

Nolton & Roch Housing Needs Survey 2023

Summary of 55 results

The essential, accumulated results are reproduced graphically on pages 2 - 4 below.

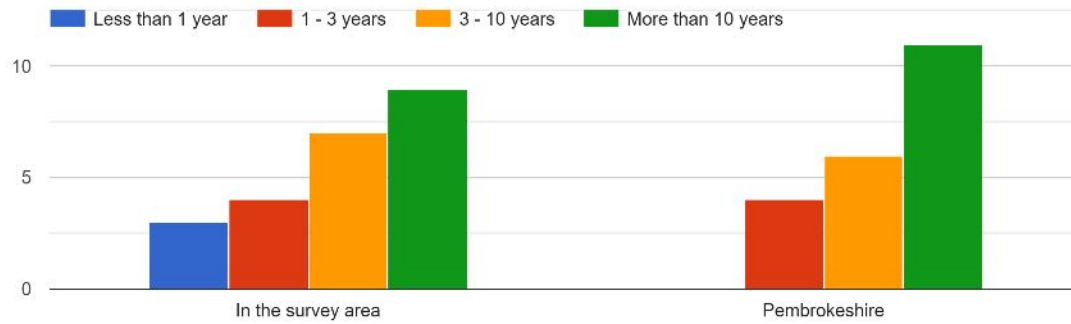
Focussing on the need for homes to rent, we can summarise the 2023 Housing Needs Survey as follows:

- 78% of respondents support a small affordable housing development in our area; 18% would consider such a development; and, less than 4% oppose such a development;
- 25 (of 26) respondents expect to move to/in the survey area in the next 5 years;
- 4 (of 22) respondents want to move back to this area;
- the biggest group in housing need is “families with children” (58%), followed by “couples” (23%) and “single person” (19%);
- the greatest housing need is for 2 and 3 bedroom properties (77%):
 - 1 bedroom (1 respondent 4%),
 - 2 bedrooms (9 respondents 35%),
 - 3 bedrooms (11 respondents 42%),
 - 4 bedrooms (4 respondents 15%),
 - 5 or more bedrooms (1 respondents 4%);
- Only one respondent seeks ground floor accommodation. No other need for specialist housing was mentioned;
- Affordable rents (per month) were, up to:
 - £300 – 1 respondent
 - £400 – 5 respondents
 - £500 – 1 respondents
 - £600 – 8 respondents
 - £700 or more - 3 respondents
- 8 respondents (31%) would prefer to buy their own property;

Summary

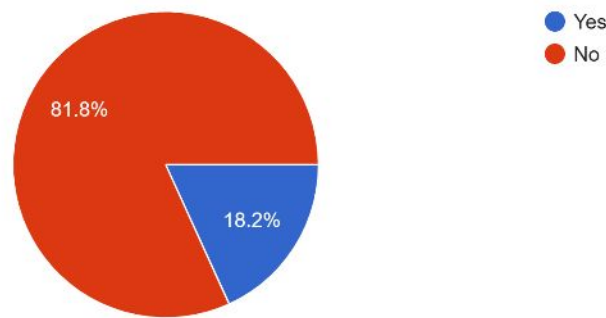
This 2023 survey largely reflects the conclusions of a survey conducted by Nolton & Roch CLT in 2020 when 49% expressed a need for 3-bed properties and 26% for two bedrooms. Though the mix of 2 and 3-bed properties is slightly different, together they represented 75% of the housing need, as compared with 77% in this survey. Similarly, most people (83%) wanted rents below £600 (exactly reflecting the 2020 survey findings), and a large contingent would like to buy their own home (31%, in this survey, and 70% previously). In both surveys only one respondent seeks assisted living (2020 survey) or ground-floor accommodation (2023 survey).

How long have you lived locally in...?

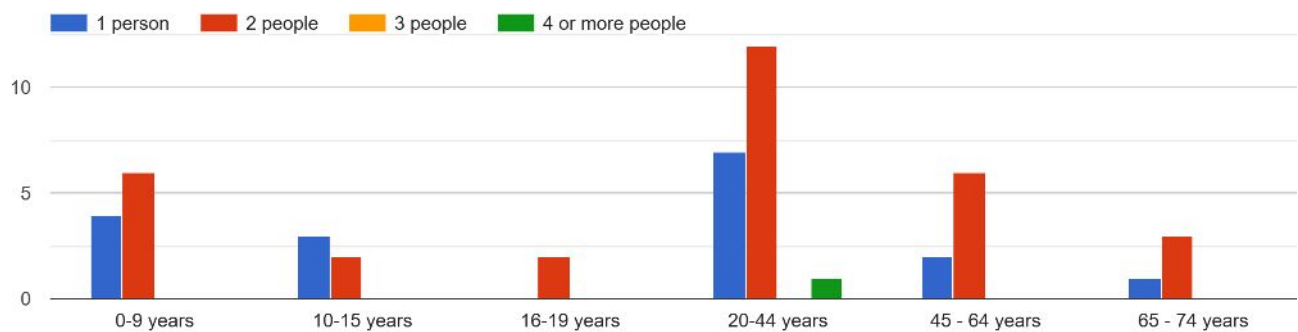


Have you previously lived in the survey area and want to move back?

