

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

**CONDUCTED FEBRUARY 2008**

**FINAL REPORT APRIL 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 Wiston 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 29th February 2008, this was facilitated by the Rural Housing Enabler. The questionnaires were sent to all 406 addresses on the council tax register for the Wiston 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 25th 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 406 surveys were distributed.

## **Response**

A total of 162 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. A total of 155 questionnaires were returned from occupied households. All were completed or part-complete, five questionnaires were returned incomplete and two questionnaires were returned from second homes.

The five incomplete and two second home questionnaires were discounted from the analysis.

According to the figures from the council tax office, of the addresses identified in the Wiston area, 16 properties are currently unoccupied and 6 are currently used as holiday homes. This provides us with a figure of 384 occupied households in the Community Council area. This equates to a return rate from the occupied households of 40% (155/384).

## **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 40%

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

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

5% 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.

50% of respondents who identified a household in housing need stated they wanted to buy on the open market, 27% indicated they wanted to pay for the property by buying as a shared owner, 13% indicated they wanted to rent privately and 10% indicated they wanted to rent from a Local Authority or a Housing Association.

76% of households who expressed a housing need detailed that need as within 3 years, 24% detailed that need with the next 3 to 5 years.

48% of respondents who identified themselves as being in housing need, expressed a desire for 2 bedroom properties, 24% for 3 bedroom properties, 19% for 4 bedroom properties and 9% for a 1 bedroom properties.

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

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

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

81% of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

53% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need, 33% of respondents said maybe and 14% 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.

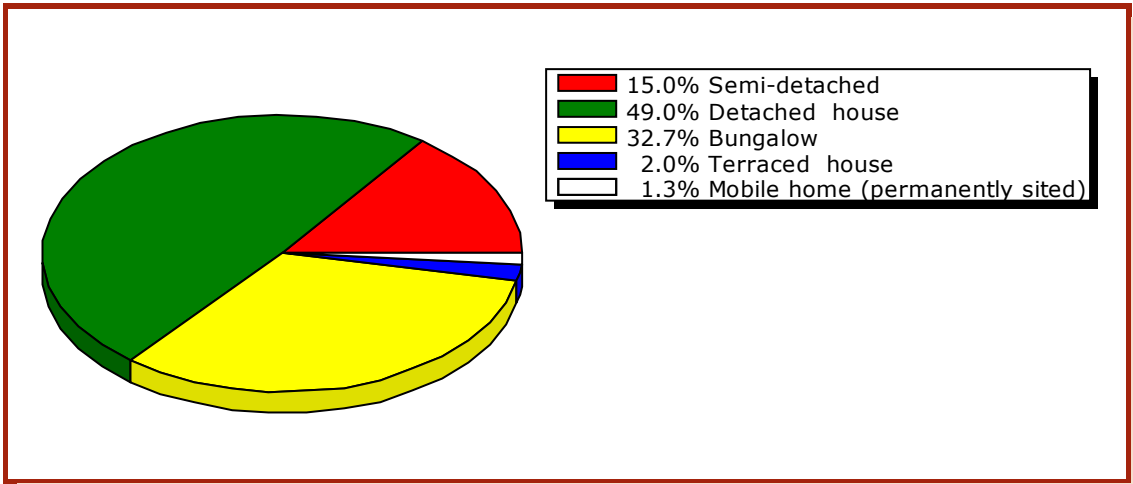
Presentation broadly follows the questions set out on the survey form.

Percentages in this section apply to the number of respondents to the survey (155) who answered that particular question. This is known as adjusted percentage.

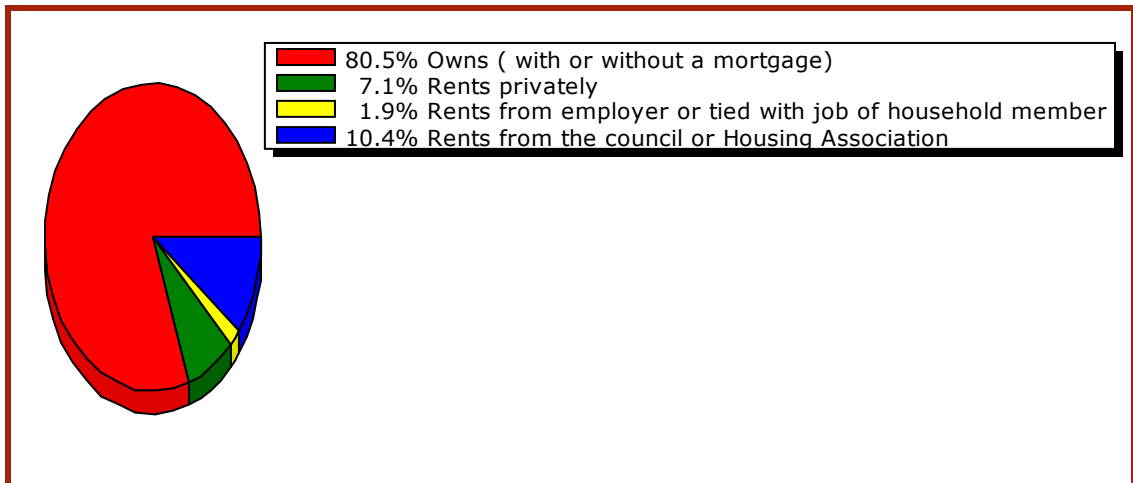
### Q1. Is this your Main Home?

All 155 respondents stated their Wiston address was their main home.

