



# Llanrhian Connected Community Housing for the Future Survey

## Analysis Report

October 2023



Author: Sue Latham – PLANED Project Co-ordinator – [sue.latham@planed.org.uk](mailto:sue.latham@planed.org.uk)

PLANED, The Old School Hall, Station Road, Narberth, Pembrokeshire SA67





## 1. Introduction

Llanrhian Connected Community in partnership with Llanrhian Community Council, commissioned PLANED to undertake a survey to identify the opinions and ideas of local communities around future local housing needs. The Survey took place between the 15<sup>th</sup> August and 29<sup>th</sup> September 2023.

PLANED based in Narberth is an established, grass roots led, community development organisation, delivering sustainable outcomes for communities, by a collaborative, people led approach.

## 2. Geographical Area

The Survey was open and distributed to residents of the Llanrhian electoral ward, covering the community council areas of Llanrhian, Mathry and Pencaer, and based on a previous survey delivered regionally to inform and support similar communities.

## 3. Survey Creation & Distribution

The creation of the survey was based on a similar local survey, with questions amended, in consultation with the Connected Communities representative and Councillor Neil Prior the local Pembrokeshire County Council member for the area.

Survey questionnaires were available in both English and the Welsh language and provided in both hard/paper copy and an electronic online response. Copies of the questionnaire can be found at Appendix 1.

The online survey platform was conducted using Microsoft Forms.

Hard/paper copies were distributed through three local destinations, along with collection boxes for completed surveys. Posters displaying a QR code to link to the online survey were also provided to these destinations.

- The village shop/garage – Square & Compass
- The Shed – Porthgain
- The Ship Inn – Trefin





Survey forms were also distributed at the Croesgoch Garden Show on Saturday 19<sup>th</sup> August and online links sent directly to the Croesgoch Primary School for distribution to parents/guardians/carers.

Councillor Neil Prior provided a direct email of the online survey to his constituent's mailing list or around 500 residents.

Social media posts were prepared by PLANED and posted on their own social media sites. These same posts were provided to the community council for distribution on their own social media sites.

From the PLANED Facebook posts, the following engagement was achieved.

21 <sup>st</sup> August	ENGLISH POST – reached 975 people, with 78 direct engagements
	WELSH POST – reached 785 people, with 28 direct engagements
20 <sup>th</sup> Sept	ENGLISH – 478 reach with 94 direct engagements
	WELSH – 171 reach with 5 direct engagements



Further examples of marketing and publicity material can be found within Appendix 2 of this report.





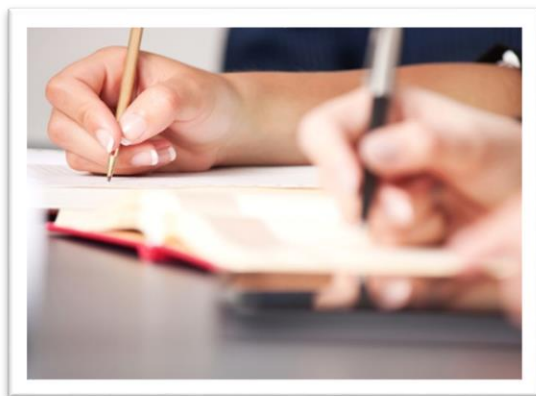
#### 4. GDPR

PLANED implements its own Data Protection Policy when conducting any work where the gathering of personal information takes place.

Survey forms displayed the statement below and gave the opportunity for anybody to view this policy should they require.

*"The information you share with us will be anonymous unless you consent to provide your name, address, and email address. Any personal data you choose to provide will not be used within the report.*

*The only purpose of processing your data will be to assist with your housing needs and to gauge local opinions and ideas."*



#### 5. Survey Response Rate

At the close of survey, the following number of responses were received.

	English	Welsh Language
Online	194	1
Square & Compass	5	1
The Shed	1	0
The Ship Inn	0	0
Face to Face	1	1
Total	201	3

For the purposes of data analysis, the information from the paper copies was entered into the online system and the English and Welsh Language returns collated together.

Based on the population of 873 (source Office of National Statistics 2011) the response rate for this survey is 23.36%.





## 6. Data Results

The following pages provides the return data for the questions asked within the survey.

The survey applied to but was not restricted to residents in the communities within the Llanrhian electoral ward, covering the Community Council areas of Llanrhian, Mathry and Pencaer.

Questions marked with an asterisk required a response, meaning that online respondents would not be able to progress through the survey without providing an answer. Where there is a discrepancy with total numbers answering questions in the data results, this will be due to paper copies, where progression through the survey could not be enforced.

