



## **Residents' Occupancy Survey Report**

Development Plans  
**August 2008**

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**Prepared for Development Planning by the PCC Marketing Team**

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# Executive Summary

Summary findings of the Residents' Occupancy Survey, based on a sample of 118 responses to a self-completion questionnaire, are:

- The majority of respondents indicated that the property was their main home, rather than a holiday or second home
- Overall the housing met local housing requirements i.e. provided for people who had lived within the County for 3 or more years. Just under half (57) of all respondents had lived in Pembrokeshire 'all my life' or 'separately, on more than one occasion' with the average length of occupancy of those who indicated being just over 40 years. 33 respondents had lived in the County for more than 5 years and 28 for less than 5 years
- The predominant tenure was owner occupation either through full ownership or mortgage (80, 67.8%) but very few of these appeared to be first time buyers
- The majority of dwellings had three or more bedrooms
- Nearly half of all dwellings were under-occupied\*. Levels of under-occupation were similar for 3 and 4 bedroom dwellings (57%) and much higher for 5 or more bedroom dwellings (71%)
- In most cases households had at least one adult in employment although nearly a fifth of households were retired

*\* For the purposes of this survey, under-occupancy is defined as where one or more bedroom is not in regular use – see p.16 for further details*

## Background

Pembrokeshire County Council is preparing a Local Development Plan (LDP) that will provide a framework for landuse planning decisions and guide new development to appropriate sites. The LDP should be informed by robust evidence and this survey forms part of that evidence.

The survey was carried out by Pembrokeshire County Council's marketing team on behalf of the planning department.

The aim of the survey was to help identify the type and size of new housing being built within the Council's planning area, and who is occupying them, in order to help assess whether housing development is meeting local needs.

## Methodology

A bi-lingual self-completion questionnaire was developed and printed (see Appendix A). This was accompanied by a bi-lingual covering letter (see Appendix B) explaining the aim of the Survey and to provide reassurance that responses

would be treated in confidence. These were distributed, by post, in mid-April and a deadline of 30<sup>th</sup> May 2008 given. A reply-paid envelope was provided.

The questionnaire was sent to occupiers of new builds registered with the Revenues Section of the Council between 2006 and 2007. 454 addresses were provided. This was double-checked against housing completions, which showed 517 dwellings completed over the period. 9 questionnaires were returned, unopened by the Royal Mail.

A typical response to a self-completion questionnaire, conducted by post, is around 5-10%. The use of reply-paid envelopes does help to boost this.

The response to the Resident's Opinion Survey was 26%, which can be regarded as a healthy response rate. The actual number of questionnaires returned (118), however, provides a small sample and statistics should, therefore, be treated with some caution.

It is worth bearing in mind, as well, that responses may not be wholly representative of the people who occupy new builds in Pembrokeshire. There is a tendency, with self-completion questionnaires, to have an over-representation of older people and females and an under representation of younger people and males.

There was a good spread of responses from different areas of the County and data gathered does help in forming a picture of occupancy of new builds in the county.

## Detailed analysis of responses

### Question 1 and Question 2

**Question 1. Please tell us the name of the town or village the property is in.**

There was a total of 118 responses to this question, from occupiers in 37 different locations.

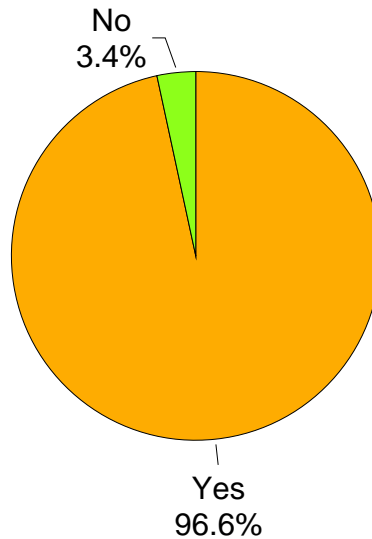
Number of responses	Town/village
15	Haverfordwest
12	Pembroke
11	Pembroke Dock
9	Neyland
7	Freystrop
6	Milford Haven
5	Fishguard, Merlin's Bridge
4	Johnston, Narberth, Hook
3	Cosheston
2	Maenclochog, Trecwn, Begelly, Roch, St Dogmael's, Walton East, Clarbeston Road, Crymych
1	Clynderwen, Hundleton, Penygroes, Hermon, Steynton, Hill Mountain, Cilgerran, Reynalton, Goodwick, Sardis, Rosemarket, Burton, Croesgoch, Letterston, Cold Blow, Summer Hill, Lampeter Velfrey