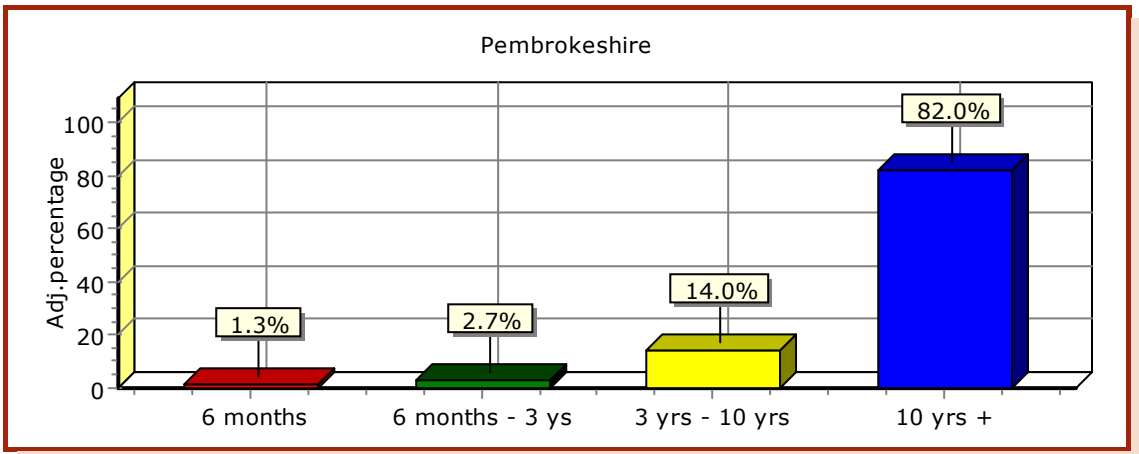
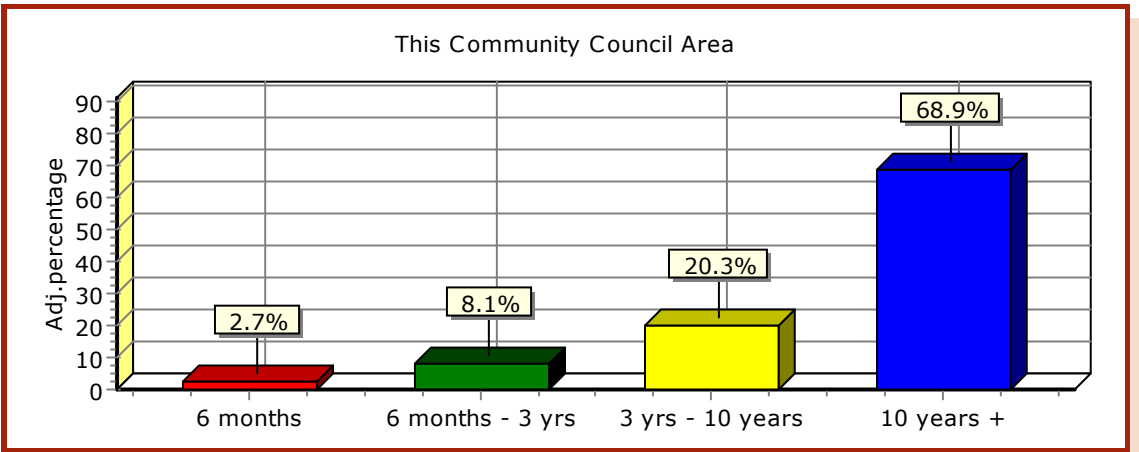
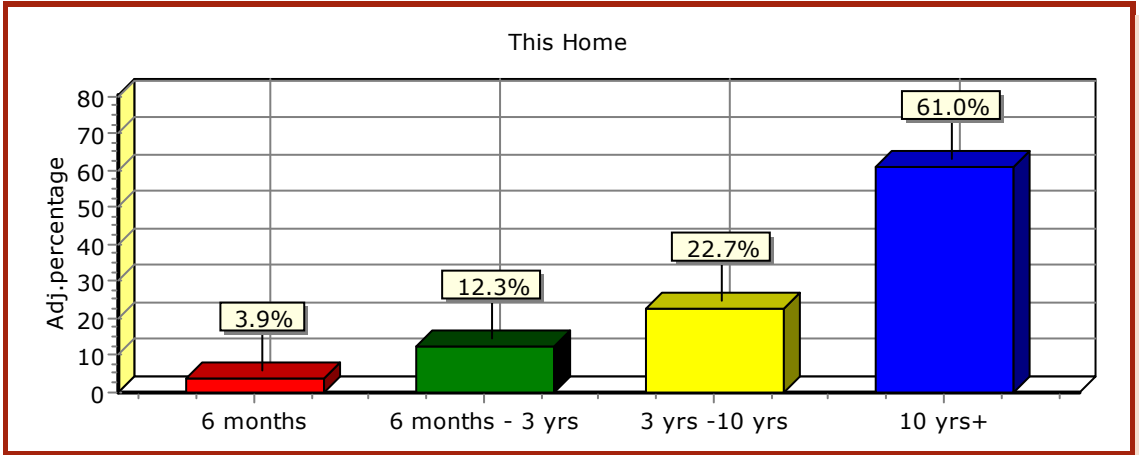
### Q2. What type of house does your household live in?



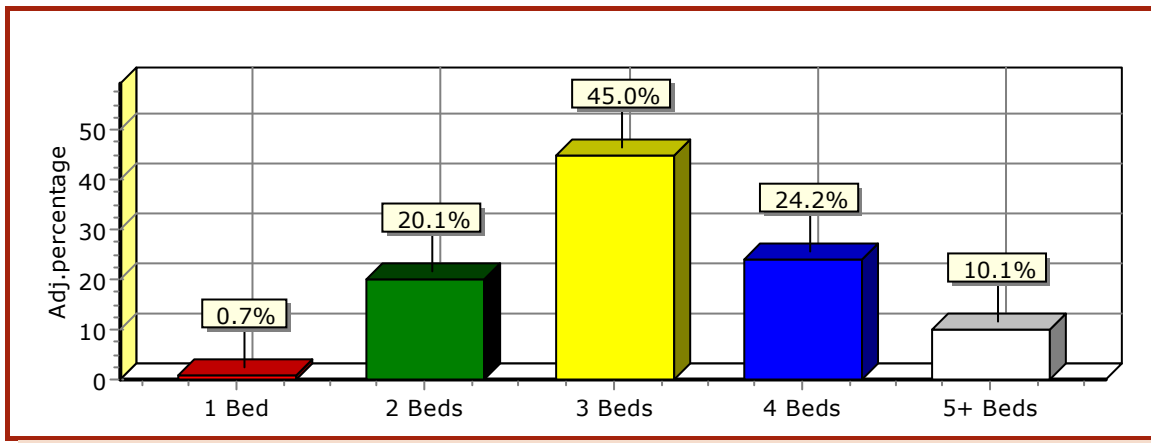
### Q3. Does your household own or rent this property?



