

TENBY TOWN COUNCIL HOUSING NEEDS SURVEY REPORT

CONDUCTED JUNE 2007

FINAL REPORT NOVEMBER 2007



**Rural Housing Enabler
Galluogydd Tai Gwledig**

TABLE OF CONTENTS

1. SURVEY METHODOLOGY AND RESPONSE

2. SUMMARY OF ANALYSIS

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

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

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

6. AFFORDABILITY OF MOVING

7. CONCLUSIONS

Appendices

Appendix 1. Summary of answers to Q23

Appendix 2. Covering letter sent with survey form

Appendix 3. Questionnaire

1.SURVEY METHODOLOGY AND RESPONSE RATE

The questionnaire was compiled by Matthew Owens, Rural Housing Enabler for Pembrokeshire and approved by the Local Government Data Unit (Wales), Pembrokeshire County Council, Pembrokeshire Coast National Park Authority and Tenby Town 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 members of the Tenby Town Council, between the 19th of June 2007 to 9th of July 2007, to all 2,730 addresses on the Council Tax Register for the Tenby Town Council area. The address list was provided by Pembrokeshire County Council.

Respondents were given 14-21 days to complete the survey, They were then instructed to return the completed questionnaire in the second class freepost envelope provided. The deadline for the return of the surveys was the 1st of August 07.

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

The form only allowed one household per property to identify itself in housing need. Additional household and non-resident forms were available from the Rural Housing Enabler, one non-resident form was requested. A total of 2,731 surveys were distributed.

Response

A total of 641 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. A total of 576 questionnaires were returned from occupied households. All were completed or part-completed. 1 Non-resident form was returned, 13 questionnaires were returned incomplete and 51 were returned from second homes.

The 13 incomplete questionnaires and the 51 questionnaires from second homes, were discounted from the analysis.

According to the figures from the council tax office, of the addresses identified in the Tenby area, 187 properties are currently unoccupied and 183 properties are currently used as holiday homes. This provides us with a figure of 2,360 occupied households in the Town Council area. This equates to a return rate from the occupied households of 24% (576/2360).

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 24%

27% of respondents identified a household in potential housing need over the next 5 years.

18% 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.

34% of respondents who identified a household in housing need stated they wanted to buy on the open market, 29% indicated they wanted to pay for the property by renting from a Local Authority or a Housing Association, 19% indicated they wanted to buy as a shared owner and 18% indicated they wanted to rent from the private sector.

73% of households who expressed a housing need detailed that need as within 3 years, 27% detailed that need within the next 3 to 5 years.

40% of respondents who identified themselves as being in housing need, expressed a desire for 3 bedroom properties, 39% for 2 bedroom properties, 17% for 1 bedroom properties and 4% for 4 bedroom properties

Of the households that identified a housing need 39% described their household as single person households, 38% as families (with children) and 23% as co-habiting/married couples.

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

The main reasons respondents gave for currently being unsuitably housed, was that their current property was too small and that they needed to live independently.

72% of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

75% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need, 20% of respondents said maybe and 5% 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.

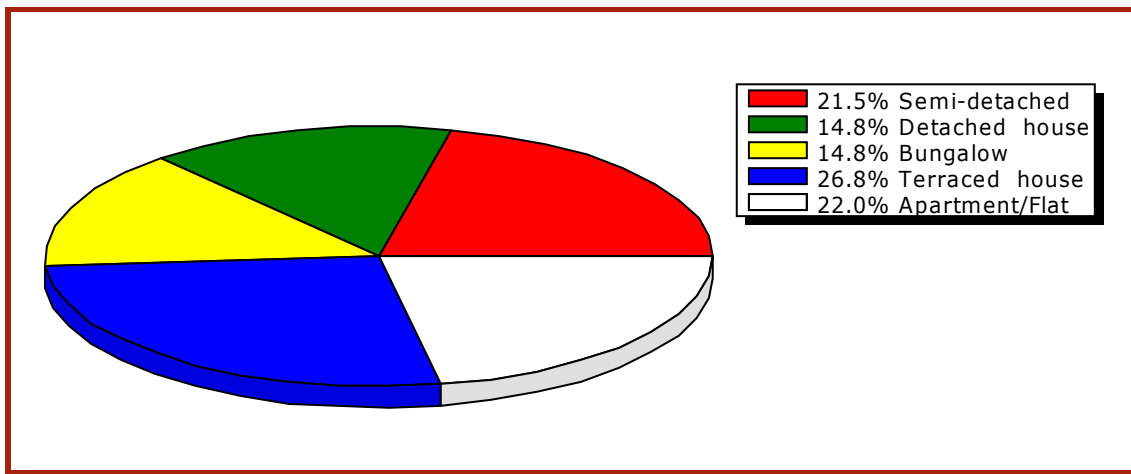
Presentation broadly follows the questions set out on the survey form.

Percentages in this section apply to the number of respondents to the survey (576) who answered that particular question. This is known as adjusted percentage.

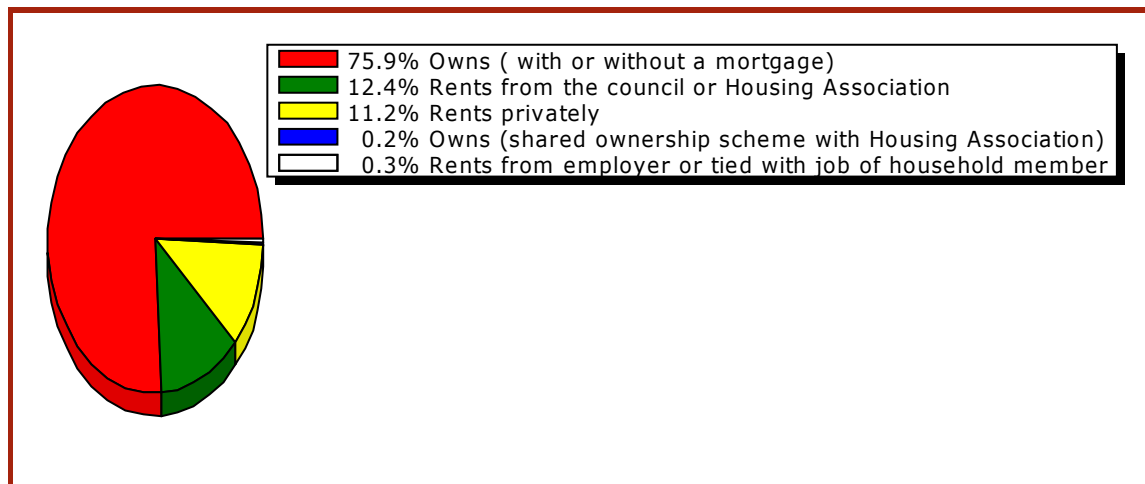
Q1. Is this your Main Home?

All 576 respondents stated their Tenby address was their main home.

