

UZMASTON & BOULSTON COMMUNITY COUNCIL HOUSING NEEDS SURVEY REPORT

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FINAL REPORT NOVEMBER 2007



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 Uzmaston & Boulston 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 30th of May 2007, this was facilitated by the Rural Housing Enabler. The questionnaires were sent to all 249 addresses on the council tax register for the Uzmaston & Boulston Community 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 questionnaires in the second class freepost envelope provided. The deadline for the return of the surveys was the 25th of June 07.

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 249 surveys were distributed.

Response

A total of 113 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. A total of 109 questionnaires were returned from occupied households. All were completed or part-completed. 3 questionnaires were returned incomplete, and 1 was returned from a second home.

The 3 incomplete questionnaires and the 1 questionnaires from second homes, were discounted from the analysis.

According to the figures from the council tax office, of the addresses identified in the Uzmaston & Boulston area, 4 properties are currently unoccupied and 3 are currently used as holiday homes . This provides us with a figure of 242 occupied households in the Community Council area. This equates to a return rate from the occupied households of 45% (109/242). Which is a good rate of return compared to other housing needs surveys carried out in Pembrokeshire over the last few years.

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 45%

14%(16) of respondents identified a household in potential housing need over the next 5 years.

6%(7) of respondents identified their current household as in need of moving over the next five years.

8%(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.

44%(11) of respondents who identified a household in housing need stated they wanted to buy on the open market, 24%(6) indicated they wanted to pay for the property by renting from a Local Authority or a Housing Association, 20%(5) indicated they wanted to rent from the private sector and 12%(3) indicated they wanted to buy as a shared owner.

53%(8) of households who expressed a housing need detailed that need as within 3 years, 47%(7) detailed that need with the next 3 to 5 years.

46.6%(7) of respondents who identified themselves as being in housing need, expressed a desire for 2 bedroom properties, 26.6%(4) for 3 bedroom properties, 13.3%(2) for 4 bedroom properties, 6.6%(1) for 1 bedroom properties and 6.6%(1) for 5 bedrooms or more.

Of the households that identified a housing need 53.3%(8) described their household as a single person household (with children), 33.3%(5) as co-habiting/married couples and 13.3%(2) as families (one or two adults with children).

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.

94%(15) of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

39.8%(39) of respondents stated they would consider supporting a small development of affordable housing to meet local housing need, 31.6%(31) of respondents said maybe and 28.6%(28) 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.

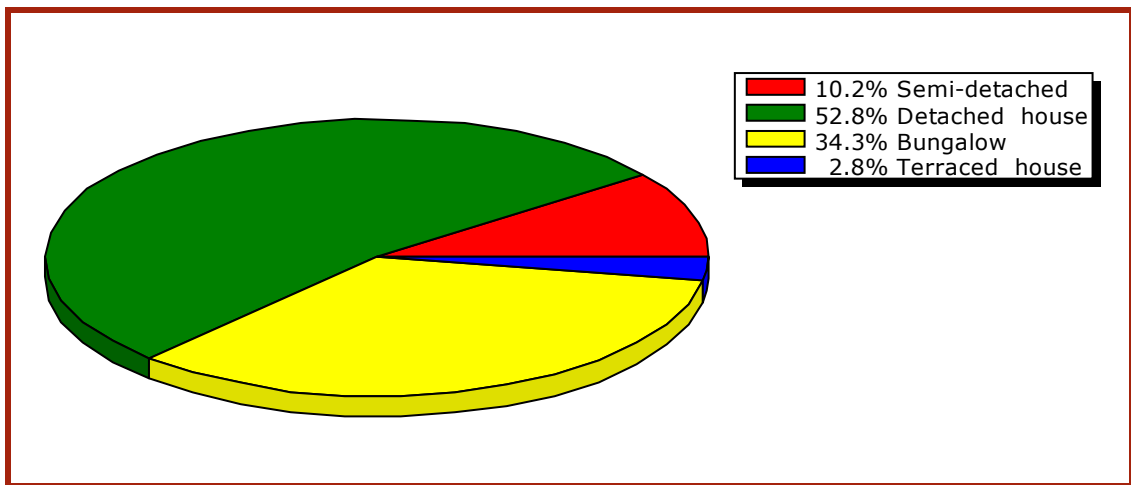
Presentation broadly follows the questions set out on the survey form.

Percentages in this section apply to the number of respondents to the survey (109) who answered that particular question. This is known as adjusted percentage.

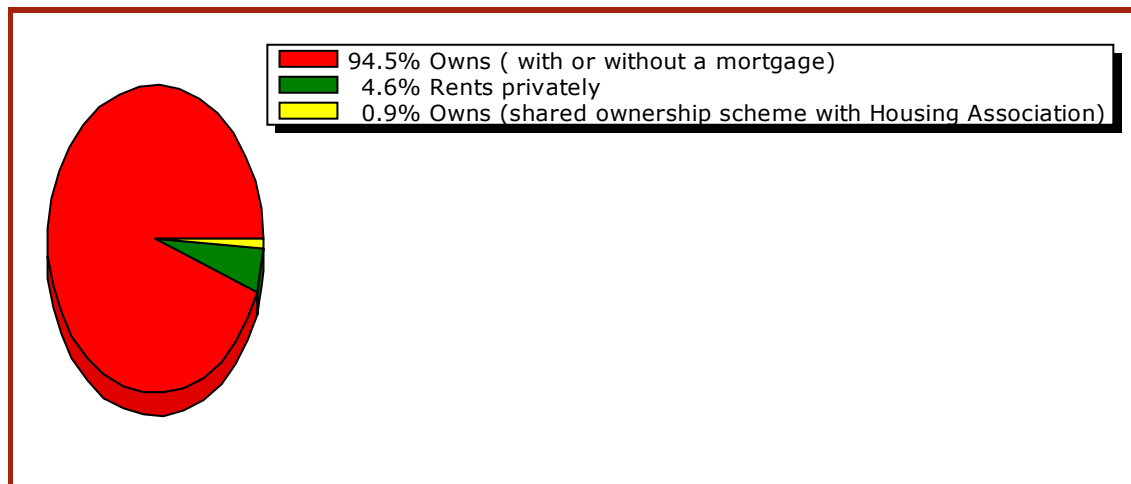
Q1. Is this your Main Home?

All 109 respondents stated their Uzmaston & Boulston address was their main home.