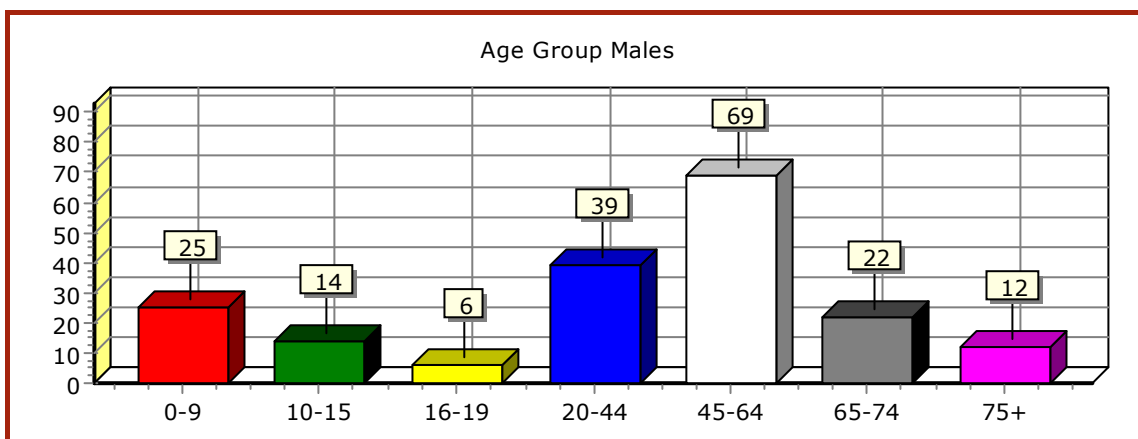
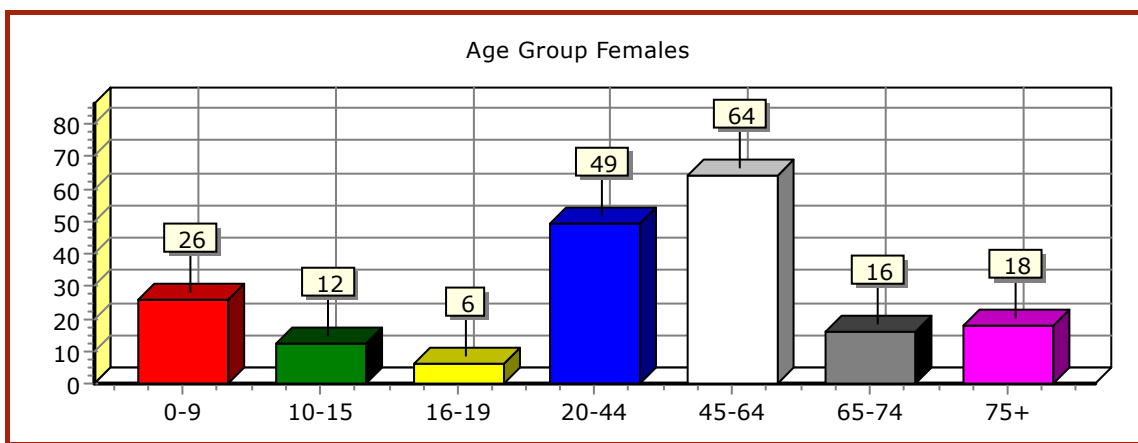
# Q4. How long have you lived in?



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



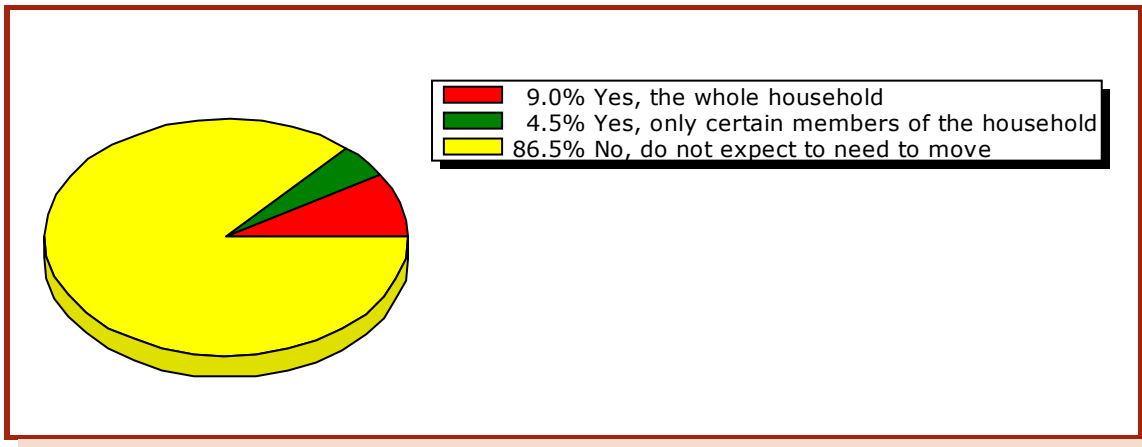
### Q6. How many people of each age and sex are there in your household?



The total number of people identified in respondents households was 378.

This equates to an average household size of 2.5 people (378/150)

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

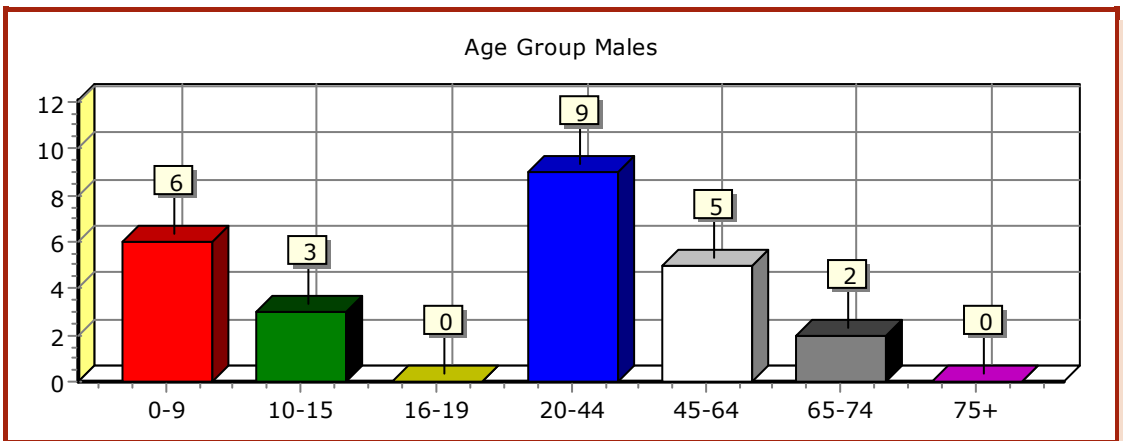
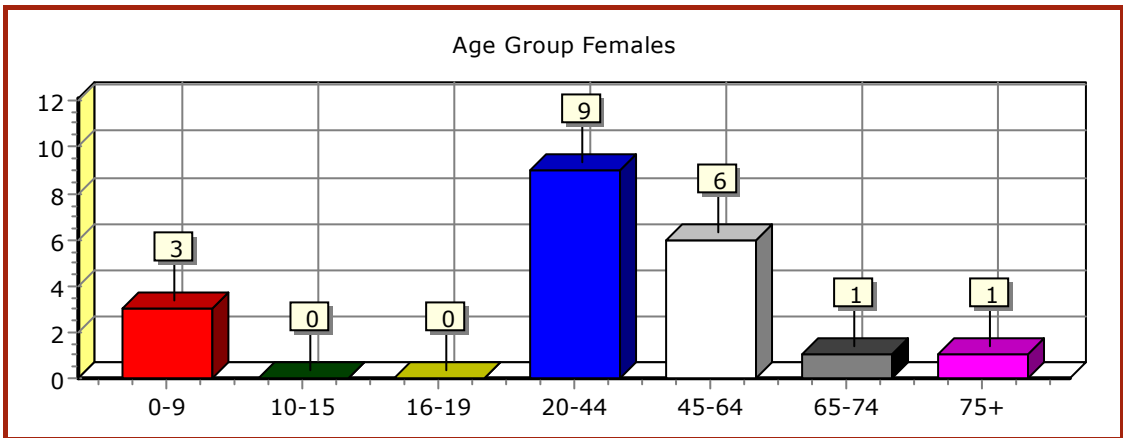
#### **4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS**

