

# **THE HAVENS COMMUNITY COUNCIL HOUSING NEEDS SURVEY REPORT**

**CONDUCTED FEBRUARY 2008**

**FINAL REPORT OCTOBER 2008**



**Rural Housing Enabler  
Galluogydd Tai Gwledig**

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# 1.SURVEY METHODOLOGY AND RESPONSE RATE

The questionnaire was compiled by Matthew Owens, Rural Housing Enabler for Pembrokeshire and approved by the Local Government Data Unit (Wales), Pembrokeshire County Council, Pembrokeshire Coast National Park Authority and The Havens Community Council.

**Section 1** was completed by all respondents and focussed on

- . Type of homes and number of bedrooms
- . Tenure of households
- . Age & sex profile of households
- . Length of residence
- . Potential new households in need of housing

**Section 2** was completed by potential households in housing need and focussed on

- . Reason for being unsuitably housed
- . Age profile of potential households
- . Household composition
- . Time scales of need
- . Special needs requirements
- . Preferred tenure and type of accommodation required
- . Affordability of rent or mortgage
- . Connections to community

**Section 3** was completed by all respondents and focussed on

- . Support for provision of affordable housing developments
- . Personal comments regarding affordable housing in the area
- . Possible development sites in the area

## Sampling

Survey forms were distributed by second class post on the 14th February 2008, this was facilitated by the Rural Housing Enabler. The questionnaires were sent to all 745 addresses on the council tax register for the Havens Community Council area. The address list was provided by Pembrokeshire County Council.

Respondents were given 14-21 days to complete and return the questionnaire, in a freepost envelope that was provided with the questionnaire. The deadline for the return of the surveys was the 10th of March 2008.

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

The form only allowed one household per property to identify itself in need. Additional household and non-resident forms were available from the Rural Housing Enabler, No additional household or non-resident questionnaires were requested. A total of 745 surveys were distributed.

## **Response**

A total of 324 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. A total of 240 questionnaires were returned from occupied households, all were completed or part-complete. 79 questionnaires were returned from second homes and 5 were returned incomplete.

The 79 second home questionnaires and 5 incomplete questionnaires, were discounted from the analysis.

According to the figures from the council tax office, of the addresses identified in the The Havens area, 180 properties are currently used as holiday homes and 20 are currently unoccupied. This provides us with a figure of 545 occupied households in the Community Council area. This equates to a return rate from the occupied households of 44% (240/545).

## **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 44%

15% of respondents identified a household in potential housing need over the next 5 years.

9.8% of respondents identified their current household as in need of moving over the next five years.

5.6% 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.

51% of respondents who identified a household in housing need stated they wanted to buy on the open market, 21% indicated they wanted to pay for the property by renting from a Local Authority or a Housing Association, 17% indicated they wanted to rent privately and 11% indicated they wanted to buy as a shared owner.

70% of households who expressed a housing need detailed that need as within 3 years, 30% detailed that need with the next 3 to 5 years.

35% of respondents who identified themselves as being in housing need, expressed a desire for 3 bedroom properties, 32% for 2 bedroom properties, 16% for 4 bedroom properties, 14% for 1 bedroom properties and 3% for 5 bedroom properties.

Of the households that identified a housing need 44% described their household as a single person household, 39% described their household as families (one or two adults with children) and 16% 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, were that they needed to live independently and that their current property was too small.

89% of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

45.7% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need, 27.8% of respondents said maybe and 26.5% 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.

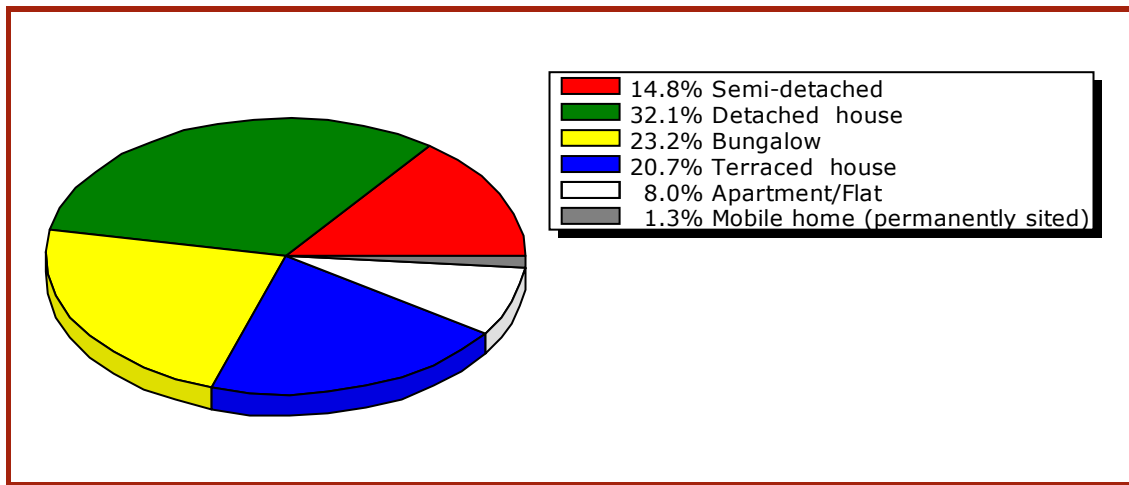
Presentation broadly follows the questions set out on the survey form.

Percentages in this section apply to the number of respondents to the survey (240) who answered that particular question. This is known as adjusted percentage.

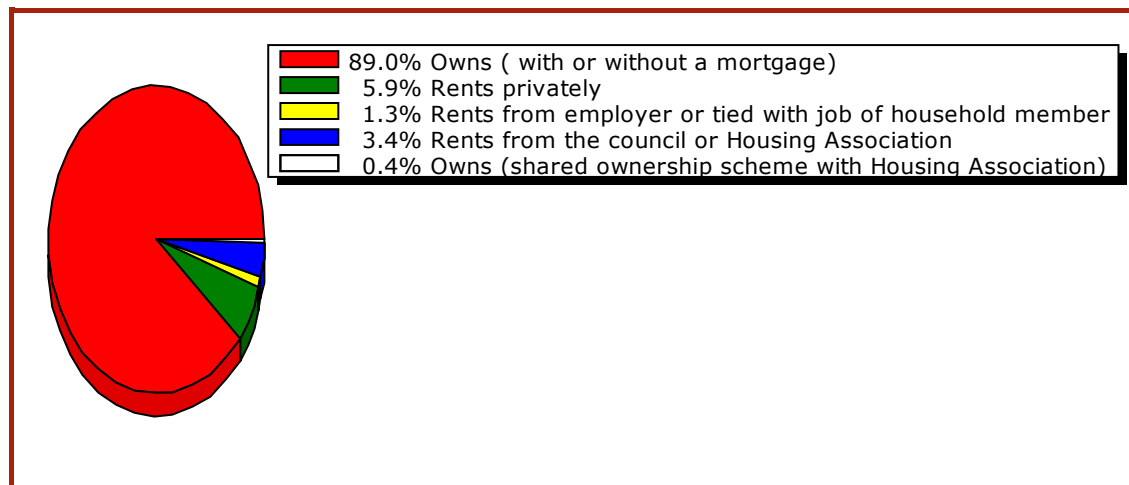
### Q1. Is this your Main Home?

All 240 respondents stated their Havens address was their main home.

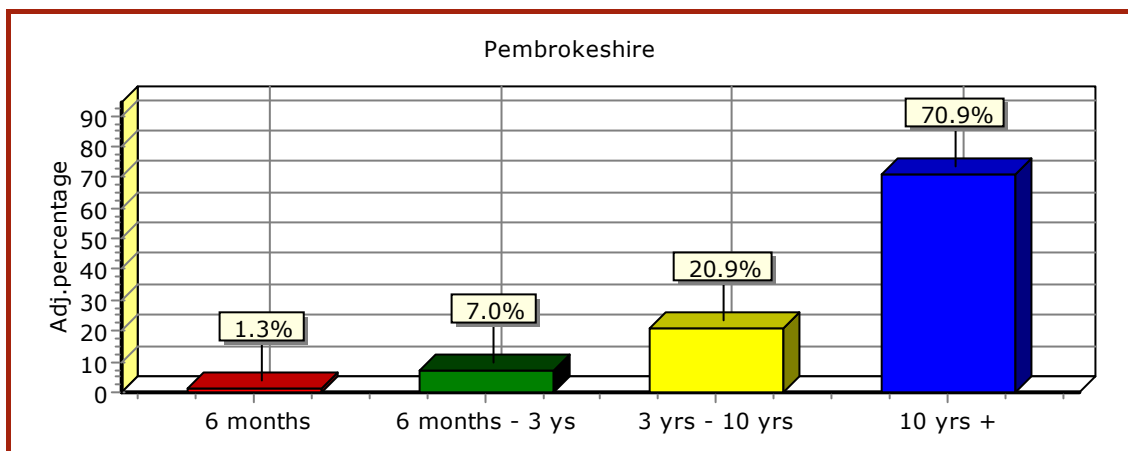
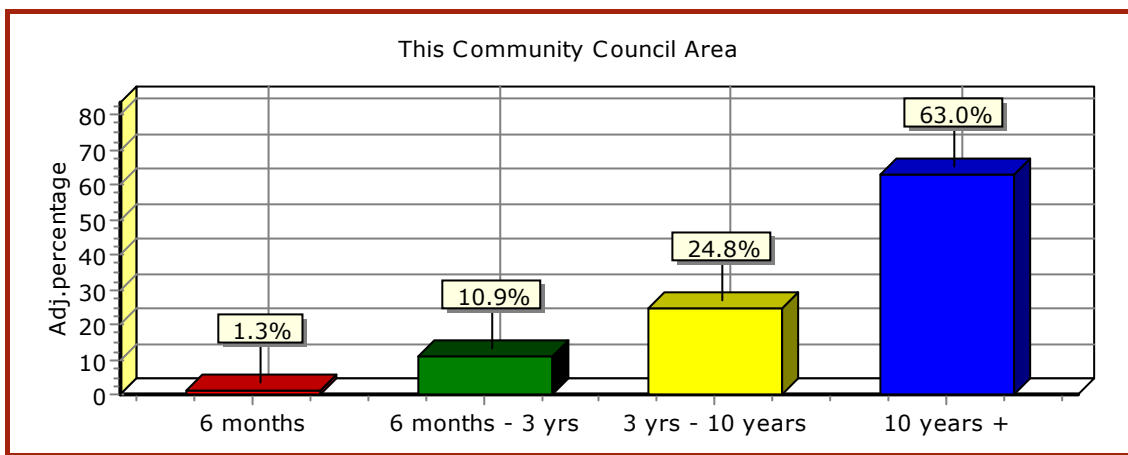
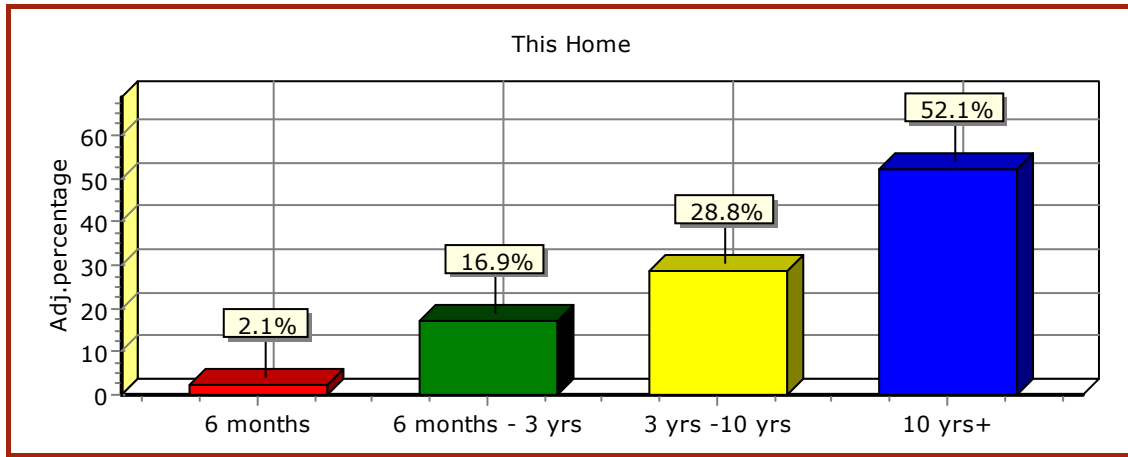
### Q2. What type of house does your household live in?