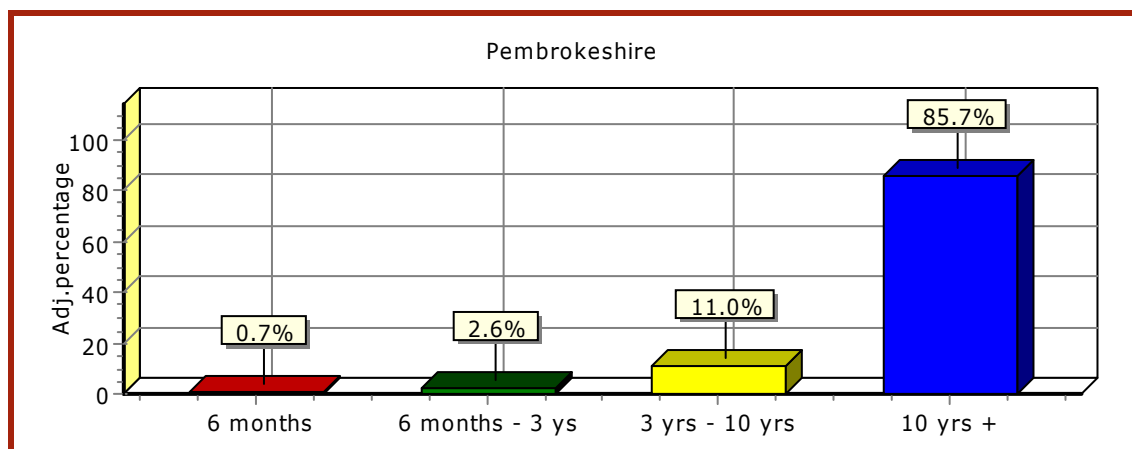
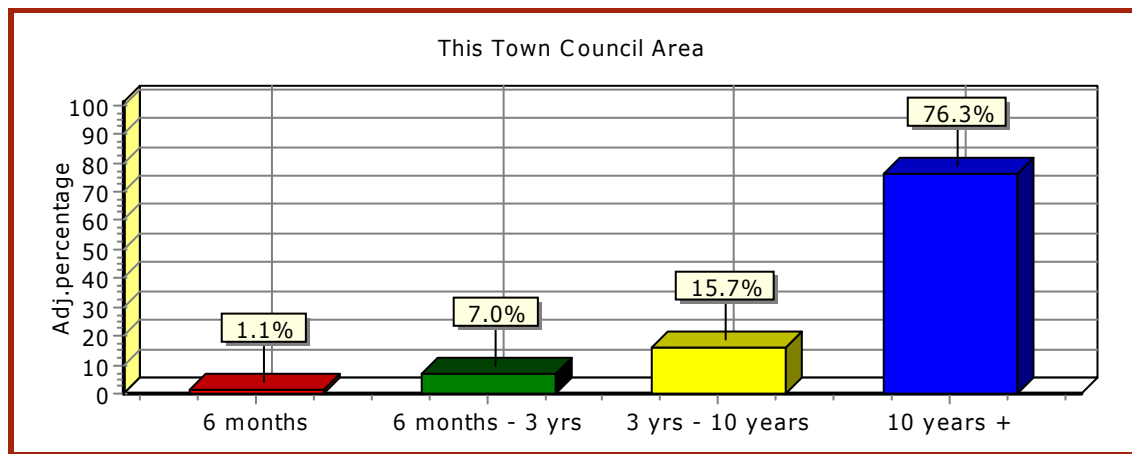
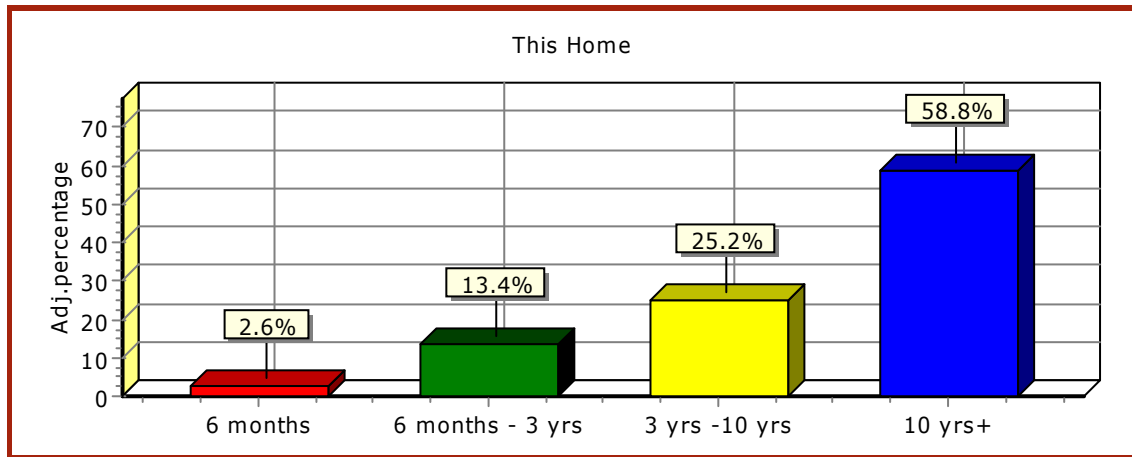
Q2. What type of house does your household live in?



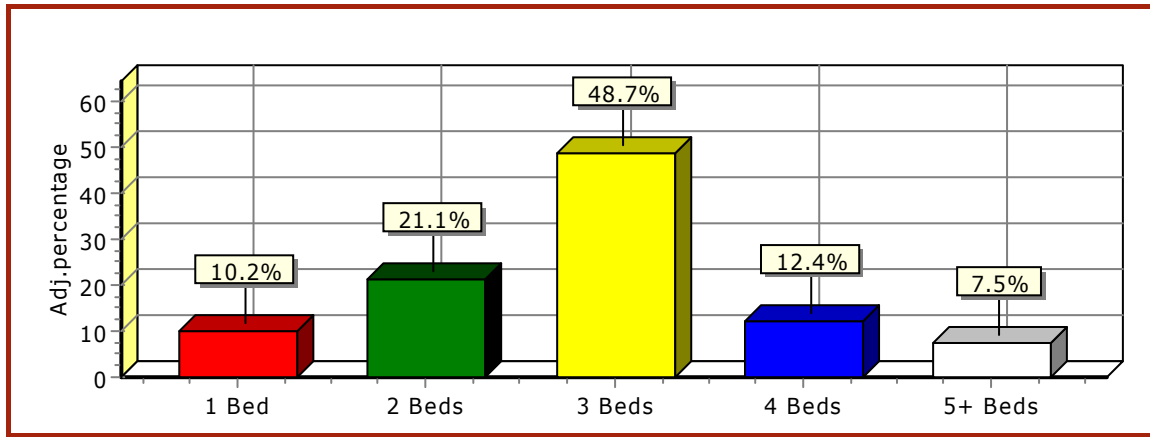
Q3. Does your household own or rent this property?



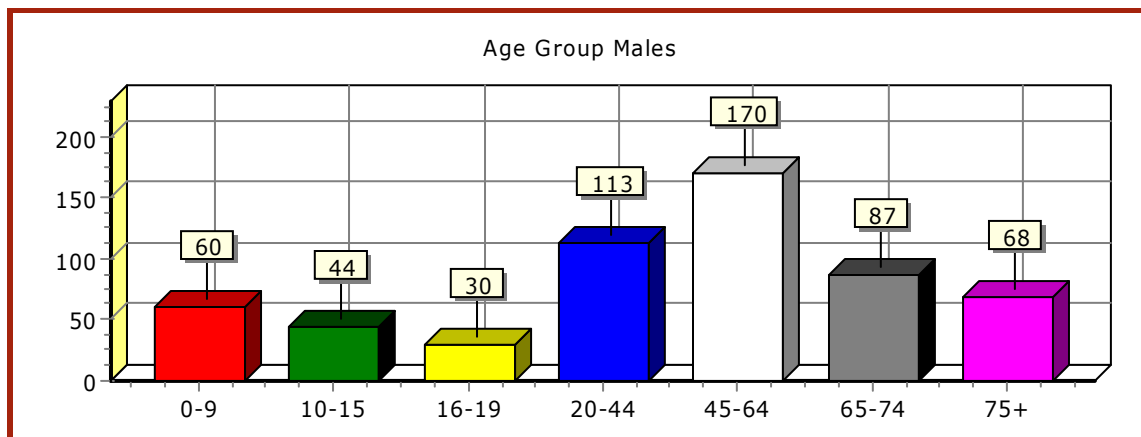
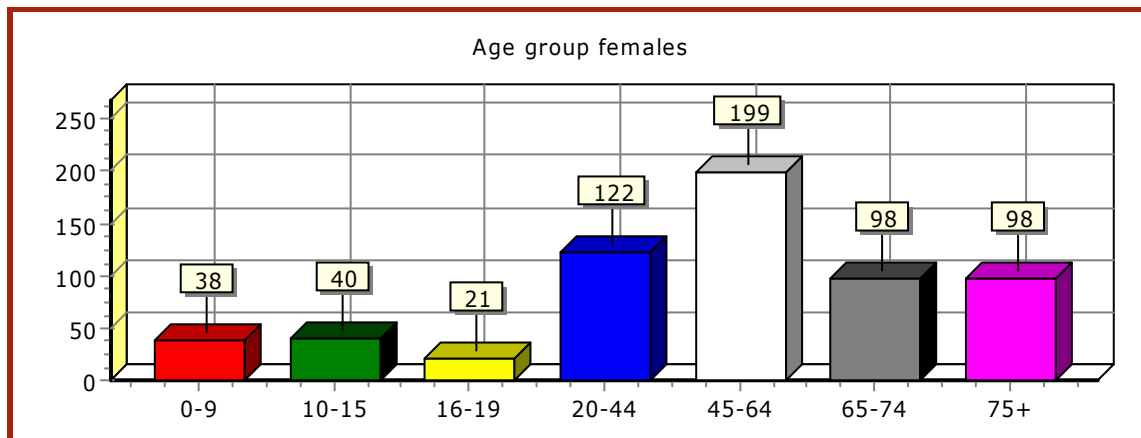
Q4. How long have you lived in?



Q5. How many bedrooms does your home have?



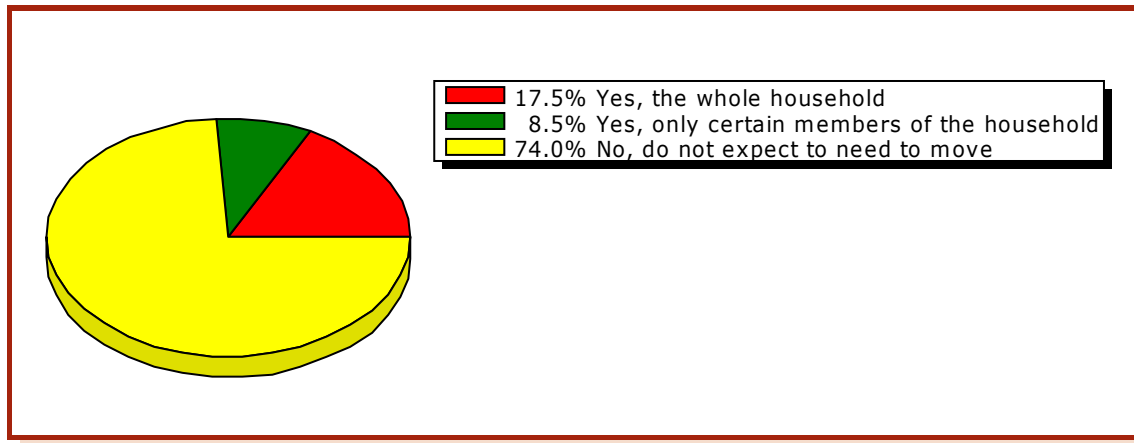
Q6. How many people of each age and sex are there in your household?