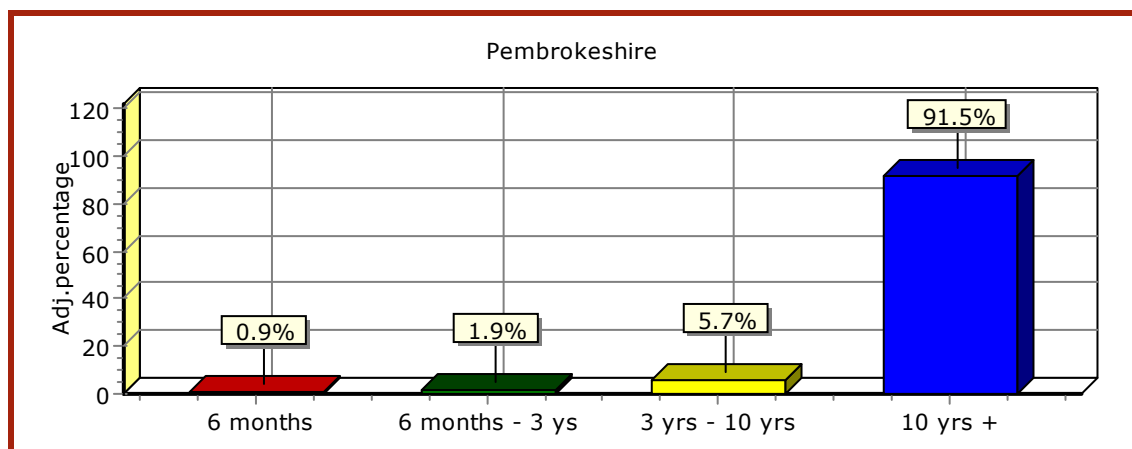
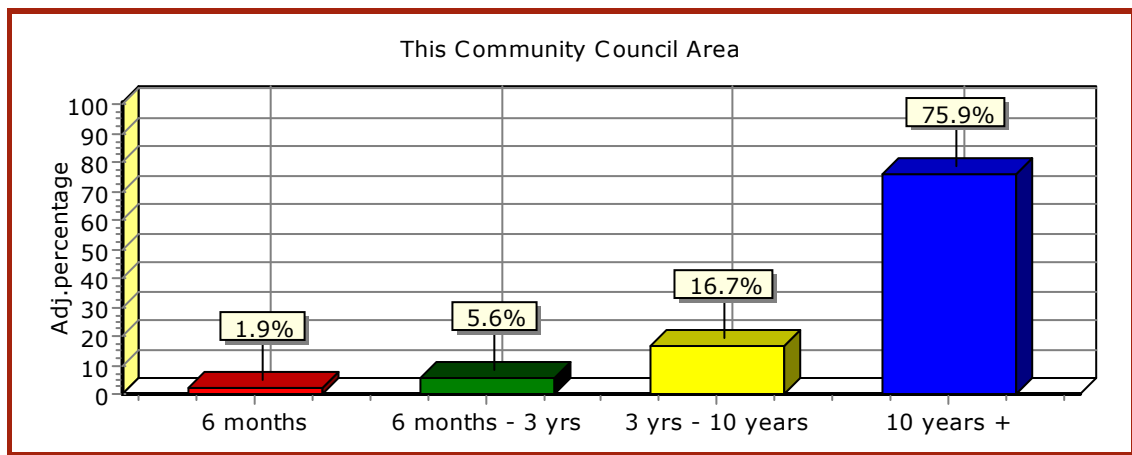
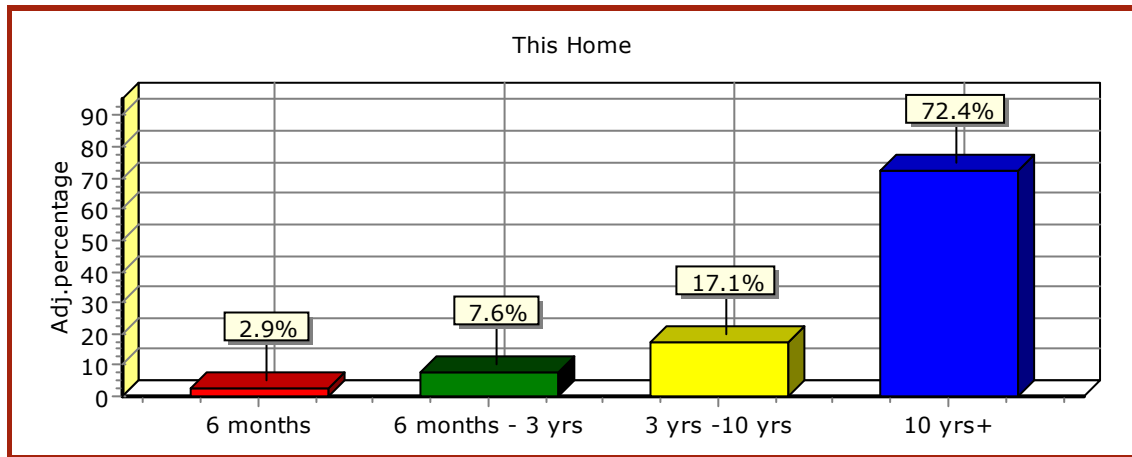
Q2. What type of house does your household live in?



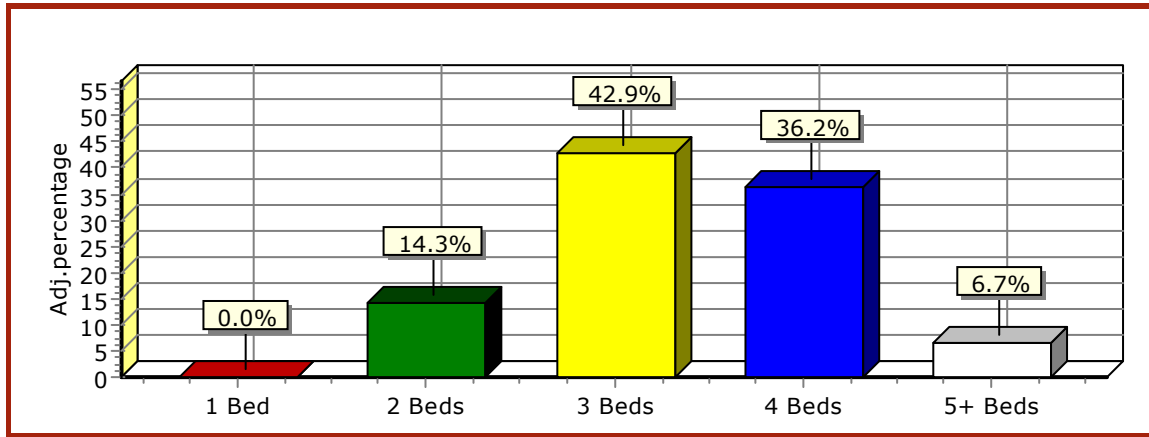
Q3. Does your household own or rent this property?



