

Replacement Local Development Plan 2018-2033

Background Paper

BP48: New housing occupancy study

Deposit Plan

January 2018



Mae'r ddogfen hon ar gael yn Gymraeg hefyd.

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Introduction

The Corporate Research and Information Unit at Conwy County Borough Council was commissioned by the Strategic Planning Policy Service to conduct a survey of the people living in new dwellings which were built in Conwy County Borough between April 2011 and March 2017.

The Council is currently reviewing the Local Development Plan as adopted in August 2013 to guide future development in Conwy County Borough. The results of the new housing occupancy survey will provide information to help us assess the future need for facilities such as schools, libraries, GP surgeries, retail, and leisure centres, as well as helping to shape understanding of future housing need.

The survey also collected information about the Welsh language skills of new housing occupants to help understand the possible impact of new development on Welsh speaking communities in the area.

Though this report looks at the characteristics of the residents of new build housing, it is not able to provide a commentary on how these characteristics differ from all households who have moved within or into the area in the same period, as we have not surveyed the residents of all households who have moved. Where comparison is possible, it can only be made against the resident population of Conwy County Borough as a whole, and therefore gives only a partial picture of the impact of new-build housing within the wider housing market.

In September and October 2017 questionnaires were posted to all dwellings the Valuation Office Agency and the Conwy County Borough Land and Property Gazetteer had recorded as newly built or converted to residential use between April 2011 and March 2017.

Of the 803 questionnaires which were delivered successfully, 273 were returned completed. This gives a response rate of 34%, and is a reasonable return rate for a survey of this kind. However, not all respondent households answered all questions – non-response is shown in the data tables.

The survey was sent out bilingually. 1% of returned questionnaires were completed in the medium of Welsh.

The results of the survey are presented below. A brief analysis of the findings is presented, together with data from the survey in table and graph form.

Most of the data tables in this report include two percentages. The main analysis is the number of respondents as a percentage of all who answered that specific question and unless otherwise stated this is the figure quoted in the written analysis. The other percentage presented in the data tables is the number of respondents as a percentage of total responses to the survey (as a percentage of 273).

A copy of the survey questionnaire is available at the end of the report.

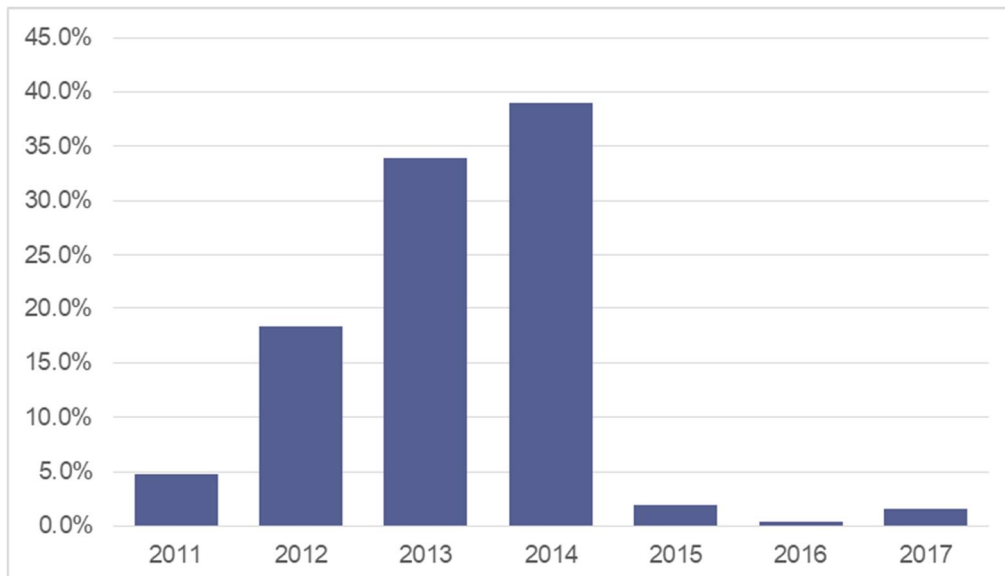
Note: This document was originally produced in January 2018 and reformatted in August 2019.

Study findings

About the property

Q1a: When was the property built / converted?

	Number	As % those who answered this question	As % all responses
2011	12	4.8%	4.4%
2012	46	18.3%	16.8%
2013	85	33.9%	31.1%
2014	98	39.0%	35.9%
2015	5	2.0%	1.8%
2016	1	0.4%	0.4%
2017	4	1.6%	1.5%
Total responses	251	100.0%	91.9%
No response	22		8.1%

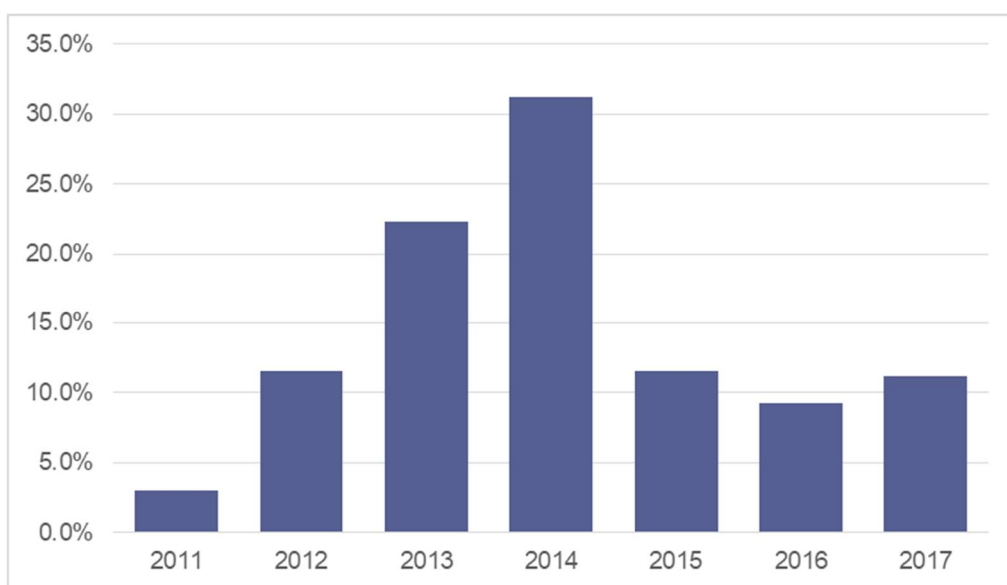


There were 251 responses to this question, which gives a response rate of 91.9%. It was a write-in question.

The low number of responses for properties built in 2015 to 2016 is a result of the random nature of who responds to these sort of post-out surveys rather than a reflection of what was built in these years. Figures for 2017 would be expected to be low as the survey only covered a few properties that will have been completed in the early 'off season' winter months of 2017 (completed before 1st April that year).

Q1b: When did you move into the property?

	Number	As % those who answered this question	As % all responses
2011	8	3.0%	2.9%
2012	31	11.5%	11.4%
2013	60	22.3%	22.0%
2014	84	31.2%	30.8%
2015	31	11.5%	11.4%
2016	25	9.3%	9.2%
2017	30	11.2%	11.0%
Total responses	269	100.0%	98.5%
No response	4		1.5%



There were 269 responses to this question, which gives a response rate of 98.5%. It was a write-in question.

Q1c: Are you the first occupant of the property?

	Number	As % those who answered this question	As % all responses
Yes	210	77.2%	76.9%
No	62	22.8%	22.7%
Total responses	272	100.0%	99.6%
No response	1		0.4%

There were 272 responses to this question, which gives a response rate of 99.6%. It was a single-choice question.

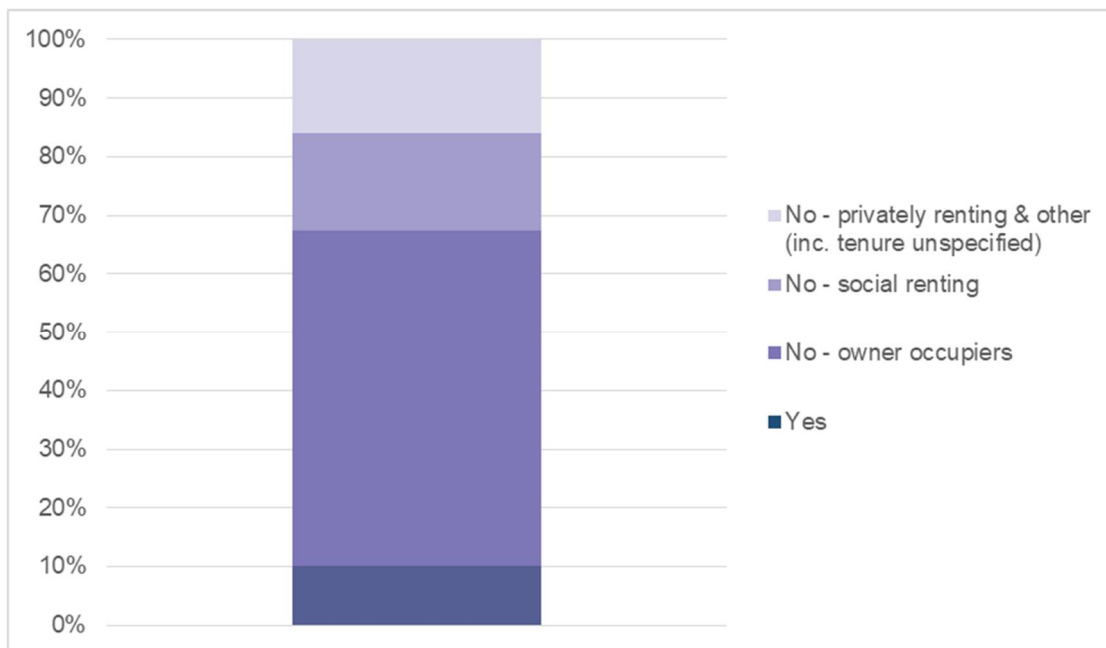
Even for recently built properties, there is some turn over in the housing stock. 22.7% of properties have had more than one set of occupants.

