

NEWPORT TOWN COUNCIL HOUSING NEEDS SURVEY REPORT

CONDUCTED FEBRUARY 2006

FINAL REPORT APRIL 2006



Rural Housing Enabler
Galluogydd Tai Gwledig

TABLE OF CONTENTS

1. SURVEY METHODOLOGY AND RESPONSE

2. SUMMARY OF ANALYSIS

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

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

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

6. AFFORDABILITY OF MOVING

7. CONCLUSIONS

Appendices

Appendix 1. Summary of answers to Q21

Appendix 2. Covering letter sent with survey form

Appendix 3. To-Gwyrdd Newsletter

Appendix 4: Questionnaire

1. SURVEY METHODOLOGY AND RESPONSE RATE

The questionnaire was compiled by Matthew Owens, Rural housing Enabler in Pembrokeshire and approved by Pembrokeshire County Council, Pembrokeshire Coast National Park Authority and Newport Town Council.

Section 1 was completed by all respondents and focussed on

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

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

- . Reason for being unsuitably housed
- . Age profile of potential households
- . Household composition
- . Time scales of need
- . Preferred tenure and type of accommodation required
- . Special needs requirements
- . 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 8th of February by the Rural Housing Enabler to all 766 addresses on the council tax register for the Newport Town Council area. The address list was provided by Pembrokeshire County Council. Respondents were asked to return the completed questionnaire to the Rural Housing Enabler, in a prepaid envelope provided, within 14 days. The deadline for the return of surveys was the 24th February.

Included with each survey was an accompanying explanatory letter from the Town Council (**see appendix 2**) and a promotional newsletter from local housing group Ty-Gwyrdd (**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, 6 Non-resident forms were requested. A total of 772 surveys were distributed.

Response

A total of 224 questionnaires were returned to the Rural Housing Enabler for data entry and analysis. All were completed or part-completed. A total of 185 were return from occupied households, 5 questionnaires were returned from non - resident households, and 34 questionnaires were returned from second homes. The 34 questionnaires returned from second homes were discounted from the analysis.

According to the figures from the council tax office, of the 766 addresses identified in the Newport area, 136 are holiday homes and 40 are currently unoccupied. This provides us with a figure of 590 occupied households in the area. This equates to a return rate from the occupied households of 31%. 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 from occupied households to the survey (185) who answered that particular question. This is known as adjusted percentage.

The overall response rate from occupied households was 31%

12% of respondents identified a household in potential housing need over the next 5 years.

11% of respondents identified their current household as in need of moving over the next five years.

23% 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.

87% of respondents have lived in this Community Council area for more than 5 years.

29% of respondents who identified a household in housing need stated, they would expect to pay for the property by renting from a Local Authority or a

Housing Association, 27% indicated they wanted to buy with a mortgage, and 16% expected to buy it as a shared owner usually with a Housing Association.

76% of households who expressed a housing need detailed that need as within 1 to 3 years

44% of respondents who identified themselves as being in housing need expressed a desire for 2 bedroom properties, 28% for 1 bedroom properties and 24% for 3 bedroom properties

Of the households that identified a housing in need, 36% described their household type as a single person household, 32% families (with children), 21% co-habiting/married couples and 5% as single parent families.

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, a need to live independently and current property too small.

80% of those expressing a housing need were not on the Local Authority or Housing Association, housing transfer or waiting list.

77% of respondents stated they would consider supporting a small development of affordable housing to meet local housing need. 19% of respondents said maybe and 4% 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.

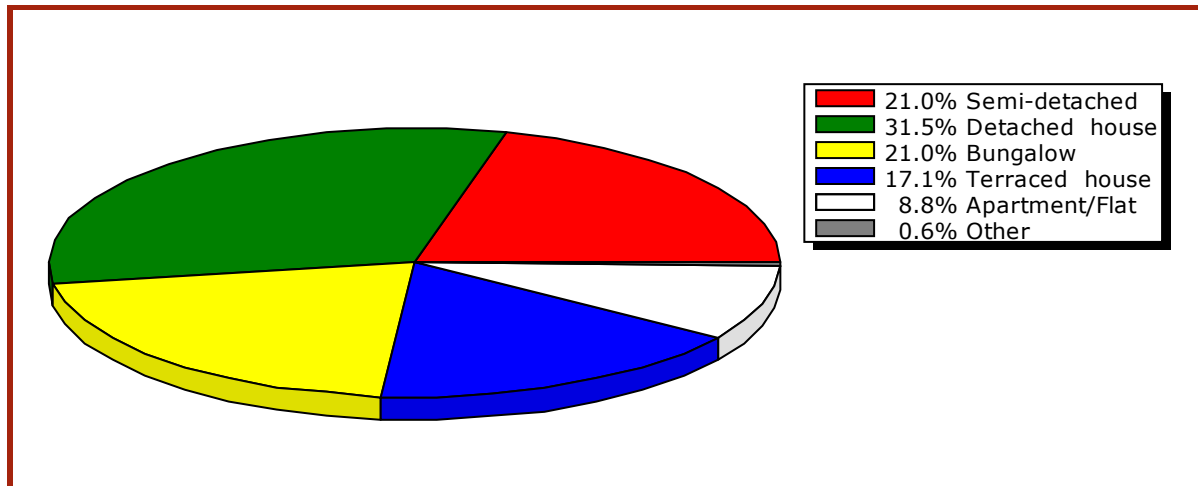
Presentation broadly follows the questions set out on the survey form.

Percentage in this section apply to the number of respondents to the survey (185) who answered that particular question. This is known as adjusted percentage.

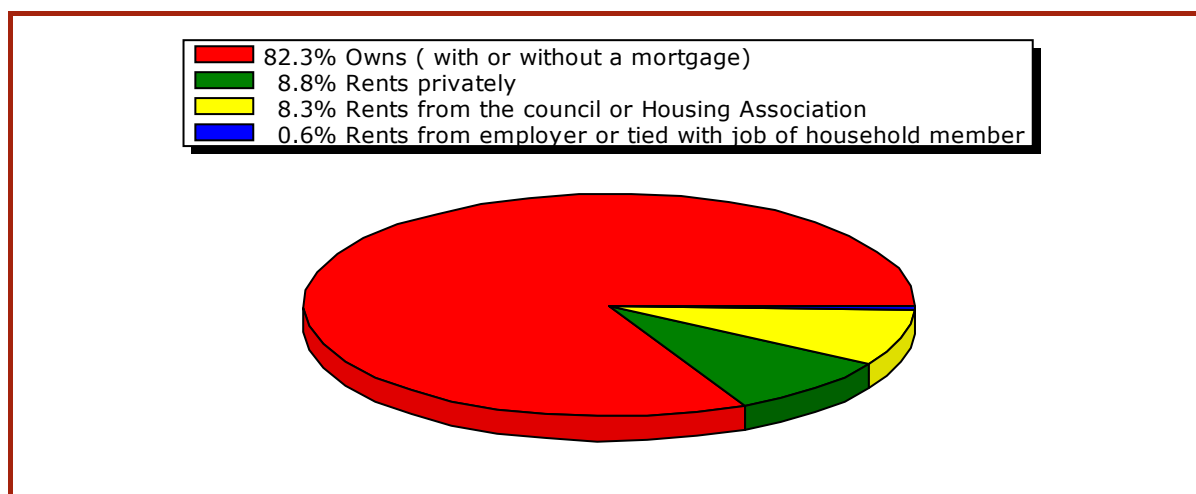
Q1. Is this your Main Home?

All 185 respondents stated their Newport address was their main home.