**Question 3.**

**Is this your main home?**

There were 118 responses to this question. Of these 114 (96.6%) indicated 'yes' and 4 (3.4%) indicated 'no'.

**Figure 1: Is this your main home?**



**Question 4.**

**If this is not your main home, please tell us where your main home is**

All 4 people who indicated that the property was not their main home answered this question. Of these, 2 people lived elsewhere in Pembrokeshire (next door and Carew Newton) and 2 people lived outside the County (Gloucestershire and Hinton-in-the-Hedges).

**Question 5.**

**Please indicate how long you have lived in this property?**

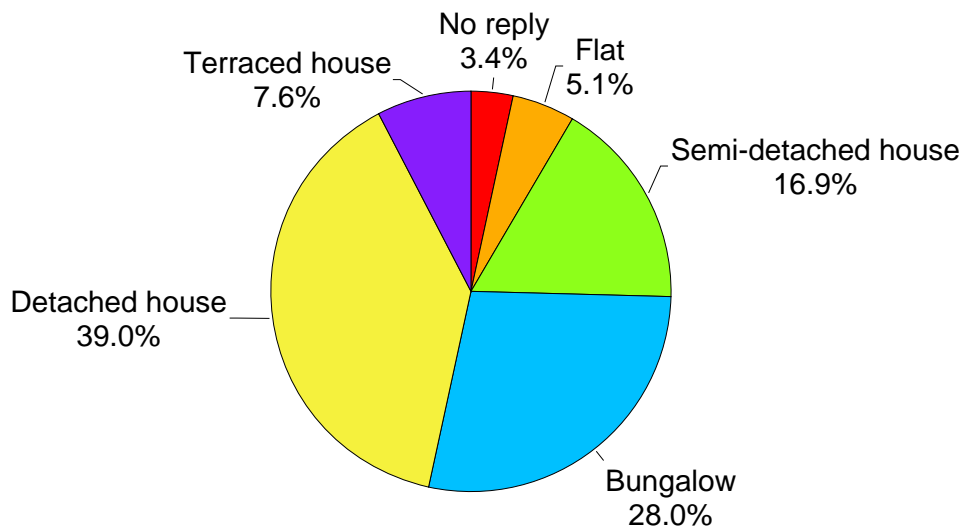
There were 117 responses to this question. Of these, the largest number, 46 (39.8%), had lived in the property between 13 months and 2 years. This was closely followed by 42 (35.6%) respondents who had lived in the property between 7 months and 1 year. 16 (13.6%) had lived in the property between 25 months and 5 years and 10 (8.5%) had lived in the property for less than 6 months. Only 3 respondents (2.5%) had lived in the property for more than 5 years.

**Question 6.**

**Please indicate which of the following best describes the property**

There were 114 responses to this question. Of these, the largest number 46 (39%) indicated that their property was 'detached'. Second were 33 respondents (28%) who described their property as a 'bungalow'. 20 respondents (16.9%) described their property as 'semi-detached', 9 (7.6%) as a 'terraced house' and 6 (5.1%) as a 'flat'. 4 (3.4%) described their property as other. 3 specified 'other' as a 'dormer bungalow' and 1 as a 'detached bungalow'.