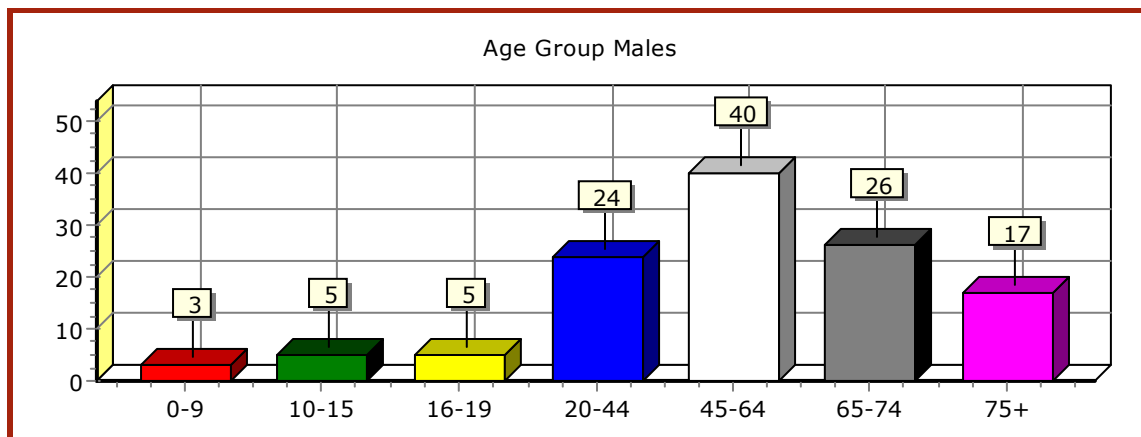
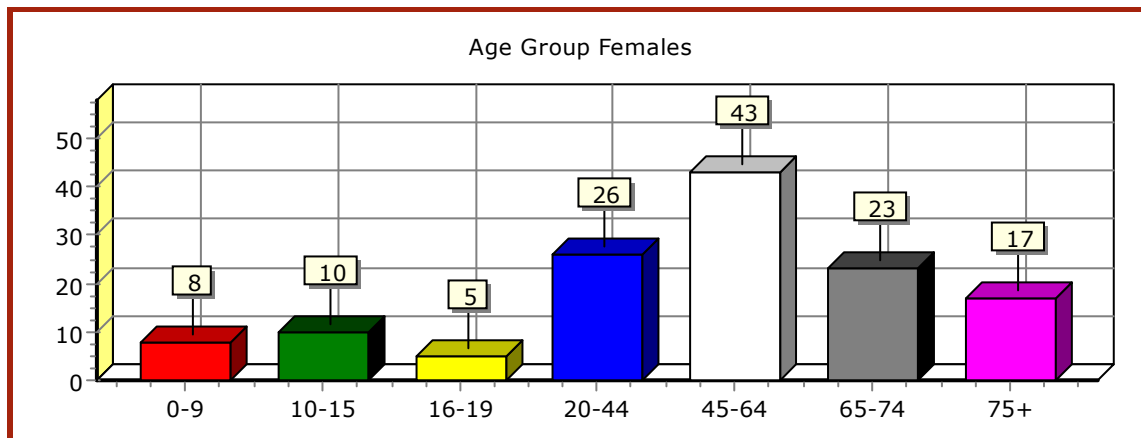
Q4. How long have you lived in?



Q5. How many bedrooms does your home have?



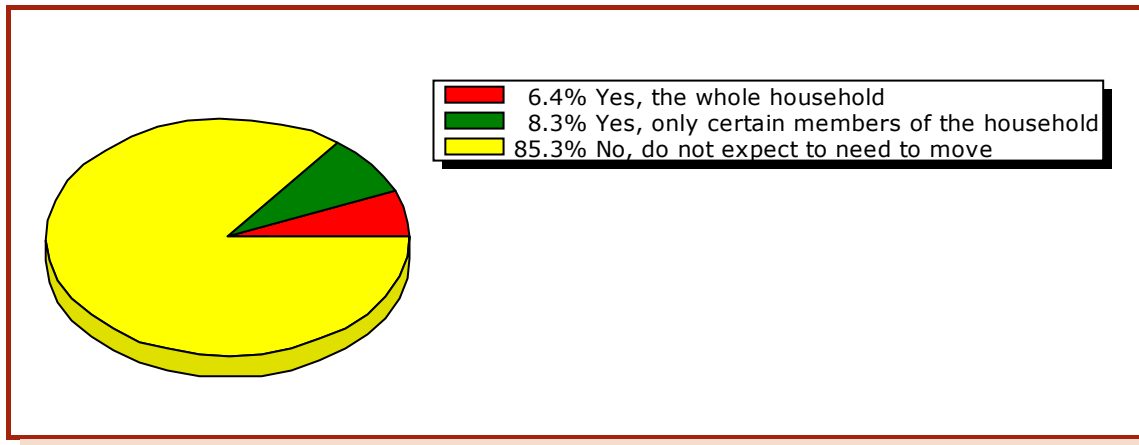
Q6. How many people of each age and sex are there in your household?



The total number of people identified in respondents households was 252 .

This equates to an average household size of 2.3 people (252/108)

Q7. Would your household, or anyone in your household, expect to need to move within the Uzmaston & Boulston 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 14%.

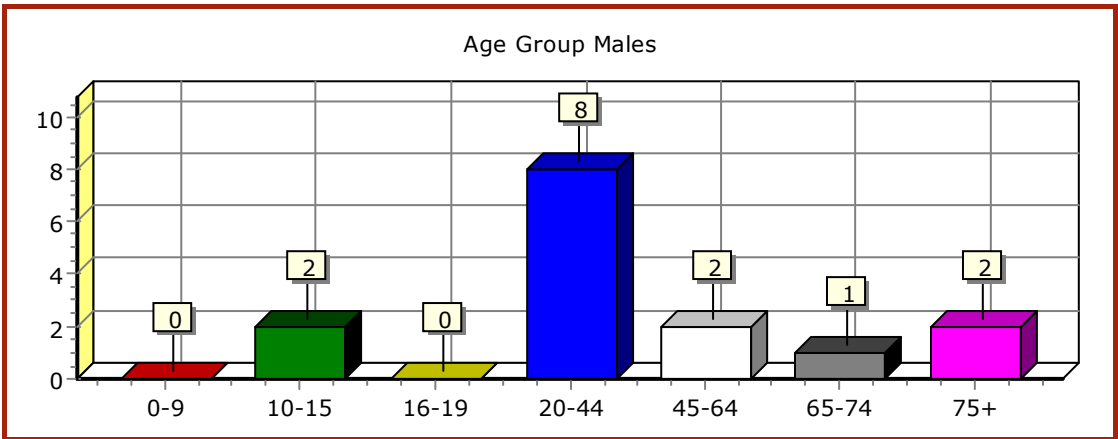
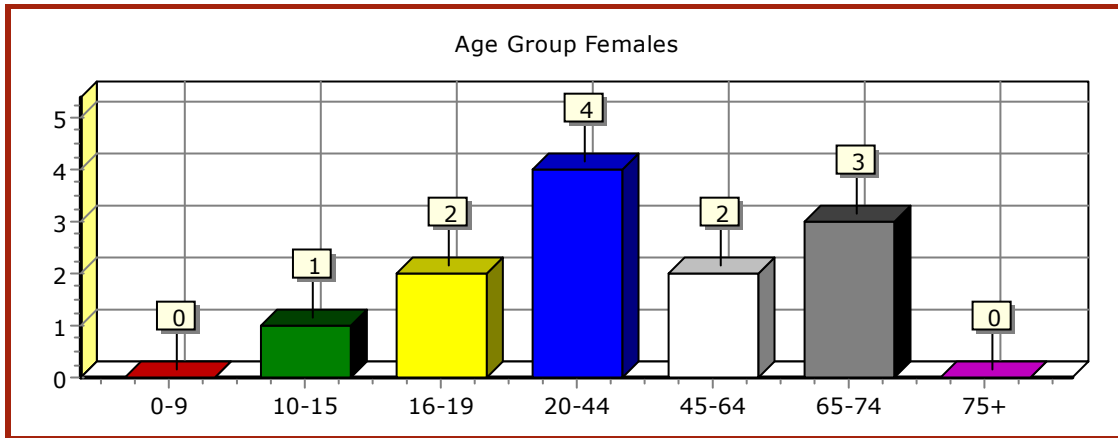
4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS

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.

16 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.

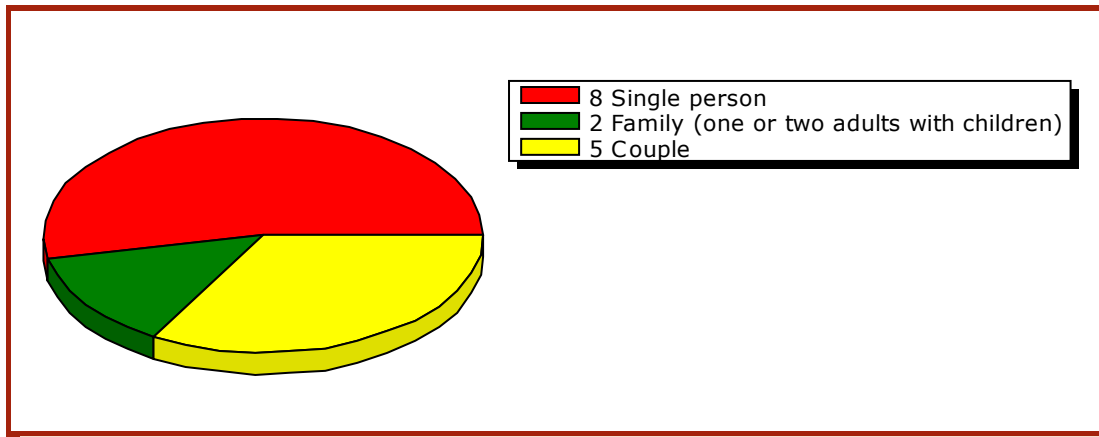
Q8. How many people of each age and sex in the household that need to move? (16)



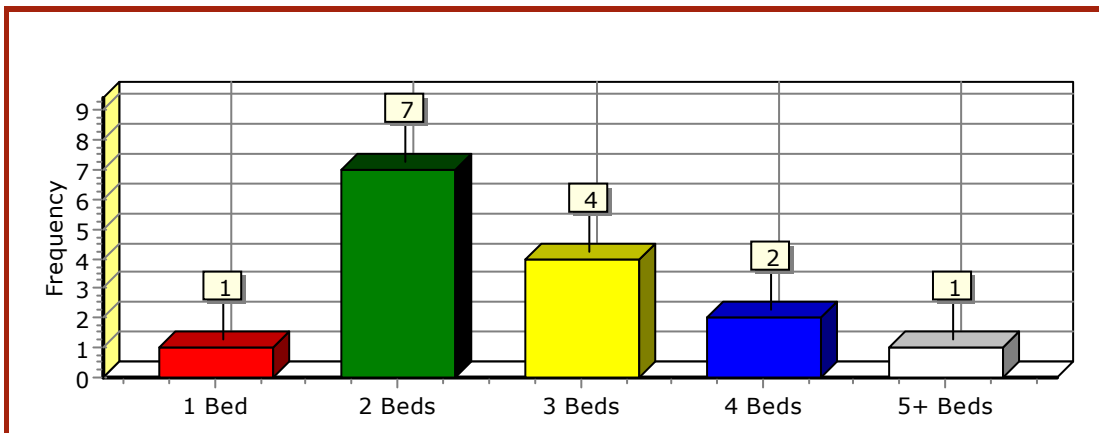
The response to this question shows us that the age group with the highest number of male and female respondents who have identified themselves as being in housing need is 20-44 age group.

In total 27 people in 16 households have identified themselves in need. This equates to an average household size of 1.7 people.

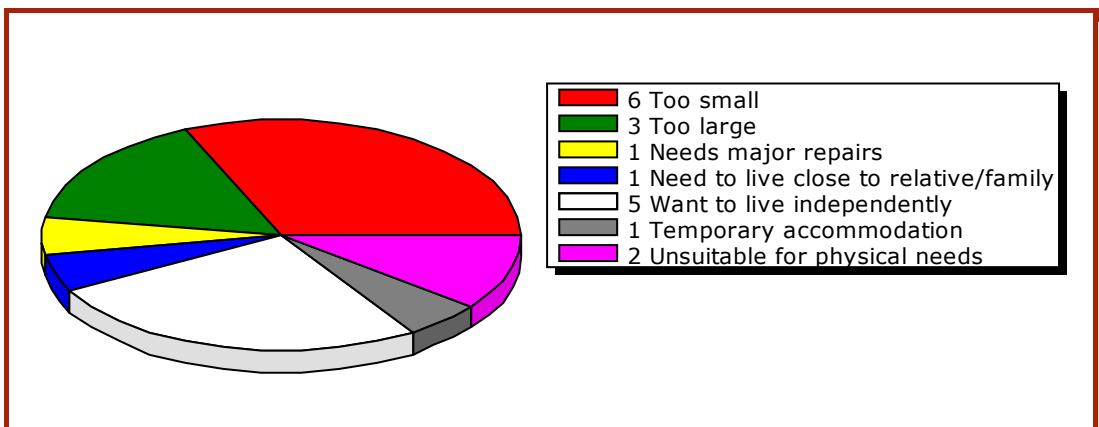
Q9. How would you describe this household? (15)