The total number of people identified in respondents households was 1188 .

This equates to an average household size of 2 people (1188/561)

Q7. Would your household, or anyone in your household, expect to need to move within the Tenby 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 26%.

Q8. This question gave information on who qualified for additional household forms and how to obtain extra forms.

4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS

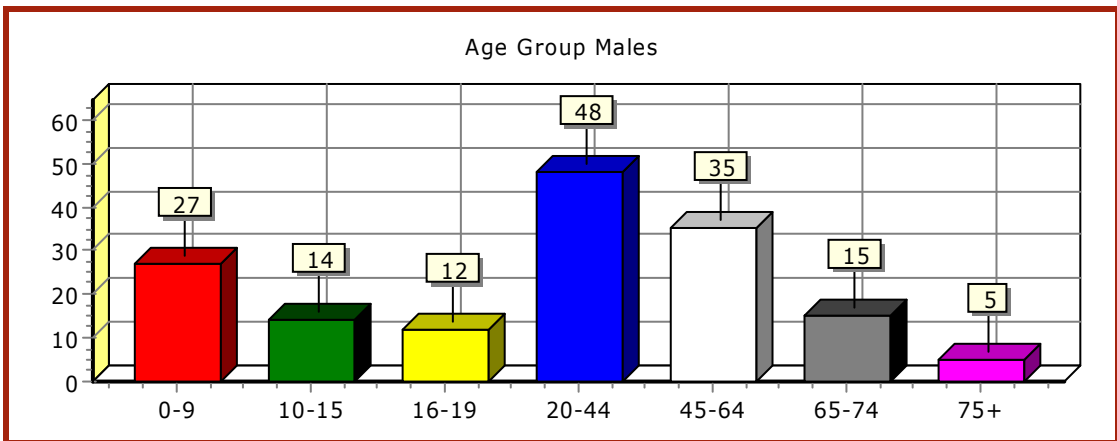
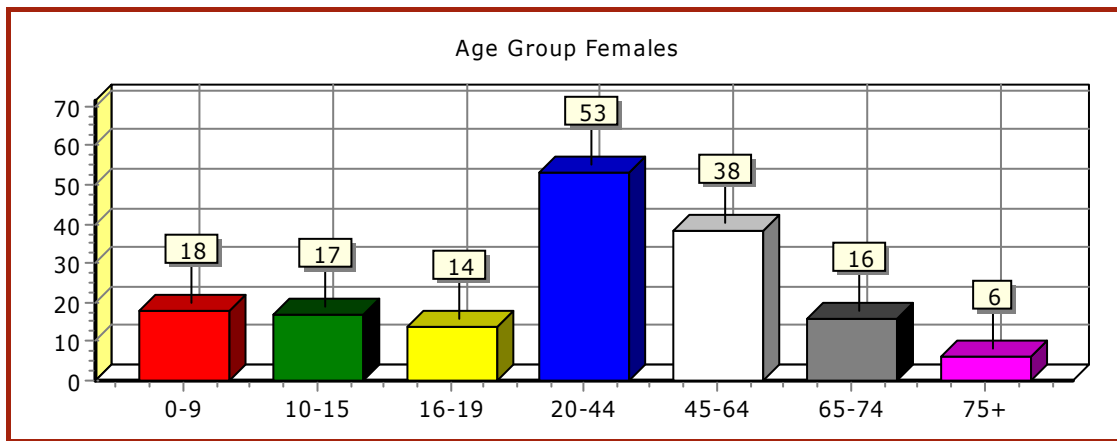
The purpose of part 2 of the questionnaire was to identify those people in housing need and to indicate their housing requirements and reasons for housing need.

151 respondents completed this part of the form, which includes the 1 returned non-resident 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.

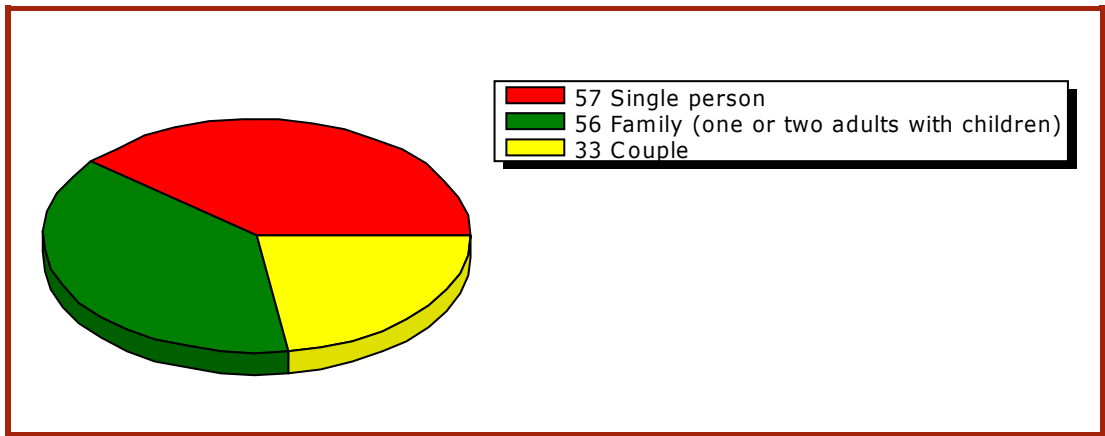
Q9. How many people of each age and sex in the household that need to move? (151)



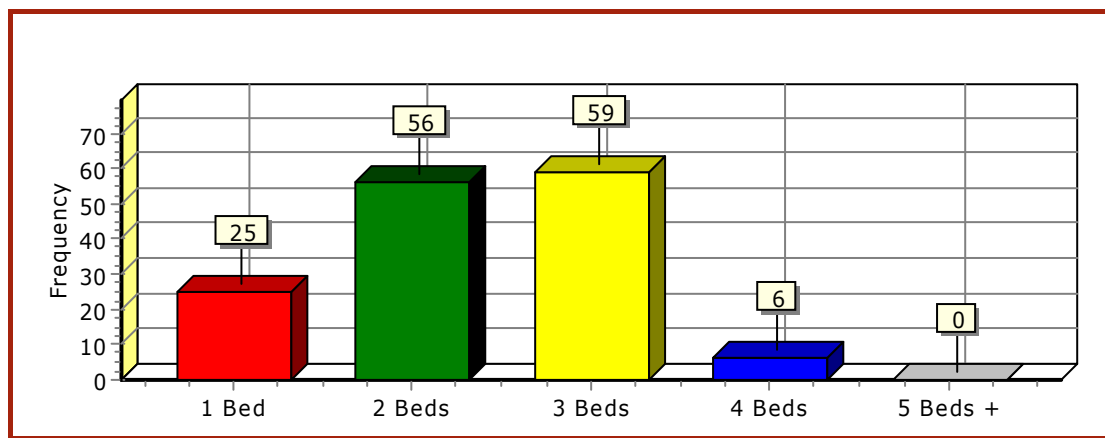
The response to this question shows us that the age group with the highest number of male and female respondents who have identified themselves as being in housing need is 20-44 age group.

In total 318 people in 151 households have identified themselves in need. This equates to an average household size of 2.1 people.

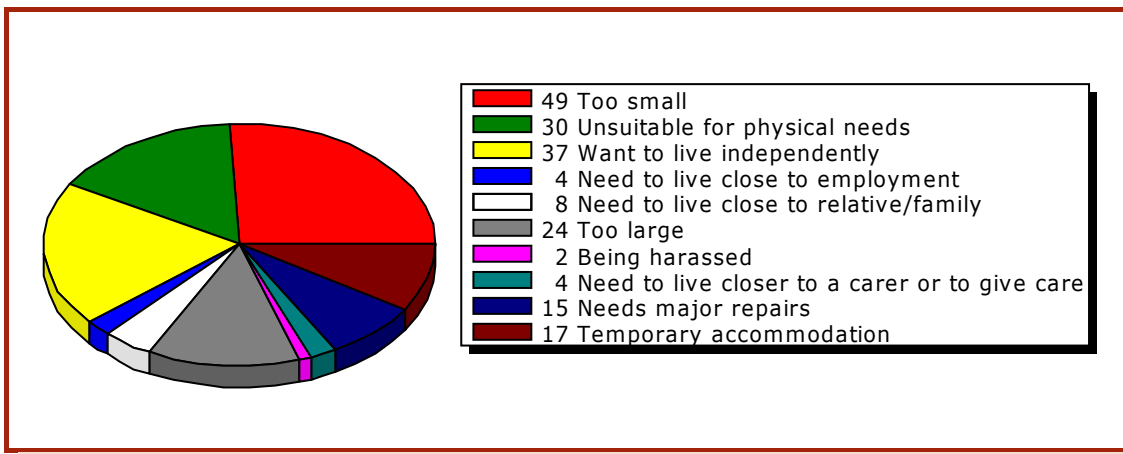
Q10. How would you describe this household? (146)