**Figure 2: Describe the property**

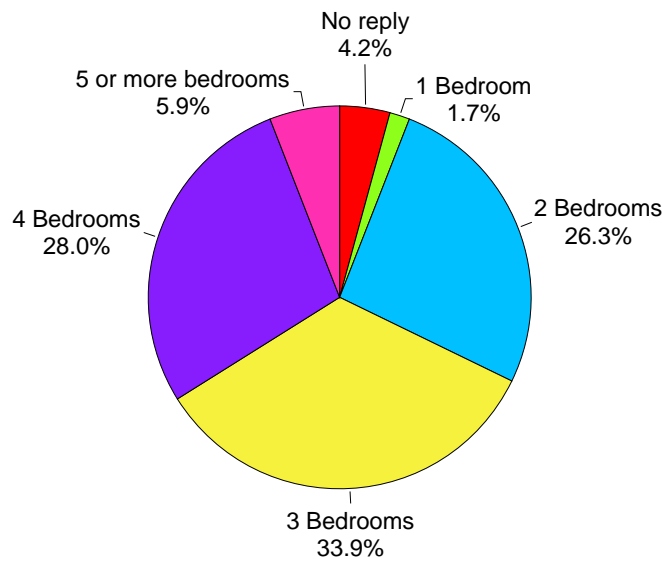


**Question 7.**

**Please indicate how many bedrooms there are**

There were 113 responses to this question. Of these, 40 (33.9%) indicated that their property had 3 bedrooms. 33 (28%) indicated that their property had 4 bedrooms. This was closely followed by 31 (26.3%) respondents who indicated they had 2 bedrooms. 7 (5.9%) indicated that they had 5 or more bedrooms and 2 (1.7%) that they had 1 bedroom.

**Figure 3: How many bedrooms?**



**Question 8.**

**Are you the first person to be in the property since it was built?**

There were 107 responses to this question. Of these, the majority 98 (83%) indicated that 'yes' they were and 9 (7.7%) indicated 'no'.

**Question 9.**

**If no, please tell us how many households have previously lived in it**

There were 7 responses to this question. Of these, 3 indicated that there had been someone occupying it before them. 2 indicated that they didn't know and 1 that the property had never been lived in. 1 respondent said "it is a converted warehouse; it was used for storing wine and an office initially".



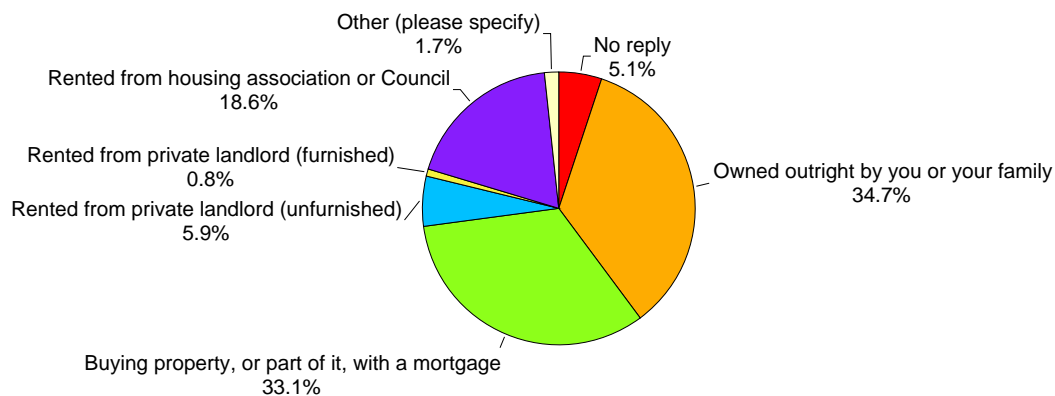
### Question 10.

#### Please indicate which of the following best describes your tenure of the property

There were 112 responses to this question. Of these, the largest group, 41 (34.7%) said that the property was 'owned outright by you or your family'. This was closely followed by 39 (33.1%) who said they were 'buying property, or part of it, with a mortgage'. 22 (18.6%) indicated that they 'rented from housing association or council', 7 (5.9%) indicated 'rented from private landlord (unfurnished)' and 1 (0.8%) that they 'rented from private landlord (furnished)'.