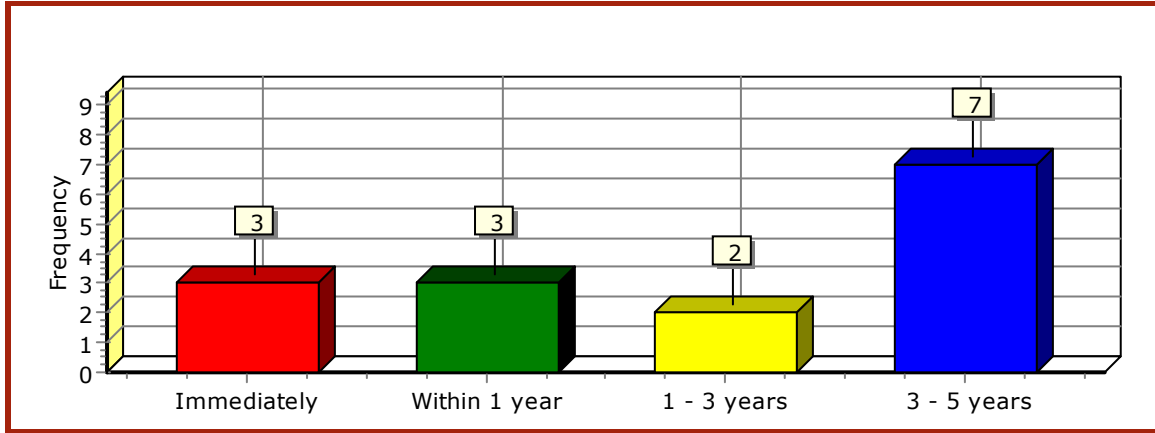
Q10. How many bedrooms would you expect to need? (15)



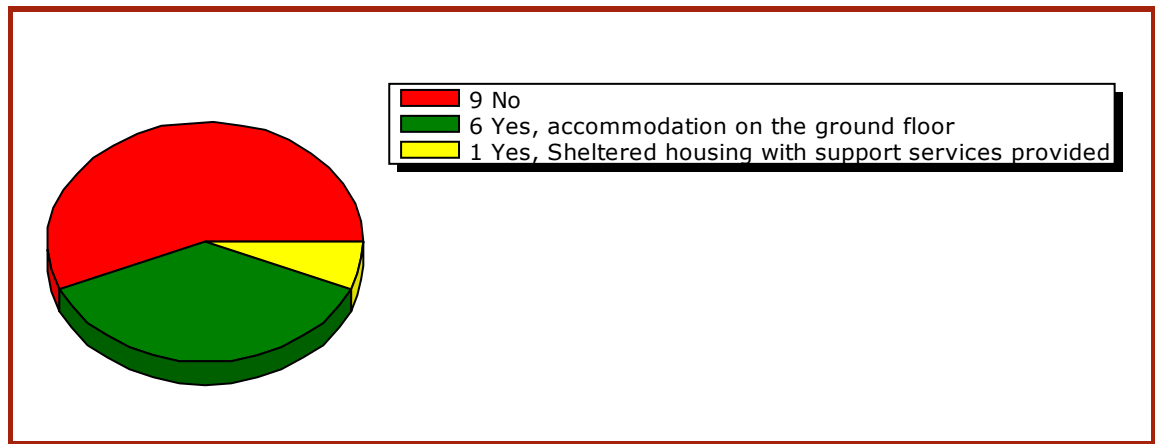
Q11. Why does your Current home not meet your needs? (TV = 19)



Q12. When would you expect to need to move? (15)

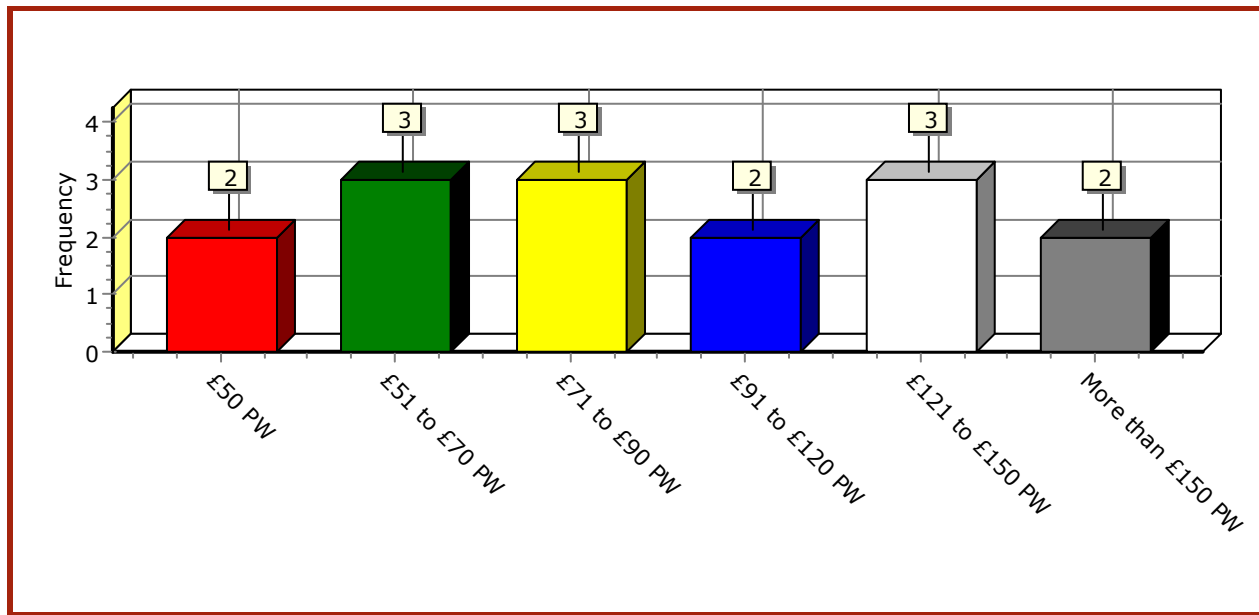


Q13. Does your household have a specialist housing need? (TV = 17)