For people who are the first occupants, 93.6% moved in within a year of the property being built/converted.

People who are not the first people to live in a new property are slightly less likely to have provided an answer for the original build/conversion date of their home (see Q1a).

Q1d: Are you a first time buyer?

	Number	As % those who answered this question	As % all responses
Yes	27	10.0%	9.9%
No - owner occupiers	155	57.4%	56.8%
No - social renting	45	16.7%	16.5%
No - privately renting & other	43	15.9%	15.8%
Total responses	270	100.0%	98.9%
No response	3		1.1%



There were 270 responses to this question, which gives a response rate of 98.9%. It was a single-choice question.

Most new properties are not occupied by new home owners. Only 10% of respondents were first-time buyers.

Where you live now / where you last lived

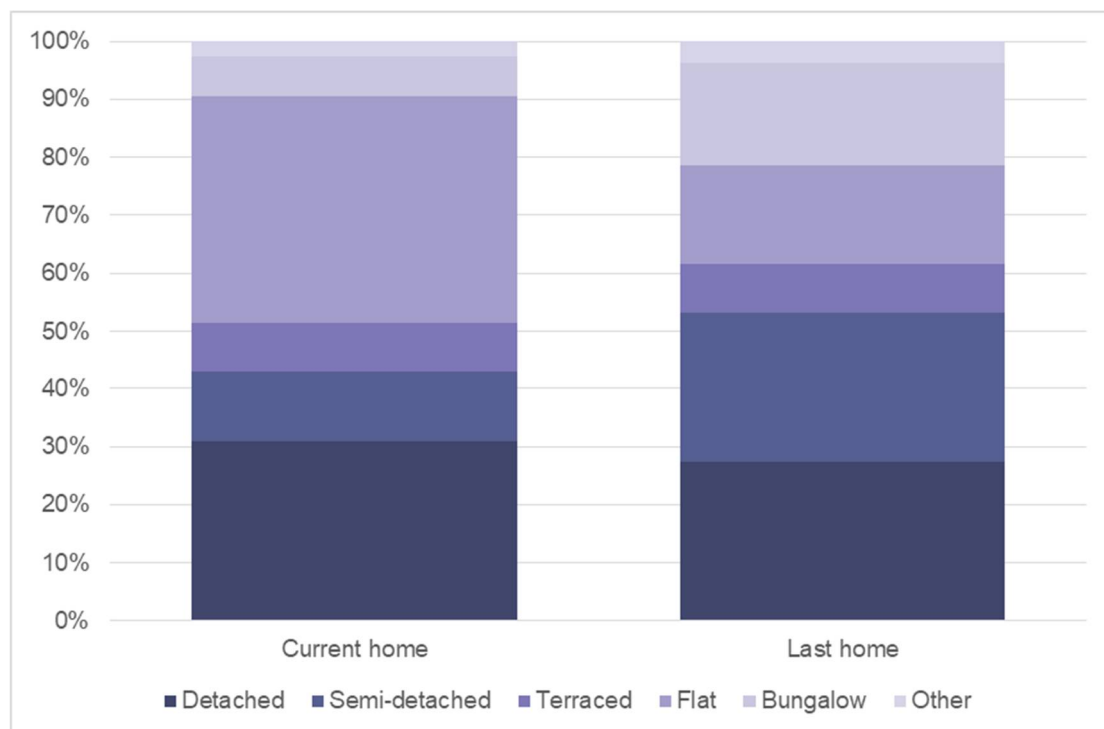
Q2a: What type of property do you live in now?

	Number	As % those who answered this question	As % all responses
Detached	84	30.9%	30.8%
Semi-detached	33	12.1%	12.1%
Terraced	23	8.5%	8.4%
Flat	106	39.0%	38.8%
Bungalow	19	7.0%	7.0%
Other	7	2.6%	2.6%
Total responses	272	100.0%	99.6%
No response	1		0.4%

There were 272 responses to this question, which gives a response rate of 99.6%. It was a single-choice question.

A large proportion of respondents (106 or 39%) have moved to live in new flats, with the next biggest proportion moving to live in new detached housing (84 or 30.9%). This is likely to reflect the type of new housing that is available at least as much as the preferences of the occupants.

Almost two thirds of the occupants of new flats were in rented accommodation (three out of four of these where in social housing). Most of the social rented accommodation in flats was respondents who have moved into purpose built flats which provide optional social care for the elderly.



Q2b: What type of property have you moved from?

	Number	As % those who answered this question	As % all responses
Detached	72	27.4%	26.4%
Semi-detached	68	25.9%	24.9%
Terraced	22	8.4%	8.1%
Flat	45	17.1%	16.5%
Bungalow	46	17.5%	16.8%
Other	10	3.8%	3.7%
Total responses	263	100.0%	96.3%
No response	10		3.7%

There were 263 responses to this question, which gives a response rate of 96.3%. It was a single-choice question.

Over a quarter of all moves (26.2%) or 69 respondents were from houses to flats, mostly relating to the move into Extra Care or retirement apartments. 12.9% of all respondents moved from detached houses to another detached house and 9.6% moved from semi-detached to detached houses. This is likely to reflect the type of new housing that is available at least as much as the preferences of the occupants.

Q3a: How many bedrooms does your current property have?

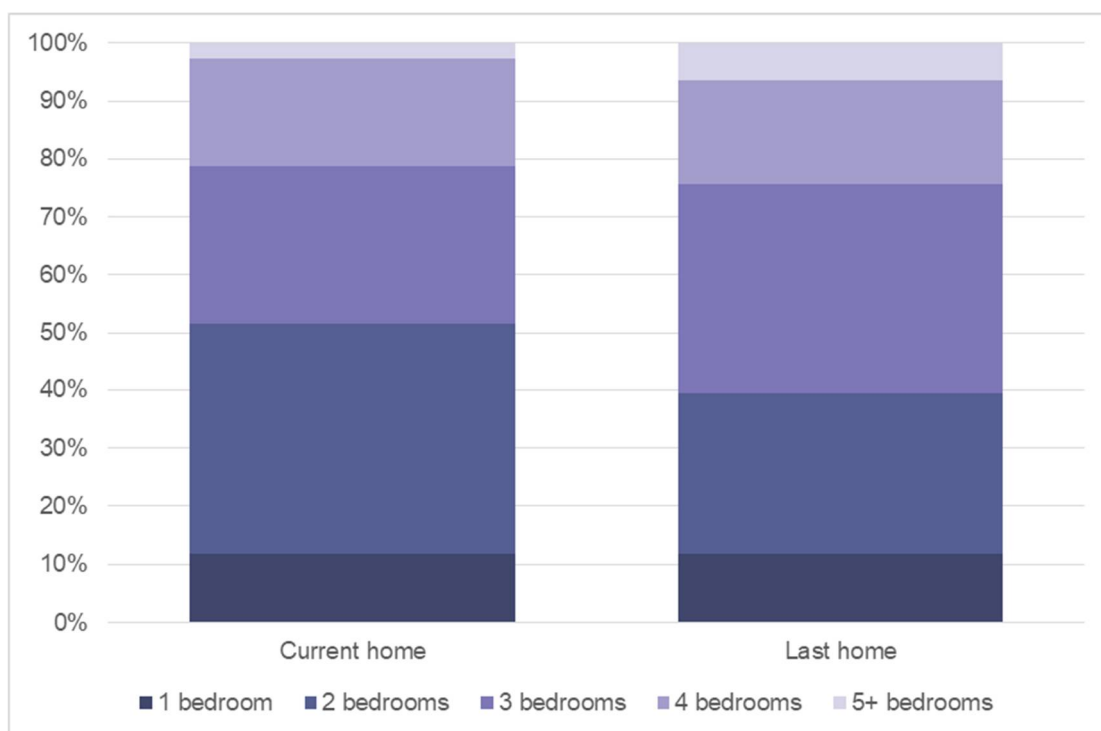
	Number	As % those who answered this question	As % all responses
1 bedroom	32	11.9%	11.7%
2 bedrooms	107	39.8%	39.2%
3 bedrooms	73	27.1%	26.7%
4 bedrooms	50	18.6%	18.3%
5+ bedrooms	7	2.6%	2.6%
Total responses	269	100.0%	98.5%
No response	4		1.5%

There were 269 responses to this question, which gives a response rate of 98.5%. It was a write-in question.

Q3b: How many bedrooms did your previous property have?