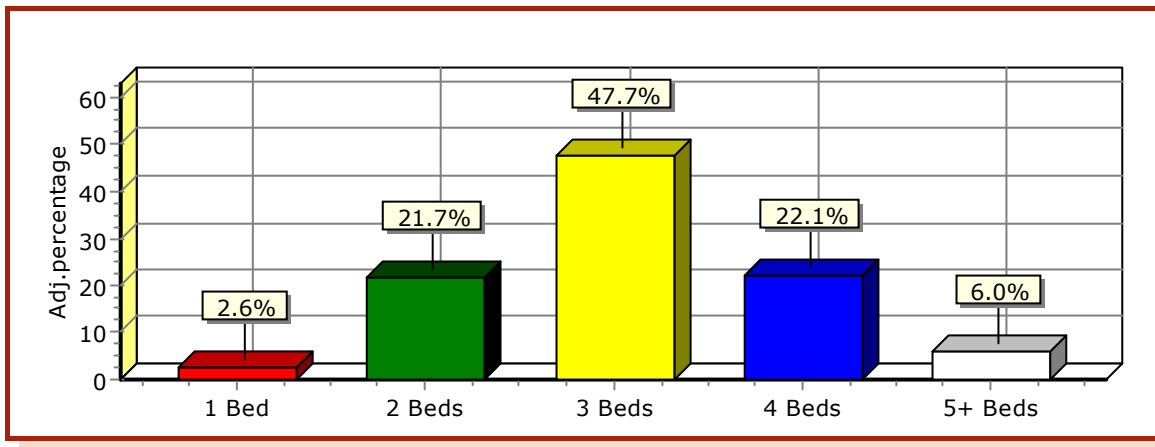
### Q3. Does your household own or rent this property?



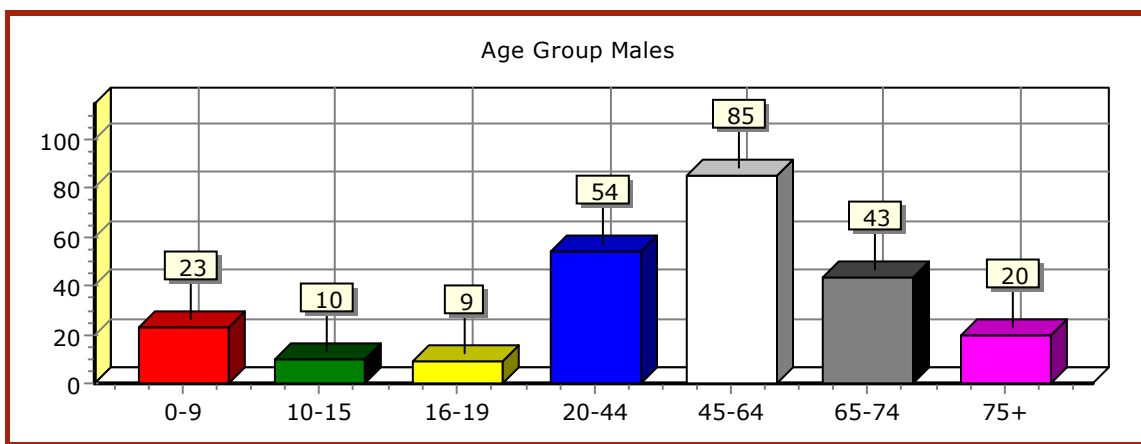
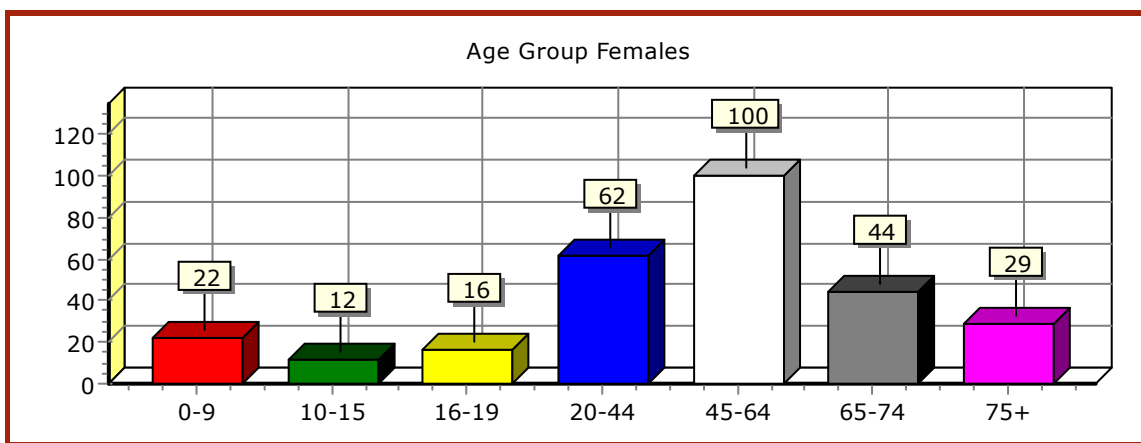
## Q4. How long have you lived in?



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



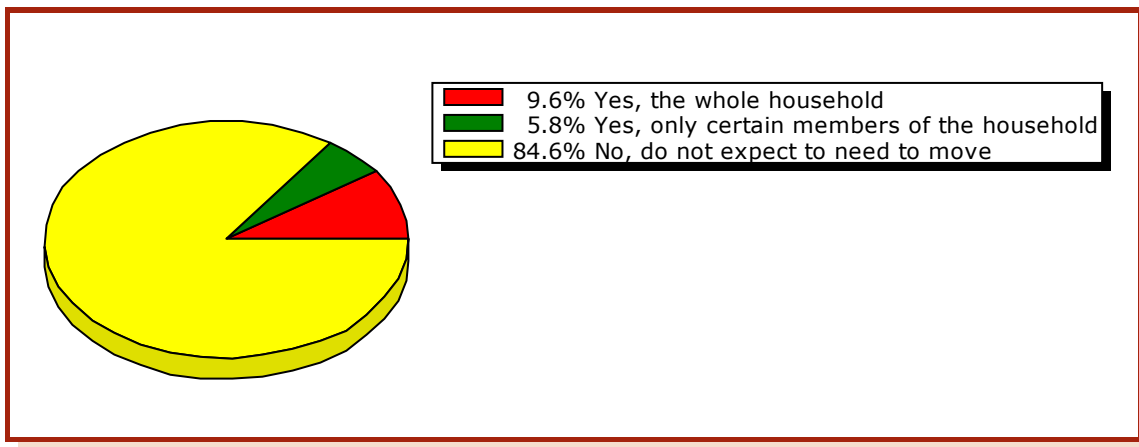
### Q6. How many people of each age and sex are there in your household?



The total number of people identified in respondents households was 529.

This equates to an average household size of 2.2 people (529/237)

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



Making a total number of respondents identifying themselves or a member of their household as being in housing need as 15%.

