



Complete Agenda

Democratic Service
Swyddfa'r Cyngor
CAERNARFON
Gwynedd
LL55 1SH

Meeting

LANGUAGE COMMITTEE

Date and Time

1.00 pm, TUESDAY, 25TH JANUARY, 2022

Location

Zoom

For public access to the meeting, please contact us

Contact Point

Annes Sion

01286 679490

AnnesSion@gwynedd.llyw.cymru

(DISTRIBUTED 18/01/22)

LANGUAGE COMMITTEE

MEMBERSHIP (15)

Plaid Cymru (8)

Councillors

Beca Brown
Alan Jones Evans
Judith Mary Humphreys
Olaf Cai Larsen

Elwyn Edwards
Aled Ll. Evans
Elin Walker Jones
Elfed Williams

Independent (4)

Councillors

Eric M. Jones
John Pughe Roberts

Kevin Morris Jones
Eirwyn Williams

Llais Gwynedd (2)

Councillor

Alwyn Gruffydd

Gwynedd United Independents (1)

Vacant Seat - Gwynedd United Independents

Aelodau Ex-officio / Ex-officio Members

Chair and Vice-Chair of the Council

Other Invited Member

Councillor Nia Jeffreys, Cabinet Member Corporate Support - The Welsh Language

AGENDA

1. APOLOGIES

To receive apologies for absence.

2. DECLARATION OF PERSONAL INTEREST

To receive any declaration of personal interest

3. URGENT BUSINESS

To note any items that are a matter of urgency in the view of the Chairman for consideration

4. MINUTES

5 - 10

The Chairman shall propose that the minutes of the previous meeting of this committee held on 19 October 2021 be signed as a true record (attached).

5. WELSH LANGUAGE PROMOTION PLAN: EDUCATION DEPARTMENT 11 - 20

Present information about the Education Department's contribution to the implementation of the Language Policy and Welsh Language Promotion Plan in Gwynedd

6. WELSH LANGUAGE PROMOTION PLAN - CORPORATE SUPPORT 21 - 28

To inform Members of the efforts of the Corporate Support Department to promote the use of the Welsh language.

7. WELSH LANGUAGE PROMOTION PLAN - HOUSING AND PROPERTY DEPARTMENT 29 - 36

To present information about the Department's contribution to promoting the Welsh Language

8. WELSH GOVERNMENT CONSULTATION: WELSH LANGUAGE COMMUNITIES HOUSING PLAN 37 - 66

To share the consultation documents and invite comments from the members on the contents of the consultation. The Language Unit will prepare a response to the consultation based on the comments received.

9. RESEARCH REPORT - NEW HOUSING IN GWYNEDD 67 - 244

To present the findings of the research for members' information.

LANGUAGE COMMITTEE 19/10/21

Present: Elin Walker Jones (Chair)
Olaf Cai Larsen (Vice-Chair)

Councillors: Alan Jones Evans, Aled Ll. Evans, Beca Brown, Alwyn Gruffydd, Judith Mary Humphreys and Elfed Williams

OFFICERS: Vera Jones (Democracy and Language Service Manager), Llywela Owain (Senior Language and Scrutiny Adviser), Gwenllïan Mair Williams (Language Adviser), Siôn Elwyn Hughes (Welsh Language Learning and Development Officer), Llio Mai Hughes (Welsh Language Promotion Officer), Ffion Bryn Jones (Democracy Services Officer) and Natalie Lloyd Jones (Democracy Services Officer).

ALSO PRESENT:

Item 5 : Steffan Jones (Head of Highways and Municipal).

Item 6: Dafydd Wyn Williams (Head of Environment), Gareth Jones (Assistant Head of Environment).

Item 7: Dafydd Edwards (Head of Finance Department), Huw Ynyr (Assistant Head - Information Technology).

Item 9: Meirion MacIntyre Huws (Protection of Native Place Names Officer).

1. APOLOGIES

Apologies were received from Councillors Elwyn Jones, Kevin M Jones, John Pughe Roberts and Eirwyn Williams

2. DECLARATION OF PERSONAL INTEREST

No declarations of personal interest were received.

3. URGENT BUSINESS

No urgent items were received.

4. MINUTES

The Chair signed the minutes of the previous committee meeting held on 22 June 2021 as a true record, subject to an addition to point 11.2, noting that a member had expressed disappointment that the schools had not been able to maintain the Language Centres.

5. WELSH LANGUAGE PROMOTION PLAN: HIGHWAYS AND MUNICIPAL

The report was presented by the Head of Highways and Municipal Department. Attention was drawn to the challenge of staff being unable to respond to the Welsh Language staff self-assessment survey as they did not have easy access to personal computers. It was

added that the department was working with the Learning and Development officer to try to find suitable ways of improving the response.

Attention was also drawn to the following points:

- All the apprenticeships in the department were offered through the medium of Welsh, and that Welsh language advertisements for these opportunities were being broadcast on television.
- A desire was expressed to develop more Welsh terminology within the departments, to ensure that they were used by the workforce, and to arrange language training for the staff.
- It was hoped to encourage more use of Welsh among staff, particularly in areas such as Meirionnydd where less Welsh was used. It was emphasised that this was a priority in order to enable front-line staff to provide the best example of language use to the residents of Gwynedd.

Members were given an opportunity to ask questions:

- How representative were the participants who responded to the survey? It was noted that there were arrangements to examine the survey to ensure that it was straightforward, and therefore it was hoped it would attract wider participation. It was also asked how likely Welsh-speaking individuals were to complete it in English. It was explained that there was no way of checking this.
- A question was asked about how often external translators were used. It was explained that external companies were not used as the service used the Council's in-house translation service, and the challenge of increasing the use of Welsh language terminology among staff was noted.
- A question was asked about the usual arrangements if it was necessary to employ a non-Welsh-speaker. It was confirmed that suitable training would be offered. It was also explained that support and training were offered to existing staff who were lacking confidence in their use of Welsh.

DECISION

To accept the report and note the observations received.

6. WELSH LANGUAGE PROMOTION PLAN: ENVIRONMENT DEPARTMENT

The report was presented by the Head of the Environment Department. An amendment to the report was noted, namely that 67.8% of the Department had completed the Welsh language assessment, and that 93% of those who responded achieved the language designation of their post. He referred to the following points in the report:

- It was difficult to recruit individuals with the correct expertise to work in the field of planning and public protection. He explained that inclusion courses were being arranged to assist with this.
- The ability to work virtually had changed the department's working methods, and a number of staff had left the department to apply for posts in other locations. However, it was noted that virtual working also meant that the Council was able to attract prospective employees. It was identified that training and investment was needed to encourage officers to remain in their posts.
- It was noted that there was a need to develop the field of recruitment and to create and maintain links with schools and colleges as things returned to usual

following the COVID period.

- It was explained that there were language difficulties when documents were created between the department and external companies, and a need to ensure that there was no misinterpretation between the Welsh and English.
- It was emphasised that many companies operated voluntarily on the department's recommendations to secure Welsh names for developments although there was no enforcing legislation.

An opportunity was given for committee members to ask further questions -

- Why had a number of staff left the department, and what was the reason? A request was also made for an update on changes within the department. It was noted that investment was being made in staff training in the department in order to develop them further. He added that there had been a long period of stability over recent years, but the changes to working methods during the pandemic had provided individuals with opportunities beyond the Council.
- A question was asked about whether it was intended to forge a link with Coleg Cymraeg Cenedlaethol or schools and colleges to encourage young people to apply for the posts available within Gwynedd Council. Recruitment had been highlighted as a field that required development, but unfortunately the plans had been held back by the pandemic, and it was hoped that they could be re-instated soon. However, it was explained that a great deal of work had been done to promote posts locally.
- A question was asked about whether it was intended to develop Welsh terminology within the department. It was explained that the matter of terminology was difficult and that the service was required to offer a bilingual invitation to tender. The need to be careful with agreements and contracts was noted, to ensure that there was no misinterpretation between both languages. Consequently, the department had received legal advice to submit agreements and contracts in one language, and that the language could therefore vary between companies.
- Disappointment was expressed that there was no law to ensure that native Welsh names used locally were prioritised, but it was emphasised that the department encouraged the use of Welsh, and that a high percentage of companies accepted the Language Unit's recommendations.

DECISION

To accept the report and note the observations received.

7. WELSH LANGUAGE PROMOTION PLAN: FINANCE

The report was presented by the Head of Finance Department, and he referred briefly to the main following points:

- Over the years the department had developed from being principally English in its working practices to having a high percentage of staff with Welsh language skills.
- It was noted that the department was unique in its production of accounts through the medium of Welsh, translated into English, unlike any other Council.
- Reference was made to front-line staff within the department who communicated with the public, and that they met the linguistic requirements.

- Cymraeg Clir materials were used in order to simplify the vocabulary used within the department's work so that lay people could understand. The Head added that other councils were replicating this work to standardise terminology, and the department had worked with Canolfan Bedwyr to ensure that correct wording was used.
- It was added that the department had been innovative in its use of Zoom to facilitate the use of Welsh in external meetings, for example to ensure that pension fund meetings were conducted bilingually to a high standard. He added that the Ffordd Gwynedd principles were also being implemented.
- He noted that virtual systems had protected the bilingual arrangements and that the department had lobbied Microsoft by writing a letter to request the adoption of a system that included a simultaneous translation facility. However, in the absence of this, it had been possible to deliver this easily through Zoom.
- The Assistant Head - Information Technology added further information about the web language systems that had been used successfully in schools in the past.

Members were given an opportunity to ask questions and offer observations. During the discussion, the following matters were raised:

- Thanks were expressed for the interesting report, and a question was asked about the likelihood of translation provision in joint meetings with external organisations.
- A member noted that he was surprised that there was no translation facility in Teams as Microsoft was a world-wide company and asked why it was not offered.
- A question was asked about whether Gwynedd Council was in a position to insist that there was translation provision and facilities in order to increase the use of Welsh in meetings.
- It was asked whether a response had been received to the letter sent to Microsoft.
- The discussions with the departments were welcomed, as it was a good opportunity for them to self-evaluate the situation of the Welsh language when producing their reports. He added that the financial challenges were highlighted as they reported back to the Language Committee.
- It was asked whether it was time to examine the Committee's priorities for the future.

In response, the Head of Finance Department noted:

- There was very little Welsh used in meetings held with officers from across Wales. However, in public meetings there was always a translation facility available.
- Microsoft had focused on mechanical translation and had not split its audio channel in Teams in two to enable simultaneous translation as happened with Zoom. He added that Microsoft was in the process of doing this.
- The Language adviser noted that simultaneous translation was discussed in the Welsh Language Commissioner's assurance report that was appended to today's agenda. He added that the Commissioner was pressurising the Authorities to

ensure that provision was available.

- He answered that no response had been received from Microsoft, however as the provision was in the pipeline, there was no purpose in sending further correspondence.
- The Democracy and Language Manager added that there had been significant collaboration internally and regionally to influence other authorities to increase their use.
- In addition, it was noted that the translation services were far easier to arrange virtually, and the work of the translation team had subsequently increased.
- He agreed that examining priorities would help to steer the direction of further meetings.

DECISION

To accept the report and note the observations received.

8. STEPPING FORWARD: THE WELSH LANGUAGE COMMISSIONER'S ASSURANCE REPORT

The Language Adviser presented the report for information. It was noted that the report related to the Commissioner's findings of National language practices over the past year, due to Covid.

DECISION

To accept the report and note the observations received.

9. WELSH PLACENAMES REPORT

The report was presented by the Project Officer and the Language Adviser.

It was noted that in April 2018, a report was submitted to the Language Committee outlining the Council's responsibilities and powers in the field of place names. It was explained that the report was the result of research undertaken in response to concerns by Committee members at the time regarding the Anglicization of names or coining new names for geographical features and houses. Due to barriers such as Covid, the project had been unable to proceed until September of this year, when a project officer had been appointed to begin the work. It was noted that this plan was now one of the Council's improvement priorities, and had therefore received additional funding to accelerate the plan.

It was expressed that there was no clarity on the arrangements relating to changing names and re-naming houses and streets. It was emphasised that this was mainly due to the need to modernise legislation and policies to ensure that the Welsh language was given precedence when naming houses and businesses.

It was explained that this scheme provided an opportunity for departments within the Council to collaborate, and an initial meeting to establish a Project Group had been held. It was noted that it would be possible to proceed with definite arrangements that would meet the demand for clarity in this area. It was reported that work would be undertaken with schools and the public to attract long-term interest in the scheme.

It was identified that there was scope to collaborate with Town and Community Councils to see what steps had been taken previously, or what needed to be done in the

communities.

Members were given the opportunity to ask further questions:

- How easy was it to contact and communicate with businesses and housing associations? It was noted that they were in the process of developing an information form for businesses and housing associations that would provide clear information on the process of naming houses and businesses. The Council had limited influence in relation to the third sector, although the desire to develop a relationship in the field was noted, in order to be able to exert further influence.
- Attention was drawn to the success of Llanystumdwy Community Council in relation to erecting name signs on bridges and near rivers within the area, and whether this scheme could be expanded in conjunction with the Environment department. It was agreed that a discussion with the department was required, and that plans such as these should be continued.
- A question was asked about the role of Councillors in supporting this scheme, and it was noted that regular meetings would be held with Councillors, and updates shared. It was noted that this would be an opportunity for Councillors to challenge the performance of the scheme and to share their own ideas.

DECISION

To accept the report and note the observations received.

The meeting commenced at 1pm and concluded at 3:20pm

CHAIRMAN

MEETING	LANGUAGE COMMITTEE
DATE	25 January 2022
TITLE	Report of the Education Department's implementation of the Language Policy and Welsh Language Promotion Plan in Gwynedd
PURPOSE	Present information about the Education Department's contribution to the implementation of the Language Policy and Welsh Language Promotion Plan in Gwynedd
AUTHOR	Debbie Anne Williams Jones, Education Corporate Services Manager

1. BACKGROUND

This report has been prepared to present information to the Language Committee on the Education Department's contribution to the implementation of the Council's Language Policy and the Welsh Language Promotion Plan in Gwynedd.

The Council's Language Policy is embedded in all of the work of the Department and schools, and we will highlight in this report the opportunities that are available to develop language skills, foster confidence and promote the Welsh language, and acknowledge some challenges that are facing us in specific fields.

You will already be aware of the detailed work that we have achieved over the past year in preparation for the 10-year Welsh in Education Strategic Plan (WESP). A period of public consultation on the draft WESP document has just ended before Christmas, and we will be considering the comments received during the consultation period and amending the WESP as we see fit before it is submitted for sign-off by the Cabinet and Welsh Government, so that it becomes an operational document by September 2022. Of course, the WESP is at the core of how we plan in the field of Welsh medium and bilingual education in Gwynedd, including social use of Welsh, promoting the advantages of the Welsh language and bilingualism, and supporting the language skills of the education workforce. Therefore, a close link is seen between this report and the WESP.

2. EDUCATION DEPARTMENT'S RESPONSE TO THE WELSH LANGUAGE PROMOTION PLAN IN GWYNEDD

1.	Can you highlight any projects within your department that contribute to one of the Council's language strategy priorities, namely the Welsh Language Promotion Plan for Gwynedd?
-----------	--

1. LANGUAGE OF THE FAMILY

a) Increase in the number of Welsh-medium play opportunities for pre-school age children

The Education Department is collaborating with the Children and Families Department in the Early Years field. In line with the content of the WESP, it is ensured that all Early Years settings set a firm foundation for Welsh, ensuring that every child has a Welsh Language, Literacy and Communication skills assessment on admission and at the end of the part-time nursery education and at the end of the Foundation Phase. An appropriate provision to enable every pupil to develop bilingual proficiency must be ensured. Please see below our current situation in terms of the number of nursery children/three year olds educated through the medium of Welsh.

Gwynedd Cylch Meithrin Data 2018-19 (No data available for 2019-20 due to COVID):

Area	Cylch Meithrin Numbers	Number / % of nursery 3 year old children transferring to Welsh-medium education	
Arfon	28	834	99.3%
Dwyfor	18	301	100%
Meirionnydd	19	346	100%

In our 10-year WESP, we note our commitment to collaborate with one primary school in Bangor in order to increase their use of Welsh and their Welsh-medium provision, in accordance with the Council's Language Policy, which will lead to an increase in the % of nursery children in Arfon who transfer to Welsh-medium education.

b) Better understanding among parents of the value of transferring the Welsh language to children, and of the advantages of being multilingual.

Resources on the advantages of bilingualism shared with schools and available on Hwb Siarter Iaith for everyone's use.

2. THE LANGUAGE OF LEARNING

a) Schools that give prestige and value the Welsh language and encourage more use of the Welsh language as a medium of learning and socialising by continuing to implement the Language Charter and the Secondary Sector Language Strategy.

The aim of the Language Policy is to ensure that all the pupils within the county have the appropriate linguistic skills in both Welsh and English. All of the County's education establishments are expected to reinforce the Language Policy in their administration, social life and pastoral arrangements, as well as in the curricular provision. The Language Policy places an emphasis on immersing 0-7 year old learners in the Welsh language, ensuring that they only receive a Welsh assessment at the end of the Foundation Phase. In 2018-19, 98.5% of

learners were assessed in Welsh as a first language at the end of the Foundation Phase. In KS2, the aim is to continue to develop the pupils' grasp of Welsh, giving attention to the development of their skills in both languages.

b) More pupils continuing to improve their Welsh language skills when transferring from primary to secondary school and post compulsory education.

In secondary schools, every pupil who has attained the necessary level, namely level 3+ at the end of KS2, is expected to pursue Welsh and English as subjects until the end of Year 11. Secondary schools build upon the foundations set in the primary by ensuring that each pupil continues to develop skills in Welsh and in English. As a result of the Covid-19 pandemic, no data is available for 2019-20 and 2020-21, therefore, the 2018-19 data is the most up-to-date data we have regarding learners continuing to improve their Welsh language skills when transferring from one stage of their statutory education to another, as shown by the table below:

2018-19	Year 9 learners being assessed in the medium of Welsh (First Language)	84.5%
2018-19	Foundation Phase learners gaining Outcome 5+ in Welsh (teacher assessments)	78.8%
2018-19	KS2 Learners gaining Level 4+ Welsh First Language (teacher assessments)	86.9%
2018-19	KS3 Learners gaining Level 5+ Welsh First Language (teacher assessments)	91.9%
2018-19	KS3 Learners gaining Level 5+ in Welsh Second Language (teacher assessments)	77.1%

Similarly, the table below shows data from 2018-19 in relation to more learners studying for Welsh (as a subject) qualifications, and subjects studied through the medium of Welsh:

2018/19	Learners who register for GCSE Welsh (First Language) and who registered for at least two other qualifications in Welsh.	78.1%
2018/19	Learners who register for GCSE Welsh (First Language) who registered for at least five other qualifications at level 1 or level 2 in Welsh.	64.2%

2018/19	Learners at the end of Key Stage 4 who achieved grades A*-C in GCSE Welsh First Language.	70.7%
---------	---	-------

c) The response to the impact of the pandemic on Welsh

Following an extended period of home learning, and the national concern expressed about the adverse impact of Covid on the Welsh language standards, we have gathered data via various questionnaires in order to obtain a better overview of the Welsh language skills of our children and young people.

The evidence from the questionnaires show that literacy skills is the greatest concern across the county, and every school has drawn up an action plan in response to the situation. The Secondary Language Strategy Coordinator and the Language Charter Coordinator has arranged a follow-up meeting with each school to discuss the report and facilitate any support they may need, whether this is obtained via Authority officers, Language Coordinators or GwE. There is an intention to re-send the questionnaire at the end of the academic year in order to measure the impact of any action. The Language Charter Coordinator and Secondary Language Strategy Coordinator are now supporting individual schools to implement their plans to develop literacy skills and raise learners' confidence in Welsh.

Also, financial support from Welsh Government via the regional consortia will enable schools to co-plan interventions at cluster level (primary and secondary) in order to strengthen learners' social use of Welsh, as well as respond to the language skill needs of the education workforce. We have been working closely with the county's language coordinators to ensure that Welsh Language Grant cluster schemes in each catchment area respond to the needs highlighted, such as raising confidence and developing learners' literacy skills in Welsh that were highlighted as a result of the pandemic.

d) Language Centres

As a result of the pandemic, Language Centre staff had to adapt and transform the way they provided support for latecomers to acquire the Welsh language. Language Centre staff were in fact the first to pilot live learning sessions during the Summer Term 2020, in order to maintain the spoken language of latecomers, and the custom of blended learning, namely the face-to-face and remote learning sessions continue to be a key part of the Language Centres' provision with the schools. To reiterate this new way of supporting latecomers, on 6 July 2021, the Cabinet approved a new vision for a modern immersion education system in Gwynedd, which places the learner at the centre as they and the county's latecomers are supported to acquire the Welsh language. This new vision also includes a capital investment of £1.1 million from Welsh Government for the purpose of establishing new immersion education sites in Bangor and Tywyn, as well as improving existing facilities at the Eifionydd site, Porthmadog.

It is hoped that the new-look immersion education system will come into force on 1 January 2023. We also received recent confirmation that the Department was successful with its grant application of £154,000 to realise two projects to modernise the immersion provision to

reflect the requirements of Curriculum for Wales and the Digital Education Strategy, and empower Gwynedd school practitioners in the principles and practices of language immersion.

3. THE LANGUAGE OF WORK AND SERVICES

a) Welsh Language Services

We are proud to report that all Education Department services are available through the medium of Welsh.

b) Language Designations

96.2% of Education Department staff (excluding schools) meet the language designation of their post. The Service Management Team is committed to support staff who want to learn or refresh their language skills to attend the variety of opportunities available to do this. The Language Designations principles and procedures are also included in Outcome 7 of WESP.

In an attempt to obtain consistency in terms of linguistic requirement expectations (Language Designations), for posts across all Council departments (including schools), the Education Officers have been working closely with Human Resources Officers, Democracy and Language Officers, and Learning and Development Officers on the work of determining our expectations in terms of linguistic requirements for the appointment of our schools' workforce. The Language Policy and School Safe Recruitment and Selection Policy make the linguistic requirement expectations of the Education Department clear to Headteachers and Chairs of Governing Bodies. It is expected for Welsh to be noted as an essential skill for every teaching post, with the exact level of linguistic skills needed to achieve the requirements of the post - speaking and listening, reading and comprehension, and writing - being clearly shown in the Person Specification when advertising. We have amended the Job Descriptions, Person Specifications, Language Policy and School Safe Recruitment and Selection Policy in our schools to ensure that they include a reference to the Language Designations. Consequently, when appointing to the education workforce, it is expected for the Language Designations to be included in every advertisement, in line with the Education Department's expectations.

c) Welsh Language Self-assessment

75.9% of Education Department staff (excluding schools) have completed a Welsh language self-assessment. Currently, 24.1% of central staff in the Education Department have not completed the self-assessment and the task of ensuring that current staff and new staff complete the self-assessment is continuous work.

d) Annual Census of the Education Workforce

We have given particular attention to supporting the language skills of our secondary schools' workforce in an attempt to facilitate the future of the Welsh-medium provision across the curriculum in Key Stages 3, 4 and 5 by trialling a Welsh Government Work Welsh for Teachers pilot with teaching staff in one secondary school in the county. Based on the latest Education Workforce Language Census, we are also targeting and supporting some schools across the county to ensure that they are able to respond to the linguistic needs of their staff by promoting access to opportunities to learn Welsh or increase their confidence in Welsh, as well as respond in full to the language policy of Gwynedd schools in terms of teaching medium and administrative language of the school.

In our Business Plan that accompanies our 10-year WESP, we note our commitment to work with specific schools in order to increase their use and provision of Welsh, in line with the Council's Language Policy, which will lead to an increase in the % of nursery children who will transfer to Welsh education, and an increase in the % of secondary pupils who will study subjects through the medium of Welsh and sit exams in Welsh at the end of Key Stages 4 and 5.

e) Language Policy and Safe Recruitment and Selection Policy

The main aim of schools' Language Policy and Safe Recruitment and Selection Policy is to ensure that Headteachers, school staff and Governors are aware of the expectations to use and promote Welsh in all parts of the operation of schools in the county, and ensure that the rights of the pupils and the school's extended family to use Welsh when associating with the school is always respected.

In implementing these policies, the school and governing body will ensure:

- that all pupils in the county possess appropriate linguistic skills in Welsh and English, and that this expectation is consistent across each of the schools.
- that there is an appropriate provision to enable every pupil to develop bilingual proficiency. In this context, schools are expected to continue to foster the skills of those pupils who are Welsh first language, and introduce Welsh to those who are Welsh-learners.
- that all of the County's education establishments are expected to reinforce the Language Policy in their administration, social life and pastoral arrangements, as well as in the curricular provision.
- that Welsh is noted as an essential skill for every teaching post, with the exact level of linguistic skills needed to achieve the requirements of the post - speaking and listening, reading and comprehension, and writing - being clearly shown in the Person Specification when advertising.