	Number	As % those who answered this question	As % all responses
1 bedroom	31	11.8%	11.4%
2 bedrooms	73	27.8%	26.7%
3 bedrooms	95	36.1%	34.8%
4 bedrooms	47	17.9%	17.2%
5+ bedrooms	17	6.5%	6.2%
Total responses	263	100.0%	96.3%
No response	10		3.7%

There were 263 responses to this question, which gives a response rate of 96.3%. It was a write-in question.



The biggest proportion of respondents (36.6%) moved to properties with the same number of bedrooms as their previous accommodation. 35.9% of respondents moved to properties with fewer bedrooms; and 27.5% moved to new properties with more bedrooms.

The most common house moves in terms of number of bedrooms were from three to two bed properties (13.4%), from two to two bed properties (13.0%), and from three to three bed properties (12.2%).

Q4a: Do you: (current tenure)

	Number	As % those who answered this question	As % all responses
Own the property	183	67.3%	67.0%
Rent the property from a private landlord	36	13.2%	13.2%
Rent the property from a housing association or Council	49	18.0%	17.9%
Live in the property under another arrangement	4	1.5%	1.5%
Total responses	272	100.0%	99.6%
No response	1		0.4%

There were 272 responses to this question, which gives a response rate of 99.6%. It was a single-choice question.

Two thirds of new properties were owner-occupied. Just under a fifth were rented from social landlords. The figures on tenure from the latest Welsh Government estimates of dwelling stock are shown below for comparison.

Total dwelling stock estimates for Conwy County Borough – tenure

Source: Dwelling stock estimates by local authority and tenure 2015/16, Welsh Government

	Number	%
Own the property	40,350	70.7%
Rent the property from private landlord	10,600	18.5%
Rent the property from social landlord	6,150	10.8%
Total dwelling stock	57,050	

It's not possible to tell if those properties which are privately rented were bought new as buy-to-let properties. However, currently about a third of those properties are occupied by the first resident of the property, which strongly suggests that they were bought as investment properties rather than as a home for the owner.

Q4b: Did you: (previous tenure)

	Number	As % those who answered this question	As % all responses
Own the property	168	65.4%	61.5%
Rent the property from a private landlord	55	21.4%	20.1%
Rent the property from a housing association or Council	16	6.2%	5.9%
Live in the property under another arrangement	18	7.0%	6.6%
Total responses	257	100.0%	94.1%
No response	16		5.9%

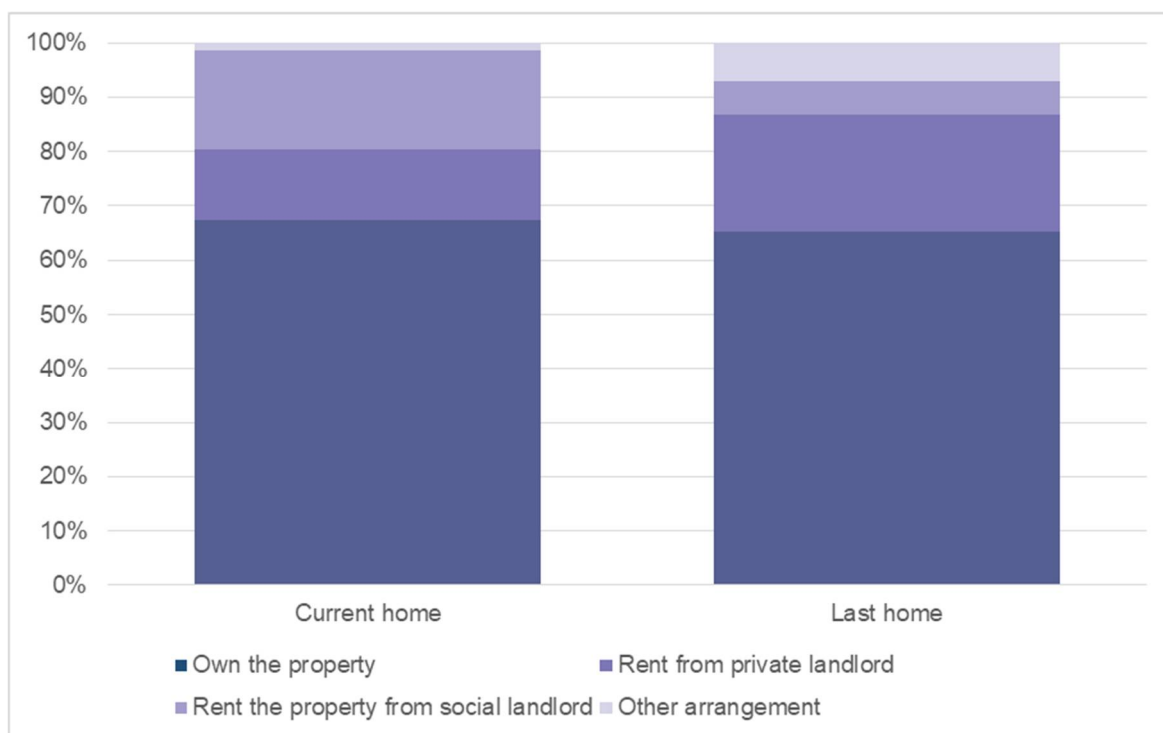
There were 257 responses to this question, which gives a response rate of 94.1%. It was a single choice question.

Most people did not change tenure when moving to their new property (70%) – 56% of respondents are owner-occupiers now and at their previous property.

The biggest shifts came from private renters becoming owner occupiers or moving into social rented accommodation (8.2% for each category).

There is also a noticeable fall in the number of respondents who lived in their previous property under another arrangement but do not do so now. This is to be expected as 'another arrangement' includes living with parents/family or friends, and over half of those who previously lived under 'another arrangement' moved and bought their new property.

First time buyers who answered this question (23 responses) had all come from either the private rented sector or where previously living under another arrangement (which tends to be primarily living with family or friends). None were tenants of social housing.



Though the numbers are quite small and therefore any analysis should be treated with caution, about half of respondents who moved into Extra Care housing (which is a social rented tenure) had previously owned their own homes.

Who lives in the property / who lived in the previous property?

Q5a: How many people live in the property?

Household size	Number	As % those who answered this question	As % all responses
1 person households	100	37.3%	36.6%
2 person households	101	37.7%	37.0%
3 person households	23	8.6%	8.4%
4 person households	36	13.4%	13.2%
5 person households	4	1.5%	1.5%
6 person households	4	1.5%	1.5%
Total responses	268	100.0%	98.2%
No response	5		1.8%
Average household size (persons)	2.09		0.8%

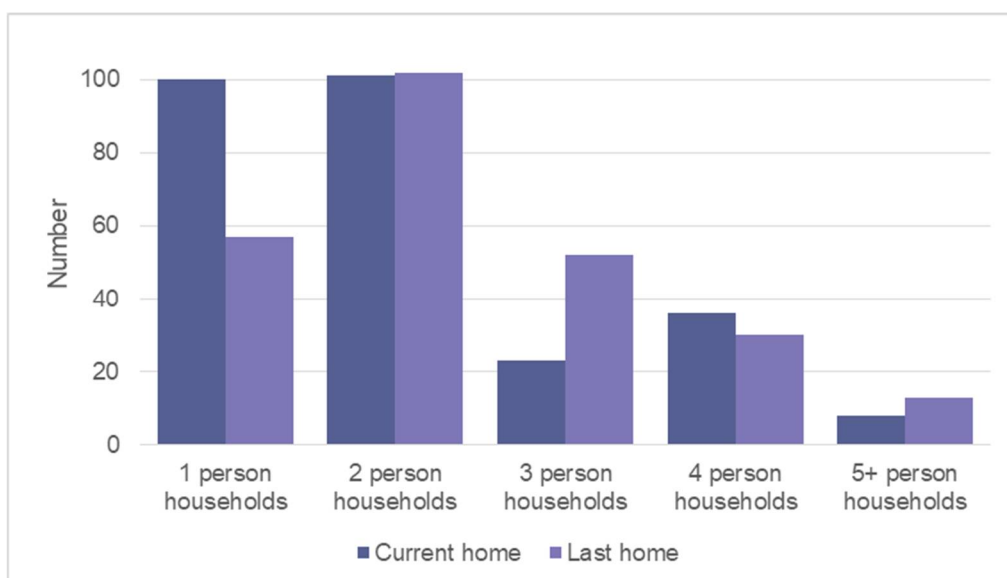
There were 268 responses to this question, which gives a response rate of 98.2%. This was a series of write-in questions which asked for the age group of all household members. Information was provided for a total of 559 people.

Average household size for new properties is 2.09 people per household. This compares with an average household size of 2.17 in the latest household estimate for Conwy County Borough from Welsh Government (2016 mid-year estimate). The smaller household size in new-build properties may be a reflection of the size/type of properties that are being built (more retirement and Extra Care flats with only one or two bedrooms – see Q3 for more details on number of bedrooms).

Q5b: How many people lived in the previous property?

Household size	Number	As % those who answered this question	As % all responses
1 person households	57	22.4%	20.9%
2 person households	102	40.2%	37.4%
3 person households	52	20.5%	19.0%
4 person households	30	11.8%	11.0%
5 person households	10	3.9%	3.7%
6 person households	3	1.2%	1.1%
Total responses	254	100.0%	93.0%
No response	19		7.0%
Average household size (persons)	2.38		

There were 254 responses to this question, which gives a response rate of 93%. This was a series of write-in questions which asked for the age group of all household members. Information was provided for a total of 605 people.