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.

21 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.

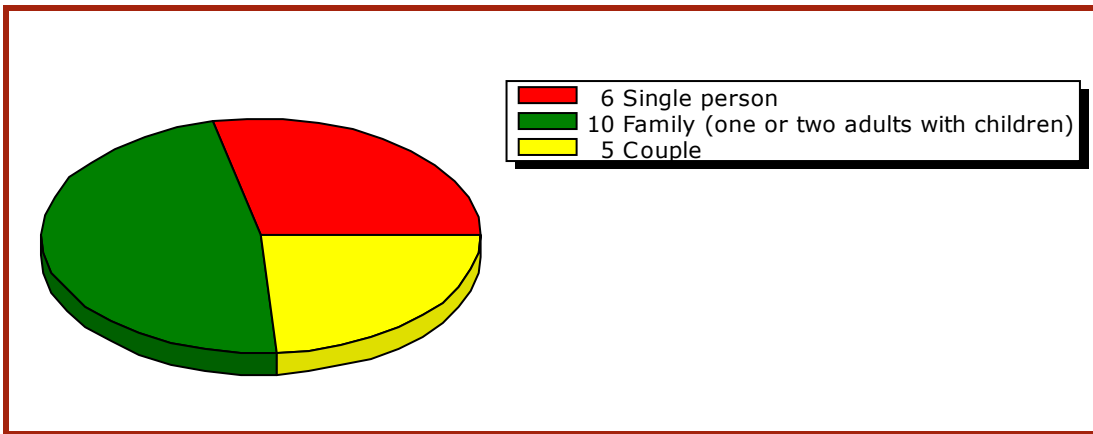
**Q8. How many people of each age and sex in the household that need to move? (21)**



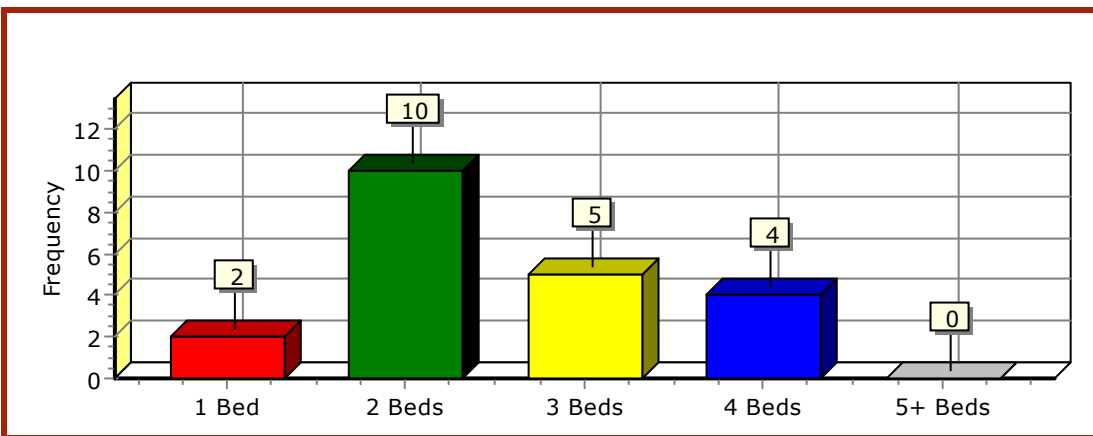
The response to this question shows us that the age group with the highest number of male and female respondents who have identified themselves as being in housing need is 20-44 age group.

In total 45 people in 21 households have identified themselves in need. This equates to an average household size of 2.1 people.

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



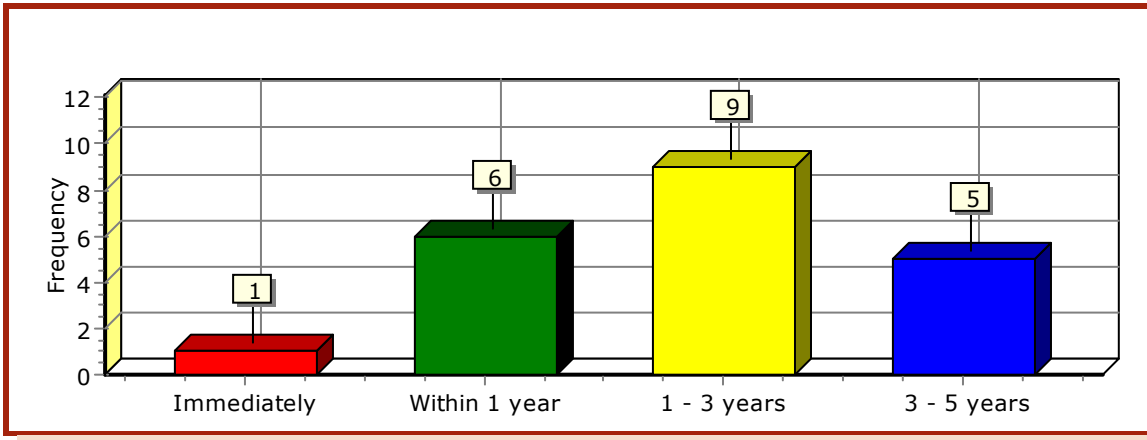
**Q10. How many bedrooms would you expect to need? (21)**