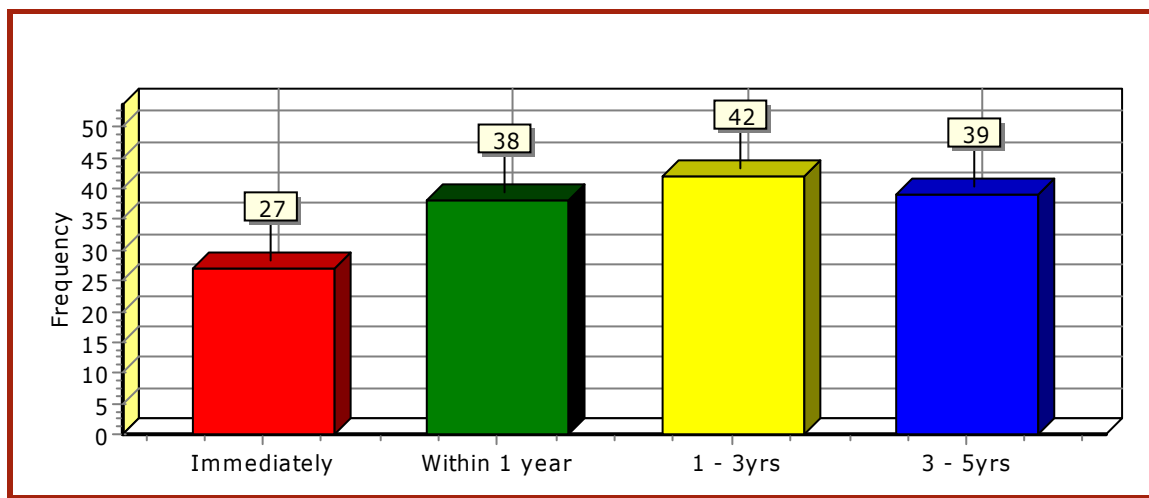
Q11. How many bedrooms would you expect to need? (146)



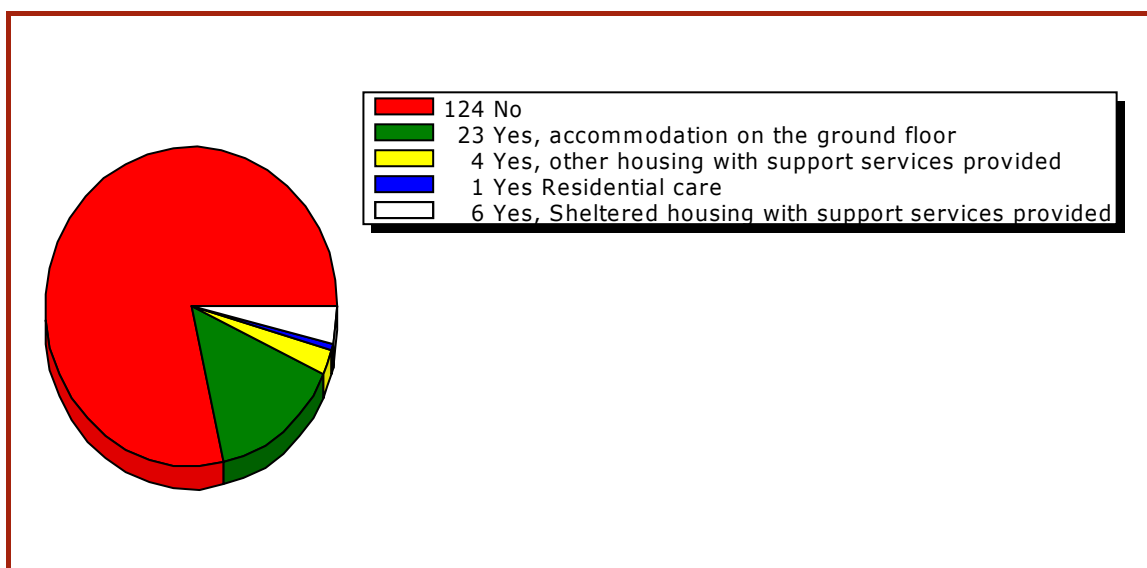
Q12. Why does your Current home not meet your needs? (TV =190)



Q13. When would you expect to need to move? (146)

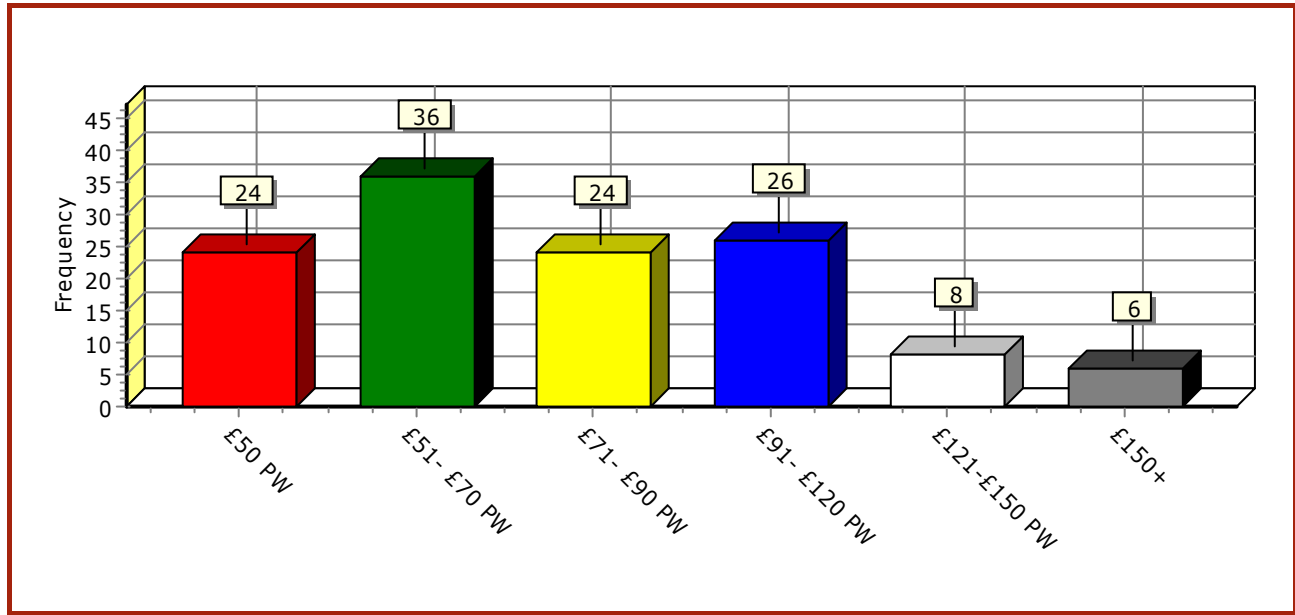


Q14. Does your household have a specialist housing need? (TV =158)



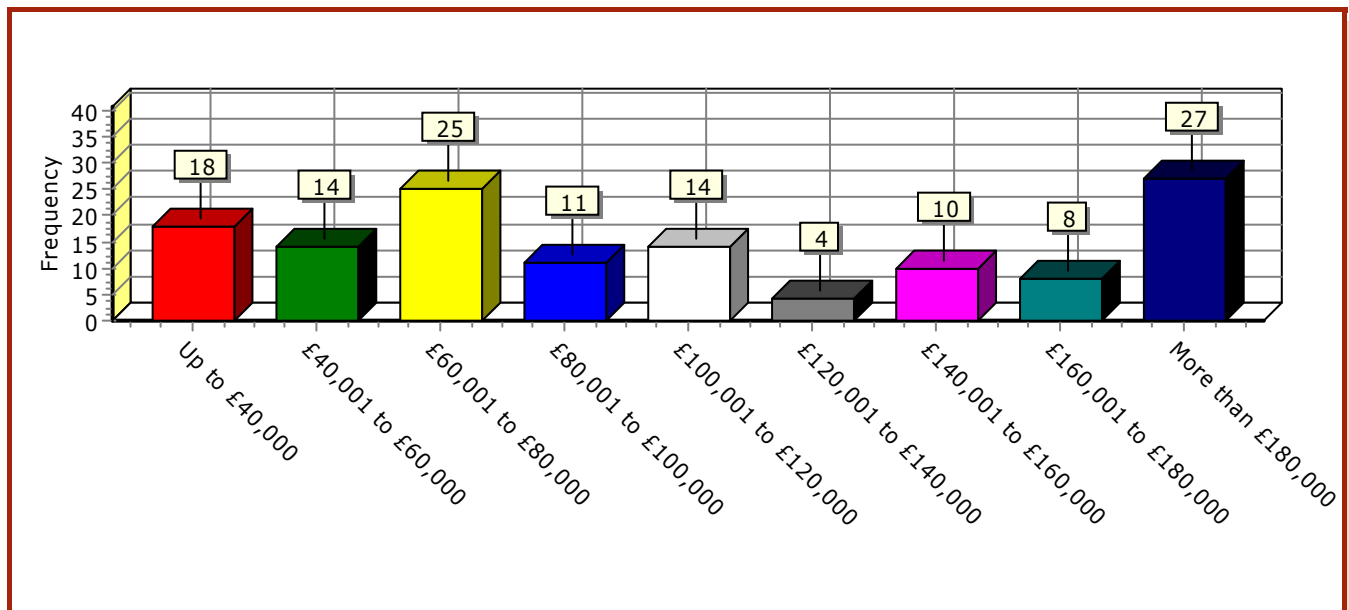
Q15. How much would the household be able to afford if renting (124)

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



Q16. How much would the household be able to afford if the household were buying a property? (131)

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.