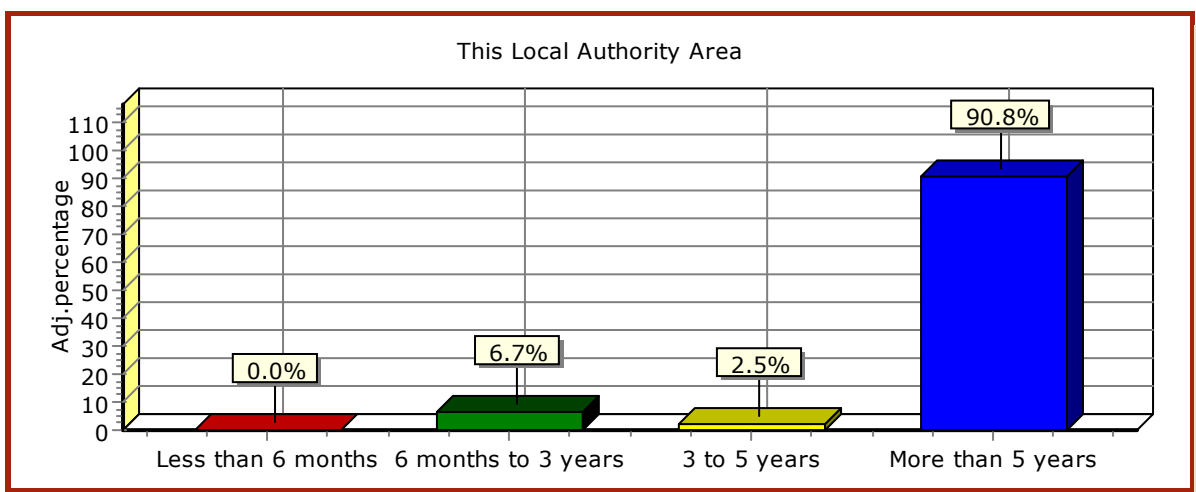
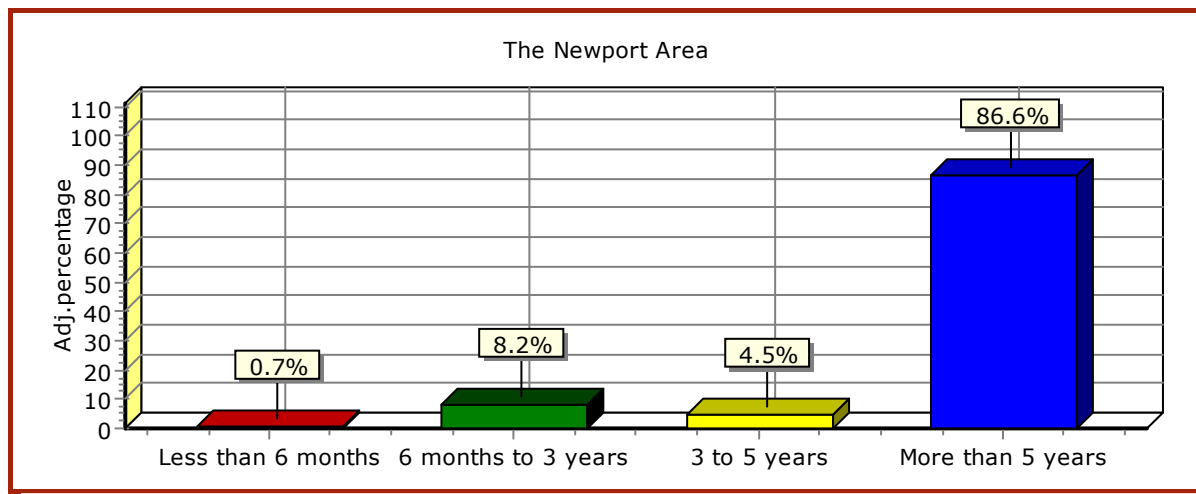
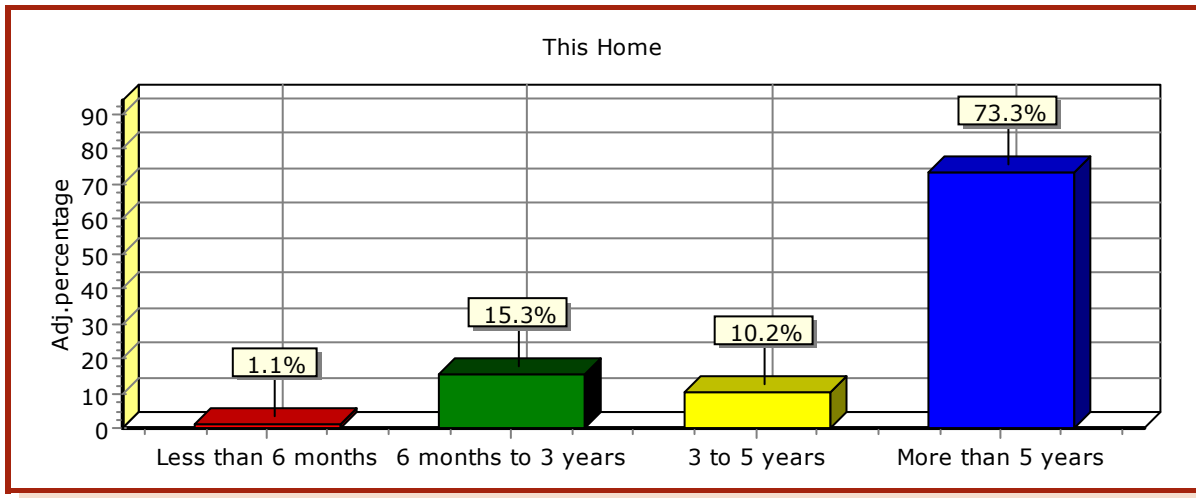
Q2. What type of house does your household live in?



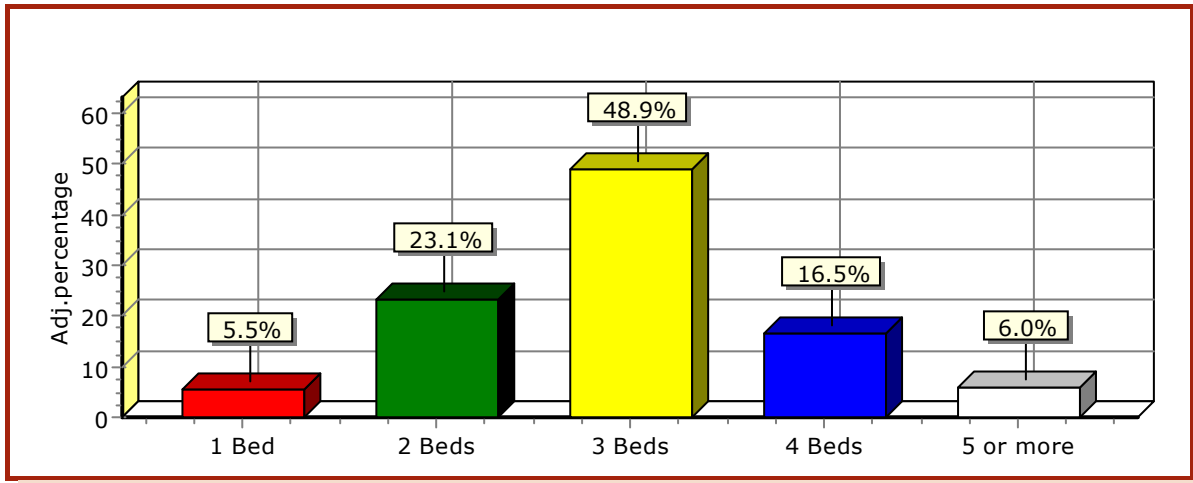
Q3. Does your household own or rent this property?



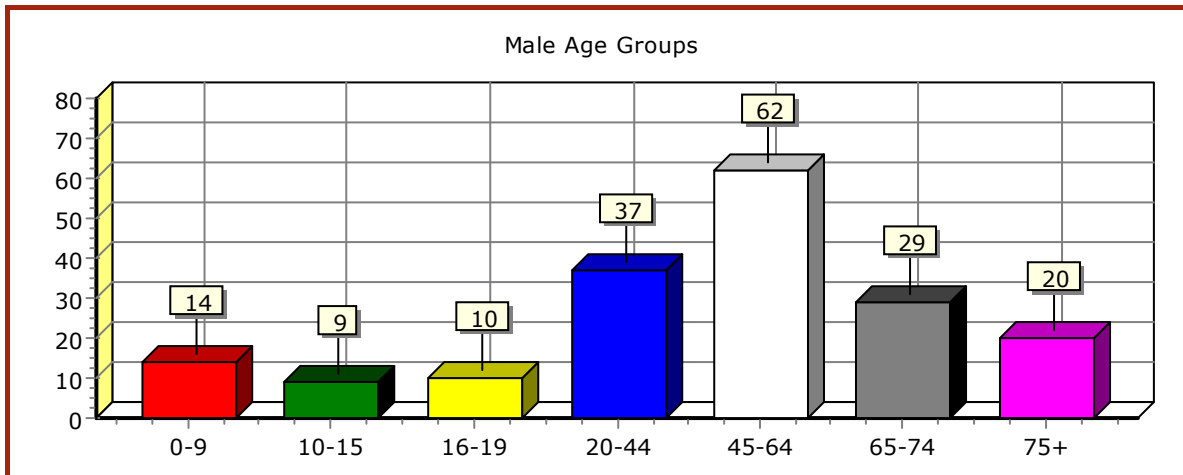
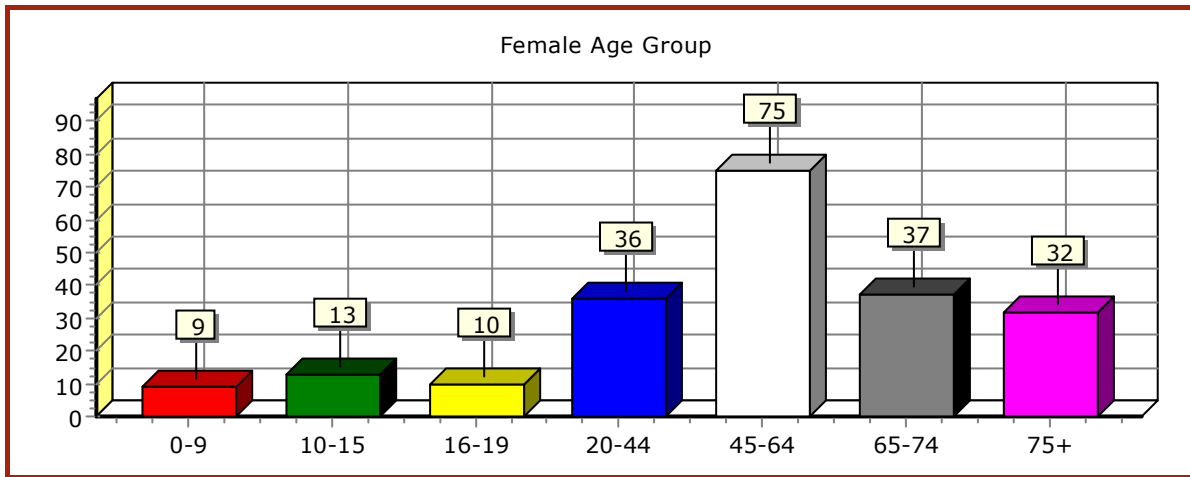
Q4. How long have you lived in?



