

New housing occupancy survey for Denbighshire



Produced for the Planning and Public Protection Service, Denbighshire County Council by the Corporate Research and Information Unit, Conwy County Borough Council

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New housing occupancy study – November 2017

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Introduction

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

The Council is currently preparing a replacement Local Development Plan to guide future development in Denbighshire. 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 Denbighshire as a whole, and therefore gives only a partial picture of the impact of new-build housing within the wider housing market.

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

Of the 662 questionnaires which were delivered successfully, 188 were returned completed. This gives a response rate of 28%, 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. 5% 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 188).

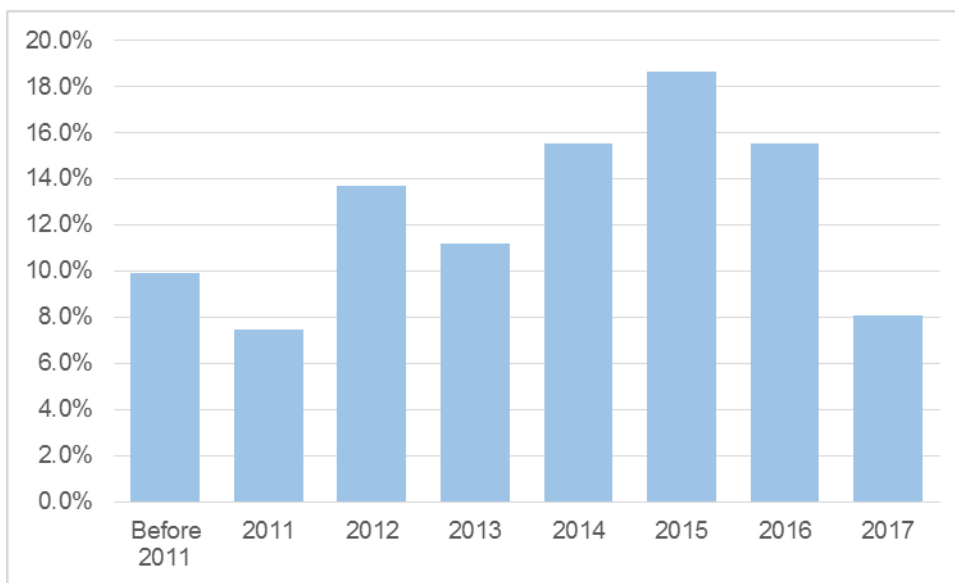
A copy of the survey questionnaire is available at the end of the report.

Study findings

About the property

Q1a: When was the property built / converted?

	Number	As % those who answered this question	As % all responses
Before 2011	16	9.9%	8.5%
2011	12	7.5%	6.4%
2012	22	13.7%	11.7%
2013	18	11.2%	9.6%
2014	25	15.5%	13.3%
2015	30	18.6%	16.0%
2016	25	15.5%	13.3%
2017	13	8.1%	6.9%
Total responses	161	100.0%	85.6%
No response	27		14.4%



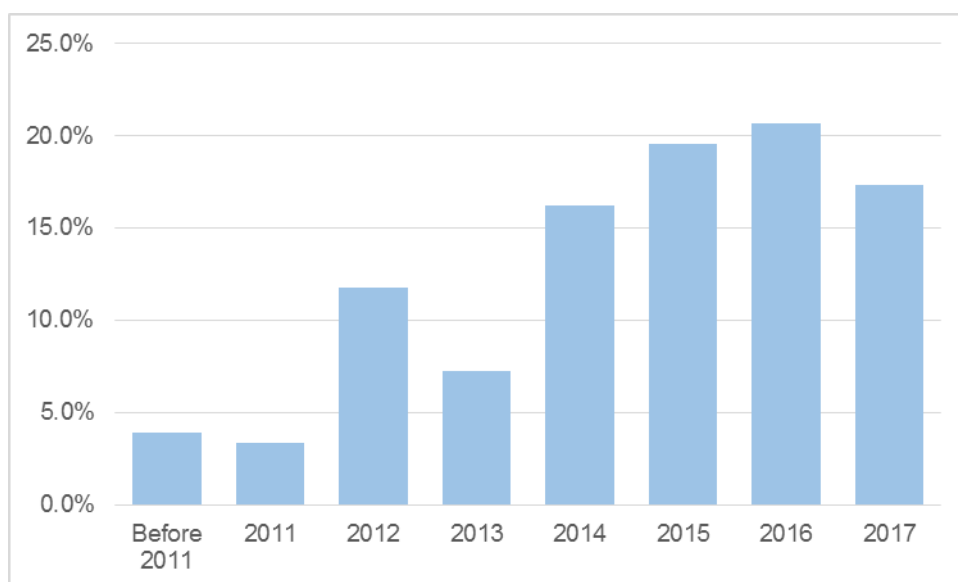
There were 161 responses to this question, which gives a response rate of 85.6%. It was a write-in question.

A total of 16 properties were identified as being built or converted before 2011¹. These properties could be considered to be outside of the scope of a survey that is nominally covering a new-build/conversion period between April 2011 and March 2017, but as they are all relatively recently built and the majority of occupants moved in in 2011 or later they have been included in the full analysis of responses.

¹ Their inclusion in this survey may be due to errors in the original mailing list; delays in registration of new properties with the Valuation Office Agency which provided the list; or respondents providing the wrong data. The earliest recorded build-date was 2007.

Q1b: When did you move into the property?

	Number	As % those who answered this question	As % all responses
Before 2011	7	3.9%	3.7%
2011	6	3.4%	3.2%
2012	21	11.7%	11.2%
2013	13	7.3%	6.9%
2014	29	16.2%	15.4%
2015	35	19.6%	18.6%
2016	37	20.7%	19.7%
2017	31	17.3%	16.5%
Total responses	179	100.0%	95.2%
No response	9		4.8%



There were 179 responses to this question, which gives a response rate of 95.2%. 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	149	81.0%	79.3%
No	35	19.0%	18.6%
Total responses	184	100.0%	97.9%
No response	4		2.1%

There were 184 responses to this question, which gives a response rate of 97.9%. It was a single-choice question.

