



Rural Housing Enabler
Galluogydd Tai Gwledig

Presteigne and Norton Town Council Housing Needs Survey

Including Powys County Council Local Development Plan Preliminary Consultation

April 2011

Produced in collaboration with the Town Council by:

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PRESTEIGNE & NORTON TOWN COUNCIL HOUSING NEEDS SURVEY

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**SUMMARY OF HOUSING NEEDS SURVEY CARRIED
OUT JANUARY 2011**

Response

- The overall response rate was 38.5% - considerably higher than average.
- 37.4% of the responses were from homes where the average age was over 65.
- 50% of the respondents have lived in their current home for over 10 years, and 30% between three and 10 years.
- Compared with surrounding areas, Presteigne and Norton has the highest percentage of retired residents and the lowest percentage of adult residents.

Affordable Housing need

- 80 people indicated that they would require an affordable home within the next three years, requiring 2 or 3 bedrooms.
- Powys County Council housing needs register on the 1st April 2011 had 158 individuals registered to access all housing types in Presteigne and Norton. Only six of these took part in the survey, so 152 represent an additional need.
- Elderly couples and elderly single residents indicated housing need because their homes will not be suitable in the coming years due to age and infirmity.
- There were larger family units in housing need as a result of overcrowding and a desire for independence by younger residents in the family.
- Most respondents with housing needs had resided in the community for a minimum of three years but the majority for over 10 years.
- 36% of respondents were interested in homes available to rent or as part of a share ownership scheme from the local authority or a housing association.
- 57% of respondents would be in favour of an affordable housing development.

Affordability

- Respondents indicated that they would be able to afford house prices between £100,000 and £160,000, with the majority tending towards the lower figure.
- For comparison the average local house price is £209,376.92, and the average in Powys as a whole is £195,929.80.
- House prices are on average seven times the local average income.
- Respondents indicated that they would be able to afford rents of between £50 and £90 per week, this compares with £103 per week paid in Powys on average.

LDP: broader housing provision

- Respondents felt there was a need for more rental properties in the area.
- 56.8% of the respondents supported the need for some housing development; 15.3% felt that no housing was needed. 27.9% did not supply any answer
- There was no specific preference for the location of a development.

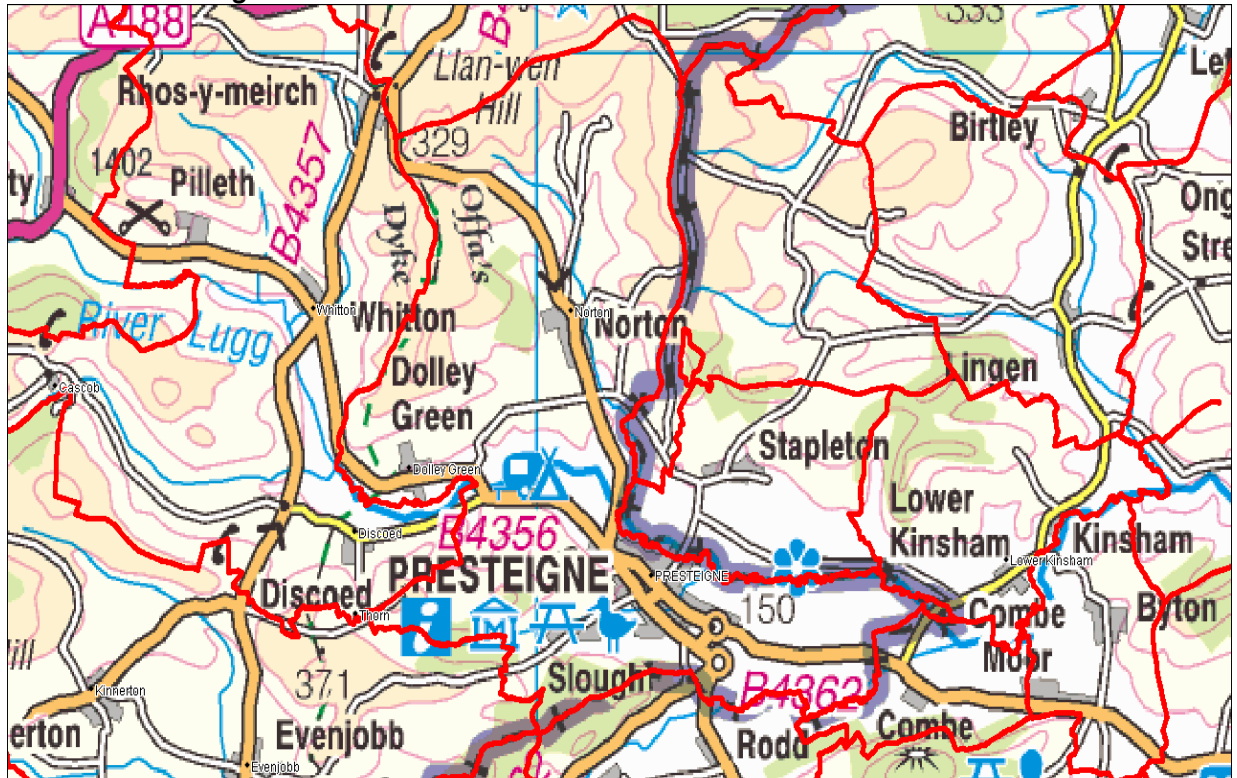
PRESTEIGNE & NORTON TOWN COUNCIL HOUSING NEEDS SURVEY

INTRODUCTION

A housing needs survey was undertaken in the Presteigne and Norton Town Council (PNTC) area, through January 2011 by the local Rural Housing Enabler (RHE) – Susie Abson – supported by the Town Council. This survey sought to investigate local needs and views in respect of rural affordable housing and to inform the PNTC response to the Powys County Council LDP process.

The results will be publicly available

MAP 1 - Presteigne and Norton Town Council Area



INFORMATION

More detailed information and a free digital or paper copy of this report can be made available in Welsh or English from:

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METHOD

Powys County Council supplied postal addresses for the PNTC area. PNTC supplied some additional addresses that were not evident on the PCC list. The majority of surveys were delivered by hand by PNTC Councillors; the remainder were posted by the RHE. "Lime Survey" a software tool was used to provide a basic analysis of the results.

RESPONSE

1189 survey forms were distributed, 458 were completed, a 38.5% response rate from the community. Over 30% is recognised as being a good response rate for a postal survey, hence Presteigne and Norton's survey can be considered as being very good.

Table 1: How many people of each age are there in your household?

Answer	Percentage
0-9	5.2 %
10-15	5.4 %
16-19	4.0 %
20-44	16.4 %
45-64	31.5 %
65-74	19.2%
75+	18.2 %

37.4% of the survey responses were from homes where the average age was over 65 years.

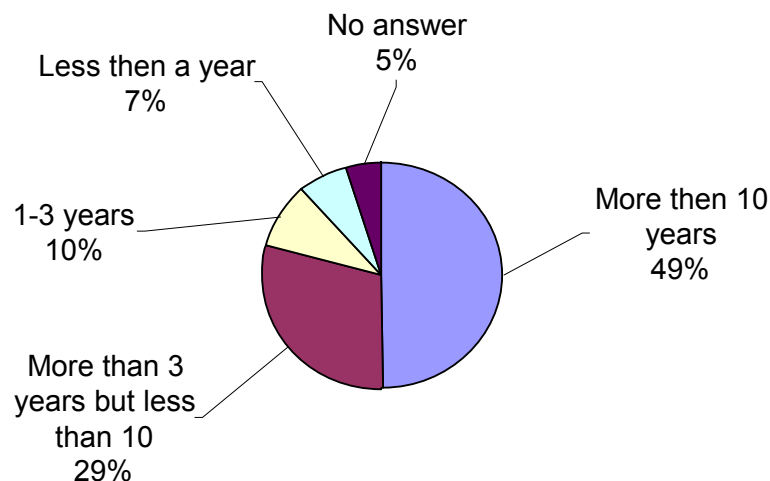
CURRENT HOUSING SITUATION

Question 4 gave the respondent options to indicate the length of time they have lived in their current home, in the Town Council area and in Powys. Not everyone answered the whole question; however everyone answered the first part of the question referring to their current home, indicating that nearly 50% had lived in their current home for over 10 years.