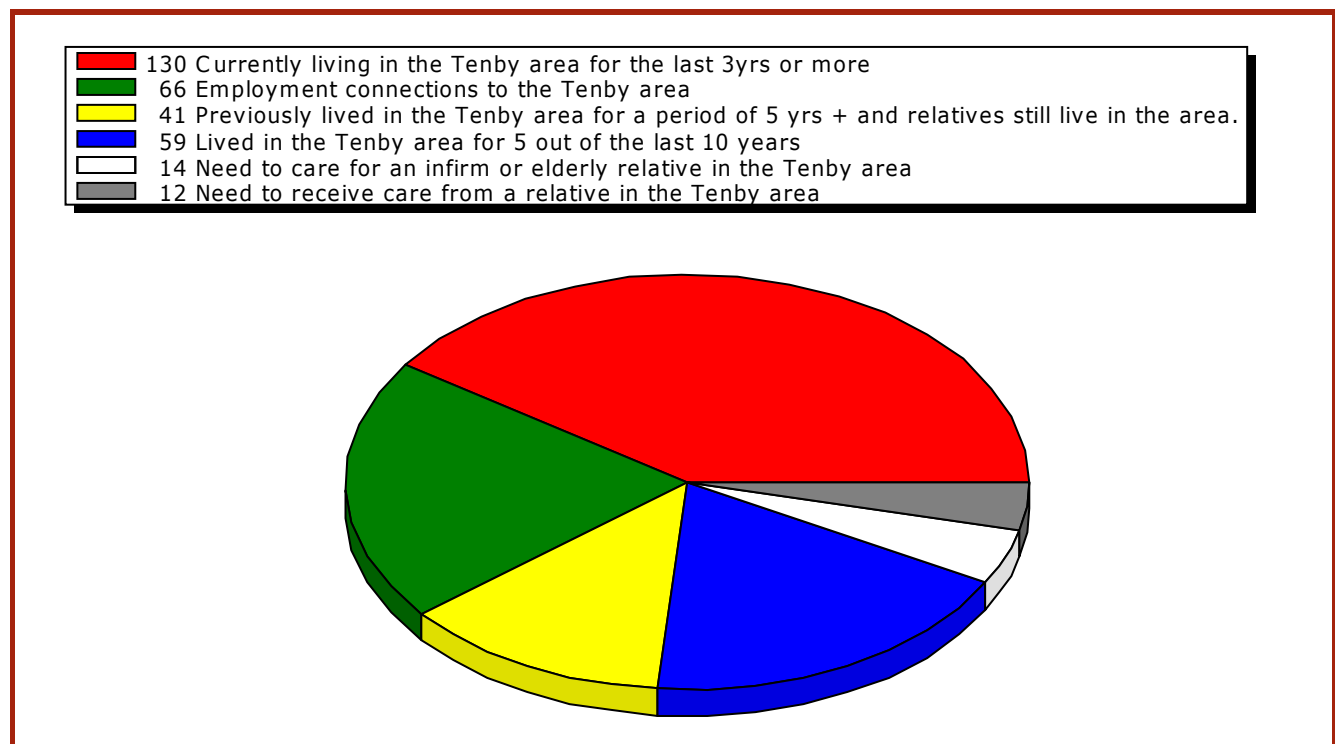
Q17. How would this household consider paying for this accommodation? (TV = 259)



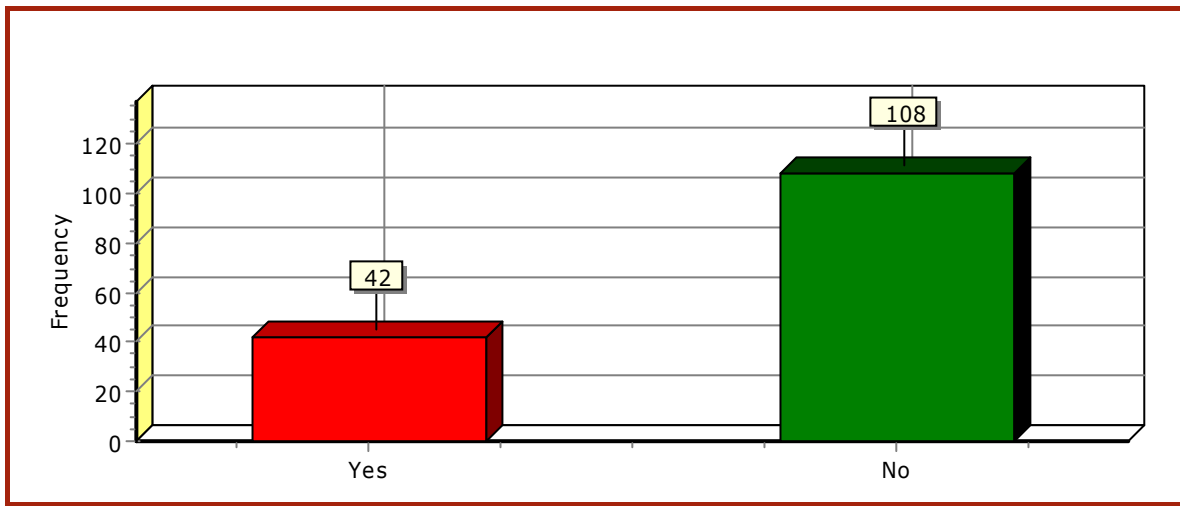
Q18. In which area would the household consider living? (TV = 145)

All respondents to this question stated they wanted to live in the Tenby area.

Q19. Do you have a local connection with your community of first choice? (TV = 322)



Q20. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (150)

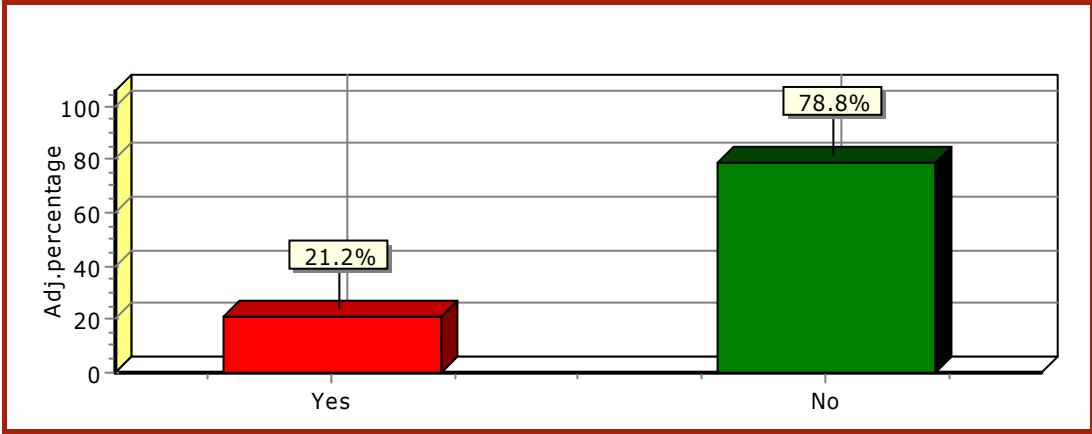


5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.

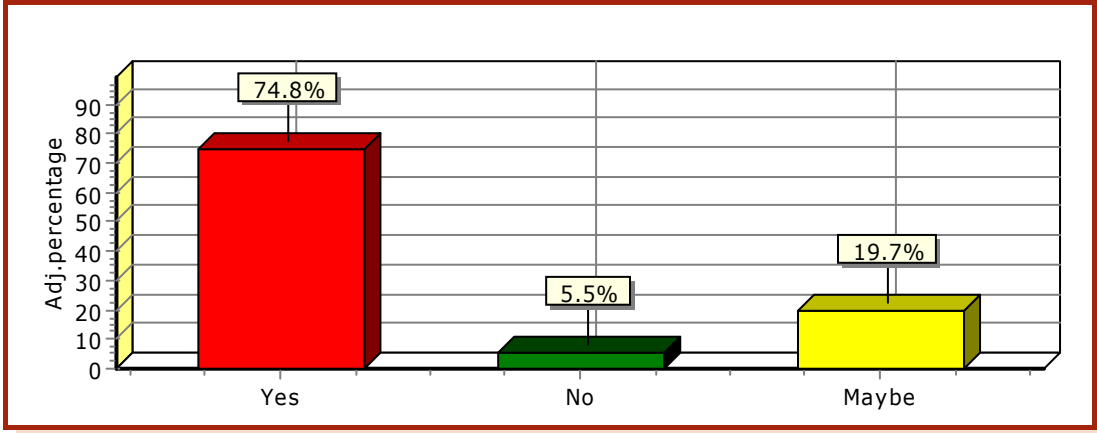
All the respondents were asked to complete part 3 of the questionnaire. The purpose of this section is to identify the community's feelings towards a affordable housing development in the area.