22 responses

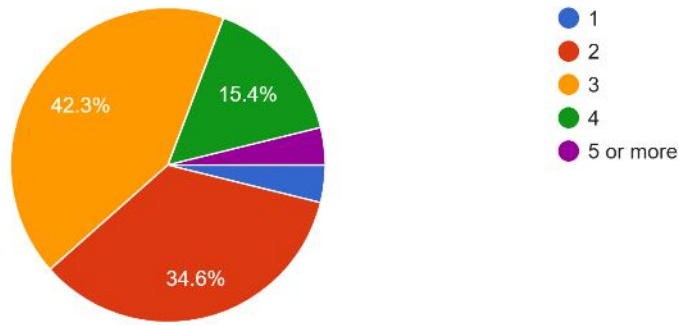


How many people of each age are there in the household?



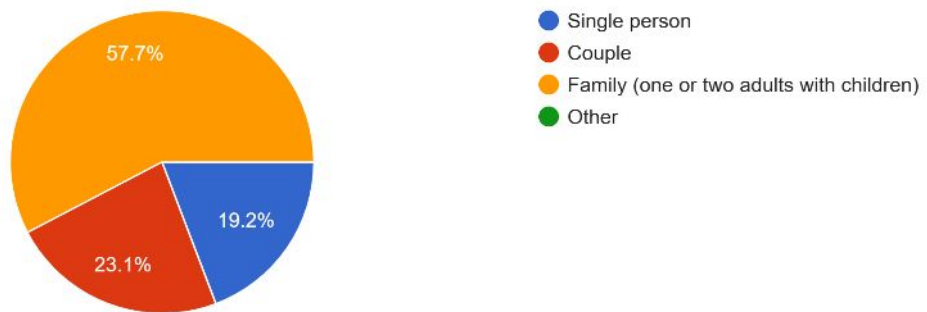
How many bedrooms would the household expect to need?

26 responses



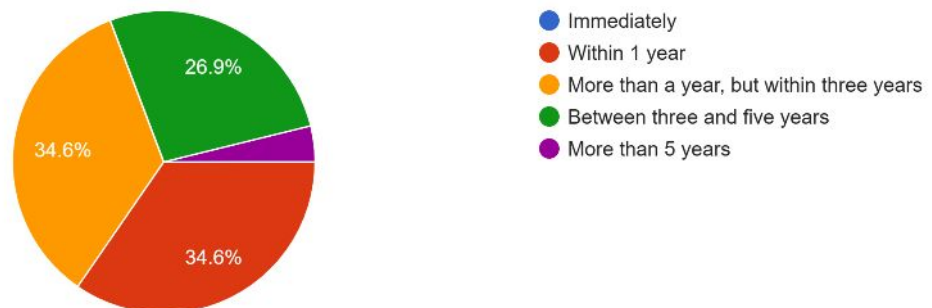
How would you describe this household?

26 responses



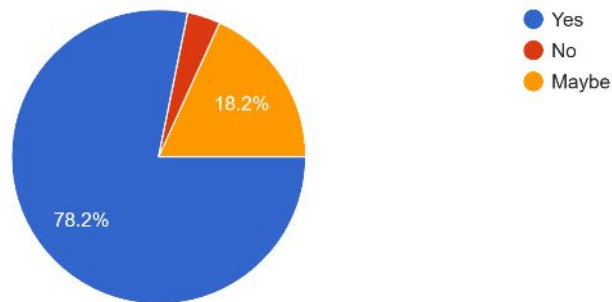
When would the household expect to move?

26 responses



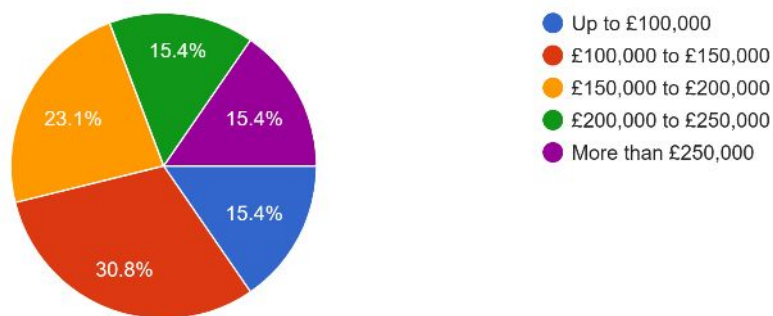
If a housing need is identified, would you support a small development of 15 to 20 affordable homes for local people in the survey area?