4. THE LANGUAGE OF THE COMMUNITY

a) Welsh Language Charter / Secondary Language Strategy:

- Support schools to implement the main priorities of the Welsh Language Charter/Secondary Language Charter.
- Every primary and secondary school completes the Language Web in order to set a baseline. Re-visit the questionnaire at the end of the educational year in order to experience the impact of any action.
- The Outcome of the Welsh Language Skills Questionnaire cascaded with schools and action plans jointly drawn up with schools in response to the findings.

b) Welsh Language Cluster Plans:

- We have re-defined the roles and work programmes of language coordinators in each catchment area in Gwynedd to ensure that they respond to the outcomes of Gwynedd WESP.
- All schools in every catchment area in Gwynedd have drawn up their cluster plans for Welsh in response and in order to aim towards achieving outcome 3 and 5 of the WESP. After receiving the Welsh Language grant in December, schools are now proceeding to put every plan into action.
- Language Charter Coordinator and Secondary Language Strategy verifies the Welsh Language Grant cluster plans to ensure that they correspond with the WESP outcomes, strengthening the collaboration between the primary and secondary, and responding to local needs that will give more opportunities to Gwynedd pupils to make social use of Welsh.

c) Modernising Education

As a part of the process of developing proposal(s) for the reorganisation of school(s), it is required for the authority, in accordance with the Schools Organisation Code (011/2018), to carry out an assessment of the impact that the proposal(s) will have on the Welsh language, the community and on equality. In order to carry out a comprehensive assessment of the impact of any proposal, as part of the consultation process, the authority is carrying out the following impact assessments:

- Assessment of the probable impact on the Quality and Standards of Education
- Assessment of the probable Impact on travel arrangements
- Assessment of the probable impact on the Community
- Language impact assessment
- Assessment against the Well-being Act, and
- Equality Assessment

	<p>In 2021, this process was carried out as the authority reviewed the future of Ysgol Abersoch as a result of the number of challenges facing the school. The Education Department will work on a cross-departmental basis, with Hunaniaith, the Economy and Community Department, as well as the local community to promote the Welsh language in the community in the village of Abersoch.</p>
	<p>1. RESEARCH AND TECHNOLOGY</p> <p>a) Support growth in the technology sector by promoting new developments and develop the skills of young people in the field.</p> <p>b) More public and educational organisations using Welsh-medium software and technology.</p> <p>What we are trying to achieve through the digital strategy is highly ambitious and is an indication of the way we prioritise our children's education here in Gwynedd. Put simply, the strategy, when implemented fully, will provide all children with a suitable device each to enable digital learning. Enough <i>ipads</i> have been distributed to provide one to every four learners in the Foundation Phase, and enough <i>Chromebooks</i> have been distributed so that all learners in years 3 to 6 have one device each. Windows 10 devices are also being prepared for all pupils in years 7, 10 and 11. Every teacher in Gwynedd will receive a standard device through the strategy over the coming months, with the hope that this will further spark imagination, ingenuity and effectiveness in aspects of digital learning across the sectors. Gwynedd will be one of the first authorities in Wales to do this, and it is something we can take pride in.</p> <p>Every device will be set-up in Welsh in the first place, where it is possible to do so. Nearly 10,000 devices will use Windows and Office 365 through the medium of Welsh.</p> <p>In addition, the strategy sets a long-term ambition to get more Welsh speakers into high value jobs in the digital field.</p>
2.	<p><i>If the department awards work externally on contract, can you refer to any good practice, either when imposing conditions or when monitoring in order to ensure compliance with the linguistic conditions?</i></p>
	<p>The Department includes language requirements on all of our 3rd party contracts and each contract is regularly monitored on behalf of the provider, between the Service Manager and the Manager. A number of Service Level Agreements are provided by various Council departments for our schools, such as building maintenance from the Housing and Property Department, land maintenance from the Environment Department, and business and administrative support for primary schools via a Service Level Agreement with the Schools Business Centre.</p> <p>The ALN and I service has a service level agreement with the Speech and Language Therapy Service within the Health Board. This agreement is for the provision of Speech and Language Therapists who support learners within Gwynedd and Anglesey mainstream schools. It is monitored at different levels (managerial and operational) to report to the ALN and I management Board. Within this agreement the service is required to</p>

	<p>provide bilingually for schools, but this can be very challenging in terms of recruiting bilingual therapists and responding to need in a timely manner. We are working with the service to overcome the barriers around this.</p>
3.	<p><i>Are there any obstacles that prevent you as a department from offering a full service in Welsh?</i></p>
	<p>Recruitment</p> <p>Recruitment of secondary teachers in specific subjects in some areas of the county, who are proficient in Welsh, is a huge challenge and is a matter that causes concern to the Department and the schools affected.</p> <p>The ALN&I service is experiencing difficulties with the recruitment of a workforce that is proficient in Welsh in specialist fields such as educational psychologists and counsellors, and we know that the current cohort that qualifies on the course to become educational psychologists are unlikely to lead to more educational psychologists for Gwynedd. Currently, the Department's educational psychologists are providing a service with fewer resources. In order to respond pro-actively to this situation, we are raising these matters in ALN discussions regularly at meetings with Welsh Government.</p> <p>The Catering and Cleaning service has been key throughout the pandemic in order to ensure a safe environment for learners and staff at our schools, as well as ensure a school dinner provision. Staffing challenges in the context of long-term sickness, the impacts of Covid and recruitment difficulties affect this service on a daily basis, and there are challenges in ensuring a workforce that is proficient in Welsh in some areas of the county. In response, the service has taken advantage of the Welsh Government's Kickstart scheme to offer work placements from January onwards to people aged 16-24 years who receive Universal Credit and who are at risk of long-term unemployment. As part of the staff appointment pack, we ask every member of Catering and Cleaning service staff to complete a language assessment questionnaire in order to see their level of understanding in the language and whether they need assistance to improve their skills. The service will collaborate with Learning and Development to identify a suitable provision to improve the staff's language skills. Currently, there are some examples of the service's staff choosing to follow on-line self-study units to improve their Welsh language skills.</p> <p>We are also aware of recruitment difficulties in the Legal Unit of the Council, which has recently meant that an English only legal service is available to the Education Department, which presents obstacles for the Department in terms of sharing documentation, and being able to discuss legal issues in Welsh.</p> <p>Meetings</p>

	<p>Collaboration through the medium of Welsh with partners can be challenging in some fields. This includes national, regional and local meetings. The translation provision on Zoom is easy and effortless for those who require it, however, the Health Board, for example, have not been able to use this provision until very recently.</p> <p>Apps Schoolcomms</p> <p>The Education Department has calling for many years now for the Schoolscomms app to be available in Welsh, so that we can facilitate the ability of parents to use the app to pay for school dinners. We have not been able to promote the use of the app among parents as it was not available in Welsh. By now, and with our assistance to translate the app, the Schoolscomms app is now available in Welsh.</p>
4.	<p><i>Do you have ideas about new ways we can promote the Welsh language in the county's communities - either in your own services or by collaborating with others?</i></p>
	<p>As you know, the WESP is a 10 year statutory document for the Local Authority, and one of the obstacles to our ability to implement our vision and commitments in our new WESP, is that the Authority does not receive funding from the Welsh Government to help us implement and achieve the desired outcomes.</p>

3. RECOMMENDATIONS

Members are asked to:

- ask any questions or make observations on the content of the report.

Agenda Item 6

MEETING	Language Committee
DATE	25 January 2022
TITLE	Welsh Language Promotion Plan - Corporate Support
PURPOSE OF THE REPORT	To inform Members of the efforts of the Corporate Support Department to promote the use of the Welsh language.
AUTHOR	Geraint Owen, Head of Corporate Support Department
ACTION	To accept the report and offer observations

1. INTRODUCTION

- 1.1 This report is presented to provide information to the Language Committee on the Corporate Support Department's contribution to promoting the Welsh language within and outside the Council.
- 1.2 Implementing the Council's Language Policy forms a core part of the day-to-day work of the Department's services with the Welsh language being the only language of communication for all the Department's internal activities and also in a large proportion of our work with other departments, the public as well as external organisations and agencies.
- 1.3 The Department leads on the corporate priority within the Council Plan involving "Promoting the Use of the Welsh language within the Council" with the Language Learning and Development Officer within the Learning and Organisational Development Service driving our efforts to that end. As members of the Language Committee, you will be aware of the progress of that work and the positive impact it is having on the use of the language within the Departments.
- 1.4 Within the Corporate Support Department, it is confirmed that the linguistic requirements of every post have been reviewed as part of this Plan and that 92% of staff have completed a self-assessment of their ability to meet those requirements (this percentage would have been higher if it was not for higher than usual staff turnover within two Services in autumn). Of the staff who have completed a self-assessment, 99% of them reach or exceed the linguistic requirements to fulfil the duties within their posts.
- 1.5 The Department's involvement with the Plan itself has ended by now as it is accepted that the Department has designated the listening and speaking, reading and understanding and written requirements for every post and that an assessment of the needs of any member of staff against those requirements forms a continuous part of personal performance and appraisal. Nevertheless, many of the Department's staff are eager to improve their written Welsh skills and take advantage of the opportunities to do so within the Council's provision.

1.6 The Language Unit (which includes Hunaniaith) is located within the Democracy and Language Service in the Department and officers within the Unit are pivotal in driving the objectives of the Welsh Language Promotion Plan. The Corporate Support Department leads on 9 of the corporate priorities in the current Council Plan and three of those priorities specifically involve the objectives within the Welsh Language Plan i.e.

- Promote the use of the Welsh language within the Council's services
- The Welsh Language in Public Services
- Native Welsh Place Names

2. RESPONSE TO THE COMMITTEE'S QUESTIONS

A matter that the members wish to discuss:	Question
<p><u>Boosting and promoting</u></p> <p>How do we go beyond the bilingual provision to increase the opportunities for people to use the Welsh language in the community, to contribute to the national target of creating a Million speakers, and to the Well-being goal of ensuring that the people of Gwynedd are "Able to live in a natural Welsh community"?</p>	<p>1. Can you highlight any projects within your department that contribute to one of the Council's language strategy priorities, namely the Welsh Language Promotion Plan for Gwynedd?</p> <p>i) It is continual work to Promote the use of the Welsh language within the Council's Services, and we are aware that there is a need to continue to maintain our staff's language skills.</p> <p>The work of gathering self-assessments on linguistic ability from staff, to a large degree, is now self-sufficient. This is because we have put systems and arrangements in place, for example:</p> <ul style="list-style-type: none"> • the questionnaire is available to complete via the Self-service system • a message is sent to staff who are appointed via the central system • the questionnaire is a part of the process of inducting care staff. <p>Whilst the main focus to date has been on gathering the self-assessments, the feeling now is that more attention should be given to the follow-up step, namely responding to needs and extending the provision. During 2022/23, this will include:</p> <ul style="list-style-type: none"> • responding to the needs of staff who do not fully meet all language designations for their posts • responding to the needs of other members of staff who have noted that they would like to receive language training • marketing the opportunities that are available more regularly • extending the internal provision of language training. <p>The work of gathering self-assessment will also continue, but will focus on:</p> <ul style="list-style-type: none"> • continuing with the current campaign with staff in the Highways and Municipal department • continuing to work with care homes • developing the work of collaborating with community care staff.

ii) The Welsh Language and Public Services is a project which tries to address the inconsistency in the provision of bilingual services by public bodies in Gwynedd which means that it is not always possible for residents to use the Welsh language naturally when communicating with public bodies.

Public organisations in Gwynedd and Anglesey suspect that fewer people choose Welsh-medium services compared to the number of Welsh-speakers in both counties. By working with our partners who are a part of the Public Services Board's Welsh Language Sub-group, we have commissioned a study of traditional receptions. During 2022/23, we will:

- consider how we can encourage more people to engage with us in Welsh, and to be comfortable to do so, based on the conclusions of the study in the first place
- act on plans based on those considerations.

iii) As you know, the work involving Native Welsh Place Names has been established as a new improvement priority in the latest review of the Council Plan in order to;

- reconcile the way the Council operates when recognising Welsh names
- ensure that the Welsh versions of place names are given priority with external partners
- seek to take proactive steps to protect and prevent more changes to native names

A project officer was appointed to act on drawing up a work programme and to deliver the key milestones. The milestones are a combination of matters within the Council's control (principles the Council can pass) and matters that need further attention by collaborating with others. The new officer has commenced in post since the beginning of September.

Initially, the work has been focusing on the field of house names and on establishing a list of standard names for the Council. Several definite steps have already been taken, specifically collaborating with the Planning and Building Control Services. The computer system has been adapted which will lead to an automated standard request for a Welsh name for a new property, change our ways of gathering data about requests to change house names as well as improve the sharing of information between the two Services.

As a result of discussions with Council officers, a gap has been identified between the public perception of changing house names from Welsh to English, and the data gathered by the Council to change house names. Work is in the pipeline to map changes at a local level in order to measure to actual size of the problem. To coincide with all of this, new clauses have been drafted for the Language Policy, which shows the Council's commitment to using and recognising Welsh names.

	<p>iv) In recent years, despite the recognition given to the special linguistic situation of Gwynedd and the background of establishing Hunaniaith as a strategic unit within Gwynedd Council, the main income source - a Grant Scheme to Promote and Facilitate the Use of Welsh 2019-21, Welsh Government - has mainly focused on funding activity that promotes and supports social use of Welsh in accordance with Theme 2 of the national language strategy, Cymraeg 2050, 'Increasing the Use of Welsh'. The emphasis of that grant scheme is on operating at grass roots level to promote and facilitate an increase in the social use made of the Welsh language.</p> <p>This community focus is reinforced by Hunaniaith's current work programme and the operational priorities noted under the current grant conditions, namely:</p> <p>influence the language of the family strengthen the link between the school and the community</p> <ul style="list-style-type: none"> • offer activities to a wide range of residents, including the 18-24 age group • develop an understanding of the linguistic practices of the residents of Gwynedd <p>However, with the co-operation of the Chair of the Hunaniaith Strategic Group and at the request of the Cabinet, officers from the Department have been considering how the role of Hunaniaith in the community and its ability to attract additional grant funding could be strengthened in future. This resulted in a decision by the Council's Cabinet, at its meeting on 30 November, 2021, to invest £203,880 in order to employ a chief officer to lead the further development of Hunaniaith for a 4-year period specifically to focus on attracting new grants and raising an income, improve community contact, attract more community members to the Strategic Group and work towards being an independent entity.</p>
<p><u>Externalisation of work and awarding third party contracts</u></p> <p>How do we ensure that the quality of the bilingual service is maintained when externalising work and awarding contracts?</p>	<p>2. <i>If the department awards work externally on contract, can you refer to any good practice, either when imposing conditions or when monitoring in order to ensure compliance with the linguistic conditions? Monitor to ensure compliance with linguistic conditions?</i></p> <ul style="list-style-type: none"> • There are very few contracts that the Department sets in relation to the services for which it is responsible but the specialist guidance on procurement matters is offered corporately by our Procurement Service which advises the Category Management Units located within the Environment, Adults, Health and Well-being and Highways and Municipal Departments. Those Units are directly responsible for inviting, setting and monitoring contracts with the relevant services across the Council.

	<ul style="list-style-type: none"> • The Committee will already have received details regarding how the Welsh language is given a prominent place within the contracts set by the Council, from the reports submitted by the departments where the category management units are located, but I do wish to draw attention to a pilot scheme that we are currently undertaking in relation to introducing "social value" as an additional criterion when considering setting contracts in the future. • We are trialling this new methodology to assess tenders based on social value, alongside the historical criteria of price and quality, with three contracts that currently need to be renewed. The procurement process for setting the Adults Service's Direct Payments contract has already been completed and the additional benefits that stemmed from using the new methodology has included commitments from the company that won to provide jobs for local people, work experience, training, supporting local charities and developing the Welsh language skills of its workforce. • Trialling the new methodology is continuing, with the second pilot tender completed in the field of building maintenance. The response from the market has not been as good as the first pilot and this has highlighted the need to undertake further work to encourage and support the market. As the final part of the trialling the methodology, we will be undertaking one other pilot in relation to the contract to provide machinery for Highways and Municipal work with a view to then reaching a final conclusion regarding introducing the new methodology to the Council's fixed procurement arrangements.
<p><u>Operating bilingually</u></p> <p>How do we manage to act on the requirements of the Language Policy and Welsh Language Standards?</p>	<p>3. Are there any obstructions that prevent you as a department to offer a full service in Welsh?</p> <ul style="list-style-type: none"> • The Support Service, which provides administrative services for departments, in the field of employment and finance mainly, is responsible for co-ordinating arrangements for the criminal record checks of those staff who work in the fields of children and adults. The new on-line system by the Criminal Records Office to undertake this work is currently only available in English but, recently, following pressure by this Council and the Language Commissioner, work is underway to ensure that the provision will be available in Welsh within the coming months. The Council has also asked the company to ensure that the new system can recognise the language choice of users in future.

- There is a lack of good quality bilingual training provision for our **Apprenticeships**, particularly for higher apprenticeships. You will be aware that the local Scheme within the Council is extremely successful, providing work experience opportunities through the medium of Welsh. As part of the Scheme, officers within the Learning and Organisational Development Service have persuaded and encouraged training providers to offer most of their relevant provision through the medium of Welsh. To this end, we have introduced the "Statement of Ambition for the Welsh Language" for Gwynedd Council apprenticeships which outlines linguistic expectations for the apprentice, the Council and the training provider. Every training provider and the 30 apprentices to date have signed up to the statements and committed to the expectations.
- The Language Advisor has been working with the Equality Advisor over the course of the past year in developing a new template to **assess the impact of equality** within the Council. The assessment now includes consideration of the Language requirements and officers within this Department have managed to ensure that the language element is included in the impact assessment template across the region (which would not have happened if it was not for the input of Gwynedd officers).
- It is not currently possible for an individual to **register births** bilingually if the child is born in England. The Customer Contact and Registration Service here in Gwynedd is working with Carmarthenshire Council and the General Register Office for England and Wales to rectify this whilst also pressing for the right to administrate the registration in Welsh only in the future.
- Since March 2020, the lockdown has posed many challenges. One of those, for this Council and other local authorities, was the ability to conduct our democratic arrangements. We are now very familiar with virtual meetings and, within this Council, have been able to take for granted that the **translation provision** is available as part of those arrangements. The Zoom platform is used to fulfil that requirement currently, despite the fact that the Council's preferred platform, for its internal meetings, is Microsoft Teams. It is not possible to provide the Translation Service effectively via Teams at present; however, Microsoft has promised to address this, again following pressure placed during 2020 on the company by this Council and many other organisations. Having said that, it is important to note here that Gwynedd Council has been at the forefront of providing simultaneous translation from Welsh to English on Zoom and has trained and guided staff in other public

	<p>organisations to be able to provide the same service. To this end, I would like to congratulate the Translation Team Leader and members of the Unit for their work in promoting and ensuring that Welsh-medium services did not deteriorate in light of the circumstances we faced.</p> <ul style="list-style-type: none"> • The Health, Safety and Well-being Service officers provide training for managers which leads to a formal qualification from the Institute of Occupational Safety and Health (IOSH). All managers across the Council are expected to gain this qualification. Despite the officers holding the training sessions through the medium of Welsh since starting to present the training internally in the Council, the official (substantial) materials had to be provided in English. Following a series of requests (and several refusals) to translate the material, the documents are now available following the agreement of the IOSH Termagant Board to allow this.
<p><u>Developing new opportunities</u></p>	<p>4. Do you have ideas about new ways we can promote the Welsh language in the county's communities - either in your own services or by collaborating with others?</p> <ul style="list-style-type: none"> • One of the biggest challenges which has become apparent over the past two years is in relation to recruit and appoint to key posts across the Council. The Human Resources Service and the Learning and Organisational Development Service lead on the corporate improvement priority involving "Workforce Planning" and despite the successes to report already in the context of this work, the challenge of ensuring service continuity, in the preferred language of our taxpayers, is a real one. The ability to work virtually (often from home) has the potential to give local individuals much more choice of employment which, previously, may have emphasised the ability to live close to their place of work. On the contrary, there is also an opportunity to attract individuals to work for the Council who may not have considered this prior to the pandemic. To this end, we will aim to build on the strong foundations we already have through the apprenticeship scheme, the Managers and Specialists of Tomorrow scheme as well as the internal developing potential programme while strengthening our links and the collaboration between us and employment services within the Council and more widely in order to establish the Council firmly as an employer of choice. • Examples have been provided in the report of what we have developed and influenced in the context of the services through the medium of Welsh, often with the co-operation of other

	<p>organisations. The recent investment to seek to extend the work of Hunaniaith within our communities and try to attract more community contribution to that work will be crucial while the efforts of the Sub-group within the Public Services Board to persuade more Welsh-speakers to use the Welsh language with the public organisations will be extremely important.</p>
--	--

Agenda Item 7

MEETING	Language Committee
DATE	25 January, 2022
TITLE	Report of the Housing and Property Department on the implementation of the Language Policy and activities to promote the Welsh Language
PURPOSE	To present information about the Department's contribution to promoting the Welsh Language
AUTHOR	Carys Fôn Williams, Head of Housing and Property Department

1. Background and context

- 1.1. This report has been prepared to present information to the Language Committee on the Housing and Property's contribution of the Welsh Language Policy.
- 1.2. The Housing and Property Department includes a combination of front-line services (such as Homelessness, Migrants, Housing Supply), corporate services (such as Estates, Property Safety, Offices and Cleaning) and commercial services (Pest Control).
- 1.3. This means that the Department deals with a number of customers and stakeholders, including Gwynedd Council staff and Gwynedd businesses and residents.
- 1.4. In light of this, we believe that it is crucially important to be able to offer our services bilingually, and respect the customer's chosen language.
- 1.5. The sensitive nature of some of the cases the department deals with demonstrates the importance of operating in the medium of Welsh to our service users.
- 1.6. For example, when staff deal with individuals who are facing homelessness, and who are already in an extremely stressful situation, dealing with these individuals with sensitivity is crucial. An obvious and important part of this is to speak with the individual in their chosen language.
- 1.7. The staff of the Housing Grants Unit deal with disable adults and children by offering them support to be able to live in their homes by installing equipment such as ramps, or by making adaptations to houses such as extensions or wet rooms. It is extremely important to be able to offer a service in Welsh when dealing with these situations also.
- 1.8. The Department also deals with service users who come to Gwynedd from beyond Wales and Britain, and who speak languages other than Welsh and English.

- 1.9. The Refugee Resettlement Unit works closely to help refugees coming to Wales seeking refuge. Generally, these individuals are eager to make a valid contribution to the society who takes them in, with a number learning Welsh as they settle and integrate well with their new communities.
- 1.10. In light of this, we often employ translators to communicate with refugees from Syria and Afghanistan.

2. Our Workforce's Welsh Language Skills

- 2.1. We place great emphasis on ensuring that we comply with the Council's Welsh Language Policy, and our ability to offer a Welsh language service to our service users, both in-house and externally.
- 2.2. According to the latest Language Designation Quarterly Report, **95%** of our staff either meet or exceed the Language Designations of their posts, which is slightly higher than the Council average (92%).
- 2.3. Of that 95%, **95%** of them have skills that exceed the language requirements of their posts.
- 2.4. Up to 22/12/2021, 67% of staff have completed a self-assessment, and we continue to encourage more staff to complete it to obtain the most comprehensive picture possible of the workforce's language skills.

3. Responding to the issues the members would like to discuss

- 3.1 The following pages provide a response to these issues

A matter that the members wish to discuss:

Boosting and promoting

Question 1: Can you highlight any projects within your department that contribute to one of the Council's language strategy priorities, namely the Welsh Language Promotion Plan for Gwynedd?

General

The Department places great emphasis on operating through the medium of Welsh, not only due to our feeling of pride and respect towards the language and what it means to the Council, but also as we are dealing with individuals.

- Allocation Policy - local person
- Gwynedd Housing Partnership - includes all housing associations, meetings are held in Welsh with a translator

Correspondence with Welsh agencies through the medium of Welsh

Homelessness

In responding to situations where family units are being made homeless, the Unit does the utmost to keep the families together when they are relocated. Apart from obvious advantages to the family's well-being in keeping them together, it safeguards the language as the language of the family and reduces the risk that individuals will lose the language as they are separated from the family.

Not only does the Homelessness Unit work reactively to situations of homelessness - a crucial part of its work focuses on preventing homelessness before it happens. In some such cases, this involves working as an advocate between family members to keep the family under the same roof, which could lead to safeguarding Welsh speaking households that would otherwise be lost.

Grants to adapt homes for disabled people

A number of people in Gwynedd are living in houses that are unsuitable for their needs. This could mean that residents are not able to climb the stairs to the first floor, or find it difficult to wash or bathe as their current bathroom is not fit for purpose. The Housing Grants and Projects Unit guides individuals through the process jointly with Occupational Therapists, and ensures there is a work programme in place that matches the needs of the individual. By making these adaptations, it is made possible for the people of Gwynedd to remain in their homes and therefore keep Welsh-speakers in their communities.

It is pleasing to note that the Unit is operated entirely bilingually, with every officer able to offer a service in Welsh. A very high percentage of the communication is done through Welsh (unless the need/a request for communication in English only reaches us) and the Occupational Therapists we work with are also Welsh speakers, along with the referral forms.

However, at the moment, our work programmes and technical documents are in English as this is the usual language of construction documents and specifications in the construction/architectural fields. Nevertheless, we are able to provide these through the medium of Welsh also as needed.

Housing Action Plan Projects

The Department's Housing Action Plan, a Plan of 33 projects worth £77 million over a six year period, outlines our objectives as we address the housing needs of the people of Gwynedd. The Plan will benefit a number of key fields, and one of those is the Welsh language and Welsh communities. Projects such as those named below will provide the opportunity for Gwynedd residents to have access to suitable and affordable homes:

The Plan	Description	Further information
Develop our own housing in order to increase the opportunities for Gwynedd residents to compete in the housing market.	Develop our own houses which will increase the housing stock in those communities where demand exists to purchase or rent on intermediate rent levels.	We intend to include a condition that any owner must be a local person.
Purchasing private housing	Use the existing housing stock that would be suitable to house local people, while considering buying houses and allocating them to local people on an intermediate rent.	We will prioritise local people when allocating these houses
Refuse applications to remove a local person condition on former "Council houses"	Consider being more challenging with applications to remove 'local person conditions' from former Council houses and adhere to the original purpose of such clauses. We will not revoke a condition unless there are extremely unusual circumstances.	It is intended to adopt an in-house policy that will protect this condition in future
Self-build plots	Take advantage of Welsh Government's scheme to prepare sites for housing developments through the 'self-build' model.	
First Time Buyers' Grants to renovate empty houses	Extend the previous scheme, which has helped approximately 70 first-time buyers to renovate empty houses and return empty houses to the use of local people.	
Council Tax Exemption on empty houses for first time buyers	Extend the exemption period for paying Council tax on empty houses (main or sole house), giving first-time buyers an additional year to complete essential renovation work before the house may be occupied.	
Finding and purchasing building land for the future	Use some development sites already in our possession make a start on our plans in some areas where the need from local residents is evident. If we are to continue after that, we will need to be prepared to respond quickly to purchase building land when the opportunity arises in the right places.	

Our Equality Impact Assessment for this Plan noted that it would have a positive impact on the Welsh Language:

"It is estimated that 60% of buyers are priced out of the local market. Increasing the number of affordable housing units, as well as the proposed support packages in the form of loans and tax relief, can mean that more local people choose / are able to stay in Gwynedd."

There are consultations in the pipeline and the "Dwyfor Pilot".

Welsh Government has recently published two consultations, namely [Consultation on the Welsh Language Communities Housing Plan](#) and [the Consultation on Planning Legislation and Policy for Second Homes and Short-term Holiday Lets](#). The Environment Department will prepare a response on behalf of the Council for the consultation on Planning matters, and we will prepare a response to the Welsh Communities Housing Consultation. The consultations will close on 22 February, 2022 and we are currently gathering responses from the Council's various departments.

In November, 2021, Welsh Government announced its intention to hold a pilot scheme to address the housing problem in the Dwyfor area. The Council has been at the forefront of this work in recent years, and as a Department we welcome this recent announcement and look forward to contributing to this scheme in any way we can. We are currently awaiting further information from the Government before being able to move forward.

Systems and Technology

The Department makes very extensive use of systems, including systems to store and analyse information about Council property such as maintenance, Regionnaires' Disease and energy use and expenditure; and in the field of housing to maintain the housing register and information about the County's homelessness situation, and systems that the Housing Enforcement Unit and the Housing Grants and Project Unit use to facilitate their work.