On average there were more people per household in previous properties than in the new homes. This is primarily because there are significantly more one person households in the new properties than in the respondents' previous accommodation. A quarter of all 'new' one person households – 10 of 41 – moved due to change in family status (divorce, separation, bereavement), which helps to explain the difference.

As well as the shift to more one person households, other life-stages which lead to smaller household size can provide the impetus to move to new accommodation – for example grown up children leaving home can lead to two or more smaller households forming. This is also likely to have had an effect on the change in average household size between previous and current properties.

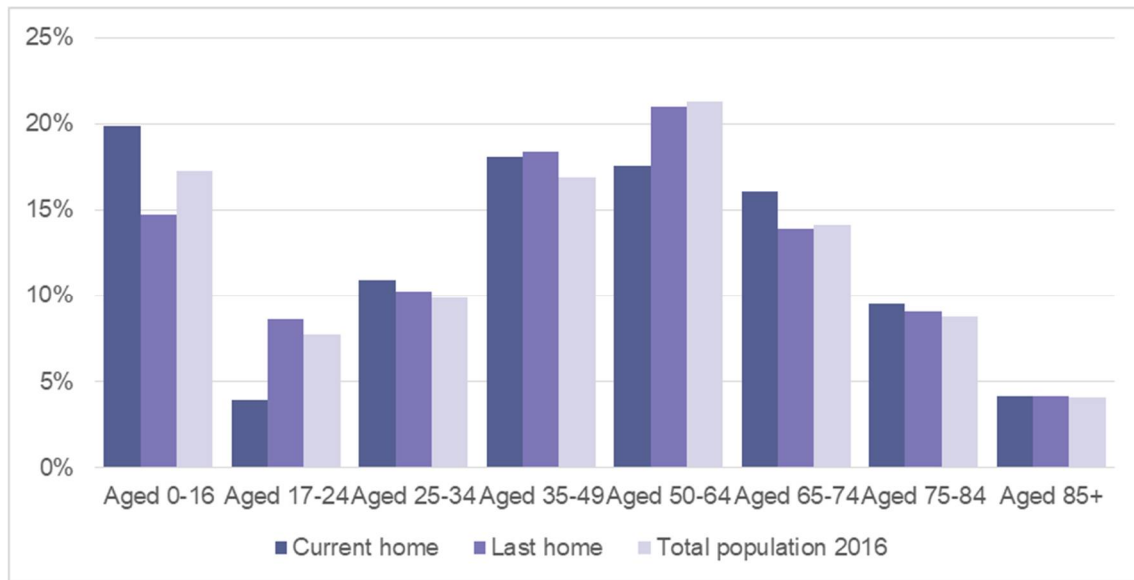
The high proportion of Extra Care housing and other retirement properties within the new-build totals will of course also have an impact in the 'down-sizing' of both property type and household size.

Age of residents of new properties

Household members	Current home		Previous home	
	Number	%	Number	%
Aged 0-16	111	19.9%	89	14.7%
Aged 17-24	22	3.9%	52	8.6%
Aged 25-34	61	10.9%	62	10.2%
Aged 35-49	101	18.1%	111	18.3%
Aged 50-64	98	17.5%	127	21.0%
Aged 65-74	90	16.1%	84	13.9%
Aged 75-84	53	9.5%	55	9.1%
Aged 85+	23	4.1%	25	4.1%
Total people	559	100.0%	605	100.0%

The spike in the 0-16 age group (children) which is seen in the data for current home points to one of the main reasons people have for moving to a new home – starting or increasing the size of their family. More than half of the households

that contained children mentioned 'Need to move to larger accommodation' as their main reason for moving house. In general younger families and individuals are more likely to move house.



There is also a spike in the 65-74 age group compared to population totals and part accommodation, which is probably due to the high proportion of responses from Extra Care and retirement

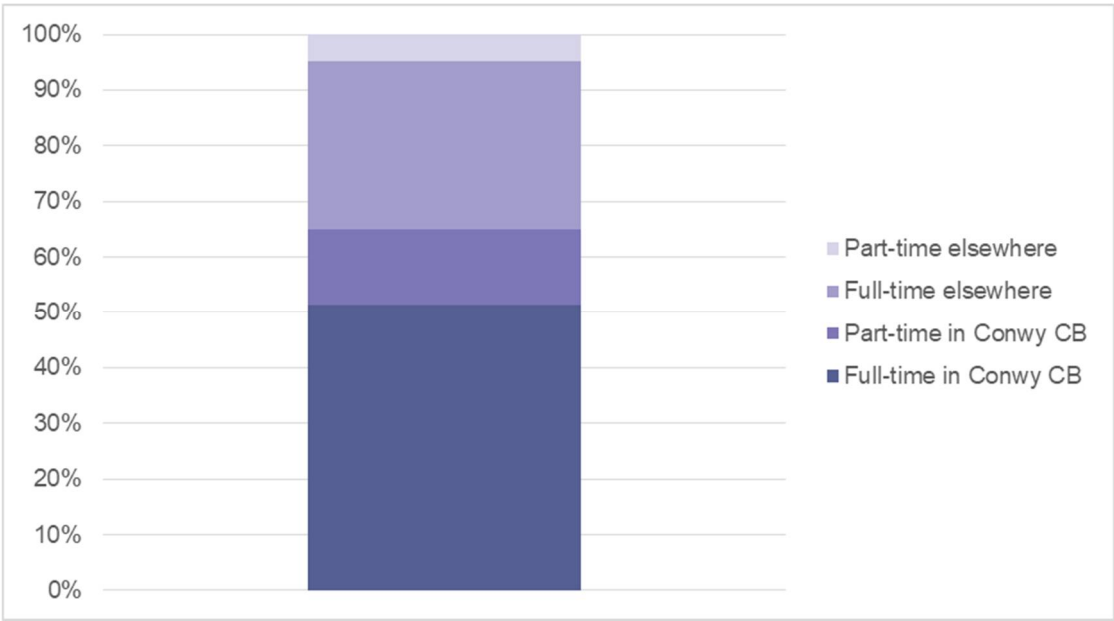
The dip in the proportion of households in new accommodation that contain 17-24 year olds could be indicative of this being the age group at which young people leave the family home, perhaps leading to a move to a new property by parents. The new households that these 'missing' 17-24 year olds would form would not necessarily be represented in this survey, as they are unlikely to be able to afford to become owner occupiers or private renters of new build properties, nor would they tend to be eligible for priority social housing (nor for tenancy of Extra Care or retirement properties).

Q6: How many adults in the household work?

	People in employment	
	Number	%
Full-time in Conwy County Borough	106	51.5%
Part-time in Conwy County Borough	28	13.6%
Full-time elsewhere	62	30.1%
Part-time elsewhere	10	4.9%
Total people in employment	206	100.0%

There were 124 responses to this question, which is an overall response rate of 45.4% and a response rate of 73.8% for all households that had any members aged 16-64 (proxy for working age). This was a series of write-in questions which asked how many household members worked full-time or part-time, and

whether they worked in Conwy County Borough or elsewhere. Information was provided for a total of 206 people.



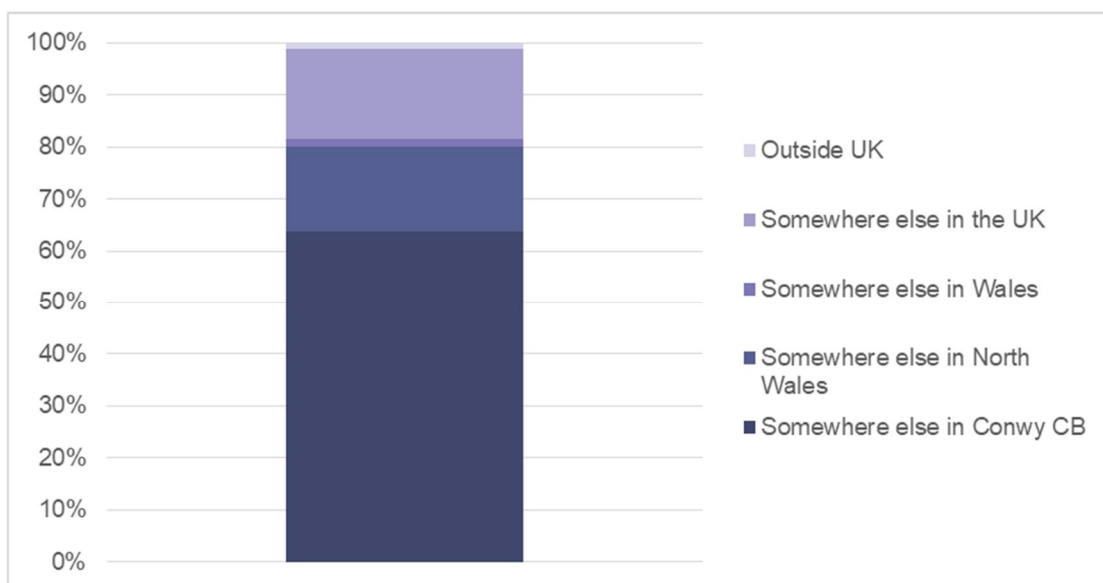
Altogether 65% of people who responded to this question worked within Conwy County Borough. This means 35% work elsewhere. This is higher than the latest estimates for out-commuting rates, which give 27.1% of the population travelling out of the area for work (Annual Population Survey 2016, Office for National Statistics). This suggests that the people who live in new-build housing are more likely to work outside the area than the population as a whole.