55 responses



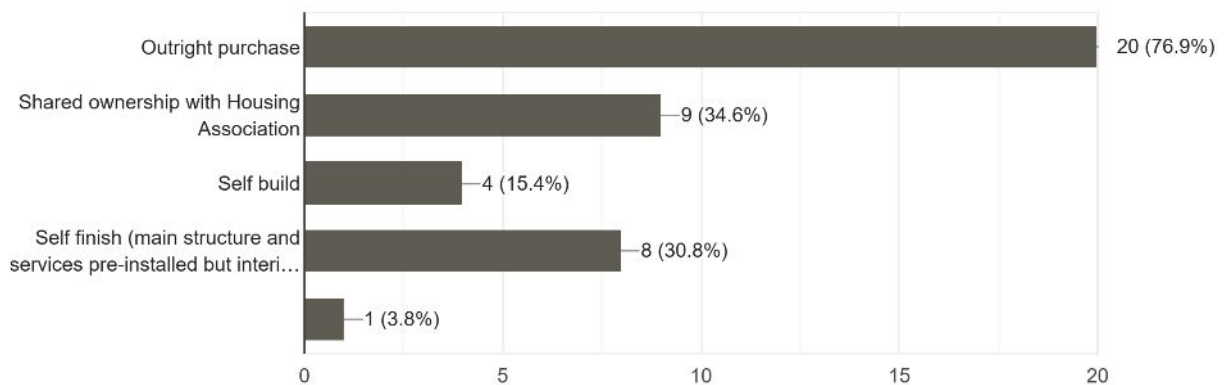
How much would the household be able to afford if buying a property? It is prudent to consider about four times* the household's gross annual i...ngsexpert.com/mortgages/mortgage-rate-calculator

26 responses



Assuming finance can be raised, would you be interested in:

26 responses



Freeform comments from 2023 Survey

Views on local affordable housing

The shortage of affordable housing round here is even bigger than 15 to 20

I would like to move there

It is for people on the council list and I feel this is unfair for the people who save there money hard and aim to buy a property as they have worked hard in jobs and do not want to leave their home local area

Young families need to be planned for, but schooling plus medical requirements need considering Local properties for local people

For family to continue to live in the village

We need as many homes as possible

We need more affordable housing for our youngsters to keep them in the community

First time buyers are currently priced out of the market, and there are too many second homes which impacts the local economy/community

We have been lucky enough to move just before the pandemic (from penycwm) however, house prices would not be in our price range now! Affordable housing for families is so important to keep a community alive!

We need more affordable housing that is PROTECTED for local people to live in and that cannot be bought as second homes or used as holiday accommodation. Too much local housing is being taken out of the local housing market due to tourism and second homes. And due to the shortage of availability pricing is high. As such, we support new affordable housing as long as it is protected through covenants or legal means, and is truly affordable and built as sustainably as possible.

there is a huge shortage of affordable homes in this area. young people are really struggling.

I'd love to stay living in Roch and be able to afford my own place here.

I feel it is important to enable our community to stay together and grow together.

To allow young local people to be able to live in the area and support employment in Pembrokeshire rather than having them leave to take up employment further away

Housing is needed so it would be very useful as long as Roch doesn't become to crowded Local affordable housing is needed for local people.

If it aims at specially supporting Local young people wanting to buy first homes

I am LOCAL having lived in roch ALL my life. I'm a student nurse on a low income and want to stay in roch but move out of my family home

It may keep young people in the community

It will be beneficial for young people who wish to live in the area they grew up in, as currently this is not achievable.

First time buyers find it almost impossible to buy a home within this area

We need local affordable housing for local people.

I think that there needs to be more affordable homes to rent.

I live in Roch until I was 20 then when I had children there was nowhere available and as a single parent I had to move to Haverfordwest

Other Comments

I'd like to know why this area is being chosen for council list housing as there many young people who work hard and need the help to buy due to the cost of living and buying a house. I think it's ridiculous that you only support 'affordable housing'. And not hard working individuals.

Please consider the impact upon local amenities as stated earlier

Congratulate the team on all their hard work which you've already undertaken.

Housing should be in keeping with the area, not houses squished together.

I believe the focus is families but I do feel there is also a need for starter homes for young local workers or couples so it would be great to include some accommodation for those pre the family stage. This may also help reduce the number of young adults leaving the area.

We need better infrastructure and lower speed limit - both for this development and for the local school and other local pedestrians.

I think homes should be built in a sustainable manner. Well built with good insulation and solar. Careful consideration that we are in a moist coastal region so must be built in a way not to get damp.

This is not really a survey designed to elicit genuine debate. Is there a commitment to publish all responses and respond to all concerns?

Location is not right for this - and why would affordable housing not be part of a planned big development on site of 52 houses just applied for anyway. That would be better to combine both on that site