Table 2: How long residents have lived in their current home

Answer	Percentage
more than 10 years	49.6%
more than 3 but less than 10 years	29.5%
1 - 3 years	9.6 %
less than a year	6.5 %
No answer	4.8 %

Pie Chart 1: How long respondents have lived in their current homes

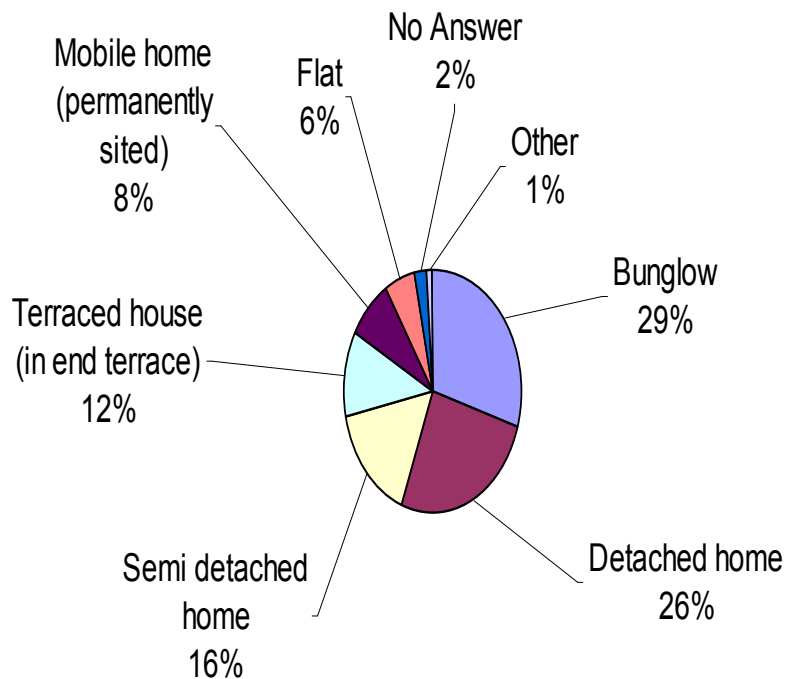


The majority of respondents live in a bungalow, detached or semi detached homes. 73% of these were owner occupiers, 13% rent from the local authority or a housing association, 10% rent privately, 1% live in part rent and part mortgage (shared ownership) properties, 1% stated other and 2% did not answer. The majority of local homes in the Town Council area are 2 and 3 bedroom homes.

Table 3: The type of home respondents live in

Answer	Percentage
Bungalow	30 %
detached home	26 %
semi detached home	16 %
terraced house (inc end terrace)	12 %
mobile home (permanently sited)	8 %
Flat	6 %
No answer	2 %
other	1 %

Pie Chart 2: Types of homes respondents live in, in Presteigne and Norton



HOUSING NEED

80 households indicated that they would need to move and would require an affordable home within the Town Council area within the next three years, and they indicated they would need 2 and 3 bedroom homes.

The table 4 illustrates the mixture of household types that have indicated a need for affordable accommodation. It was noted that there were a number of younger couples who would be classified as families in the coming year and hence their housing needs would alter in this time.

Table 4: The household type in housing need

Answer	Count
single person	22
couple	35
family (one or two adults with child/children)	19
Other	4
Total	80

Table 5: The reasons for housing need:

Answer	Percentage
want to live independently	21 %
too small	16.5 %
unsuitable for physical needs	16.5 %
other	14.7 %
too large	12.8 %
temporary accommodation	4.6 %
need to live close to employment	4.6 %
need to live close to relative/family	4.6 %
needs major repairs	3.7 %
being harassed	1 %

The main reasons for housing need, attracted additional comments from the respondents in the survey. Elderly couples and elderly single residents were concerned that their homes would not be suitable for their individual needs in the coming years, due to age and other health issues. Comments were also received about the expense of maintaining a larger house on an OAP budget and a desire to downscale. Question 14 further expanded on the identified need for specific elderly accommodation, both for affordable and open market homes so that Presteigne elderly residents can transition to more suitable homes, summarised below.

Table 6: Specialist housing needs of respondents in housing need

Answer	Count
Yes; accommodation on the ground floor	9
Yes; sheltered housing with support services provided	2
Yes; other housing with support services provided	3
other	3

There were also a number of larger family units with young adults who would be searching for alternative accommodation because of overcrowding and a desire for independence. Respondents also indicated that a housing need had arisen due to family circumstances such as divorce.

Other family groups indicated that they were seeking more appropriate accommodation because of low incomes and high rent prices in the area. This

indicated a need for larger affordable accommodation to meet these family needs, some of which were seemingly catering for 3 generations in one home.

LOCAL CONNECTION

Most of the respondents who indicated they were in need were residents who had been in the Community for a minimum of 3 years but the majority over 10 years. The survey also identified family groups with younger members who would be seeking independent living in the coming 3 years.

HOUSING TENURE AND AFFORDABILITY

Most respondents (36.2%) were interested in homes available to rent or as part of a share ownership scheme from the local authority or a housing association. Further preferences for the tenure of homes available were then split between open market rent (24.1%), open market for sale (23.2%) and other local schemes (16.5%).

Some respondents indicated that on the open market, they would be able to afford up to £160,000, but in most cases the maximum was below £100,000. Most respondents indicated they could afford between £50 and £90 per week for rented accommodation.

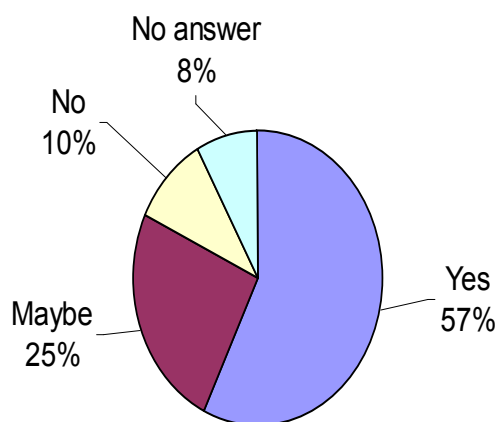
VIEWS ON AFFORDABLE HOUSING

There is widespread support for development of affordable housing in the Presteigne and Norton Council area, if a need is identified.

Table 7: Attitudes towards an affordable development if need is identified

Answer	Count	Percentage
Yes	260	57%
Maybe	115	25%
No	48	10%
No Answer	35	8%

Pie Chart 3: Attitudes towards an affordable homes development



135 Respondents (29.4%) have written down a reason for their answer. People opposed to development of affordable homes argue that the community does not have the facilities, jobs or infrastructure, e.g., sewerage, to support more homes and residents. A list of all comments can be found in appendix 1. A substantial number of the comments note that a development should be for local people.

OTHER HOUSING NEED DATA

Separate from this survey there is other data available. This data supports the findings of the survey that there is a need for affordable housing in the area in the next five years as follows:

POWYS HOUSING NEEDS REGISTER

People who are in need of an affordable home can register themselves on the Powys Housing Needs Register. Although the register is open to anyone in need for affordable housing, the majority of people registered are in the main on the list to apply for Council housing.

From the 1st of April 2011 Powys County Council waiting list had 158 individuals registered waiting to access all housing types in Presteigne and Norton, where 125 are specifically registered for Presteigne and 33 people are registered for Norton. Nearly all of these are additional to those who identified themselves through the survey, as only six people who completed the survey indicating that they were in need of an affordable home, stated that they were registered on the Powys County Council Housing Needs Register.

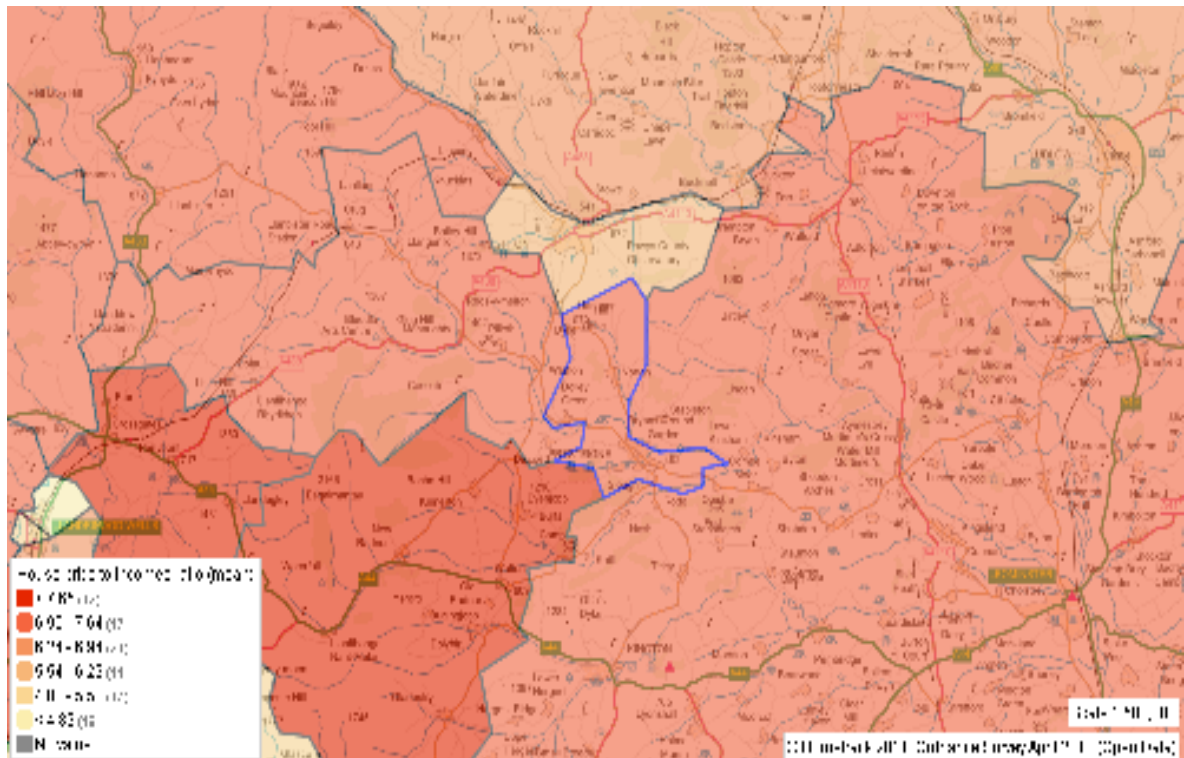
HOMETRACK

Hometrack Housing Intelligence System provides data on the housing market at a Wales, Powys and Ward level. The map below highlights the Presteigne Ward, which includes Presteigne, Norton and Dolley Green area; (inside the blue line illustrated in map 2) as from April 2011 the ward area is categorised in the highest bracket for income to house price ratio. The ward has an income to house price ratio of 7, indicating that house prices are on average 7 times the local average income. Banks will typically only lend at a ratio of 3 to 3.5, where a typical first time buyer will be required to supply between 20 and 25% deposit to access a mortgage.