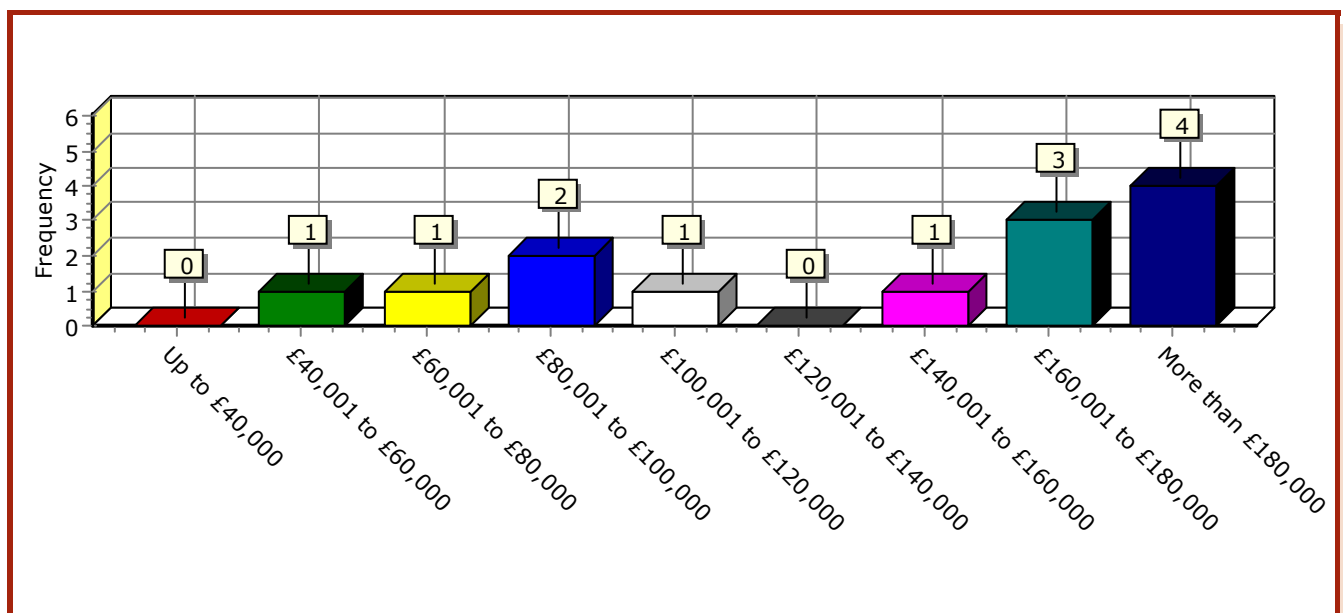
Q14. How much would the household be able to afford if renting? (15)

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

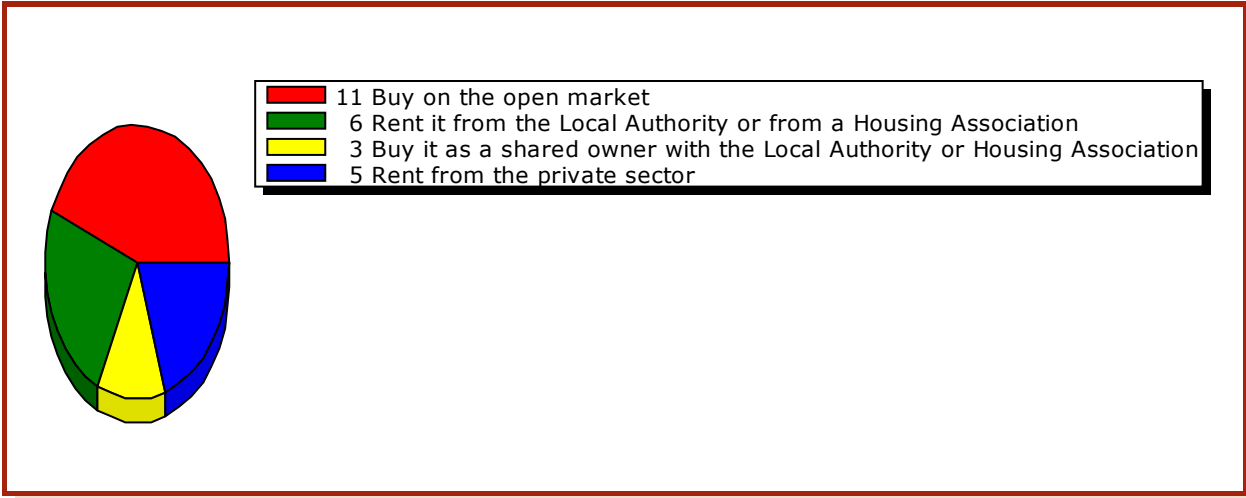


Q15. How much would the household be able to afford if the household were buying a property? (13)

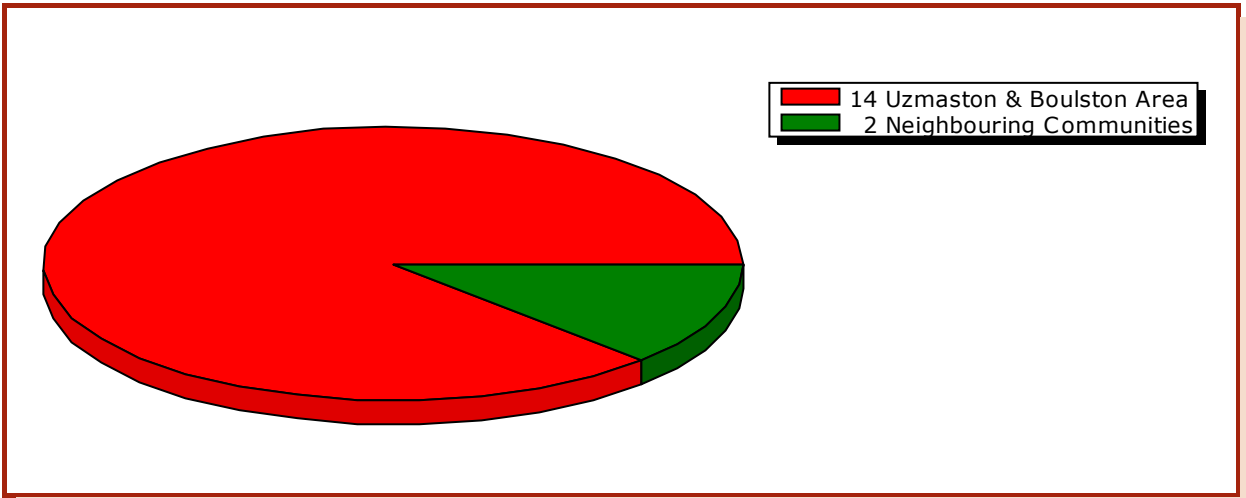
Respondents were asked to consider three times the household's gross income for mortgage purposes plus any savings and equity the household may have in any property.