Q5. How many bedrooms does your home have?



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

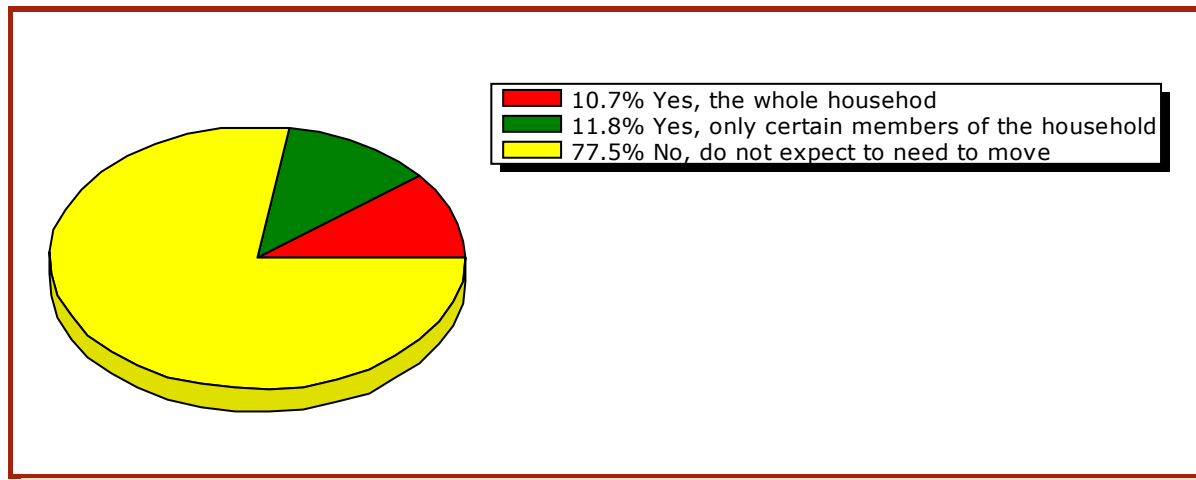


The total number of people identified in respondents households was 393.

This equates to an average household size of 2.1 people (393/185)

Of the respondents households 54% were female and 46 % were male.

Q7. Would your household, or anyone in your household, expect to need to move within the next year?



Making a total number of respondents identifying themselves or a member of their household as being in housing need as 23%.

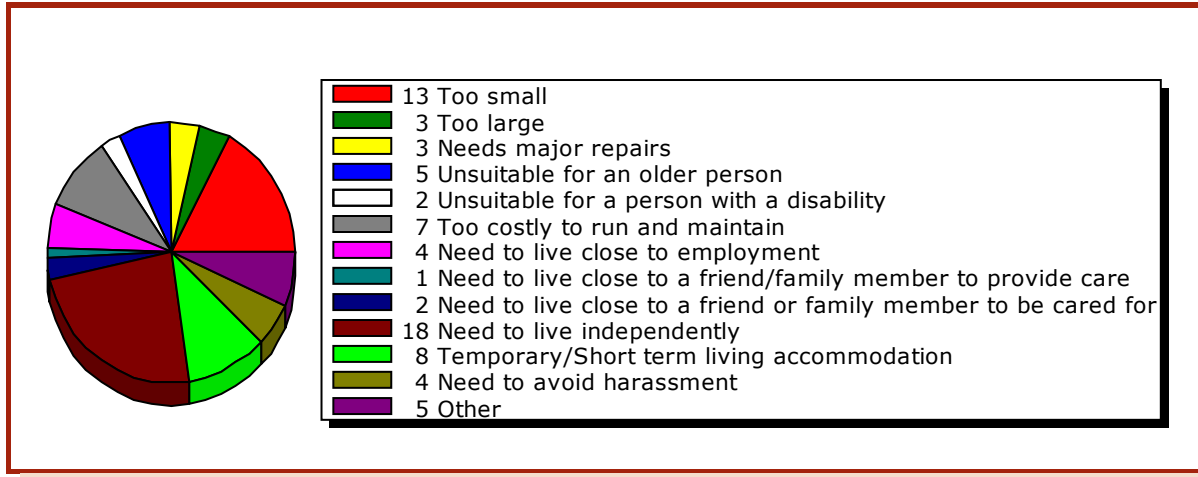
4. ANALYSIS OF THE SURVEY COMPLETED BY POTENTIAL MOVERS

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.

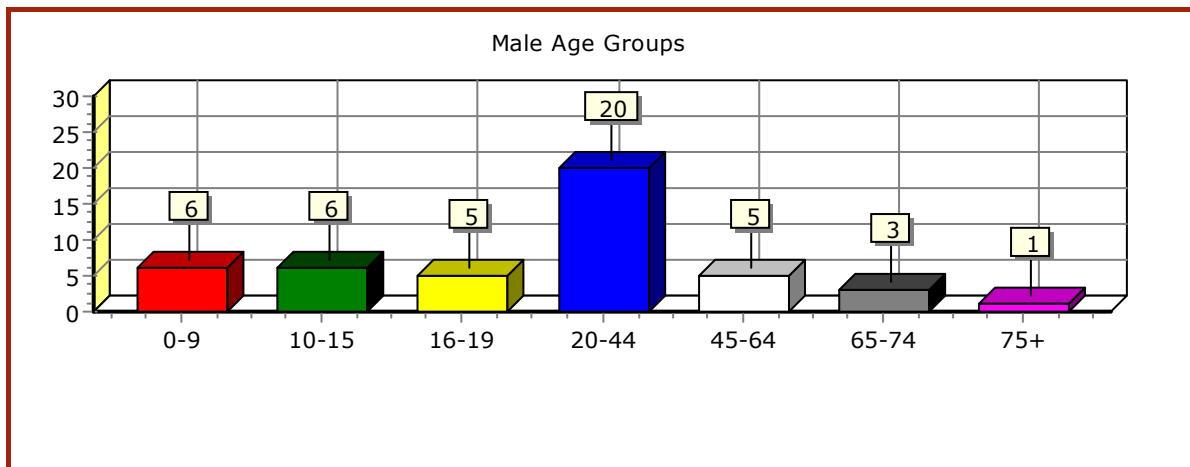
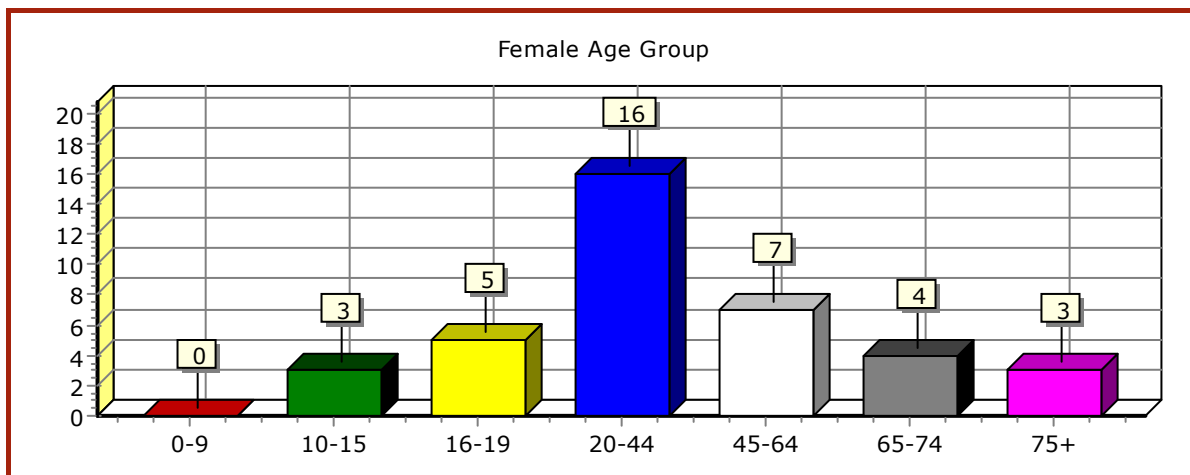
45 respondents completed this part of the form, which include the 5 non-resident respondents who all stated they had a local connection to the Newport area. The data in this section is presented by the actual number of responses to each question, rather than as a percentage of responses.