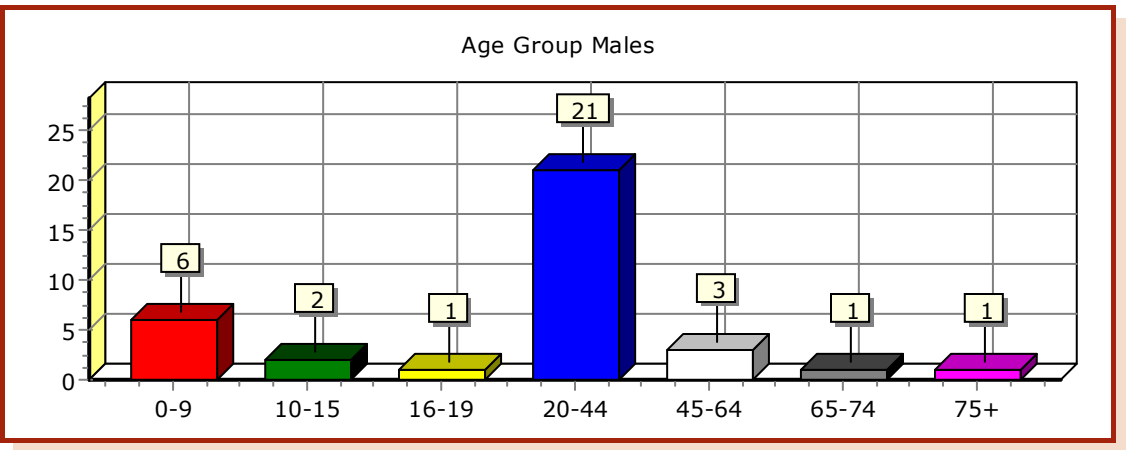
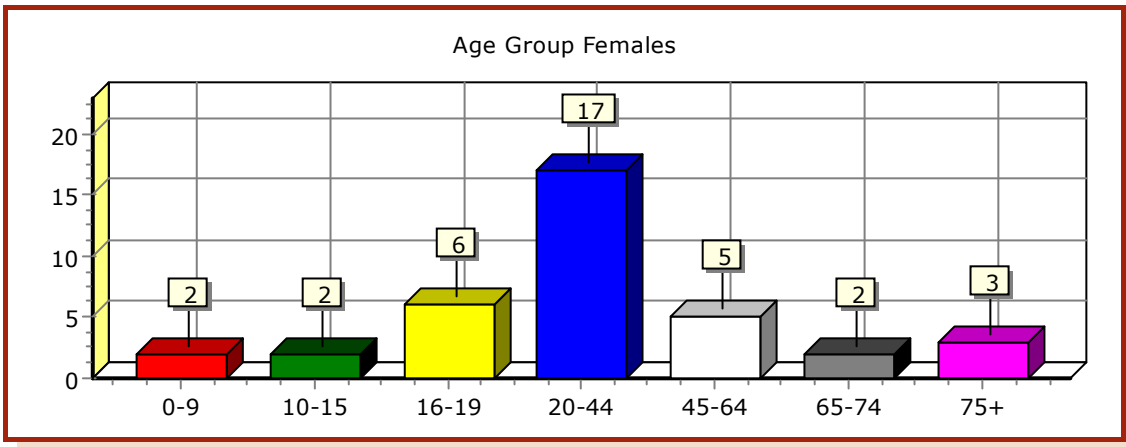
#### **4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS**

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.

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

The total number of answers to each question is detailed at the end of the question name in brackets (not all respondents answer every question). Some questions allowed respondents to give more than one answer (these are known as multi-code questions), the total number of answers are again shown in brackets after the question name, but in this case with a TV for "total vote". Therefore the number of responses to a particular answer to this type of question is the number of "votes" that answer achieved.

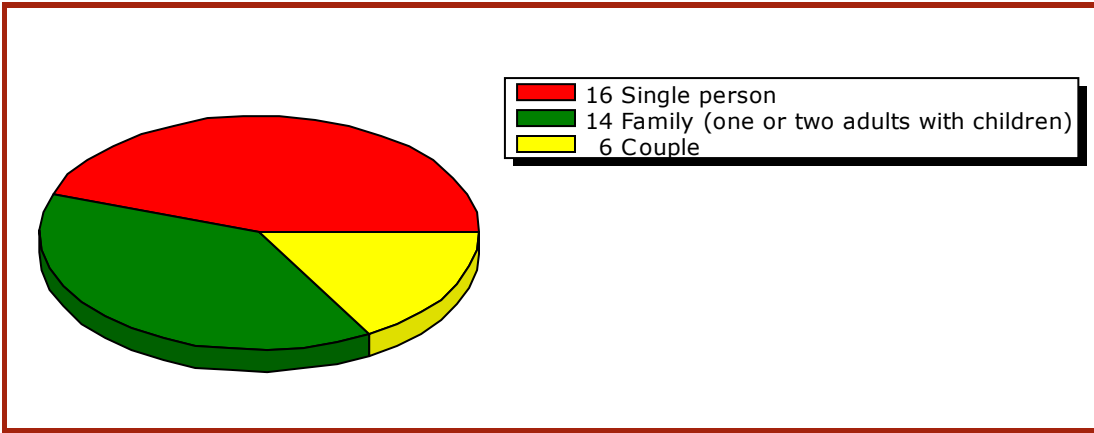
**Q8. How many people of each age and sex in the household that need to move? (37)**



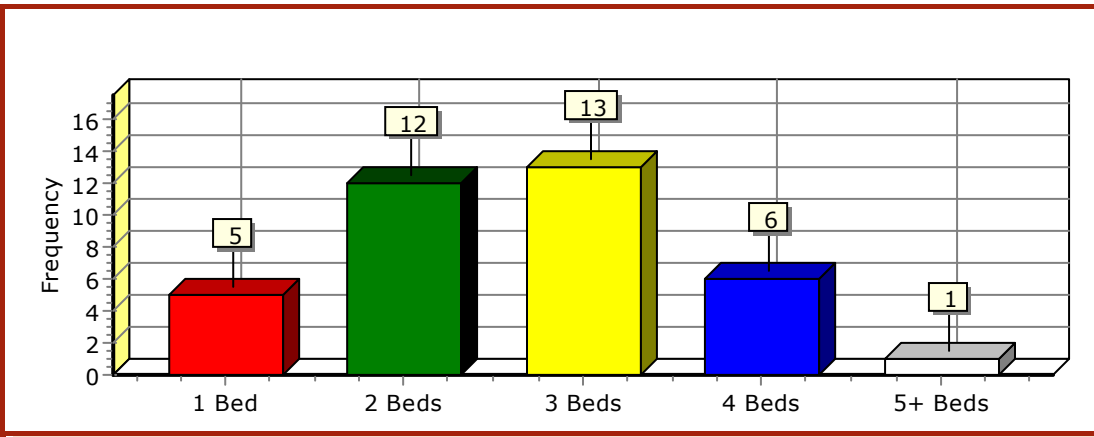
The response to this question shows us that the age group with the highest number of male and female respondents who have identified themselves as being in housing need is 20-44 age group.

In total 72 people in households have identified themselves in need. This equates to an average household size of 1.9 people.

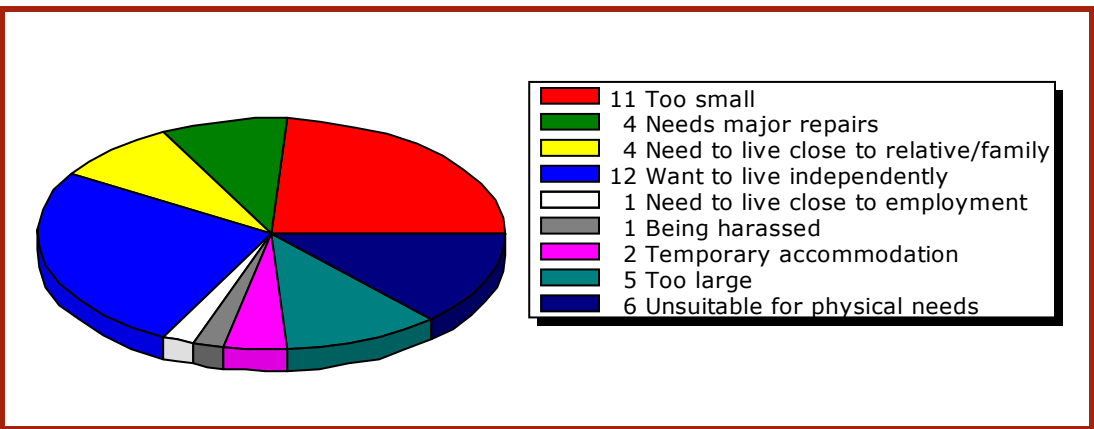
**Q9. How would you describe this household? (36)**



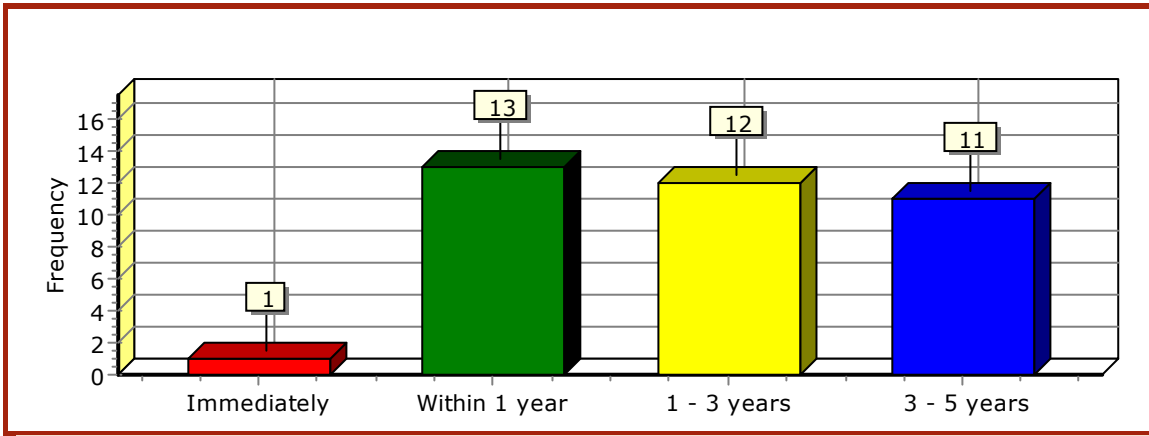
**Q10. How many bedrooms would you expect to need? (37)**