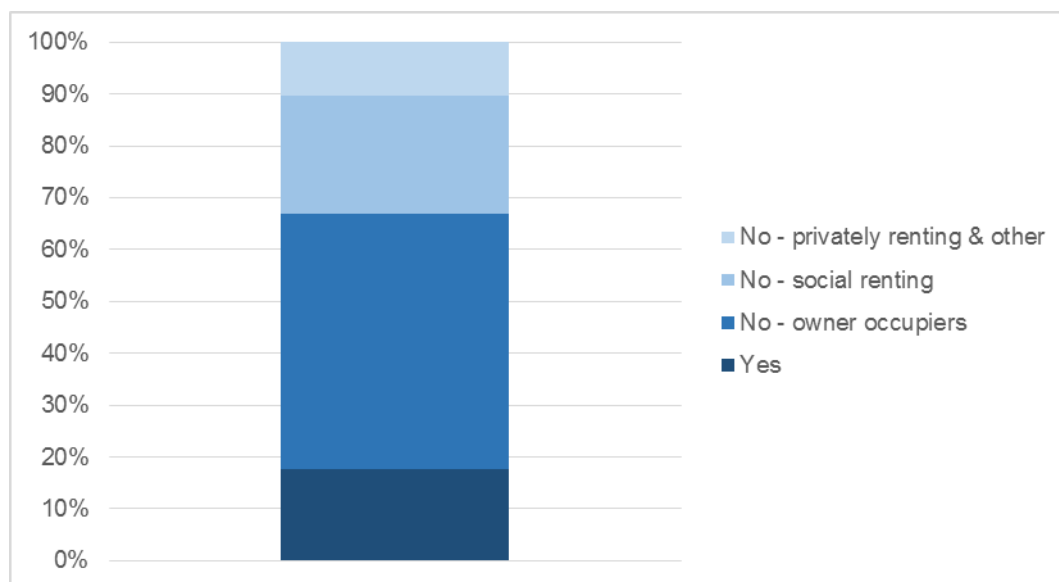
Even for recently built properties, there is some turn over in the housing stock. 19% of properties have had more than one set of occupants.

For people who are the first occupants, 95% 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 know 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	31	17.7%	16.5%
No - owner occupiers	86	49.1%	45.7%
No - social renting	40	22.9%	21.3%
No - privately renting & other	18	10.3%	9.6%
Total responses	175	100.0%	93.1%
No response	13		6.9%



There were 175 responses to this question, which gives a response rate of 93.1%. It was a single-choice question.

Most new properties are not occupied by new home owners. Only 17.7% of respondents were first-time buyers.

Where you live now / where you last lived

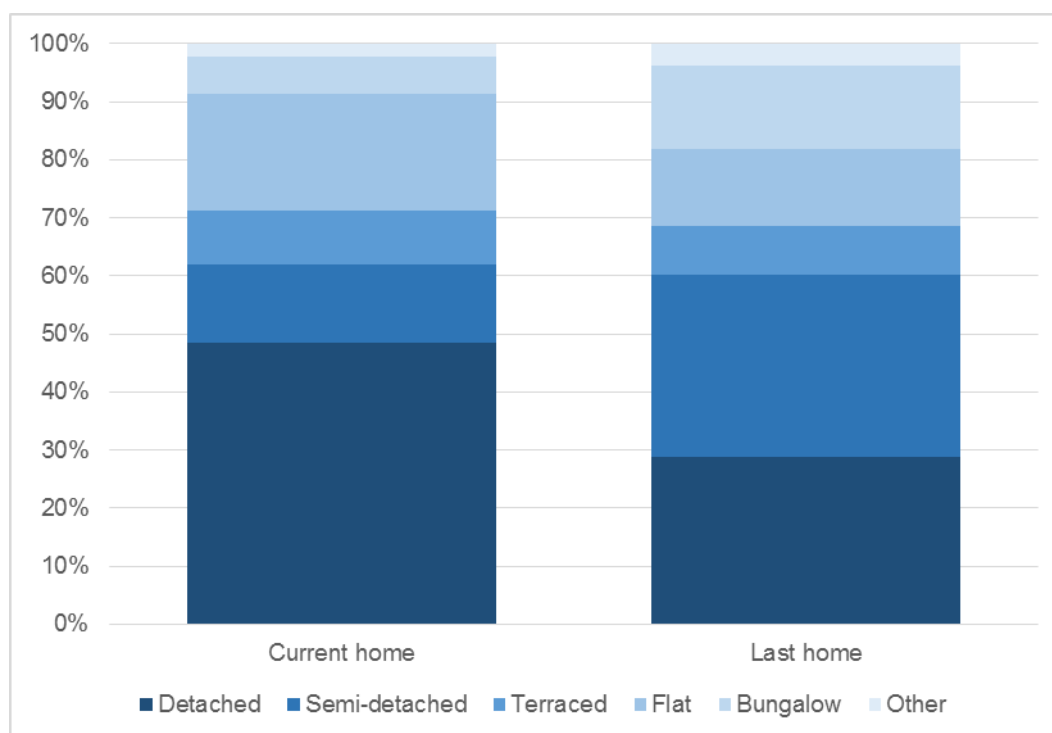
Q2a: What type of property do you live in now?

	Number	As % those who answered this question	As % all responses
Detached	89	48.4%	47.3%
Semi-detached	25	13.6%	13.3%
Terraced	17	9.2%	9.0%
Flat	37	20.1%	19.7%
Bungalow	12	6.5%	6.4%
Other	4	2.2%	2.1%
Total responses	184	100.0%	97.9%
No response	4		2.1%

There were 184 responses to this question, which gives a response rate of 97.9%. It was a single-choice question.

A large proportion of respondents (89 or 48.4%) have moved to live in new 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.

All but one of the occupants of new flats were in rented accommodation (two thirds in social housing, a third in private rented 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	52	28.7%	27.7%
Semi-detached	57	31.5%	30.3%
Terraced	15	8.3%	8.0%
Flat	24	13.3%	12.8%
Bungalow	26	14.4%	13.8%
Other	7	3.9%	3.7%
Total responses	181	100.0%	96.3%
No response	7		3.7%

There were 181 responses to this question, which gives a response rate of 96.3%. It was a single-choice question.

19.6% of all respondents moved from detached houses to another detached house and 15.2% 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?

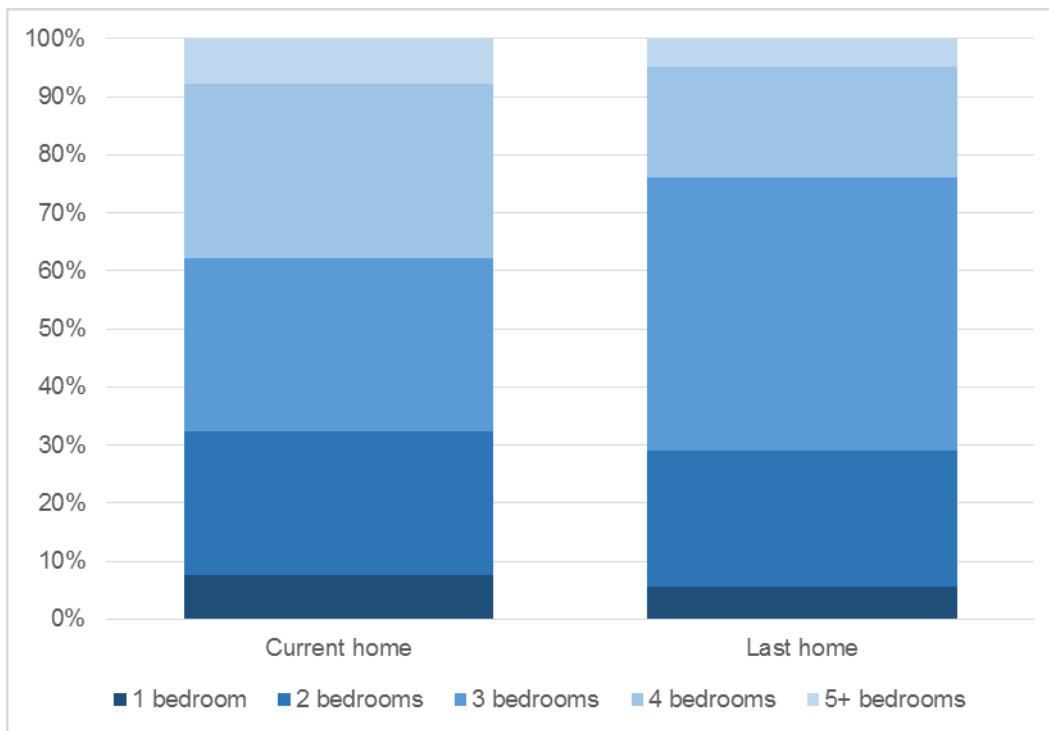
	Number	As % those who answered this question	As % all responses
1 bedroom	14	7.7%	7.4%
2 bedrooms	45	24.7%	23.9%
3 bedrooms	54	29.7%	28.7%
4 bedrooms	55	30.2%	29.3%
5 bedrooms	14	7.7%	7.4%
Total responses	182	100.0%	96.8%
No response	6		3.2%