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. Why does your Current home not meet your needs? (TV = 75)



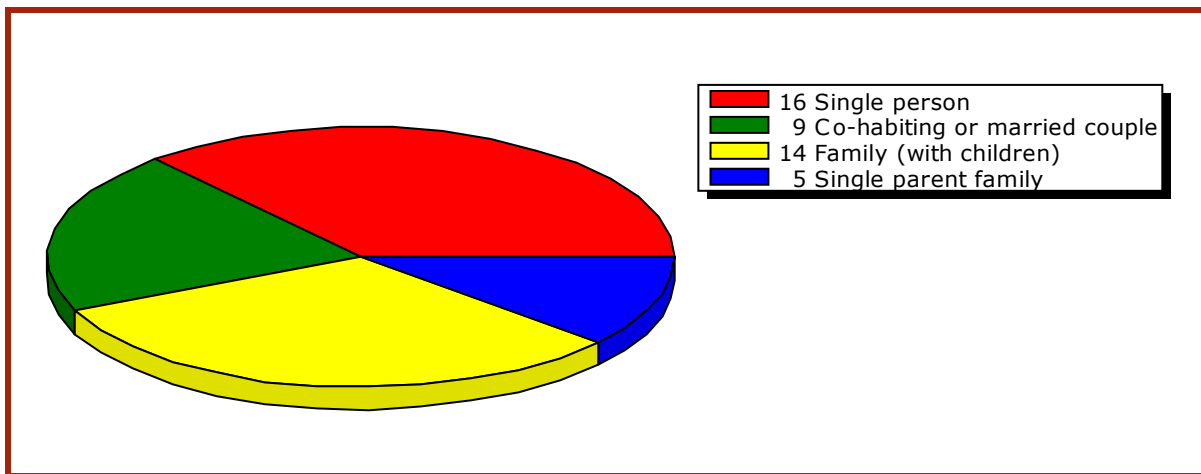
Q9 How many people of each age and sex in the household looking to move? (43)



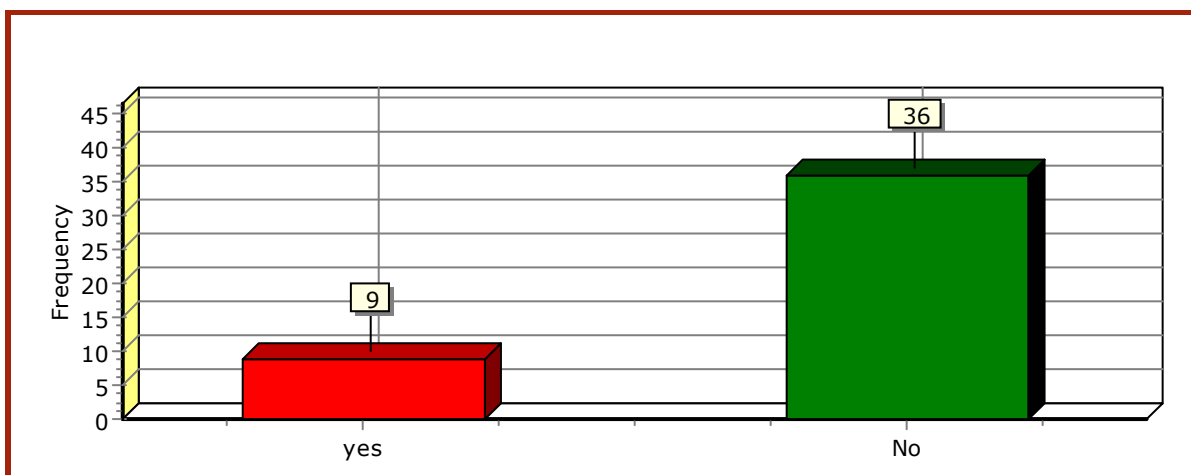
The response to this question shows us that the age group with the highest number of male and female respondents who have identified themselves as being in housing need is 20-44 age group.

In total 84 people in 43 households have identified themselves in need. This equates to an average household size of 1.95 people.

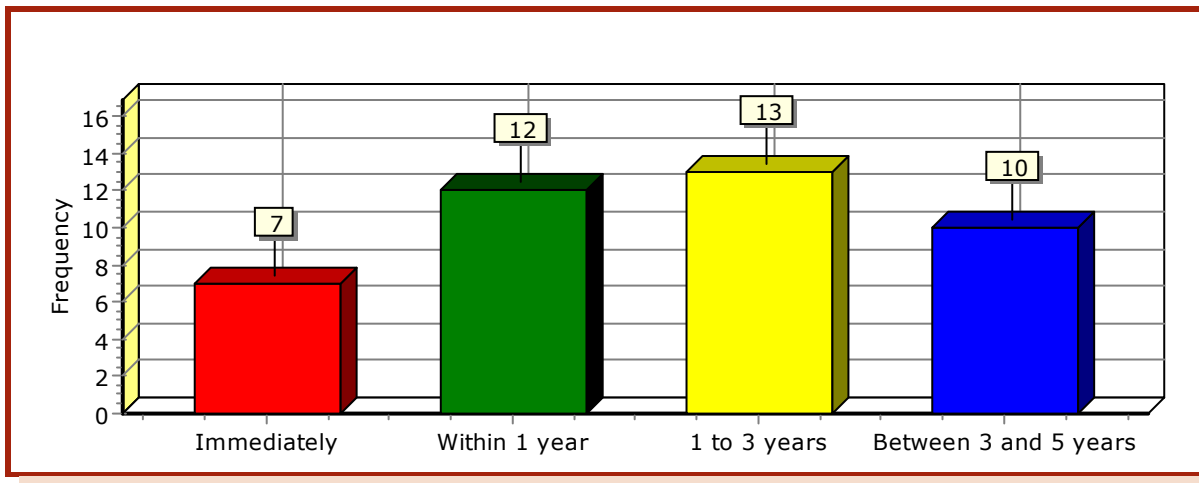
Q10. How would you describe this household? (44)



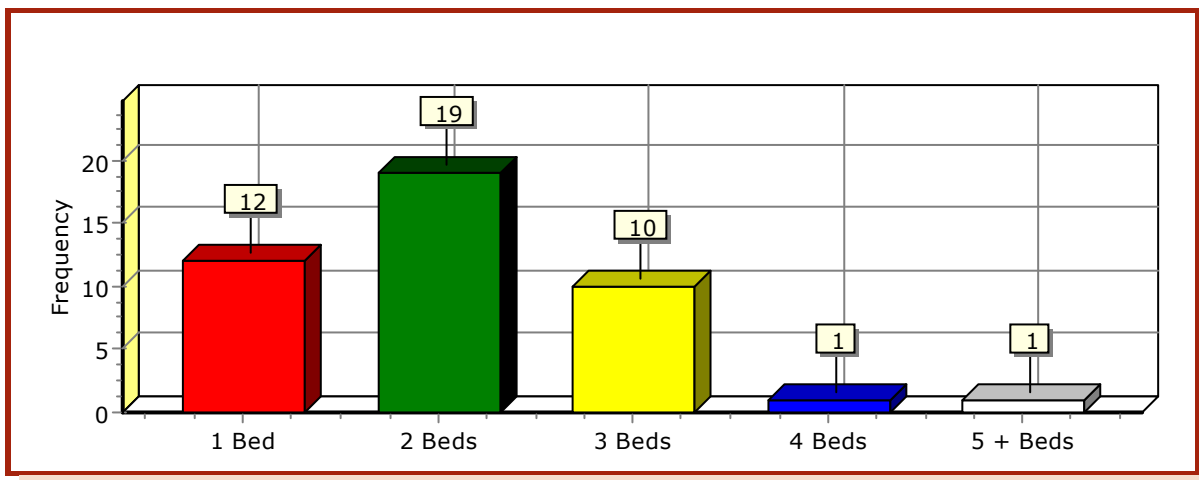
Q11. Is the household currently on the Council, or Housing Association, housing transfer or waiting list? (45)