Q16. How would this household consider paying for this accommodation? (TV = 25)

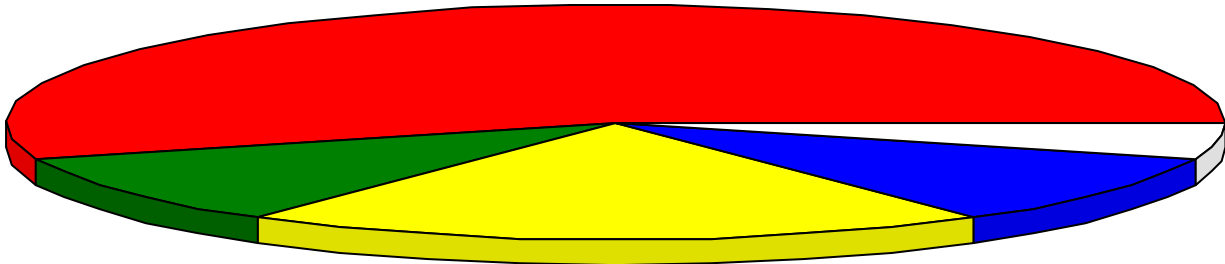


Q17. In which area would the household consider living? (TV = 16)

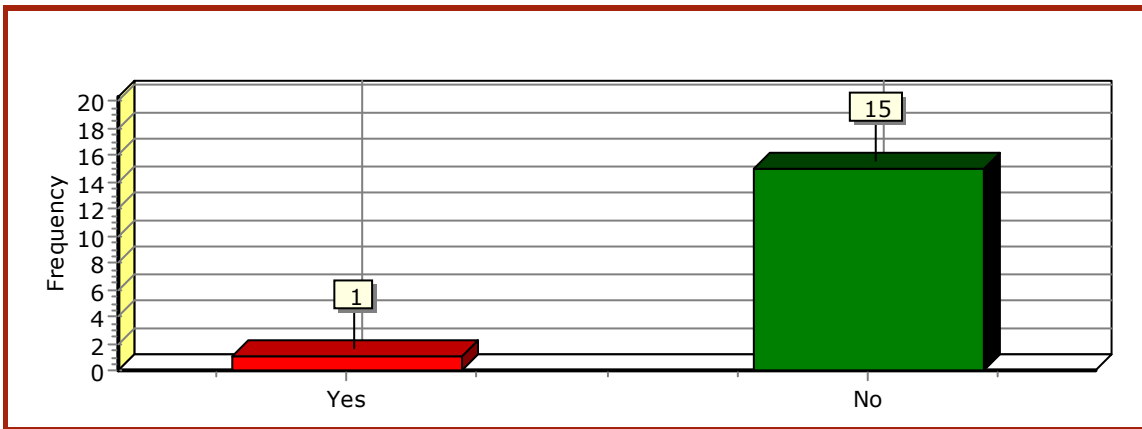


Q18. Do you have a local connection with your community of first choice? (TV = 20)

- 11 Currently living in the Community Council area for the last 3 years or more
- 2 Employment connections to the Community Council area
- 4 Previously lived in the Community Council area for 5 yrs + and relatives still live in the area
- 2 Lived in the Community Council area for 5 out of the last 10 years
- 1 Need to care for an infirm or elderly relative in the Community Council area



Q19. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (16)

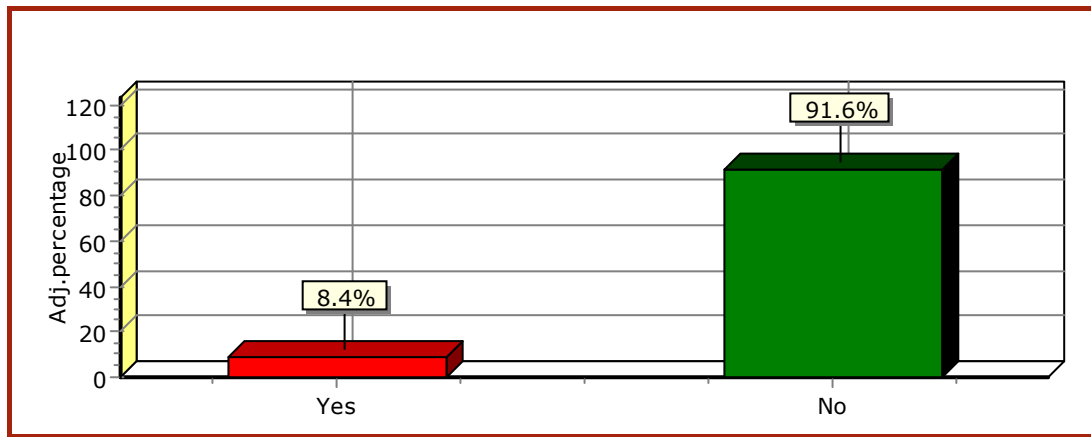


5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.

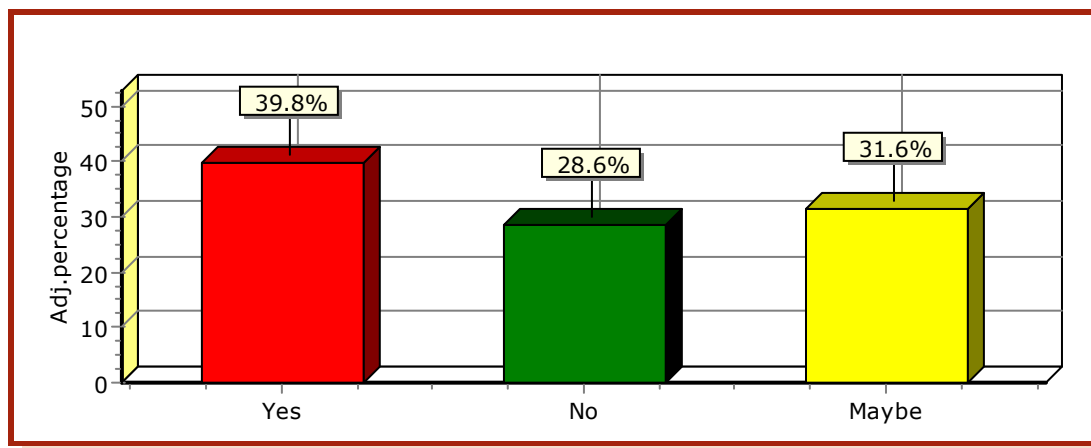
All the respondents were asked to complete part 3 of the questionnaire. The purpose of this section is to identify the community's feelings towards a affordable housing development in the area.

Percentages in this section apply to the number of respondents to the survey (109) 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 Uzmaston & Boulston area that would like to or need to set up home in the Uzmaston & Boulston 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 Uzmaston & Boulston 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 Oct 2006 to Dec 2006 for Uzmaston & Boulston and surrounding areas and number of Sales for postcode sector SA61 2.

Detached	£234,000	Sales	5
Semi-detached	£181,363	Sales	11
Terraced	£164,000	Sales	6
Flat/Maisonette	NIL	Sales	NIL
Average Price	£188,590	Total Sales	22

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 Uzmaston & Boulston area.

The following data was obtained from local Estate Agents in June 2007. No properties were able to be found that were available to rent on the open market in the Uzmaston & Boulston area at the time. The figures given below are estimates of the average rental prices for the Uzmaston & Boulston area from local estate agents. A number of estate agents also stated that availability of private rented property was limited in the Uzmaston & Boulston 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 Uzmaston & Boulston Community Council area. The rental figure is the average for Pembrokeshire County Council owned properties in the Uzmaston & Boulston Community Council area, and was obtained from Pembrokeshire County Councils, Social Care and Housing Directorate.