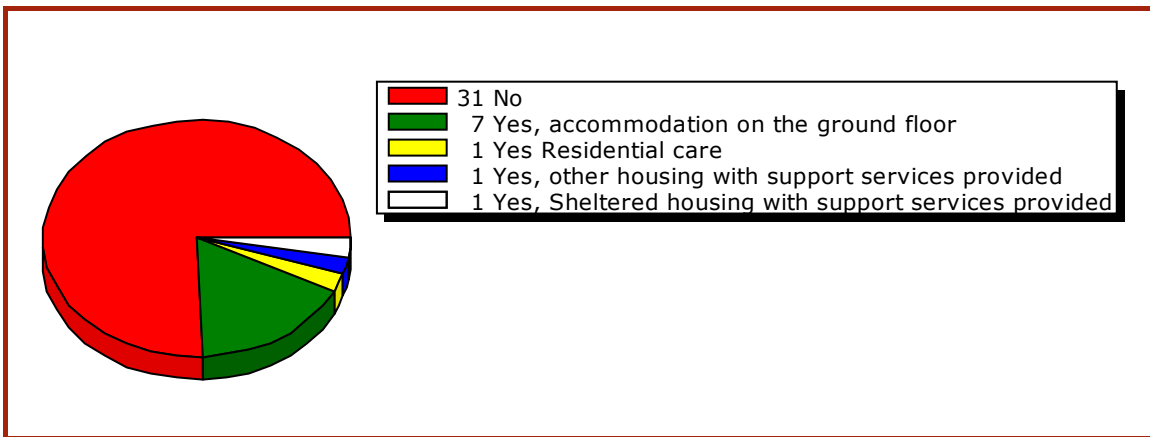
**Q11. Why does your Current home not meet your needs? (TV = 46)**



### Q12. When would you expect to need to move? (37)

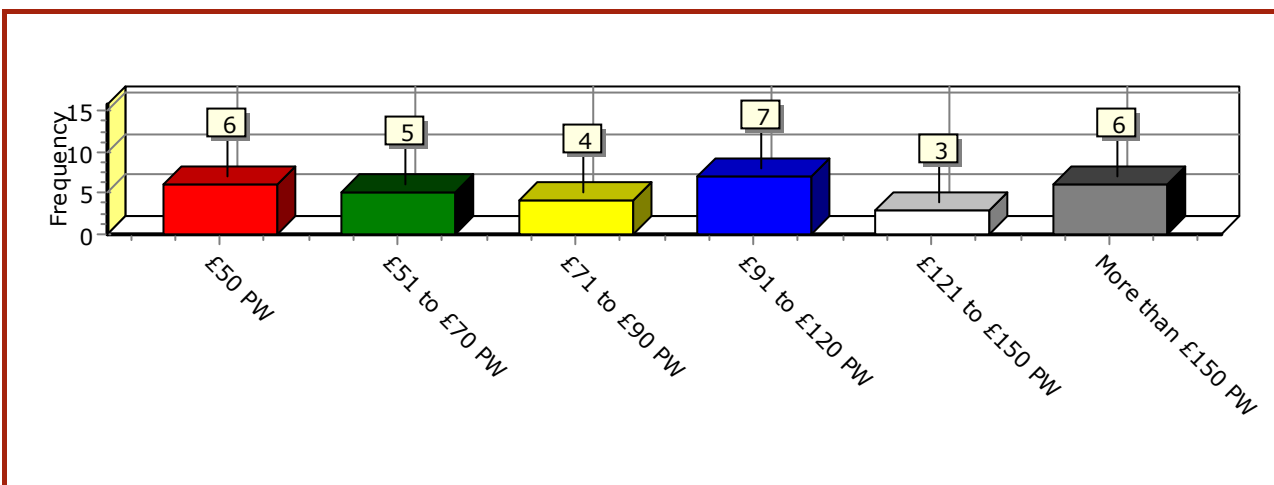


### Q13. Does your household have a specialist housing need? (TV = 41)



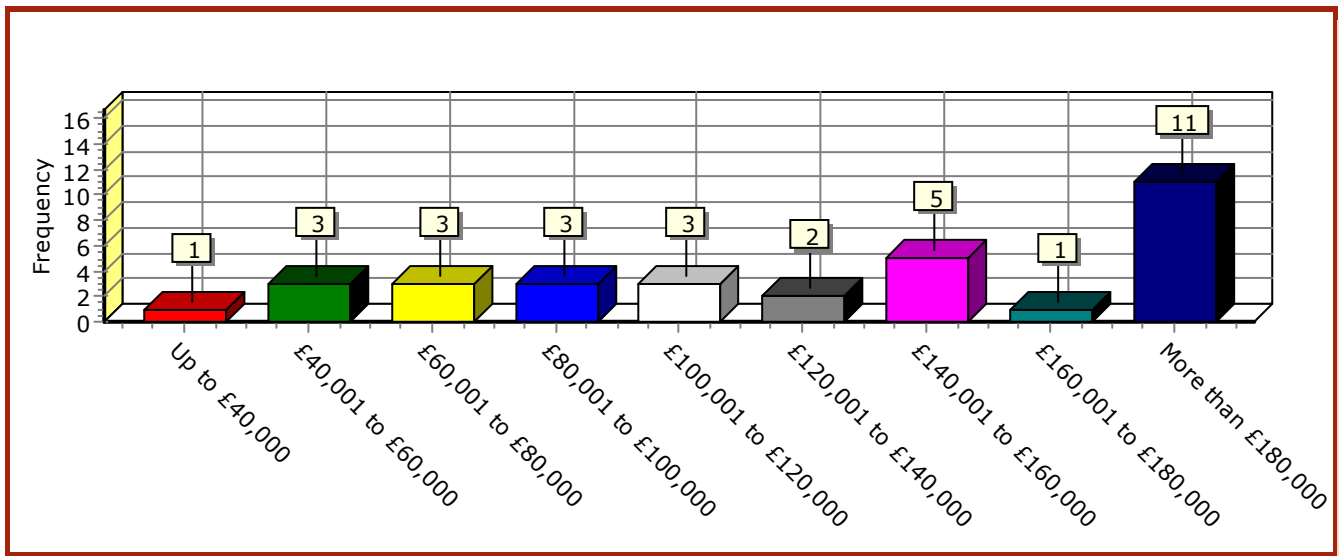
### Q14. How much would the household be able to afford if renting? (31)

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

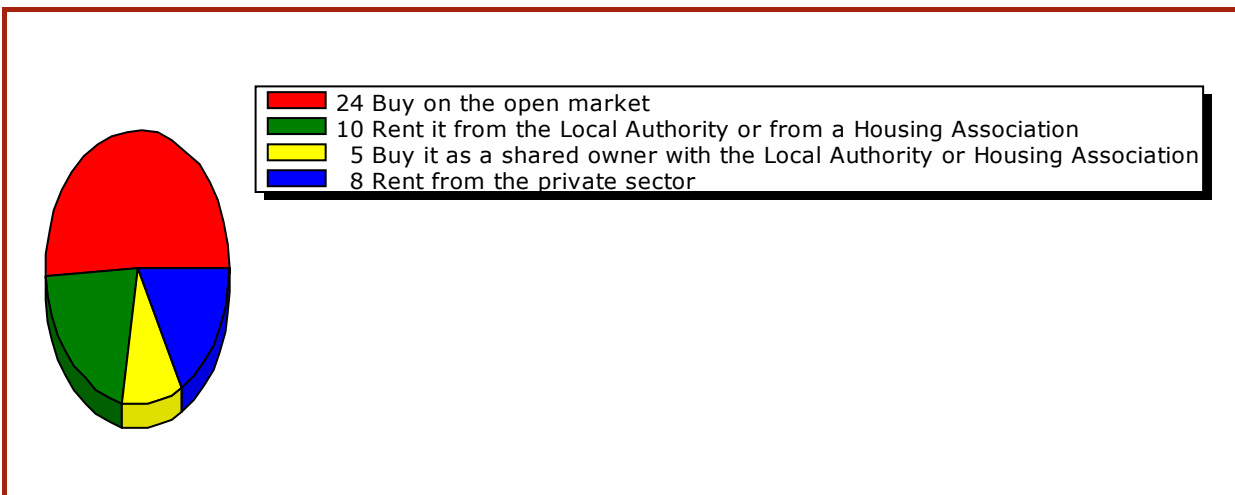


**Q15. How much would the household be able to afford if the household were buying a property? (32)**

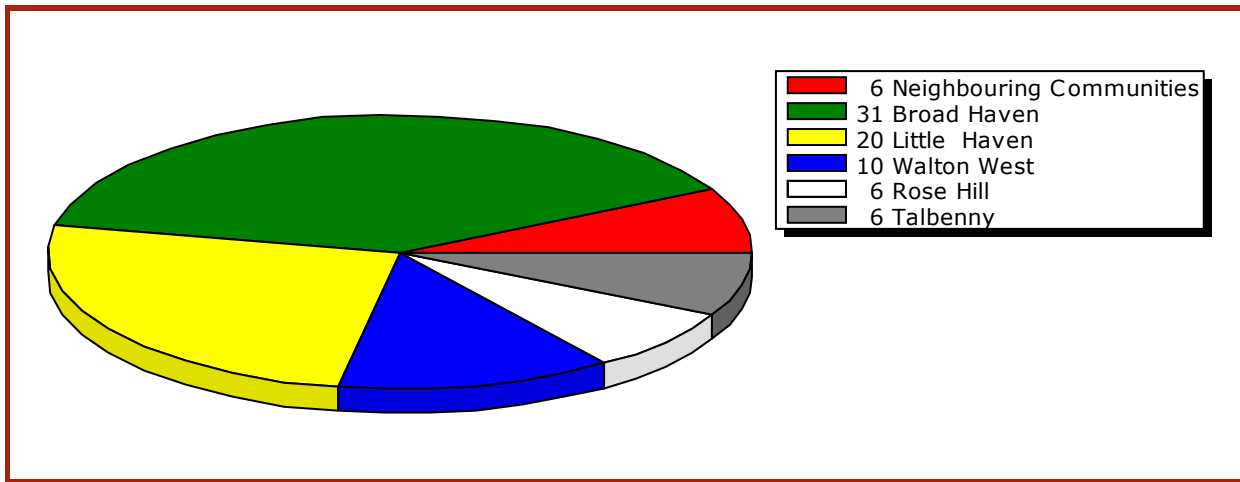
Respondents were asked to consider three times the household's gross income for mortgage purposes plus any savings and equity the household may have in any property.