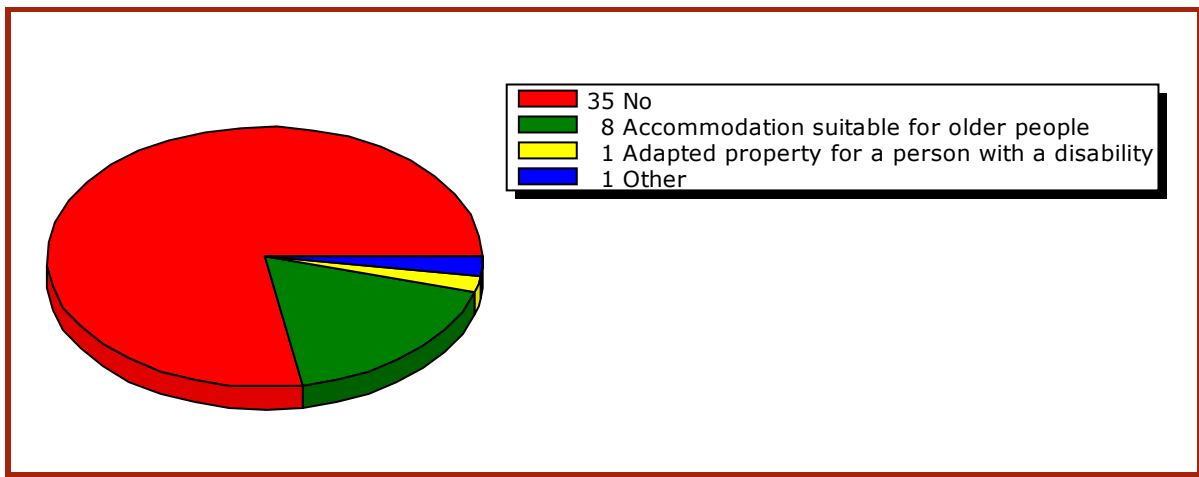
Q12 When would you expect to need to move? (42)



Q13. How many bedrooms would you expect to need? (43)

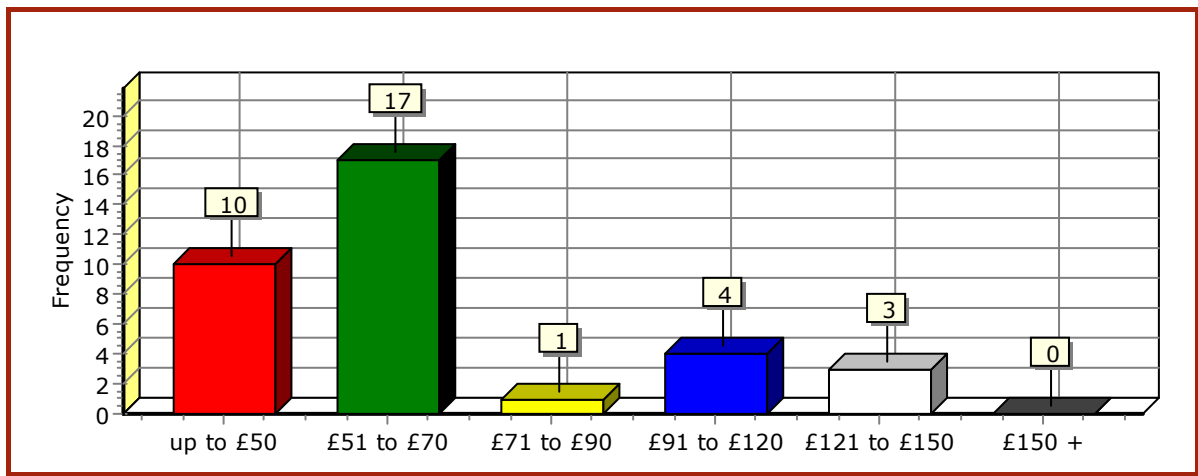


Q14. Does your household have a specialist housing need? (TV = 45)



Q15. How much would your household be able to afford PER WEEK if the household were renting? (35)

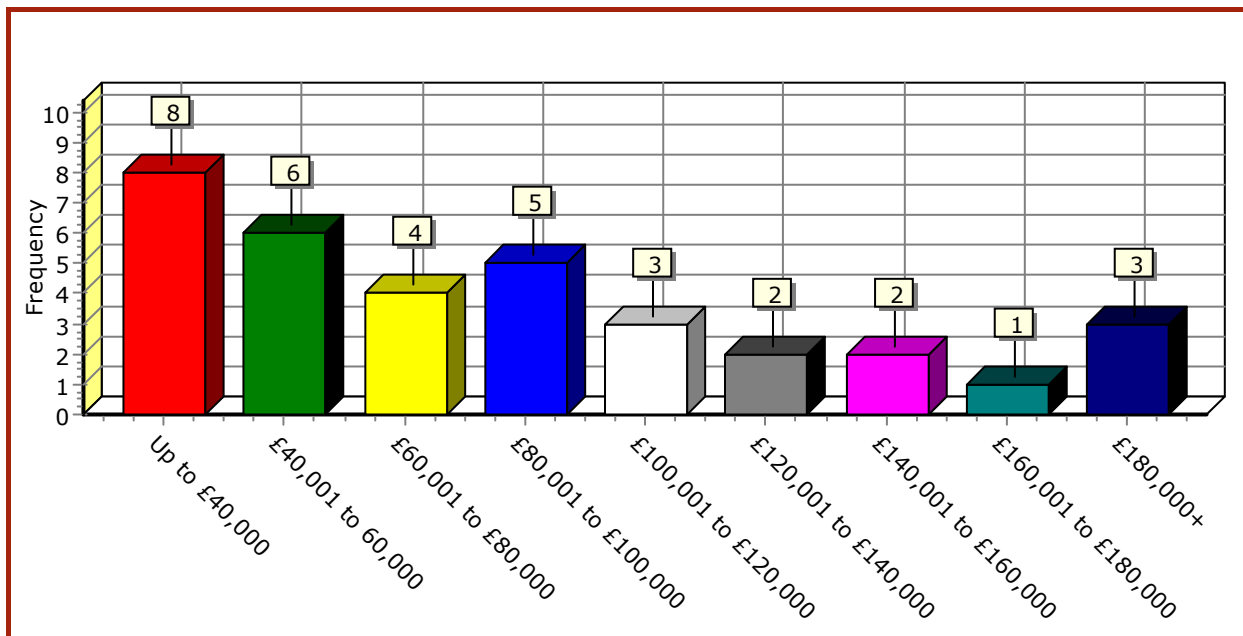
Respondents were asked to consider one third of the household income per week as affordable



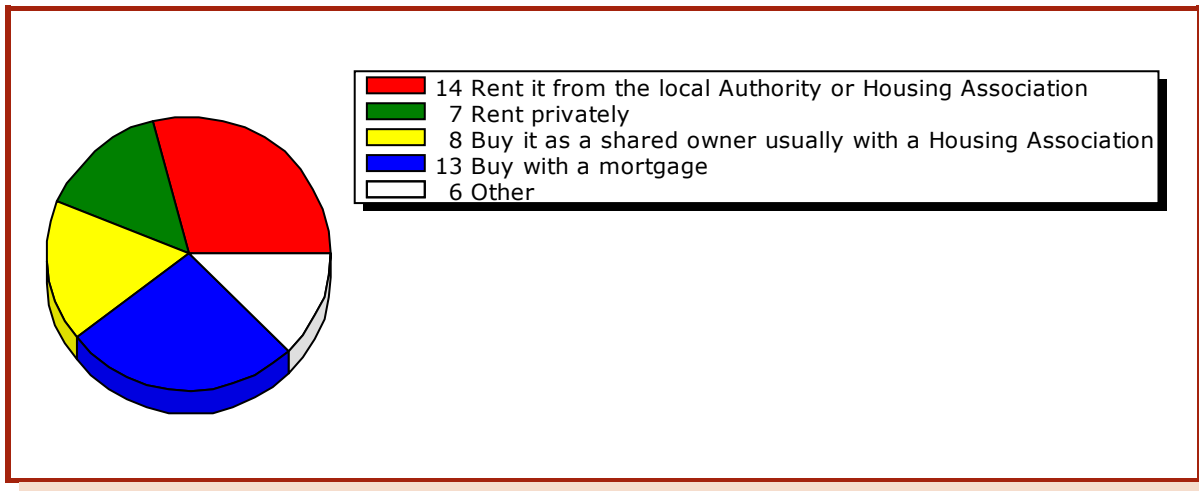
Q16. How much would the household be able to afford if the household were buying a property? (34)

Respondents were asked to compare the house price that is affordable to them, to 3 times the annual household income when trying to establish what their household can afford.