In addition to this; Hometrack monitors house sales information where the average house price in April 2011 in the Presteigne Ward was £209,376.92 compared with the average in Powys of £195,929.80. Hometrack monitors open market rental prices at a Powys level; this information is not available at a ward level. In April 2011 the median rental price for a 2 bedroom home in Powys was £103 per week.

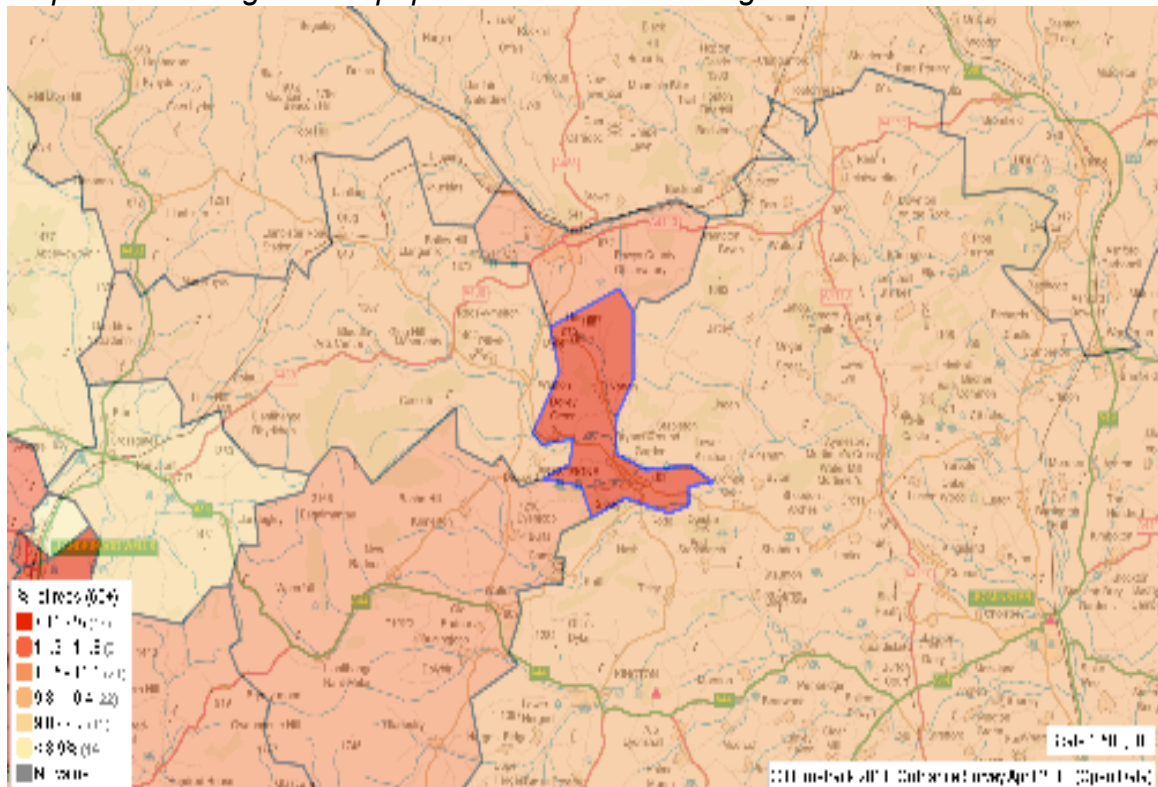
Hometrack also collates information with regards to demographics by ward area. Map 3, illustrates the Presteigne Ward in April 2011, compared with surrounding wards in Wales, Hereford and Shropshire. The Presteigne Ward has a proportionally higher percentage of retired residents (65+) and has the lowest comparative proportions of adult residents (16-55).

Map 2: House Price to Income ratio by Wards; Highlighted Presteigne and Norton Ward



Hometrack 2011, Ordnance Survey April 2010 (Open Data) the house price data is based on data from the Hometrack Automated Valuation Model and the incomes data is supplied by CACI. Scale 1:500,000

Map 3: Percentage of the population at retirement age



Hometrack 2011, Ordnance Survey April 2010 (Open Data) Scale 1:500,000

GENERAL COMMENTS

13 other people have used the opportunity to write extra comments. They are about affordability of housing, preference to develop homes and other provisions for local people – see Appendix 2.

BROADER HOUSING PROVISION – LDP

The additional section was included on request from the Town Council and related to the Powys Local Development Plan (LDP). Views were requested about the broader provision of housing in the PNTC area. Some people chose not to answer in this section as they did not feel they had enough understanding of the topic to comment. Answers to question 23 about the amount of homes were indecisive as there was no option to state “no preference” and hence many people simply did not answer this question or commented that they had no idea how to answer.

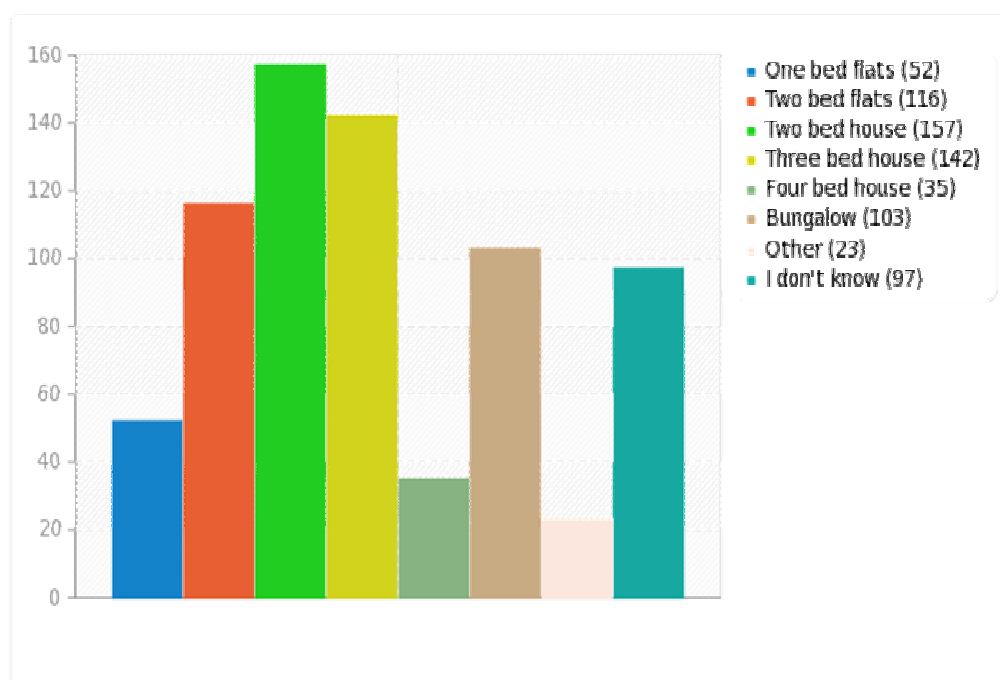
TENURE TYPE, AMOUNT AND LOCATION

Respondents were asked about the provision of properties for rent or to buy, generally there was an indication that respondents felt there was need for more rental properties in the area.

Table 8; Percentage supporting the need for homes for sale or for rent

Answer	Rent	Buy
Yes – enough provision in the area	24 %	33 %
No – not enough provision in the area	34%	20 %
Maybe	26 %	26 %
No Answer	16%	21 %

Graph 1: Types of homes which respondents think are needed in the Town Council Area:



Respondents thought that two and three bed houses, 2 bed flats and bungalows were needed most. Although comments were made that larger family homes were hard to find to rent and buy in the area. Respondents also indicated a need for specific homes for families and for the elderly.

In Question 23, views were sought about the amount of housing that is needed. There were comments indicating that respondents were uncertain how to answer or they chose not to answer as there was no option to indicate no preference. Hence 56.8% of the respondents to the survey supported some housing development; 27.9% did not supply an answer and 15.3% responded that no housing was needed.