Percentages in this section apply to the number of respondents to the survey (576) who answered that particular question. This is known as adjusted percentage.

Q21. Apart from you or anyone currently in your household, do you know anyone with a local connection who is not currently residing in the Tenby area that would like to or need to set up home in the Tenby area?



Q22. Would you Support a small local development of affordable housing to meet local need in the area?



Q23. Are there any comments you would wish to make regarding affordable housing in the Tenby area?

(PLEASE SEE ADDENDIX 1)

6. AFFORDABILITY OF MOVING

This section considers the financial information given by the households in Questions 15 and 16 in regard to how much households would be able to afford if they were buying or renting a property. The information is compared to Open-market house prices, private rentals market and social housing rental prices.

Open-Market Property Price Data (from Land Registry)

Average sale prices by type from Oct 2006 to Dec 2006 for Tenby and surrounding areas and number of Sales for postcode sector SA70 7.

Detached	£225,460	Sales	7
Semi-detached	£298,33	Sales	3
Terraced	£217,333	Sales	9
Flat/Maisonette	£185,900	Sales	5
Average Price	£223,279	Total Sales	24

The average residential property sale price for Pembrokeshire from Oct 2006 to Dec 2006 for Pembrokeshire was £188,775 (Land Registry).

Private Rental Data (From local estate agents in June 07) for the Tenby Town Council area.

The following data was obtained from local Estate Agents in the Tenby area. The figures given below are estimates of the average rental prices for the Tenby Town Council area. These figures are based around evidence collected from properties available to rent in the private market at that time. It should also be noted that at this time the availability of private rental property appeared to be limited in the Tenby area.

Detached 3/4 bedroom	£700/£750pcm (approximately)
Semi-detached/Terraced 3 bedroom	£650/700pcm (approximately)
Flat/Maisonette 1/2 bedroom	£500/£550pcm (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 in the Tenby Town Council area, Pembrokeshire Housing. The rental figure is the average for Pembrokeshire County Council owned properties in the Tenby Town Council area, and was obtained from Pembrokeshire County Councils, Social Care and Housing Directorate.

Pembrokeshire County Council Housing Stock for Tenby Town Council area

	Units	Turnover (From 2002 – 2007)
General Needs Properties	264	98

Average Local Authority Weekly rents for Tenby Town Council area

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

All Properties **£63.92 Per Week**

Registered Social Landlord (Pembrokeshire Housing) Stock for Tenby Town Council area

	Units	Turnover (From 2002 – 2007)
General Needs Properties	53	18

Average Registered Social Landlord (Pembrokeshire Housing) Weekly rents for Tenby Town Council area

All Properties **£52.09 Per Week (approximately)**

Affordability

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

It is clear that the majority of those households who expressed themselves as being in housing need could not afford to purchase a property on the open market. Of the respondents who answered Question 16 on how much they would be able to afford if they were buying a property, 86 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 Tenby area on the open market.

The average sale price in the Tenby area from Oct 06 - December 2006 was £223,279 (Land Registry). 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.

35 households indicated they could afford up to and over £180,000. So these respondents may be able to meet their housing needs on the open market. But they might find it difficult finding suitable accommodation at that price level in the Tenby area.

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

Of the respondents who answered Question 15 on affordable Rental Levels, 84 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 40 respondents to this question stated they could afford prices ranging from between £120 per week to over £150 per week. It is clear that 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 residential rental prices for Local Authority and Housing Association owned properties in the Tenby Town Council area ranges from £51.09 to £63.92 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 these properties are let) of social housing stock is reasonable, 116 properties have been let since 2002. 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 Tenby Town 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 Tenby Town 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 Tenby area, which tells us that it is desirable to meet locally identified need with local developments.

151 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 50 - 76 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 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 Tenby Town 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

Q23

We think it is absolutely ridiculous to combine housing with commercial developments. Build social housing where there are jobs

I was born deaf with back problems. I need to live in Tenby to be close to my family for their support I am on waiting list since 2005.

I do not think prime council land i.e the law courts, hospital, library area and allotments should be sold off for housing at all. A stop should be put on 2nd homes and the like , so that houses are lived in all year round! Then there would be plenty.

Why are people from away being allocated houses, when people living and brought up in the area are unable to find housing.

My niece and her boyfriend tried for a mortgage and on their earnings were offered £90,000. Where could you get a property for this? What is needed is affordable rented accomodation, even though Pembrokeshire Housing do a good job, their rents are too high and you won't get a council house unless you already have children and on benefit.

How much does an affordable house cost by your definition.

I own my home and in the next few years my wife and I could possibly need a smaller house or flat. I realise I would need to sell my existing home and would be able to buy something smaller or even rent. We are both in our mid seventies and I am not in good health myself.

I would like to see more affordable homes for local people, and less luxury apartments for people from away to buy as second homes and holiday lets.

I would welcome a small development of affordable housing very much, only if they were going to be available for people living in the Tenby area or had a strong connections to Tenby and not for anyone trying to buy a second home in Tenby, to rent out or use as a holiday home These sort of people are killing off local communities.

It seems not enough is being done to house people who are local, both and bred in Tenby and are stuck living in flats, whilst anybody can come here from England and be housed straightaway. This is not the right way to be doing things.

Affordable housing should be offered to local residents before those from away if possible. If not Tenby will become a ghost town, sadly.

Why cannot prefabs be erected in more modern materials for young people. The same way as they were erected in the late 1940's and 1950's for servicemen and their families after they came back from the war.

It's a sad fact that our children can not afford to get on to the housing ladder, because of high prices and low wages.

Unless you are able to circumvent the current right to buy legislature, would not such developments in the fullness of time simply get drawn into the private property section there, adding to present problem.

It would be good for young local people or people moving back to be able to buy a house , but this is the same all over and comes down to money. Affordable housing would be good, but how do you define who is actually eligible? Also we don't want to be a retirement town.

All recent conversions to luxury apartments should be governed by fair rent scheme instead of being for sale at prices unaffordable to local wage earners. Now 90% stand empty and the few that have sold are as holiday homes to high wage earners from away. Tenby Town Council should stand for a better voice with Pembrokeshire County Council and get our local housing situation sorted out with out the bureaucracy.

Need of more houses in area where the old Tenby hospital was.

Our daughter (single) would like at some stage to return to Tenby to live. At the moment she could not afford anything here.

We desperately need affordable housing for our young people to stay in Tenby.

Of 16 houses on my estate 25% are holiday/2nd homes I do not find this acceptable when local youngsters cant afford local properties.

Tenby's house prices are so unaffordable for youngsters, as well as locals. The amount of second-homes is nearly out weighing the ratio of residents. We need something, urgently.

This is greatly needed in this area. Affordable housing that is.

It would be important to ensure that these affordable houses were bought by local people genuinely trying to get their feet onto the housing ladder and not by unscrupulous business persons intending to quickly sell on these houses and make a large profit. This has been known to happen in other parts of the country.

The site of the demolished cottage hospital would be suitable for provided at least one car space per unit is included off the road.

Our daughter is 21 years of age and will soon be going into her final degree year in Carmarthen. She loves this area, but doubts she could ever afford a property to rent or to buy.

I was under the impression that when a council property was sold new housing would replace them? Certainly none have been built or very few, in Tenby.

My daughter son-in-law and grandson would love to live near me in Tenby but can only afford to buy in Johnston, Haverfordwest. Housing is too expensive in Tenby and surrounding areas. Need to address this as a matter of urgency.

The younger people of this town who were born here should be a must to have first choice of house in the area.

Priority must be given to local young people If in the future the town is to flourish and not decline like other sea-side towns that have become "Gods waiting rooms". The new homes should have some sort of re-sale price capping so other generations of young people can get on the housing ladder. The buying power of landlords, property developers and holiday home owners should be scrutinised and in some way recirculated so that any benefit becomes a community benefit.

As a single parent I would find it hard at present to afford to buy my own home in Tenby. I have lived here all of my life and would find it a great incentive, if I could buy into a property with a housing association. I think a lot of single people would really go out to work a lot of hours, if at the end of it they could say that they owned their own property.

In an area like Pembrokeshire it is difficult to buy a house due to low average wage and £200,000+ average house prices. For a house purchase for a first time buyer, they would require a £75,000 a year job to afford a house which is not likely.

More rentable homes for single people.

I lived in Tenby for over 10 years and in that period of time Tenby has completely outpriced young first time buyers, making it almost impossible for them to stay in the area where they are born and near family. If Tenby does nothing to change this and stop 2nd home owners taking over. This town will be solely inhabited by pensioners and holiday makers.