We have also developed our own systems recently within the Homelessness Unit and the Maintenance Unit. Both were developed jointly with the in-house Information Technology Service, and are available entirely in Welsh. We believe that this is important as it enables us to maintain our internal operations in Welsh without having to translate, interpret or share information in English.

Although a number of other systems are provided in English (due to the language of the supplier), we have the ability to create or amend elements within some of these systems, and create and generate our own reports, either in Welsh or bilingually.

A matter that the members wish to discuss:

Externalisation of work and awarding third party contracts

Question 2: If the department awards work externally on contract, can you refer to any good practice, either when imposing conditions or when monitoring in order to ensure compliance with the linguistic conditions?

The Department is involved in a number of agreements with contractors in terms of work carried out on Council property in addition to the field of housing.

Property Services

Generally, work is awarded externally on contract by the Property Development and Maintenance Services and the Housing Grants and Projects Unit. For example, the Property Development Service will award tenders for all types of construction work, and the Maintenance Service looks for specialist companies to award contracts for work such as the Council's smoke alarms. In doing this, we use the extensive experience of our officers along with the expertise of the Corporate Category Team to ensure that we complete the work to an appropriate standard.

We feel that good practice is highlighted when contracts are awarded where efforts are made to ensure that the standard of the Welsh medium service is secured and maintained. A copy of the Language Policy is included in the tendering documents, and every applicant is asked to read it to ensure that they understand what is required of them (such as if they need to use signage, they must be bilingual), but also that they understand the importance of the Welsh language to Gwynedd Council.

Additionally, in high value tenders, we ask companies to provide a Social Benefit Response that covers the Well-being Act 2015. This means that prospective contractors are required to consider how they can contribute to society locally, by taking steps to create jobs locally or offer work experience opportunities. The side-effect of this of course is that it creates opportunities for the people of Gwynedd to remain in their area, and increases the opportunities to use the Welsh language as a working and living language in the County.

Construction Contracts

As construction contracts must be advertised outside the boundaries of Gwynedd, and in order to gain access to the broader market, tendering advertisements are published in English.

For larger contracts, where it is necessary to advertise them nationally, there is a legal requirement to advertise them in English (or one of the EU's official languages). We experimented by including a title and short description of the work bilingually, but this caused some confusion as only the Welsh language came up first on the systems, and a number of contractors missed or ignored the advert.

All of the contract's documentation is in English. This corresponds to:

- The standard contract document that is used
- The majority of contractors that are employed work through the medium of English
- English is the technical language of the construction world
- Translating technical documentation / contracts could lead to misinterpreting meanings

Clauses within our contracts ensure that any signage, information boards or circulars that contractors use as part of the project are bilingual. English-only signs are not permitted. If the project includes a public consultation, the contractors are expected to hold them in Welsh/bilingually or, if this is not possible, to provide representatives who area Welsh-speakers or to provide a translator.

Property construction/development external consultants

Generally the conditions are the same as for the contractors (above), standard documentation, contracts etc. If there is a need to provide designs, or brief reports on a project for the purpose of a consultation with the public, then they are expected to be available in Welsh and English. The only exception is the very technical documentation for the use of designers only. Any consultant able to participate in consultations with stakeholders or the public is expected to have a Welsh speaker or to provide translation facilities.

Housing Services: Housing Grants and Projects

The Housing Grants and Projects Unit deals often with contractors when commissioning work on behalf of some of the county's most vulnerable individuals. The construction work is carried out by local contracts, and the vast majority of them are Welsh speakers. This is very important to us, as the ability to communicate with applicants (especially the elderly) in Welsh can offer people comfort and assurance at times that are very often difficult and tragic situations.

The Estates Service is responsible for all of the Council's property, and has recently decided to outsource the management of our Smallholdings Estate. In considering this process, the requirement for the service to be provided bilingually was noted to facilitate the relationship with our tenants - the vast majority of whom are fist language Welsh-speakers.

A matter that the members wish to discuss:

Operating bilingually

Question 3: Are there any obstructions that prevent you as a department to offer a full service in Welsh?

Generally, there are no obstructions to our ability to offer a full service in Welsh. Our in-house administration is entirely through the medium of Welsh, and we take pride in our ability to offer support to our service users, a number of whom are some of the most vulnerable individuals in our society, in their mother tongue. We encourage staff members who lack confidence in their Welsh language skills or who wish/ need to improve their language skills to seek opportunities to learn/develop their skills (details are provided below).

Regional and national meetings

It has already been noted that as a Department, we have succeeded in offering all of our services in Welsh and bilingually, however the picture is very different as we look beyond the Council. Regional and national meetings are generally held in English, and although translation is available at some of them, along with Welsh medium material, it can be an obstacle when it comes to offering a Welsh medium service to our service users.

Staff language skills - Language Refresher courses

During 2020 and 2021, 26 staff from the Department attended Language Refresher courses in Nant Gwrtheyrn, and another three have arranged to attend them in coming months. It is pleasing to see that the department's staff members are seeking opportunities to improve and/or maintain the standard of their language skills and take ownership of this in the interest of our service users.

It must be acknowledged that the demand on our front-line services that respond to calls and enquiries from the public as they arise, for example Homelessness and Housing Options, means that it is difficult for some members of staff to commit to Welsh language learning or development courses. However, this does not restrict the learning/development opportunities, rather it means that different work patterns must be considered from time to time when planning joint training provision with the Organisation Learning and Development Service - which is effective every time.

A matter that the members wish to discuss:

Developing new opportunities

Question 4: Do you have ideas about new ways we can promote the Welsh language in the county's communities - either in your own services or by collaborating with others?

- In Service Level Agreements to provide supported accommodation, we will impose a condition that service/support providers must be able to speak Welsh. An example of this is the Service Level Agreement for Tŷ Adferiad, Porthmadog, 137 High Street Bangor and 35 College Road, Bangor
- In making significant contribution to the 'Bwyd Da Bangor' project (an enterprise that combines a food sharing membership programme, redistributing leftover stock from supermarkets with a high quality café that also offers training) staff at the café were encouraged to communicate with customers in Welsh and English. We feel that this is an example of good practice in this type of project, and is something that we will repeat in other similar schemes should the opportunity arise
- We feel that more bespoke training through the medium of Welsh should be developed for the housing field - most training is provided in English, and although this does not obstruct or prevent our ability to operate, it would be good to receive the training in Welsh, or bilingually at least.

Agenda Item 8

MEETING:	LANGUAGE COMMITTEE
DATE:	25 January 2022
TITLE:	Welsh Government Consultation: Welsh Language Communities Housing Plan
AUTHOR:	Gwenllian Williams Language Advisor
PURPOSE OF THE REPORT	To share the consultation documents and invite comments from the members on the contents of the consultation. The Language Unit will prepare a response to the consultation based on the comments received. Consultation documents can be seen by following this link: Cynllun Tai Cymunedau Cymraeg LLYW.CYMRU

1. Background

- 1.1 Welsh Government are consulting on a document that sets out their intentions for tackling the housing situation in the Welsh speaking heartlands.
- 1.2 It builds on the findings of the work done in Gwynedd and Anglesey and also on the findings of the reports written by Dr Simon Brooks and published in 2021 *Second Homes: Developing new policies in Wales*.
- 1.3 It is also a means to honour the commitments made in the cooperation agreement between the Welsh Government and Plaid Cymru that was published at the end of last year and as part of the Welsh Government's Programme for Government <https://gov.wales/programme-government>
- 1.4 The Programme for Government commits to four key actions that relate to the affordability question:
 - Build 20,000 new low-carbon social homes for rent.
 - Create a Welsh Language Communities Housing Plan.
 - Keep the 1% increase in Land Transaction Tax charged on second home purchases.
 - Explore and develop effective tax, planning and housing measures – which could include local rates of Land Transaction Tax – to ensure the interests of local people are protected.
- 1.5 The consultation document notes several possible interventions, under the following topic headings:
 - Community-led co-operative and social enterprises
 - Social businesses: tourism sector
 - Estate agents' steering group
 - A 'fair chance' for local buyers and renters

- Cultural Ambassadors
- A commission on Welsh-speaking communities
- Areas of significant interest and sensitivity
- Housing, Work and Language
- Current Welsh Government Interventions
 - Arfor Programme
 - Economy and Welsh Language Roundtable
- Place names

2. The consultation questions

The consultation asks numerous questions under the above headings, and they can be seen on the forms on the Welsh Government website. [Welsh Language Communities Housing Plan | GOV.WALES](#)

3. What is asked of the committee?

The members are asked to read the documents and offer any comments or opinions that will help the Language Advisors to formulate a response to the consultation.

Number: WG43713



Llywodraeth Cymru
Welsh Government

Welsh Government
Consultation Document

Welsh Language Communities Housing Plan

Consultation on the proposed
Welsh Language Communities Housing Plan

Date of issue: 23 November 2021
Action required: Responses by 22 February 2022

Mae'r ddogfen yma hefyd ar gael yn Gymraeg.
This document is also available in Welsh.

Welsh Language Communities Housing Plan

Overview

This consultation seeks your views on the Welsh Government's proposals on the Welsh Language Communities Housing Plan which offers a package of interventions to support Welsh-speaking communities with a high concentration of second homes.

How to respond

Responses to this consultation should be e-mailed/posted to the address below to arrive by **22 February 2022** at the latest.

Further information and related documents

Large print, Braille and alternative language versions of this document are available on request.

The consultation documents can be accessed from the Welsh Government's website at gov.wales/consultations

Contact details

For further information:

Welsh Language Division
Welsh Government
Doc Fictoria
Caernarfon
Gwynedd
LL55 1TH

<https://gov.wales/welsh-language-communities-housing-plan>

e-mail: UnedlaithGymraegWelshLanguageUnit@gov.wales



@WG_Education



Facebook/EducationWales

General Data Protection Regulation (GDPR)

The Welsh Government will be data controller for any personal data you provide as part of your response to the consultation. Welsh Ministers have statutory powers they will rely on to process this personal data which will enable them to make informed decisions about how they exercise their public functions. Any response you send us will be seen in full by Welsh Government staff dealing with the issues which this consultation is about or planning future consultations. Where the Welsh Government undertakes further analysis of consultation responses then this work may be commissioned to be carried out by an accredited third party (e.g. a research organisation or a consultancy company). Any such work will only be undertaken under contract. Welsh Government's standard terms and conditions for such contracts set out strict requirements for the processing and safekeeping of personal data.

In order to show that the consultation was carried out properly, the Welsh Government intends to publish a summary of the responses to this document. We may also publish responses in full. Normally, the name and address (or part of the address) of the person or organisation who sent the response are published with the response. If you do not want your name or address published, please tell us this in writing when you send your response. We will then redact them before publishing. You should also be aware of our responsibilities under Freedom of Information legislation.

If your details are published as part of the consultation response then these published reports will be retained indefinitely. Any of your data held otherwise by Welsh Government will be kept for no more than three years.

Your rights

Under the data protection legislation, you have the right:

- to be informed of the personal data held about you and to access it
- to require us to rectify inaccuracies in that data
- to (in certain circumstances) object to or restrict processing
- for (in certain circumstances) your data to be 'erased'
- to (in certain circumstances) data portability
- to lodge a complaint with the Information Commissioner's Office (ICO) who is our independent regulator for data protection.

For further details about the information the Welsh Government holds and its use, or if you want to exercise your rights under the UK GDPR, please see contact details below:

Data Protection Officer:
Welsh Government
Cathays Park
CARDIFF
CF10 3NQ
e-mail:

Data.ProtectionOfficer@gov.wales

The contact details for the Information
Commissioner's Office are:
Wycliffe House
Water Lane
Wilmslow
Cheshire SK9 5AF

Tel: 01625 545 745 or
0303 123 1113
Website: <https://ico.org.uk/>

Ministerial Foreword

Large numbers of second homes and short-term holiday accommodation have provoked strong feelings in particular communities in Wales for some years. In these communities, there is often a sense of injustice that people are priced out of their local housing market by those purchasing second homes or homes to let as short term holiday accommodation. We are determined to tackle this issue.

Second homes are often concentrated in and around Welsh-speaking communities, and this can lead to patterns of home occupation which have a detrimental effect on the use of Welsh in communities which are crucial to the long term flourishing of our language. Second homes, alongside a range of wider factors, impact on the affordability and availability of housing for local people and raising prices in the local housing market, sometimes dramatically.

It is not hard to see that a pattern of young Welsh-speaking people in particular leaving their communities in order to find affordable housing elsewhere can pose a threat to the future of the language in those communities.

In March 2021 we welcomed Dr Simon Brooks' report, [‘Second Homes: Developing new policies in Wales’](#)¹. The report, builds on the work undertaken in Gwynedd and Anglesey [‘Managing the use of dwellings as holiday homes’](#)² and considers the impact that disproportionate numbers of second homes and short-term holiday accommodation can have on communities, particularly in the context of the Welsh language. The recommendations have been particularly useful in underpinning the actions we will take to tackle these challenges head on.

Ensuring that local people can afford to live in the communities in which they grew up, and the health and vitality of Welsh as a thriving community language, are key strategic goals for the Welsh Government. Our [Programme for Government](#)³ includes a number of commitments in this regard, not least the pledge to build 20,000 low-carbon homes for social rent across Wales and the development of a Welsh Language Communities Housing Plan.

On 6 July, the Minister for Climate Change, Julie James MS, set out [our ambitious three-pronged approach](#)⁴ which includes a package of interventions. To address issues of affordability, we will be targeting and tailoring our existing housing programmes across tenures. In doing this, we will draw on experiences of rolling out programmes such as Homebuy, and will promote creative solutions we have seen in many parts of Wales. We will consult on changes to the regulatory framework and the system. To address the issues presented by second homes, we aim to provide for better management of additional homes and short-term holiday accommodation. We believe that our national and local taxation systems should be designed so that second home owners make a fair and effective financial contribution to the communities in which they buy.

Alongside this, for those communities in which Welsh is widely spoken, our Welsh Language Communities Housing Plan will play a crucial part in our response. We will develop a package of interventions that will work with our collective approaches in order to

¹ [Second homes: developing new policies | GOV.WALES](#)

² <https://democracy.gwynedd.llyw.cymru/documents/s27926/Appendix%202.pdf>

³ [Programme for government | GOV.WALES](#)

⁴ [Plenary 06/07/2021 - Welsh Parliament \(assembly.wales\)](#)

support and protect Welsh-speaking communities. *Cymraeg 2050: A million Welsh-speakers* acknowledges the importance of these communities as places that facilitate the use of the language in every aspect of everyday life. We need, therefore, careful economic, community and language planning to enable Welsh-speaking communities to be economically and linguistically viable. People and especially our young people must be able to afford to live, work and make a valuable contribution within these Welsh-speaking communities.

This is a complex area and there will be a range of views on how the Welsh Government should respond. We therefore encourage everyone in the communities affected and elsewhere in Wales, whether they live, run businesses, own property, or deliver public services here to respond to this consultation and help shape our Welsh Language Communities Housing Plan.

Jeremy Miles MS
Minister for Education and Welsh Language

The Context

Affordability, Second Homes and Welsh Language

There has been significant coverage, across Wales, the UK and beyond of the difficulties people – particularly young people – can have in accessing affordable, quality housing, whether to buy or rent. Often, those difficulties are connected to issues in relation to second homes. This also raises questions about the sustainability of our community services and of empty homes that add nothing at all to communities.

Second homes are a contributory and intertwined factor implicit in the affordability challenge, but they cannot be characterised effectively as the whole of the ‘problem’. In seeking to resolve affordability issues, we do not wish inadvertently to create fresh challenges.

We are proposing an approach that seeks to address core issues to affordability in coastal and rural communities, through actions by us in Welsh Government and by local authorities. The primary tools in the plan are as follows:

- **Support:** target and tailor our existing housing programmes, across tenures, as well as developing and trialling new approaches.
- **Regulatory framework and the system:** provide for better management of additional second homes and short-term holiday accommodation, and the standards of existing and additional short-term holiday accommodation, through changes to the regulatory framework and system.
- **A fairer contribution:** seek to ensure the national and local taxation systems ensure second home owners can make a fair and effective contribution to the communities in which they buy.

Further to this, our Programme for Government commits to four key actions that relate to the affordability question:

- Build 20,000 new low-carbon social homes for rent.
- Create a Welsh Language Communities Housing Plan.
- Keep the 1% increase in Land Transaction Tax charged on second home purchases.
- Explore and develop effective tax, planning and housing measures – which could include local rates of Land Transaction Tax – to ensure the interests of local people are protected.

In August, we launched a consultation on possible changes to local taxes which might help local authorities manage the impact of second homes and self-catered accommodation. We have also commissioned a piece of work exploring establishing a statutory registration or licensing scheme for holiday accommodation operators in Wales. To strengthen our evidence base, we have commissioned a [desk-based study](#)⁵ of the evidence that currently exists for interventions, and stakeholder interviews relevant to the issues associated with second homes. We are also consulting on proposals to amend the development management system and planning policy in Wales to support local planning authorities manage second homes and short-term holiday accommodation.

⁵ <https://gov.wales/research-develop-evidence-base-second-homes>

We will undertake a pilot to trial a number of interventions outlined in our three-pronged approach and will be working with key stakeholders within and outside the pilot areas to better understand and gain a stronger evidence base on the challenges linked to affordability, second homes and Welsh language.

Affordability challenges exist right across Wales. But much of the debate has focused on the impact on our Welsh-speaking heartlands, in particular in some rural and coastal communities. In these and similar communities, the sustainability of Welsh as a community language is a key point of difference and this is the reason we are developing a Welsh Language Communities Housing Plan which builds on and supplements the approaches outlined above.

Welsh Language Communities Housing Plan

A Welsh Language Communities Housing Plan is one of the Welsh Government's key priorities as set out in our *Programme for Government 2021-2026*. This draft plan considers how the national interventions can be supplemented by other initiatives to work as a balanced package to protect Welsh-speaking communities and to ensure they are sustainable and vibrant communities for future generations, where the living language can thrive.

In his report, commissioned by Academi Hywel Teifi, *Second Homes: Developing new policies in Wales*, Dr Simon Brooks provided a balanced analysis of the possible effects large concentrations of second homes can have on our communities. He also outlined the challenges facing Welsh-speaking communities and the need to sustain those communities.

Dr Brooks also recognises the value of the visitor economy in Wales and we acknowledge the important contribution second home owners and short-term holiday accommodation businesses can make to this and other elements of our local economies. We have a reputation of being a welcoming society. However, we also recognise the impact that higher numbers of second homes and short-term holiday accommodation can have on local housing markets.

Our *Cymraeg 2050*⁶ targets of reaching a million Welsh speakers by 2050 and of doubling the daily use of Welsh has a clear narrative about the direction of travel for Welsh language policy. It also gives context to the national wellbeing goal in the Well-being of Future Generations (Wales) Act 2015⁷ of *A Wales of vibrant culture and thriving Welsh language*. For the strategy to succeed, we need to work together across government – both national and local – to take a holistic approach to tackling policy issues that are of strategic importance to the language, namely:

- The importance of maintaining Welsh as the primary language spoken in communities in the west and north-west.
- More opportunities for children and adults to learn and, for those who are learning or are already speakers, to become habitual users of the language wherever they live in Wales.

Without maintaining linguistically vibrant geographical communities in the west and north-west, there will be fewer opportunities for people to use the language in everyday social situations. That in turn risks weakening the foundations for the task of creating new speakers across Wales. We therefore need to focus on maintaining the social fabric of these Welsh-speaking communities and avoid creating an imbalance leading to an acceleration of community language shift from Welsh to English.

The Minister for Climate Change announced on 23 November that Dwyfor has been chosen as a location for trialling and evaluating a number of interventions and their cumulative impact. We will, though, work beyond the pilot area to develop and share learning from across Wales. Dwyfor is one of our Welsh-speaking heartlands – one where the Welsh language is an integral part of daily life.

⁶ [Cymraeg 2050: A million Welsh speakers \(gov.wales\)](https://gov.wales/cymraeg-2050)

⁷ [Well-being of Future Generations \(Wales\) Act 2015 \(legislation.gov.uk\)](https://legislation.gov.uk)

This consultation explores how the collective package of interventions including those we trial in Dwyfor, could be complemented at a community level to support and protect the Welsh language, whilst avoiding unintended consequences. It seeks views on what additional initiatives are needed to ensure people, especially young people, can afford to live and work in our Welsh-speaking communities. Our proposed interventions are framed within the context of social justice. Some of the interventions proposed in this consultation may also benefit from being included in the Dwyfor trial.

The Welsh Language Communities Housing Plan: proposed interventions

Community-led co-operative and social enterprises

In the autumn of 2020 a review of the effects of COVID-19 on Welsh language community groups was commissioned by the Welsh Government in partnership with the Mentrau Iaith. The findings of the survey, published in December 2020, highlighted the new opportunities many groups undertook to ensure that their activities continued. But, it also noted the challenges, associated with the restrictions, faced by some organisations.

Welsh language community groups are vital to support the daily use of the Welsh language, but we recognise that COVID-19 has affected other community-based organisations, businesses and vital services in our rural and coastal communities.

The Welsh Language Communities Sub-group of the Partnership Council responsible for leading the review submitted specific recommendations to Welsh Government. One of the recommendations was to support the establishment of community-based co-operatives and social enterprises.

Co-operatives and social enterprises are already an important part of the social and economic landscape in Wales. There is a strong tradition of communities coming together to safeguard local amenities and local services, as well as benefiting from the natural resources in providing economic benefits to local communities. There are examples of community-based social enterprises: Cwmni Bro Ffestiniog, Partneriaeth Ogwen and Galeri in Caernarfon, for instance, exemplify how social enterprises can support and provide a valuable service to a local area. The Welsh language is fully integrated within their organisations and provides good quality job opportunities, supporting the local economy. We will encourage other communities to follow their example by providing support and guidance to help establish community-based social enterprises and co-operatives. The Welsh language will be an intrinsic part of the social business and this will be done with the view of rolling out beyond those areas. The [Marchnad Lafur Cymraeg](#)⁸ report also made recommendations in relation to the opportunities for community enterprise models.

Co-operative housing is not a new model of housing tenure. There are extensive examples across Europe and America of how varying models of co-operative housing can ensure affordable homes remain for the local community. Nevertheless, the movement in Wales remains on a relatively small scale at present.

⁸ [Recommendations from Marchnad Lafur Cymraeg - Arsyllfa](#)

Co-operative and community-led housing can help communities, Registered Social Landlords and local authorities to develop bespoke solutions that meet their needs. It can create affordable, cohesive and resilient communities through homes that are led and owned by the local community. The co-operative and community-led housing model not only could provide new builds but can also be a means to purchase and develop properties within the current housing stock – particularly empty properties or housing for which there is little demand, and introduce them to a new market. The Welsh Government already provides support for community-led housing groups through the Communities Creating Homes programme and remains committed to supporting co-operative housing, community-led initiatives and community land trusts as set out in our Programme for Government commitment.

We think this offers particular opportunities for Welsh-speaking communities. Our aim is to build on the good work already being delivered in Wales by providing additional resources to help drive this work forward within Welsh-speaking communities where the need for new dwellings might be relatively small and therefore unviable for many developers to consider. We will work with local housing associations to explore co-operative or community-led housing models to meet local need. Whilst the interventions in this consultation are focused on Welsh-speaking communities, some of the interventions particularly in relation to community-led housing may work in wider communities across Wales.

We propose to:

- Develop a package of support to help create community-led social enterprises that can
 - Create job opportunities.
 - Secure services within a community.
 - Explore small community led housing interventions under the co-operative model.

Question 1

Do you think a co-operative or community-led housing model could help local people to access affordable housing?

Question 2

How can Welsh Government encourage further participation in a co-operative or community-led housing model in Wales?

Social businesses: tourism sector

In response to the COVID-19 pandemic, numerous ideas have been developed for local communities to benefit from the demand for short-term holiday accommodation. We have examples of community based tourism bunkhouses and short-term holiday accommodation business e.g. Pengwern, Caban Gerlan and Menter y Plu. We will explore ways to support community-based social enterprises to establish and grow short-term holiday accommodation businesses, so that business profits can be re-invested to purchase a further stock to be made available on a social rented basis for local people.

If the operating model is successful, it could be extended to include wider community ownership within the tourism industry.

We propose to:

- Support an existing or newly-established community-based social enterprise to develop a business where a short-term holiday accommodation business can provide sufficient revenue to purchase stock for social rent.

Question 3

What are the challenges to sustaining sufficient local interest and investment in social enterprises?

Question 4

What support or incentives could Welsh Government offer to encourage engagement in such a scheme?

Estate Agents' Steering Group

Estate agents, of course, play a key role in the property market. Many estate agents in rural, coastal and Welsh-speaking areas are long established businesses which have substantial expertise and knowledge and provide a valuable service to the local communities they serve. How properties are described, and detail about the local community, can be influential in providing prospective buyers with useful context – both on the property and the area; before they make a final decision on purchasing a property.

Estate agents have in recent years supported numerous initiatives to raise awareness of the Welsh language and local communities in which properties are listed. For example, estate agents, local authorities and the Mentrau Iaith have been co-operating with the Welsh Government, by distributing local information packs. These provided important and useful information to people wishing to purchase a property in the area.

One key element of such packs is to better inform people about the profile of communities. We will establish an Estate Agents' Steering Group for Welsh-speaking communities – to facilitate potential new projects and research that can be developed in partnership with local estate agents and other key stakeholders.

The steering group will facilitate a range of schemes to strengthen the relationship between communities and estate agencies – and gain an opportunity for better understanding, information and statistics about the housing market, thus adding to a robust evidence base.

We propose to:

- Establish an Estate Agents' Steering Group to explore the potential for creating innovative approaches to local housing sales. The aim would be to develop these in collaboration with all stakeholders, identifying practical steps to support local buyers to gain fair access to local housing.

Question 5

To what extent do you think the Estate Agents' Steering Group is a practical and effective way of helping estate agents to play their part in protecting Welsh language communities?

Question 6

How can estate agents be encouraged or incentivised to engage with the Steering Group?

A 'fair chance' for local buyers and renters

In the current market, we understand concerns that some properties are sold or let before being listed on the market. This has been highlighted in areas where demand for properties are high. Local people can be unaware that potential properties are due to come on the market. We will explore working with estate agents and prospective sellers so that properties are available first and for a limited time to local people. This would allow people from a clearly defined area to have an opportunity to view and arrange the necessary finance to purchase/rent the property. In the same way, if a local co-operative would wish to purchase a property, a few weeks would allow them sufficient time to prepare a financial package. As noted, this would be a voluntary scheme which will need to be carefully planned and piloted.

We propose to:

- Explore with relevant stakeholders, developing a voluntary plan which allows local people to have a first chance to buy or rent a property.