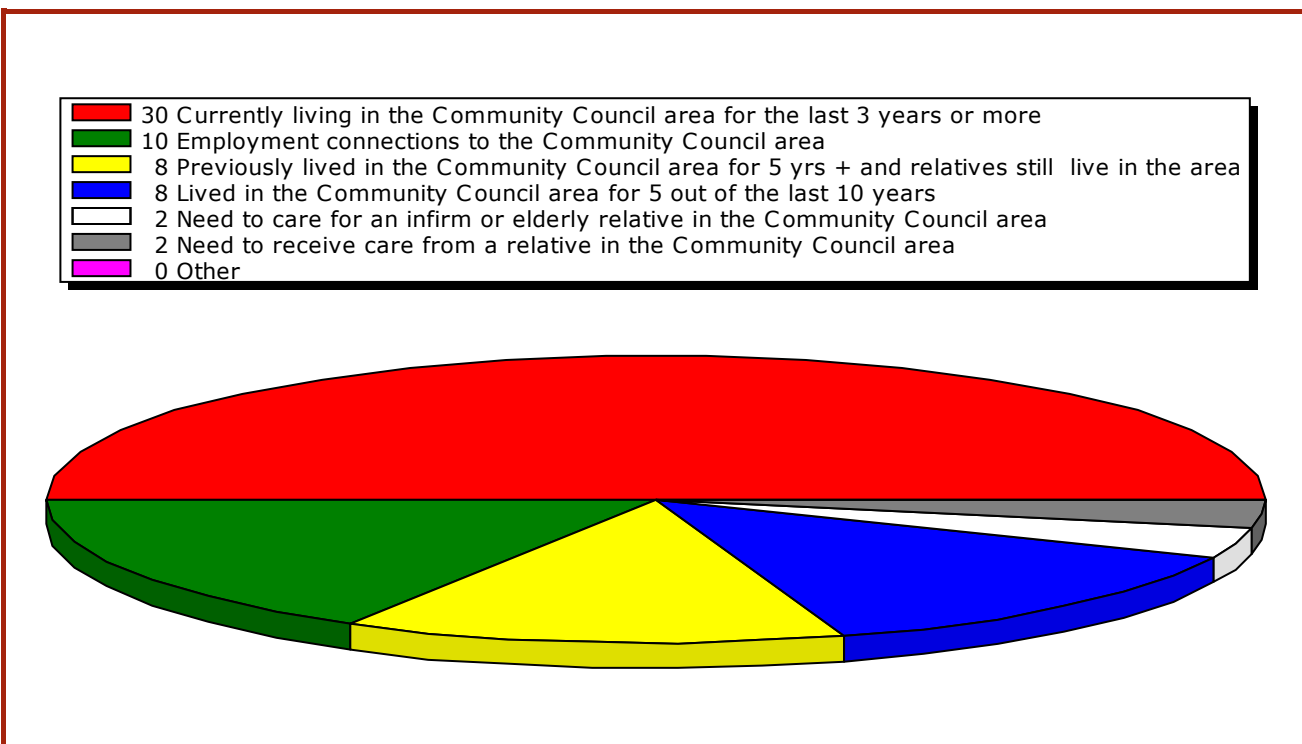
**Q16. How would this household consider paying for this accommodation? (TV = 47 )**



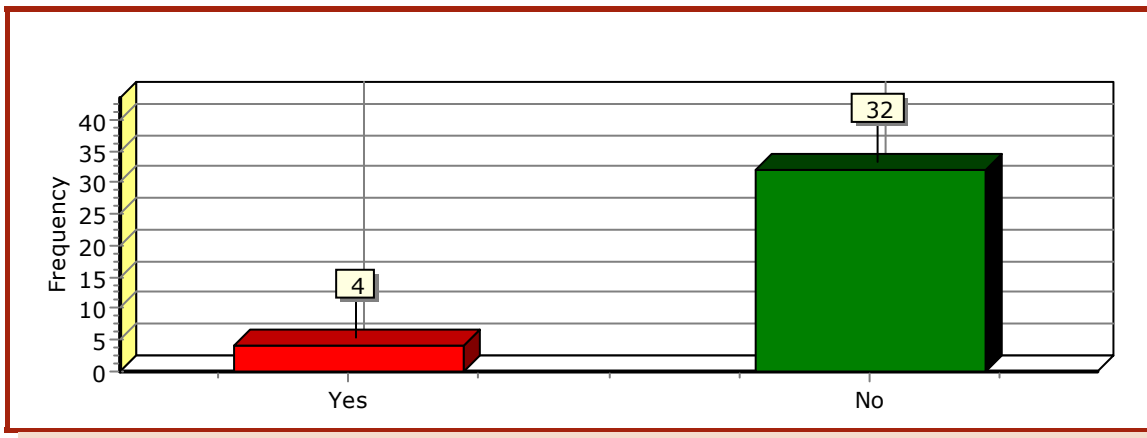
**Q17. In which area would the household consider living? (TV = 79)**



**Q18. Do you have a local connection with your community of first choice? (TV = 60)**



**Q19. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (36)**

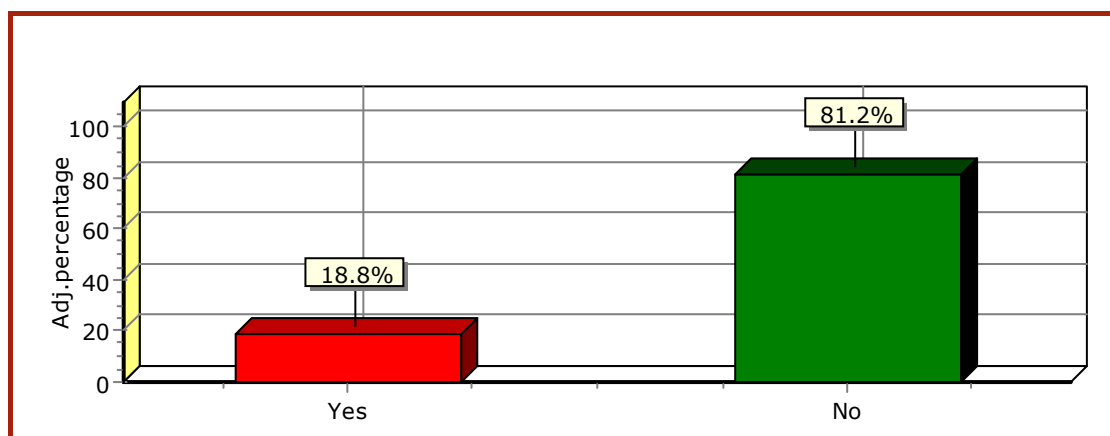


## **5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.**

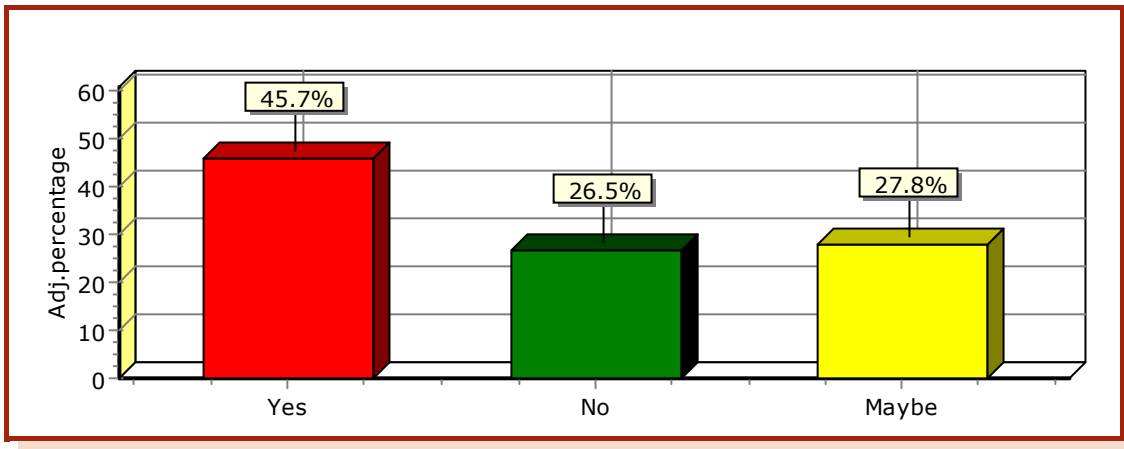
All the respondents were asked to complete part 3 of the questionnaire. The purpose of this section is to identify the community's feelings towards a affordable housing development in the area.

Percentages in this section apply to the number of respondents to the survey (240) who answered that particular question. This is known as adjusted percentage.

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



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



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

**(PLEASE SEE ADDENDIX 1)**

## 6. AFFORDABILITY OF MOVING

This section considers the financial information given by the households in Questions 14 and 15 in regard to how much households would be able to afford if they were buying or renting a property. The information is compared to Open-market house prices, private rentals market and social housing rental prices.

### Open-Market Property Price Data (from Land Registry)

Average sale prices by type from July 2007 to Sept 2007 for The Havens area and surrounding areas and number of Sales for postcode sector SA62 3.