In addition there were 2 'other' responses to this question. 1 respondent said that the property was 'owned by my business with a loan' and 1 that 'house tied to post of vicar'.

**Figure 4: Describe tenure**



### Question 11.

#### If you are buying the property, or part of it, with a mortgage or own it outright, is it your first home?

There were 68 responses to this question. Of these, 61 (51.7%) indicated that 'no' it was not their first home and 6 (5.7%) indicated that 'yes' it was.

Of the 6 respondents who indicated 'yes' it was their first home: 2 were occupied by 1 person aged 16-24 years and 1 was occupied by 1 person aged 25-34 years; 2 respondents described households occupied by 2 people, where 1 person was aged 16-24 years and 1 was 25-34 years; the final household was occupied by 4 people: 2 aged under 15 years and 2 aged 35 – 44 years.

**Question 12.**

**Please indicate how many people live in the property and what ages they are**

111 respondents indicated the number of people living in the property. Of these, there was 1 household of 10 occupants and 1 household of 6 occupants. There were 10 households with 5 occupants, 18 households with 4 occupants, 18 households with 3 occupants, 47 households with 2 occupants and 16 households with 1 occupant.

The more detailed breakdown, show in the table below, shows that responses are dominated by family groups and older 2 person households. The largest single group (29 households, 24.6%) was of 3,4,5 (and 1 x 6) occupant households - where under 15s live with adults under the age of 54. Second to this was 2 person households - where either both occupants were between 55-64 or both occupants, of different ages, where aged over 55 (25 households, 21.2%).

(See Figure 5 on p. 11)

**Figure 5: Number and ages of occupants**

<b>No. in household</b>	<b>Under 15</b>	<b>16-24</b>	<b>25-34</b>	<b>35-44</b>	<b>45-54</b>	<b>55-64</b>	<b>65-74</b>	<b>75 plus</b>	<b>Total</b>
<b>1</b>	0	1	2	3	5	2	3	0	16
<b>2 (both people in same age group)</b>	0	0	3	0	5	13	2	3	26
	<b>Mixed ages</b>	<b>Mixed ages under 34</b>	<b>Mixed ages over 55</b>						
<b>2 (people in different age groups)</b>	4	5	12						21
	<b>Mixed ages - Under 15s and adults under 54</b>	<b>Mixed ages - Under 15s and adults between 55-74</b>	<b>Mixed ages - Under 24s and adults under 54</b>	<b>Mixed ages - Under 24s and adults between 55-74</b>					
<b>3, 4, 5, 6</b>	29	2	12	4					47
	<b>Mixed ages - Under 15s, under 24s and adults 35-64</b>								
<b>10</b>	1								1
<b>Total</b>	34	8	29	7	10	15	5	3	111

**Question 13. Please indicate the number of people who live in the property who have the following skills in Welsh: ability to speak Welsh; ability to understand Welsh; ability to read Welsh, and ability to write Welsh**

There were 50 (42.4%) responses to this question. Of these 16 households had members who were competent in 1 of the four categories, 12 households had members who were competent in 2 of the categories, 2 households had members who were competent in 3 categories and 20 households had members who indicated competent in all 4 categories.

**Question 14. Please indicate the employment status of the adults (16 and over) who live in the property: in employment; unemployed; self-employed; unable to work due to long term illness or disability; student; unpaid family worker, retired and 'other'**

There were 108 (91.5%) responses to this question.

73 properties were occupied by households where adults over 16 were of the same employment status. Of these, in 44 (37.3%) households all adults were employed, in 22 (18.6%) households all adults were retired. In 3 households (2.5%) all adults were self-employed, in 2 (1.7%) all adults were unemployed, in 1 household (0.8%) all adults were unable to work due to long term debilitating health problem and in 1 household 'unpaid family worker'.

35 properties were occupied by households where adults over 6 were of different employment status. In 33 of these, at least 1 adult was 'employed' or 'self-employed'.

There were, however, 2 households where the adults were of different employment status but none were 'employed' or 'self-employed'.