Table 9: Amount of homes respondents think are needed in the Town Council area

Answer	Count	Percentage
None (1)	70	15.28%
Up to ten units/homes (2)	36	7.86%
Up to 20 units/homes (3)	100	21.83%
Up to 50 units/homes (4)	78	17.03%
Up to a 100 units/homes (5)	28	6.11%
Over 100 units/homes (6)	18	3.93%
No answer	128	27.95%

The majority of responses to the potential location of any development in the Town Council area; indicated there was no specific preference and ticked more than one area and actually highlighted all boxes.

Table 10: Preference for a location for any housing development

Answer	Percentage
In the North of Presteigne (1)	10.38 %
In the South of Presteigne (2)	9.11 %
In the West of Presteigne (3)	10.38 %
In the East of Presteigne (4)	10.38 %
In Norton (5)	8.26 %
Somewhere else in and around the Town Council area (6)	1.69 %
I have no preference (7)	49.79 %

There were some other suggestions received with regards to potential development sites, these are included in Appendix 3.

Appendix 1 – Q20 Views about affordable housing

5	I WAS BORN AND BROUGHT UP IN PRESTEIGNE, POWYS, RETURNING IN OLD AGE I WAS REFUSED A PENSIONERS BUNGALOW BY PC HOUSING AND LIVE IN A FLAT WHICH IS ON THE FIRST FLOOR WITH 13 STEPS TO CLIMB!
10	GOOD TO KEEP YOUNG PEOPLE IN THEIR OWN LOCAL AREA IF THEY WISH TO WORK LOCALLY
20	PROVIDING THE SURVEY IDENTIFIES A NEED FOR THE DEVELOPMENT
21	I THINK WEVE RECENTLY HAD ENOUGH NEW HOUSES IN THIS AREA - MORE WOULD HAVE TO BE BECAUSE OF EMPLOYMENT NEEDS - FOR RECESSION REASONS THATS A BIT SHORT
22	NO INFRASTRUCTURE, A CAR IS ESSENTIAL, TOO MUCH VERY HEAVY TRAFFIC (WEIGHT) WOULD BE UNSAFE FOR CHILDREN, NOT ENOUGH SEWERAGE, SHEEP MOVEMENT ON THE HOOF ON COUNTRY ROADS VERY DANGEROUS
25	TO GIVE PEOPLE ON LOW INCOMES TO BE ABLE TO GET ON THE PROPERTY LADDER
28	DEPENDS ON ACTUAL LOCATION AND NUMBER
30	IF ANY AFFORDABLE HOUSING IS BUILT THEY MUST BE FOR PRESTEIGNE AND NORTON RESIDENTS ONLY
32	AFFORDABLE HOMES FOR YOUNG PEOPLE
36	YOUNGSTERS HAVE NO HOPE OF GETTING ON THE HOUSING LADDER BUT PRIORITY SHOULD BE GIVEN TO LOCAL WHO ARE IN WORK RATHER THAN SCROUNGING OF THE STATE
38	ITS ONLY FAIR THAT THIS IS DONE AS THE POPULATEION EXPANDS AS LONG AS IT DOESN'Y INFRINGE TOO MUCH ON THE NATURAL BEAUTY AND WILD LIFE
48	THERE IS ENOUGH HOUSING BEING BUILT AT THE MOMENT AND IN THE NEAR FUTURE
51	BECAUSE IT IS DIFFICULT TO AFFORD A HOUSE WHEN THERE IS VERY LITTLE WORK FOR LOCAL PEOPLE ONLY PEOPLE FROM AWAY TO RETIRE
53	IF IT WAS FOR LOCAL PEOPLE (BORN AND BRED) THERE ARE TOO MANY OUTSIDERS MOVING IN WITH NO JOBS AVAILABLE, WE WILL END UP WITH ESTATES FULL OF PEOPLE ON BENEFITS
58	PRESTEIGNE NEEDS MORE AFFORDABLE HOMES FOR LOCAL PEOPLE
60	THIS WOULD MEAN MORE ESTATES LIKE LUGG VIEW WHERE TROUBLESOME PEOPLE WOULD BE PLACED CAUSING LOCAL PEOPLE TO SUFFER. THIS SHOULD BE KEPT A FRIENDLY PLACE
62	WE NEED TO HELP YOUNG LOCALS SET UP HOME ON THEIR OWN
70	INTEGRATE SENIOR CITIZENS
72	THIS WOULD HAVE TO BE FOR LOCAL PRESTEIGNE ONLY
76	TOO MANY HIGH RENTS TOO MANY HIGH PRICED HOMES

77	FOR LOCAL PEOPLE
85	THE SEWERGE WORKS COULD NOT COPE WITH ANYMORE HOUSING IN NORTON AREA
87	ABSOLUTELY CRUCIAL FOR THE ECONOMIC LIFE OF THE TOWN
88	CONCERNS OVER THE STANDARD THE AREA AND DEVELOPMENT WILL BE KEPT
92	NOT SUFFICIENT FACILITIES
95	AFFORDABLE RENTED HOUSING IN PRESTEIGNE AREA BECOMING HARDER TO FIND. HAVE WITNESSED MANY PROPERTIES IN LOCAL AREA BEING BOUGHT AS SECOND HOMES OR HOLIDAY LETS
98	I HAVE BEEN IN PRESTEIGNE 75 YEARS I AM ON COUNCIL WAITING LIST FOR A COUPLE OF YEARS. THERE ARE 10 BUNGALOWS WITH ONLY 3 LOCAL IN OTHERS ARE FROM BIRMINGHAM AND AWAY AND I FEEL PREDUDICED AS I AM LOCAL
101	SOON WE WILL HAVE A COMMUNITY OF RETIRED HOMEOWNERS - NO WHERE FOR FAMILIES OR YOUNG PEOPLE TO LUV, PRESTEIGNE WILL DIE AND THERE WILL BE NO ONE TO LOOK AFTER THE OLDER RESIDENTS
105	YES BECAUSE PROPERTY PRICES ARE FAR TOO HIGH IN THIS AREA
107	I WOULD ONLY SUPORT THE ABOVE IF CONDITIONS ARE PUT ON THE BUYER TO ENSURE IT CANNOT BE SOLD AT A VASTLY INFLATED PRICE/PROFIT
110	BECAUSE IF BUILT IT WOULD ONLY BE OCCUPIED BY PEOPLE OUT OF CITIES AS USUAL AND NOT BY LOCAL PEOPLE
112	THERE ARE ENOUGH HOUSES HERE NOW AND CAUSES MORE VANDALISM
115	WE PLAN TO STAY IN THIS AREA AND ONE DAY HOPEFULLY WHEN OUR GIRLS ARE GROWN UP THEY WILL LIVE HERE
118	REALLY COULD DO WITH MORE COUNCIL HOUSES BEING BUILT BUT AFFORDABLE HOUSING WOULD BE GOOD
119	I BELIEVE THERE IS A SHORTAGE OF AFFORDABLE HOUSING IN THE AREA
123	A SMALL DEVELOPMENT YES BUT NOT A LARGE ONE.
131	YES AFFORDABLE HOUSING IS ESSENTIAL TO RETAIN YOUNG LOCAL PEOPLE IN THE AREA TO PROVIDE VITAL SERVICES AND HOPEFULLY EMPLOYMENT
132	TO KEEP PEOPLE WITHIN THE AREA AFFORDABLE HOUSING IS ESSENTIAL
134	BECAUSE THERE IS NOT ENOUGH ACCOMMODATION FOR YOUNGER PEOPLE THEY ALSO NEED THEIR INDEPONDANCE AWAY FROM HOME
136	TOO MANY OVERPRICED RENTAL ACCOMMODATION
138	NORTON HAS ALREADY BEEN ENLARGED FROM ITS ORIGINAL SITE AND MROE DEVELOPMENT WAS PLANNED. THERE ARE NO AMENTIES IN NORTON AND AFFORDABLE HOUSING SHOULD BE NEAR SHOPS/TRANSPORT/SCHOOLS ETC I.E. PRESTEIGNE