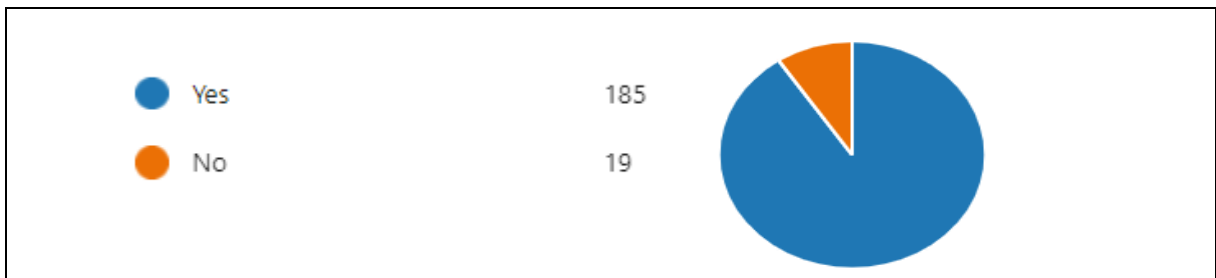




### Question 1.\*

**Are you currently a resident in any of the above areas?**

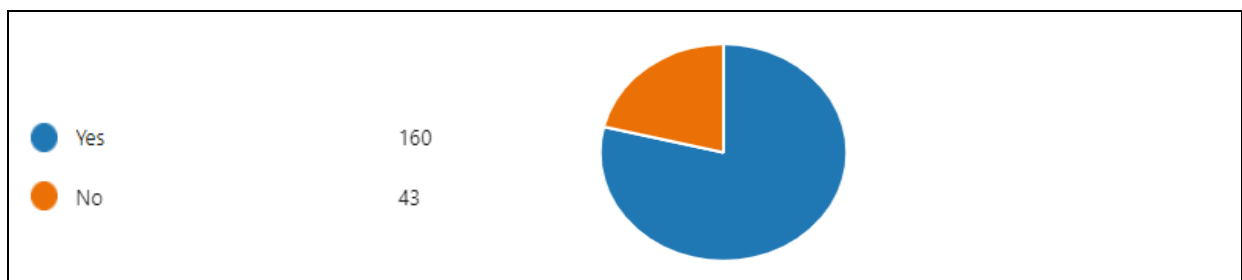
91% of those responding to the survey stated they were a resident in one of the local areas stipulated at the start of the survey.



### Question 2.\*

**Is your main residence in any of the above areas ?**

79% of those responding to the survey stated it was their main residence with 21% saying it was not their main residence.





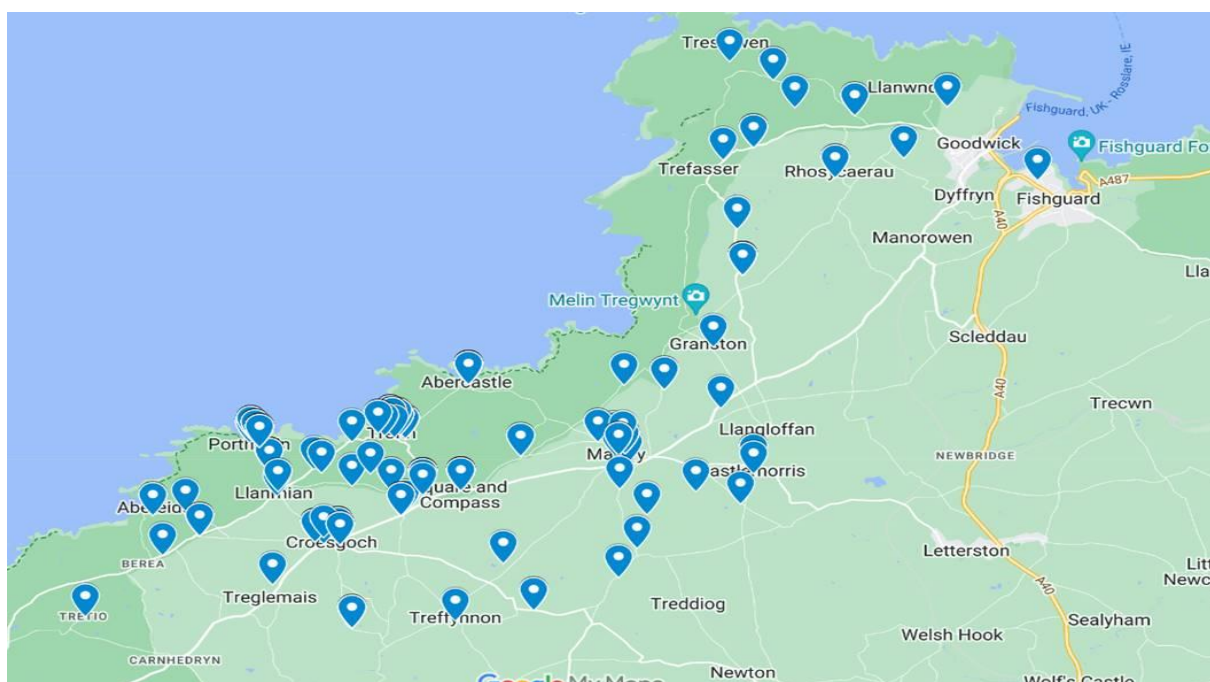
### Question 3.\*

#### What is your postcode?

Response rates, broken into areas are as follows:-

Trefin	23%	St Nicholas	6%	Berea	3%
Mathry	15%	Pencaer	4%	Llandeloy	1.5%
Croesgoch	12%	Abercastle	4%	Llanwnda	1.5%
Porthgain	9%	Square & Compass	4%	Trefasser	1.0%
Llanrhian	7%	Castlemorris	3%	Treffgarne	0.5%