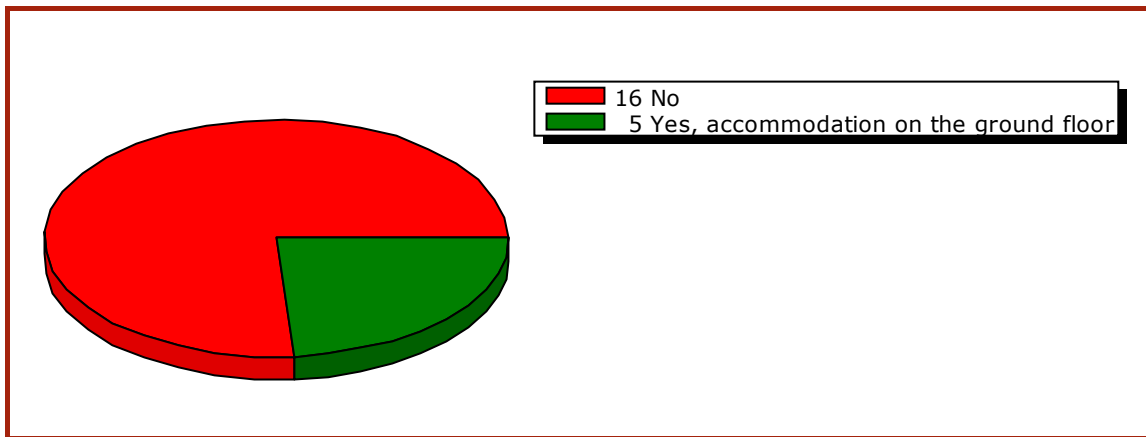
**Q11. Why does your Current home not meet your needs? (TV = 20)**



### Q12. When would you expect to need to move? (21)

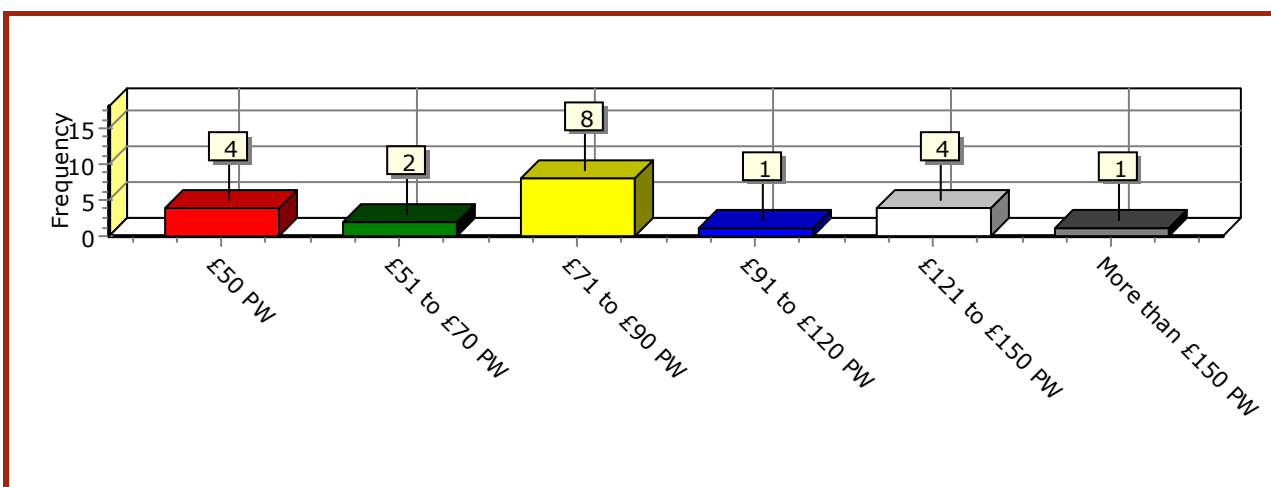


### Q13. Does your household have a specialist housing need? (TV = 21 )



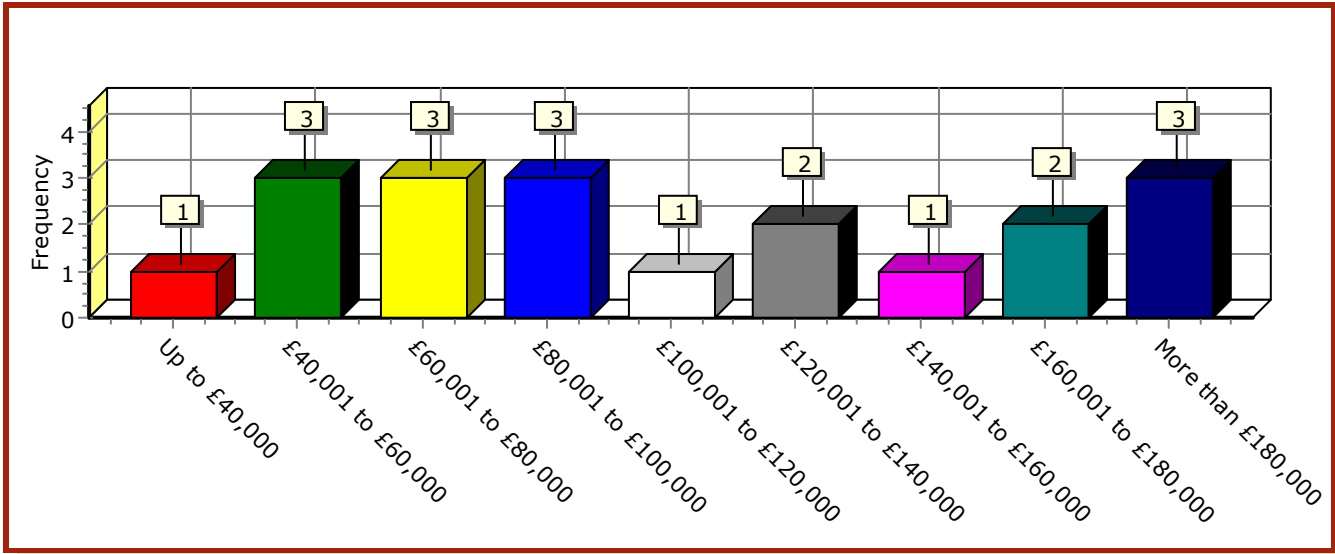
### Q14. How much would the household be able to afford if renting? (20)