At the household level, 76.6% of households that responded to this question had at least one person working within Conwy County Borough.

About moving to the property

Q7a: Where did you live before you moved to this property?

	Number	As % those who answered this question	As % all responses
Somewhere else in Conwy County Borough	173	63.6%	63.4%
Somewhere else in North Wales	45	16.5%	16.5%
Somewhere else in Wales	4	1.5%	1.5%
Somewhere else in the UK	47	17.3%	17.2%
Outside UK	3	1.1%	1.1%
Total responses	272	100.0%	99.6%
No response	1		0.4%



There were 272 responses to this question, which gives a response rate of 99.6%. It was a single-choice question.

Nearly two-thirds of households who moved into new properties in Conwy County Borough moved within the County Borough. 18% had lived elsewhere in Wales, mainly in North Wales.

Of those who moved from outside Wales, well over half came from English counties which border Wales (17 out of 43 respondents who answered this question came from the North West of England, and a further eight came from the West Midlands).

Q7b: If you moved from outside Wales, have you ever lived in Conwy County Borough or Wales?

Just over half of those who answered this question had previously lived in Wales. This means that of 259 respondents who answered both parts of the 'where did you live before' question a total of 182 (70.3%) had lived in Conwy

County Borough at some time, and a total of 53 (20.5%) had lived elsewhere in Wales.

	Number	As % those who answered this question	As % all respondents to Q7a
Lived in Conwy County Borough	9	24.3%	3.5%
Lived elsewhere in Wales	4	10.8%	1.5%
Never lived in Wales	24	64.9%	9.3%
Total responses	37	100.0%	
No response	17		

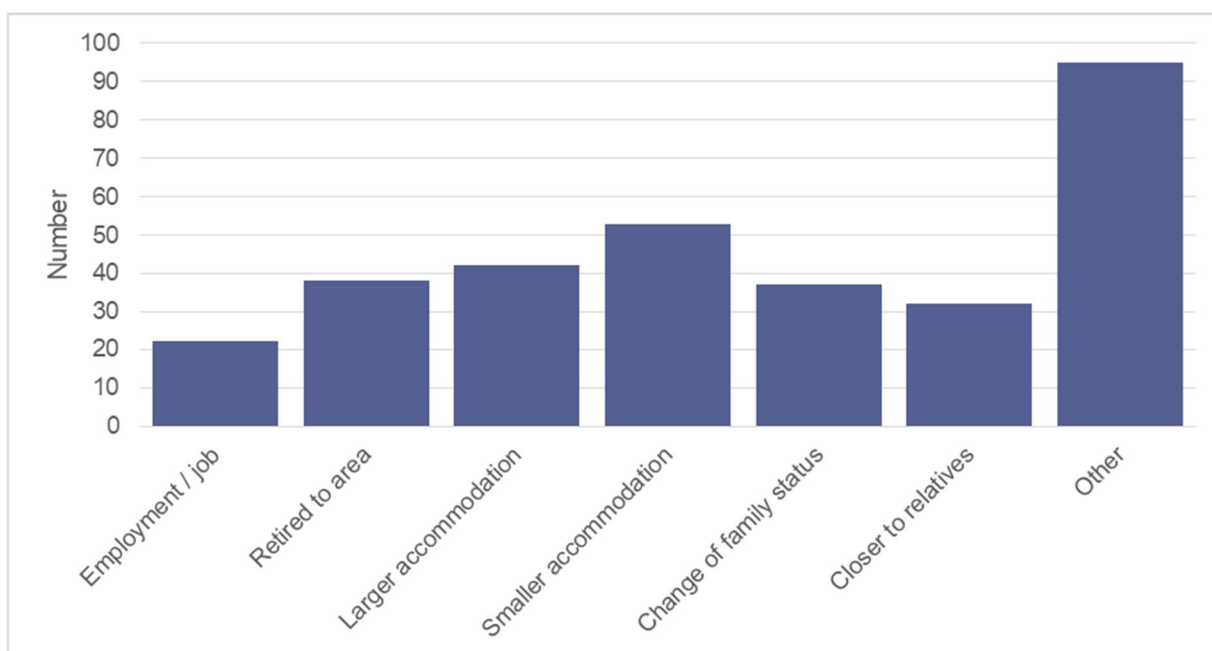
Only 9.3% of respondents had not lived in Wales before moving to their new home, which was a total of only 24 respondents. Analysis of the main reason for moving for these respondents showed that three moved to the area for employment reasons, and seven moved to be closer to relatives, which are possible indicators of a link to the area. 13 of the respondents to this question (4.8%) cited retiring to the area as a main reason for moving. More information about reasons for moving is available in Q8 below.

Q8: What was your main reason for moving?

	Number	As % those who answered this question	As % all responses
Change of employment / closer to job	22	8.1%	8.1%
Retired to the area	38	14.0%	13.9%
Needed to move to larger accommodation	42	15.5%	15.4%
Needed to move to smaller accommodation	53	19.6%	19.4%
Change of family status (marriage, divorce and so on)	37	13.7%	13.6%
To be closer to relatives	32	11.8%	11.7%
Other	95	35.1%	34.8%
Total responses	271	100.0%	99.3%
No response	2		0.7%

There were 271 responses to this question, which gives a response rate of 99.3%. It was a multiple-choice question which means respondents could give more than one answer, so percentages will not add to 100%.

People who ticked the 'other' response category were asked to give more details. Of these write-in answers, 26 respondents moved due to issues related to their health or desire to move into supported housing/Extra Care, which was nearly 10% of all respondents to this question. 12 respondents moved in order to become home owners and six were moving out of their parents' home to set up their own household. Other write-in responses included to move closer to amenities, to move in order to have a garden/parking and moving for financial reasons.



Q9: Do you or anyone in your household have a disability which affects your choice of housing?

	Number	As % those who answered this question	As % all responses
Yes	56	22.6%	20.5%
No	185	74.6%	67.8%
Prefer not to say	7	2.8%	2.6%
Total responses	248	100.0%	90.8%
No response	25		9.2%

There were 248 responses to this question, which gives a response rate of 90.8%. It was a single-choice question. This is a relatively low response rate when compared to other questions in this survey, which may be due to the sensitive nature of questions about disability.

More than one in five respondents to this question indicated that their housing choices were affected by a disability.

There were an additional ten respondents who did not indicate that their housing choices were affected by disability but who gave health/disability/care requirements as a main reason for moving (see Q8 above).

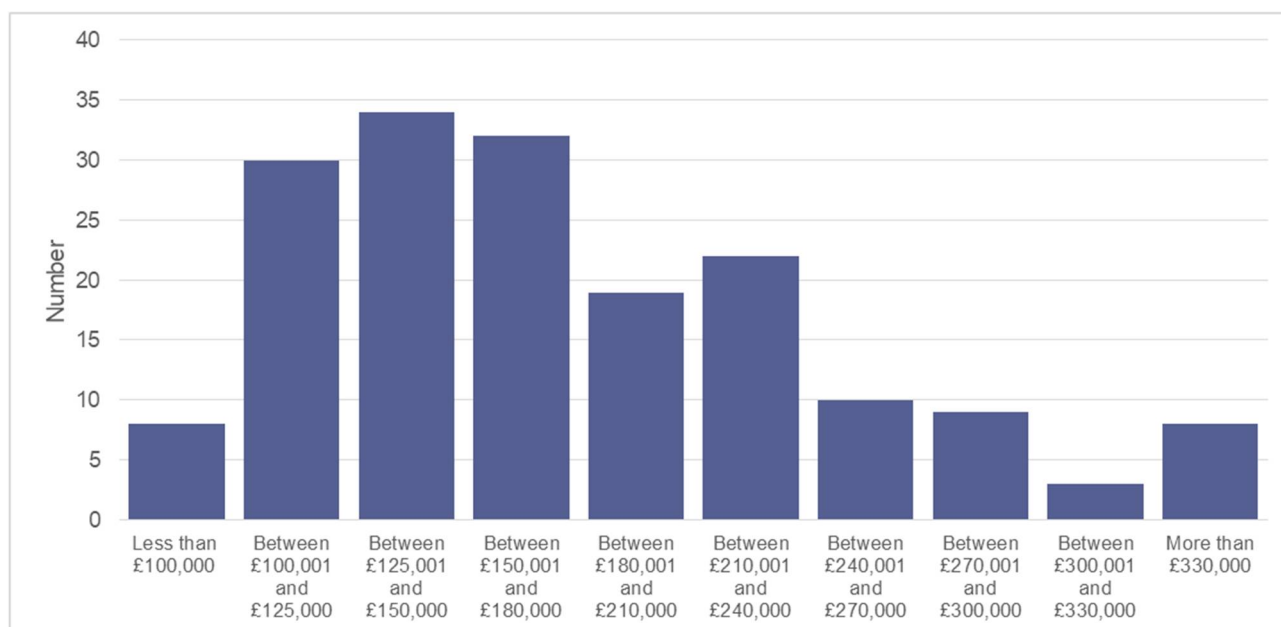
People who moved into Extra Care housing or other retirement properties were particularly likely to have a disability which affected their housing choices – 14 out of 21 respondents in Extra Care housing answered ‘yes’ to this question (66.6%). Of the people who moved into other retirement accommodation 21 out of 47 (44.7%) answered ‘yes’ to this question.