In addition, 5 respondents described their employment status as 'other'. These were: partner on maternity leave; 2 x housewife, housewife and 1 on incapacity benefit and school.

**Question 15.**

**Please indicate where adults (16 years and over) who live in your home travel to work or study and the number travelling**

Respondents described 100 journeys in answer to this question. Of these, 86 were journeys within Pembrokeshire, typically to or from – and sometimes within – the main towns in the county. 14 journeys were from home locations within Pembrokeshire to destinations elsewhere. These were Cardigan (2), Carmarthen (1), Cardiff (2), Bristol (1), High Wycombe (1), London and Surrey (1), Merchant Navy (1) and 'all over the country/Britain (5).

### Question 16.

#### Please indicate the main reason why you moved to the current property (please tick all that apply)

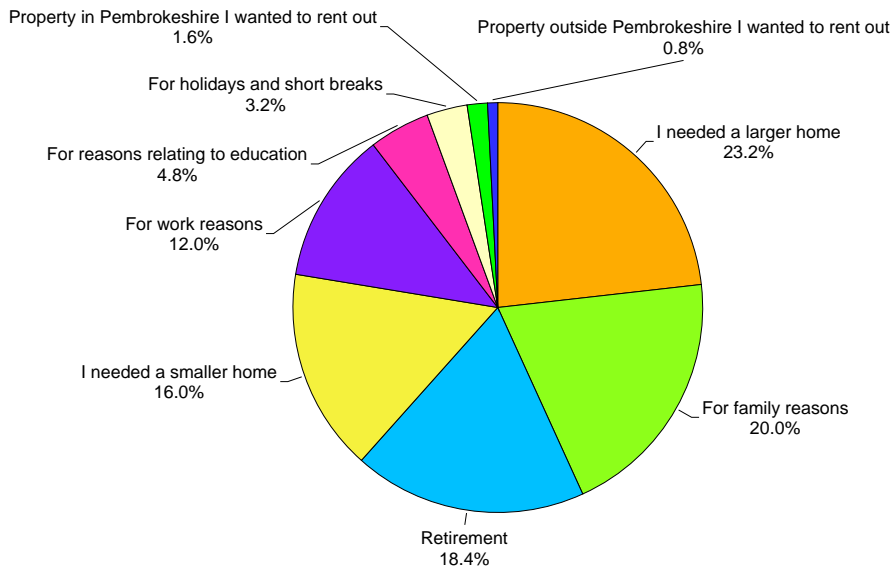
There were 125 responses to this question, as some respondents choose to indicate more than one reason.

The most popular reason given (29) was 'I needed a larger home'. This was closely followed by 'for family reasons' (25) and 'retirement' (23). Also popular were 'I needed a smaller home' (20) and 'for work reasons' (15). Less popular were 'for reasons relating to education' (6), 'for holidays and short breaks' (4), 'I have a property elsewhere in Pembrokeshire I wanted to rent out' (2) and 'I have a property elsewhere outside Pembrokeshire I wanted to rent out' (1).

In addition, respondents gave 30 'other' responses. Of these 6 respondents said 'I was homeless' and 7 said that they were compelled to because of adverse family circumstances and/or were being provided with social housing.

9 said they'd taken advantage of investment opportunities, land availability, scenery etc. 3 respondents said it was their first home/first opportunity to have a home of their own and 3 respondents said they'd moved to be closer to amenities/family members. 1 respondent said they'd 'not moved in'.

**Figure 6: Reason for move**



### Question 17.

#### Please indicate how long you have lived in Pembrokeshire

There were 118 responses to this question.