A full list of all postcodes can be found at Appendix 3

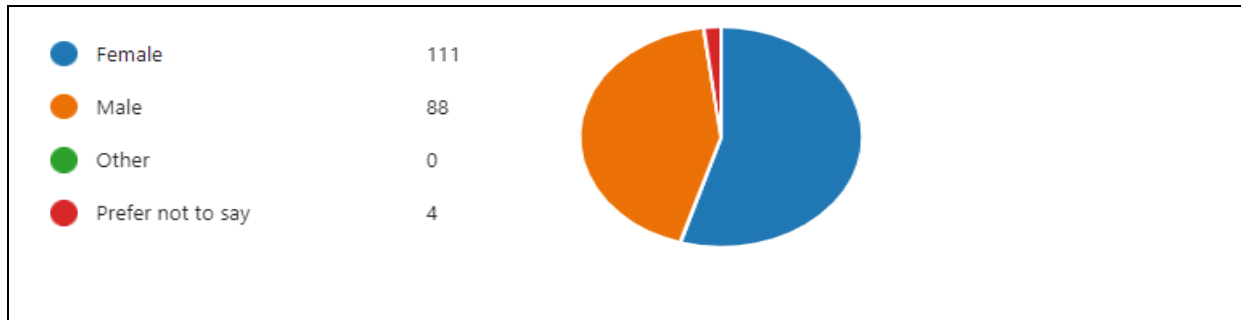




#### Question 4.\*

##### What is your gender?

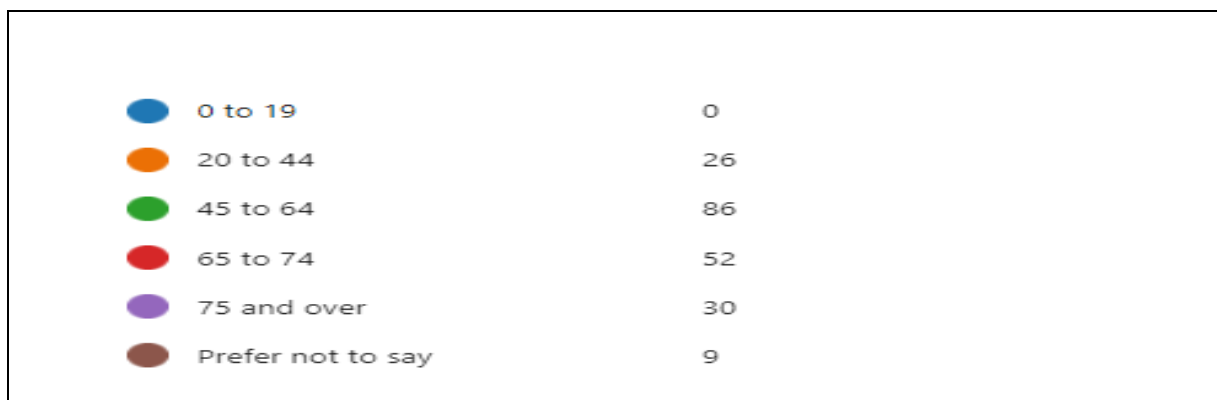
Of those responding to the survey, 43% stated they were male, 55% stated female, with 2% preferring not to say.



#### Question 5.\*

##### What is your age?

The largest number of responses to the survey came from the 45 to 64 year age group (42%), second was the 65 to 74 year age group (25%), thirdly, the 75 and over age group (14%). The lowest number of responses from the 20 to 44 year age group (12%).





### Question 6.\*

**Do you think the building of affordable housing in any of the above areas is a good idea?\***

**(Affordable Housing is a type of housing available exclusively to people in housing need for sale or rent below the market value)**

An 86% majority responded to the survey saying they thought the building of affordable housing was a good idea.

'Yes' responses broken down into age groups as follows:-

20 to 44 years	13.8 %	75 and over	13.8%
45 to 64 years	42.7%	Prefer not to say	3.4%
65 to 74 years	26.5%		

'Yes' responses broken down into areas as follows:-

Trefin	24.5%	St Nicholas	5.3%	Berea	4.1%
Mathry	15.5%	Pencaer	4.7%	Llandeloy	1.1%
Croesgoch	12.5%	Abercastle	3.5%	Llanwnda	1.7%
Porthgain	9.5%	Square & Compass	3.5%	Trefasser	1.1%
Llanrhian	4.19%	Castlemorris	6.5%	Treffgarne	0.5%

14% of respondents stated that they did not think it was a good idea to build of affordable housing.