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

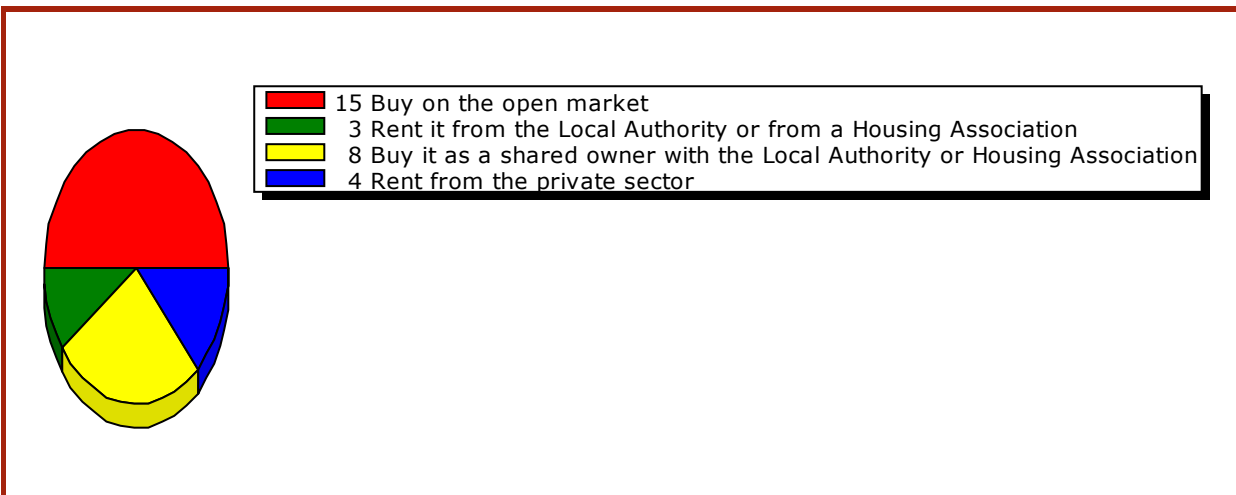


**Q15. How much would the household be able to afford if the household were buying a property? (19)**

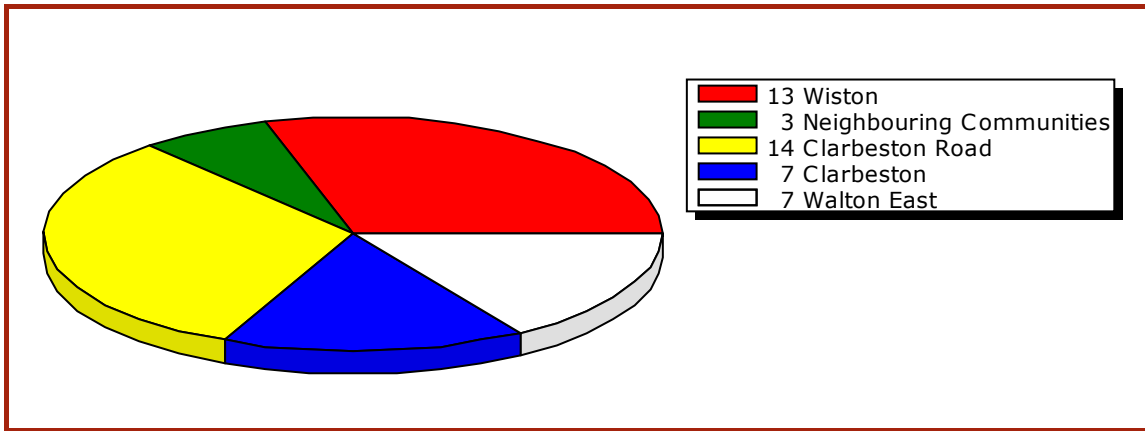
Respondents were asked to consider three times the household's gross income for mortgage purposes plus any savings and equity the household may have in any property.



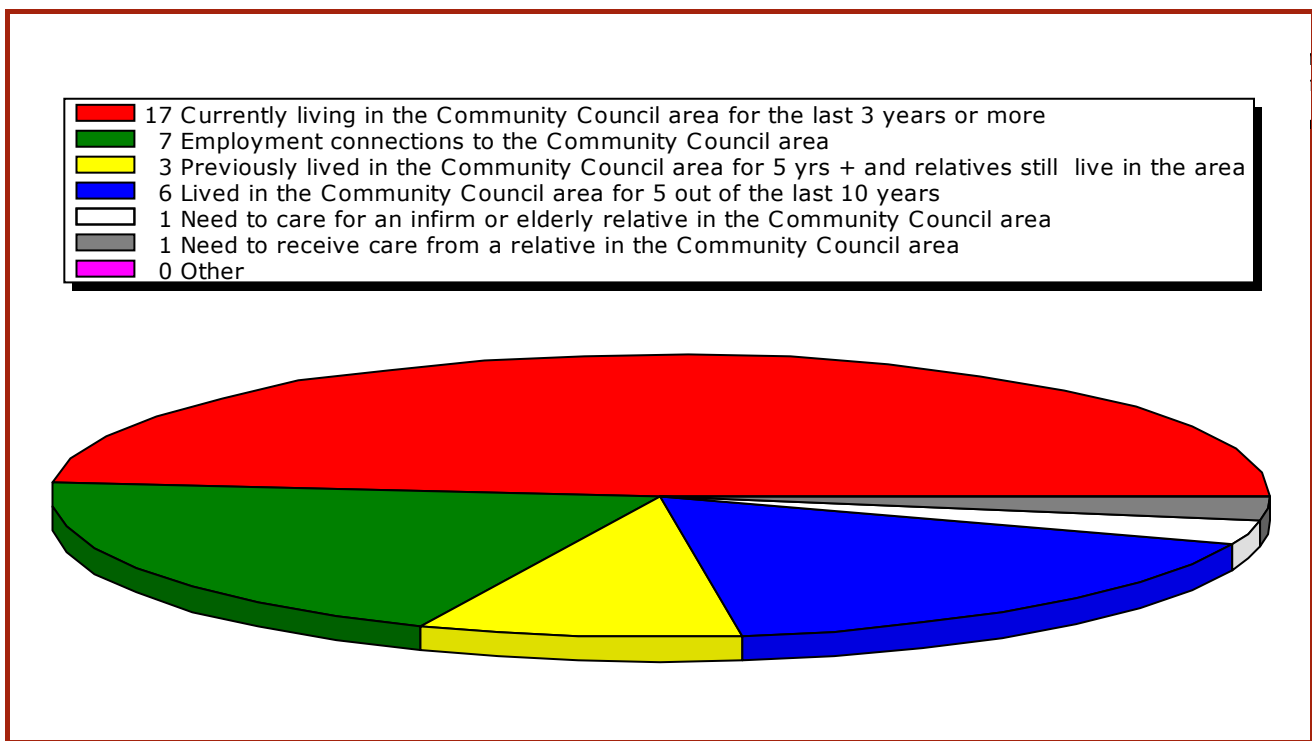
**Q16. How would this household consider paying for this accommodation? (TV = (30)**