Detached	£286,500	Sales	13
Semi-detached	£178,207	Sales	7
Terraced	£199,900	Sales	3
Flat/Maisonette	NIL	Sales	NIL
Average Price	£242,246	Total Sales	23

The average residential property sale price for Pembrokeshire from July 2007 to Sept 2007 for Pembrokeshire was £162,077 (Land Registry).

### Private Rental Data (From Local estate agents in March 08) for The Havens area.

The following data was obtained from local Estate Agents in March 2008. No properties were able to be found that were available to rent on the open market in The Havens area at the time. The figures given below are estimates of the average rental prices for The Havens area from local estate agents. A number of estate agents also stated that availability of private rented property was limited in The Havens area.

Detached 4 bedroom	£700/£750pcm (approximately)
Semi-detached/Terraced 3 bedroom	£525/£575pcm (approximately)
Flat/Maisonette 2 bedroom	£450/£475pcm (approximately)

## Social Housing Rental Data

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

### Pembrokeshire County Council Housing Stock for The Havens Community Council area

	Units	Turnover (From 2003 – 2008)
General Needs Properties	<b>23</b>	<b>6</b>

### Average Local Authority Weekly rents for The Havens Community Council area

Based on 2007/2008 rental values and excluding services e.g. water rates

All Properties      **£56.60 per week**

### Registered Social Landlord Stock (Pembrokeshire Housing) for The Havens Community Council area

	Units	Turnover (From 2003 – 2008)
General Needs Properties	<b>2</b>	<b>0</b>

### Average Registered Social Landlord (Pembrokeshire Housing) Weekly rents for The Havens Community Council area

All Properties      **£65.82 per week**

## **Affordability**

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

It is clear that the majority of those households who expressed themselves as being in housing need could not afford to purchase a property on the open market. Of the respondents who answered Question 15 on how much they would be able to afford if they were buying a property, 20 households indicated they could afford prices ranging from between £40,000 to £160,000, which means they would have difficulty in being able to afford to purchase a property in the The Havens area on the open market.

The average sale price in the The Havens area from July 07 - Sept 07 was £242,246 (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.

1 household indicated they could afford up to £180,000 and 11 indicated they could afford 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 Havens area.

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

Of the respondents who answered Question 14 on affordable Rental Levels, 15 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 16 respondents to this question stated they could afford prices ranging from £120 per week (£520 pcm) to over £150 per week (£650 pcm). 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**

Rental costs for Social housing in the area range from £56.60 - £65.82 per week. It is clear that the majority of people who expressed themselves as being in housing need and looking to rent, could afford to rent social housing.

The turnover (the frequency with which properties are let) of these properties is low in the area, 6 lettings since 2003 for Local Authority owned property and 0 lettings since 2003 for Pembrokehire Housing owned properties. But it should be noted that these properties are also subject to qualification and personal circumstances, and are not restricted to local occupancy. Therefore, the waiting list can include households from outside the area. This in turn, reduces the chances for local people to be housed.

## **7. CONCLUSIONS**

The majority of households who identified themselves in need would not be able to rent or purchase a property on the open market in the The Havens Community Council area. Also the availability of properties to rent on a long term tenancy basis appears to be limited. The housing market is clearly not serving all the people of The Havens Community Council area, justifying an interventionist policy in relation to the provision of affordable housing for local people.

It is clear that the majority of people who expressed themselves as being in housing need and looking to rent, could afford to rent social housing. However it should be noted that the availability of such properties which are restricted to local occupancy is minimal.

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

37 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 12-19 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 The Havens Community Council area.

The survey was conducted at one particular time and is worth noting that local affordable housing needs could be a changing requirement.

# Appendix 1

Q22

I have done my best to fill in this form. I am nearly 90yrs old and disabled, I hate to see all the holiday Homes empty for so many months of the year.

There is no doubt that housing needs to be affordable for local people. However not at the cost of the Havens in General. Little Haven and Broad Haven surely can't cope with a large influx of housing. The infrastructure is not here. More sewerage in Broad Haven and loss of blue flag status would be disastrous for the economy. Also Little haven is probably the only little fishing village in the national park which hasn't been wrecked. Don't wreck another beautiful part of Wales.

Unwise to interfere with local market forces.

There is a great need for affordable housing in this area, to allow families with young children to stay and make the place vibrant all year round. The Havens are slowly becoming ghost communities of holiday home owners whose main interests lie elsewhere.

The area is full of 2nd homes or holiday homes and no one can afford to live here and work here. If some or all of the houses used as second homes but hardly ever used could be on long term reasonable lets then there would be enough houses in the area for our needs. Also we need to keep the area around the play area and Hanging Hills green for the community to use for recreational purposes. It needs to be kept as a central area for the village as child, adults and visitors have used this area extensively over many years. There must be other areas or fields where building (if needed) can be carried out. There is also a need for serious upgrading of the sewage facilities as the system has trouble coping during the summer now, and our blue flag status is in jeopardy as a result.

Enough Housing development has already taken place in The Havens particularly Broad Haven. In an area of beauty it is quite amazing that the National Park pass the planning applications they do. There seems no rhyme nor reason to their decisions. Planning laws change so frequently there is no consistency. As for affordable housing in this area I feel outraged by it and strongly oppose the idea. Broad Haven has been ruined by housing developments. Please No More!

There has been a noticeable increases in traffic on the Haverfordwest road in the past five years. Plus a large increase in the residents on the same stretch of road. Affordable houses means more young drivers (Boy Racers) no thank you I am not in favour of more houses in this area.

Fully support the provision of affordable housing. There is a need for such accommodation across the county.

As I expressed at the public meeting there is no work locally for young people. Can Broad Haven cope with anymore houses? i.e. sewerage. We need to keep our green area inland from the play area.

We need cheap local housing. There are too many second homes which are killing the communities why should local people leave where they have grown up because local housing has not been made available in Broad Haven, Little Haven etc.

We moved from Gower where a similar scheme was initiated. The houses were out of keeping and some became very tatty within a few years e.g no garden maintenance. I would suggest a maintenance clause in any development.

Pointless to provide affordable housing in an area where there are no jobs. Restraints on 2nd homes would lessen the inflated price of existing and speculative property in this area and stem the move toward Transient rather than permanent residency.

Maybe subject to the housing being for local people. This point is made as at present we seem to have no guaranteed way of ensuring these houses do not revert to second homes (holiday homes) people always seem to find ways round the ruling. The process has had limited success in other parts of the U.K.

There is enough housing in Broad Haven already. It is already over developed.

With the price of covenant housing in excess of £150,000 in Broad Haven what is meant by affordable? The whole nature of the village has changed with the new housing already- no more for money grabbing developers.

If affordable housing is built, how can you ensure that it stays affordable in the future? I would not support affordable housing if it was possible for the owner/part owner to sell it at market rate in the future. Our support for affordable housing would depend on the chosen site, although I think the National Park would consider carefully all the criteria.

We think that the infrastructure is not good enough to meet the needs of the present (expanding) population, as a result of 12 new developments in Broad Haven, let alone envisage further unnecessary housing. It would also violate the beauty of an area which National Parks should be preserving.

I would like to build two dwellings on my own land for my two sons, They would not be able to buy anything around this area. I could build them two affordable premises,

Depending on size and location of the development and adequate upgrading of existing infrastructure.

At Present there is no mains gas available in Broad Haven. Residents like myself need to rely on oil to fuel boilers. We need a choice, you need to find out from mains gas transporters when main gas will be available in the area. Appropriate pressure should be applied on them to do so soon. Current residents and newcomers in new affordable homes will benefit if mains gas is available.

I fully support this scheme which is a step in the right direction towards locals being able to afford a property on locally available salaries.

Whilst understanding the need for affordable housing I am concerned that in most cases the required infra-structure is not given adequate importance. In the case of the apartments on Broad Haven front (B/H Hotel site) what happened to the affordable houses required as a condition of planning consent. When affordable housing is developed in a leisure Environment what safe guards are there for the prevention of them entering the second home market, are we sure that young people want The Havens as there place of domicile or would they prefer Haverfordwest with its established infrastructure. Is affordable housing a label for size of property which maybe rented, i.e. council homes and therefore people relocated to these areas or for purchase in order that families may make a choice.

We have enough houses in Broad Haven the problem is they are all second homes and unaffordable for locals, most are empty for 9 months of the year.

The reason we do not support the development of affordable housing in the Havens is because it is apparently proposed to build on what is effectively a village Green. It is more important to preserve Green open space which has been used by the public for many years than it is to build housing of any kind.

Only if they were local Havens people, no problem families from other areas.

I would support affordable housing to prevent them being bought as holiday homes eg that person must live in the property as their main residence. Also a suitable location needs to be identified taking away the community green areas won't benefit the community as a whole.

My son who is homeless can not afford a private rent even though he is working. He has a old caravan in a field, but when he has his children he stays with us. It would be so nice for him to have an affordable home, so that he could be independent of us. There are other people who need somewhere decent to live too. But at the same time please don't build in our breathing space our green common land. There must be other land available. Block us all in and you would see trouble setting in. Over crowding breeds contempt.

Responsible development which takes into account the preservation of green spaces and the quality of life within The Havens would be ok. Jamming houses in to create an urban sprawl would be opposed. Any selection process for housing allocation we feel should be restricted to responsible Havens: single people, couples and families, not importing problem tenants and families i.e. off loading them onto The Havens community.

Is this survey for Broad Haven or is it being conducted for and in neighbouring communities. If not why not? Who says 3 times gross income is correct in Q15. Why have people who have 2nd homes been excluded they have equal rights. Why would properties be more available to locals some locals have 2 or more properties in Broad Haven This questionnaire is badly drawn up and biased.

Would like to buy own place, I am member of lifeboat Crew so I would like to stay in call out area,

Built as housing for local people but then later sold off as second homes etc. The two houses opposite us which have been sold in the last 4 years are now second homes. In the winter Broad Haven is like a ghost Town.