Question 7

Would a short period for local residents to view and make offers on housing help them to access property markets?

Question 8

What else might help offer local buyers a ‘fair chance’ in the housing market?

Cultural Ambassadors

Wales is a welcoming society and we encourage people who visit or decide to move to Wales to actively engage with our unique language and culture. To further facilitate this, we wish to establish a network of Cultural Ambassadors who will actively promote our culture, heritage and Welsh language. The [ecomuseums LIVE](#)⁹ is an interesting programme which aims to support coastal communities in the Llŷn Peninsula and Iveragh Peninsula, Ireland to promote their natural and cultural assets, creating opportunities for sustainable tourism. We will consider what the ecomuseums will learn from their interventions and draw on their experiences.

We propose to:

- Create a network of community based Cultural Ambassadors that promote and celebrate our language, culture and heritage.

Question 9

How could Cultural Ambassadors engage at a community level to support social cohesion and develop a better understanding of our culture, language and heritage?

A commission on Welsh-speaking communities

Following the publication of the report, *Second Homes: Developing new policies in Wales* (March 2021), we provided a written response to Dr Brooks. In it, we confirmed that we will establish a commission to safeguard the future of the Welsh language as a community language. The commission will lead on a socio-linguistic analysis of the health of the

⁹ [HOME | LIVE Ecomuseums \(ecomuseumlive.eu\)](https://ecomuseumlive.eu)

language in our communities. It will develop a model to provide evidence for local authorities on the vitality of the language in the communities they serve. The commission will consider the challenges facing Welsh-speaking communities and gain a better understanding of the linguistic, socio-economic and social restructuring challenges faced post COVID-19 and Brexit. The commission will make policy recommendations.

Underpinning this, the commission will analyse the 2021 Census results to better understand the language shift over the last decade. In this light, it will consider which interventions are needed today, and ensure that future policy interventions are based on sound evidence. This work links to the development of models that help define areas of linguistic interest and sensitivity. The aim is to make it is clear which interventions and support are needed in these areas to protect the language and how the collective approaches are used from a language perspective to ensure policy goals are met.

Areas of significant interest and sensitivity

The commission will look at empirical evidence which can underlay policy recommendations to address the particular issues that face the Welsh language as a community language. This could inform approaches in the fields of planning, education policy and other interventions, which are tailored or targeted to reflect local linguistic circumstances. Part of this work will include developing a model that will facilitate decision makers at local authority and Welsh Government level to be able to identify areas of particular linguistic sensitivity where it might be appropriate to make such tailored public policy recommendations.

We propose to:

- Create a commission on Welsh language communities which will look at the different factors that affect the ability of the language to be sustained as a community language.

Question 10

What specific factors should the commission consider in relation to sustaining Welsh as a community language?

Question 11

What, in your view, will be the challenges facing the commission?

Question 12

Are there any examples, practices or instances of interest that could inform the commission's understanding of the factors that affect the language?

Housing, Work and Language

Sustaining a strong economy as well as sufficient supply of affordable homes is necessary in providing a sufficient baseline for the Welsh language to thrive. One of the main challenges facing rural, coastal and Welsh-speaking communities is the constant outmigration of young people. Data presented in the Arfor Interim Report noted that a cumulative total of 14,240 young people in the 20-29 age group left the four counties of Anglesey, Ceredigion, Carmarthenshire and Gwynedd between 2012-16. This is a complex, multifactorial issue and is not because of the lack of job opportunities or affordable homes alone – it includes the social and educational aspiration of people needing to explore and gain new experiences.

We welcome opportunities for our young people to further attain their educational aims, gain valuable skills and work experiences, both within and outside of Wales. We should also support those young people who want to continue living in the communities in which they were brought up; as well as create and support opportunities for people to return.

The Arfor programme has recently trialled some interventions in this space for example the Llwyddo'n Lleol programme that sought to equip young people with the skills and confidence to start businesses in their communities. Business grant schemes in Ceredigion meanwhile, saw a particularly high level of interest from young people who had faced challenges in accessing capital to start their own ventures. These were purely economic interventions that helped local residents remain in their communities, and sustain the daily use of the Welsh language. Though effective schemes in and of themselves, experience of the Arfor programme suggests that the most effective means of supporting people to remain in or return to their communities entails a more 'wrap-around' approach. Economic support is more effective when combined with help to access local housing, educational and social opportunities.

Question 13

What (more), alongside housing support, can be done to support local and particularly young people to remain, live and work in their communities?

Current Welsh Government Interventions

On 18 October, the Minister for the Economy announced a new progressive economic policy [Moving the Welsh Economy Forward: A Team Wales recovery, built by all of us](#)¹⁰. Our aim is to create better jobs, narrowing the skills divide, tackling poverty and strengthening regional economic development. We acknowledge the long-term demographic challenge facing the Welsh economy as the proportion of the population in Wales aged between 16 and 64 has been decreasing year-on-year since the middle of 2008.

The Welsh Government will be geared towards creating an economy where more young people feel confident about planning their future in Wales, thus supporting job creation and more dynamic local economies. We also acknowledge that a greater emphasis on remote working enables us to consider the opportunities of creating Welsh-medium and bilingual work hubs. Thus supporting people to work closer to their homes and creating the right conditions and opportunities for people who wish to return to the areas where they were brought up.

Arfor Programme

We are currently reviewing an independent evaluation of the Arfor pilot programme which was funded by the Welsh Government. Arfor was created to support the local economies of Anglesey, Ceredigion, Carmarthenshire and Gwynedd. The main focus of the programme was to support economic development as well as creating opportunities to support and benefit the Welsh language. We will look carefully at the findings of the evaluation report and will consider opportunities to scale and spread interventions as we build on the Arfor programme to focus on entrepreneurship, business growth, community resilience and the Welsh language.

¹⁰ [Moving the Welsh Economy Forward: "A Team Wales recovery, built by all of us", Economy Minister | GOV.WALES](#)

Economy and Welsh Language Roundtable

In 2019, the then Minister for International Relations and Welsh Language established an Economy and Welsh Language Roundtable. With representatives from local authorities, economic development policy leads and practitioners and Welsh language planners. The roundtable is chaired by the Minister for Education and Welsh Language. The roundtable has recommended numerous actions which can support the rural economy as well as providing the right conditions for the language to thrive (see Annex 1). Many of these proposals are already being developed or implemented. We will expand the role of the roundtable to include housing. The new Economy, Housing and Welsh Language Roundtable will also be responsible of overseeing the delivery of the Welsh Language Communities Housing Plan.

We propose to:

- Extend the scope of the Economy and Welsh Language Roundtable to include Housing with a role of overseeing the progress of the Welsh Language Communities Housing Plan.

Question 14

Do you have any further comments or suggestions in relation to any of the specific schemes mentioned above?

Place Names

Place names are integral features of the cultural and historic landscape of Wales, both on a local and a national level. They are particularly important to the visual and aural character of Welsh-speaking areas and communities, and we recognise the special need to value and retain the rich legacy of our Welsh place names.

There are many types of names, and the challenges that apply to each are slightly different. The names of settlements (i.e. towns, villages and cities), for example, are standardised by the Welsh Language Commissioner, and these well-established names are rarely subject to change. At the community level, however, there is a rich stock of names of geographical features, land holdings and properties, including farms and houses. Many of these are historical, but they remain more fluid than settlement names.

In our Programme for Government, we have committed to working to protect Welsh place names. The Welsh Government has already established a [List of Historic Place Names of Wales](#), which is the only statutory record of historic place names in the UK. One of its main objectives is to raise awareness of the wealth of historic names in Wales and their importance as part of our cultural heritage. The list was created in 2017, and a task and finish group has been established to review the work to date and to formulate recommendations for the future.

Changes to historic house names are currently a topic of concern. Statutory guidance requires local authorities to take account of the List of Historic Place Names when dealing with formal requests to rename properties. Some formal changes do take place, but often a plaque can be placed on a house without officially altering its name, or a business name can simply be added to an existing address. One of the first actions we need to undertake is a piece of research to establish the exact scale of the problem – there are currently large

gaps in the knowledge we have across Wales. We will then need to be creative and find ways of managing some of these changes.

The starting point in the short term is local action, which is already happening in a number of places. We anticipate that the Cultural Ambassadors will have a role in this regard. In addition, we will explore how the value and importance of Welsh names can be promoted through other means, e.g. welcome / information packs for property buyers, exploring how various local authorities interpret their role in this area of work, how to better market the List of Historic Place Names of Wales, and consider whether the Mentrau Iaith should have an active role to support this work. As this is also a matter of national concern, we will also aim to extend this work nationally.

We propose to:

- Explore how local authorities discharge their roles in this area of work.
- Consider the recent use of covenants to protect house names and explore how these might be used more widely in the future.
- Explore new ways of raising awareness of and promoting the List of Historic Place Names of Wales.

Question 15

What kind of local interventions would you want to see to promote the importance of Welsh place names, encourage their retention and to maintain the Welsh language as a visual part of our communities?

General Questions

Question 16

What else should be considered as part the Welsh Language Communities Housing Plan?

Question 17

What changes would you make to the proposals presented in this plan to improve their effectiveness?

Question 18

We have asked a number of specific questions. If you have any related issues which we have not specifically addressed, please use this space to report them.

Roundtable recommendations / actions

1. *Foundational Economy*

Action Point 1: Adapt the Arfor programme interventions in line with the findings of the evaluation and mainstream them to relevant economic programmes.

Action Point 2: Ensure that the evaluation of projects funded by the Foundational Economy Challenge Fund includes consideration of the impact on the Welsh language.

2. *Social Enterprises*

Action Point 3: Create new jobs in the community by developing new social enterprises modelling the work of Cwmni Bro Ffestiniog and Partneriaeth Ogwen etc.

Action Point 4: Encourage community-based Welsh language organisations to relocate to support our town centres and sign-post to Town Centre First fund. Support them to create local hubs which will:

- Allow people to work nearer to their homes.
- Allow individuals to work together in their local community.
- Provide a space for those who cannot or do not want to work from home

3. *Outward Migration*

Action Point 5: Invest and enhance work related programmes targeted at young people to stay or return to the area (Llwybro, Mônallu, Apprentis, Llwyddo'n Lleol and the similar to Propser project in Ireland).

Action Point 6: Request local authorities, where the percentage of Welsh speakers is more than 30%, to roll out the Careers Wales alumni toolkit within Welsh-medium schools to keep in touch with former pupils and support them by informing them of local job opportunities and possible career paths.

4. *Job Opportunities*

Action Point 7: Encourage young people to use the Personal Learning Accounts to study flexible, part-time courses around their existing work responsibilities to gain the necessary skills and qualifications to maximise their job and income potential.

Action Point 8: Create a youth employment programme for rural Wales in cooperation with Regional Skills Partnerships and local employers to address skill shortages and create intelligent workforce planning.

Action Point 9: Circular economy – create job opportunities by using local products and resources, e.g. a wool processing pilot project in Blaenau Ffestiniog use local sourced wool as insulation and fertiliser products creating a foundation for jobs and local business.

Action Point 10: We will develop a pilot project based in a rural area which will incentivise students who have left Wales to return to help teach Welsh in schools for the final week of school term in the hope that they will be attracted to become teachers in Welsh-medium schools. We will promote the part time online M.A. teaching course to encourage more people to become teachers who work through the medium of Welsh.

Action Point 11: Support the Urdd to create an infrastructure that will create 300 apprenticeships placements over three years.

5. *Mainstreaming the Welsh Language*

Action Point 12: We will mainstream the Welsh language into all economy and employability programmes ensuring that Welsh language impact assessments are undertaken before a policy or programme is implemented. There will be an expectation that performance indicators and targets are set and that progress is monitored on a regular basis.

Action Point 13: Undertake a review of the Welsh Government standard grant award conditions regarding the Welsh language, to ensure that funded organisations can contribute to the aims of *Cymraeg 2050*.

Action Point 14: To support the delivery of the Economic Contract, we will assist WG relationship managers to better reflect the Welsh language in economic interventions.

6. *Procurement*

Action Point 15: Continue to work with relevant Public Service Boards to identify the opportunities to redirect public money back into our communities. Understand the current baselines and set realistic but challenging targets to increase local spending power.

7. *Digital*

Action Point 16: We will work with local authorities and community based organisations to ensure our current digital funding programmes help rural communities to receive fast broadband.

Action Point 17: Following the survey findings of the review of the effects of COVID-19 on Welsh language community groups, we will work with relevant stakeholders to ensure that community groups have the necessary skills to make the best of their digital capabilities.

8. *Housing*

Action Point 18: We will work with local authorities to build affordable homes and work with local FE colleges to ensure the necessary local skills to build these properties.

Action Point 19: We will consider the recommendations of Dr Simon Brooks' report, *Second homes: Developing new policies in Wales*. We will work with local authorities and housing associations to look at the possibilities to enable local communities to

buy properties in sensitive linguistic areas. The aim will be for these properties to be rented as short-term holiday accommodation with the profits being used to develop housing to be rented or support community development incentives for local people.

9. Transport

Action Point 20: Implement the specific rural offer interventions in *Llwybr Newydd*, the new transport strategy for Wales.



Welsh Government
Consultation Document

Welsh Language Communities Housing Plan

Consultation on the proposed
Welsh Language Communities Housing Plan

Date of issue: 23 November 2021
Action required: Responses by 22 February 2022

Mae'r ddogfen yma hefyd ar gael yn Gymraeg.
This document is also available in Welsh.

Welsh Language Communities Housing Plan

Overview

This consultation seeks your views on the Welsh Government's proposals on the Welsh Language Communities Housing Plan which offers a package of interventions to support Welsh-speaking communities with a high concentration of second homes.

How to respond

Responses to this consultation should be e-mailed/posted to the address below to arrive by **22 February 2022** at the latest.

Further information and related documents

Large print, Braille and alternative language versions of this document are available on request.

The consultation documents can be accessed from the Welsh Government's website at gov.wales/consultations

Contact details

For further information:

Welsh Language Division
Welsh Government
Doc Fictoria
Caernarfon
Gwynedd
LL55 1TH

<https://gov.wales/welsh-language-communities-housing-plan>

e-mail: UnedlaithGymraegWelshLanguageUnit@gov.wales



@WG_Education



Facebook/EducationWales

UK General Data Protection Regulation (UK GDPR)

The Welsh Government will be data controller for any personal data you provide as part of your response to the consultation. Welsh Ministers have statutory powers they will rely on to process this personal data which will enable them to make informed decisions about how they exercise their public functions. Any response you send us will be seen in full by Welsh Government staff dealing with the issues which this consultation is about or planning future consultations. Where the Welsh Government undertakes further analysis of consultation responses then this work may be commissioned to be carried out by an accredited third party (e.g. a research organisation or a consultancy company). Any such work will only be undertaken under contract. Welsh Government's standard terms and conditions for such contracts set out strict requirements for the processing and safekeeping of personal data.

In order to show that the consultation was carried out properly, the Welsh Government intends to publish a summary of the responses to this document. We may also publish responses in full. Normally, the name and address (or part of the address) of the person or organisation who sent the response are published with the response. If you do not want your name or address published, please tell us this in writing when you send your response. We will then redact them before publishing. You should also be aware of our responsibilities under Freedom of Information legislation.

If your details are published as part of the consultation response then these published reports will be retained indefinitely. Any of your data held otherwise by Welsh Government will be kept for no more than three years.

Your rights

Under the data protection legislation, you have the right:

- to be informed of the personal data held about you and to access it
- to require us to rectify inaccuracies in that data
- to (in certain circumstances) object to or restrict processing
- for (in certain circumstances) your data to be 'erased'
- to (in certain circumstances) data portability
- to lodge a complaint with the Information Commissioner's Office (ICO) who is our independent regulator for data protection.

For further details about the information the Welsh Government holds and its use, or if you want to exercise your rights under the UK GDPR, please see contact details below:

Data Protection Officer:
Welsh Government
Cathays Park
CARDIFF
CF10 3NQ
e-mail: Data.ProtectionOfficer@gov.wales

Welsh Language Communities Housing Plan

Consultation response form

Your name:

Organisation (if applicable):

e-mail/telephone number:

Your address:

Responses should be returned by 22 February 2022 to

Welsh Language Division
Welsh Government
Doc Fictoria
Caernarfon
Gwynedd
LL55 1TH

or completed electronically and sent to:

e-mail: UnedlaithGymraegWelshLanguageUnit@gov.wales

Questions

Question 1

Do you think a co-operative or community-led housing model could help local people to access affordable housing?

Question 2

How can Welsh Government encourage further participation in a co-operative or community-led housing model in Wales?

Question 3

What are the challenges to sustaining sufficient local interest and investment in social enterprises?

Question 4

What support or incentives could Welsh Government offer to encourage engagement in such a scheme?

Question 5

To what extent do you think the Estate Agents' Steering Group is a practical and effective way of helping estate agents to play their part in protecting Welsh language communities?

Question 6

How can estate agents be encouraged or incentivised to engage with the Steering Group?

Question 7

Would a short period for local residents to view and make offers on housing help them to access property markets?

Question 8

What else might help offer local buyers a 'fair chance' in the housing market?

Question 9

How could Cultural Ambassadors engage at a community level to support social cohesion and develop a better understanding of our culture, language and heritage?

Question 10

What specific factors should the commission consider in relation to sustaining Welsh as a community language?

Question 11

What, in your view, will be the challenges facing the commission?

Question 12

Are there any examples, practices or instances of interest that could inform the commission's understanding of the factors that affect the language?

Question 13

What (more), alongside housing support, can be done to support local and particularly young people to remain, live and work in their communities?

Question 14

Do you have any further comments or suggestions in relation to any of the specific schemes mentioned above?

Question 15

What kind of local interventions would you want to see to promote the importance of Welsh place names, encourage their retention and to maintain the Welsh language as a visual part of our communities?

Question 16

What else should be considered as part the Welsh Language Communities Housing Plan?

Question 17

What changes would you make to the proposals presented in this plan to improve their effectiveness?

Question 18

We have asked a number of specific questions. If you have any related issues which we have not specifically addressed, please use this space to report them.

Responses to consultations are likely to be made public, on the internet or in a report. If you would prefer your response to remain anonymous, please tick here:

Agenda Item 9

MEETING	Language Committee
DATE	25 January 2022
TITLE	Research report - New Housing in Gwynedd
PURPOSE	To present the findings of the research for members' information
AUTHOR	Emyr Edwards, Research and Information Manager

1. Background

- 1.1 The Research and Information Service was commissioned by the Council's Leadership Team in 2018 to undertake a research project on new housing in Gwynedd.
- 1.2 The results report (appended with the committee agenda) fully explains the purpose and brief of the research and what was done. It is important to note that this was not a research project on the Welsh language specifically. In commissioning the work corporately, the intention was to collect evidence on the subject so that this information would then be available for various Council functions in the fields of housing, planning, the Welsh language etc., helping to throw some light on the area of new housing in general - a field where definitive evidence can be quite scarce.
- 1.3 Very briefly, the research involved visiting every comparatively new house in Gwynedd (around 1,000 houses in total) asking some questions about who lived there, where they had moved from, the language of the home, and their reasons for choosing a new house / a house in that area. In addition they were asked where they lived previously - where relevant (and if that address was in Gwynedd) we subsequently went to that house asking the same type of questions. In doing so, we were trying to gather evidence about the whole house "chain" which followed moving to a new house - not only the new house itself.

2. Results of the research

- 2.1 The results report (brief version in **Appendix 1**, and the full results in **Appendix 2**) details the results of the research. Some of the main findings will be presented and explained at the Committee meeting.
- 2.2 All elected members of the Council have previously had an opportunity to attend a presentation on the findings in a briefing session on housing matters that was held in December.
- 2.3 The main difference between the full version and the brief version of the report is that the full version (in accordance with the original brief of the research) presents the results for local areas within Gwynedd, along with the whole of Gwynedd. However, as many more new houses have been built in some areas than others, and the response rate can vary widely, the number of responses received is very small in some areas.
- 2.4 The results for the whole of Gwynedd (presented in the brief version of the report) are, therefore, much more robust from a statistical viewpoint than the results per local area as shown in the full report.

3. Developments since the research was completed

- 3.1 The research project was completed around mid-2019 and the intention was to present the results as part of a large group event that the Council was going to hold on housing issues

during 2020. Unfortunately, of course, these plans were postponed due to Covid, and it is unlikely by now that holding such an event would be practical for some time yet.

- 3.2 Therefore, the report is presented as it was written in 2019. The report notes (p.6) that *"...it is important not to be over-reliant on the outcomes of this research and assume that it tells us everything. This research was carried out at a particular point in time; it is difficult to assume that exactly the same patterns would be repeated in respect of any future developments when numbers / types / exact locations of new housing, and the condition of the housing market locally / generally, may be different"*.
- 3.3 We were not to know at the time of course that the local housing market would be transformed following Covid. This means that the findings of the research have perhaps dated sooner than expected, but are presented here as a reflection of the situation as it was at the time.

New Housing in Gwynedd Research

Results Report



Date Issued: August 2019 (final draft)

Authors: Research and Analytics Team

Contents

1. Introduction	1
2. Methodology.....	3
3. Statistics on responses from new housing residents (Stage 1).....	7
4. Reasons for moving to a new house	11
5. Tracking the housing 'chain' forward	15
6. Developments of 5 or more houses.....	18
7. New Social Rented Housing	20
8. Main Conclusions	22
Annex – Questions asked.....	24

1. Introduction

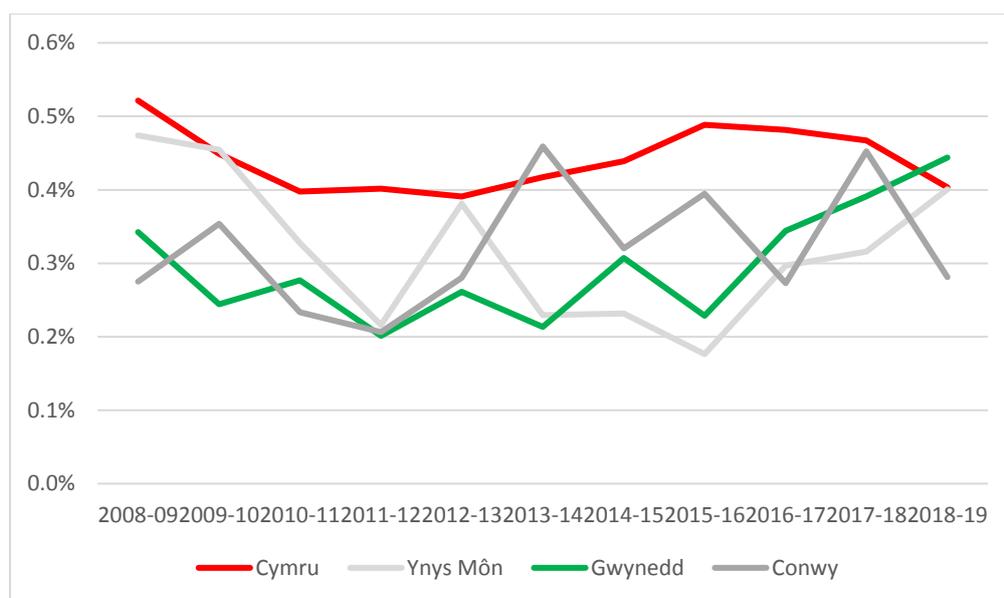
Between 100-300 new houses are built in Gwynedd each year, with the numbers increasing slightly in recent times (see Table 1 below).

Table 1: New dwellings completed in Gwynedd (Source: Welsh Government)

Year	Number of new dwellings
2008/09	206
2009/10	148
2010/11	169
2011/12	123
2012/13	160
2013/14	131
2014/15	189
2015/16	141
2016/17	213
2017/18	243
2018/19	277

Compared to the number of houses already here, the number of new houses in Gwynedd as a whole over the past decade has been lower than the general pattern in Wales and other neighbouring councils, although there has been an increase in numbers over the past two or three years (**Figure 1**).

Figure 1: Number of new houses as a percentage of all housing stock, 2008/09 to 2018/19



(Source: Research and Analytics Team calculations based on New Housing data and Dwelling Stock Estimates; Welsh Government)

However, new housing, and their impact on the communities in which they are located, can be a contentious issue which divides opinion. One reason for this is that there is an “information gap” in respect of new housing (in Gwynedd and more widely) – there is no reliable information about which groups of people tend to move to new houses, where these people move from, and why they choose to move to a new house; the limited information available tends to be very fragmented and anecdotal. This is also an issue for the Council in drawing up housing and planning policies and in responding to statutory requirements, for example when preparing the Local Housing Market Assessment.

Therefore, our intention in respect of this research was to fill in the “information gap” a little by trying to interview residents of every house recently erected in Gwynedd.

This research has also gone a step further, by trying to track the housing “chain” forward to the house that became vacant as a result of people moving into the new house, then to the house that became empty as people moved into that one, and so on. Another key feature of this research was that we were going to talk to residents in order to get their “story”, their reasons for moving there, and so on, in as much detail as possible, rather than relying on sending an impersonal ‘tick box’ questionnaire.

This report presents the outcomes of the research. Although no piece of research of this kind can give the full picture (more about this in chapter 2 below), we are confident that what has been undertaken helps to shed some light on an area where definitive information has been quite limited.

We would not have been able to do this work without the help and support of many of the Council’s other departments and services and we are very grateful to them for that; we are also grateful to the researchers who were actively involved in the interviewing and recording process. And above all, thanks to the residents of Gwynedd who have been willing to share their stories with us; every response has been valuable to us in putting the picture together.

2. Methodology

New housing to be included in the research

In order to ensure that we had as accurate and complete a list of new housing developments in Gwynedd as possible, we verified / reconciled information from a number of different sources:

- New housing completed following planning applications (from the Planning and Environment Service, and the National Park for the Park area)
- New housing valued for Council Tax (from the Tax and Benefits Service)
- Houses sold (from the Land Registry)
- New social housing units in Gwynedd (from the Housing Service)

To enable us to accommodate the size of the task it was decided in the first instance that we would restrict research to new houses that had become occupied in the last 3 or 4 years (i.e. from the year 2015 onwards). However, having looked at the numbers it became apparent that there are very few new houses in some southern parts of the county; therefore, we went back further (houses that became occupied from 2012 onwards) in those areas.