148	AS A YOUNG FAMILY IF THE OPPORTUNITY AROSE TO BE ABLE O BUY AN AFFORDABLE HOME IN THIS AREA WE WOULD JUMP AT THE CHANCE, ALSO BUYING SCHEME WOULD BENEFIT US AND A LOT OF TENANTS IN THE AREA
149	ANY SMALL DEVELOPMENT OF AFFORDABLE HOUSING MUST BE WITHIN THE TOWN BOUNDARY
150	NOT ENOUGH AVAILABLE FOR PEOPLE ON LOWER INCOME
155	AS LONG AS THE DEVELOPMENT WAS FOR LOCAL FAMILIES INDEPENDANCE IN OWNING YOUR OWN HOME IS A FANTASTIC THING PART OWNERSHIP OR SHARED OWNERSHIP IWTH THE COUNCIL SEEMS TO HAVE WORKED WELL IN MANY AREAS TOO. THE HOUSES AT FORGE MEADOWS ARE LOVELY AND WERE SNAPPED UP PRETTY QUICKLY
156	IF THERE IS A NEED IT IS OBVIOUS THAT IS SHOULD BE MET IF FINANCES ALLOW.
158	IT IS CURRENTLY VERY DIFFICULT FOR FIRST TIME BUYERS TO GET ON THE HOUSING LADDER IN PRESTEIGNE
170	TO SUPPORT LOCAL INDUSTRY SHOPS SCHOOLS WE NEED YOUNG PEOPLE TO REMAIN AND SETTLE IN THE AREA TO KEEP PRESTEIGNE GROWING AND THRIVING
171	IF HOUSING IS REALLY AFFORDABLE AND FOR LOCAL PEOPLE ONLY, ALSO THAT THEY ARE FIRST TIME BUYERS NOT PEOPLE BUYING TO RENT
178	MANY TIME AFFORDABLE HOMES HAVE BEEN PROPOSED IN PLANNING BUT NOT HAPPENED WITH LUXURY 4 BEDROOM DETACHED PROPERTIES BEING BUILT
183	THE MORE PEOPLE WHO LIVE IN PRESTEIGNE THE BETTER FOR THE HIGH STREET SHOPS
185	MORE CARS NEED TO BE CONSIDERED IN CHOISE OF SITE WITHOUT CRAMPING EXISTING HOUSING AS THE ROAD INFRASTRUCTURE IS REALLY OVER LOADED
187	YES WE WOULD SUPPORT A SMALL AND NOT OVER CROWDED IF THERE IS WORK IN THE AREA TO KEEP A GOOD STANDARD IN THE AREA
193	PRESTEIGNE DOES NOT HAVE SUFFICIENT EMPLOYMENT OPPORTUNITIES TO SUPPORT A LARGER POPULATION REGARDSLESS OF WHETHER OR NOT IT CAN BE ACCOMODATED IN AFFORDABLE HOMES
198	WE HAVE A LACK OF AFFORDABLE HOUSING FOR LOCAL E.G. MARRIED COUPLES AND SINGLE PEOPLE
201	BECAUSE I AM NOT ALONE IN THE AREA WITH BEING UNABLE TO GET A FOOT ON THE LADDER LET ALONE FINDING ANYWHERE TO RENT
209	WHAT ABOUT BUILDING SOME OAP BUNGALOWS TO FREE UP SOME HOUSES IN PRESTEIGNE
211	LOCAL PEOPLE GIVE THES PLAXE MUCH OF ITS CHARACTER
215	IT DEPENDS ON WHERE THE DEVELOPMENT WILL BE - I THINK A LOT OF OPEN SPACE IS BEING USED UP AND PRESTEIGNE HAS HAD A LOT OF DEVELOPMENT IN THE LAST 8 YRS

216	MORE EFFORT SHOULD BE MADE TO KEEP YOUNG PEOPLE IN RURAL COMMUNITIES
218	ENOUGHT DEVELOPMENT AS IT IS
220	TO COUNTERACT THE VAST AMOUNT OF HOLIDAY HOMES SECOND HOMES IN THIS AREA AMD WALES GENERALLY PROVIDING JOBS ARE AVAILABLE
223	PROVIDED THEY ACTUALLY LOCAL PEOPLE AND NOT TROUBLE MAKERS AS HAS ACCOUED WITH HOUSING ASSOCIATIONS TENANTS IN KNIGHTON PUTTING THEM IN AREAS WITH ELDERLY RESIDENTS
230	THIS IS A RETIREMENT AREA NO AMENITIES VITUALLY NO PUBLIC SERVICES OR PUBLIC SERVICES E.G. GAS / ELECTRI/ WATER
231	I HAVE 2 SONS THAT HAVE LIVED HERE ALL THEIR LIVES AND DUE TO LOW WAGES IN THE AREA IT IS IMPOSSIBLE FOR THEM TO BUY
232	RELUCTANT TO SEE MORE HOUSING WITHOUT EMPLOYMENT TO GO WITH IT
237	PEOPLE NEED TO LIVE AND WORK IN THIS AREA AND NEED AFFORDABLE HOMES
248	PROVIDING THESE HOMES GO TO THOSE WHO ARE EMPLOYED I.E THOSE ON LOW INCOMES - NOT THOSE WITH MANY SOCIAL PROBLESM- DRUGS ETC - MANY SMALL TOWNS AND VILLAGES HAVE BEEN DUMPING GROUNDS FOR PROBLEM FAMILIES WITH SOCIAL DIFFICULTIES
250	TO PROVIDE AFFORDABLE HOMES FOR THE YOUNG PEOPLE SO THEY CAN STAY IN THE AREA
254	MY EXPERIENCE OF PROXIMATY TO AFFORDABLE HOUSEING ARE NOT HAPPY - INCREASE IN TRAFFIC DENSITY & PARKING OVERSTRETCH EXISTING AMENITIES
255	TO SAVE YOUNG COUPLES MOVING TO HEREFORD AND LEOMINSTER
259	NOT CONVINCED BUSINESSES CAN PROVIDE ENOUGH JOBS TO SUPPORT EVEN A SMALL INCREASE IN POPULATION. THE SOCIAL ECONOMIC BALANCE IS VERY FINE IN THESE SMALL COMMUNITIES
261	BECAUSE OUR YOUNG PEOPLE NEED A ROOF OVER THEIR HEADS AND IN THE PRESENT ECONOMIC CLIMATE THEY CAN NOT AFFORD TO BUY A HOME OF THEIR OWN
263	OUR TOWN- SCHOOLS NEEDS MORE YOUNG FAMILIES TO SURVIVE
265	HOUSE PRICES AND RENTLA LEVELS ARE TOO HIGH TO ALLOW YOUNG PEOPLE TO LIVE IN THIS AREA
272	THERE IS A DESPERATE NEED FOR AFFORDABLE HOMES, DEVELOPERS ARE ONLY INTERESTED IN BUILDING LARGER HOMES BECAUSE THE GENERATE A LARGER PROFIT AND RENTS ARE FAR TO HIGH FOR THOSE ON LOW INCOMES TO COMFORTABLE AFFORD RENTING FROM THE PRIVATE SECTOR
276	THESE HOMES END UP AS HOMES FOR BENEFITS - THERE IS ENOUGH ALREADY IN THIS AREA

279	NO SHOPS, NO PUBLIC HOUSES, SEWARGE NOT CAPABLE OF TKING ANY MORE IN NORTON
283	IN THE LAST 25YRS THERE HAS BEEN ENOUGH BUILDING IN THE AREA
285	THERE IS NO WORK HERE, RESIDENTS WOULD HAVE TO COMMUTE MANY YEARS AGO I ASKED POWYS CC PLANNERS FOR WHOM THE NEW HOUSES WERE BEING BUILT, THE ANSWER WAS FOR "COMMUTER" MADNESS
286	HARDLY ANY NEW DWELLINGS BUILT IN PRESTEIGNE BUT PLANNERS SEEM TO CONCENTRATE PEOPLE IN LLANDOD
289	PROVIDED THE AFFORDABLE ACCOMODATION IS NOT ALL IN ONE PLACE CREATING AND UNSUITABLE SITUATION
292	BECAUSE THERE IS A REAL NEED FOR AFFORDABLE HOMES AND NEW BLOOD IN NORTON AND PRESTEIGNE
293	I SORRY IF THIS SOUND SELFISH BUT I DO NOT FEEL THERE IS ROOM IN PRESTEIGNE FOR MORE HOUSING MAINLY BECAUSE LOCAL FACILITIES CAN NOT COPE AND I DON'T WANT THE LOCAL AREA SPOILED
297	DEPENDS ON THE CONDITIONS OF SALE AND RESALE OF HOUSING PROVIDED
301	IT IS VITAL TO KEEP PEOPLE ESPECIALLY THE YOUNG IN THEIR HOME TOWN. WE NEEDED THE BUTCHERS BAKER AND CANFLESTICK MAKERS, AS WELL AS THE WEALTHY INCOMES WHO MAY CONTRIBUTE IN OTHER WAYS - BUT THERE IS A DANGER OF TIPPING THE BALANCE BTWEEN NEWCOMERS AND INDIGINOUS POPULATIONS
302	DESPERATE SHORTAGE OF AFFORDABLE HOUSING HOW CAN YOUNG PEOPLE GET A FOOT ON THE HOUSING LADDER
307	LOW WAGE AREA, HIGH TRANSPORT COSTS AND FOOD COSTS
310	BECAUSE THERE ARE TOO MANY PEOPLE MOVING TO THE AREA FORM OUTSIDE THE CATCHMENT AREA THESE PEOPLE ARE SOMETIMES UNDESIRABLES WITH PROBLEMS
314	WE NEED YOUNG FAMILIES TO GIVE VITALITY TO THE COMMUNITY
315	LOCAL NEED - BUT NOT ANTI-SOCIAL PEOPLE FROM SOUTH WALES I.E. PROBLEM FAMILIES WITH DRUG HABITS
316	I THINK THERE IS ENOUGH HOUSING IN THE AREA
318	FOR THE YOUNG ONES
320	YOUNG AND OLD BOTH NEED AFFORDABLE HOMES - ALSO THE ELDERLY NEED TO FEEL SAFE WHERE THEY LIVE
326	NICE TOWN MANT CAN NOT FIND A PLACE TO LIVE WITH IN PRESTEIGNE
327	AFFORDABLE HOUSINGTO BUY BUT MAINLY RENT
331	WE NEED TO DOWNSIZE DUE TO HEALTH PROBLES - NOT ENOUGH BUNGALOWS IN NORTON OR PRESTEIGNE, THUS SMALLER PROPERTIES ON PRIVATE DEVELOPMENTS