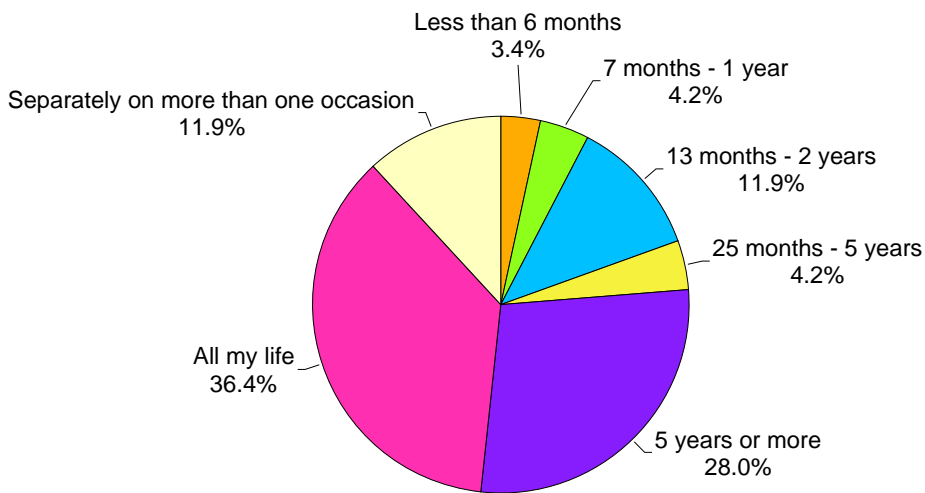
Of these, the biggest group of respondents indicated that they had lived in Pembrokeshire 'all my life' (43, 36.4%) and 33 (28%) that they'd lived here for '5 years or more'.

The next largest groups (14, 11.9%) were those who had lived in Pembrokeshire for '13 months – 2 years' and 'separately, on more than one occasion'. 5 (4.2%) who had lived here for 25 months – 5 years.

5 (4.2%) respondents indicated that they'd lived in Pembrokeshire for 7 months – 1 year and 4 (3.4%) indicated 'less than 6 months'.

In addition, 48 respondents completed the request - against the 'all my life' and 'separately on more than one occasion' options – to specify the number of years that they had lived in Pembrokeshire. The minimum number was 19 and the maximum 79. The average number of years across the 48 respondents was just over 40 years.

**Figure 7: How long have you lived in Pembrokeshire?**



### **Question 18.**

**If you moved from another home in Pembrokeshire, please indicate which of the following best applies to your property:**

There were 70 responses to this question. Of these, the most popular was 'my old home in Pembrokeshire has been bought by someone else as their main residence' (49, 41.5%).

Some way behind this, the second most popular (13, 11%) was 'my old home in Pembrokeshire has been rented out to someone else'. 6 (5.1%) respondents indicated 'my old home in Pembrokeshire has been bought by someone else who wants to rent it out'. 1 (0.8%) said that 'my old home in Pembrokeshire has been bought by someone else who wants to use it for holidays' and 1 that 'I don't know what happened to my old home in Pembrokeshire'.

In addition, 15 respondents indicated 'other' responses. 7 respondents indicated that their parents/family/friends continued to live in their old home and 2 that their ex-partner had their old home.

Other responses were all individual, as follows: self-build has just been sold; retirement home from business premises; old property is on the market; army quarter; was in temp accommodation due to being on homeless register and bought by charity for family holidays with disabled children.

### **Question 19.**

**Please use the space below to write in any additional comments you have about the property**

There were 28 comments in responses to this question. The majority (18) of these relate to the individual's satisfaction, or otherwise, with the actual property and the local area/amenities. 2 comments described business aspirations associated with the property and 1 said that their occupancy was 'temporary, as too expensive'.

In addition, there were a number of comments, which reflected more widely on the current housing situation in Pembrokeshire. These were: 'I hope Pembrokeshire Housing build more homes like this', 'As a working person who has been paying private rental but could not afford to buy think more housing like this should be built for people in the same bracket', 'More reasonably priced – especially 1<sup>st</sup> time housing needed' and 'Without this new house we would have been forced to leave Pembrokeshire'.

### **Question 20.**

**Please indicate if you would be willing to take part in future consultation on the Residents' Occupancy Survey, such as a discuss group or more detailed questionnaire**

There were 113 responses to this question. Of these, 46 (39%) indicated that 'yes' they would be willing to take part and 48 sets of contact details were supplied. 67 (56.8%) indicated 'no'.