I feel that properties are urgently needed in Tenby but must be affordable enabling people to live a decent life and pay their way without hand outs. I am 74 and still having to work to pay bills I feel more people are having similar problems. The rents in Tenby are ridiculous.

As our eldest daughter is nearly 15 years old we have put her in a small front bedroom for privacy and to enable her to concentrate on school. This means that my husband and myself sleep on a sofa bed in the living room so now we have no privacy.

I would like it to be made known if the people who buy local houses of second homes are eligible for council grants for these houses.

Affordable housing for young people who wish to live independently of their family home is an absolute priority. They haven't much of a chance of buying on the open market.

Estate agents seem to have available houses for sale, the cost of building new houses surely would not ease the situation.

Much smaller proportion of properties should be sold/let as second or holiday homes. Empty properties for so much of the year are destroying the sense of community.

There is a desperate need of housing for first time buyers.

I do agree with people coming into the area from outside and expecting to be housed. I know that this is expected and enforced by government, but it should not be done at the expense of local newly-weds who would like a home of their own.

I would support affordable housing being developed in the right place, i.e convenient in the town and not in an area that would spoil open spaces and natural beauty.

There is too much land being used for housing development. There are plenty of affordable houses on the outskirts of Tenby.

Send the poor to Pembroke Dock.

I feel that as community we do very little for children's future. There are not enough houses in Tenby affordable for our kids I was lucky and bought my own house at the right time.

The Tenby area is already over developed.

When I moved in to Trafalger Road 8 years ago the houses were all owned by local people who lived in them all year round supporting local businesses etc. Now many are second homes empty for most of the year.

Too many recent building developments are empty most of the year and beyond the rental costs affordable for many young people. I know people who have had property extension plans refused which meant moving out of the Tenby area to afford larger living space. We would welcome a Housing Association build within Tenby or a mixed development with a range of property costs particularly including the cheaper end of the market.

As I am arthritic, I suffer extreme pain and discomfort and have done so since 1980. I have a replacement knee which causes discomfort.

Is it possible for the local authority to develop building sites with all services and then sell plots to local people at favourable prices. Covenants could be included to prevent abuse.

Any help for locals on the housing front would be welcomed. I'm desperate for an appropriate house. My carer sleeps in the front room. I'm frequently unable to get upstairs and we have no downstairs facilities.

Why not look at run down sites such as the cottage hospital, Pembrokshire engineering by St Teilos school owners and National Parks to enable youngsters in the area to get on the ladder. Tenby needs people living in it. In this street 6 out of 12 are owned by those from away no problem, but lets push any available land in close proximity of Tenby i.e. and encourage via grants etc re-development for affordable low cost housing and get the developers to keep the cost down by developing small units. Then agree to planning if the housing enabler is involved.

Identify unused or commercial land and build on it only if for affordable housing.

I think there is not enough local Authority/Housing Association property in this area.

I would support a development being made but I do worry about it spoiling the sprit of Tenby town, as people on housing estates seem to spoil things around their area i.e. teens that would be a concern but if they are to buy then you will get half descent people. Tenby is a natural beautiful coast line town so it should be kept the way it is as much as possible, so please keep development out side of Tenby town as much as possible.

Affordable housing for local people who wish to remain in Tenby would be fortunate.

As there is such a desperate need for affordable houses for local people, I fail to understand how or why planning permission was given for the ostentatious and overpriced houses that were recently built near the Park Hotel at the top of the croft. Surely this site would have been ideal and more beneficial to build more affordable houses for local people seeing how there is such a shortage of suitable land. I do object strongly to housing being built on actual meadow land and historical sights i.e the field behind Upper Hill Park.

Council or Housing Association, houses that will not go into the private market. As all council houses seem to have.

It is essential for Tenby that any new affordable housing developments must be for local young people/young families only, and not for old folk retiring to the area or used for tourism related activities, or 2nd homes.

I find it difficult to understand how a single person or couple living in a 3 bedroomed council property could not be moved/swapped with a family of 4 or 5 living in a small council flat and whose needs for the space are greater.

Lower priced 'affordable' housing in private hands cannot be guaranteed to remain available for local people. As soon as it is sold it becomes fair game for the second holiday home brigade. One possible solution. Instead of the council giving concessions for vacant housing, Council Tax should be surcharged doubled or trebled for vacant housing i.e second homes, exclusive holiday homes. This will reduce demand for houses from these investors and bring prices down as well as adding revenue to P.C.C.

Absentee landlords should be liable for their tenants unsocial behaviour regarding rubbish etc.

It is important for young people to be able to buy affordable housing. This is very difficult at present especially in the Tenby area with property being bought up for second homes by wealthy people from England pushing up prices.

Local housing prices have increased so hugely in recent years that it must be very difficult for young people to find affordable housing.

Plenty of accommodation, too many holiday homes.

There are already pockets of new housing going up in Tenby. But I doubt that these will be affordable homes. What a pity.

I live with my parents because I cannot afford my own accommodation. I would like an affordable home for myself and my partner I would be happy to rent.

I believe there are too many holiday properties in this area which are left empty most of the year. No property should be bought unless it is going to be lived in permanently as a home.

I think more needs to be done for first time buyers in the Tenby area. Too many houses are bought for second homes which are then only used a handful of times.

I would like to see people who are born and bred to get priority for accommodation when it becomes available.

As a single male parent I don't hold out much hope of getting housed via the Choice Homes Pembrokeshire Scheme. It seems to me that priority will always go to females with kids and the younger they are the better. Too many second homes, too many old aged pensioners homes, Tenby is in danger of becoming a ghost town in the winter. "Stop the rot"

As well as affordable housing, the area badly needs economic development. The main reason for people moving out of the area is to find good jobs. The area is very well suited to businesses which focus on cutting edge scientific development.

I am 34 and my husband is 30 I have lived and breathed Tenby for 33 years my husband born and bred here! Both our families have always worked and never been out of employment in Tenby. We cannot afford a decent mortgage but can prove to pay £450 per month rent. We have been on the housing list on and off for 15 years not once been considered for accommodation. Yet people who have moved here from away are given housing under our noses.

Too many second homes in Tenby, many properties around us are left empty out of season youngsters need to know they have a future in Tenby if they want one.

Affordable housing is a joke. we live in a society where personal gain is god whilst greed is so prevalent, this scheme is a complete waste of time.

Second homes is a problem. So many houses stand empty for much of the year.

There are not enough affordable houses for young, truly local people. There are too many second holiday homes in Tenby which is killing the resort. Outsiders should not be allowed to purchase property unless they can genuinely prove their family originated from Tenby.

I think that locals should have priority on the available housing but locals wage earners have always found it difficult to buy in Tenby.

Too many local housing is been given to residents not from this area. I gave up a Housing Association house in Knowling mead and it was given to a couple from Haverfordwest. It should HAVE been given to Tenby locals, not to people from away.

More land on the outskirts of the town should be released. This could provide more houses thereby reducing the pressure.

The people are living longer so both Husband and Wife are still together but because its assumed one will be left on their own, accommodation, flats and bungalows are still being built with one bedroom, when two are needed because, as you age difficulties arise, which means each need their own bedroom so they can stay together, with care homes closing this surely makes sense.

The council should build more council properties to replace the ones they are selling. Why did they buy the land Bryn Hir in Tenby? I know of families of 6+ living in 2 bed roomed flats. It is not acceptable.

More bungalows and flats should be built to enable OAP's either to buy or rent.

Tenby people can't get a house because too many homeless and drug addicts are jumping the queue. My family is 5 generation born in Tenby. I have one bed flat with 4 people living in it. No where for my children to play 30 stairs to climb. My son is disabled. The flat is damp, my little girl suffers with asthma. I have been on the housing list for 17 years but have never been offered a house.

Each new development within the town centre is carried out by local developers making a lot of money by building flats for 2nd home owners.

There is a desperate need for local people to be able to rent/purchase properties. We have low income families in the area who depend on income support, who need a roof over their heads.

Consideration should be given to provision of reasonably private sheltered housing for elderly people to buy or rent. There are many elderly residents living in property either unsuitable or too large for them who may wish to go to a smaller place, with a certain amount of care. This would release their capital to put into other suitable property thus releasing accommodation for younger local residents.

There is not enough affordable accommodation for local people who are on small wages. Needs to replace council house stock sold into private sector, so somewhere for locals to live.

Stop these luxury apartment conversions. Stop second holiday homes, kick off Tenby Councillors with development interests in the town.

We are concerned about the number of second homes some seem to be empty a good percentage of the years and some streets are ghost streets out of season.

As a household we would fully support affordable housing in Tenby as long as it is done for members of the local community and not for tourists or second homers.

I have said yes to Q22, but how would an ordinary resident support a housing development in the Tenby area.

There are properties within the walled town in particular that could have unused space, converted to living accommodation if the owners were finally encouraged to do so.

Second homes are now a serious Problem in Tenby as it is in so many parts of the UK young people do not stand a chance of getting on the property ladder second home owners should be paying in excess of local rates. Some homes are used for very short periods each year. It is fast becoming a national problem (uk) and government legislation is fast becoming a priority.