Development in the centre of Broad Haven could lead to the destruction of the distinctive recreational and natural habitat. To retain this well utilised and appreciated facility it would appear more prudent to locate any necessary development towards the periphery of the village.

The local area is close to saturation point with recent new buildings, predominantly used as holiday homes. Without upgrading of supporting infrastructure there should be no further building of any type. Instead effort should be made to protect the local environment.

We would support a significant number of affordable houses being built to maintain and increase the vitality and viability of our community

Please keep the Havens part of the now popular and peaceful coastline of Pembrokeshire.

We are the adults living at this address and we would like our son to be able to live in Broad or Little Haven and be able to buy a house here. He is working in the area and needs to find somewhere affordable to live and gain his independence.

If there was smaller housing provided, this would release housing stock for families, also you would need people to find work in Surrounding area with good transport.

We would like to see just a few affordable houses in all the coastal villages just for local people rather than large numbers of such homes filled with people brought in from outside who have no affinity with the area. These houses should be funded by doubling the council Tax on those with second homes in the area for these are the very people who can afford inflated house prices and are guilty of pushing up prices beyond the reach of the average (usually lowly paid in comparison to those from London, Cardiff and Cambridge areas) Pembrokeshire local. Perhaps by increasing the council tax on second homes, the money raised could benefit the local community.

I would like to see more people buying to live in the Havens, new houses always seem to be geared up to being sold just as holiday homes.

We would, in principle, support a small development of around 6-8 affordable houses. However, this support would be conditional. Firstly there would need to be a guarantee that these houses would go to the appropriate families and we understand this guarantee would be impossible according to the statement made by the parks representative at the meeting in Little Haven. Secondly, that those houses would not be built on the green area around the children's playground off sandyke Road and alongside Atlantic Drive and croft Road. This area is an important piece of green which is very well used and valued, and it would, we believe be a retrograde step for the village if this area was built on. Our hope is that it could be designed as a village green, which would represent the way in which it is presently used.

Providing that the houses cannot subsequently be sold on the open market to people from outside the area, or locals who would buy to let to holiday makers. We would like to see the resurrection of the old strictly controlled council house provision.

Depends on what, where, when and how many of these properties were proposed. This is a small place with a small infrastructure any proposal I would imagine would be required to blend into the current amenities/utilities etc. Something over whelming would indicate major change to the area.

Our concern would be roads, access and over population.

Strongly disagree with development in Little Haven as there is not the infrastructure and employment to sustain it and it would seriously alter the whole complexion of Little Haven

Although we as a household support affordable housing in principle we firmly believe that any further housing development in the area would severely overcrowd the community. There is little or no recreational space for the community as it is and a village green and walking area is vitally necessary for our expanding family community. The other issue involved in any future development would be the inevitable attempt to purchase cheaper housing by holiday home agents and second home buyers, thereby destroying the whole concept of affordable housing in our area. To our knowledge there are very few parties taking any interest in such a development as possible house buyers because of the lack of facilities ie bus services to town, library, shops, community centre etc. There appears to be many areas of good development land nearer to Haverfordwest why cram in more houses into a small coastal village which would find it difficult to cope with overpopulation.

"Local people" Anyone from anywhere in Pembrokeshire not very local that. Proven that affordable

"Local people" Anyone from anywhere in Pembrokeshire not very local that. Proven that affordable housing doesn't get to the people its meant for ie Swanswell Close in Broad Haven went to 2nd, 3rd and 4th homes/holiday lets. Recently our community has expanded so rapidly its almost lost the ideal feeling of what a community should be. Sub structures are not put in place or are so limited, that the services, water and sewage are unable to cope.

I feel the local primary school with 125 pupils and already 30 to a class too crowded and will not cope. Poor bus services to town, all in all I don't think the infrastructure can cope.

Why build more holiday homes and spoil the area.

Build on land you own off Croft Road on the Council land above the new play area, why buy green land when the council own land in this area.

If it is a small specific development used and maintained entirely for that purpose and no other. If it did not cause disruption and invasion on to adjacent residential sites. If the nature of the area in which they are built is maintained it may be acceptable.

I feel that Broad Haven has already been spoilt by developments at Puffin Way and the new Swanswell developments. A lot of these houses already having bought up as second homes either being inhabited only at weekends or let out to all and sundry living alongside permanent residents. There are few enough green areas left in the Haven as it is therefore lets say no to anymore development.

How can young guarantee that any low cost housing will not be sold and become a holiday home.

We live in a village with a community feel. There is a need for affordable homes for local young families we should hate to have a large development which would lose the community spirit that exists here. There have been quite large new housing developments in the village since we have lived here 19 years, many of these houses are empty for much of the year. It is a shame that the Council couldn't have made more effort to use this land for local families. We will were given to understand that some of these houses were to be affordable with green areas provided, where are these. Please don't take all these open spaces for overcrowded areas we don't want the mount (Milford) problems in our village.

There has already been enough new development in this area, why was social housing and affordable housing not included in these. We need all remaining free areas to remain green for the wellbeing of the local communities and area.

While I am not in a financial position to buy a property I am sure there are young families who would like to move into the area but cannot afford to do so.

Perhaps if something could be done to reduce second homes in Broad Haven there would not be a need to build more houses. There are very few areas for young people to play and the other residents are not very sympathetic to children playing on the streets. We need every green area possible. The road to Haverfordwest is not suitable for the extra traffic which more houses will bring as accidents occur with great regularity.

Inappropriate area for development, no work in the area no transport, strain on infrastructure electric/water/drains, poor road links for heavy transport, strain on school especially if emphasis on low paid/unemployed workers. Better to expand existing towns Milford Haven/Haverfordwest etc if need exists.

More housing which is occupied 52 weeks a year is vital to the Havens or there will be a problem leading to a ghost village unable to support year round services.

Please no more holiday homes.

We feel that we do not need anymore traffic on the road as the road between Haverfordwest and Broad Haven is very dangerous at present, with many crashes occurring due to speed. We feel that until the road situation is developed nothing else should be either. The stretch of road leading to Broad Haven from Broadway to Broad Haven should definitely be slowed down to (40mph).

We feel that affordable housing for first time buyers local to the area is really important. However a small not large development.

Broad Haven has already been spoilt by the building of so many new homes. Why live in the Counties most beautiful coast national parks only for it to be spoilt with even more homes which will inevitably end up as holiday homes. I would object to anymore building. There are already properties in a state of disrepair which needs dealing with.

There are plenty of houses within the Havens but they are all second homes where people don't live we have a very high mortgage that is the only way we can live here. Please do not spoil Pembrokeshire by building anymore. Just allow Pembrokeshire people to buy the houses or rent them.

My daughter and her husband have been on the council housing list for 9 years they are still in (poor private housing) in the area, they have no children and that seems to constantly go against them when houses council come up in the Havens area

Affordable housing with long term safeguards so that they do not become a source of income to the owners - holiday lets or second houses.

Strongly support the need for a housing mix to be in place. We are a living community, not just a second home village. Housing of all ranges, size and value needs to be in place.

There are too many second homes in this area. There is no work in the immediate area, so people have to go from the area to find decent jobs.

This survey should have taken place before PCNP asked for available land. The scramble to have land identified as affordable housing would have been avoided and the request for suitable sites would have been numerate. i.e. a site for 5 houses etc. Now land has to be set aside it is one step to full planning if not required.

Not enough housing for young couples and single old age people.

We don't support any building on the green space in Broad Haven next and above the play park. It would be a great asset if developments could be placed around the village. Rather than straight in the last centred green space.

How many people from the Havens on PCC Housing list for property in the Havens is an indication of need probably small. Affordable housing should be provided close to place of work because of transport and little work in the Havens. Housing priced in the Havens fuelled by boom in second homes. Ratio of second to permanent homes in the Havens is too high many examples of people paying more than £300,000 for second homes. How would PCC prevent affordable housing eventually becoming holiday homes. How would PCC ensure owner of affordable housing actually lives there and does not rent out to the holiday market.

No further building need in Broad Haven No encroachment on our green spaces please!

Any new housing should go to people who live local and will contribute to the area.

No more holiday homes please!

Not social housing or second homes, starter homes for purchase by first time buyers who are local.

Why wasn't affordable housing built initially in this area, instead of second homes any more building in this area will just end up like the first two phases.

The affordable housing already in Broad Haven is sub standard. The Council are unwilling to keep up with maintenance of properties therefore giving tenants and owners within area a bad name. Bring on more affordable housing if the authority can maintain them to a good not adequate standard.

Unfortunately Broad Haven is already saturated with houses and the environment would suffer if further building took place within the village. It is a great pity that this exercise was not conducted before the Atlantic living development proceeded with no consideration of the need for affordable housing.

There is no bus service from Little Haven and very little parking space.

Not on the only remaining green area in Broad Haven, I would strongly object.

This village is already overcrowded property wise, many of which are second or holiday homes parking in front and behind your property is now a lottery. The road between Atlantic drive and Sandyke Road is double parked and night and through the summer, sometimes preventing the council estate traffic access to the small Haverfordwest road this is despite large car park near by. Priority to road and traffic congestion and speeding should be considered before any further building is allowed in Broad Haven.

This area is already over developed with no added amenities. If the more housing is provided where will the occupants, 1. work 2. shop 3. park 4. attend school 5. socialise. These points must be taken into consideration before any final decisions are made.

It is important that the balance of permanent and holiday homes does not go wrong way ( in favour of the holiday homes) as this will destroy a thriving community.

Pave or cycle path from Broadway to Havens would be great. Not safe enough for children to walk so I am always having to drive down. There are others here who have the same problem. Then housing developments around Broadway would be more feasible.

Little Haven is already a ghost village for at least 80% of the year!! only about 30% of homes lived in throughout the year!! There are already too many 2nd homes in this area, there are no jobs locally and no public transport to service there homes therefore who will be looking to move here!! I know of a number (large number) of people who are discussing how they will be able to buy one for there children and using them as holiday lets/2nd homes homes also the sewerage system will not cope now if all homes were occupied, so will not be any where near adequate for more homes. We regularly have sewerage problems from houses above us.