Cost of the property

Two questions were asked about the cost of housing – one about purchase price for owner-occupiers and one about monthly rent for those who were renting their home. Overall 238 respondents answered one of these questions which is a response rate of 87.2%. This is the lowest response rate for all questions in this survey, which may be due to the sensitive nature of questions about finance.

Q10: What was the purchase price of the property?

	Number	As % those who answered this question	As % all owner occupied tenure (Q4)	As % all responses
Less than £100,000	8	4.6%	4.4%	2.9%
Between £100,001 and £125,000	30	17.1%	16.4%	11.0%
Between £125,001 and £150,000	34	19.4%	18.6%	12.5%
Between £150,001 and £180,000	32	18.3%	17.5%	11.7%
Between £180,001 and £210,000	19	10.9%	10.4%	7.0%
Between £210,001 and £240,000	22	12.6%	12.0%	8.1%
Between £240,001 and £270,000	10	5.7%	5.5%	3.7%
Between £270,001 and £300,000	9	5.1%	4.9%	3.3%
Between £300,001 and £330,000	3	1.7%	1.6%	1.1%
More than £330,000	8	4.6%	4.4%	2.9%
Total responses	175	100.0%	95.6%	64.1%
No response	98			35.9%
No response from owner occupied tenure	8		4.4%	



There were 175 responses to this question, which is an overall response rate of 64.1% and a response rate of 95.6% for all those who gave their current housing tenure as owner occupied in Q4a. It was a single choice question.

The median purchase price for a new property was in the £150,001 to £180,000 range. Though a strict comparison cannot be made as time periods, collection methodology and analysis differs, the median house price for all properties sold in Conwy County Borough between January 2012 and December 2016 was £145,000 (source: Land Registry price paid dataset). This and other evidence suggests that new build market housing tends to be more expensive than older properties across the whole housing stock.

The median purchase price for first time buyers (Q1d) was lower at £125,001 to £150,000.

Q11: If you are renting the property please give the amount you pay in rent each month

	Number	As % those who answered this question	As % all rented tenure (Q4)	As % all responses
Under £100	1	1.6%	1.2%	0.4%
£100-£249	2	3.2%	2.4%	0.7%
£250-£349	7	11.1%	8.2%	2.6%
£350-£449	7	11.1%	8.2%	2.6%
£450-£549	15	23.8%	17.6%	5.5%
£550-£649	5	7.9%	5.9%	1.8%
£650-£999	14	22.2%	16.5%	5.1%
£1,000 +	12	19.0%	14.1%	4.4%
Total responses	63	100.0%	74.1%	23.1%
No response	210			76.9%
No response from rented tenure	22		25.9%	

There were 63 responses to this question, which is an overall response rate of 23.1% and a response rate of 74.1% for all those who gave their current housing tenure as either private rented or social rented in Q4a. It was a write-in question.

This question had a low sample size and a low response rate, so any interpretation of the data should be undertaken with caution.

Some low figures are totals after Housing Benefit. Some low figures could be weekly rent totals, as there may have been some confusion when writing in the answer.

Fourteen of the fifteen highest rents (ranging from £830 to £1,300 per month) were for respondents who lived in Extra Care housing, and include care cost and service charges as well as rent.

The Welsh language

Two questions which asked specifically about Welsh language use were included in the survey. One asked about the main languages spoken at home, and the second asked about the Welsh language skills and levels of ability of individual household members.

Q12: What languages are spoken at home? (households)

	Number	As % those who answered this question	As % all responses	As % all who answered part A
Part A: main language spoken at home				
English	232	85.9%	85.0%	
Welsh	33	12.2%	12.1%	
Other	5	1.9%	1.8%	
Total responses	270	100.0%	98.9%	
No response	3		1.1%	
Part B: also spoken at home				
English	26	32.9%	9.5%	9.6%
Welsh	46	58.2%	16.8%	17.0%
Other	7	8.9%	2.6%	2.6%
Total responses	79	100.0%	28.9%	29.3%
No response	194		71.1%	
Main or also spoken (will not add to 100%)				
English	258	95.6%		
Welsh	79	29.3%		
Other	12	4.4%		

There were 270 responses to this question overall, which gives a response rate of 98.9%. It was two single-choice questions.

A total of 33 responding households use Welsh as the main language at home and a further 46 use Welsh at home but not as a main language. This gives a total of 79 Welsh speaking households – 29.3% of all households who responded to this question.

Other languages spoken at home were Polish and Croatian as a main language and, Cantonese, Czech, German, Irish, Italian, and Persian as ‘also spoken at home.

Where have Welsh and English speaking households moved from?

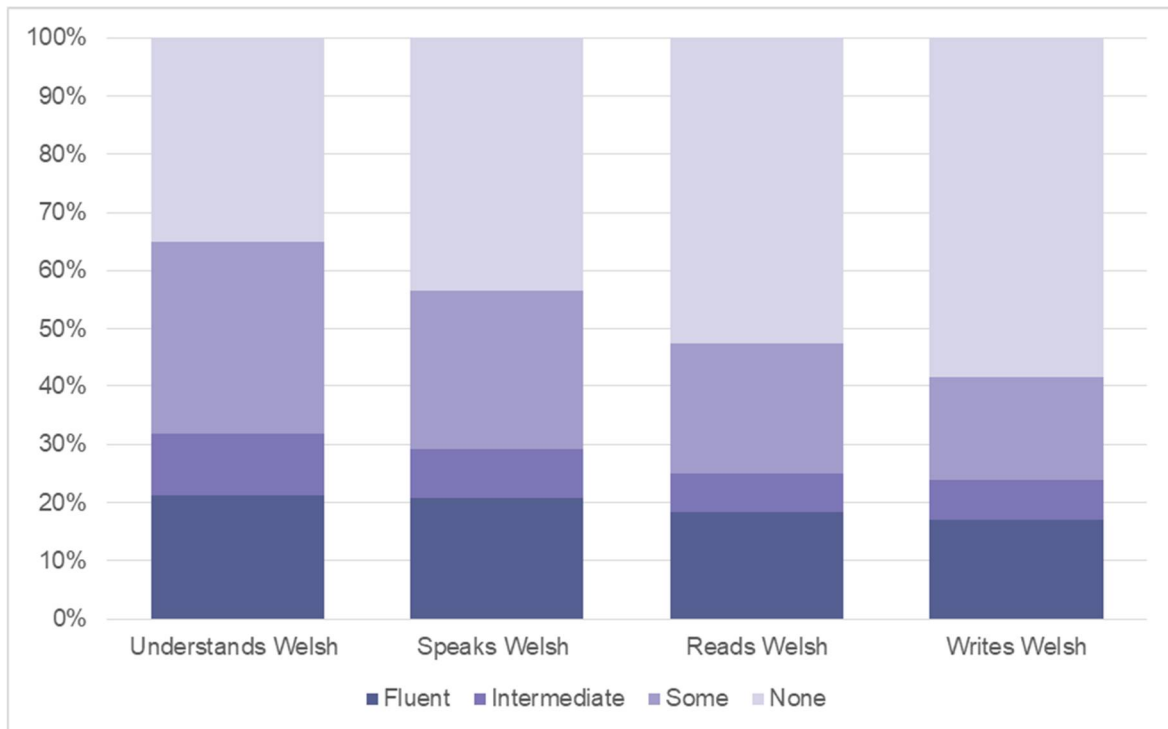
	Welsh speaking		Non-Welsh speaking	
	Number	%	Number	%
Somewhere else in Conwy County Borough	49	62.0%	123	64.4%
Somewhere else in North Wales	22	27.8%	23	12.0%
Somewhere else in Wales	2	2.5%	2	1.0%
Somewhere else in the UK	6	7.6%	41	21.5%
Outside UK	0	0.0%	2	1.0%
Total households	79	100.0%	191	100.0%

Welsh speaking households are defined as those where either Welsh is the main language of the home or where another language is the main language but Welsh is also spoken at home.

Not surprisingly, Welsh speaking households are more likely to have moved within Wales (including within Conwy County Borough itself) than households that do not speak Welsh.

Q12b: What Welsh language skills do members of your household have?

	Understands Welsh	Speaks Welsh	Reads Welsh	Writes Welsh
Total responses	259	258	255	254
No response	14	15	18	19
Response rate	94.9%	94.5%	93.4%	93.0%
Total people	526	520	515	512
None	184	226	270	299
Some	175	142	116	91
Intermediate	55	44	34	35
Fluent	112	108	95	87
None	35.0%	43.5%	52.4%	58.4%
Some	33.3%	27.3%	22.5%	17.8%
Intermediate	10.5%	8.5%	6.6%	6.8%
Fluent	21.3%	20.8%	18.4%	17.0%
Intermediate or fluent	167	152	129	122
	31.7%	29.2%	25.0%	23.8%



There were 259 responses to at least part of this question, which gives a response rate of 94.9%. This was a grid matrix question which asked for age of each household member and level of language competency for each of four different Welsh language skills. Information was provided for a total of 526 people, though not all provided answers to every part of this question.