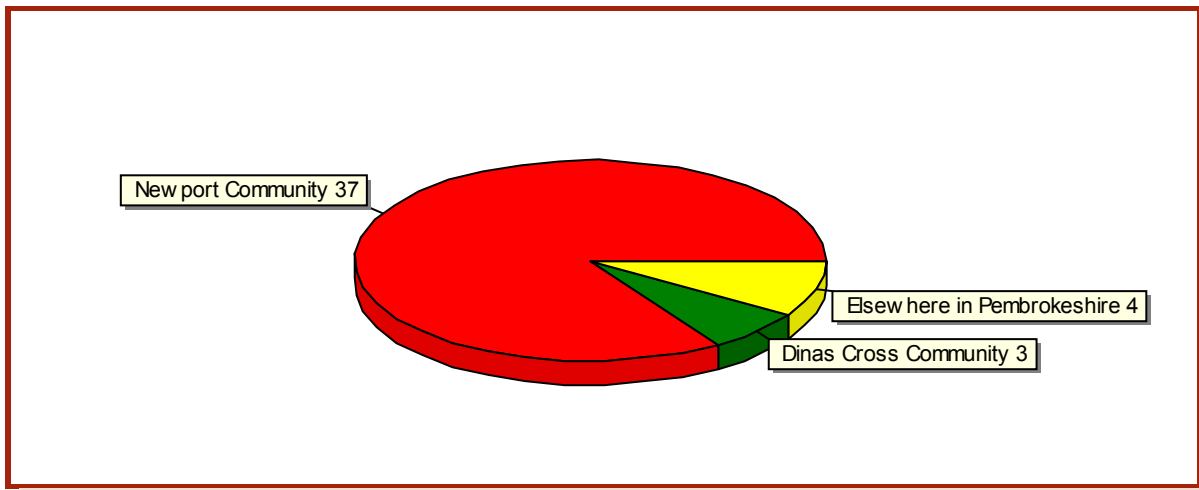
They were also asked to include savings and the value of any equity the household has in any property, when trying to establish what their household could afford.



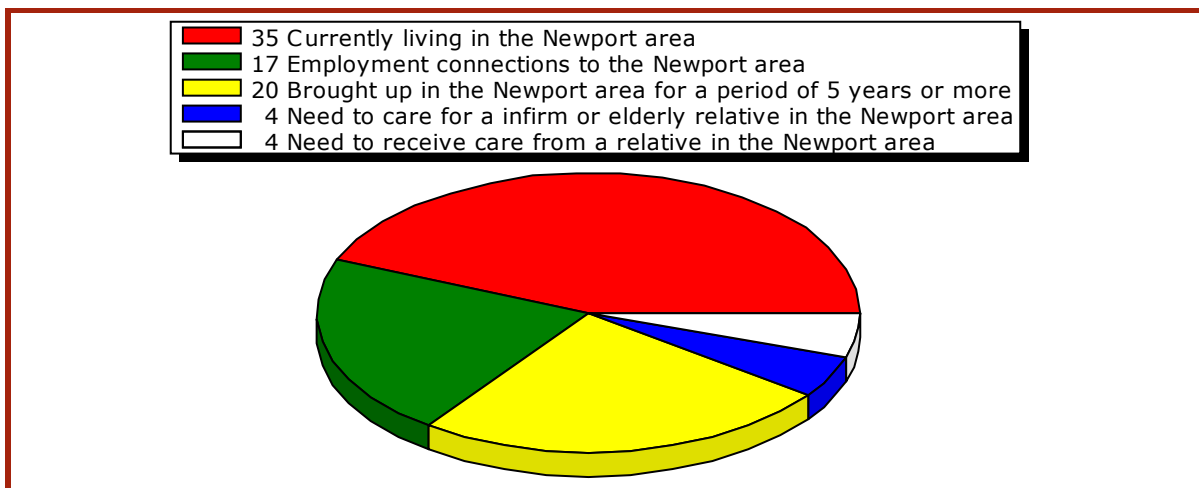
Q17. How would you expect to pay for the accommodation? (TV = 48)



Q18. Ideally where would you like to live? (44)



Q19. Do you have a local connection with your community of first choice? (TV = 80)

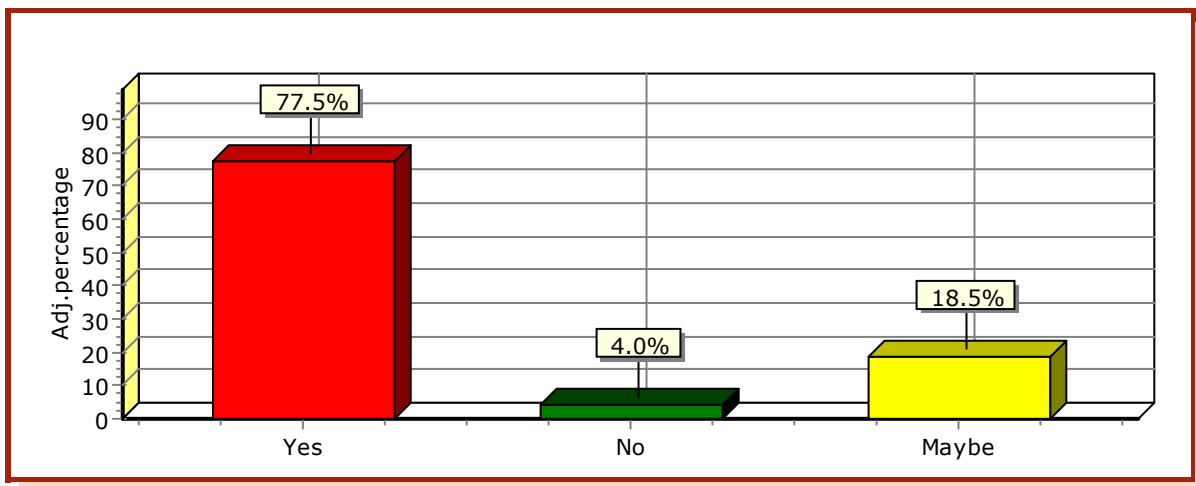


5. ANALYSIS OF SECTION 3 COMPLETED BY ALL HOUSEHOLDS.

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 (185) who answered that particular question. This is known as adjusted percentage.

Q20. Would you Support a small local development of affordable housing to meet local need in the area?



Q21. Are there any comments you would wish to make regarding affordable housing in Newport?

(SEE ADDENDIX 1)

6. AFFORDABILITY OF MOVING

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

Open-Market Property Price Data (from Land Registry)

Average sale prices by type from Oct 2005 to Dec 2005 for Newport and surrounding areas and number of Sales for postcode sector SA42 0.

Detached	£295,437	Sales	8
Semi-detached	NIL	Sales	NIL
Terraced	243,333	Sales	3
Flat/Maisonette	NIL	Sales	NIL
Average Price	£281,226	Total Sales	11

The average residential property sale price from Oct 2005 to December 2005 for Pembrokeshire was £173,035 (Land Registry). Highlighting the fact that the average property price in Newport, is considerably higher than the average house price in Pembrokeshire.

Private Rental Data (From Local estate agents in April 06) for the Newport area.

The following data was obtained from local Estate Agents in April 2006. There were no properties available to rent in the Newport area at the time on the open market. There was one property available in the neighbouring community of Dinas Cross which was a 3 bedroomed detached house, which was being advertised at £650 pcm. The figures given below are estimates of the average rental prices for the Newport area from local estate agents.

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

Social Housing Rental Data

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

Pembrokeshire County Council Housing Stock for Newport

	Units	Turnover (From 2001 – 2005)
General Needs Properties	51	19

Average Local Authority Weekly rents for Newport

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

All Properties **£51.89 per week**

Cymedeithas Tai Cantref (Housing Association) Stock for Newport

	Units	Turnover 2003-2006
General Needs Properties	13	5

Average rental levels for these properties range from £51per week (1 bed apartments), £54 per week (2 bed houses) and £59 per week (3 bed houses)

Affordability

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

It is clear that the majority of those households who expressed themselves as being in housing need could not afford to purchase a property on the open market. Of the respondents who answered Question 16 on how much they would be able to afford if they were buying a property. 26 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 Newport area on the open market. The average sale price in the area is £281,226 based on the average sale prices from the land registry for Newport and surrounding areas from October 2005 to December 2005.

As these prices are averages, there may have been some properties that will have been lower in price. Some of these may have been affordable to some respondents.