Pembrokeshire County Council Housing Stock for Uzmaston & Boulston Community Council area

	Units	Turnover (From 2002 – 2007)
General Needs Properties	0	0

There are no properties owned or managed by Pembrokeshire County Council in the Community Council area.

Registered Social Landlord Stock for Uzmaston & Boulston Community Council area

	Units	Turnover (From 2002 – 2007)
General Needs Properties	0	0

There are no properties owned by a Registered Social Landlord in the Community Council area.

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, 5 households indicated they could afford prices ranging from between £40,000 to £120,000, which means they would have difficulty in being able to afford to purchase a property in the Uzmaston area on the open market.

The average sale price in the Uzmaston & Boulston area from Oct 06 - December 2006 was £234,000 (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.

4 households 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 Uzmaston & Boulston area.

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

Of the respondents who answered Question 14 on affordable Rental Levels, 8 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 7 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

Rental costs for 2 and 3 bedroom properties of Social housing throughout Pembrokeshire range from £50 - £65 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. But currently there is no social

housing in the Community Council area, to service the housing needs of the community.

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 Uzmaston & Boulston 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 Uzmaston & Boulston 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 there is no social housing available within the Community Council area.

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

16 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 5-8 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 Uzmaston & Boulston Community Council area.

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

Appendix 1

Q22

The homes should have some garden to be in keeping with the area, also important for drying space for clothes line.

I am house hunting at present, my property is for sale.

Property within Uzmaston & Boulston area is usually priced over £180,000. First time buyers have to move out of area, no option to stay as few private lets and no Local Authority or Housing Association properties.

This is not being selfish, difficulty is already experienced with traffic from the New Road trying to enter the roundabout at the bottom of New Road, leading to town etc.

People residing in Uzmaston/ Boulston area access Haverfordwest town, Milford Haven, Fishguard Carmarthen and St Davids and surrounding areas via New Road and the Greens roundabout. This leads to a great deal of traffic on New Road and at the roundabout which can be very stressful and dangerous to negotiate. Any more houses in the Uzmaston and Boulston area would add to the level of traffic and make the situation even more difficult than it is already and would not support further housing development in this area.

Road infrastructure barely coping with current population. Area is in sensitive area of SSS1 river boundary and National Park. So any development of roads / buildings would be detrimental. Area currently holds a mix of housing that is just about right. Parking issues at the Green in Uzmaston already make it dangerous for children to play, especially at busy times of meetings and church activities. Low cost housing should be close to town amenities and employment. Uzmaston has neither of these. Low cost housing should be close to public transport. Also any proposed new development along the Uzmaston Road will seriously detract from the rurality of the area. The current housing crisis is part of the natural economic cycle and will correct itself as time moves on as society changes. The buy to let phenomenon will fade as the cycle corrects, freeing up low cost housing.

It depends on what system classes as affordable.

I worry about my children's future particularly if they want to remain in this area. I enjoy living in rural tranquillity but wonder if National Park will permit any further housing development in this area. Life is a bit of a compromise, a far bigger mortgage than we can theoretically afford for a house which isn't totally big enough but needing to stay in an area close to our place of work.

There is already more than enough housing in this area. The roads cannot take any more traffic, they are dangerous now.

Yes to Q21 would depend on the proposed location.

Uzmaston is a small community, too small to be self supporting, it is just a sleepy village for people who work elsewhere.

Most residents in the area do not wish to have overcrowding in the Uzmaston & Boulston area. The local infrastructure would not support a large influx of people, as this would have an environmental impact in the surrounding countryside. This would not benefit existing or new residents, housing needs require very careful planning before being instituted.

Our son has been sleeping on the couch for the last 6 months because he went through a nasty divorce, through no fault of his own. Everytime he sees a council house advertised he applies straight away but he gets nowhere.

Only residing in Uzmaston & Boulston area for a very short period. Do not feel able to comment on question 21.

Accommodation for elderly local people needed. Small flat type housing. Town would be better access to shops etc, not stuck in Uzmaston without transport or shops etc.

If we don't attract young families our schools and economic centres will suffer drastically in the future.

A positive approach to local needs.

I think that affordable cottage style Pembrokeshire homes should be given planning consent without question on a green field site, thus blending in the community as if they were always there, common sense rules not council politics.

I will campaign vigorously against any development affordable housing. I have lived in affordable housing estate and it was hell. Loud music insolent kids, aggressive, violent, drunken parents etc. I have worked hard all my life to earn enough to escape that environment and I will fight you all the way if you try reduce this neighbourhood to that.

I have concerns over Housing Association purchasing these cheaper houses and therefore bringing with it major problems for an established, sought after area. Many people I have spoken to in other areas have lived in Housing Association accommodation aggressive behaviour, criminal activity.

The infrastructure of my area New Road will not cope with much more building.

No definition of affordable housing is provided nor has a target population been identified either than local people. Without precise definitions for these items it is difficult to reach a balanced conclusion. For example is the age range to be 16yrs-90yrs is the provision to be single unit flats maisonettes, bungalows, family homes or a mix of all of these. Small developments is also too vague to be meaningful thus it is difficult to identify a suitable site.

I would support a small development subject to an improved exit for motorists from the New Road to the Salutation Square.

Would only support if location and size of development was acceptable.

My husband and I are concerned about the lack of affordable housing throughout Pembrokeshire. We need to move to provide more direct care for my 90 year old father in law, bigger house with ground floor accommodation for him. I just don't know how we can and yet my income means that we wouldn't qualify for affordable housing. How does anyone else cope. I do think its important not to have ghettos of affordable housing thats deliberately made so ugly like old council housing stock. Everyone should live in mixed environments of good housing, that is attractive and lifts the spirit.

It is currently very difficult to get on to Greens roundabout at various times of day due to the volume of traffic on the roundabout. I believe a new housing development would make this even worse.

A suitable road would be needed. The Uzmaston to Boulston Road as it is now could not stand the traffic.

Should another estate be built in this area then traffic lights would be needed to exit New Road and the roundabout at Popes Garage.

Appendix 2

Uzmaston & Boulston 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 Uzmaston & Boulston 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 Uzmaston & Boulston 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.

Uzmaston & Boulston Community Council

Appendix 3

UZMASTON & BOULSTON 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 _____

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"/>
Uzmaaston & Boulston 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)

- Uzmaston & Boulston Area
- Neighbouring Communities
- Elsewhere in Pembrokeshire (Please specify) _____
- 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 Uzmaston & Boulston area that would like to or need to set up home in the Uzmaston & Boulston area?

Yes

No

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

Q21. If a need is identified, would you support a small development of affordable housing for local people in the Uzmaston & Boulston area? (Please tick one box)

Yes

No

Maybe

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

If you know of any suitable sites, available land or property within the Uzmaston & Boulston 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.