It is possible to provide an indicative comparison between the 2011 Census counts of Welsh speakers and the findings of this survey. The data is not directly comparable because of different definitions and collection methodologies, but the Census gives data about Welsh language skills for all people aged three and over.

Welsh language skills in Conwy County Borough, 2011 Census

Source: 2011 Census of Population, Office for National Statistics

	Number	%
All usual residents aged 3 and over	111,724	
No skills in Welsh	67,716	60.6%
Can understand spoken Welsh only	10,655	9.5%
Can speak Welsh	30,600	27.4%
Can speak but cannot read or write Welsh	4,603	4.1%
Can speak and read but cannot write Welsh	2,706	2.4%
Can speak, read and write Welsh	23,063	20.6%
Other combination of skills in Welsh	2,981	2.7%

If, for the 2017 new occupancy survey, 'Welsh speakers' are identified as those who have intermediate or fluent skills in speaking Welsh then the rates for occupants of new housing and the population as a whole are reasonably similar – 29.2% (2017 new occupancy survey) compared to 27.4% in the 2011 Census.

Taking both questions in the survey together, it is also possible to look at whether Welsh speakers get to speak Welsh at home. 48.0%% of intermediate or fluent Welsh speakers use Welsh as their main language at home, with an additional 34.9% using Welsh as a secondary language. 17.1% of intermediate or fluent Welsh speakers do not speak Welsh at home.

Use of Welsh at home by those with Welsh language skills – all ages

	Spoken Welsh language skills			Welsh speakers (intermediate or fluent)
	Some	Inter-mediate	Fluent	
All with Welsh speaking skills	142	44	108	152
Welsh 'main' language at home	5	3	70	73
	3.5%	6.8%	64.8%	48.0%
Welsh 'also' spoken at home	29	23	30	53
	20.4%	52.3%	27.8%	34.9%
Total any Welsh spoken at home	34	26	100	126
	23.9%	59.1%	92.6%	82.9%
Welsh not spoken at home	108	18	8	26
	76.1%	40.9%	7.4%	17.1%

This is just a summary of the results for Welsh language use. More detailed analysis (including by age of household members) is possible.

Note on Extra Care housing and other retirement properties

The distribution list for this survey included 169 new properties which were classed as Extra Care housing or other properties that had age restrictions on occupancy¹ (and thus are considered to be 'retirement accommodation'). This was 21% of all distributed surveys.

Response rates

	No. surveys distributed	Responses	Response rate
All properties	803	273	34.0%
Not Extra Care or retirement properties	634	195	30.8%
Extra Care & retirement properties	169	78	46.2%
Extra Care	91	29	31.9%
Retirement	78	49	62.8%

Residents of these properties had a higher response rate than the general response rate – 46.2% of these residents provided a response, compared to only 30.8% for other properties.

Overall, residents of these types of properties make up about one in three of all respondents though they are only one in five of all properties contacted.

This high proportion of responses from residents in properties which are restricted to occupancy by older age groups has a potential to skew the results of the survey, and this is mentioned under each sub section where appropriate.

Note: Not all older residents of new build properties will be in Extra Care or retirement properties, and older age groups will be represented in other types of housing too.

¹ Extra care housing is a type of social housing that combines accommodation with care and support services. Residents live in their own self-contained property, but have on-site care and support staff available 24 hours a day. They also have access to communal facilities and services such as lounge, dining area and gardens.

Retirement housing available through the market (rather than social housing) has an age restriction on occupancy, usually residents must be aged over 55 or 60. Most retirement housing is sold on a leasehold basis, which means there will be a 'rent' element to housing costs as well as any mortgage or purchase costs for owner occupiers. Some properties also offer care and support services and access to communal facilities for additional cost, though these vary from scheme to scheme.

Comparisons with the 2011 new occupancy survey

A similar survey was undertaken in the autumn of 2011. Though there were differences in the wording or layout of some questions, and the analysis was undertaken in a different way, the tables below provide basic comparison between the 2011 results and the latest survey.

Percentage results for 2011 will be different than presented in the original 2011 report, as they have been adjusted to remove the 'no responses', in order to match the methodology for the 2017 report.

Validation

	2011	2017
Total valid questionnaires distributed	1,235	803
Total valid responses	412	273
Response rate	33.4%	34.0%

More surveys were distributed in 2011 as more new dwellings had been built in the preceding five year period. Response rates were slightly better in 2017.

About the property

When was the property built / when did you move into the property

Responses to these questions cannot be compared over time.

Are you the first occupant of the property?		
	2011	2017
Total responses	404	272
Yes	80.4%	77.2%
No	19.6%	22.8%

Are you a first time buyer?		
	2011	2017
Total responses	406	270
Yes	12.3%	10.0%
No	87.7%	90.0%

There is a decrease in both the number and proportion of first time buyers in 2017 compared to 2011. This might be a reflection of the type of property that has been available, and is also related to affordability issues.

Where you live now / where you last lived

What type of property do you live in now?		
	2011	2017
Total responses	407	272
Detached	26.5%	30.9%
Semi-detached	10.3%	12.1%
Terraced	10.1%	8.5%
Flat	46.7%	39.0%
Bungalow	4.2%	7.0%
Other	2.2%	2.6%

What type of property have you moved from?		
	2011	2017
Total responses	405	263
Detached	32.3%	27.4%
Semi	19.8%	25.9%
Terrace	13.6%	8.4%
Flat	13.1%	17.1%
Bungalow	18.0%	17.5%
Other	3.2%	3.8%

The larger proportion of new flats in 2011 is due to a greater number of retirement properties in the new-build stock.

How many bedrooms does your current property have?		
	2011	2017
Total responses	403	269
1 bedroom	9.7%	11.7%
2 bedrooms	42.7%	39.2%
3 bedrooms	26.3%	26.7%
4 bedrooms	15.6%	18.3%
5 bedrooms	5.7%	2.6%

How many bedrooms did your previous property have?		
	2011	2017
Total responses	391	263
1 bedroom	5.6%	11.8%
2 bedrooms	30.2%	27.8%
3 bedrooms	38.6%	36.1%
4 bedrooms	20.7%	17.9%
5+ bedrooms	4.9%	6.5%

Change in number of bedrooms		
	2011	2017
Total responses	391	262
Fewer bedrooms	41.4%	36.3%
Same number	33.2%	36.3%
More bedrooms	25.3%	27.5%

Current tenure		
	2011	2017
Total responses	405	272
Own the property	71.1%	67.3%
Rent the property from a private landlord	18.8%	13.2%
Rent the property from a housing association or Council	8.9%	18.0%
Live in the property under another arrangement	1.2%	1.5%

Previous tenure		
	2011	2017
Total responses	401	257
Own the property	66.8%	65.4%
Rent the property from a private landlord	18.2%	21.4%
Rent the property from a housing association or Council	3.7%	6.2%
Live in the property under another arrangement	11.2%	7.0%

Change in tenure		
	2011	2017
Total responses	400	257
Same tenure	70.0%	70.0%
From private rented to owner occupier	7.3%	8.2%
From owner occupier to something other	8.5%	13.4%

Not all combinations presented, so will not add to 100%

The presence of a larger number of Extra Care properties in the new-build stock is the primary reason for higher proportions of people renting from social landlords in 2017 when compared to 2011.

Who lives in the property / who lived in the previous property?

How many people live in the property?		
	2011	2017
Total responses	395	268
1 person households	31.4%	37.3%
2 person households	46.6%	37.7%
3 person households	11.1%	8.6%
4 person households	8.1%	13.4%
5+ person households	2.8%	3.0%
Average household size (persons)	2.05	2.09

How many people lived in your previous property?		
	2011	2017
Total responses	376	254
1 person households	18.4%	21.3%
2 person households	47.3%	38.1%
3 person households	16.8%	19.4%
4 person households	12.8%	11.2%
5+ person households	4.8%	4.9%
Average household size (persons)	2.40	2.38

Households that have moved into new-build properties are slightly larger in 2017 than in 2011.

How many adults in the household currently work?		
	2011	2017
Total responses	220	124
Total people in employment	345	206
Full-time in Conwy County Borough	49.9%	51.5%
Part-time in Conwy County Borough	16.5%	13.6%
Full-time elsewhere	28.1%	30.1%
Part-time elsewhere	5.5%	4.9%
Households with at least 1 person working in Conwy County Borough	72.3%	76.6%

Respondents to the 2017 survey were more likely to have members of their household working within Conwy County Borough than in 2011.

About moving to the property

Where did you last live before you moved to this property?		
	2011	2017
Total responses	404	272
Somewhere else in Conwy County Borough	57.4%	63.6%
Somewhere else in North Wales	18.1%	16.5%
Somewhere else in Wales	1.5%	1.5%
Somewhere else in the UK	21.8%	17.3%
Outside UK	1.2%	1.1%

If you moved from outside Wales, have you ever lived in Conwy County Borough or Wales?		
	2011	2017
Total responses	91	37
Lived in Conwy County Borough	12.1%	24.3%
Lived elsewhere in Wales	15.4%	10.8%
Never lived in Wales	72.5%	64.9%

There was a decrease in the number of people moving from elsewhere in the UK/outside the UK in 2017 when compared to 2011. These 2017 respondents

were also more likely to have lived in the area previously than their counterparts in 2011.