4 households indicated they could afford up to or more than £180,000. So they 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 Newport area.

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

Of the respondents who answered Question 15 on affordable Rental Levels (28 households), they 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.

SOCIAL HOUSING

The average residential rental price for Local Authority owned properties in Newport is £51.89 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 properties is reasonable compared to other rural areas in Pembrokeshire, 19 lettings since 2001 of Local Authority owned properties. Five lettings since 2003 of properties owned by the registered social landlord in the area Cymdeithas Tai Cantref. But it should be noted that these properties are also subject to qualification and personal circumstances, and are not restricted to local occupancy and therefore, the waiting list can include households from outside the area. This in turn, reduces the chances for local people to be housed.

The Housing Association Cymdeithas Tai Cantref is currently developing 15 units on a site adjacent to Maesingli in Newport, and are hoping to attach a local lettings policy to these properties, but it has not been confirmed that this will happen. If there is a local lettings policy attached to these properties then that will meet some of the local need identified in this survey.

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 Newport 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 Newport, 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 Newport area, which tells us that it is desirable to meet locally identified need with local developments.

45 households identified themselves in housing need and it is normally assumed that a proportion of this need will satisfy its housing requirement over time and some will naturally move away from the area irrespective of their housing need. Therefore, if half of this need is taken as a guideline of actual need, we can surmise that 23 households are in need of affordable housing.

Affordable housing developed under affordable housing policies can have occupancy restrictions placed upon them where a private developer is involved. Welsh Assembly Government (WAG) Guidance asks that occupancy restrictions are not placed on Housing Association developments where the proposal is

within the settlement. On rural exception sites WAG advises that the local planning authority needs to ensure that the housing continues to serve its intended purpose in the future, and will need to satisfy itself of the adequacy of controls that the Housing Association is operating, in terms of occupancy and affordability. If the controls are considered to be inadequate, then occupancy controls can be justified.

Policies in the emerging Joint Unitary Development Plan allow for the negotiation of affordable housing, as part of an open market development, or as a rural exceptions site scheme. Both could have occupancy restrictions to local people only. Therefore the specific affordable local housing need identified in this survey could be served by a specific affordable local housing solution, with any future affordable housing for the Newport Town Council area

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

APPENDIX 1

Q21

I am delighted you have kept up this sustained effort, we need to keep the community alive for a cross section of people-not just the very rich. Thank you.

By saying affordable housing £50-£60 per week is affordable on a low income which is what we earn locally. Bringing back into force a fair and affordable rent should apply. Holiday homes should pay twice the amount of tax as they earn large amounts of money for their owners, who in return get tax relief and income relief of taxes.

Housing in Newport has always been an issue- I am a single working mum with 2 children with special needs and I have returned to the area to be closer to my family at present I am privately renting and I am struggling to make ends meet. So I support the affordable housing if they they go to local people.

Any affordable housing would have to be specifically for local people and would have to remain affordable over time i.e. changing hands etc. To remain affordable price should be linked with inflation.

We are land owners who could support our own building requisites providing that we could obtain planning consent. National Park Authorities stifle these aims.

Newport needs affordable housing for local people to rent.

There is no Affordable housing in Newport. There should be a retirement village for displaced, affluent, English people. It will not thrive as a working town for long if young people cannot live here. Help!

Private rent is very expensive and there isn't enough council housing.

Great need for starter homes for younger people single people many now living with parents because unable to rent own property.

At present there is no affordable housing. We are a young and growing family with a lot to offer the community of Newport but feel at the moment that we cannot better our situation here or ever consider buying a home and are having to look elsewhere. Although we want to settle here our present home is rented and is not suitable for longer than a couple of years because the house is in bad condition. We would welcome some affordable housing.

Most local young people in the Newport area are struggling to rent let alone buy in the Newport area and my partner and I would love to get on the property ladder but are finding that a struggle in Pembrokeshire. There should be more houses available for under £100,000 and I would have thought that for most young people in this area incomes do not match with house prices for the whole of Pembrokeshire.

Too many people being transferred from away to Local Authority homes, and not enough Local Authority homes and too many holiday homes are pushing local people out of the housing market with inflated prices. Private renting is also a problem 'too expensive'

Affordable is a relative term, can the environment afford cheap housing. Small low impact sustainable self-build projects must be considered to empower people to take responsibility for themselves to avoid the mortgage poverty trap. Restrictions also on holiday homes which make homes unavailable or simply unaffordable.

Although I have said I would support a small local development I do not wish to see Newport spoilt by the taking up of green spaces. The last lot of social housing (new school area) was good in that it replaced an existing building. There should be no planning given for new builds for second homes and speculative building alas this is well in progress. Local single people have never been catered for.

Attitude of planners at PNP is not helpful encourage development of holiday accommodation and discourage caravans for use as rented property.

There is no where near enough affordable rented accommodation in Newport

There are far too many holiday houses in the area. Also local authority houses are sold, so there are less left for locals to rent or even buy themselves so more affordable housing is needed.

Any land with possibility of planning permission is used for expensive housing. It would seem the lack of affordable housing is the fault of the Local Authorities.

I believe living in a rural area we should be allocated homes with large enough gardens to grow our own veg. With Cantref the gardens are too small. I also prefer a small garden at the front not a parking lot. like Cantref houses in Newport, the noise factor is terrible.

I would support a development for young people with their own land to build on e.g. parents with a farm who wish son/daughter to make their home on the land, not large developments with people coming from outside Newport.

Housing to be available to local residents that have lived in the area all their lives.

Feel that the importance is 'employment opportunities' if no work then unable to afford a house purchase other than renting.

I think that there should definitely be affordable housing for local people. Prices of houses have escalated in Newport and far too many homes are now empty for much of the year. The balance needs redressing and small local developments of flats and small houses should help.

Newport Needs Affordable housing to keep the community vibrant.

Newport is a small town and should not be spoilt by building houses for younger people because there is no work for them here unfortunately.

I thought this need was being met by 'Tai Cantref' development in the Royal Oak carpark, or is that not local people? Also Ysgol Bro Indli's pupil numbers have already increased greatly due to smaller schools having to close. Do we have enough communication links with other resources required to meet the needs of new families?

We have 4 children (grown up 25-29) who will never be able to afford to live in Newport. Two of the children attended Newport Primary school.

If its for locals but not for incomers!

Newport is already over developed.

All for local affordable housing. However what is local? Do not want disfunctional families being placed and causing anti-social behaviour to locals as is the case at present!

Housing should be spread throughout the community not concentrated in one area

Gaps that have been filled in recent years are done with non-affordable housing. Why is permission always granted for this kind of development

Lack of affordable houses to buy. Private rented accommodation very expensive eg £600 per month for bungalow in Newport advertised recently

The Newport problem appears to be little different from other areas in the UK. During my life time I have been forced to reside in areas not to my liking due to shortage/cost of housing, whats new.

I dont' want to be indifferent to housing needs, but I think Newport is in danger of becoming too big; the danger seems to manifest itself in August in particular, when most houses are occupied.

Affordable housing is great but there also needs to be employment

Too many 4 bedroomed executive type houses being built. Smaller houses are needed for first time buyers.

Make sure not one new affordable house can be sold or sold on as a holiday home.

Don't ask! Build!

I would like the affordable housing to be in-keeping with the character of Newport. The chosen site should be in-fill within the existing town plan.

PCNP need to identify more sites for housing purposes.

I don't see we can ever achieve affordable housing when so many from outside the area buy second homes here.

Make sure the builders build for local people not second homes

I am 26 years old and have lived in Newport all my life. I earn a good salary (27k) but would find it impossible to buy a house in Newport with the prices as they currently are.

I have a background in the social housing sector and am very supportive of the above. I think that Newport is in danger of becoming simply a model/holiday town without affordable and appropriate housing.

Newport is a very special place and I do not want to see any form of high density housing which may spoil what we have.

But it would depend on where this would be

Please refer to my attached sheets

Provided that the houses can be built on an environmentally suitable site.

Young people can not afford to buy or rent private accommodation forcing them to move too far from their parents

Site would be very important to house Owner. Problems with sewage would need to be carefully considered as Welsh Water have no money for expansion.

Any developments should be for renting only. Properties should not be available for sale ever. House price inflation, both here and in the UK as a whole, has made the phase affordable housing a misnomer, most of us cannot afford to buy a house.

New housing developments of affordable housing should be provided so that young people can stay in Newport once they wish to start families of therefore need a place of their own.

It is vital that more house building is allowed outside the designated areas for new build other wise we will never be able to provide (reasonably priced) housing for young people. I have six children, only one of whom remains in the area. This is partly due to house prices here. My cottage just outside Newport sits in nearly one acre but there is no way any of my family would have been allowed to build on it.