There were 181 responses to this question, which gives a response rate of 96.3%. 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	10	5.6%	5.3%
2 bedrooms	42	23.5%	22.3%
3 bedrooms	84	46.9%	44.7%
4 bedrooms	34	19.0%	18.1%
5 bedrooms	6	3.4%	3.2%
6 bedrooms	2	1.1%	1.1%
7 bedrooms	1	0.6%	0.5%
Total responses	179	100.0%	95.2%
No response	9		4.8%

There were 179 responses to this question, which gives a response rate of 95.2%. It was a write-in question.



The most common house moves in terms of number of bedrooms were from three to four bed properties (16.2%), from three to three bed properties (14.5%), and from two to two bed properties and three to two bed properties (10.6% each).

The biggest proportion of respondents (36.3%) moved to properties with more bedrooms. 28.5% of respondents moved to properties with fewer bedrooms; and 35.2% moved to new properties with the same number of bedrooms as their previous accommodation.

Q4a: Do you: (current tenure)

	Number	As % those who answered this question	As % all responses
Own the property	118	64.1%	62.8%
Rent the property from a private landlord	15	8.2%	8.0%
Rent the property from a housing association or Council	46	25.0%	24.5%
Live in the property under another arrangement	5	2.7%	2.7%
Total responses	184	100.0%	97.9%
No response	4		2.1%

There were 184 responses to this question, which gives a response rate of 97.9%. It was a single-choice question.

Nearly two thirds of new properties were owner-occupied. A quarter 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 Denbighshire – tenure

	Number	%
Own the property	31,450	72.9%
Rent the property from private landlord	6,100	14.1%
Rent the property from social landlord	5,600	13.0%
Total dwelling stock	43,150	

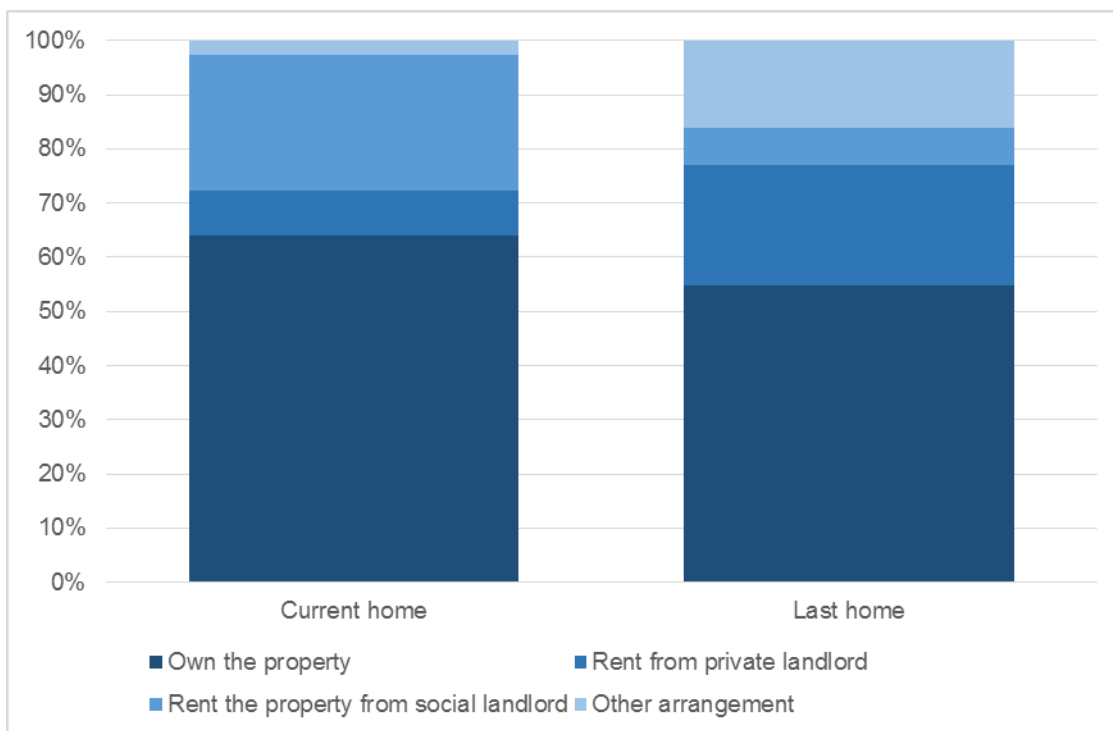
Source: Dwelling stock estimates by local authority and tenure 2015/16, Welsh Government

It's not possible to tell if those properties which are privately rented were bought new as buy-to-let properties. However, currently about half 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: Do you: (previous tenure)

	Number	As % those who answered this question	As % all responses
Own the property	98	54.7%	52.1%
Rent the property from a private landlord	40	22.3%	21.3%
Rent the property from a housing association or Council	12	6.7%	6.4%
Live in the property under another arrangement	29	16.2%	15.4%
Total responses	179	100.0%	95.2%
No response	9		4.8%

There were 179 responses to this question, which gives a response rate of 95.2%. It was a single choice question.



Most people did not change tenure when moving to their new property (56.4%) – 46.4% of respondents are owner-occupiers now and at their previous property.

The biggest shifts came from private renters becoming owner occupiers (10.6%) or moving into social rented accommodation (8.9%).

There is also 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 (31 responses) had come almost exclusively from the private rented sector or where previously living under another arrangement (with family or friends).