333	NORTON HAS NO SHOP OR VILLAGE HALL OR OTHER COMMUNITY FACILITIES AND IS FAVOURED RETIRMENT AREA FOR THESE REASONS. FURTHERMORE THE SEWERAGE DISPOSAL WORKS ARE KNOWN TO BE OVERCAPACITY ALREADY
334	PROVISION FOR LOCAL PEOPLE ONLY
336	LOCAL CONNECTION
341	THERE HAVE BEEN ENOUGH NEW DEVELOPMENT IN PRESTEIGNE IN RECENT YEARS
342	I WISH THAT SMALL RURAL AREAS KEEP THEIR CHARACTERS BEING PART OF THE BLACK AND WHITE TRAIL AND HISTORIC
346	SHORTAGE OF RENTAL PROPERTIES, HIGH RENTS, LIVED HERE FOR 14 YEARS, FAMILY HERE - GROWN UP CHILDREN
353	BUILDING SHOULD TAKE PLACE IN THE ALREADY BUILT UP AREA SO THERE ARE BETTER FACILITIES AND PBLIC TRANSPORT THESE CAN BE AN ISSUE FOR PEOPLE ACCESSING WORK
360	IN MY OPINION THERE IS NOT SUFFICIENT WORK IN OR AROUND PRESTEIGNE TO WARRANT MORE BUILDING, YOU WOULD POSSIBLEY ONLY HOUSE SINGLE MUMS OR IMIGRANT WORKERS
361	HAVE RESERVATIONS- PARTICULARLY NORTON FOR YOUNG FAMILIES, THER ARE NO FACILITIES - SCHOOL/ PLAY GROUP ETC, HAVE TO TRAVEL TO SHOPS AND LEISURE FACILITIES.
365	CURRENTLY THERE ARE VERY FEW OPPORTUNITIES FOR YOUNG PEOPLE TO BUY OR RENT HOUSING
366	OTHER PEOPLE ARE WORKING HARD TO BUILD ON WHAT THEY HAVE, WHY SHOULD OTHERS BE PROVIDED WITH THIS FOR NEXT TO NOTHING AND EXISTING HOMES BELIGHTED BY UNWANTED AND UNNECESSARY DEVELOPMENT. ALSO IF IT FOR RENT IT A GOOD MONEY ERNER FOR THE LANDLORD.
368	YOUNGER GENERATION OF THESE AREAS ARE BEING FORCED OUT OF THE PROPERTY MARKET UNABLE TO AFFORD HOUSING AS IF THEY ARE LUCKY ENOUGH TO HAVE EMPLOYMENT, THEY ARENT ABLE TO AFFORD TO LIVE
370	IF A HOUSING ESTATE IS GOING TO BE BUILT I WOULD RATHER IT BE SMALLISH
371	ONLY IF THE TOWN IMPROVES IN AREA OF SHOPS DENTIST ETC, WITHOUT THESE FUNDING FOR THE TOWN WILL NOT INCREASE
372	MORE STARTER HOMES NEED TO BE MADE AVAILABLE FOR THE YOUNGER GENERATIONS
373	IM SURE WE NEED MORE
374	DUE TO AREA BEING LOW WAGES THERE IS A NEED FOR AFFORDABLE HOUSING ESPECIALLY FOR LOCAL PEOPLE
376	WHEN PLANNING IS GIVEN FOR SOMETHING AFFORDABLE I WOULD LIKE TO SEE THAT BUILT AND NOT CHANGED FOR SOMETHING UNAFFORDABLE

377	I AM A PRIVATE TENANT AND MY RENT IS £500 PM I WOULD BE INTERESTED IN PROPERTIES OF A CHEAPER RATE
378	TOO MANY PEOPLE ALREADY AND NOT ENOUGH JOBS
382	MAY GIVE AN OPPORTUNITY FOR YOUNG FAMILIES TO START AND LATER DEVELOP SO THAT THE AGE PROFILE OF THE COMMUNITY REMAINS / BECOMES HEALTHY
383	NEED MORE COUNCIL HOMES TO RENT
391	ONLY IF THE PEOPLE HOUSED WERE FOR YOUNG LOCAL PEOPLE NOT LAYABOUT FROM OTHER AREAS
394	HAVE HEARD NOT ENOUGH AFFORDABLE HOUSING IN AREA AS PEOPLE M AWAYOVE
399	TO ENABLE LOCAL PEOPLE TO STAY IN THE AREA
411	I AM A DESIGNER OF AFFORDABLE SUSTAINABLE HOMES
412	THE REASON IS SIMPLE OVER 50 YEARS AGO I REMEMBER TRYING TO FIND LIVING ACCOMODATIONIN PRESTEIGNE (IT WAS EXTREMELY DIFFICULT) EVERYONE SHOULD BE ABLE TO HAVE A HOUSE WHEN THEY NEED ONE
414	AFFORDABLE HOUSING FOR YOUNG PEOPLE IS ESSENTIAL
416	TO GIVE LOCAL YOUNG PEOPLE AT LEAST SOME CHANCE OF A HOME OF THEIR OWN WITHOUT HAVING TO MOVE AWAY
417	HOUSING PRICES ARE HIGH FOR A RURAL AREA LOCAL YOUNG PEOPLEFIND IT HARD TO PAY GOING PRICES
418	DEPENDS ON WHAT IS MEANT EXACTLY BY AFFORDABLE HOUSING AND THE EXACT LOCATION/ DENSITY AND LAYOUT OF DEVELOPMENT
419	SOCIALLY DESIRABLE IF LOCATED CORRECTLY AND SERVICES OF ALL TYPES PROVIDED. ALSO OF LOCAL ECONOMY CAN SUPPORT RESIDENT
426	DEPENDS WHERE IT IS
435	THE LOCATION IS VERY IMPORTANT, I WOULD NOT LIKE TO SEE AREAS OF BEAUTY BEING DESTROYED - MAYBE OLD FACTORIES COULD BE USED
436	OVER CROWDED
437	SO THE NEXT GENERATION CAN GET ON THE PROPERTY LADDER
447	FROM MY KNOWLEDGE OF PEOPLE'S NEEDS AS MY OWN IN THE PAST I AM AWARE THAT TRYING TO FIND AND MAINTIAN A HOME ON A LOW INCOME IS VERY DIFFICULT
458	SO LONG AS IT WAS NOT FOR PROBLEM FAMILIES TO BE SHUNTED AROUND BY THE HOUSING ASSOCIATION
459	THERE IS A NEED FOR AFFORDABLE HOUSING FOR YOUNGER PEOPLE WANTING TO GET ON THE PROPERTY LADDR WHO ARE WORKING BUT ON LOW WAGES

Appendix 2 – Q23 any other comments

5	I CONSIDER LOCAL PEOPLE WHO HAD TO MOVE AWAY FOR WORK AND RETURN IN LATER YEARS SHOULD BE GIVEN PRIORITY OVER PEOPLE WHO MOVE TO THIS AREA AND HAVE NO CONNECTIONS AND HAVE NO PROBLEM BEING HOUSED IN COUNCIL PENSIONER BUNGALOWS, AND HOUSING ASSOCIATION PROPERTY OVER LOCAL PEOPLE WHO WISH TO RETURN TO THEIR PLACE OF BIRTH IN LATER YEARS AND DO NOT HAVE THE FINANCES TO BUY A PROPERTY IN THIS AREA.
8	MILL LANE, PRESTEIGNE LAND ADJOINING COUNCIL TRANSPORT DEPOT
17	WHAT PRECISELY IS MEANT BY AFFORDABLE? THE AREA NEEDS TO BE KEPT COMPACT, NO SPRAUDING ADDITIONS.
51	YOU CAN BUILD ON THIS SITE AS IT WILL FOLD SOON DUE TO NO HELP FROM GOVERNMENT
52	PRIOR TO ANY SIGNIFICANT HOUSING DEVELOPMENT BEING UNDERTAKEN PROVISION OF SERVICES TO MEET THE NEEDS OF ALL SECTIONS OF THE COMMUNITY MUST BE A PRIORITY
60	DONT DESTROY THE BEAUTHY OF THEPLACE AND ITS LOCAL FRIENDLINESS WITH COUNCIL ESTATES
70	THE ESTATE WHERE WE LIVE IS SERVICED BY A VERY NARROW FILTY ROAD WITH NO PAVEMENT OR LIGHTING. VIRTUALLY TRAPPING US UNLESS WE USE A CAR TO GO OUT EVEN THE 3/4 MILE TO PRESTEIGNE (NO PUBLIC TRANSPORT)
74	THERE NEEDS TO BE MORE 3 BEDROOM HOUSES AND 4 - NOT MUCH POINT IN TWO AND BEDROOMS NEED TO BE BIGGER SO THAT 2 CHILDREN ARE SHARING THEIR STUFF IN THE ROOM.
90	IT WOULD HELP IF THERE WERE ALSO JOBS HERE! EMPLOYMENT MARKET MAY FORCE OUR FAMILY BACK TOWARDS THE CITY
95	SUITABLE INFRASTRUCTURE TO SUPPORT MORE HOUSING NEEDED I.E. DENTIST/ YOUTH FACILITIES/ PEDESTRIANISE HIGH STREET/
101	IF YOU GROW UP IN PRESTEIGNE YOU HAVE LITTLE HOPE OF GETTING ON THE HOUSING LADDER HERE SO PEOPLE MOVE AWAY - WE ALREADY HAVE TO TRAVEL FOR WORK WHICH IS GETTING HARDER DUE TO FUEL COSTS AND CAR TAX. IF YOU HAVE A 4X4 YOU'RE PENALISED AND IF YOU CAN'T GET TO WORK BEACUSE OF SNOW YOU PENILISED. ITS IMPOSSIBLE TO LIVE AND WORK MAKES YOU THINK YOURE BETTER OFF ON BENEFITS AND THEN YOU HAVE CHANCE OF A HOUSE.
110	THERE ARE NO JOBS HERE TO BUILD ANY MORE HOUSING
112	THERE ARE ENOUGH HOUSES HERE NOW AND CAUSES MORE VANDALISM
117	ANY SUITABLE SITES NEEDD TO BE OFF THE FLOODPLAIN OF LUGG AND HINDWELL BROOK
131	ALL THE HOUSES BUILT IN NORTON RECENTLY HAVE BEEN IN A PRICE RANGE THAT YOUNG LOCALS CANOT AFFORD. THIS MUST NOT GO ON

