

May 2006

A summary of the Felinheli Community Council Area Local Housing Needs Survey – October 2005

Number of responses

Number of homes in the Community Council area – 1130

Number of second homes/empty for more than 6 months - 140

Rest of homes – 990

Number of questionnaires returned - 283

Number who confirmed that they were not second homes – 268

Number who responded from main homes = 268/990 which is 27%

Support

Would you support a local needs affordable housing development?

Yes – 84%

No – 8%

No response – 8%

What types of housing should be built?

Housing for young people – 44%

Housing for families – 28%

Housing for the elderly – 28%

Mixed housing – 53%

Housing for the disabled – 14%

Other – 1%

No opinion – 2%

Need to move within the next 5 years?

Yes the whole household – 19%

Yes but only certain members – 9%

No – 58%

No response – 14%

Of those who want to move

Are they able to afford the type of housing they require?

Yes – 35%

No – 63%

No response – 1%

Of those who have noted they need to move and cannot afford the type of housing they require (50 of these)

Timescale when they are likely to need to move?

Immediately	5	(11.4%)
Within next 24 months	12	(27.3%)
Between 2 and 5 years from now	8	(18.2%)
In 5 years or more	6	(13.6%)
Not sure	13	(29.5%)
No response	6	

To where do they intend to move?

Somewhere within the Felinheli CC area	25	(56.8%)
Somewhere within Gwynedd	9	(20.5%)
Somewhere outside Gwynedd	1	(2.3%)
Not sure	9	(20.5%)
No response	6	

Why do they need to move?

A Need to set up independent accommodation	17	(39.5%)
B Present home too small	10	(23.3%)
C Present home too big	2	(4.7%)
D Present home too big	9	(20.9%)
E Need special physically adapted home	1	(2.3%)
F Renting and would like to buy	7	(16.3%)
G Present home in poor condition	0	(0.0%)
H Need more security of tenure	4	(9.3%)
I Want to be near work	2	(4.7%)
J Other	12	(27.9%)
Total	64	
No response	7	

Which of the above is their main reason?

A	15	(37.5%)
B	3	(7.5%)
C	1	(2.5%)
D	5	(12.5%)
E	1	(2.5%)
F	4	(10.0%)
G	0	(0.0%)
H	1	(2.5%)
I	1	(2.5%)
J	9	(22.5%)
No response	10	

Type of household they would be – part 1?

Single up to 30	15	(34.1%)
Single between 31 - 60	7	(15.9%)
Single over 60	1	(2.3%)
Couple up to 30	5	(11.4%)
Couple between 31 - 60	6	(13.6%)
Couple over 60	0	(0.0%)
Family up to 30 (including one parent families)	2	(4.5%)
Family between 31 - 60 (including one parent families)	8	(18.2%)
Family over 60 ((including one parent families)	0	(0.0%)
Other	0	(0.0%)
No response	6	

Type of household they would be – part 2?

One person household	20	(46.5%)
Couple	11	(25.6%)
Two parent family	6	(14.0%)
One parent family	4	(9.3%)
Older person household	1	(2.3%)
Other	1	(2.3%)
No response	7	

What type of accommodation do they require?

Semi detached house	11	(30.6%)
Detached house	5	(13.9%)
Flat	0	(0.0%)
Sheltered/retirement housing	1	(2.8%)
Terraced house	12	(33.3%)
Bungalo	7	(19.4%)
Other	0	(0.0%)
No response	14	

What is the number of bedrooms required?

1	2	(5.0%)
2	22	(55.0%)
3	12	(30.0%)
4	4	(10.0%)
5+	0	(0.0%)
No response	10	

How would they prefer to pay for this accommodation?

Renting from the Council	6	(14.6%)
Renting from a Housing Association	4	(9.8%)
Renting privately	1	(2.4%)
Purchase with mortgage	26	(63.4%)
Part ownership	3	(7.3%)
Purchase outright	1	(2.4%)
No response	9	

How much could they afford per week if renting?