Depends on location and definition of local and effect on valuation of properties near by people have invested heavily in their properties their prudence should be respected and valued.

I work in public services and after 20 yrs I am unable to afford to buy property. Affordable housing including council and housing association is so limited as to be a limited option.

More homes in the Haven will spoil the area. National Parks.

Why does the National Park and PCC not have a policy of purchase of homes exclusive to 5-10 year residency and contribution to local community as in Denmark and other countries with National Parks.

There are many empty. Houses in Broad Haven, holiday homes etc Could our services cope with more houses.

Any new development should be for full time use only there is a need for affordable housing for local people. More empty 2nd holiday homes would be very detrimental to the community.

Support for any development is contingent on 1 suitable protection of natural environment 2 provision of adequate infrasture notably sewerage treatment.

I would like to see council houses built for young people to rent. There are too many second homes in the village already a lot owned by people who can buy and afford to leave empty its happening and over Pembrokeshire its not good for the villages. Residents who live in the village all year round help to keep the school, shops, churches etc alive and on going.

I'm not sure why there is a view that local people have a right to be able to afford to live here. There are many other less desirable parts of the country where you can't afford to live where you grew up. This is a normal part of life and growing up in our modern post thatcherite age.

There is no objection to the provision of a small development of rural affordable housing in the Havens area on the proviso that attention is paid to the building of houses of an aesthetically pleasing nature. It is anticipated that the designs will in no way resemble the post-war council housing built in the 1940s/1950s. Not to pay considerable attention to the beautiful scenic area and to allow an unattractive development to take place would be counter productive in so many ways. It would also be important to respect the wishes of these families already resident in the Havens area and be mindful that any such dwellings would not be placed in areas presently viewed as green spaces, recreational areas or on land that present residents consider to be their village green.

Just because people want to live here doesn't give them the right to do so. I want to live in Buckingham Palace, plenty of room there for affordable housing and plenty of jobs too.

Please see Januarys issue of the community diary for my opinion on this matter.

At present it is impossible for first time buyers to find anything affordable in the havens area. Both my children have had to move away. National Parks policy and the buy to let and 2nd home fraternity has made local housing out of the reach of all but the well off. The only vaguely affordable properties in the area in recent years have been some barn conversions sold at £140k but national parks imposed occupation restrictions of 4 weeks max so only the fat cats from away could buy them to add to their buy to let portfolios. The area is becoming a ghost town with only the elderly/retirees moving in permanently. Second homes and buy to let . It is not a healthy nor a happy situation and it is getting worse, with the loss of young people from the area and the establishment of dormitory communities.

I attended a meeting in Little Haven Village Hall where the National Parks representative stated that there is no legal way that they could guarantee that affordable housing would go to local people. Therefore question 20 is a ridiculous question and also misleading.

As the percentage of people living in Broad Haven are elderly and it is difficult to get any help from social services for care, elderly people are still being discharged from hospital with no back up at home. Has the council considered building some sheltered accommodation? I know of several elderly people who could do with this in our area but are reluctant to move to Johnston, Haverfordwest or Milford Haven. The only alternative is a home.

There is a need for affordable homes in this area. I am 84 years old and would like a bungalow at present there are very few in Broad Haven so there is a long wait.

These properties usually look like the old council house type property which was built in many areas in a cul-di-sac and set residents aside by the outside feature of the properties. Careful and small numbers must be planned to be part of the current housing stock and not something obligatory and defined.

The Havens Community Council, with its constantly expanding housing developments and therefore increasing population has overwhelmed the available services all the sewerage farm pollutes the surrounding area with a constant stink in the summer and overflows to the stream to the beach local school is oversubscribed policing is non-existent, residents have to clean streets and beaches of rubbish, road too narrow and poorly maintained to support volume of traffic, no dentists, constant threat of down grading withy bush hospital, if local bus service completely inadequate for the local drivers to get to work or shop in Haverfordwest.

Housing would be affordable if second homes and holiday homes were restricted.

It would be wholly dependant upon whether the housing was all private - that we would support, but we would not support assisted.

I would support housing built in the right place that did not effect the green space or integrity of the village. Proposed sites so far, I believe to have been inappropriate. There are plenty of sites in the out skirts of the village that would not encroach on existing housing or disrupt views. My preferred option is to prevent second homes being purchased and for the balance of lived in properties to be addressed. It is unacceptable for publicly used spaces in a National Park to be constantly developed when there are enough homes for local people but they have been priced out of the market by second home owners. One might suggest a two tiered pricing system as is used in areas such as Guernsey where community and family units are respected. We are a young professional couple who waited 3 years to be able to purchase our property. Even then it required a substantial loan from our combined parents to be able to get on the ladder! obviously not all young people are lucky enough to have this option. We plan to live here indefinitely bringing up our children playing an active role in the community and local economy. Ensuring that we continue the community spirit and maintain the green spaces so my children can enjoy Broad Haven as much as I did growing up here.

Broad Haven explained over the last 10 years and needs to remain as it now stands.

As long as they never became holiday homes or investment properties and were only available to persons with Havens connections.

I would support a generous provision of affordable housing. We need to have families to retain the vitality of the village.

There are already large areas of Broad Haven where low cost houses have been built eg Sandyke road any further development will unbalance the housing needs in the village.

We are concerned for local people not benefit claimants from elsewhere who have no connection with Pembrokeshire or neighbouring communities.

The fact is Broad Haven is not the right location for affordable housing as there is no employment in the area. They would have to travel a considerable distance to work adding expense, to their budget, affordable housing would not be affordable for the first time buyers if the standard of housing in Broad Haven is to be maintained for which the villagers of which have worked so hard to achieve. I believe the amenities in the village would be over stretched.

Affordable housing would only mean that the purchaser would sell in 3 years for whatever on the open market, Making a killing. Affordable housing should be made available next to place of work eg, Texaco, Whithy bush hospital, Tesco, County Council offices etc. Affordable housing should not be made available in an area just because someone fancies living there i.e (the beach).

# Appendix 2

# The Havens Community Council



## Local Housing Census

Dear Resident,

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

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

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

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

Your answers will be confidentially analysed by the Rural Housing Enabler and the data will be reported in a way that no individuals or households could be identified. This questionnaire gathers information which may contribute towards future housing strategy in The Havens area. If appropriate the findings may be used to justify the need for a small scheme of affordable homes in the area for local people.

**Please return the completed form in the freepost envelope provided within the next 14-21 days**

Thank you in advance for helping with this important work.

The Havens Community Council

# Appendix 3

# THE HAVENS COMMUNITY COUNCIL LOCAL HOUSING NEEDS SURVEY

## SECTION 1: Your Home And Your Household

This Section asks questions about your current household and the home in which you live. We are defining a household as "one person living alone, or a group of people (not necessarily related) living at the same address with common housekeeping - sharing either a living room or sitting room, or at least one meal a day".

### Q1. Is this your main home?

Yes, main home

No, second home **There is no need to complete the rest of the form, however please return it using the envelope provided.**

### Q2. What type of house does your household live in? (Please tick one box)

Semi-detached

Detached house

Bungalow

Terraced house

Apartment/Flat

Mobile home (permanently sited)

Other (please specify) \_\_\_\_\_

### Q3. Does your household own or rent this home? (Please tick one box)

Owns (with or without a mortgage)

Rents privately

Rents from the council or Housing Association

Rents from employer or tied with job of household member

Owns (shared ownership scheme with Housing Association)

Other (please specify) \_\_\_\_\_

### Q4. How long have you lived in...? Please tick one box per option

	Less than 6 months	6 months to 3 years	More than 3 years but less than 10 years	More than 10 years
This Home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Havens Community Council Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pembrokeshire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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

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

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

- 1
- 2
- 3
- 4
- 5 +

**Q11. Why does your current home not meet your need?** (Please tick all that apply)

- Too small
- Too large
- Needs major repairs
- Unsuitable for physical needs
- Temporary accommodation
- Other (please specify) \_\_\_\_\_
- Need to live close to employment
- Need to live close to relative/family
- Need to live closer to a carer or to give care
- Want to live independently
- Being harassed

**Q12. When would your household expect to need to move?**

(Please tick one box)

- Immediately
- Within 1 year
- More than 1 year, but within 3 years
- Between 3 and 5 years

**Q13. Does this household have a specialised housing need?** (Please tick all boxes that apply)

- No
- Yes, accommodation on the ground floor
- Yes, sheltered housing with support services provided
- Yes, other housing with support services provided
- Yes residential care
- Other (Please specify) \_\_\_\_\_

**Q14. How much would the household be able to afford if renting? It is normal to consider one third of the households net income for the period. Please do not include housing benefit.** (Please tick one box)

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

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

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

**Q16. How would this household consider paying for this accommodation?** (Please tick as many boxes as apply)

- Buy on the open market
- Rent from the private sector
- Rent it from the Local Authority or from a Housing Association
- Buy it as a shared owner with the Local Authority or Housing Association
- Other (please specify) \_\_\_\_\_

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

- |  |                                       |   |
|--|---------------------------------------|---|
| <input type="checkbox"/> Broad Haven                   | <input type="checkbox"/> Little Haven | <input type="checkbox"/> Walton West              |
| <input type="checkbox"/> Rose Hill                     | <input type="checkbox"/> Talbenny     | <input type="checkbox"/> Neighbouring Communities |
| <input type="checkbox"/> Other ( Please specify) _____ |                                       |   |

**Q18. Do you have a local connection with your community of first choice?  
(Please tick as many boxes as apply)**

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

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

- Yes  No

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

**Contact Details**

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

**NAME:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**POSTCODE:** \_\_\_\_\_

**Please go to Section 3**

## **SECTION 3: Views on local affordable housing**

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

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

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

(Please tick one box)

Yes

No

Maybe

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

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

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

If you require an Additional Household 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](mailto:matthew.owens@rhe-pembs.co.uk)

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