134	MY GRANDSON HAS HAD TO RENT A PRIVATE FLAT AS HE SI AWAY AT COLLEGE AND HOPING TO GO TO UNIVERSITY AND WE HAVE TO SUPPORT HIM AS THE RENT IS VERY EXPENSIVE AND HE CAN ONLY WORK PART TIME AS HE HAS TO STUDY THE REST OF THE TIME THAT IS WHY WE NEED ACCOMMODATION FOR THE YOUNGER PEOPLE.
149	PERMISSION WAS GIVEN 3/4 YEARS AGO FOR LOCAL HOUSING OUTSIDE THE TOWN BOUNDARY BUT BUILDING HAS NOT BEGUN. THIS IS CLEARLY SPECULATION NOT REAL LOCAL NEED. THE LOCAL NEED MUST BE PROPERLY IDENTIFIED - OTHERWISE IT LOOKS LIKE COUNCIL PLANNING CORRUPTION
152	THE LAND AT THE CORTON END OF PRESTEIGNE IS CLASSED AS FLOOD PLAIN AND UNSUITABLE THIS NEEDS ADDRESSING
185	ROAD USE AND PARKING IS A PROBLEM, TRANSPORT (PUBLIC) IS INADEQUATE ARE SCHOOL AND DOCTORS ARE ABLE TO COAPE WITH AND INCREASE IN POPULATION
197	IT WOULD HELP IF OUTSIDERS STOPPED BUYING THE HOMES AS HOLIDAY HOMES AND PUSHING UP THE PRICES
198	WE FEEL NORTON HAS HAD ITS SHARE OF INFILLING AND HAS NO SHOP OR PUB LOCAL AMENITIES TO BE HAD
232	PLEASE AT ALL COSTS AVOID RENTED SOCIAL HOUSING AS THIS CAN AND PROBABLY WOULD BRING TROUBLE MAKERS- PRESTEIGNE ALREADY HAS TOO MANY LOUTS AND DRUG PROBLEMS
245	HAVEN'T A CLUE ABOUT THIS STUFF
272	THERE ARE GOOD DEAL OF PEOPLE LIVING IN NORTON MANOR PARK WHO DUE TO THE HARRASSMENT AND INTIMIDATION FROM THE PARK OWNER ARE UNHAPPY AND INSECURE AND I THINK IT IS SAD THAT THE LICENSING DEPARTMENT DO SO LITTLE TO HELP, WE ALL JUST WANT A PEACEFUL LIFE
276	DON'T SPOIL THIS AREA BY BUILDING CHEAP HOUSING IN THE TOWN OR ESP SURROUNDING COUNTRYSIDE
280	IN AN AGE OF SEVERE AUSTERETY IS ENGAGING A SURVEY A GOOD WAY TO USE FUNDS
288	RECOGNISING THAT THERE IS A NEED FOR AFFORDABLE HOUSING WITH IN THE PRESTEIGNE/NORTON AREA THERE IS ALSO A NEED FOR COUNCIL HOUSING FOR THOSE NOT ABLE TO AFFORD "AFFORDABLE HOMES"
289	I HAVE NO IDEA WHAT THE UDP/LDP IS
291	I HAVE NO IDEAL ABOUT THE LDP
292	I AMD MANY OTHERS IN NORTON WOULD HAVE STRONG OBJECTION TO DEVELOPMENT IN NORTON WITHOUT A VILLAGE HALL. SEE FULL ANSER ON SURVEY ABOUT VILLAGE HALL
293	PRESTEIGNE I A LOVELY QUIET PLACE AND SHOULD NOT BE SPOILED BY EVEN MORE HOUSES AFFORDABLE OR NOT

306	AFFORDABLE HOUSING FOR LOCAL IS OFTEN CONDITION OF PLANNING BUT DOESN'T MATERIALISE AS NOT ENFORCED BY THE LA ALSO DIFFICULT TO DEFINE LOW COST/ AFFORDABLE
308	ONLY LIVED IN THE AREA A SMALL TIME SO NOT SURE HOW TO ANSWER THE OTHER QUESTIONS
310	UNTILL WE CAN FIND WORK FOR ALL THESE EXTRA PEOPLE AND PROVIDE MORE INFRASTRUCTURE WE SHOULD NOT PROVIDE ANY MORE HOUSING OF ANY TYPE
333	SHOULD ANY DEVELOPMENT BE CONSIDERED VIABLE IT SHOULD NOT EXTEND BEYOND THE CURRENT RIBBON DEVELOPMENT LIMITS, BUT CONTAINED WITHIN THEM. THE EFFECT OF SUCH HOUSING SITES WOULD SERIOUSLY IMPACT UPON THE VISUAL RURAL APPROACHES OF THE VILLAGE
347	IT IS IMPORTANT THAT ANY AFFORDABLE HOMES DO NOT BECOME GETTOS MUST BE INTEGRATED INTO EXISTING DEVELOPMENTS
366	SEE SURVEY FOR EXTENDED COMMENTS ABOUT SPRAWLING DEVELOPMENTS IN THE COUNTRYSIDE
371	THE WATER TABLE AND SEWERAGE WOULD BE A CONCERN
383	WHY DO SINGLE MUMS GET ALL THE HOUSES AND COUPLE GET STUCK IN FLATS!!
393	ONLY WILL NEED TO MOVE IF MY HUSBAND DIES
406	CAN'T ANSWER Q21-24 UNAWARE OF NEED WHICH SHOULD DRIVE THIS
410	PLEASE ENSURE NO MORE DRUG ADDICTS ETC ARE REHOMED IN PRESTEIGNE
419	AND DEVELOPMENT SHOULD BE WITHIN WALKING DISTANCE OF THE CENTRE AS TRANSPORT FACILITIES ARE POOR

Appendix 3 – Sites for development

17	SEVERAL SUITABLE SITES WITHIN THE TOWN, BOUNDARY TOO MANY TO LIST HERE, WOULD BE PREPARED TO SHOW THEM TO INTERESTED PARTIES.
22	POSS: LAND BY FRAME WISE, GOOD ACCESS ROAD TO BYPASS AND TOWN
43	THERES PLENTY OF FIELDS AROUND THE AREA OF PRESTEIGNE THAT COULD BE CONSIDERED AS A SITE ALSO A LOCAL COMPANY PLOT OF LAND COULD BE CONSIDERED
51	KAYS, BACK LAND, PRESTEIGNE
60	AS PREVIOUSLY STATED I WOULDNT WANT THESE "HOUSING SCHEMES" OR AS I WOULD CALL THEM "COUNCIL ESTATES" SO I KNOW OF NOWHERE THAT NEEDS TO BE SPOILT
110	GREEDY FARMERS LAND AS USUAL OR COUNCILLORS LAND OR THE RICH WHO ALWAYS WANT MORE
117	ANY SUITABLE SITES NEED TO BE OFF THE FLOOD PLAIN OF THE LUGG AND HINDEWLL BROOK
123	TOP OF TOWN BY SWINGS
216	LAND BY ENGLAND BOA
218	IF I DID I WOULD NOT TELL YOU SIMPLE AS THAT
286	SLOUGH ROAD
292	THERE IS A LOT OF LAND IN NORTON IF IT COULD BE OBTAINED I.E. TO THE LEFT AND THE RIGHT OF THE ROAD THAT GOES INTO NORTON MANOR AND OPOSITE WILLS VIEW
315	PRESTEIGNE OLD ROADSTONE YARD OPP WENTS MEADOW - NORTON FIELD OF MILL BANK INFIL SITE (LD8 2EN NO5)
390	PITCH COTTAGE NORTON LD8 2EW - 01544 260281 - I WOULD SELL MY HOUSE FOR A REDEVELOPMENT SITE -PETER HARPER
285	KNOCK DOWN FOUNDARY
367	PAY CAR PARK IS NEVER USED - COUNCIL YARD

Cyngor Tref Presteigne and Norton Town Council

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”.