'No' responses broken down into age groups as follows:-

20 to 44 years	3.7%	75 and over	22.7%
45 to 64 years	44.4%	Prefer not to say	11.1%
65 to 74 years	18.5%		

'No' responses broken down into areas as follows:-

Trefin	7.4%	St Nicholas	14.8%	Berea	0%
Mathry	14.8%	Pencaer	0%	Llandeloy	3.7%
Croesgoch	11.1%	Abercastle	7.4%	Llanwnda	0%
Porthgain	0%	Square & Compass	7.4%	Trefasser	0%
Llanrhian	18.5%	Castlemorris	0%	Treffgarne	0%





### Question 7.

#### Would you like to share your reasons for your answer to the previous question?

This was an optional question. From the 176 that provided a 'yes' answer to question 6, 142 of these provided further detail to support their answer. There were responses of varying content and length but the general theme focused around there being insufficient affordable housing for young people and families to enable them to stay in their local area.

"Young married couples cannot afford the house prices in this area"  
"Yes, wages in the area are not high enough to afford expensive properties"  
"In an area like ours, with a high percentage of second homes and holiday lets"  
"It's a struggle for local young people to buy anything in the area"  
"Owning a house provides stability in life for a majority of people"  
"It is necessary to keep local families together in the area if that is their preferred option"  
"So local people can stay local"  
"Prices are not affordable on local wages"  
"Current property too expensive even for working locals"  
"Every area should be able to deliver a mixed economy of housing"

Of the 28 respondents that responded 'no', 25 of these provided further detail to support their answer with varying responses but themes seemed focused on there being insufficient infrastructure and facilities to support more residents and a lack of local employment.

"There is limited employment in the immediate locality"  
"There are few/no facilities in this area"  
"Others buy houses and sell for more!"  
"There are few job opportunities in the area and public transport isn't great."  
"As they look awful - more like barns or cowsheds."  
"Concern of increased crime in a relatively low crime area"

A full list of responses can be found at Appendix 4.



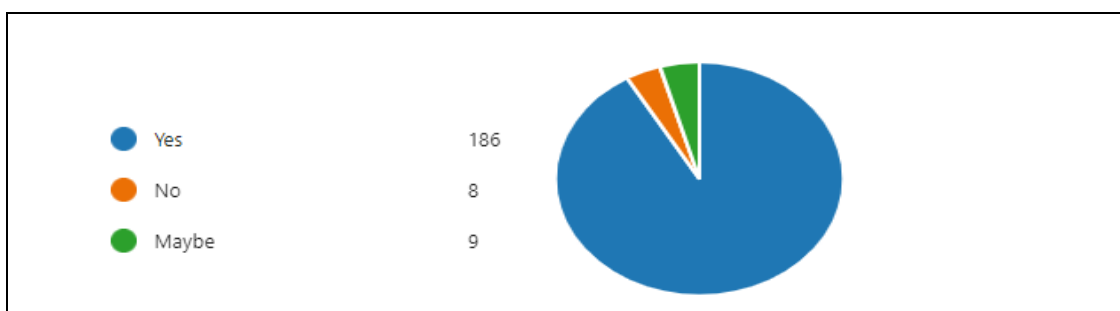


### Question 8.\*

#### Do you want to live or continue to live within the local area?

91% of respondents indicated that they wish to live or continue to live in the local area. These responses came in fairly equal percentages from all age groups.

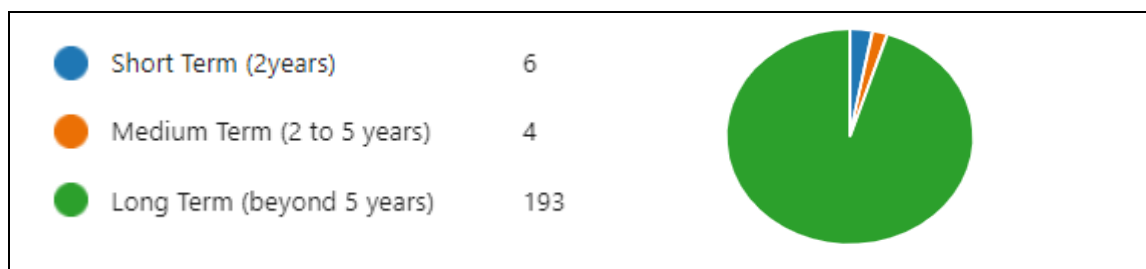
3% said they did not wish to continue to live in the local area, 4% saying maybe. Age groups for both these responses came predominately from the 45 to 64 year and 65 to 74 year age groups.