## **Cross-tabulations**

**Question 6, Please indicate which of the following best describes the property, with Question 7, Please indicate how many bedrooms there are**

The largest number of responses was from occupants of 4 bedroom detached houses (22). This was followed by 3 bedroom bungalows (15) and 2 bedroom bungalows (13).

(See Figure 8 on p. 18)

**Question 7, Please indicate how many bedrooms there are, was cross-tabulated with Question 12. Please indicate how many people live in the property**

The largest number of responses came from occupants of 3 bedroom properties lived in by 2 people (21), followed by 2 bedroom properties lived in by 2 people (16).

(See Figure 9 on p.18)

### **Under-occupancy**

The Department for Communities and Local Government minimum standards for housing occupation allows for children sharing a bedroom. However, the level of data from this survey does not allow for a detailed analysis.

Instead, a definition of under-occupancy has been used for the purposes of this survey, where one or more bedroom is not in regular use. Overall, 54 out of 118 (47%) of properties are under-occupied.

7 x 1 person households in 2 bedroom properties - 23% under-occupancy  
23 x 1 and 2 person households in 3 bedroom properties – 57% under-occupancy  
19 x 1,2 and 3 person households in 4 bedroom properties – 57% under-occupancy  
5 x 1,2,3 and 4 person households in 5 or more bedroom properties – 71% under-occupancy



**Question 10, Please indicate which of the following best describes your tenure of the property, with Question 17, Please indicate how long you have lived in Pembrokeshire**

The largest number of responses (19) came from those buying property, or part of it, with a mortgage who had lived in Pembrokeshire all their lives. This was closely followed by those who owned their (or their family owned) property and who had lived in Pembrokeshire all their lives (14).

(See Figure 10 on p.19)

**Figure 8: Describe property and number of bedrooms**

	No Reply	Bedsit	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 or more bedrooms	<b>Total</b>
No Reply					2	2		<b>4</b>
Flat			2	4				<b>6</b>
Semi-detached house				10	8	2		<b>20</b>
Bungalow				13	15	5		<b>33</b>
Detached house	4			2	11	22	7	<b>46</b>
Terraced house	1			2	4	2		<b>9</b>
<b>Total</b>	<b>5</b>		<b>2</b>	<b>31</b>	<b>40</b>	<b>33</b>	<b>7</b>	<b>118</b>

**Figure 9: Number of bedrooms and occupants**

	No Reply	Bedsit	1 Bedroom	2 bedroom	3 bedroom	4 bedroom	5 or more bedrooms	<b>Total</b>
No Reply	5			1	1			<b>7</b>
1 person			2	7	2	4	1	<b>16</b>
2 person				16	21	10	1	<b>48</b>
3 person				6	6	5	1	<b>18</b>
4 person				1	8	10	2	<b>21</b>
5 person					2	3	1	<b>6</b>
6 person						1		<b>1</b>
10 person							1	<b>1</b>
<b>Total</b>	<b>5</b>		<b>2</b>	<b>31</b>	<b>40</b>	<b>33</b>	<b>7</b>	<b>118</b>

**Figure 10: Tenure and how long lived in Pembrokeshire**

	No Reply	Less than 6 months	7 mths – 1 yr	13 mths – 2 yrs	25 mths – 5 yrs	5 yrs or more	All my life	Separately, on more than one occasion	<b>Total</b>
No Reply				2		3	2	1	<b>8</b>
Owned outright		3		7		11	14	6	<b>41</b>
Buying with mortgage	1	1	3	2	3	8	19	2	<b>39</b>
Rented private, unfurnished	1		1	1		1	2	1	<b>7</b>
Rented, private, furnished				1					<b>1</b>
Rented, housing assoc/ Council	1		1	1	2	8	7	2	<b>22</b>
<b>Total</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>14</b>	<b>5</b>	<b>31</b>	<b>44</b>	<b>12</b>	<b>118</b>