Planning rules needs to be changed specifically for local young people to build especially on sites that used to provide housing.

It is essential to keep the town alive.

It is time that housing needs were considered including sustainable housing in fact no scheme should be accepted unless sustainability is a main "plank". Less prejudice and judgement would enable schemes to go ahead and prevent the 'demise' of Newport.

Provide it was in the town and nicely done.

We have two young girls and wonder what the future holds for them. If they will be able to stay in Newport when they are older what if they are unable to afford the cost of living here.

It is absolutely essential that young people feel that they can see a future setting up a home in their own community or to be able to return here with acquired training and skills not just hope or aspire to retire here!

I think it is vital for Newport to introduced affordable housing. Being a large retirement area when families are left properties they are sold to outsiders. Not many young people are left living here and what businesses Newport has, are being affected. When holiday home people come down Newport thrives but struggles for the rest of the year. A little bit of help and encouragement for young people to stay and set up home would be a big help to our community.

Newport has become a highly sought after town for higher income retirees. It is a sad fact that local youngsters on local incomes will, with the odd exception, be unable to afford to live here. There is therefore little point in attempting to create affordable housing in Newport. All efforts should be concentrated on surrounding cheaper villages.

APPENDIX 2

NEWPORT TOWN COUNCIL

LOCAL HOUSING NEEDS ASSESSMENT

Dear Community

Your Town Council is concerned at the lack of affordable housing available in the community of Newport, for local people of **all ages** who need or wish to live in the Newport Town Council area.

The only way to identify the exact need for affordable housing is to carry out a Community Housing Needs Survey and then to use this information to help plan future housing provision within the community.

Whether you consider you, or others in your household are in need or not, the information you provide is important so please spare a few minutes to fill out the form. The more information we can collect the more accurate the survey will be. **(PLEASE NOTE THAT ALL INFORMATION PROVIDED WILL BE TREATED AS STRICTLY PRIVATE AND CONFIDENTIAL)**

We are also interested in receiving information from:

- People who live with families in the area but would like to have their own home, and form new households in the Newport community area. **(Additional Households)**
- Friends or relatives who may have moved from the community and would like or need to move to the Newport community area. People employed in the area or people who need to receive or provide support to relatives living in the area. **(Non-residents)**

Additional household and Non-resident questionnaire forms can be obtained for the above mentioned individuals, from the **Rural Housing Enabler** who will also be able to assist anyone who has difficulty in completing the form, and can provide a copy of the questionnaire in Welsh if required. Please find his contact details on the last page of the questionnaire.

Please return the completed form in the freepost envelope provided.

Thank you in anticipation of your response and interest

Newport Town Council

APPENDIX 4

NEWPORT TOWN COUNCIL LOCAL HOUSING NEEDS SURVEY

SECTION 1: Your Home And Your Household

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

Q1. Is this your main home?

- Yes, main home
- No, second home **If the answer was no, 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)

Q4. How long have you lived in...?

	Less than 6 months	6 months to 3 years	More than 3 years but less than 5 years	More than 5 years
This home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
The Newport 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"/>

Q5. How many bedrooms does your home have? (Please tick one box)

- 1 2 3 4 5 or more

NEWPORT TOWN COUNCIL LOCAL HOUSING NEEDS SURVEY

Q6. How many people of each age and sex are there in your household? (Please write number in each applicable area)

	0-9 years	10-15 years	16-19 years	20-44 years	45-64 years	65-74 years	75 years +
Male	___	___	___	___	___	___	___
Female	___	___	___	___	___	___	___

Q7. Would your household, or anyone in your household, expect to need to move within the Newport area within the next 5 years? (Please tick one box)

- Yes, the whole household (Go to section 2, Q8)
- Yes, only certain members of the household (Go to section 2, Q8)
- No, do not expect to need to move (Go to section 3, Q20)

If anyone else in your household needs to move, the additional household should fill in a separate form. Additional copies can be obtained from the Rural Housing Enabler. (Please find contact details on last page)

SECTION 2: Assessing the level of housing need

This section asks about the household that expect to need to move within the Newport area in the next 5 years, the size of home they require and how they intend to pay for their accommodation. You should fill out a copy of Section Two for each household that will move, ie. for the whole household if that is moving and each new household forming.

Q8. Why does your current home not meet your needs? (Please tick all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Too small | <input type="checkbox"/> Need to live close to employment |
| <input type="checkbox"/> Too large | <input type="checkbox"/> Need to live close to a friend/family member to provide care |
| <input type="checkbox"/> Needs major repairs | <input type="checkbox"/> Need to live close to a friend or family member to be cared for |
| <input type="checkbox"/> Unsuited for an older person | <input type="checkbox"/> Need to live independently |
| <input type="checkbox"/> Unsuited for a person with a disability | <input type="checkbox"/> Temporary/Short term living accommodation |
| <input type="checkbox"/> Too costly to run and maintain | <input type="checkbox"/> Need to avoid harassment |
| <input type="checkbox"/> Other (please specify) _____ | |

NEWPORT TOWN COUNCIL LOCAL HOUSING NEEDS SURVEY

Q9. How many people of each age and sex are there in your household that need to move? (Please write number in each applicable area)

	0-9 years	10-15 years	16-19 years	20-44 years	45-64 years	65-74 years	75 years +
Male	_____	_____	_____	_____	_____	_____	_____
Female	_____	_____	_____	_____	_____	_____	_____

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

- Single person
 Co-habiting or married couple
 Family (with children)
 Single parent family
 Other (Please specify) _____

Q11. Is the household currently on the Council, or Housing Association, housing transfer or waiting list?

- Yes
 No

Please note 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.

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

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

Q13. How Many bedrooms would you expect to need? (Please tick one box)

- 1
 2
 3
 4
 5 +

Q14. Does this household have a specialist housing need? (Please tick all boxes that apply)

- No
 Supported living for a person with learning difficulties
 Accommodation suitable for older people
 Adapted property for a person with a disability
 Other (Please specify) _____

NEWPORT TOWN COUNCIL LOCAL HOUSING NEEDS SURVEY

FOR QUESTION 15 IT IS NORMAL TO CONSIDER ONE THIRD OF THE HOUSEHOLD INCOME PER WEEK / MONTH AS AFFORDABLE.

Q15. How much would the household be able to afford PER WEEK if the household were renting? (Please do not include any housing benefit which you are currently receiving) (Please tick one box)

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

FOR QUESTION 16 IT IS NORMAL TO CONSIDER 3 TIMES THE ANNUAL HOUSEHOLD INCOME AS AFFORDABLE.

YOU SHOULD ALSO INCLUDE SAVINGS AND THE VALUE OF ANY EQUITY THE HOUSEHOLD HAS IN ANY PROPERTY, WHEN TRYING TO ESTABLISH WHAT YOUR HOUSEHOLD CAN AFFORD.

Q16. How much would the household be able to afford if the household were buying a property? (Please tick one box)

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

Q17. How would you expect the household to pay for the accommodation? (Please tick one box)

- Rent it from the local Authority or Housing Association
- Rent privately
- Buy it as a shared owner usually with a Housing Association
- Buy with a mortgage
- Other (please specify) _____

NEWPORT TOWN COUNCIL LOCAL HOUSING NEEDS SURVEY

Q18. Ideally where would you like to live? (Please tick one box)

- Newport Community
- Nevern Community
- Dinas Cross Community
- Elsewhere in Pembrokeshire (Please specify) _____
- Other (Please specify) _____

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

- Currently living in the Newport area, if so how many years _____
- Employment connections to the Newport area
- Brought up in the Newport area for a period of 5 years or more
- Need to care for a infirm or elderly relative in the Newport area
- Need to receive care from a relative in the Newport area
- Other (Please specify) _____

SECTION 3: Views on local affordable housing

This section is to find out about local people's views on new housing in the area, and an opportunity for people to make comments if they wish. All replies will be treated in strictest confidence.

Q20. Would you support a small local development of affordable housing to meet local need in this area? (Please tick one box)

- Yes No Maybe

Q21, If there are any comments you would wish to make regarding affordable housing in Newport , please comment below.

NEWPORT TOWN COUNCIL LOCAL HOUSING NEEDS SURVEY

Are you a Landowner, or do you know of any available land that may be suitable for a development of affordable housing in the Newport area. If so please give your name, address and telephone number in the space below.

Name: _____

Address: _____

Postcode: _____ Telephone: _____

Please give your name and address and postcode, if you wish to be re-contacted if a housing scheme progresses in the area:

Name: _____

Address: _____

Postcode: _____

Thank you for completing this survey. Please return the completed form in the freepost envelope provided by the 28/02/06.

If you require an Additional Household or Non-resident questionnaire form please contact:

Matthew Owens
Rural Housing Enabler

Melyer 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.