### Question 9.\*

#### For how long do you want to live or continue living in the local area?

95% of respondents indicated that they wished to live or continue living in the local area long term (beyond 5 years). 2.9% responded short term (2 years) and 1.9% responded medium term (2 to 5 years)



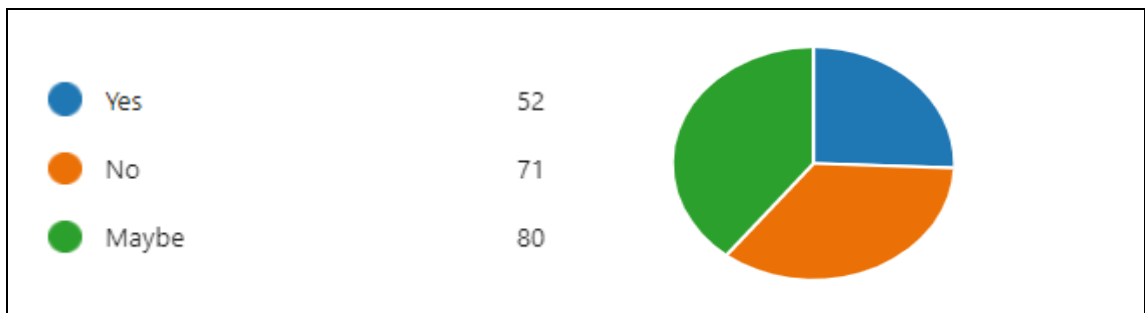


**Question 10.\***

**Do you think your housing needs may change in the future?**

25% responded that they thought their housing needs may change in the future, 38% said they did not think they would change and 39% replied that maybe they would change.

Responses to all three answer options were evenly spread across all respondents age groups.





### Question 11.\*

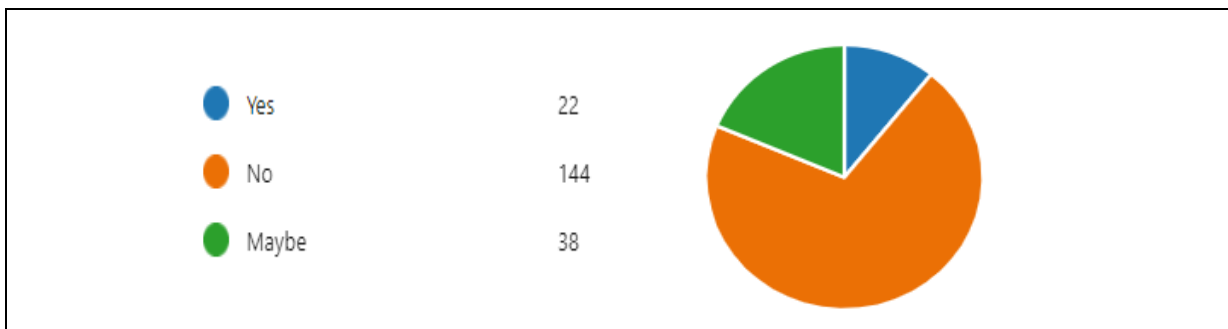
#### Will your future housing needs require affordable housing?

(Affordable Housing is a type of housing available exclusively to people in housing need for sale or rent below the market value)

Respondents that answered 'yes' or 'maybe' who completed the survey electronically were automatically directed to answer optional questions 12 to 17.

Those respondents answering 'no' were automatically directed to question 18.

To Note - there is a slight discrepancy on data number returns, as some respondents completing on paper copies completed all questions regardless of their answer to this question.



70% of respondents answered that their future housing needs did not require affordable housing.

30% said that their future needs would or may require affordable housing; the following provides a breakdown on age groups for this response.

20 to 44 years	23%
45 to 64 years	43%
65 to 74 years	20%
75 years +	8%
Prefer not to say	5%





## Question 12.

### What is your current living situation?

Of the 60 respondents that answered 'yes' or 'maybe' to the previous question, 57 responded to this question.

61% responded that they owned their own home. 8.7% responded in equal numbers that they rented privately or through a housing association, 14% lived with friends or family and one person lived in a shared ownership property. From the 3 respondents that answered 'other', 2 responded with additional information, "homeless" and "lived in employment accomodation".

