would you prefer? *Please tick one box*

- House (either detached or semi-detached)
- Bungalow
- Flat
- Other *please specify:* _____

Q 16. Ideally where would you like to live? *Please tick one box*

- Dale Community
- Marloes Community
- St Brides Community
- St Ishmaels Community
- Elsewhere in Pembrokeshire (*Please specify*)
- Outside Pembrokeshire _____

If you would like to live in more than one community, please indicate your preferences in order from 1 to 6 (with 1 being your area of 1st Choice and 6 being your area of 6th Choice)

Q 17. Do you have a local connection with your community of first choice?

- Yes
- No

If yes, please describe the connection (e.g. family live there, work there, born there etc)

Q 18. How would you prefer to pay for this accommodation? *Please tick one box:*

- Rent it privately (*go to Q.19*)
- Rent it from the Council (*go to Q.19*)
- Rent it from a Housing Association (*go to Q.19*)
- Buy it with a mortgage (*go to Q. 20*)
- Buy it as a shared owner with the Council or Housing Association (*go to Q.20*)

When completing this form, please note that:

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**DALE, MARLOES & ST.BRIDES AND ST.ISHMAELS
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You have the option not to complete the following question HOWEVER if you are willing to do so it will help us understand what people living in the area think they are able to afford.

Q 19. How much would your household be able to afford **per week** if you were renting?
Please tick one box

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> up to £50 | <input type="checkbox"/> £81 to £90 |
| <input type="checkbox"/> £51 to £60 | <input type="checkbox"/> £91 to £100 |
| <input type="checkbox"/> £61 to £70 | <input type="checkbox"/> more than £100 |
| <input type="checkbox"/> £71 to £80 | |

You have the option not to complete the following question HOWEVER if you are willing to do so it will help us understand what people living in the area think they are able to afford.

Q 20. How much would your household be able to afford if you were buying a property, either on your own or shared with a Local Authority or Housing Association? *Please tick one box*

- | | |
|---|---|
| <input type="checkbox"/> up to £40,000 | <input type="checkbox"/> £90,001 to £100,000 |
| <input type="checkbox"/> £40,001 to £50,000 | <input type="checkbox"/> £100,001 to £110,000 |
| <input type="checkbox"/> £50,001 to £60,000 | <input type="checkbox"/> £110,001 to £120,000 |
| <input type="checkbox"/> £60,001 to £70,000 | <input type="checkbox"/> £120,001 to £130,000 |
| <input type="checkbox"/> £70,001 to £80,001 | <input type="checkbox"/> £130,000 to £150,000 |
| <input type="checkbox"/> £80,001 to £90,000 | <input type="checkbox"/> £150,000 to £170,000 |
| | <input type="checkbox"/> more than £170,000 |

Section 3

Q 21. Do you consider that there is a need for affordable housing in

- | | | |
|---------------------|------------------------------|-----------------------------|
| Dale | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| Marloes & St Brides | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| St Ishmaels | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

Please tick one box for each area

When completing this form, please note that:

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**DALE, MARLOES & ST.BRIDES AND ST.ISHMAELS
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LOCAL HOUSING NEEDS SURVEY**

Q 22. What type of housing do you think should be built? *Please tick one box*

- Housing for young people Housing for elderly people
 Housing for families
 Self-build Mixture of types

Other (please specify) _____

Q 23. Who do you think should provide this housing? *(Please tick all that apply)*

- Private Sector builders
 Housing Associations
 Council
 Individuals (self build)

Other (please specify) _____

Q 24. What do you think about.... *(Please tick one box in each column)*

	Any New Housing Development	Only Affordable Housing to meet Local Need
Object strongly	<input type="checkbox"/>	<input type="checkbox"/>
Object	<input type="checkbox"/>	<input type="checkbox"/>
No Opinion	<input type="checkbox"/>	<input type="checkbox"/>
Support	<input type="checkbox"/>	<input type="checkbox"/>
Support Strongly	<input type="checkbox"/>	<input type="checkbox"/>

Q 25. Would you or any person in your household require any of the following: *(Please tick all that apply)*

- Adapted property for a person with a disability
 Supported living for a person with learning difficulties
 Accommodation suitable for older people.

Q 26. Are there any other comments you would wish to make regarding affordable housing in Dale, Marloes & St Brides and St Ishmaels?

(Please comment using the space below)

When completing this form, please note that:
*A **household** is one person, or a group of people, who may or may not be related, living at the same address who share at least one meal a day or common living accommodation*

**DALE, MARLOES & ST.BRIDES AND ST.ISHMAELS
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Q27. Please give your name and address details if you wish to be re-contacted if a housing scheme progresses in the area:

Name

Address

Postcode

Additional Comments