It was decided **not to include** certain types of new housing that were for specific groups of people (and therefore the buying / rental market would be different compared to the majority of new housing in Gwynedd), namely:

- holiday accommodation / chalets etc
- extra care housing
- purpose built student accommodation / halls of residence

But the list **included**:

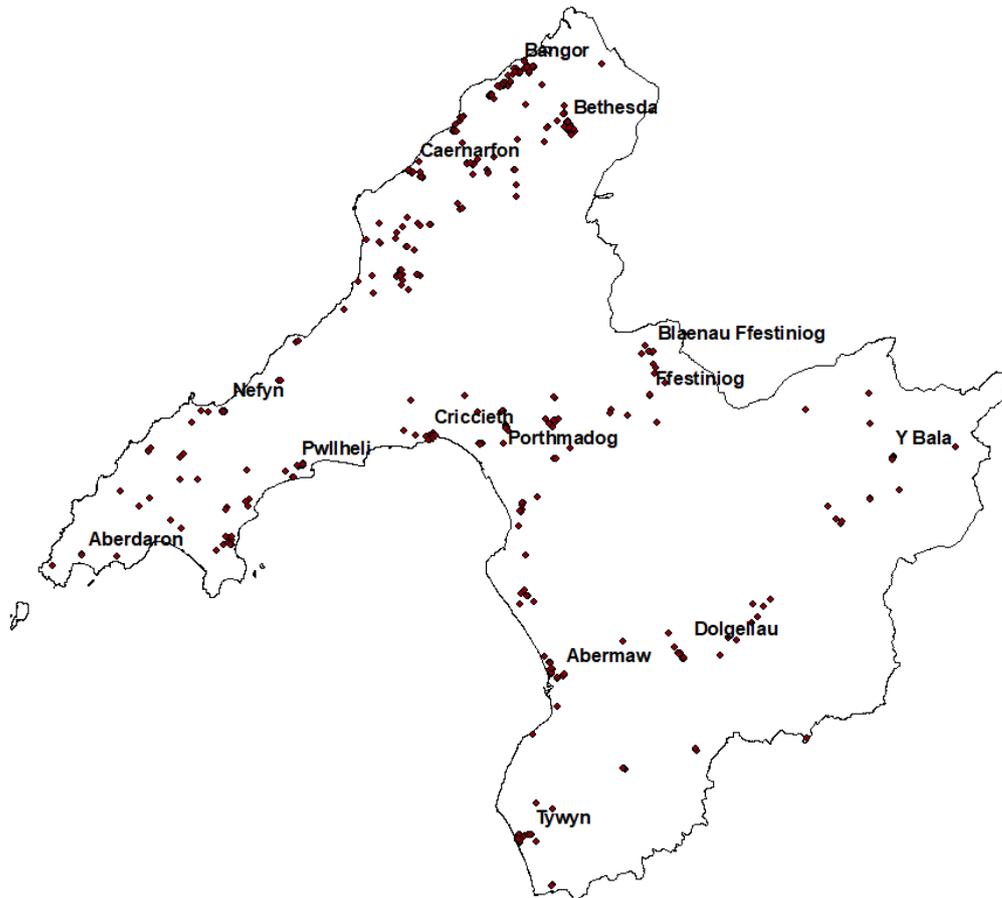
- social and affordable housing, as well as houses sold on the open market
- housing subject to a 'local person condition', as well as those without a condition
- developments in the National Park
- non-residential buildings (shops, farm outbuildings, chapels etc) that had been converted into residential units
- houses divided into more residential units (although it is sometimes difficult to tell which are the 'new' houses in such cases)
- large estates, as well as small developments and some individual houses.

The final list included 1,015 new houses. The distribution of these is shown in Figure 2 below.

Table 2: Number of new houses

Number of new houses (2015 onwards)	Houses from 2012-2014 added in some areas of the county to obtain a larger sample	Total number of new houses in the research
897	118	1,015

Figure 2: Location of new housing



Interview residents of new housing (Stage 1)

A letter was sent to residents of all new houses on the list, explaining the purpose of the research and that a researcher from the Council would call shortly to ask a few questions. All elected members of the Council were also informed of the research.

The researchers went around the houses during the evenings of June-July 2018. They asked some standard questions about the house, the number and age of residents, the language of residents / the household, and where residents lived before moving into the new house. There were also more open-ended questions asking about the “story” of residents (questions such as why they had chosen to move to the area / house, and where they would probably have moved to if the house in question had not been available).

The questionnaire and questions had been tested in advance by interviewing Council staff; see **Annex A** for a copy of the questions.

Inevitably, in many houses the residents were not at home, or too busy to answer on the night we called; in those cases, a card was left with details of a website that residents could access to respond in their own time. This was not ideal as the whole purpose of sending researchers out was to talk to people in order to explain the questions properly and get their “story” but it was a way of increasing the response and ensuring that everyone who had received a letter had the opportunity to participate.

The researchers succeeded in reaching **967 houses** (which is over 95% of those on the list – some were missed due to problems with the addresses or that the premises were not yet occupied). Of these, responses were received from **351 (36.3%)** houses.

Table 3: Number of responses

Number of new houses which were part of the survey	Number reached	Number of responses received	% of those reached who responded
1,015	967	351	36.3

Interview the residents of the houses that became vacant as people moved to the new houses (Stages 2, 3 and 4)

Where ‘Stage 1’ respondents above indicated that they had moved to the new house from elsewhere in Gwynedd, further fieldwork was then carried out whereby we visited that house to ask questions similar to ‘Stage 1’ (but excluding the questions specifically related to the reasons for moving to a new house). This is ‘Stage 2’ of the research.

If ‘Stage 2’ housing residents had moved there from elsewhere in Gwynedd, that house was then visited as ‘Stage 3’, and so on.

This further fieldwork was undertaken in the evenings during September-October 2018, with a similar arrangement to ‘Stage 1’ as regards giving residents the opportunity to respond online if they were not home on the night in question.

The number of households interviewed / who responded in these further stages are shown below. (There were a number of cases where it was noted that someone had moved to a new house from elsewhere in Gwynedd but no house had become vacant as a result of this – e.g. moving from parents’ house, separation etc – clearly, we did not go to the previous house in these cases).

Table 4: Number of responses by research stage

Stage	Number	Number reached	Number responses received	Number of these who were from Gwynedd previously, and gave a full address to facilitate further enquiry
-------	--------	----------------	---------------------------	---

1 (new housing)	1,015	967	351	136
2	136	136	44	22
3	22	22	10	4
4	4	4	0	-

Interpreting the outcomes

Looking at the numbers above it can be seen that this was a significant research exercise and that it probably provides a more comprehensive picture than we have ever had before of new housing in Gwynedd and the migration patterns arising from them.

However, it is important not to be over-reliant on the outcomes of this research and assume that it tells us everything. This research was carried out at a particular point in time; it is difficult to assume that exactly the same patterns would be repeated in respect of any future developments when numbers / types / exact locations of new housing, and the condition of the housing market locally / generally, may be different.

In addition, although a large number of responses were received in total, the numbers decrease particularly when tracking the housing chain forward (Stages 2, 3 and 4). This is an additional reason for not taking all results as strictly accurate.

The remainder of this report

Chapter 3 provides some statistics on the responses received from new houses (Stage 1) across Gwynedd, including the types of housing, the number of people in the houses, and the languages they speak.

Chapter 4 looks at the reasons why people move to a new house / area.

Chapter 5 looks at the results obtained when attempting to track the housing 'chain' forward (Stages 2-4).

Chapters 6 and 7 consider whether the results are different for different types of developments.

Chapter 8 then gives an overview of all the outcomes, highlighting the main conclusions.

3. Statistics on responses from new housing residents (Stage 1)

Of the 351 new dwellings from which a response was received, almost 34% were rented either privately or by a housing association.

Table 5: Step 1 – House owner or renting the house

House owner or renting the house	Number	%
Owner	227	64.7
Part Ownership	3	0.9
Private rented	59	16.8
Social rented	60	17.1
No response	2	0.6
Total	351	100.0

The most common type of new house we received a response from was a “detached” house.

Table 6: Stage 1 – Type of house

Type of house	Number	%
Detached	150	42.7
Flat or maisonette	62	17.7
Semi	92	26.2
Terrace	33	9.4
Bungalow	6	1.7
Other	6	1.7
No response	2	0.6
Total	351	100.0

The majority of new houses we received a response from had 2 or 3 bedrooms.

Table 7: Stage 1 – Number of bedrooms

Number of bedrooms	Number	%
1	24	6.8
2	97	27.6
3	146	41.6
4	70	19.9
5	10	2.8
7	3	0.9
No response	1	0.3
Total	351	100.0

Of the 351 houses from which we received a response to the questionnaire, there were a total of 891 people living in them; approximately 2.5 persons per house.

Table 8: Stage 1 – Number of people in the house

Number of people in the house	Number of homes	Total number of People
1	69	69
2	132	264
3	66	198
4	67	268
5	13	65
6	1	6
7	3	21
Total	351	891

The majority of people who have moved to a new house are in the 25-44 age group. From the sample we had, only one person over 85 had moved to a new house in Gwynedd.

Table 9: Stage 1 – Age of respondents

Age	Number	%
0-2	47	5.3
3-11	146	16.4
12-17	45	5.1
18-24	85	9.5
25-44	304	34.1
45-64	167	18.7
65-84	88	9.9
85+	1	0.1
No response	8	0.9
Total	891	100.0

The language of the individuals

Of the 891 people, 613 (69%) stated that they could speak Welsh.

Table 10: Stage –1 Number of Welsh speakers

	Able to speak Welsh	% able to speak Welsh
Yes	613	68.8
No	269	30.2
No response	9	1.0
Total	891	100.0

Of those aged 3 and over, 68% could speak Welsh (577 out of 844), which is comparable to the proportion of 65% for Gwynedd in the 2011 Census. Therefore, **the proportion of new housing residents able to speak Welsh was very similar to the proportion amongst the population of Gwynedd as a whole.**

The pattern by age group (table below) suggests that, of those living in new houses, younger people are more likely to be able to speak Welsh than older residents.

Table 11: Stage1– age group

Age	Able to speak Welsh		Not able to speak Welsh		No response	
0-2	36	77%	9	19%	2	4%
3-11	133	91%	13	9%	0	0%
12-17	38	84%	7	16%	0	0%
18-24	56	66%	29	34%	0	0%
25-44	207	68%	93	31%	4	1%
45-64	97	58%	70	42%	0	0%
65-84	41	47%	46	52%	1	1%
85+	1	100%	0	0%	0	0%
No response	4	50%	2	25%	2	25%
Total	613	69%	269	30%	9	1%

Language of the home

For residents of one person households – we asked what their first language was.

Table 12: Stage 1 – One person households - First language

Language	Number of households	%
Welsh	22	31.9
English	39	56.5
Other	7	10.1
No response	1	1.5
Total	69	100.0

In respect of multi person households – we asked which language was spoken most in the household.

Table 13: Stage 1 – Multi person households – The language spoken in the household

Language	Number of households	%
Welsh	120	42.6
English	140	49.6
Other	19	6.7

No response	3	1.1
Total	282	100.0

By combining the two sets of outcomes above, it can be seen (below) that Welsh is the first language / language of the household in about 40% of the new homes interviewed, and that in approximately 50% of them, it is English. Unfortunately, there are no corresponding statistics for the pattern among the population of Gwynedd as a whole.

Table 14: Stage 1: Language of household / first language

Language	Number of homes	%
Welsh	142	40.5
English	179	51.0
Other	26	7.4
No response	4	1.1
Total	351	100.0

Where people move from

72% of new housing residents had moved there from another house in Gwynedd. 9% had moved from Anglesey / Conwy, 11% from England, and 8% from the rest of Wales or other countries.

Table 155: Stage 1 – Where people move from

From where	Number	%
Within Gwynedd	641	71.9%
England	100	11.2%
Conwy and Anglesey	77	8.6%
Rest of Wales	4	0.4%
Other	69	7.7%
	891	100.0%

4. Reasons for moving to a new house

The main responses to the more 'open ended' question which sought to get the "story" of the residents of the new houses in order to ascertain the reasons why they had moved to new properties in the area are summarized below.

Why did you move here?

The respondents' reasons were quite varied but over 20% noted that the location of the new house was the reason for moving, with a number also moving because they wanted a larger house, wanted a house of their own or believed that new houses were of a high standard and offered value for money.

Table 16: Reasons for moving

	Number	%
Location of the house	100	20.2%
Needed a larger house	40	8.1%
Wanted his/her/their own property	39	7.9%
Wanted a house of high standard / offered value for money	37	7.5%
Needed a smaller property	32	6.5%
Liked the house	31	6.3%
Change in life circumstances – a fresh start	28	5.7%
This was the property that was available at the time	27	5.5%
Views / Natural environment / Countryside	26	5.3%
Did not like where we were living e.g. level of crime and noise	24	4.9%
The suitability of the house to personal needs	22	4.5%
For our retirement	19	3.8%
Affordable rent/prices	14	2.8%
Needed more parking space/garage	11	2.2%
Knew the person who was renting the house	7	1.4%
Forced out of our previous house	6	1.2%
Wanted a second home	3	0.6%
No response / Did not want to say	28	5.7%
	494	

out of 351 responses (some gave more than one reason)

Why move to this area?

A significant proportion of respondents had moved from another house in the same area. As regards the remainder, the main reason for moving was work location / to be closer to work, with many also

stating that they wanted to be closer to family / friends or closer to facilities and transport links in the area.

Table 17: Why move to this area?

	Number	%
Already living in the same area – wanted to stay within the area	174	35.7%
Work location / closer to work	79	16.2%
To be closer to family / close friends	60	12.3%
Facilities / links in the area	37	7.6%
School for the children – standard of teaching / before school and after school clubs	35	7.2%
For a quieter life / less populated area / a nicer life	24	4.9%
To attend university	21	4.3%
Somewhere he/she/they could afford to buy / rent	11	2.3%
A suitable place to bring up children	6	1.2%
Less crime in the area	4	0.8%
Welsh Area	4	0.8%
Used to rent - now able to buy a house	2	0.4%
No response	31	6.4%
	488	

out of 351 responses (some gave more than one reason)

Why choose a new house?

The most common response was because there is no work on a new house, and the new house warranty / reduced running costs associated with a new house. Nearly a third of respondents stated that they had not been looking for a new house as such (i.e. they were either placed there by a Housing Association etc., the location was the most important consideration rather than the fact that it was a new house, or that the rent was lower). A proportion also noted that it was easier or cheaper to obtain a plot of land to build on rather than buying a house that was already built.

Table 18: Why choose a new house?

	Number	%
Convenience - No work on a new house / reduced running costs / new home warranty	125	31.9%
Obtained from Council / Housing Association	57	14.5%
The main reason was the location, not that it was a new house	46	11.7%
Managed to acquire a plot to build on	35	8.9%
Converted building – i.e. not a brand-new house	25	6.4%
A house we could afford	23	5.9%
The cost of the rent was the reason and not because it was a new house	20	5.1%

Help to Buy Wales Scheme	20	5.1%
No response	41	10.5%
	392	

out of 351 responses (some gave more than one reason)

Where would you have been likely to have moved to (if at all) if this new house had not been available?

The responses to this question were somewhat varied, depending on whether the respondent had moved to a new house within the same area or moved there from another area.

Of those who lived fairly close to the new house before, around 80% would have moved to another house in the same area if the new house had not been available. Around 10% would not have moved at all.

Among respondents who had moved to a different area in moving to the new house, the picture was slightly more mixed with around half stating that they would have moved to another house within the same local area, but around 15% were more flexible in respect of area and thought they would have moved to another part of Gwynedd or north Wales. Approximately another 15% said they would not have moved at all.

Table 19: Where would you have been likely to have moved to (if at all) if this new house had not been available?

	Number
<i>Those who were living fairly close to the new house before:</i>	
Would have moved to another house within the same local area	124
Would have moved to another area in Gwynedd	6
Would have moved to another part of north Wales, outside Gwynedd	4
Would have moved outside North Wales	1
We would not have moved house	18
Not sure	6
	159
<i>People who had moved to the new house from outside the local area:</i>	
Would have moved to another house within the same local area	68
Would have moved to another area in Gwynedd	10
Would have moved to another part of north Wales, outside Gwynedd	10
Would have moved outside North Wales	2
Would not have moved (would have stayed in another area of Gwynedd)	8
Would not have moved (would have stayed in another part of north Wales, outside Gwynedd)	4
Would not have moved (would have stayed somewhere outside North Wales)	6
Not sure	14

	122
No response	70
	351

5. Tracking the housing ‘chain’ forward

Where ‘Stage 1’ respondents above indicated that they had moved to the new house from elsewhere in Gwynedd, further fieldwork was then carried out whereby we visited that house to ask questions similar to ‘Stage 1’ (but excluding the questions specifically related to the reasons for moving to a new house). This is ‘Stage 2’ of the research.

If housing residents in ‘Stage 2’ had moved there from elsewhere in Gwynedd, that house was then visited as ‘Stage 3’, and so on.

Stage 2 Statistics

We received a response from 44 of the 136 houses which were part of our research (32%), with 120 individuals living in these houses.

Table 20: Stage 2 – Where people move from

From where	Number of individuals	%
Within Gwynedd	86	71.7%
England	19	15.8%
Conwy and Anglesey	8	6.7%
Rest of Wales	2	1.7%
Other	5	4.2%
Total	120	100.0%

The pattern is very similar to Stage 1 outcomes with 72% moving within Gwynedd in Stage 1 and Stage 2. A few more have moved to the houses from England in Stage 2 (16%, compared to 11% in Stage 1).

Table 21: Stage 2: Ability to speak Welsh

Able to speak Welsh	Number of individuals	%
Yes	80	66.7%
No	39	32.5%
No response	1	0.8%
Total	120	100.0%

Once again, the pattern is very similar in terms of the percentage able to speak Welsh (67% in Stage 2, compared to 69% in Stage 1).

Table 22: Stage 2: Language of home / first language

Language of the home	Number of homes	%
Welsh	18	40.9%
English	24	54.5%
Other	1	2.3%
No response	1	2.3%
Total	44	100.0

Again, the pattern is very similar in terms of the percentage stating that Welsh is the main language of the home, with 41% in Stage 2 and Stage 1 respectively.

Stage 3 Statistics

We received a response from 10 of the 22 houses we enquired about (45%), with 28 individuals living in these houses.

Table 23: Stage 3 – Where people move from

From where	Number of individuals	%
Within Gwynedd	19	67.9%
England	1	3.6%
Conwy and Anglesey	4	14.3%
No response	4	14.3%
Total	28	100.0%

The pattern is very similar to the outcomes of Stage 1 and 2 with 72% moving within Gwynedd in Stage 1 and Stage 2 and 68% in Stage 3. In Stage 3, 4% came from England, which is lower than those in Stage 1 (11%) and Stage 2 (16%).

Table 24: Stage 3: Ability to speak Welsh

Able to speak Welsh	%
Yes	46.4%
No	53.6%
No response	0.0%
Total	100.0%

The percentage able to speak Welsh in Stage 3 decreases to 46%, which is significantly lower than the percentage able to speak Welsh in Stage 1 (69%) and Stage 2 (67%).

Table 2516: Stage 3: Language of household / first language

Language of the home	Number of homes	%
Welsh	0	0.0%
English	9	90.0%
Other	1	10.0%
No response	0	0.0%
Total	10	100.0

By Stage 3 none of the responses received from the 10 houses state that Welsh is the main language of the home.

Follow up Action

As noted in chapter 2 we were unable to track the 'chain' further after Stage 3; there were 4 addresses remaining in Gwynedd in respect of Stage 4 and we did not receive a response from those.

6. Developments of 5 or more houses

This chapter gives a separate analysis of the outcomes for ‘large’ developments, namely of 5 or more houses (this threshold is used in order to align with the draft SPG on Notable and Sustainable Communities). In this way, it can be seen whether there is a material difference in outcomes between ‘large’ and ‘small’ developments (less than 4 dwellings).

Of the 351 new dwellings from which a response was received, 238 (68%) were part of a ‘large’ development. 604 people had come to live in these houses and of these 66% were able to speak Welsh.

Table 26: New housing part / not part of a development of 5 or more houses

	Number of Houses	Number of People	% of people able to speak Welsh
Part of a development of 5 or more houses	238	604	66%
Not part of a development of 5 or more houses	113	287	74%
Total	351	891	69%

There were very few differences regarding where people were living before moving to the new housing. 72% of residents of ‘large’ developments had moved there from within Gwynedd, which is exactly the same percentage as in the new houses in ‘small’ developments. The same pattern was seen in respect of those who moved from England (10% in ‘large’ developments, compared to 14% in ‘small’ developments).

Table 27: New housing part / not part of a development of 5 or more houses – where people have moved from

	Part of a development of 5 or more houses	Development of fewer than 5 houses	Gwynedd
Within Gwynedd	71.9%	72.1%	71.9%
England	9.8%	14.3%	11.2%
Conwy and Anglesey	10.9%	3.8%	8.6%
Rest of Wales	0.3%	0.7%	0.4%
Other	7.1%	9.1%	7.7%
	100.0%	100.0%	100.0%

In terms of the Welsh language, there was some variation between residents of new houses in 'small' developments (74% able to speak Welsh) and those in 'large' developments (66% able to speak Welsh).

Table 28: New housing part / not part of a development of 5 or more houses – ability to speak Welsh

Able to speak Welsh	Development of 5 or more houses	Development of fewer than 5 houses	Gwynedd
Yes	66.2%	74.2%	68.8%
No	32.9%	24.4%	30.2%
No response	0.8%	1.4%	1.0%
Total	100.0%	100.0%	100.0%

In terms of the main language of the household, there was some variation between residents of new houses in 'small' developments (46% stating that Welsh was the main language of the home) and those in 'large' developments (37% able to speak Welsh).

Table 29: New housing part / not part of a development of 5 or more houses – main language of the home

Main Language of the home	Development of 5 or more houses	Development of fewer than 5 houses	Gwynedd
Welsh	37.0%	46.0%	40.5%
English	52.9%	49.6%	51.0%
Other	8.8%	3.5%	7.4%
No response	1.3%	0.9%	1.1%
Total	100.0%	100.0%	100.0%

7. New Social Rented Housing

Similarly, this chapter breaks down the outcomes according to new social rented housing and other new housing, to see if there are any significant differences in outcomes.

Of the 351 new dwellings from which a response was received, 60 (17%) were Social Rented housing. 177 people had come to live in these houses and of these 74% were able to speak Welsh.

Table 30: New housing that was / was not Social Rented housing

	Number of Houses	Number of People	% of people able to speak Welsh
New social rented house	60	177	74%
Not a social rented house	291	714	68%
Total	351	891	69%

Moves to new social rented housing were generally more “local” in nature than moves to new non-social rented housing. 92% of residents of new social rented housing had moved there from within Gwynedd (compared to 67% in new non-social housing). Around 2% had moved from England (compared to 13% in new non-social housing).

Table 31: New houses which were / were not Social Rented – where people have moved from

	Social Rented	Not Social Rented	Gwynedd
Within Gwynedd	91.5%	67.1%	71.9%
England	2.3%	13.4%	11.2%
Conwy and Anglesey	4.5%	9.7%	8.6%
Rest of Wales	0.0%	0.6%	0.4%
Other	1.7%	9.2%	7.7%
	100.0%	100.0%	100.0%

A slightly higher proportion of residents of new social rented housing spoke Welsh, compared to new non-social rented housing residents (74% compared to 68%).

Table 32: New houses which were / were not Social Rented – ability to speak Welsh

Able to speak Welsh	Social Rented	Not Social Rented	Gwynedd
Yes	74.0%	67.5%	68.8%
No	25.4%	31.4%	30.2%
No response	0.6%	1.1%	1.0%
Total	100.0%	100.0%	100.0%

As regards the main language of the household, there was some difference between residents of non-social rented new housing (41% stating that Welsh was the main language of the home) and those in social rented developments (37% stating that Welsh was the main language of the home).

Table 33: New houses which were / were not Social Rented – main language of the home

Main Language of the home	Social Rented	Not Social Rented	Gwynedd
Welsh	36.7%	41.2%	40.5%
English	60.0%	49.1%	51.0%
Other	3.3%	8.2%	7.4%
No response	0.0%	1.4%	1.1%
Total	100.0%	100.0%	100.0%

8. Main Conclusions

Who moves into new housing and from where

- In total, 72% of the residents of new housing had moved there from another house in Gwynedd. This percentage was the same for new housing which was part of a development of 5 or more houses, but significantly higher for new social rented housing with 92% of residents moving from another house in Gwynedd.
- In total, 9% had moved from Anglesey / Conwy, 11% from England, and 8% from the rest of Wales or other countries. Again, the percentages for new houses forming part of a development of 5 or more houses are strikingly similar, with fewer from outside Gwynedd moving into social rented housing (2% from England and 5% from Anglesey / Conwy).
- The highest percentage of those who moved was in the 25 – 44 age group, at 34%. Only 10% of the people who moved into the new houses were over 65 years of age. Just over a quarter (27%) of the residents of the new houses were children under 18 years old.

The houses where the residents of the new houses were living previously

- The evidence regarding other movements in the housing “chain” – i.e. who moved into houses that became vacant as people moved into new housing – is more ambiguous due to the small number of responses.
- But overall, there is a suggestion that those movements are largely local with around 60% occurring within the same local area.
- Around another 10% of these movements from further afield were from other areas of Gwynedd, and around 8% from Anglesey. Around 13% had moved from England.
- In general, therefore, this suggests that the market for the houses in the “chain” (i.e. the houses that became vacant as people moved into new houses) is similar to the market for the new houses themselves, since a high proportion of the houses go to local people rather than to people from outside the county. But once again it must be emphasised that it is difficult to be certain due to the low number of responses.

Language

- The proportion of residents of new housing who spoke Welsh (68%) was very similar to the proportion among the population of Gwynedd as a whole in the last Census (65%).
- The pattern by age group shows that younger residents of new homes are more likely to speak Welsh than older ones, with 91% of children aged 3 – 11 and 68% of people aged 25-44 able to speak Welsh. The lowest proportion (at 47%) is in the 65 – 84 age group.

- Residents of new housing in “small” developments (4 or less houses) were slightly more likely to be able to speak Welsh than residents in larger developments (74% compared to 66%). A slightly higher proportion of new social rented housing residents also spoke Welsh, compared to residents of other new housing (74% compared to 68%).

Why people move to a new house

- The reasons why people moved into a new house were quite varied – the location of the house was the most commonly cited reason. Other important considerations were the need for a larger house, the need to have a house of their own and the idea that a new house would be of a higher ‘standard’ and would offer better value for money.
- Of those who had moved area in order to move into a new house, the main reason for moving was work location / to be closer to work, with many also stating that they wanted to be closer to family / friends or closer to transport links and facilities in the area.
- As regards the reason for choosing a new house specifically, convenience (no costs / maintenance, and the new house warranty) was the most common response. ‘About a third of respondents had not been looking for a new house as such (the location was the important consideration, or the fact that the rent was lower or that they were placed there by a housing association). A proportion also noted that it was easier or cheaper to obtain a plot of land to build on rather than buying a house that was already built.
- Around 80% of people who had moved to a new house from another house in the same area indicated that they would have looked for another house in that area had the new house not been available.
- Among people who had moved from other areas the picture was more mixed; around half had a specific desire to move to that area, but others would otherwise have looked for a house in neighbouring areas / counties.