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	49	26.5%	26.1%
2 person households	74	40.0%	39.4%
3 person households	26	14.1%	13.8%
4 person households	27	14.6%	14.4%
5 person households	8	4.3%	4.3%
6 person households	1	0.5%	0.5%
Total responses	185	100.0%	98.4%
No response	3		1.6%
Average household size (persons)	2.32		1.2%

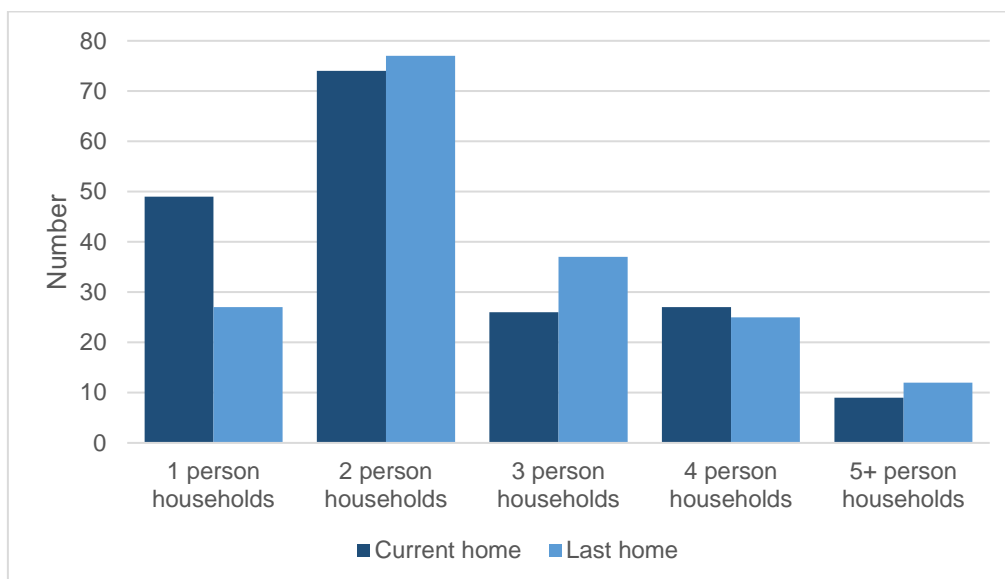
There were 185 responses to this question, which gives a response rate of 98.4%. This was a series of write-in question which asked for age group of all household members. Information was provided for a total of 429 people.

Average household size for new properties is 2.32 people per household. This compares with an average household size of 2.27 in the latest household estimate for Denbighshire from Welsh Government (2016 mid-year estimate). The bigger household size in new-build properties may be a reflection of the size/type of properties that are being built (more family homes with 3+ 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	27	14.6%	14.4%
2 person households	77	41.6%	41.0%
3 person households	37	20.0%	19.7%
4 person households	25	13.5%	13.3%
5 person households	9	4.9%	4.8%
6 person households	2	1.1%	1.1%
7 person households	1	0.5%	0.5%
Total responses	178	96.2%	94.7%
No response	10		5.3%
Average household size (persons)	2.56		1.4%

There were 178 responses to this question, which gives a response rate of 94.7%. This was a series of write-in question which asked for age group of all household members. Information was provided for a total of 456 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. Well over a third of all 'new' one person households – 10 of 24 – 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-stage 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.

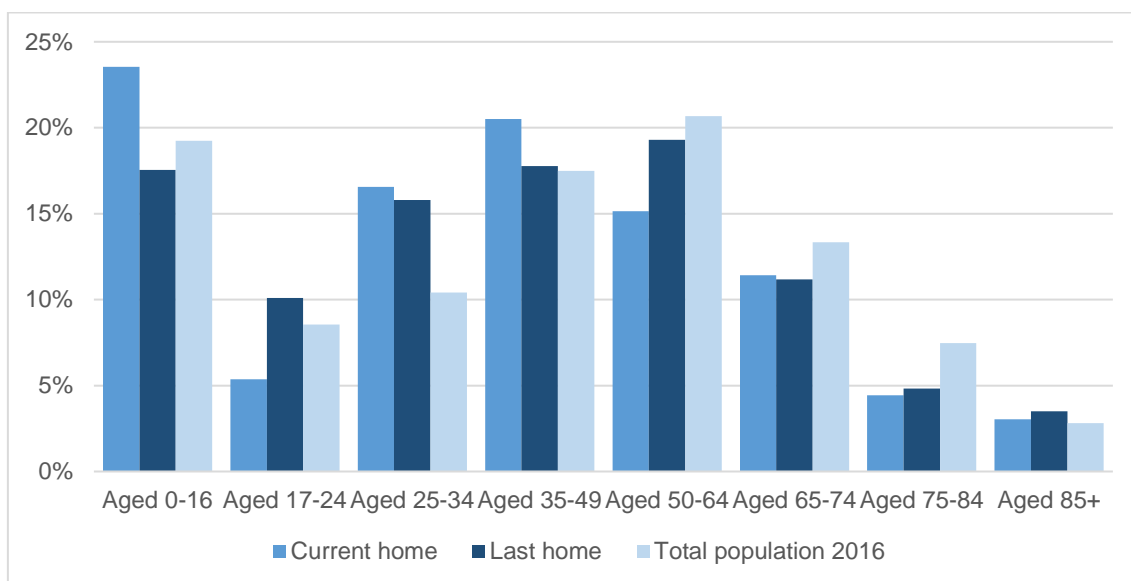
Age of residents of new properties

Household members	Current home		Previous home	
	Number	%	Number	%
Aged 0-16	101	23.5%	80	17.5%
Aged 17-24	23	5.4%	46	10.1%
Aged 25-34	71	16.6%	72	15.8%
Aged 35-49	88	20.5%	81	17.8%
Aged 50-64	65	15.2%	88	19.3%
Aged 65-74	49	11.4%	51	11.2%
Aged 75-84	19	4.4%	22	4.8%
Aged 85+	13	3.0%	16	3.5%
Total people	429	100.0%	456	100.0%

The chart below shows that there is a skew towards younger age groups amongst households that have moved into new-built accommodation, both in their current homes and their previous homes when compared to the age profile for all the population of Denbighshire. In general younger families and individuals are more likely to move house.