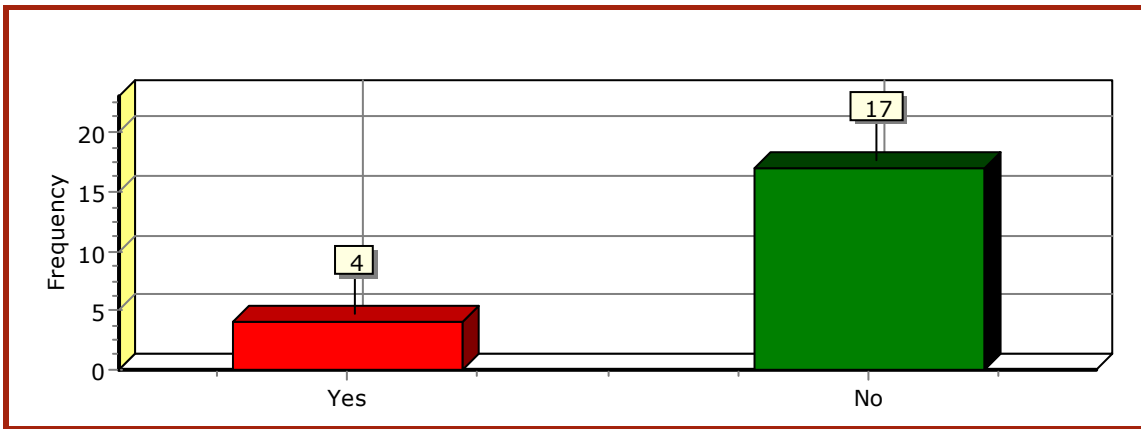
**Q17. In which area would the household consider living? (TV = 44)**



**Q18. Do you have a local connection with your community of first choice? (TV = 35)**



**Q19. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (21)**

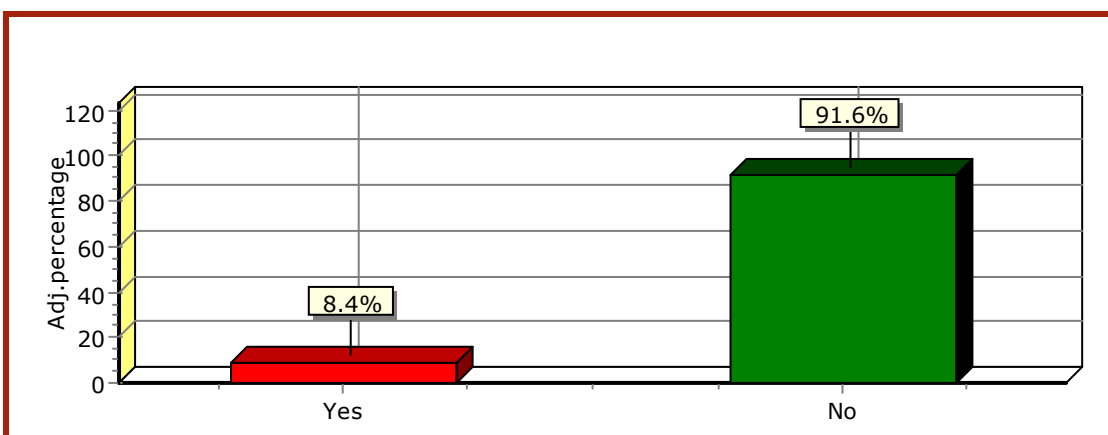


## 5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.

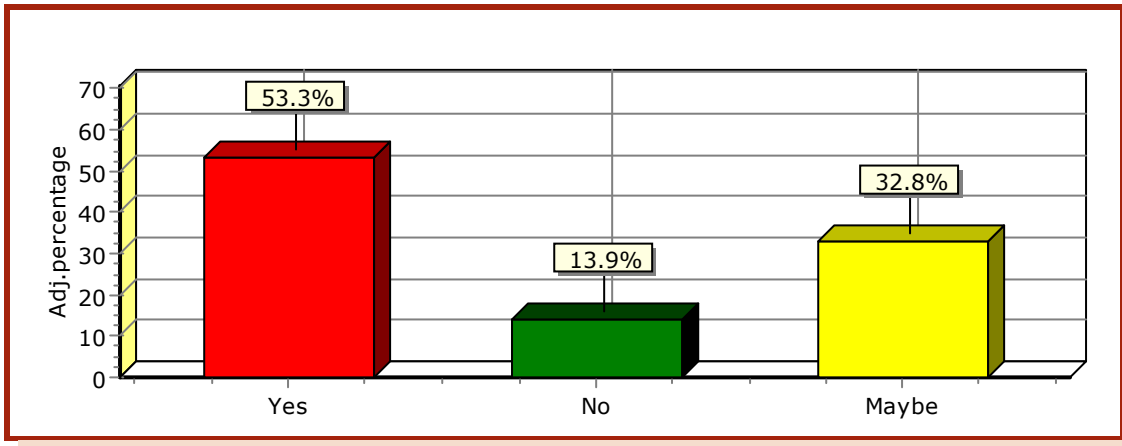
All the respondents were asked to complete part 3 of the questionnaire. The purpose of this section is to identify the community's feelings towards a affordable housing development in the area.

Percentages in this section apply to the number of respondents to the survey (155) 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 Wiston area area that would like to or need to set up home in the Wiston 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 Wiston 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 Wiston area and surrounding areas and number of Sales for postcode sector SA63 4.

Detached	£255,989	Sales	5
Semi-detached	£166,616	Sales	3
Terraced	NIL	Sales	NIL
Flat/Maisonette	NIL	Sales	NIL
Average Price	£222,474	Total Sales	8

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 2008) for the Wiston 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 Wiston area at the time. The figures given below are estimates of the average rental prices for the Wiston area from local estate agents. A number of estate agents also stated that availability of private rented property was limited in the Wiston 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 Wiston Community Council area. The Turnover figure for Pembrokeshire County Council owned properties in the Wiston Community Council area was obtained from Pembrokeshire County Councils, Social Care and Housing Directorate.

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

	Units	Turnover (From 2002 – 2008)
General Needs Properties	<b>21</b>	<b>10</b>

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

	Units	Turnover (From 2002 – 2007)
General Needs Properties	<b>16</b>	<b>0</b>

### Average Local Authority and Registered Social Landlord Weekly rents for Pembrokeshire area.

Rental costs for 2 and 3 bedroom properties of Social housing throughout Pembrokeshire range approximately from **£50 - £65 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, 10 households indicated they could afford prices ranging from between £40,000 to £140,000, which means they would have difficulty in being able to afford to purchase a property in the Wiston area on the open market.

The average sale price in the Wiston area from July 07 - Sept 07 was £222,474 (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.