In the future, it would be useful to keep an eye on trends in the buying and renting of new housing to see whether the above patterns remain consistent or change in response to factors such as a change in the type / location of housing available, trends in the local and national housing market, changes in population and buyer aspirations, etc. To this end there may be scope to look at the possibilities for working with housing developers, housing associations etc to try to gather information of this kind as new houses are bought and rented.

Annex – Questions asked

About the house

1. Are you the first owner/tenant of the house?
 - Yes / No

2. Do you own or rent the house?
 - Own / Private rented / Social rented / Part Ownership

3. The year you purchased/started renting the house?

4. Type of house?
 - Detached / Semi / Terrace / Bungalow / Flat or Maisonette / Other

5. How many bedrooms?

About you and others living in the house

1. How many people usually live here?

About the people who usually live here:

	2. Age (0-2)(3-11)(12-17) (18-24)(25-44)(45-64)(65-84)(85+)	3. Are they Welsh-speaking?	4. Where did you used to live before moving to this house? <i>(+ details e.g. sold? moved from home?)</i>
Person 1:		Yes [] No []	
Person 2:		Yes [] No []	
Person 3:		Yes [] No []	
Person 4:		Yes [] No []	
Person 5:		Yes [] No []	
Person 6:		Yes [] No []	
Person 7:		Yes [] No []	
Person 8:		Yes [] No []	

Language of the home

If more than 2 people live in the house:

Which language is spoken most in the home? - English / Welsh / Other (box to state which one) /
More than one language equally (box to state which languages)

If 1 person lives in the house:

What is your first language? – Welsh / English / Other (box to state which language)

Reason for moving here

Why did you move here?

Why move to this area?

Why choose a new house?

Where would you have been likely to have moved to (if at all) if this new house had not been available?

If you have moved from another area – did you have any previous connection with the area?

New Housing in Gwynedd Research

Results Report



Date Issued: August 2019 (final draft)

Authors: Research and Analytics Team

Contents

1 Introduction	1
2. Methodology.....	3
3. Statistics on responses from new housing residents (Stage 1).....	7
4. BANGOR area	11
5. CAERNARFON area	24
6. DOLGELLAU Area	38
7. DYFFRYN NANTLLE Area	51
8. DYFFRYN OGWEN Area	64
9. FFESTINIOG AREA	77
10. LLŶN area.....	86
11. PENLLYN Area.....	98
12. PORTHMADOG AREA	109
13. TYWYN area.....	121
14. Types of development	133
15. Main Conclusions	143
Annex – Questions asked.....	146

1 Introduction

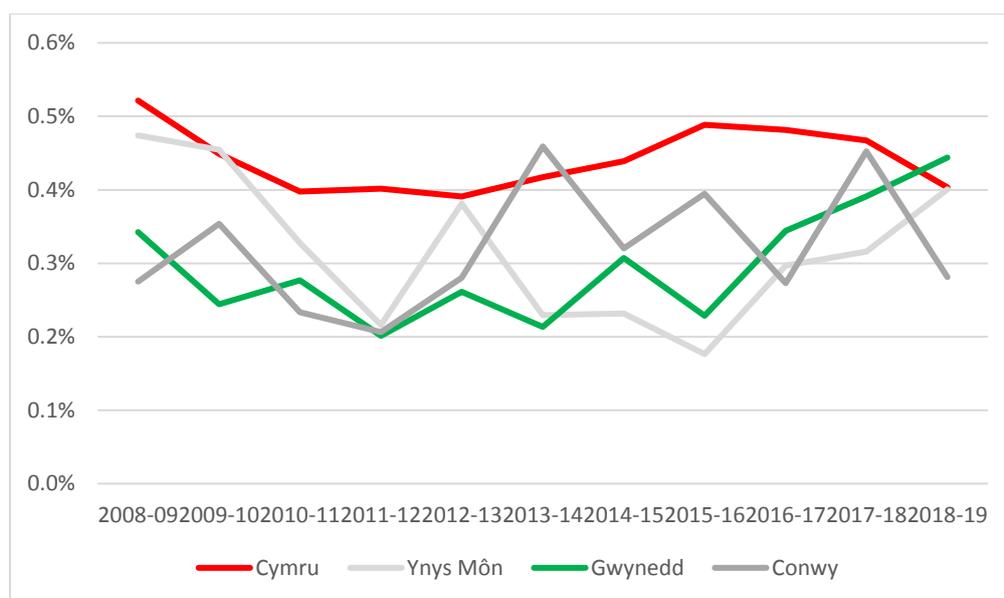
Between 100-300 new houses are built in Gwynedd each year, with numbers increasing slightly recently (see Table 1 below).

Table 1: New dwellings completed in Gwynedd (Source: Welsh Government)

Year	Number of new dwellings
2008/09	206
2009/10	148
2010/11	169
2011/12	123
2012/13	160
2013/14	131
2014/15	189
2015/16	141
2016/17	213
2017/18	243
2018/19	277

Compared to the number of houses already here, overall the number of new houses in Gwynedd over the past decade has been lower than the general pattern in Wales and in other neighbouring councils, although there has been an increase in numbers over the past two or three years (**Figure 1**).

Figure 1: Number of new houses as a percentage of all housing stock, 2008/09 to 2018/19



(Source: Research and Analytics Team calculations based on New Housing data and Dwelling Stock Estimates; Welsh Government)

However, new housing, and their impact on the communities in which they are located, can be a contentious issue which divides opinion. One reason for this is that there is an “information gap” in respect of new housing (in Gwynedd and more widely) – there is no reliable information about which groups of people tend to move into new housing, where these people move from, and why they choose to move to a new house; the limited information available tends to be very fragmented and anecdotal. This is also an issue for the Council in drawing up housing and planning policies and in responding to statutory requirements, for example when preparing the Local Housing Market Assessment.

Therefore, our intention in this research was to fill in some of the “information gap” by interviewing residents of every house that has been erected recently in Gwynedd.

This research has also gone a step further, by trying to track the housing “chain” forward to the house that became vacant as people moved into the new house, then to the house that became empty as people moved into that one, and so on. Another key feature of this research was that we were going to talk to residents in order to get their “story”, their reasons for moving there, and so on, in as much detail as possible, rather than relying on sending an impersonal ‘tick box’ questionnaire.

This report presents the outcomes of this research. Although no piece of research of this kind can give the full picture (more about this in chapter 2 below), we are confident that what has been done helps to shed some light on an area where definitive information has been quite sparse.

We would not have been able to do this work without the help and support of a number of the Council’s other departments and services and we are very grateful to them for that; we are also grateful to the researchers who were actively involved in the questioning and recording process. And, above all, thanks to the residents of Gwynedd who have been willing to share their stories with us; every response has been valuable to us in putting the picture together.

2. Methodology

Areas

In order to identify any geographical differences within Gwynedd we have analysed all the results of the research according to 10 local areas (corresponding to the 8 wellbeing areas used by Gwynedd and Anglesey Local Services Board, but with the areas of Dyffryn Ogwen and Dyffryn Nantlle separated from the rest of the Bangor / Caernarfon areas).

The boundaries of these areas are shown below.

Figure 2: Local areas



New housing to be surveyed

In order to ensure that we have as accurate and complete a list of new housing developments in Gwynedd as possible, we verified / reconciled information from a number of different sources, namely:

- New housing completed following planning applications (from the Planning and Environment Service, and the National Park for the Park area)
- New housing valued for Council Tax (from the Tax and Benefits Service)
- Housing sold (from the Land Registry)
- New social housing units in Gwynedd (from Housing Service)

In order to accommodate the size of the task it was decided in the first instance that we would restrict research to new houses that had become occupied over the last 3 or 4 years (i.e. from the year 2015 onwards). However, in looking at the numbers by area it became apparent that there are

not many new houses at all in some southern parts of the county; therefore we went back further (houses that had become occupied from 2012 onwards) in some of the areas.

It was decided **not to include** certain types of new housing that were for specific groups of people (and therefore the buying / rental market would be different compared to the majority of new housing in Gwynedd), namely:

- holiday accommodation / chalets etc
- extra care housing
- purpose built student accommodation / halls of residence

But the list **included**:

- social and affordable housing, as well as houses sold on the open market
- housing subject to a 'local person condition', as well as those without a condition
- developments in the National Park
- non-residential buildings (shops, farm outbuildings, chapels etc) that had been converted into residential units
- houses divided into more residential units (although it is sometimes difficult to tell which are the 'new' houses in such cases)
- large estates, as well as small developments and some individual houses.

The final list included 1,015 new houses, with the distribution by area as follows:

Table 2: Number of new houses per local area

Area	Number of new houses (2015 onwards)	Houses from 2012-2014 added in some areas to increase sample	Total number of new houses for the research
Bangor	418	-	418
Caernarfon	129	-	129
Dolgellau	47	31	78
Dyffryn Nantlle	35	-	35
Dyffryn Ogwen	47	-	47
Ffestiniog	7	14	21
Llŷn	119	-	119
Penllyn	10	13	23
Porthmadog	50	32	82
Tywyn	35	28	63
	897	118	1015

Interview residents of new housing (Stage 1)

A letter was sent to residents of all the new houses on the list, explaining the purpose of the research and that a researcher from the Council would call shortly to ask a few questions. All elected members of the Council were also informed of the research.

The researchers went around the houses during the evenings in June-July 2018. They asked some standard questions about the house, the number and age of residents, the language of residents / the household, and where residents lived before moving into the new house. There were also more open-ended questions asking about the “story” of residents (questions such as why they chose to move to the area / house, and where they would probably have moved to if that house had not been available).

The questionnaire and questions had been tested in advance by questioning some Council staff; see **Annex A** for a copy of the questions.

Inevitably, in many houses the residents were not at home, or too busy to answer on the night; in those cases, a card was left with details of a website that residents could access to respond in their own time. ‘This was not ideal as the whole purpose of sending out researchers was to talk to people in order to explain the questions properly and get their “story” but it was a way of increasing the response and ensuring that everyone who had received a letter had the opportunity to participate.

The researchers succeeded in reaching **967 houses** (which is over 95% of those on the list – some were missed due to problems with the addresses or that the premises were not yet occupied). Of these, responses were received from **351 (36.3%)** houses, with the response rate differing by area as shown in the table below.

Table 3: Number of responses by area

Area	Number	Number reached	Number of respondents	% of those reached who responded
Bangor	418	408	136	33.3
Caernarfon	129	124	58	46.8
Dolgellau	78	73	23	31.5
Dyffryn Nantlle	35	33	21	63.6
Dyffryn Ogwen	47	47	19	40.4
Ffestiniog	21	21	4	19.0
Llŷn	119	109	28	25.7
Penllyn	23	18	8	44.4
Porthmadog	82	76	31	40.8
Tywyn	63	58	23	39.7
	1,015	967	351	36.3

Interview the residents of the houses that became vacant as people moved into the new houses (Stages 2, 3 and 4)

Where ‘Stage 1’ respondents above indicated that they had moved to the new house from elsewhere in Gwynedd, further fieldwork was then carried out whereby we visited that house to ask questions similar to ‘Stage 1’ (but excluding the questions specifically related to the reasons for moving to a new house). This is ‘Stage 2’ of the research.

If housing residents in ‘Stage 2’ had moved there from elsewhere in Gwynedd, that house was then visited as ‘Stage 3’, and so on.

This further fieldwork was undertaken in the evenings during September-October 2018, with a similar arrangement to 'Stage 1' as regards giving residents the opportunity to respond online if they were not home on the night in question.

The number of houses surveyed / from which responses were received in these further steps are shown below. (There were a number of cases where it was noted that someone had moved to a new house from elsewhere in Gwynedd but that no house had become vacant as a result of this – e.g. moving from a parents house, separation etc – clearly, we did not go to the previous house in these cases).

Table 4: Number of responses by research stage

Stage	Number	Number reached	Number of respondents	Number of these who were from Gwynedd previously, and gave a full address to facilitate further enquiry
1 (new housing)	1,015	967	351	136
2	136	136	44	22
3	22	22	10	4
4	4	4	0	-

Interpreting the results

By looking at the numbers above it can be seen that this has been a significant research exercise and that it probably provides a more comprehensive picture than ever before of new housing in Gwynedd and the migration patterns arising from them.

However, it is important not to be over-reliant on the outcomes of this research and assume that it tells us everything. This research was carried out at a particular point in time; it is difficult to assume that exactly the same patterns would be repeated in respect of any future developments when the numbers / types / exact locations of new housing, and the condition of the housing market locally / generally, may be different.

In addition, although a large number of responses were received in total, the numbers decrease when looking at some individual areas, and particularly when tracking the housing chain forward (Stages 2, 3 and 4). This is an additional reason for not assuming that all results are strictly accurate.

The remainder of this report

Chapter 3 provides some statistics on the responses from new housing (Stage 1) across Gwynedd, including the types of houses, the number of people in the houses, and the languages they speak.

In order to identify patterns at a local level **Chapters 4-13** then provide detailed results from the 10 areas separately, which includes tracking the housing 'chain' forward (Stages 2-4).

Chapter 14 considers whether the results are different for different types of development.

Chapter 15 then gives an overview of all the results, highlighting the main conclusions.

3. Statistics on responses from new housing residents (Stage 1)

Of the 351 new dwellings where a response was received, almost 34% were private rented or rented from a housing association.

Table 5: Stage 1 – House owner or renting the house

House owner or renting	Number	%
Owner	227	64.7
Part Ownership	3	0.9
Private rented	59	16.8
Social rented	60	17.1
No response	2	0.6
Total	351	100.0

The most common type of new house we received a response from was a “detached” house.

Table 6: Stage 1 – Type of house

Type of house	Number	%
Detached	150	42.7
Flat or maisonette	62	17.7
Semi	92	26.2
Terrace	33	9.4
Bungalow	6	1.7
Other	6	1.7
No response	2	0.6
Total	351	100.0

The majority of new houses we received a response from had 2 or 3 bedrooms.

Table 7: Stage 1 – Number of bedrooms

Number of bedrooms	Number	%
1	24	6.8
2	97	27.6
3	146	41.6
4	70	19.9
5	10	2.8
7	3	0.9
No response	1	0.3
Total	351	100.0

Of the 351 houses from which we received a response to the questionnaire, there were a total of 891 people living in them; approximately 2.5 people per house.

Table 8: Stage 1 – Number of people in the house

Number of people in the house	Number of homes	Total number of People
1	69	69
2	132	264
3	66	198
4	67	268
5	13	65
6	1	6
7	3	21
Total	351	891

The majority of people who have moved into a new house are in the 25-44 age group. From the sample we had, only one person over 85 had moved to a new house in Gwynedd.

Table 9: Stage 1 – Age of respondents

Age	Number	%
0-2	47	5.3
3-11	146	16.4
12-17	45	5.1
18-24	85	9.5
25-44	304	34.1
45-64	167	18.7
65-84	88	9.9
85+	1	0.1
No response	8	0.9
Total	891	100.0

The language of the individuals

Of the 891 people, 613 (69%) stated that they could speak Welsh.

Table 10: Stage –1 Number able to speak Welsh

	Able to speak Welsh	% able to speak Welsh
No	269	30.2
Yes	613	68.8
No response	9	1.0
Total	891	100.0

Of those aged 3 and over 68% could speak Welsh (577 out of 844), which is comparable to a proportion of 65% for Gwynedd in the 2011 Census. Therefore **the proportion of new housing residents able to speak Welsh was very similar to the proportion among the population of Gwynedd as a whole.**

The pattern by age group (table below) suggests that, of those people living in new houses, younger people are more likely to be able to speak Welsh than older residents.

Table 11: Stage1– age group

Age	Able to speak Welsh		Not able to speak Welsh		No response	
0-2	36	77%	9	19%	2	4%
3-11	133	91%	13	9%	0	0%
12-17	38	84%	7	16%	0	0%
18-24	56	66%	29	34%	0	0%
25-44	207	68%	93	31%	4	1%
45-64	97	58%	70	42%	0	0%
65-84	41	47%	46	52%	1	1%
85+	1	100%	0	0%	0	0%
No response	4	50%	2	25%	2	25%
Total	613	69%	269	30%	9	1%

Language of the home

For single-person households – we asked what their first language was.

Table 12: Stage 1 – Single-person households - First language

Language	Number of households	%
Welsh	22	31.9
English	39	56.5
Other	7	10.1
No response	1	1.5
Total	69	100.0

For households of more than one person – we asked which language was spoken most in the household.

Table 13: Stage 1 – Households of more than one person – Language spoken in the household

Language	Number of households	%
Welsh	120	42.6
English	140	49.6
Other	19	6.7
No response	3	1.1
Total	282	100.0

By combining the two sets of results above, it can be seen (below) that Welsh is the first language / language of the household in respect of about 40% of the new homes surveyed, and in approximately 50% of them, it is English. Unfortunately, there are no corresponding statistics for the pattern among the population of Gwynedd as a whole.

Table 14: Stage 1: Language of household / first language

Language	Number of homes	%
Welsh	142	40.5
English	179	51.0
Other	26	7.4
No response	4	1.1
Total	351	100.0

4. BANGOR area

Bangor area numbers

In total we had the address of 418 new houses completed in the Bangor area between 2015 and 2017. We received a response from 136 houses, which is around 33% of those reached.

Table 15: Bangor area – Number of houses surveyed

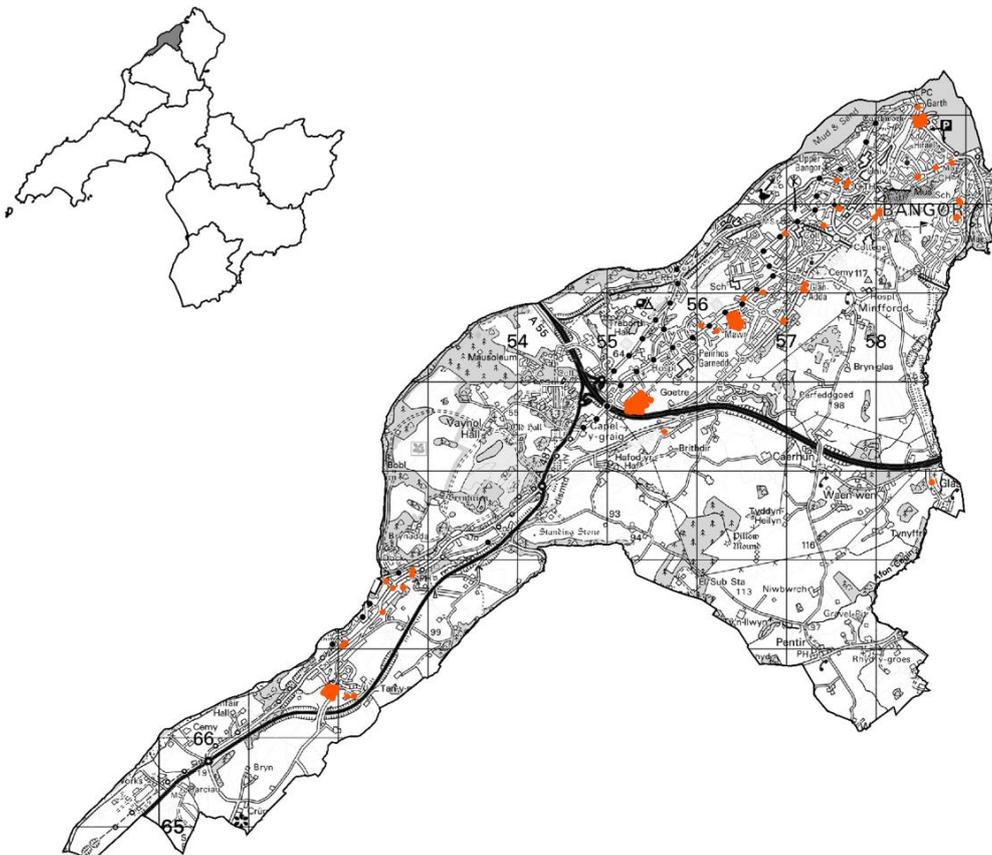
Number	Number reached	Number of respondents	% of those reached who responded
418	408	136	33.3%

These 418 include the development of:-

- 54 houses at Ger y Nant Estate, Y Felinheli
- 53 houses at Llys Adda Estate, Bangor
- 63 houses at Y Bae Estate, Bangor
- 127 houses at Goetre Uchaf Estate, Penrhosgarnedd

The map below of the Bangor area shows the location of the new housing.

Figure 3: Bangor area – Location of new housing



Population of Bangor area

The population of the area concerned is **21,757** (mid-year estimates 2017, Office for National Statistics)

New dwellings in the Bangor area (sample of 136)

Of the 136 new dwellings from which a response was received, 38% were either private rented or rented from a housing association.

Table 16: Bangor Area – House owner or renting the house

House owner or renting	Number	%
Owner	82	60.3%
Private rented	28	20.6%
Social rented	23	16.9%
Part Ownership	2	1.5%
No response	1	0.7%
Total	136	100.0%

The most common type of new house we received a response from was a detached house.

Table 17: Bangor area – House types

Type of house	Number	%
Detached	43	31.6%
Flat or maisonette	37	27.2%
Semi	34	25.0%
Terrace	15	11.0%
Other	6	4.4%
No response	1	0.7%
Total	136	100.0%

The most common number of bedrooms in the new houses we received a response from was three.

Table 18: Bangor area – Number of bedrooms

Number of bedrooms	Number	%
1	11	8.1%
2	40	29.4%
3	49	36.0%
4	33	24.3%
5	1	0.7%
7	1	0.7%
No response	1	0.7%
Total	136	100.0%

A total of 346 people were living in the 136 houses from which we received a response to the questionnaire; approximately 2.5 people per house.

Table 19: Bangor Area – Number of people in the house

Number of people in the house	Number of homes	Total number of People
1	29	29
2	41	82
3	35	105
4	27	108
5	3	15
6	0	0
7	1	7
Total	136	346

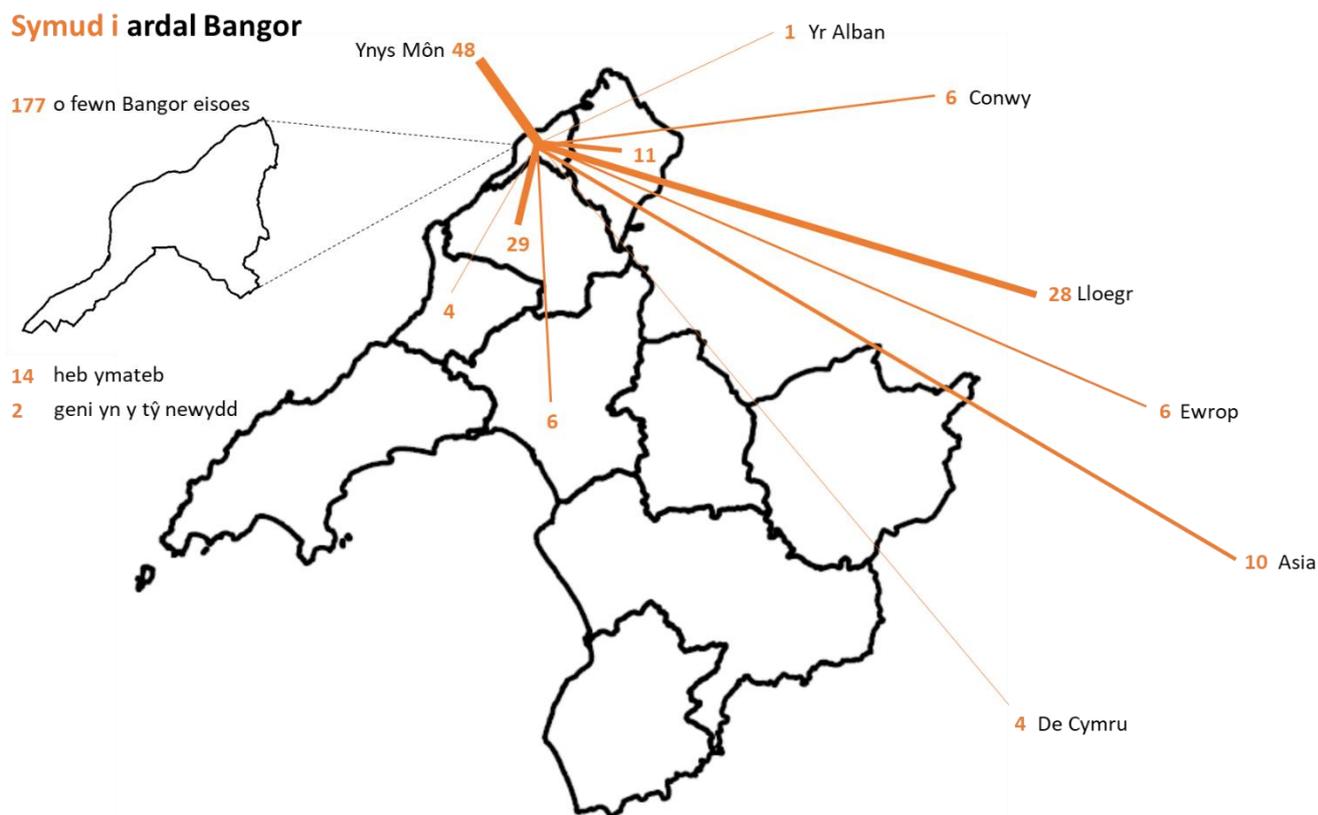
Table 20: Bangor area – Number of Bedrooms for number of people living there

Number of bedrooms↓	Number of people living there→							Total Number of Homes
	1	2	3	4	5	6	7	
1	9	2						11
2	11	13	10	6				40
3	5	18	13	13				49
4	4	7	12	7	3			33
5				1				1
7							1	1
No response		1						1
Total	29	41	35	27	3	0	1	136

The people who moved into the new houses

The map below shows where the 346 people who moved to the 136 new dwellings came from.

Figure 4: Bangor area – Moving to Bangor area



It can be seen, for example, that over half the individuals in the sample (177/346; 51%) had moved to the new house from elsewhere in the Bangor area. Several had also moved from Anglesey (48/346; 14%). 13% had moved there from other areas in Gwynedd (mainly the Caernarfon area) and 8% had moved from England.

A great majority of those who have moved into a new house are in the 25-44 age group, with several children also living in the houses.

Table 21: Bangor Area - Age

Age	Number	%
0-2	19	5.5%
3-11	55	15.9%
12-17	17	4.9%
18-24	43	12.4%
25-44	136	39.3%
45-64	55	15.9%
65-84	19	5.5%
85+	0	0.0%
No response	2	0.6%
Total	346	100.0%

The next table provides a breakdown of the number of people who came to live in a new dwelling in the Bangor area according to the proportion in each age group.