Under £50 a week	5	(45.5%)
£50 - £99.99 a week	5	(45.5%)
£100 - £149.99 a week	1	(9.1%)
£150 - £199.99 a week	0	(0.0%)
£200 - £249.99 a week	0	(0.0%)
More than £250 a week	0	(0.0%)
No response	39	

How much could they afford to pay by means of mortgage?

Less than £50,000	4	(13.3%)
£50,000 - £69,999	10	(33.3%)
£70,000 - £99,999	9	(30.0%)
£100,000 - £149,999	2	(6.7%)
£150,000 - £199,999	3	(10.0%)
£200,000 - £250,000	1	(3.3%)
Over £250,000	1	(3.3%)
No response	20	

Summary

- A total of 89 out of all respondents have confirmed they, or a member of their household, will need to move house within the next 5 years.
- 32 confirmed that they would want to move to somewhere within the Felinheli Community Council area.
- With regards to the need for affordable housing, 50 noted that they could not afford the type of housing they required locally.

- **As this is a sample we need to use a multiplier of 1.5 to compensate for non-respondents therefore the work suggest that 134 in the area (89 x 1.5) need to move within the next 5 years. The work also suggests that 75 (50 x 1.5) from the Community Council area are in need of affordable housing in the area over the next 5 years.**
- **The information collected through this survey will be utilised in the process of negotiating affordable housing with developers in terms of the type of housing required etc.**

2. Inviting landowners/property owners to come forward with land/property

- 2.1 An important element of a local housing needs survey is the work of locating land or property suitable for providing affordable housing.
- 2.2 As part of the survey work a press release was prepared inviting landowners/property owners to contact the Affordable Housing officer if they wished to provide the land/property for developing affordable housing.
- 2.3 The response was disappointing as no land suitable for development under current Local Development Plans was suggested.
- 2.4 The Community Council had suggested land on the old railway line above Bangor Street however this land is unsuitable for housing due to Street Work and Integrated Traffic factors.
- 2.5 **Gwynedd Council Unitary Development Plan (UDP)** However, through the process of developing the UDP, sites have been specifically designated for housing with an element having to affordable housing. The ability to utilise these sites is dependent on the results of the UDP process which will be completed in the latter half of 2007.
- 2.6 The sites identified in the UDP and the total number of housing and the % of affordable units is as follows:

Site	Number of houses	Number of affordable houses	% of the whole site
Near Tyddyn Perthi y Felinheli	15	6	35%
Near Drws y Coed y Felinheli	30	11	35%

- 2.7 In addition to these sites there are also sites with no specific designation within the Unitary Development Plan Deposit Draft. The policy objective is that all housing units on such sites will have to be local need affordable housing.
- 2.8 There is requirement therefore to continue with the efforts to located suitable land/property and the local community's support and information will be essential with regards this work.

3. Background information

3.1 Census 2001

Number of dwellings – 1,095
Household spaces with residents – 919 (84%)
Vacant households – 45 (4%)
Second residence/holiday accommodation – 131 (12%)

Of the households with residents (919)
Owner occupied households – 682 (74%)
Council/Housing Association rented housing – 92 (10%)
Private rented housing – 145 (16%)

3.2 Local Incomes and House Prices

a) Gwynedd average local incomes are:

- The average annual wage level for a Gwynedd resident in 2005 was just below £19,000.
- Based on this wage level a first time buyer single person could not afford a house costing more than £70,000 and a first time buyer couple could not afford a house costing more than £110,000.

b)..Local house prices (information from HM Land Registry)

January to March 2006 – average price terraced house - £151,375
average price semi detached house - £127,625

October to December 2005 - average price terraced house - £168,377
average price semi detached house - £101,750

July to September 2005 - average price terraced house - £152,743
average price detached house - £214,375

April to June 2005 - average price terraced house - £146,900

January to March 2005 - average price terraced house - £168,775