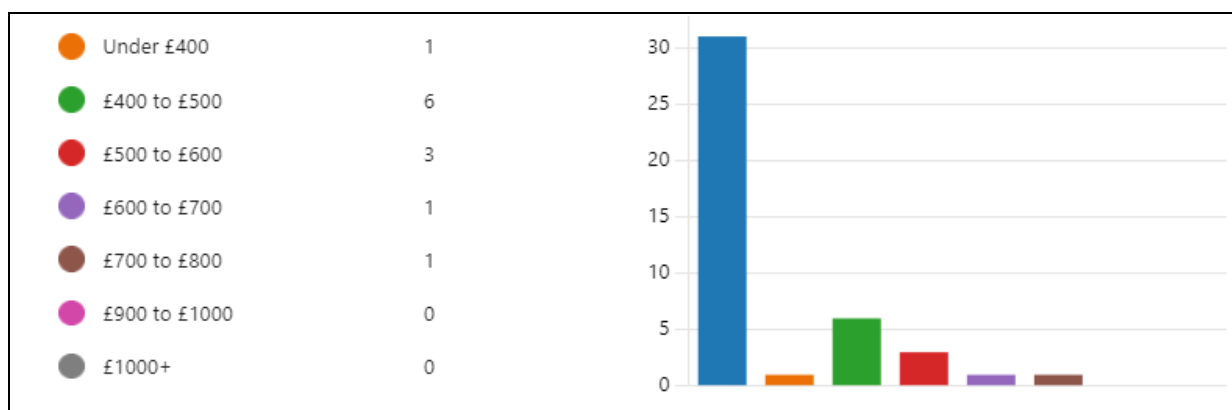


### Question 13.

#### If you rent your home, how much rent do you pay per calendar month?

Of the 60 respondents that answered 'yes' or 'maybe' to the previous question, 43 responded to this question.

Of those that responded these are the figures on rental costs.

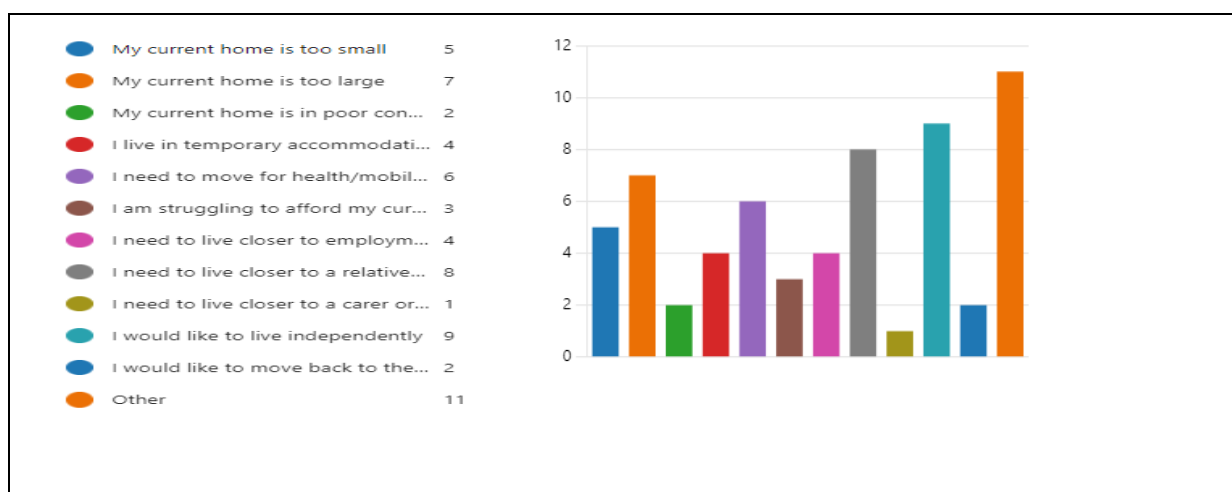


#### Question 14.

**What are the main reasons for needing to move to an affordable home?  
(tick all boxes that apply)**

There was a wide and varied range of responses to this question, with a number of respondents ticking multiple boxes:-

2 reasons – 7 respondents  
4 reasons – 1 respondent  
5 reasons – 1 respondent  
6 reasons – 1 respondent



“I need to live closer to a relative/family; I would like to live independently”  
 “I am struggling to afford my current home”  
 “My current home is too small”  
 “Will probably need to sell my property to fund my retirement”  
 “I live in temporary accommodation; I would like to live independently”  
 “The property in which I live is going to be converted to holiday let”  
 “My current home is in poor condition”

A full list of responses can be found at Appendix 5.





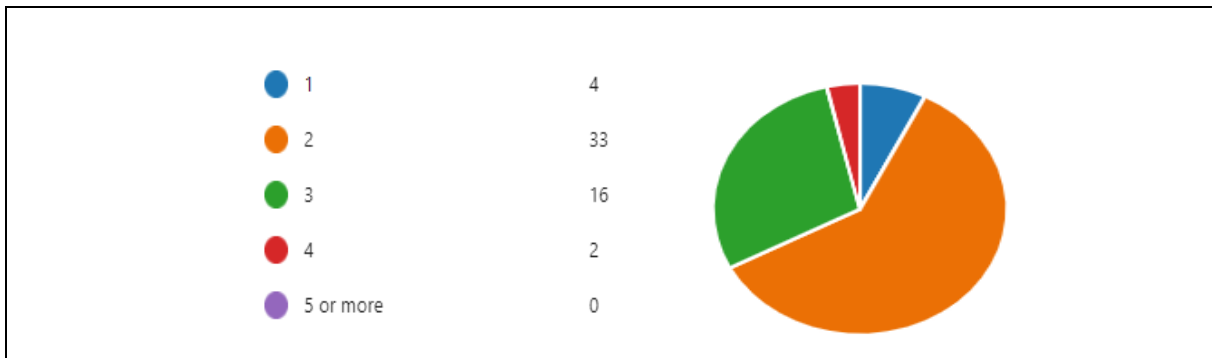
### Question 15.