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

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

Of the respondents who answered Question 14 on affordable Rental Levels, 14 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 6 respondent to this question stated they could afford prices ranging from between £120 per week to over 150 per week. It is clear that these respondents could 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 approximately from **£50 - £65per 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, 10 letting's since 2002 for Local Authority owned property. 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 Wiston 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 Wiston 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 Wiston area, which tells us that it is desirable to meet locally identified need with local developments.

21 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 7-11 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 Wiston 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

Do we need to have a sewerage system updated before any further development. The district plan should be adhered to strictly, to stop unscrupulous developers from making huge profits to the detriment of the village (Clarbeston Road)

There are 2 new developments in Clarbeston Road the latest one adjacent to my property, which in my opinion shows that no further developments are needed. I do not support any developments in the countryside, enough is enough small villages are being ruined they are no longer villages the reason why most of us moved in to them in the first place.

I have fairly recently established an office base in Haverfordwest, after spending the last 2 years working from home, I investigated travelling to and from the office by bus but found that the last bus from Haverfordwest to Clarbeston Road, leaves Haverfordwest well before 5.00pm. Whilst annoying this was not a problem for me but if social/affordable housing is to be established in the Wiston area and those occupying those homes are not to be placed in danger of social or economic isolation then public transport links must be addressed, perhaps together with support for car sharing initiatives.

The villages have enough housing, the utility systems cannot cope, most people in the village feel this way, a lot of people moved to these villages for health reasons, so instead of building more houses, money would be better spent on improving what exists for villagers. This would most likely have a knock on effect with villages organising and taking part in village activities instead of losing their identities and becoming extensions of Haverfordwest.

Wiston itself has a bus service on only one day of the week. Wiston needs a better bus service whether or not it has a small development of affordable housing but especially if it does.

Serious consideration should be given to transport not everyone has or can drive a vehicle, medical services, shopping.

New Houses already being built but drainage system cannot cope. The new houses were voted against but still went ahead.

I would support a development but with the usual "Nimby" not in my backyard" or rather the field behind me proviso!! Such developments should ideally be sited within walking distance of facilities, such as post office, shop, pub.

I would be opposed to further developments in Brooklyns close as it would occupy the childrens play area. Brooklyns Close, Clarbeston Road has 18 housing units, there are 17 children. Pembs housing has made past promises that the childrens play area would not be used for future development. Any attempt to review the play grounds as a new build site will be met with firm opposition by the tenants and residents.

This is problem is a County Council problem, but it would be good to be able to build (sensibly) outside village areas where there are already some houses.

I moved back to be in a village not a town. It makes no difference to a large town. The sewerage in Clarbeston Road is full!!

What we really need is houses that first time buyers can afford- not rented accommodation for the youngsters. There are surely enough expensive houses available in the locality.

As you know there is not enough affordable housing but there also needs to be opportunities for the younger generations that will pay a reasonable wage.

Planning officers need to take a less severe line of action instead of trying to make people homeless when they cannot afford to buy or rent in the surrounding area.

Would it be appropriate to see if Wiston could put up a wind turbine to provide the entire village with its own electricity and sell back to the grid, including the other two in our council. Electricity at 1/2 price would be affordable housing!

The lack of common ground in this area is a problem and could influence people decision to locate here. It is not a good idea to have to walk young children or dogs along roads because there is nowhere else locally.

In answering yes to Q21. We feel that there would be the need for public transport to serve all four areas of the community area and not just Clarbeston Road. The post office in Clarbeston Road must definitely be kept open as it is a general store as well.

I think there is enough affordable housing in the area already and there is a risk of over populating this area.

Any development whether private or affordable housing should be put through the necessary planning process.

If more people come into the area it would be nice to have some decent shops, Loundis, Spar etc. Must be affordable.

I think the community needs more bungalows and disabled adapted homes for people who are disabled and have special needs.

I consider that there is adequate housing stock in the area, there is a new development at Clarbeston Road opposite the Cross Inn and social housing sites at Wiston, Clarbeston Road and Walton East. Any further development will damage the rural environment and place pressure on local services and infrastructure. Concern how the term local would be defined surely this will be difficult to enforce? Recently properties in Clarbeston Road suffered from flooding- a situation probably caused by increased surface water from new development in the area. Similarly new development at a farm in Walton East has increased the level of surface water. Further development will only serve to make the situation worse.

In connection with Q21 I believe that there should be some housing of higher value with more space for gardens and parking, not the very packed housing that has been built there in the last few years.

The railway/road is dangerous for pedestrians, the post office is up for sale and it should not be allowed to close down as the facility is needed.

There are many young people in the area studying or working who would wish to be able to remain living locally in their own homes. There are very few houses on the market affordable to first time buyers most houses being built in the area are large or too costly, we need to keep communities alive with young families and not become out of price for younger buyers.

Low cost housing for local people and young families to buy is desperately needed in this area or myself and many young people will be forced to look to Haverfordwest or further a field for home meaning less young children in local schools and a loss of income to various local businesses such as local shops and pubs.

Development has ruined so many Pembrokeshire villages Walton East, Spital, Clarbeston Road etc. Development inevitably results in more and faster traffic, ugly street lighting and loss of community feeling there is a reasonably good private rental section in the area which can probably cope with any modest demand.

I would support local housing either rented or for purchase providing it was in keeping with the local area development or maybe several smaller developments spread almost about not one large development as this could bring about the problems usually found on large developments.

I think there should be more starter homes for youngsters.

I think people who own their own land should be able to build a home for themselves or children within reason. (Not housing estates!)

I would support a scheme such as the one suggested above only if it was strictly for Pembrokeshire people meeting very strict criteria, not just people who have moved to the country say 10 years ago.

Do not spoil our size of Wiston by expanding. A strain on schooling and local resources would be the outcome and ruin the peaceful rural life. We are not and do not wish to be a suburb of Haverfordwest.

Only if it was rental only, with no right to buy.

# Appendix 2

# Wiston 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 on behalf of the Wiston Community Council. This will cover the areas of **Wiston, Clarbeston Road, Clarbeston and Walton East.**

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 Wiston 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.

Wiston Community Council

# Appendix 3

# WISTON 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"/>
Wiston Community Council Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pembrokeshire	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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

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

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

- 1
- 2
- 3
- 4
- 5 +

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

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

**Q12. When would your household expect to need to move?**  
(Please tick one box)

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

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

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

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

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

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

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

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

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

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

- Wiston  Clarbeston Road  Clarbeston
- Walton East  Neighbouring Communities
- Other ( Please specify) \_\_\_\_\_

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

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

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

- Yes  No

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

**Contact Details**

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

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

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

\_\_\_\_\_

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

**Please go to Section 3**

### SECTION 3: Views on local affordable housing

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

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