What was your main reason for moving to your new property?		
	2011	2017
Total responses	398	271
Change of employment/closer to job	8.9%	8.1%
Retired to the area	16.3%	14.0%
Needed to move to larger accommodation	13.1%	15.5%
Needed to move to smaller accommodation	14.1%	19.6%
Change of family status (marriage, divorce and so on)	13.9%	13.7%
To be closer to relatives	7.2%	11.8%
Other (write in response)	29.5%	35.1%
(including health/move to Extra Care)	(8.1%)	(9.6%)

This was a multi-choice question, so percentages will not add to 100%

Do you or anyone in your household have a disability which affects your choice of housing?

This question was not asked in 2011 so no comparison can be made.

Cost of property

What was the purchase price of the property?		
	2011	2017
Median price range	£180,001- £210,000	£150,001-£180,000

Responses to this question can't be compared in detail, as the categories changed between the 2011 and 2017 surveys. Differences in median price will be largely determined by the type of properties that have been built.

If you are renting the property please give the amount you pay in rent each month

Though this question was asked in the 2011 survey, the data was not analysed, so no comparison can be made.

The Welsh language

What languages are spoken at home?		
	2011	2017
Part A: main language spoken at home		
Total responses	409	270
English	88.8%	85.9%
Welsh	9.8%	12.2%
Other	1.5%	1.9%
Part B: also spoken at home		
Total responses	67	79
English	4.2%	32.9%
Welsh	12.0%	58.2%
Other	0.2%	8.9%
Main or also spoken (will not add to 100%)		
English	92.9%	95.6%
Welsh	21.8%	29.3%
Other	1.7%	4.4%

What Welsh language skills do members of your household have?

The way this question was asked changed significantly between the 2011 and 2017 surveys so comparison of the results should be treated with caution.

Understands Welsh

	2011	2017
Total responses		259
Total people	681	526
None	38.3%	35.0%
Some	31.4%	33.3%
Intermediate	10.6%	10.5%
Fluent	19.7%	21.3%
Intermediate or fluent	30.2%	31.7%

Speaks Welsh

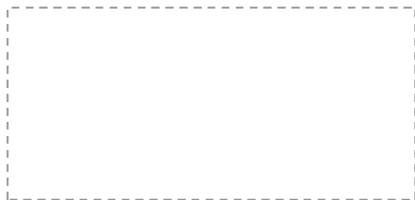
	2011	2017
Total responses		258
Total people	654	520
None	47.9%	43.5%
Some	24.6%	27.3%
Intermediate	7.8%	8.5%
Fluent	19.7%	20.8%
Intermediate or fluent	27.5%	29.2%

Reads Welsh

	2011	2017
Total responses		255
Total people	648	515
None	53.7%	52.4%
Some	20.5%	22.5%
Intermediate	8.2%	6.6%
Fluent	17.6%	18.4%
Intermediate or fluent	25.8%	25.0%

Writes Welsh

	2011	2017
Total responses		254
Total people	639	512
None	60.4%	58.4%
Some	17.8%	17.8%
Intermediate	5.5%	6.8%
Fluent	16.3%	17.0%
Intermediate or fluent	21.8%	23.8%



September 2017

New housing questionnaire

The Council is in the beginning stages of reviewing the Local Development Plan as adopted in August 2013. The Conwy Local Development Plan guides future development in Conwy County Borough. As part of the process we need information about new housing to help us assess the future need for housing and other facilities such as schools, libraries, GP surgeries, retail, and leisure centres.

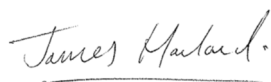
We also need to look at the possible impact of new development on Welsh speaking communities in the area.

Please can you help us gather this information by completing this questionnaire and returning it in the pre-paid envelope provided by 10 November 2017.

If you do not want to answer all of the questions we will still appreciate a partially completed questionnaire.

If you have any queries please contact the Strategic Planning Policy team. Our phone number is 01492 575461 and our email address is cdll.ldp@conwy.gov.uk

Yours faithfully



James Harland
Strategic Planning Policy Manager

Because this questionnaire is being sent to newly built properties, we may not have all the correct address details. If there are any mistakes in the address at the top of this page, please let us know in the box below.



Conwy County Borough Council and its partners are committed to involving everyone who has an interest in Conwy County Borough, and we will do this by making sure that we talk with and listen to you, but don't repeatedly ask you the same questions.

Therefore whilst we will not share your personal data, the ideas and feedback you give us may also be used to inform other relevant projects or plans.

New housing questionnaire

For each of the questions please tick the appropriate boxes or enter your answer in the box provided.

If you do not want to answer all of the questions we will still appreciate a partially completed questionnaire.

About your current property

1a When was your property built / converted?

1b When did you move in to the property (year)?

1c Are you the first occupant of the property?

Yes ☐

No ☐

1d Are you a first time buyer?

Yes ☐

No ☐

Where you live now

2a What type of property do you live in now?

Detached house ☐ Terraced house ☐
Semi-detached house ☐ Flat ☐
Bungalow ☐ Other ☐

Where you lived last

2b What type of property have you moved from?

Detached house ☐ Terraced house ☐
Semi-detached house ☐ Flat ☐
Bungalow ☐ Other ☐

3a How many bedrooms does your current property have?

3b How many bedrooms did your previous property have?

4a Do you:

own the property? ☐

rent the property from a private landlord? ☐

rent the property from a housing association or Council? ☐

live in the property under another arrangement? ☐

4b Did you:

own your previous property? ☐

rent your previous property from a private landlord? ☐

rent your previous property from a housing association or Council? ☐

live in your previous property under another arrangement? ☐

5a How many people live in the property? (Please enter the number in the age groups below)

Aged 0-16 Aged 50-64

Aged 17-24 Aged 65-74

Aged 25-34 Aged 75-84

Aged 35-49 Aged 85+

5b How many people lived in your previous property? (Please enter the number in the age groups below)

Aged 0-16 Aged 50-64

Aged 17-24 Aged 65-74

Aged 25-34 Aged 75-84

Aged 35-49 Aged 85+

6 How many adults in the household currently work (Please enter the number in the box below)

In the Conwy County Borough area

Full time

Part time

Outside the Conwy County Borough area

Full time

Part time

About moving to this property

7a Where did you last live before you moved to this property?

Somewhere else in Conwy County Borough ☐

Somewhere else in North Wales ☐

Somewhere else in Wales ☐

Somewhere else in the UK ☐

If so please write which town, county or region of the UK you lived in

Outside the UK ☐

7b If you moved from elsewhere in the UK or from outside the UK, have you ever lived:

in Conwy County Borough? ☐ Yes ☐ No

somewhere else in Wales? ☐ Yes ☐ No

8 What was your main reason for moving to your new property?

Change of employment/closer to job ☐

Retired to the area ☐

Needed to move to larger accommodation ☐

Needed to move to smaller accommodation ☐

Change of family status (marriage, divorce and so on) ☐

To be closer to relatives ☐

Other ☐

Please specify:

9 Do you or anyone in your household have a disability which affects your choice of housing?

Yes ☐ No ☐ Prefer not to say ☐

The Equality Act 2010 defines a disabled person as a person that has a physical or mental impairment which has a substantial and long term effect on your ability to carry out day to day activities

Cost of the property

10 What was the purchase price of the property?

Less than £100,000 <input type="checkbox"/>	Between £210,001 and £240,000 <input type="checkbox"/>
Between £100,001 and £125,000 <input type="checkbox"/>	Between £240,001 and £270,000 <input type="checkbox"/>
Between £125,001 and £150,000 <input type="checkbox"/>	Between £270,001 and £300,000 <input type="checkbox"/>
Between £150,001 and £180,000 <input type="checkbox"/>	Between £300,001 and £330,000 <input type="checkbox"/>
Between £180,001 and £210,000 <input type="checkbox"/>	More than £330,000 <input type="checkbox"/>

11 If you are renting the property please give the amount you pay in rent each month

Welsh language

12a What languages are spoken at home?

	English	Welsh	Other
Main language spoken at home	<input type="text"/>	<input type="text"/>	<input type="text"/>
Also spoken at home	<input type="text"/>	<input type="text"/>	<input type="text"/>
If 'other' please specify:	<input style="width: 100%;" type="text"/>		

12b What Welsh language skills do members of your household have?

Please provide an answer for each person that lives permanently in the property. If there are more than 8 people living in the property please contact us for an extra copy of the questionnaire

Person:	P1	P2	P3	P4	P5	P6	P7	P8
Age If person 1 (P1) is 27 years old write 27 in the box below	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Understands Welsh (Tick one box only for each person)								
None	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Some	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Intermediate	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Fluent	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Speaks Welsh (Tick one box only for each person)								
None	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Some	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Intermediate	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Fluent	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Reads Welsh (Tick one box only for each person)								
None	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Some	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Intermediate	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Fluent	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Writes Welsh (Tick one box only for each person)								
None	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Some	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Intermediate	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Fluent	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Person:	P1	P2	P3	P4	P5	P6	P7	P8

Thank you for taking the time to complete this questionnaire. Please return it to us using the prepaid envelope provided by 10 November 2017.

New housing survey, Corporate Research and Information Unit, Conwy County Borough Council,
Bodlondeb, Conwy, LL32 8DU