**How many bedrooms would the household expect to need in an affordable home?**

There was a full response to this question, with a 60% majority of respondents stating they would expect to need just 2 bedrooms:-

7% requiring 1 bedroom  
4% requiring 4 bedrooms

29% requiring 3 bedrooms  
0% 5 bedrooms or more



## Question 16.

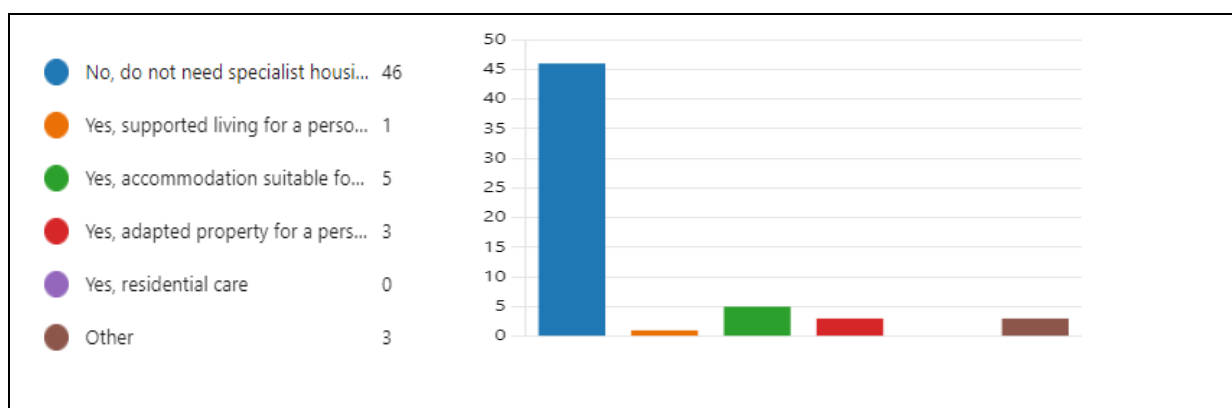
### Do you or anyone in your household have a specialist housing need?

55 people responded to this question with 83.6% stating that they did not need specialist housing.

The highest response for requiring specialist accommodation was 5 respondents requiring accommodation 'suitable for an older person'. Of these 5, 4 stated they owned their own home and 1 rented, all stated they would require a 2 or 3 bedroom property.

3 people stated they would require a 'Property adapted for a person with a disability' and 1 person stated they would require 'supporting living for a person with learning difficulties'.

Of the 3 respondents that responded 'other', 2 stated that they may require a specialist housing need, should their health deteriorate.





### **Question 17.**

#### **How many people in each age group are there in your household?**

Respondents were asked to provide the number of people in their current household in each age group.

From the 56 respondents, the largest number of properties (22) are lived in by just 2 people, predominately from the age 45 years upwards, with just two properties occupied with one other person under the age of 19 years old.

Single occupancy properties totalled 11 and these are predominately occupied by the age groups 45 to 64 years and 65 to 74 years, with just one over the age of 75 years living alone.

The age groups 20 to 44 years and 45 to 64 years predominately occupy triple occupancy properties, totalling 11, with only three properties occupied with additional persons under the age of 15 years old.

Of respondents that answered that 4 people are living within the property, all had at least one person from the 45 to 64 age group, with the rest of the household made up from those in younger age ranges.

The remaining 7 properties are occupied by 5 people, with just one of these 7 occupied by 6 persons. As above, these are all occupied by predominately 2 people from the 45 to 64 year age group with younger age groups making up the occupancy.