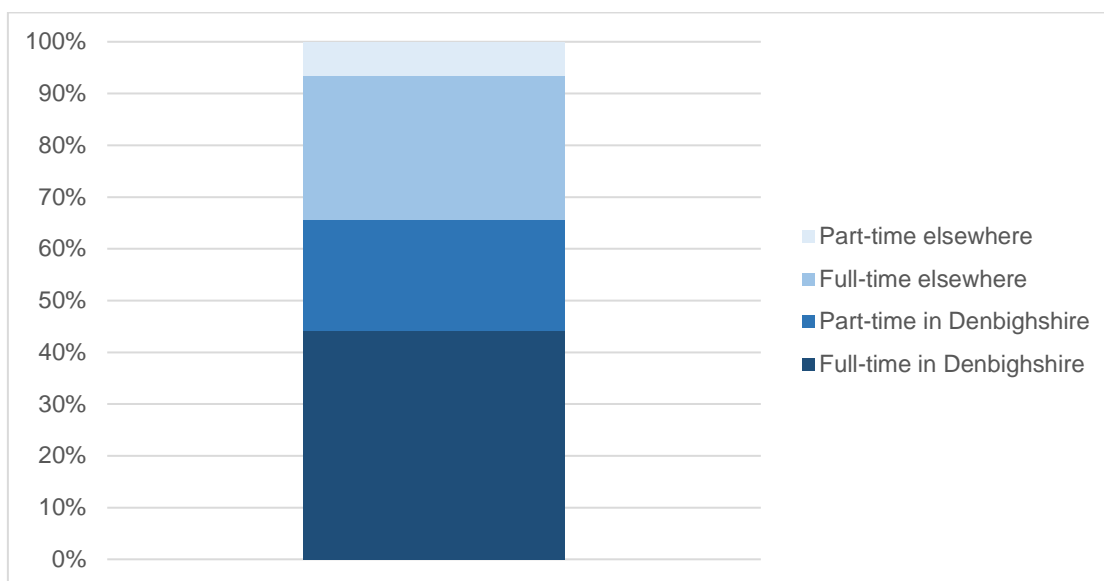
The spike in the 0-16 age group (children) which is seen in the data for current home points to one of the main reasons people have for moving to a new home – starting or

increasing the size of their family. Nearly half of the households that contained children mentioned 'Need to move to larger accommodation' as their main reason for moving house.



Q6: How many adults in the household work?

	People in employment	
	Number	%
Full-time in Denbighshire	82	44.1%
Part-time in Denbighshire	40	21.5%
Full-time elsewhere	52	28.0%
Part-time elsewhere	12	6.5%
Total people in employment	186	100.0%



There were 110 responses to this question, which an overall response rate of 58.2% and a response rate of 80.3% for all households that had any members aged 16-64 (proxy for working age). This was a series of write-in question which asked how many household members worked full-time or part time, and whether they worked in Denbighshire or elsewhere. Information was provided for a total of 186 people.

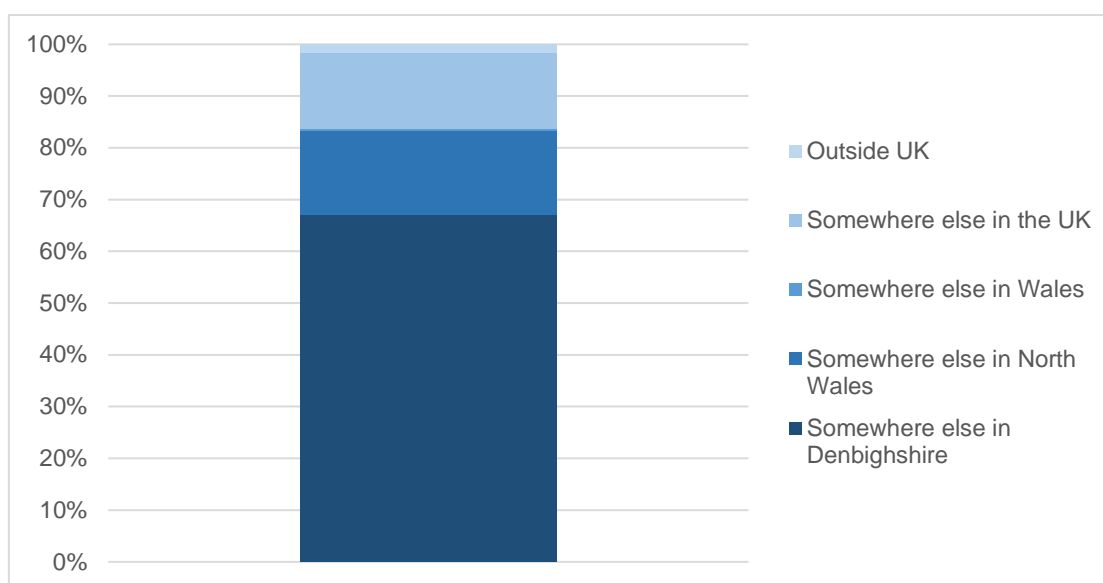
Altogether 65.6% of people who responded to this question worked with Denbighshire. This means 34.4% work elsewhere. This is higher than the latest estimates for out-commuting rates, which give 26.7% of the population travelling out of the County for work (Annual Population Survey 2016, Office for National 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, 72.7% of households that responded to this question had at least one person working within Denbighshire.

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 Denbighshire	124	67.0%	66.0%
Somewhere else in North Wales	30	16.2%	16.0%
Somewhere else in Wales	1	0.5%	0.5%
Somewhere else in the UK	27	14.6%	14.4%
Outside UK	3	1.6%	1.6%
Total responses	185	100.0%	98.4%
No response	3		1.6%



There were 185 responses to this question, which gives a response rate of 98.4%. It was a single-choice question.

Over two-thirds of households who moved into new properties in Denbighshire moved within the County Borough. 16.7% 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 (13 out of 25 respondents who answered this question came from the North West of England, and a further four came from the West Midlands).

Q7b: If you moved from outside Wales, have you ever lived in Denbighshire or Wales?

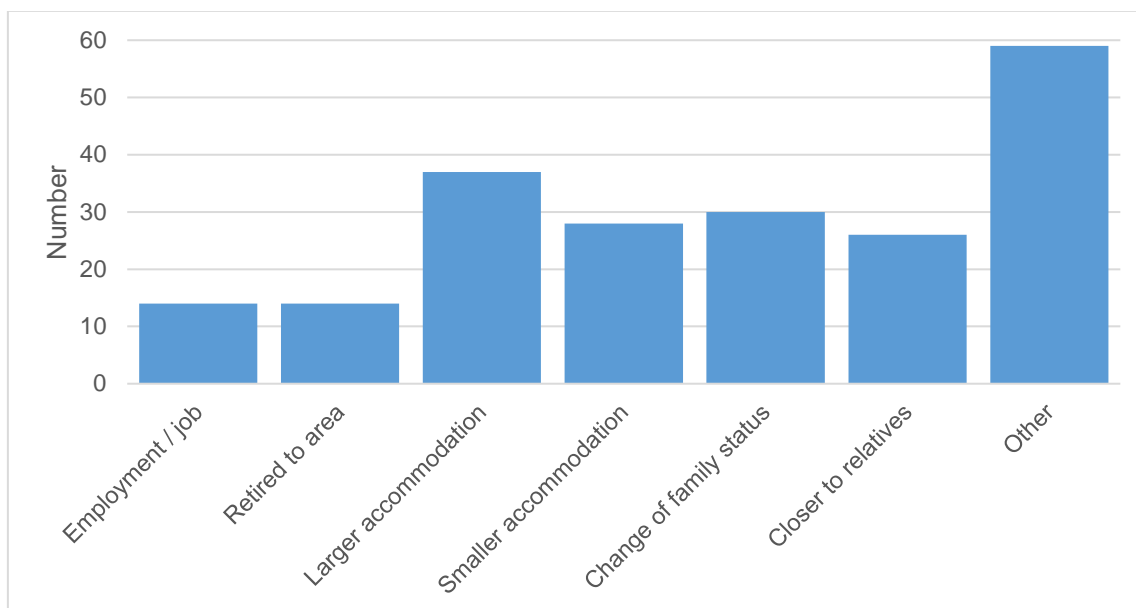
Just over half of those who answered this question had previously lived in Wales. This means that of 180 respondents who answered both part of the 'where did you live before' question a total of 130 (72.2%) had lived in Denbighshire at some time, and a total of 38 (21.1%) had lived elsewhere in Wales.