Table 22: Bangor area – Age and areas (moved to Bangor)

Moved from	0-2	3-11	12-17	18-24	25-44	45-64	65-84	85+	No response	Total
Bangor	5%	17%	6%	14%	36%	17%	4%		1%	177
Caernarfon	10%	21%	10%	8%	45%	3%	3%			29
Dyffryn Nantlle		25%		25%	25%	25%				4
Dyffryn Ogwen	9%	9%			36%	46%				11
Porthmadog		33%			50%	17%				6
Born in the new house	100%									2
Isle of Anglesey	4%	13%	8%	4%	52%	15%	4%			48
Conwy	17%				33%	33%	17%			6
Rest of Wales				50%		50%				4
England		8%		14%	32%	21%	25%			28
Scotland					100%					1
Europe				50%	50%					6
Asia		20%		20%	60%					10
No response	7%	36%		14%	43%					14
										346

Language of the people who moved into the new houses

Of the 346 people, 205 (59.2%) stated that they could speak Welsh.

The language of the individuals

Table 23: Bangor Area – Able to speak Welsh

	Able to speak Welsh	%
No response	4	1.2%
No	137	39.6%
Yes	205	59.2%
Total	346	100.0%

Of those aged 3 and over **58%** could speak Welsh. (191/327)

According to the 2011 Census, **42%** of those over the age of 3 years living in the Bangor area were able to speak Welsh.

Table 24: Bangor Area – Ability to speak Welsh and age

Age	Able to speak Welsh		Not able to speak Welsh		No response	
0-2	14	74%	4	21%	1	5%
3-11	43	78%	12	22%	0	0%
12-17	13	76%	4	24%	0	0%
18-24	20	47%	23	53%	0	0%
25-44	69	51%	64	47%	3	2%
45-64	34	62%	21	38%	0	0%
65-84	11	58%	8	42%	0	0%
85+	0	0%	0	0%	0	0%
No response	1	50%	1	50%	0	0%
Total	205	59%	137	40%	4	1%

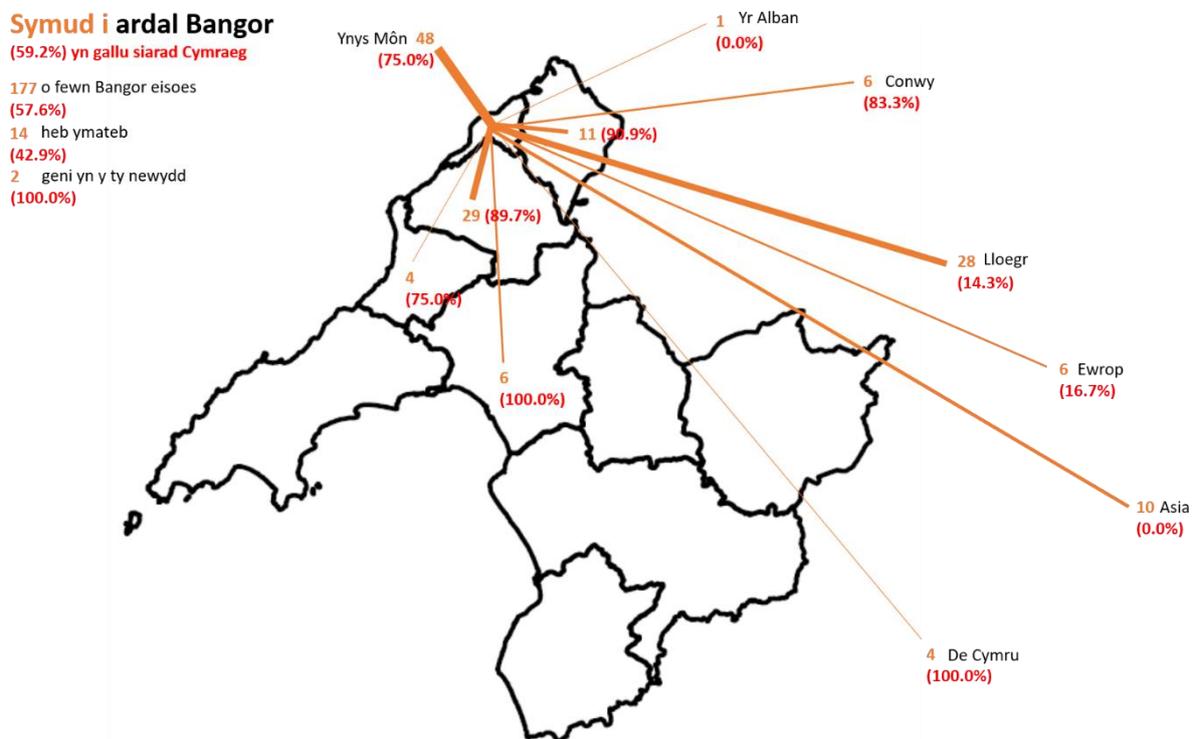
We see that the lowest % of Welsh speakers is in the 18-24 age group and that the highest % of those who are able to speak Welsh is in the 3-11 age group, at 78%. (43/55)

The map below shows the number of individuals who have moved to the Bangor area and the percentage of these who can speak Welsh.

Of those who have moved within the Bangor area 58% (102/177) said that they could speak Welsh.

We see that 14% (4/28) of those who have moved from England can speak Welsh.

Figure 5: Bangor area – moving to the area and ability to speak Welsh



Language of the home

For single-person households – we asked what their first language was.

Table 25: Bangor area – First language (single-person households)

Language	Number of Households	%
Welsh	9	31.0%
English	13	44.8%
Other	7	24.1%
Total	29	100.0%

For households of more than one person – we asked which language was mostly spoken in the household.

Table 26: Bangor area – Language of the home (households of more than one person)

Language	Number of homes	%
Welsh	26	24.3%
English	67	62.6%
Other	14	13.1%
Total	107	100.0%

Households from the two tables above combined

Table 27: Bangor area – Language of the home / first language (total)

Language	Number of homes	%
Welsh	35	25.7%
English	80	58.8%
Other	21	15.4%
Total	136	100.0%

Reasons for moving to a new house

The main responses to the more ‘open ended’ question which sought to get the “story” of the residents of the new houses to ascertain the reasons why they had moved to new properties in the area are set out below.

Why did you move here?

40% of respondents noted that the location of the new house was the reason for moving, with around 10% stating that they wanted a larger house, 8% thought that a new house was of a high standard and offered value for money, a further 8% wanted a smaller property and about 6% wanted to buy their first home.

Table 28: Bangor Area – Reasons for moving

	Number	%
House location	62	39.7%
Larger property needed	16	10.3%
High standard / value for money	13	8.3%
Smaller property needed	12	7.7%
Wanted his/her/their own property	10	6.4%
Did not like where we were living e.g. crime and noise levels	8	5.1%
The suitability of the house to personal needs	5	3.2%
Change in life circumstances – a fresh start	5	3.2%
For our retirement	5	3.2%
Views / Natural environment / Countryside	5	3.2%
Affordable rent/prices	4	2.6%
More parking space/garage needed	3	1.9%
Liked the house	3	1.9%
Forced to leave our previous house	2	1.3%
Knew the person who was renting out the house	1	0.6%
Wanted a second home	1	0.6%
Don't want to say	1	0.6%
	156	

*out of 136 responses (some gave more than one reason)

Why move to this area?

Of the 136 new houses 67 were where the family (or some members of the family) were already living in the Bangor area. 22% of respondents noted that they had moved in order to be closer to work. 12% were moving due to their choice of school for their children, 11% due to the facilities/ transport links in the area and 10% to attend University/continue as postgraduates.

Table 29: Bangor Area – Why move to this area?

	Number	%
Already living in the Bangor area – staying within the area	67	32.7%
Work location / closer to work	44	21.5%
School for the children – standard of teaching / before school and after school clubs	24	11.7%
Facilities / links in the area	22	10.7%
To attend university	21	10.2%
To be closer to family / close friends	12	5.8%
For a quieter life / less populated area / a nicer life	6	2.9%
Somewhere where he/she/they could afford the rent	3	1.5%
No response	2	1.0%
Less crime in the area	2	1.0%
Used to rent - now able to buy a house	1	0.5%
Welsh Area	1	0.5%
	205	

**out of 136 responses (some gave more than one reason)*

Why choose a new house?

The most common answer was because there is no work on a new house and the new house warranty that comes with a new house – that was the response of 42% of respondents. 16% noted that they had been located in the area by a Housing Association and 12% noted that the cost of the rent was the reason and not necessarily that it was a new house. 10% noted that they had chosen a new house because they had been able to buy through the Help to Buy Scheme.

Table 30: Bangor area – Why choose a new house

	Number	%
No work on a new house / reduced running costs / New Home Warranty	60	42.3%
Obtained from Council / Housing Association	22	15.5%
The cost of the rent was the reason and not because it was a new house	17	12.0%
Help to Buy Wales Scheme	14	9.9%
The reason was the location, not that it was a new house	11	7.7%
No response	9	6.3%
House we could afford	4	2.8%
Managed to acquire a plot to build on	3	2.1%
Converted building – i.e. not a brand-new house	2	1.4%
	142	

**out of 136 responses (some gave more than one reason)*

Where would you have been likely to have moved to (if at all) if this new house had not been available?

Of those already living within the Bangor area, 54 noted that they would have looked for another house within the same area. 3 of them would have moved out of the area to an area outside Gwynedd and 1 would have moved to the Caernarfon area. 2 respondents believed that they would not have moved at all.

Table 31: Bangor Area – Where would you have been likely to have moved to (if at all) if this new house had not been available? (those already living in the Bangor area)

Those already living in the Bangor area	Number	%
Still would have moved to somewhere within a reasonable distance of the Bangor area	54	80.7%
No response	6	9.0%
Llandudno	2	2.9%
Would not have moved and would have stayed in the Bangor area	2	2.9%
Not sure	1	1.5%
Anglesey	1	1.5%
Still would have moved, but it would have been to somewhere within a reasonable distance of the Caernarfon area	1	1.5%
	67	

**out of 67 responses*

Of those who were not living in the Bangor area before, around half noted that they would have looked for another house in the Bangor area if the new house had not been available. 7 noted that they would not have moved had new housing not been available. A further 4 would have moved to areas outside Gwynedd.

Table 32: Bangor Area – Where would you have been likely to have moved to (if at all) if this new house had not been available? (those not already living in the Bangor area)

Those <u>NOT</u> already living in the Bangor area	Number	%
They would still have moved to the Bangor area	34	49.2%
No response	15	21.7%
Would have looked for a suitable house to rent in the Bangor area	5	7.2%
Would not have moved and would have stayed in the Caernarfon area	3	4.3%
Anglesey	3	4.3%
Not sure	2	2.9%
Would not have moved and would have stayed in Conwy	2	2.9%
Would have moved to the Porthmadog area	1	1.5%
Would not have moved and would have stayed in England	1	1.5%
Would not have moved and would have stayed in the Porthmadog area	1	1.5%
Llandudno	1	1.5%
Would have moved to the Caernarfon area	1	1.5%
	69	

**out of 69 responses*

Previous connection with the area?

As noted above 67 of the respondents stated that the family (or some members of the family) were already living in the Bangor area; 11 of these 67 were because they had been students at the University. 13% of families who moved into the area had no previous connection with the area. 10% had close friends or family living in the area.

Table 33: Bangor Area – Previous connection with the area

Previous connection with the area?	Number	%
At least one person was already living in the Bangor area	56	41.2%
No previous connection	17	12.5%
No response	14	10.3%
Close friends / family in the area	14	10.3%
In the area because had been studying at the University	11	8.1%
At least one person was already living in a neighbouring area	10	7.4%
Working in the area	7	5.1%
Returning after being away in University/working away	5	3.7%
Have been coming on holiday to the area over the years	1	0.7%
Born in Gwynedd, but have always lived in England	1	0.7%
	136	

*out of 136 responses

The houses where the residents of the new houses were living before

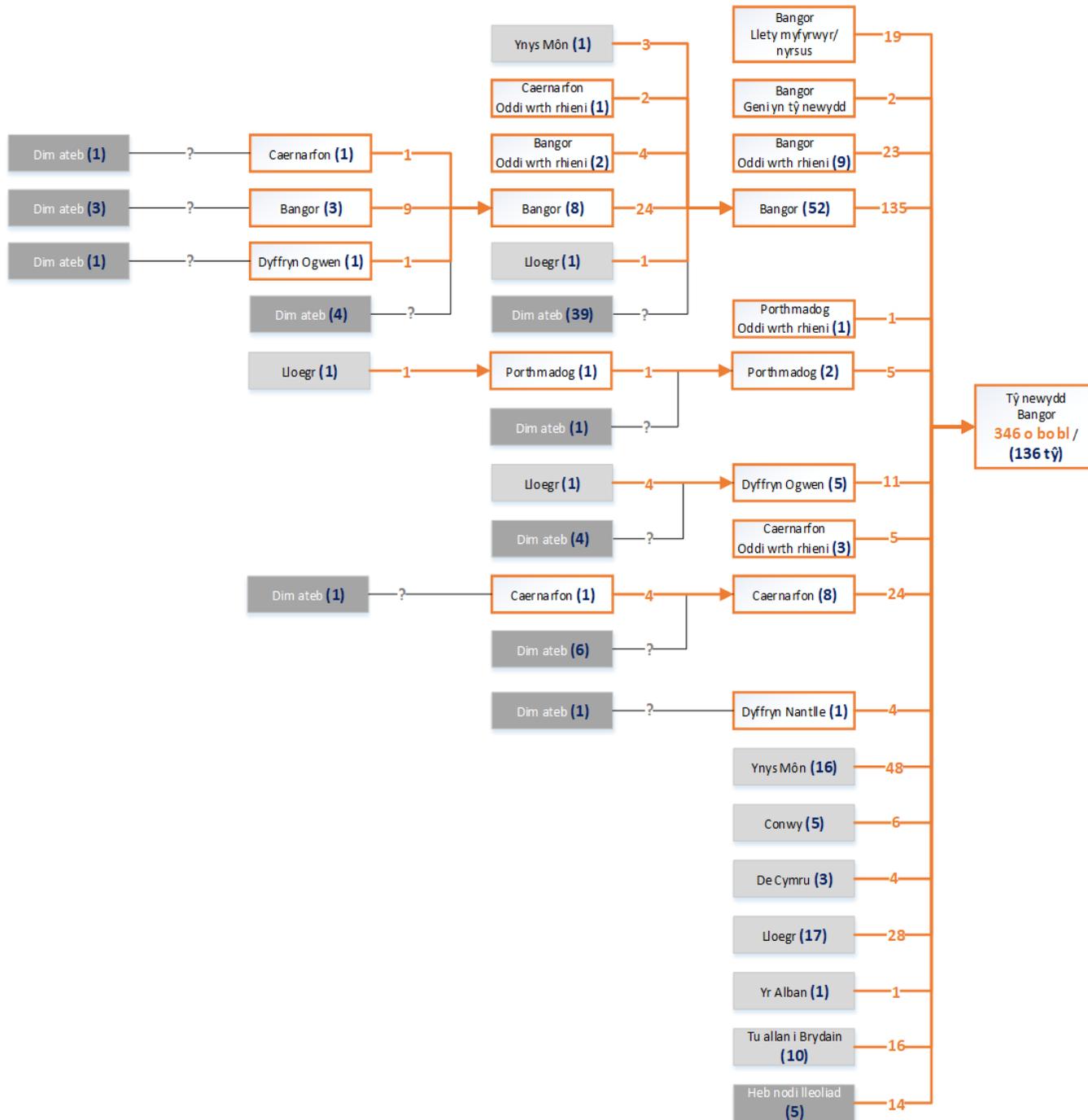
Where new housing respondents (Stage 1) indicated that they had moved there from somewhere in Gwynedd, we then tried to go to the previous house in order to track the housing 'chain' back.

The diagram **on the next page** summarises the results, showing, for the cases where we received a response, the areas (in the boxes) where the previous houses of residents were located, and (on the arrows) the number of people who moved from area to area at each stage.

Generally, it can be seen that other movements in the 'chain' within Gwynedd tend to be within the same areas.

For example, in respect of the significant number of respondents who had moved to the new houses from the Bangor area itself – it appears that, based on our sample, the houses where they were living previously, in turn, had been bought / rented by other people from the Bangor area itself. And this is also true of the next stage of the 'chain'.

Figure 6: Bangor Area – Stages 2, 3 and 4



Main conclusions about the Bangor area

- Around 40% of the residents of the new houses were aged between 25 and 44 years old.
- Over half the residents of the new houses had moved there from another house within the Bangor area itself.
- The other main areas which people were moving from were Anglesey (14%), other areas of Gwynedd (13%) – mainly the Caernarfon area, and England (8%).
- Approximately 60% of the residents of the new houses spoke Welsh, which is higher than the proportion in the Bangor area as a whole. The majority of those moving there from within the Bangor area itself, from other areas in Gwynedd, and from other counties in Wales, spoke Welsh.
- The location (including proximity to a work location) was the main reason people chose to move to a new house in the area. The desire to live in the Bangor area was strong among those already living in the area and among those who had moved from other areas.
- A significant proportion (40%) of respondents chose to live in the Bangor area because they were already in the area (or forming a new “household” and one / some of those were already living in the Bangor area (e.g. a couple moving in together).
- A high proportion (40%) identified a lack of costs / maintenance, and the new house warranty, as a reason for specifically choosing a new house.
- It appears (although numbers are too small to reach a definite conclusion) that the majority of other movements in the housing “chain” in Gwynedd have been within the same areas. For example, where people had moved into the new houses from the Bangor area itself, the majority of the houses they were living in previously had been bought / rented by people who were also living in the Bangor area previously.

5. CAERNARFON area

Caernarfon area numbers

In total we had the address of 129 new houses completed in the Caernarfon area between 2015 and 2017. We received a response from 58 houses, which is around 47% of those reached.

Table 34: Caernarfon area – Number of houses surveyed

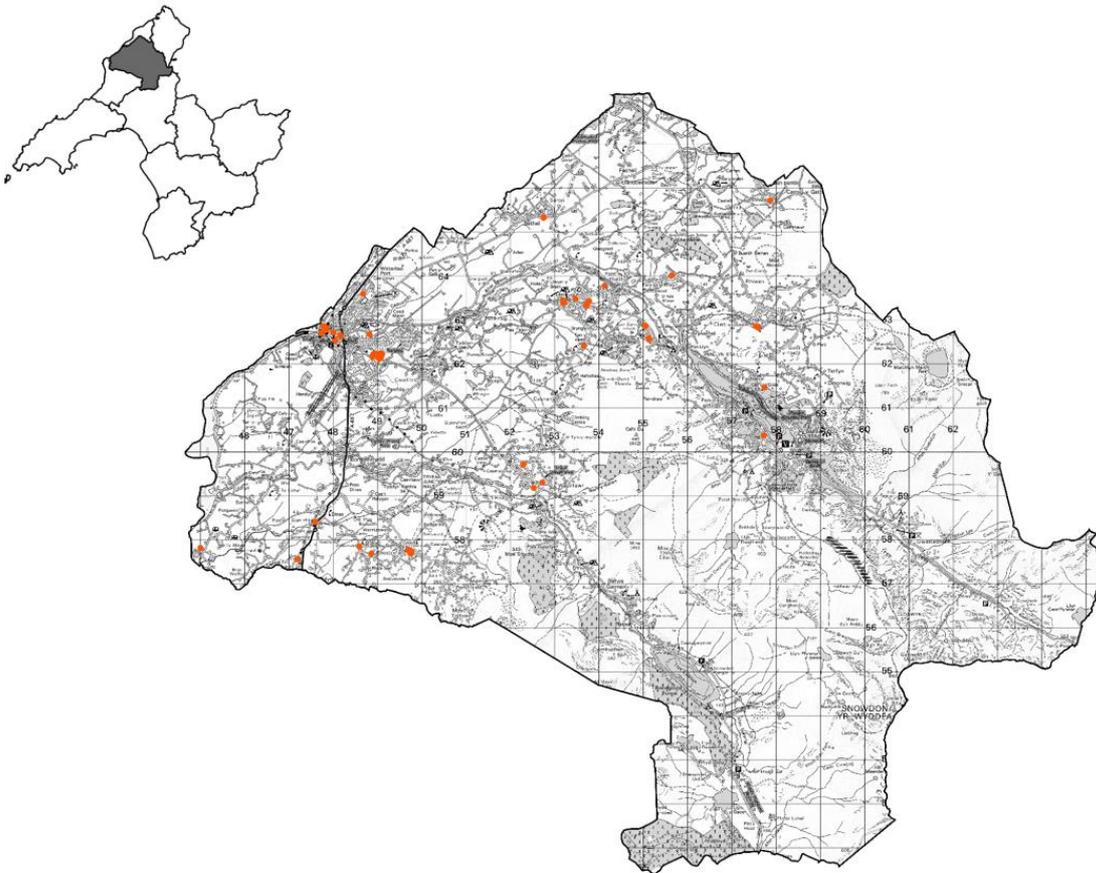
Number	Number reached	Number of respondents	% of those reached who responded
129	124	58	46.8%

These 129 include the development of:-

- 46 new houses at Gwêl y Llan estate, Caernarfon

The map below of the Caernarfon area shows the location of the new housing.

Figure 7: Caernarfon area – New housing location



Population of Caernarfon area

The population of the area concerned is **25,246** (mid-year estimates 2017, Office for National Statistics)

New dwellings in the Caernarfon area (sample of 58)

Of the 58 new dwellings from which a response was received, 26% were either private rented or rented from a housing association.

Table 35: Caernarfon Area – House owner or renting the house

House owner or renting	Number	%
Owner	43	74.1%
Private rented	8	13.8%
Social rented	7	12.1%
Total	58	100.0%

The most common type of new house we received a response from was a detached house.

Table 36: Caernarfon area – House types

Type of house	Number	%
Detached	27	46.6%
Flat or maisonette	7	12.1%
Semi	18	31.0%
Terrace	5	8.6%
Bungalow	1	1.7%
Total	58	100.0%

Three bedrooms were the most common number in the new houses we received a response from.

Table 37: Caernarfon area – Number of bedrooms

Number of bedrooms	Number	%
1	4	6.9%
2	13	22.4%
3	34	58.6%
4	7	12.1%
Total	58	100.0%

Of the 58 houses which responded to the questionnaire, there were a total of 128 people living in them; approximately 2.2 people per house.

Table 38: Caernarfon Area – Number of people in the house

Number of people in the house	Number of homes	Total number of People
1	11	11
2	32	64
3	7	21
4	8	32
Total	58	128

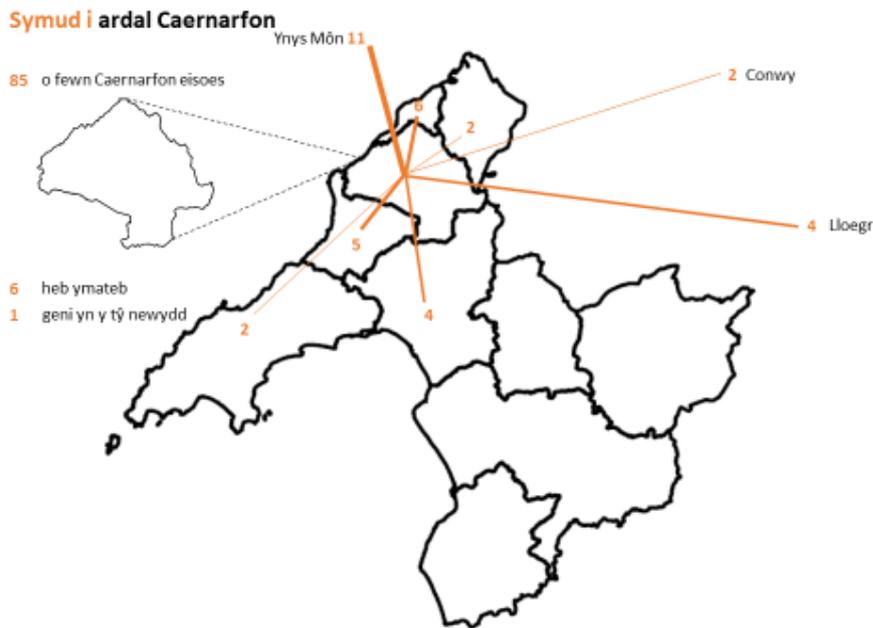
Table 39: Caernarfon area – Number of Bedrooms for number of people living there

Number of bedrooms↓	Number of people living there→				Total Number of Homes
	1	2	3	4	
1	4				4
2	3	10			13
3	3	20	4	7	34
4	1	2	3	1	7
Total	11	64	21	32	58

The people who moved into the new houses

The map below shows where the 128 people who moved to the 58 new dwellings came from.

Figure 8: Caernarfon area – Moving to Caernarfon area



The vast majority (85/128; 66%) of new housing residents have moved there from another house in the Caernarfon area. Approximately 15% had moved from neighbouring areas in Gwynedd and around 9% from Anglesey. There were very few moves from areas further afield.

A great majority of those who have moved into a new house are in the 25-44 age group, with a significant number also between 45 and 64 years.

Table 40: Caernarfon Area - Age

Age	Number	%
0-2	7	5.5%
3-11	15	11.7%
12-17	4	3.1%
18-24	15	11.7%
25-44	47	36.7%
45-64	26	20.3%
65-84	13	10.2%
85+	0	0.0%
No response	1	0.8%
Total	128	100.0%

The next table provides a breakdown of the number of people who came to live in a new dwelling in the Caernarfon area by the proportion in each age group.

Table 41: Caernarfon area – Age and areas (moved to Caernarfon)

Moved from	0-2	3-11	12-17	18-24	25-44	45-64	65-84	85+	No response	Total
Bangor	17%				66%		17%			6
Caernarfon	6%	15%	5%	12%	33%	21%	8%			85
Dyffryn Nantlle					40%	60%				5
Dyffryn Ogwen		50%			50%					2
Llŷn						100%				2
Porthmadog				25%	75%					4
Born in the new house	100%									1
Isle of Anglesey		9%			45%	18%	18%			11
Conwy					50%	50%				2
England				25%			75%			4
No response				50%	50%					6
										128

Language of the people who moved into the new houses

Of the 128 people, 116 (91%) stated that they could speak Welsh.

The language of the individuals

Table 42: Caernarfon Area – Able to speak Welsh

	Able to speak Welsh	%
No response	1	1%
No	11	8%
Yes	116	91%
Total	128	100%

Of those aged 3 and over **91%** could speak Welsh. (110/121)

According to the 2011 Census, **81%** of those over the age of 3 years living in the Caernarfon area were able to speak Welsh.