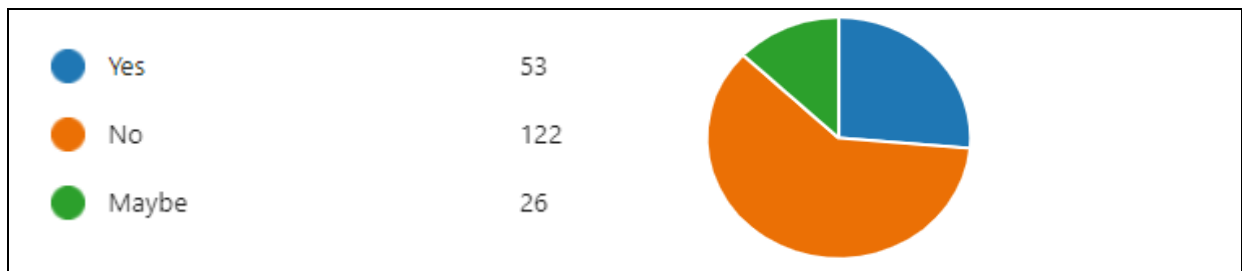




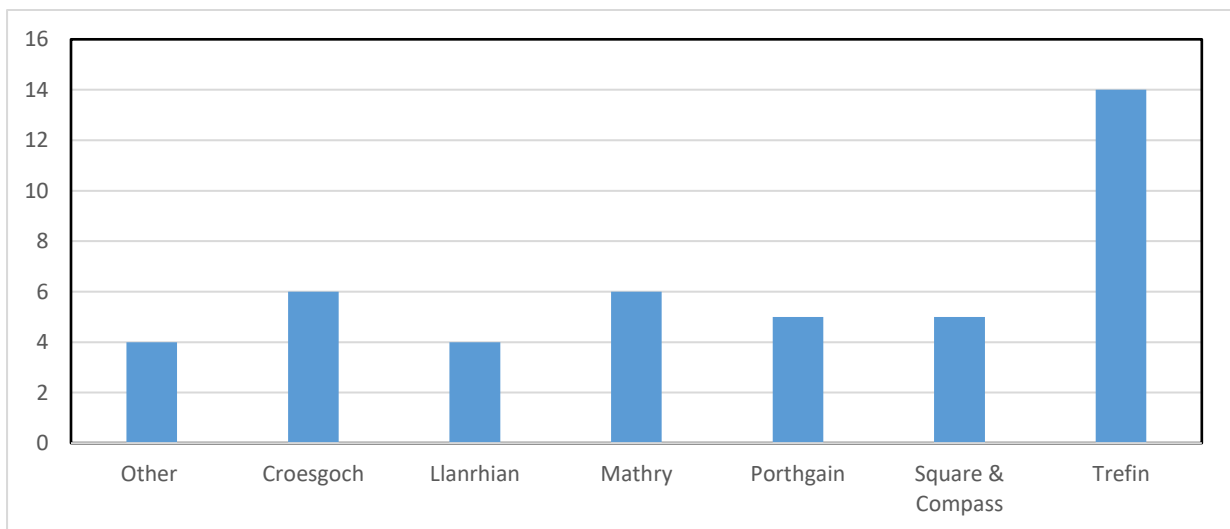
### Question 18.

**Do you have any children or dependants that may, in the future, need affordable housing in the area?**

There were 201 responses to this question, with 60% stating that there was no requirement for affordable housing, 12% maybe and 26% saying there would be a need in the future.



The following chart provides a breakdown of areas for the 26% stating there would be a need in the future.





### Question 19.

**Please use the space below to tell us anything else you would like to share about housing in our local area that has not been covered by the questions above.**

97 respondents used this question as an opportunity to feedback their views, a full list of all responses is at Appendix 6.

"We need homes in the community, managed by the community, for the local community"

"Associated with local affordable housing must be the provision of jobs or other economic activity"

"Many supposedly affordable homes in the neighbouring St David's development area are now holiday homes"

"Housing for the elderly, are there any plans to house disabled or elderly people?"

"Increases in housing density will require improvements to services such as health, education and transport"

"It saddens me and many of my friends to see so many empty properties that could be filled by young families who would contribute to local life"

### Question 20.

**Thanks you for taking the time to complete this survey, if you would be interested in more information around this initiative or like to receive the results of this survey, please enter your address or email address below.**

A list of those contact details for those who expressed a wish to be kept updated will be provided to the survey commissioner.





## Summary

The Llanrhian Housing Needs survey was conducted over the summer period of 2023 with a good response rate totalling 204 completed surveys. 91% of respondents stated they were a resident in one of the local areas within the Llanrhian electoral ward areas of Llanrhian, Mathry and Pencaer. The significant geographical spread and overall survey completion rate of 23% shows positive participation and is encouraging for involvement in any further consultation activities. However, with the lowest number of responses from the 20 to 44 year age group of 12%, further targeted engagement activities with the younger population should be considered; for example, a social media campaign and/or activity with the schools and colleges.

The survey results show that a high percentage want to continue living in this area, but with concerns around new housing needing to be for residential purposes only and the cost of those entering the housing market being taken in to consideration. There was no definitive outcome to the questions around participants perception of their own future living needs, but a selection of input does show there is some need for respondents who will require changes in housing, therefore further consultation is suggested to aid analysis.

It is significant to note that a 86% majority responded to the survey saying they thought the building of affordable housing was a good idea, with 3 bedrooms being the preferred amount. 26% said there would be a need for this in the future, thus demonstrating encouraging participation rates for further engagement on this matter.

With added narrative referencing the need for housing for younger people but concerns of poor employment opportunities in the area and the need to improve public transport links.

Therefore, it is suggested that such considerations are taken in to account for any future plans and proposed building sites. To support awareness and greater inclusion of the local population, it is suggested that results of this survey are shared widely and further engagement includes reference to potential proposed building plans/sites.