Q 1. Is this your main home? *Please tick one box*

- Yes, main home Go to Question 2
- No, second home *There is no need to complete the rest of the form, however, please return it using the envelope provided or using the address at the end of section 3*

Q 2. What type of home does your household live in? *Please tick one box*

- Semi detached house Flat Terraced house (including end terrace)
- Detached house Bungalow Mobile home (permanently sited)
- Other (please specify) _____

Q 3. Does your household own or rent this home? *Please tick one box*

- Owns (with or without a mortgage) Lives part rent and part mortgage (shared ownership) Rents from employer of, or tied with job of, household member
- Rents privately Rents from Council or Housing Association
- Other (please specify) _____

Q 4. How long have you lived in...? *Please tick one box per option*

	Less than 1 year	1 to 3 years	More than 3 year but less than 10 years	10 years or More
i) This home	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) Presteigne and Norton Town Council area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii) Powys Local Authority	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you ticked 'Less than 1 year' above

Q 4a. In what Local Council / Local Authority area did you live?

Q 5. How many bedrooms does your home have? *Please tick one box*

- 1 2 3 4 5 or more

Q 6. How many people of each age and sex are there in your household? Please write the numbers in the relevant boxes

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

Q 7. Does your household as a whole, or anyone in your current household, expect to need to move within Presteigne and Norton Town Council area within the next 5 years? Please tick one box

Yes

Go to Section 2, question 9

No, do not expect to need to move

Go to Section 3, question 20

Q 8. You have identified that either your whole household or part of it will need to move. This household should complete Section 2. If there is more than one new household that will be formed, for example two children leaving the family home, then you will need to obtain extra forms. This can be done by contacting:



Mrs Susie Abson

Rural Housing Enabler - Mid Powys

Po Box 44

Brecon

LD3 3BH

rhmidpowys@googlemail.com

07825145453

Please go to Section 2.



SECTION 2: Housing need

This section asks about the household that expects to need to move within the survey area in the next 5 years, the size of home they require and how they intend to pay for their accommodation. . If there is more than one new household that will be formed, for example two children leaving the family home, then you will need to obtain extra forms. This can be done by contacting Susie Abson as per address at end of this form.

Q 9. How many people of each age and sex are there in the household? Please write the numbers in the relevant boxes

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

Q 10. How many bedrooms would the household expect to need? Please tick one box

- 1
 2
 3
 4
 5 or more

Q 11. How would you describe this household? Please tick one box

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

Q 12. When would the household expect to need to move? Please tick one box

- Immediately
 Within 1 year
 More than a year, but within three years
 Between three and five years

Q 13. Please give the reasons why this household's current home does not meet the household's need? Please tick as many boxes as 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 relative/family |
| <input type="checkbox"/> Needs major repairs | <input type="checkbox"/> Need to live closer to a carer or to give care |
| <input type="checkbox"/> Unsuitable for physical needs | <input type="checkbox"/> Want to live independently |
| <input type="checkbox"/> Temporary accommodation | <input type="checkbox"/> Being harassed |
| <input type="checkbox"/> Other | |

Q 14. Does this household have a specialist housing need? Please tick one box

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

Q 15. How much would the household be able to afford if renting? It is normal to consider one third of the household's net income for the period. Please do not include housing benefit. Please tick one box

- | Per Week | Per Month |
|---|------------------|
| <input type="checkbox"/> Up to £50 | Up to £220 |
| <input type="checkbox"/> £51 to £70 | £221 to £300 |
| <input type="checkbox"/> £71 to £90 | £301 to £390 |
| <input type="checkbox"/> £91 to £120 | £391 to £520 |
| <input type="checkbox"/> £121 to £150 | £521 to £650 |
| <input type="checkbox"/> More than £150 | More than £650 |

Q 16. How much would the household be able to afford if buying a property? It is normal to consider three times the household's gross annual income for mortgage purposes plus any savings and equity the household may have in any 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

Q 17. How would this household consider paying for this accommodation? Please tick as many boxes as apply

- Buy on the open market
- Rent from the private sector
- Rent it from the Local Authority or Housing Association
- Buy it as a shared owner with the Local Authority or Housing Association
- Buy it as part of a low cost scheme. Schemes like this offer housing at a reduced price subject to restrictions on its resale
- Other local affordable schemes can be used here such as self build
- Other (please specify) _____

Q 18. In which area(s) would the household consider living? Please tick as many boxes as apply

- Presteigne
- Norton
- Other :

Q 19. Is the household currently on the Powys County Council housing transfer or waiting list? Please tick one box

- Yes
- No

NB This questionnaire does not register you on a housing waiting list. If you wish to apply to go on the list or to obtain more information on affordable housing please contact: Susie Abson as per address at end of this form.

Contact Details

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

Name: _____

Address: _____

Postcode: _____

Please go to Section 3.

SECTION 3: Views on local affordable housing

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

Q 20. If a need is identified, would you support a small development of affordable housing for local people in this survey area? Please tick one box

- Yes
 No
 Maybe

Please provide the reasons for this if you wish.

Apart from you or anyone currently in your household, do you know anyone with a 'local connection' who is not currently residing in Presteigne and Norton Town Council area that would like to or needs to set up home in the area? By 'local connection' we mean someone who has:

- **Lived in the Town Council area for at least 3 consecutive years or were born and brought up in the community.**
- **Existing residents who require separate accommodations e.g. newly married couples**
- **Person who has employment in the area or have an offer of employment.**
- **Person who needs to move to the community to look after an elderly or infirm relative or needs to be looked after by a relative already resident in the community.**

Please tick one box

- Yes *If they wish to be included in this survey for affordable housing they will need to obtain a form either by contacting Susie Abson at the address at the end of this form or by you providing their name and address below.*

Name _____

Address _____

Postcode _____

- No

If you know of any suitable sites, available land or property within the survey area that could be used for a local affordable housing scheme please list them here. Please also add your contact details.

If you wish to make any other comments please write them here.

Presteigne Town Council is committed to ensuring that no person is unfairly treated. In order to monitor the effectiveness of our Equal Opportunities Policy, we request you provide the information below. This information is used solely for monitoring purposes. Please tick one box only for each question.

EQ1 **What is your gender?**

- Male Female

EQ2 **What is your age?**

- 0 - 24 25 - 44 45 - 64
 65 - 74 75 +

EQ3 **What is your ethnic group?**

- White** Mixed Asian or Asian British
 Black or Black British Chinese or other ethnic groups

SECTION 4: Views on the Powys County Council local development plan (LDP)

Powys County Council Local Development Plan

In the coming year Powys County Council will be developing the successor planning document to replace the current Unitary Development Plan– which provides guidance to direct planning for homes in the County of Powys, this is undertaken following consultation with the public and other stakeholders. Presteigne and Norton Town Council would like to take this opportunity to gain local residents views about general housing development and future provision of homes in the Town Council area.

Q 21. Do you think there is enough provision of homes generally in Presteigne and Norton Town Council area? Please tick one box in each section:

To rent :

Yes

No

Maybe

For Sale :

Yes

No

Maybe

Q 22. Generally; what sort of housing do you think is needed in the area?

Please tick as many boxes as you like:

1 bed flats

2 bed flats

2 bed house

3 bed house

4 bed house

Bungalow

Other (please give details) _____

Don't know

Q 23. How much more general housing (rent or buy) do you think the town needs?

None

Up to 10 units

Up to 20 units

Up to 50 units

Up to 100 units

Over 100 units

Q 24. Do you have any preference for where development should be focused in Presteigne and Norton? Please tick as many boxes as you like :

- In the North of Presteigne
- In The South of Presteigne
- In the West of Presteigne
- In the East of Presteigne
- Norton
- Somewhere else in and around the Town Council area – please supply details below:
- No preference

Q 25. Do you have a site in or around the Town Council area which you would like to submit as a potential candidate site in the New Powys County Council Local Development Plan? Please tick one box :

- Yes *Please see note below:*
- No

If you answered yes to Q 25. Please contact Susie Abson, Rural Housing Enabler (contact details below) for more details on how to submit a candidate site to Powys County Council, to be considered in the LDP in the coming months.

Thank you for completing this form. Please return it by the 4th March 2011 to:



Mrs Susie Abson
Rural Housing Enabler - Mid Powys
Po Box 44
Brecon
LD3 3BH
rhmidpowys@googlemail.com
07825145453

Or by using the pre-paid envelope provided.