Low cost homes are needed in the Tenby area.

I am supportive of affordable housing for local people to live in, as long as they don't become holiday lets.

The need for affordable /key worker accommodation around Tenby is defined and growing. Should the planning authority.

Oh if only Council houses hadn't been sold.

Pembrokeshire County Council have sold off a lot of their properties over the years, but haven't replaced with new builds, which are greatly needed, which leaves the question, why and also what has happened to the money from these property sales?

Tenby is in desperate need of affordable housing or it will become a town of holiday second homes and pensioners, with no work for youngsters there, for they can not afford to live here.

If as a family we had not purchased our property over 12 years ago, which fortunately for me has gone to 6 times what we paid for it, as I have recently got divorced, there is no way that I could afford to buy a 4 bed house in the Tenby area. I am very fortunate for that but it is our children, who unless get a very good paid job in the area which are few and far between, will have to move away as renting in this area is ridiculous. There is no affordable housing for them to start their future.

Flats that are being built are sold to second home market and do nothing to solve local housing needs.

What would you define as local people, people born in Tenby? or people that have come to live in Tenby

Tenby now has too many 2nd homes that are left empty for long periods of the year. This Does no good for local business in the area. The area need housing that is going to be occupied 24-7-365.

If the Government or Council could afford a grant of some sort to the builders as incentive, to encourage the scheme it would certainly promote the project, obviously subject to conditions on the sale price which should be dictated by the council.

If you are thinking of putting houses of affordable value where the cottage hospital is, put old people homes.

The answer to affordable housing is to put all available effort into promoting more and better paid employment so that people can afford houses. It is not in the long term interest of the people of Pembrokeshire to create a dependency culture.

More Council houses needed, never mind private. Not everyone can afford to buy.

Council houses that were bought approximately 8-10 years ago on Knowling Meed for example £18,000 are now currently for sale at £199,000.

Affordable housing only stays affordable if kept within the rental sector with no possibility of sale, if sold market forces come in effect.

Too many Luxury apartments/houses being built not used regularly. fragmentation of local community is a result forcing people to move away to look for affordable housing and jobs.

More affordable housing needed to keep young people in the area. but I'm not sure of the best way to protect this for local people.

Definitely need affordable housing in Tenby. House prices have soared tremendously and majority of young people wanting to return home can not do so.

All properties should be forced to keep their gardens and fronts tidy.

I would like to move to a 3 bedroom house. As my 16 year old daughter needs her own room, Why has permission for so much "luxury apartments" been granted?. Why were developers not told to build affordable housing and not luxury? What is affordable in a low wage area?

Needs to ensure these can't be sold as second homes. Also need to ensure adequate parking as there is not enough parking for locals in Tenby. One residents permit per household is not enough given that we all need cars for work and many households have 2 or more working adults.

Support the idea so long as the site is sensibly chosen. No point in making central Tenby any more congested than it is already. Also the units of accommodation must be affordable to local young people, otherwise they will quickly become second homes or holiday accommodation.

My 3 children have left home and 2 of them bought affordable homes in Pembroke Dock. But they can't wait to be able to sell up and move nearer for their children. My eldest son can no longer afford to buy or privately rent a home so he is having to take the sad option of emigrating to Australia to be able to find and buy a home, even though he is earning a decent salary for the Tenby area. But the deposits needed are too large to save for and the house prices go up so do the deposits. Also my three children work in Tenby and the cost of petrol for travelling back and for adds to their weekly costs.

I think there needs to be more Council Properties built for people working in Tenby as it seems people from Pembroke Dock/etc always seem to take our property.

If any developments are considered they should include homes for single people not just the elderly or disabled.

I am 86 years old and would like to move to to Saundersfoot to be near my daughter who could then help me with the household duties. I need a 2 bedroom bungalow because then my grand children could come and stay on weekends and help me do the garden.

This type of housing is important to give young people self respect. My wife and I started married life on £75 54yrs ago. That was lucky!. Give youngster a chance please.

I think the lack of public facilities is disgraceful the toilets by Somerfield are too far out of town, the ones by the fire station are about to be reclaimed and the one by the market is dirty. We also need another supermarket as Somerfield raise their prices in the summer and fleece the locals.

There is too much luxury housing being built or developed. This will lead to Tenby ending up as a holiday town with very few real residents. The need is for affordable housing preferably under council control.

Affordable housing for local people first not those who move here.

Real need may well be in the low rental market for low income families, through Housing Associations. I don't believe the planning process should regulate the second homes provision, rather that the taxation system be reviewed to cool this sector.

The site of the now demolished Cottage Hospital could prove to be an ideal location on which to build sheltered housing.

What happened to the good old system of the Council houses. Years ago the council built houses with affordable rents, you went on a waiting list, you got your house. Married local families were always put first. There is too many private rented properties out there with high rents that local can not afford. I work with a girl who has one child and another on the way, she is living with her boyfriend in the homeless hostel in Tenby in one room. She tells me she has to look in the paper and bid for any available properties that are advertised. There is just not enough council houses and they should not be sold off to tenants.

I believe that Tenby is desperately in need of new Council/Housing Association houses. These houses should be for local families who cannot afford to buy a house on the open market. I do not believe that families less fortunate than ourselves who do not live in the Tenby, should have priority over local Tenby families.

There is not enough housing association houses in Tenby. To many people have been allowed to buy council houses, and now their age is making it hard to look after their homes. Also 1 person in a 3 bedroom house be offered smaller homes, to release a 3 bedroom house, for a family.

I would rather support a major rather than small development. I feel very strongly that sites are being bought and developed for second home purposes and holiday let rather than catering for the local housing market and other much need town facilities. I am totally opposed to this. Rents need to be reduced and standardised as they bear no correlation to the chronically low wage levels across the the county.

Young local people are being priced out of the housing market by outsiders buying second homes. Any new development should be aimed at this sector with priority given to Tenby youngsters. Perhaps less flats should be built in Tenby town as second homes, and use these as affordable housing and that old chesnut what about parking with more homes/flats etc.. puts a strain on available parking.

This questionnaire does not really apply to me as I am a O.A.P. living on a state pension and benefits, with no desire to move.

I think that the new way the Council, house people is wrong. I think that people who have lived in Tenby all of their lives should be housed before people from other parts of Wales and England. By law it is against the law for my children to share. People from away always seem to get the houses in Tenby when they should be for local people from Tenby.

The County Council should build houses for rural i.e social housing but not too be sold.

There is a great need for Council property. Not eveybody in Tenby can afford to buy.

Please build housing for young families thereby helping them to stay in the area, not all people are in a position to buy a home however reasonable. Also older people need homes desperately too. Build, build, build is the answer

I would wish to move within one year, but this is subject to finding suitable accomodation.

Appendix 2

Tenby Town Council



Local Housing Census

Dear Resident,

The Tenby Town 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 Tenby Town 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 Tenby Town 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 form in the freepost envelope provided within the next 14-21 days

Thank you in advance for helping with this important work.

Tenby Town Council

Appendix 3

TENBY TOWN 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 _____

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 _____

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"/>
Tenby Town 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"/>

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

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

Q11. How Many bedrooms would you expect to need? (Please tick one box)

- 1
- 2
- 3
- 4
- 5 +

Q12. Why does your current home not meet your needs? (Please tick all that apply)

- Too small
- Too large
- Needs major repairs
- Unsuitable for physical needs
- Temporary accommodation
- Other _____
- 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

Q13. 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

Q14. 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 _____

Q15. 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)

Q16. 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
- £40,001 to £60,000
- £60,001 to £80,000
- £80,001 to £100,000
- £100,001 to £120,000
- £120,001 to £140,000
- £140,001 to £160,000
- £160,001 to £180,000
- More than £180,000

Q17. How would 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 _____

Q18. In which area would the household consider living? (Please tick as many boxes as apply)

- Tenby Area
- Neighbouring Communities
- Elsewhere in Pembrokeshire (Please specify) _____
- Other _____

**Q19. Do you have a local connection with your community of first choice?
(Please tick as many boxes as apply)**

- Currently living in the Tenby area as your principal residence and have been doing so for the last 3 years or more
- Employment connections to the Tenby area
- Previously lived in the Tenby area for a period of 5 years or more and still have close relatives living in the Tenby area
- Lived in the Tenby area for 5 out of the last 10 years
- Need to care for an infirm or elderly relative in the Tenby area
- Need to receive care from a relative in the Tenby area
- Other _____

Q20. 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.

Q21. Apart from you or anyone currently in your household, do you know anyone with a 'local connection' who is not currently residing in the Tenby area that would like to or need to set up home in the Tenby area?

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 of the questionnaire.

Q22. If a need is identified, would you support a small development of affordable housing for local people in the Tenby area? (Please tick one box)

Yes

No

Maybe

Q23. If you wish to make any other comments please make them here?

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

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 or Non-resident questionnaire form please contact:

Matthew Owens
Rural Housing Enabler

Meyler House
St Thomas Green
Haverfordwest
Pembrokeshire
SA61 1QP

Tel: 01437 774769

E-mail: matthew.owens@rhe-pembs.co.uk

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