	Number	As % those who answered this question
Lived in Denbighshire	6	24.0%
Lived elsewhere in Wales	7	28.0%
Never lived in Wales	12	48.0%
Total responses	25	100.0%
No response	5	

Only 6.7% of respondents had not lived in Wales before moving to their new home, which was a total of only 12 respondents. Analysis of the main reason for moving for these respondents showed that three moved to the area for employment reasons, and three moved to be closer to relatives, which are possible indicators of a link to the area. Only four of the respondents to this question (1.6%) 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	14	7.7%	7.4%
Retired to the area	14	7.7%	7.4%
Needed to move to larger accommodation	37	20.2%	19.7%
Needed to move to smaller accommodation	28	15.3%	14.9%
Change of family status marriage, divorce and so on)	30	16.4%	16.0%
To be closer to relatives	26	14.2%	13.8%
Other	59	32.2%	31.4%
Total responses	183	100.0%	97.3%
No response	5		2.7%



There were 183 responses to this question, which gives a response rate of 97.3%. 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, 19 respondents moved due to issues related to their health or desire to move into supported housing/Extra Care. 10 respondents moved in order to become home owners and three 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	29	18.5%	15.4%
No	123	78.3%	65.4%
Prefer not to say	5	3.2%	2.7%
Total responses	157	100.0%	83.5%
No response	31		16.5%

There were 157 responses to this question, which gives a response rate of 83.5%. It was a single-choice question. This is the lowest response rate for all questions in this survey, which may be due to the sensitive nature of questions about disability.

Almost 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 as a main reason for moving (see Q8 above).

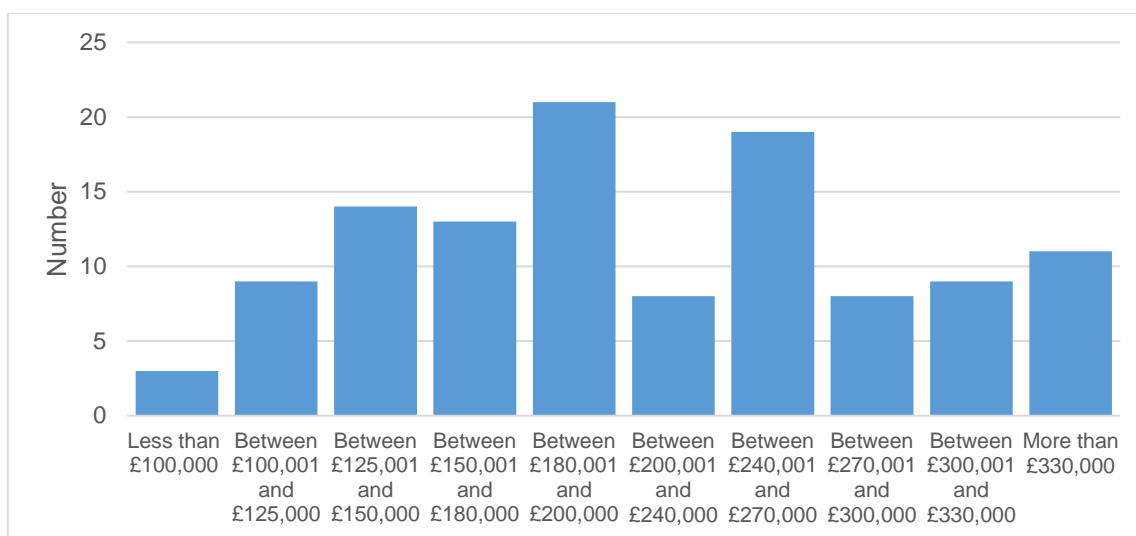
People who moved into Extra Care housing were particularly likely to have a disability which affected their housing – 10 out of 12 respondents answered 'yes' to this question.

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 161 respondents answered one of these questions which is a response rate of 85.6%. 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 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	3	2.6%	2.5%	1.6%
Between £100,001 and £125,000	9	7.8%	7.6%	4.8%
Between £125,001 and £150,000	14	12.2%	11.9%	7.4%
Between £150,001 and £180,000	13	11.3%	11.0%	6.9%
Between £180,001 and £200,000	21	18.3%	17.8%	11.2%
Between £200,001 and £240,000	8	7.0%	6.8%	4.3%
Between £240,001 and £270,000	19	16.5%	16.1%	10.1%
Between £270,001 and £300,000	8	7.0%	6.8%	4.3%
Between £300,001 and £330,000	9	7.8%	7.6%	4.8%
More than £330,000	11	9.6%	9.3%	5.9%
Total responses	115	100.0%	97.5%	61.2%
No response	73			38.8%
No response from owner occupied tenure	3		2.5%	



There were 115 responses to this question, which an overall response rate of 61.2% and a response rate of 97.5% 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 £180,001 to £200,000. Though a strict comparison cannot be made as time periods, collection methodology and analysis differs, the median house price for all properties sold in Denbighshire between January

and December 2016 was £135,000 (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 considerably 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	3	6.5%	4.9%	1.6%
£100-£249	3	6.5%	4.9%	1.6%
£250-£349	3	6.5%	4.9%	1.6%
£350-£449	11	23.9%	18.0%	5.9%
£450-£549	10	21.7%	16.4%	5.3%
£550-£649	6	13.0%	9.8%	3.2%
£650-£999	4	8.7%	6.6%	2.1%
£1,000 +	6	13.0%	9.8%	3.2%
Total responses	46	100.0%	75.4%	24.5%
No response	142			75.5%
No response from rented tenure	15		24.6%	

There were 46 responses to this question, which an overall response rate of 24.5% and a response rate of 75.4% 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.

The eight highest rents (ranging from £840 to £1,400 per month) were all 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 who answered part A	As % all responses
Part A: main language spoken at home				
English	160	87.0%		85.1%
Welsh	23	12.5%		12.2%
Other	1	0.5%		0.5%
Total responses	184	100.0%		97.9%
No response	4			2.1%
Part B: also spoken at home				
English	17	33.3%	9.2%	9.0%
Welsh	29	56.9%	15.8%	15.4%
Other	5	9.8%	2.7%	2.7%
Total responses	51	100.0%	27.7%	27.1%
No response	137			72.9%
Main or also spoken (will not add to 100%)				
English	177	96.2%		
Welsh	52	28.3%		
Other	6	3.3%		

There were 184 responses to this question overall, which gives a response rate of 97.9%. It was two single-choice questions.

A total of 23 responding households use Welsh as the main language at home and a further 29 use Welsh at home but not as a main language. This gives a total of 52 Welsh speaking households – 28.3% of all households who responded to this question.

Other languages spoken at home were Turkish as a main language and Arabic, Danish, Gujarati, Russian and Spanish as 'also spoken at home'.

Where have Welsh and English speaking households moved from?

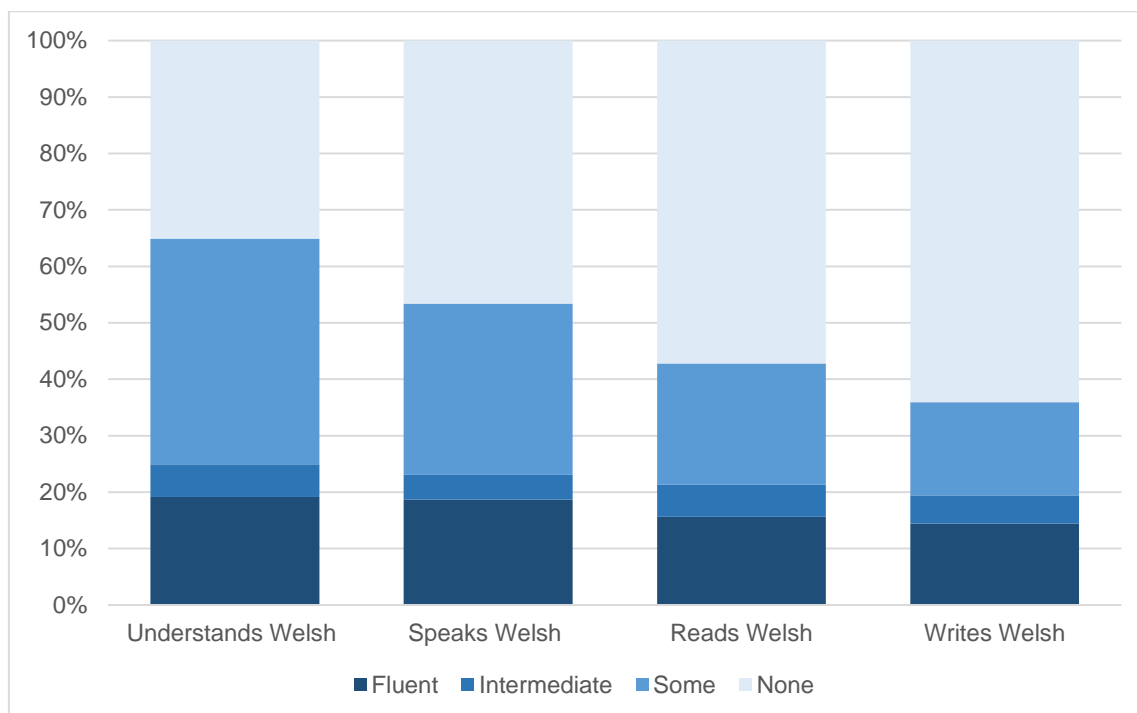
	Welsh speaking		Non-Welsh speaking	
	Number	%	Number	%
Somewhere else in Denbighshire	35	68.6%	89	66.4%
Somewhere else in North Wales	9	17.6%	21	15.7%
Somewhere else in Wales	1	2.0%	0	0.0%
Somewhere else in the UK	5	9.8%	22	16.4%
Outside UK	1	2.0%	2	1.5%
Total households	51	100.0%	134	100.0%

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 slightly more likely to have moved within Wales (including within Denbighshire 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	180	179	179	176
No response	8	9	9	12
Response rate	95.7%	95.2%	95.2%	93.6%
Total people	413	412	409	401
None	145	192	234	257
Some	165	125	88	66
Intermediate	24	18	23	20
Fluent	79	77	64	58
None	35.1%	46.6%	57.2%	64.1%
Some	40.0%	30.3%	21.5%	16.5%
Intermediate	5.8%	4.4%	5.6%	5.0%
Fluent	19.1%	18.7%	15.6%	14.5%
Intermediate or fluent	103 24.9%	95 23.1%	87 21.3%	78 19.5%



There were 180 responses to at least part of this question, which gives a response rate of 95.7%. 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 403 people.

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 Denbighshire, 2011 Census

	Number	%
All usual residents aged 3 and over	90,527	
No skills in Welsh	58,440	64.6%
Can understand spoken Welsh only	7,662	8.5%
Can speak Welsh	22,236	24.6%
Can speak but cannot read or write Welsh	3,251	3.6%
Can speak and read but cannot write Welsh	1,964	2.2%
Can speak, read and write Welsh	16,842	18.6%
Other combination of skills in Welsh	2,368	2.6%

Source: 2011 Census of Population, Office for National Statistics

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 – 23.1% (2017 new occupancy survey) compared to 24.6% 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. 52.6% of intermediate or fluent Welsh speakers use Welsh as their main language at home, with an additional 43.2% using Welsh as a secondary language. 4.2% 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	125	18	77	95
Welsh 'main' language at home	3	0	50	50
	2.4%	0.0%	64.9%	52.6%
Welsh 'also' spoken at home	24	14	27	41
	19.2%	77.8%	35.1%	43.2%
Total any Welsh spoken at home	27	14	77	91
	21.6%	77.8%	100.0%	95.8%
Welsh not spoken at home	98	4	0	4
	78.4%	22.2%	0.0%	4.2%

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

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 surveys distributed	670	662
Total valid responses	180	188
Response rate	26.9%	28.4%

A similar number of surveys were distributed in both years. 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	178	184
Yes	83.7%	81.0%
No	16.3%	19.0%

Are you a first time buyer?

	2011	2017
Total responses	176	175
Yes	11.4%	17.7%
No	88.6%	82.3%

There is a slight increase in the proportion of first time buyers in 2017 compared to 2011. This might be a reflection of the more flexible housing market in 2011 compared to 2017 – in 2011 lending was still restricted following the 2008 global economic downturn.

Where you live now / where you last lived

What type of property do you live in now?

	2011	2017
Total responses	178	184
Detached	40.4%	48.4%
Semi-detached	10.7%	13.6%
Terraced	11.8%	9.2%
Flat	31.5%	20.1%
Bungalow	3.9%	6.5%
Other	1.7%	2.2%

What type of property have you moved from?

	2011	2017
Total responses	178	181
Detached	32.0%	28.7%
Semi	23.0%	31.5%
Terrace	12.9%	8.3%
Flat	9.0%	13.3%
Bungalow	17.4%	14.4%
Other	5.6%	3.9%

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

How many bedrooms does your current property have?

	2011	2017
Total responses	179	181
1 bedroom	7.8%	7.7%
2 bedrooms	30.2%	24.7%
3 bedrooms	26.3%	29.7%
4 bedrooms	31.3%	30.2%
5 bedrooms	4.5%	7.7%

How many bedrooms did your previous property have?

	2011	2017
Total responses	174	179
1 bedroom	12.1%	5.6%
2 bedrooms	25.3%	23.5%
3 bedrooms	36.2%	46.9%
4 bedrooms	21.8%	19.0%
5+ bedrooms	4.6%	5.0%

Change in number of bedrooms

	2011	2017
Total responses	174	179
Fewer bedrooms	29.3%	28.5%
Same number	32.8%	35.2%
More bedrooms	37.9%	36.3%

On average, new-build properties in the 2017 survey tend to have more bedrooms than those covered in the 2011 survey.

Current tenure		
	2011	2017
Total responses	179	184
Own the property	58.7%	64.1%
Rent the property from a private landlord	7.8%	8.2%
Rent the property from a housing association or Council	30.7%	25.0%
Live in the property under another arrangement	2.8%	2.7%

Previous tenure		
	2011	2017
Total responses	174	179
Own the property	60.3%	54.7%
Rent the property from a private landlord	17.2%	22.3%
Rent the property from a housing association or Council	11.5%	6.7%
Live in the property under another arrangement	10.9%	16.2%

Change in tenure		
Not all combinations presented, so will not add to 100%		
	2011	2017
Total responses	174	179
Same tenure	63.8%	56.4%
From private rented to owner occupier	4.6%	10.6%
From owner occupier to something other	12.1%	8.4%

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 2011 when compared to 2017.

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

How many people live in the property?		
	2011	2017
Total responses	174	185
1 person households	29.9%	26.5%
2 person households	37.9%	40.0%
3 person households	13.2%	14.1%
4 person households	14.4%	14.6%
5+ person households	4.6%	4.9%
Average household size (persons)	2.29	2.32

How many people lived in your previous property?		
	2011	2017
Total responses	164	178
1 person households	20.1%	14.6%
2 person households	39.6%	41.6%
3 person households	17.7%	20.0%
4 person households	17.1%	13.5%
5+ person households	5.5%	6.5%
Average household size (persons)	2.54	2.56

Households that have moved into new-build properties are slightly larger in 2017 than in 2011. This is the case both before and after their move into the new property.

How many adults in the household currently work:		
	2011	2017
Total responses		110
Total people	187	186
Full-time in Denbighshire	52.4%	44.1%
Part-time in Denbighshire	11.2%	21.5%
Full-time elsewhere	31.6%	28.0%
Part-time elsewhere	4.8%	6.5%
Households with at least 1 person working in Denbighshire	77.9%	72.7%

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

About moving to the property

Where did you last live before you moved to this property?		
	2011	2017
Total responses	179	185
Somewhere else in Denbighshire	67.6%	67.0%
Somewhere else in North Wales	18.4%	16.2%
Somewhere else in Wales	1.7%	0.5%
Somewhere else in the UK	12.3%	14.6%
Outside UK	0.0%	1.6%

If you moved from elsewhere in the UK or from outside the UK, have you ever:		
	2011	2017
Total responses	20	25
Lived in Denbighshire	10.0%	24.0%
Lived elsewhere in Wales	15.0%	28.0%
Never lived in Wales	75.0%	48.0%

There was a slight increase in people moving from elsewhere in the UK/outside the UK in 2017 when compared to 2011. However, these 2017 respondents were 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?

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

	2011	2017
Total responses	176	183
Change of employment/closer to job	7.4%	7.7%
Retired to the area	7.4%	7.7%
Needed to move to larger accommodation	20.5%	20.2%
Needed to move to smaller accommodation	10.8%	15.3%
Change of family status (marriage, divorce and so on)	18.2%	16.4%
To be closer to relatives	9.7%	14.2%
Other (write in response) (including health/move to Extra Care)	39.2% (15.9%)	32.2% (10.4%)

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?

Responses to this question can't be compared in detail, as the categories changed between the 2011 and 2017 surveys.

	2011	2017
Median price range	£180,001-£210,000	£180,001-£210,000

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	176	184
English	88.6%	87.0%
Welsh	9.1%	12.5%
Other	2.3%	0.5%
Part B: also spoken at home		
Total responses	38	51
English	18.4%	33.3%
Welsh	76.3%	56.9%
Other	5.3%	9.8%
Main or also spoken (will not add to 100%)		
English	92.6%	96.2%
Welsh	25.6%	28.3%
Other	3.4%	3.3%

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		180
Total people	350	413
None	40.0%	35.1%
Some	29.1%	40.0%
Intermediate	11.4%	5.8%
Fluent	19.4%	19.1%
Intermediate or fluent	30.9%	24.9%

Speaks Welsh

	2011	2017
Total responses		179
Total people	347	412
None	45.5%	46.6%
Some	25.9%	30.3%
Intermediate	10.1%	4.4%
Fluent	18.4%	18.7%
Intermediate or fluent	28.5%	23.1%

Reads Welsh

	2011	2017
Total responses		179
Total people	347	409
None	53.3%	57.2%
Some	21.6%	21.5%
Intermediate	7.8%	5.6%
Fluent	17.3%	15.6%
Intermediate or fluent	25.1%	21.3%

Writes Welsh

	2011	2017
Total responses		176
Total people	347	401
None	60.5%	64.1%
Some	17.3%	16.5%
Intermediate	5.8%	5.0%
Fluent	16.4%	14.5%
Intermediate or fluent	22.2%	19.5%



September 2017

New housing questionnaire

The Council is currently preparing a replacement Local Development Plan to guide future development in Denbighshire. As part of the process we are working jointly with Conwy County Borough Council on a survey of new homes. This will provide information about new housing to help us assess the future need for housing and other facilities, such as schools, libraries, GP surgeries, retail, leisure centres and so on.

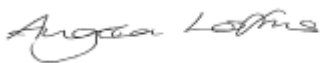
We are also collecting information about the Welsh language and the possible impact of new development on Welsh speaking communities in the area.

Please can you help us gather this information by completing this questionnaire and returning it in the pre-paid envelope provided by 27 October 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 and Housing Team at Denbighshire. Phone: 01824 706916 or email ldp@denbighshire.gov.uk

Yours faithfully



Angela Loftus
Strategic Planning and Housing Manager
Planning and Public Protection

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.

Denbighshire County Council and its partners are committed to involving everyone who has an interest in Denbighshire County, 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

in the Denbighshire County area?

Full time

Part time

outside the Denbighshire County 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 Denbighshire

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 Denbighshire? 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 house hold 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 (write in the box below – for example 27)	<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="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Some	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intermediate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fluent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Speaks Welsh (Tick one box only for each person)								
None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Some	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intermediate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fluent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Reads Welsh (Tick one box only for each person)								
None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Some	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intermediate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fluent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Writes Welsh (Tick one box only for each person)								
None	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Some	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intermediate	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fluent	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Person:	P1	P2	P3	P4	P5	P6	P7	P8

Thank you for taking the time to complete this questionnaire. Please return it using the prepaid envelope provided by 27 October 2017 to Conwy County Borough Council, who are conducting the survey on our behalf.

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