Table 43: Caernarfon Area – Ability to speak Welsh and age

Age	Able to speak Welsh		Not able to speak Welsh		No response	
	Count	%	Count	%	Count	%
0-2	6	86%	1	14%	0	0%
3-11	15	100%	0	0%	0	0%
12-17	4	100%	0	0%	0	0%
18-24	15	100%	0	0%	0	0%
25-44	42	89%	5	11%	0	0%
45-64	23	88%	3	12%	0	0%
65-84	11	84%	1	8%	1	8%
85+	0	0%	0	0%	0	0%
No response	0	0%	1	100%	0	0%
Total	116	91%	11	8%	1	1%

We see that the lowest % of Welsh speakers is in the 65-84 age group and that all in the 3-11, 12-17 and 18-24 age groups are able to speak Welsh.

The map below shows the number of individuals who have moved to the Caernarfon area and the percentage of these who can speak Welsh.

Of those who have moved within the Caernarfon area 94% (80/85) said that they could speak Welsh.

We see that 75% (3/4) of those who have moved from England can speak Welsh.

Figure : Caernarfon area – moved to the area and able to speak Welsh

Symud i ardal Caernarfon

(91%) yn gallu siarad Cymraeg

85 o fewn Caernarfon eisoes
(94%)

6 heb ymateb
(100%)

1 geni yn y tŷ newydd
(100%)

Ynys Môn 11
(91%)

0 (33%)

2 Conwy
(50%)

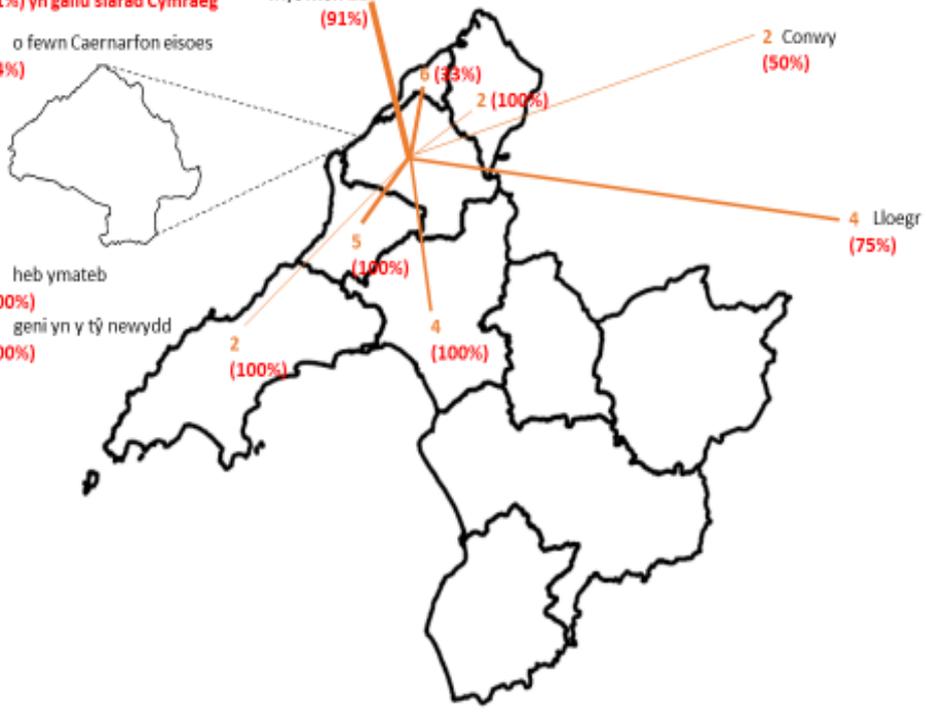
2 (100%)

4 Lloegr
(75%)

5 (100%)

2 (100%)

4 (100%)



Language of the home

For one-person households– we asked what their first language was.

Table 44: Caernarfon area – First language (one-person households)

Language	Number of households	%
Welsh	8	72.7%
English	3	27.3%
Other	0	0.0%
No response	0	0.0%
Total	11	100.0%

For multi person households – we asked which language was spoken most in the household.

Table 45: Caernarfon area – Language of the home (multi person households)

Language	Number of households	%
Welsh	35	74.5%
English	10	21.3%
Other	1	2.1%
No response	1	2.1%
Total	47	100.0%

Households from the two tables above combined

Table 46: Caernarfon area – Language of the home / first language (total)

Language	Number of households	%
Welsh	43	74.2%
English	13	22.4%
Other	1	1.7%
No response	1	1.7%
Total	58	100.0%

Reasons for moving to a new house

The main responses to the more ‘open ended’ question which sought to get the “story” of the residents of the new houses in order to ascertain the reasons why they had moved to new properties in the area are set out below.

Why did you move here?

15% of respondents stated that they had liked the new house, with around 14% stating that the location of the house was their reason for moving, 9% wanted to buy their first home. 12% of respondents gave no reason whatsoever.

Table 47: Caernarfon Area – Reasons for moving

Why did you move here?	Number	%
Liked the house	13	14.9%
House location	12	13.8%
No response	10	11.5%
Wanted his/her/their own property	8	9.2%
High standard / value for money	6	6.9%
Smaller property needed	6	6.9%
Did not like where we were living e.g. crime and noise levels	5	5.7%
Change in life circumstances – a fresh start	5	5.7%
This was the property that was available at the time	5	5.7%
Larger property needed	3	3.4%
Knew the person who was renting the house	2	2.3%
Affordable rent/prices	2	2.3%
More parking space/garage needed	2	2.3%
The suitability of the house to personal needs	2	2.3%
Forced to leave our previous house	2	2.3%
Views / Natural environment / Countryside	2	2.3%
Wanted a second home	1	1.1%
For our retirement	1	1.1%
	87	

**out of 58 responses (some gave more than one reason)*

Why move to this area?

Of the 58 new houses 36 were where the family (or some of them) were already living within the Caernarfon area. 16% were moving to be closer to family / close friends. 14% of respondents noted that they had moved in order to be closer to work.

Table 48: Caernarfon Area – Why move to this area?

Why move to this area?	Number	%
A member already living in the area	36	40.0%
To be closer to family / close friends	14	15.6%
Work location / closer to work	13	14.4%
No response	9	10.0%
Facilities / links in the area	6	6.7%
School for the children – standard of teaching / before school and after school clubs	5	5.6%
Welsh Area	3	3.3%
Somewhere he/she/they could afford	2	2.2%
For a quieter life / less populated area / a nicer life	2	2.2%
	90	

**out of 58 responses (some gave more than one reason)*

Why choose a new house?

The most common answer was because there is no work on a new house warranty that comes with a new house – that was the response of 36% of respondents. 12% noted that they had been located in the area by a Housing Association and 11% noted that the reason was the location of the house and not necessarily the fact that it was a new house. 9% noted that they had chosen a new house because they had been able to buy through the Help to Buy Scheme.

Table 49: Caernarfon area – Why choose a new house?

Why choose a new house?	Number	%
Convenience - No work on a new house / reduced running costs / new home warranty	24	36.4%
Obtained from Council / Housing Association	8	12.1%
The main reason was the location, not that it was a new house	7	10.6%
Help to Buy Wales Scheme	6	9.1%
No response	6	9.1%
House we could afford	5	7.6%
Converted building – i.e. not a brand-new house	5	7.6%
Managed to acquire a plot to build on	4	6.1%
The cost of the rent was the reason and not because it was a new house	1	1.5%
	66	

**out of 58 responses (some gave more than one reason)*

Where would you have been likely to have moved to (if at all) if this new house had not been available?

Of those already living within the Caernarfon area, 19 noted that they would have looked for another house within the same area.

Table 50: Caernarfon Area – Where would you have been likely to have moved to (if at all) if this new house had not been available? (those already living in the Caernarfon area)

Those already living in the Caernarfon area	Number	%
Somewhere within reasonable distance of the Caernarfon area	19	52.8%
No response	10	27.8%
Would not have moved and would have stayed in the Caernarfon area	4	11.1%
Would have moved to Anglesey	1	2.8%
Not sure	1	2.8%
Would have looked for a suitable house to rent in the Caernarfon area	1	2.8%
	36	

*out of 36 responses

Of those who were not living within the Caernarfon area previously we did not receive a response from 10 of them. 6 noted that they would have looked for another house within the same area and 1 stated that he/she would not have moved had the new house not been available. A further 3 would have moved to the Bangor area if new housing had not been available.

Table 51: Caernarfon Area – Where would you have been likely to have moved to (if at all) if this new house had not been available? (those not already living in the Caernarfon area)

Those NOT already living in the Caernarfon area	Number	%
No response	10	45.5%
Would still have moved to the Caernarfon area	6	27.3%
Would have moved to the Bangor area instead	3	13.6%
Not sure	2	9.1%
Somewhere in North Wales	1	4.5%
	22	

*out of 22 responses

Previous connection with the area?

As noted above, in the case of 36 of the respondents, at least one family member already lived in the Caernarfon area. A further 11 were already living in neighbouring areas. 7% of the families who moved to the area had no previous connection with the area. 5% did not answer this question.

Table 52: Caernarfon Area – Previous connection with the area

Previous connection with the area?	Number	%
At least one person was already living in the area	36	62.1%
At least one person was already living in the neighbouring area	11	19.0%
No previous connection	4	6.9%
No response	3	5.2%
Born in Gwynedd, but have always lived in England	2	3.4%
Close friends / family in the area	2	3.4%
	58	

*out of 58 responses

The houses where the residents of the new houses were living before

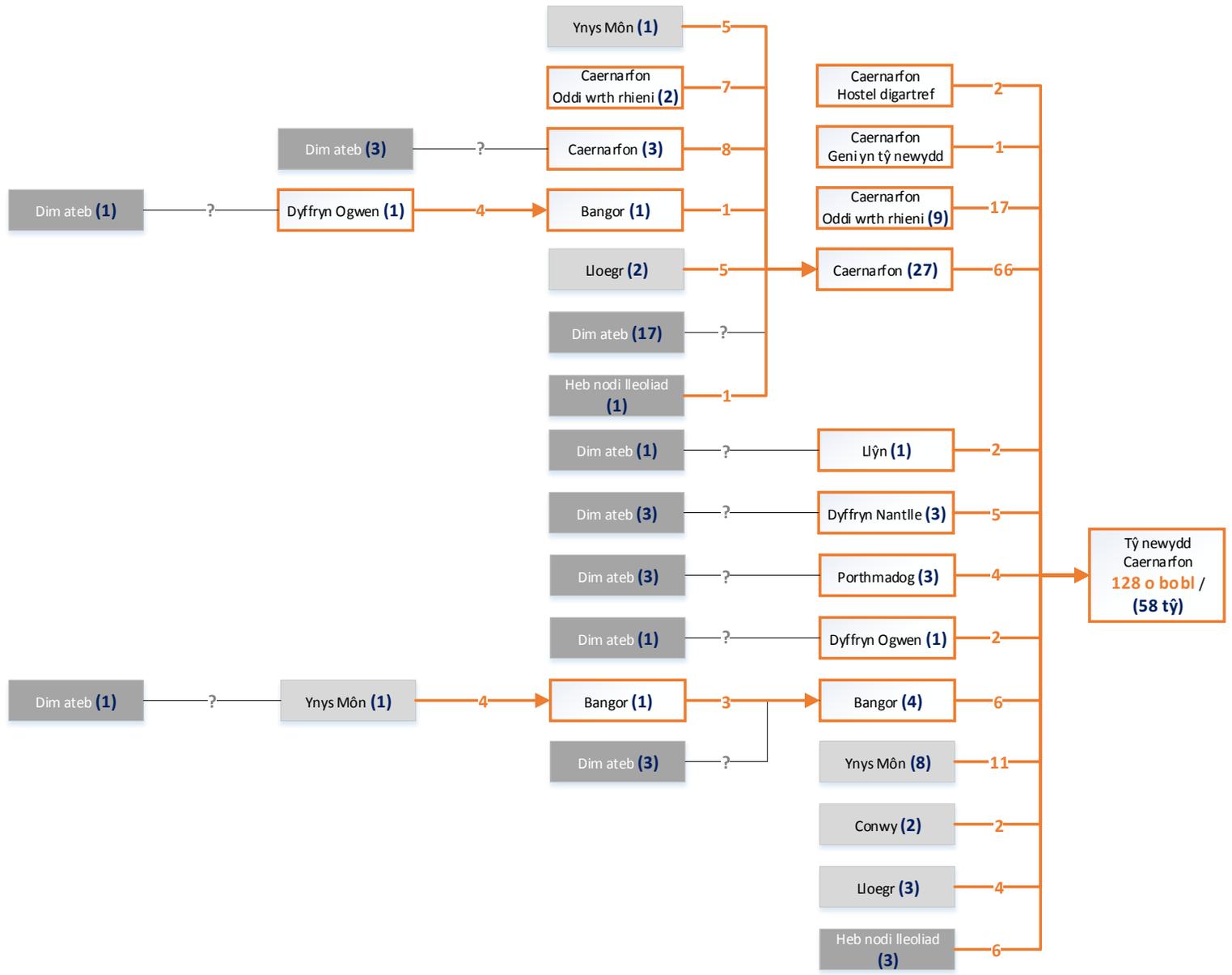
Where new housing respondents (Stage 1) indicated that they had moved there from somewhere in Gwynedd, we then tried to go to the previous house to track the housing 'chain' back.

The diagram **on the next page** summarises the results, showing, for the cases where we received a response, the areas (in the boxes) where the previous houses of residents were located, and (on the arrows) the number of people who moved from area to area at each stage.

As we have seen, a significant proportion of the people who moved to a new house moved there from elsewhere in the Caernarfon area; of these a proportion (17/85; 20%) moved from their parents' house (and therefore no house became vacant).

Where a house in the Caernarfon area became vacant, the majority of the new residents of those houses (15 out of 26 in the responses we received, namely 58%) came from the Caernarfon area itself. Around 20% came from Anglesey and around 20% from England.

Figure 9: Caernarfon Area – Stages 2, 3 and 4



Main conclusions about the Caernarfon area

- Around 35% of the residents of the new houses were aged between 25 and 44 years old and approximately 20% were aged between 45 and 64 years old.
- Two thirds of the residents of the new houses had moved there from another house within the Caernarfon area itself.
- The other main areas from which people were moving were neighbouring areas in Gwynedd (15%) and Anglesey (9%). There were few moves from other areas.
- Over 90% of the residents of the new houses spoke Welsh, which is higher than the proportion in the Caernarfon area as a whole. Apart from those who moved from the Bangor area, the majority of those moving from all other areas (including those moving from England) spoke Welsh.
- The reasons for moving to a new house in the area were fairly mixed, with many stating that they “liked the house” or moved due to the location. The desire to live in the Caernarfon area was strong among those already living in the area, and quite important among those who had moved from other areas as well although some had indicated that they would have moved to the Bangor area if the new house had not been available.
- The vast majority (60%) were already living in the Caernarfon area with over a further 19% reporting that they were already living in an area near Caernarfon.
- A high proportion (36%) identified a lack of costs / maintenance, and the new home warranty, as a reason for specifically choosing a new house.
- Although numbers were too small to reach a definite conclusion it appears that, where a house in the Caernarfon area became vacant because people moved into the new houses, a majority (around 60%) of the new residents of those houses in turn moved within the Caernarfon area itself. Around 20% came from Anglesey and approximately 20% from England.

6. DOLGELLAU Area

Dolgellau area numbers

In total we had the address of 78 new houses completed in the Dolgellau area between 2012 and 2017. We received a response from 23 houses, which is about 32% of those reached.

Table 53: Dolgellau area – Number of houses surveyed

Number	Number reached	Number of respondents	% of those reached who responded
78	73	23	31.5%

These 78 include the development of:-

- 12 new houses at Wenallt Uchaf estate, Dolgellau
- 11 new houses at Sŵn y Dail estate, Barmouth

The map below of the Dolgellau area shows the location of the new housing.

Figure 10: Dolgellau area – New housing location



Population of Dolgellau area

The population of the area concerned is **10,488** (mid-year estimates 2017, Office for National Statistics)

New dwellings in the Dolgellau area (sample of 23)

Of the 23 new dwellings from which a response was received, 17% were either private rented or rented by a housing association.

Table 54: Dolgellau Area – House owner or renting the house

House owner or renting	Number	%
Owner	18	78.4%
Part Ownership	1	4.3%
Private rented	1	4.3%
Social rented	3	13.0%
Total	23	100.0%

The most common type of new housing we received a response from was a detached house.

Table 55: Dolgellau area – House types

Type of house	Number	%
Detached	13	56.5%
Flat or maisonette	3	13.0%
Semi	4	17.4%
Terrace	2	8.7%
No response	1	4.4%
Total	23	100.0%

Three bedrooms were the most common number in the new houses we received a response from.

Table 56: Dolgellau area – Number of bedrooms

Number of bedrooms	Number	%
1	1	4.4%
2	5	21.7%
3	9	39.1%
4	5	21.7%
5	2	8.7%
7	1	4.4%
Total	23	100.0%

In the 23 houses which responded to the questionnaire, there were a total of 53 people living in them; approximately 2.3 people per house.

Table 57: Dolgellau Area – Number of people in the house

Number of people in the house	Number of homes	Total number of People
1	4	4
2	13	26
3	2	6
4	3	12
5	1	5
Total	23	53

Table 58: Dolgellau area – Number of bedrooms for number of people living there

Number of bedrooms↓	Number of people living there→					Total Number of Homes
	1	2	3	4	5	
1		1				1
2	2	2	1			5
3	1	6		2		9
4		3		1	1	5
5	1		1			2
7		1				1
Total	4	13	2	3	1	23

The people who moved into the new houses

The map below shows where the 53 people who moved to the 23 new dwellings came from.

Figure 11: Dolgellau area – Moving to Dolgellau area

Symud i ardal Dolgellau

18 o fewn Dolgellau eisoes

5 heb ymateb



Therefore, we see that nearly half (25/53; 47%) of the individuals in the sample moved into the new house from England. A third (18/53; 34%) had moved from another house in the Dolgellau area and 5% had moved from the adjoining Tywyn area.

The majority of people who have moved into a new house are in the 45-64 and 65-48 age groups. And yet, approximately 20% of the residents of the new houses were children under 11 years old.

Table 59: Dolgellau Area - Age

Age	Number	%
0-2	1	1.9%
3-11	10	18.9%
12-17	0	0.0%
18-24	2	3.8%
25-44	11	20.8%
45-64	14	26.4%
65-84	15	28.3%
85+	0	0.0%
No response	0	0.0%
Total	53	100.0%

The next table provides a breakdown of the number of people who came to live in a new dwelling in the Dolgellau area by the proportion in each age group.

Table 60: Dolgellau area – Age and areas (moved to Dolgellau)

Moved from	0-2	3-11	12-17	18-24	25-44	45-64	65-84	85+	No response	Total
Dolgellau		44%		6%	33%	17%				18
Tywyn							100%			3
England		8%			8%	40%	44%			25
Europe					50%	50%				2
No response	20%			20%	40%		20%			5
										53

Language of the people who moved into the new houses

Of the 53 people, 27 (51%) stated that they could speak Welsh.

The language of the individuals

Table 61: Dolgellau Area – Able to speak Welsh

	Able to speak Welsh	%
No	26	49%
Yes	27	51%
Total	53	100%

Of those aged 3 and over **52%** could speak Welsh. (27/52)

According to the 2011 Census, **54%** of those over the age of 3 years living in the Dolgellau area were able to speak Welsh.

Table 62: Dolgellau Area – Ability to speak Welsh and age

Age	Able to speak Welsh		Not able to speak Welsh	
0-2	0	0%	1	100%
3-11	10	100%	0	0%
12-17	0	0%	0	0%
18-24	2	100%	0	0%
25-44	7	64%	4	36%
45-64	2	14%	12	86%
65-84	6	40%	9	60%
85+	0	0%	0	0%
No response	0	0%	0	0%
Total	27	51%	26	49%

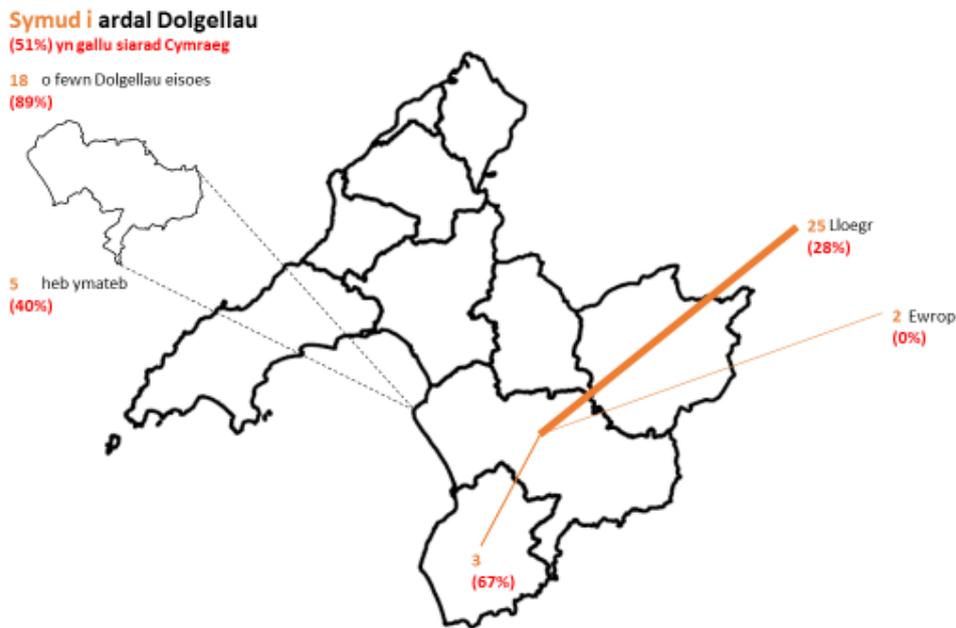
We see that the lowest % of Welsh speakers is in the 45-64 age group and that all in the 3-11 and 18-24 age groups are able to speak Welsh.

The map below shows the number of individuals who have moved to the Dolgellau area and the percentage of these who can speak Welsh.

Of those who have moved within the Dolgellau area 89% (16/18) said that they could speak Welsh.

We see that 28% (7/25) of those who have moved from England can speak Welsh.

Figure 12: Dolgellau area – moved to the area and able to speak Welsh



Language of the home

For one-person households – we asked what their first language was.

Table 63: Dolgellau area – First language (one-person households)

Language	Number of households	%
Welsh	1	25.0%
English	3	75.0%
Other	0	0.0%
No response	0	0.0%
Total	4	100.0%

For multi person households – we asked which language was spoken most in the household.

Table 64: Dolgellau area – Language of the home (multi person households)

Language	Number of Households	%
Welsh	2	10.5%
English	15	78.9%
Other	1	5.3%
No response	1	5.3%
Total	19	100.0%

Households from the two tables above combined

Table 65: Dolgellau area – Language of the home / first language (total)

Language	Number of households	%
Welsh	3	13.0%
English	18	78.4%
Other	1	4.3%
No response	1	4.3%
Total	23	100.0%

Reasons for moving to a new house

The main responses to the more 'open ended' question which sought to get the "story" of the residents of the new houses in order to ascertain the reasons why they had moved to new properties in the area are set out below.

Why did you move here?

22% of respondents stated that they had moved for their retirement, with 9% stating that they moved because they liked the house, 9% moving due to changes in their life circumstances and wanting a fresh start and a further 9% due to the natural environment and scenery. 13% of respondents gave no reason whatsoever.

Table 66: Dolgellau Area – Reasons for moving

Why did you move here?	Number	%
For our retirement	7	21.9%
No response	4	12.5%
Liked the house	3	9.4%
Change in life circumstances – a fresh start	3	9.4%
Views / Natural environment / Countryside	3	9.4%
High standard / value for money	2	6.3%
House location	2	6.3%
Larger property needed	2	6.3%
Did not like where we were living e.g. crime and noise levels	2	6.3%
More parking space/garage needed	1	3.1%
The suitability of the house to personal needs	1	3.1%
Smaller property needed	1	3.1%
This was the property that was available at the time	1	3.1%
	32	

*out of 23 responses (some gave more than one reason)

Why move to this area?

Of the 23 new houses 5 were where the family (or some family members) were already living within the Dolgellau area. 20% were moving to be closer to family / close friends. 12% of respondents noted that they had moved because they wanted a quieter life.

Table 67: Dolgellau Area – Why move to this area?

Why move to this area?	Number	%
No response	6	24.0%
One member already living in the area	5	20.0%
To be closer to family / close friends	5	20.0%
For a quieter life / less populated area / a nicer life	3	12.0%
Facilities / links in the area	2	8.0%
Somewhere he/she/they could afford	2	8.0%
Less crime in the area	1	4.0%
Work location / closer to work	1	4.0%
	25	

**out of 23 responses (some gave more than one reason)*

Why choose a new house?

The most common answer was that the reason was the location and not necessarily a new house. 14% noted the convenience of a new house as a reason – no work on a new house or the new home warranty. 14% reported that they had been able to convert an existing building. A further 11% had been able to obtain a plot for themselves on which to build and a further 11% had obtained the house from the Council/Housing Association.

Table 68: Dolgellau area – Why choose a new house

Why choose a new house?	Number	%
The main reason was the location, not that it was a new house	8	28.6%
Convenience - No work on a new house / reduced running costs / new home warranty	4	14.3%
Converted building – i.e. not a brand-new house	4	14.3%
No response	4	14.3%
Managed to acquire a plot to build on	3	10.7%
Obtained from Council / Housing Association	3	10.7%
House we could afford	2	7.1%
	28	

**out of 23 responses (some gave more than one reason)*

Where would you have been likely to have moved to (if at all) if this new house had not been available?

Of those already living within the Dolgellau area, 4 out of the 5 reported that they would have remained in the Dolgellau area with 3 saying that they would continue to search for another house and one thinking that he/she would not have moved.

Table 69: Dolgellau Area – Where would you have been likely to have moved to (if at all) if this new house had not been available? (those already living in the Dolgellau area)

Those already living in the Dolgellau area	Number	%
Somewhere within reasonable distance of the Dolgellau area	3	60.0%
Would not have moved and would have stayed in the Dolgellau area	1	20.0%
No response	1	20.0%
	5	

**out of 5 responses*

Of those who were not living in the Dolgellau area previously, 9 noted that they would have looked for another house within the same area. 2 noted that they would not have moved had the new house not been available and would have remained in England. A further 1 would have moved to the Llŷn area if the new house had not been available.

Table 70: Dolgellau Area – Where would you have been likely to have moved to (if at all) if this new house had not been available? (those not already living in the Dolgellau area)

Those <u>NOT</u> already living in the Dolgellau area	Number	%
Would still have moved to the Dolgellau area	9	50.0%
No response	4	22.2%
Would not have moved and would have stayed in England	2	11.1%
Not sure	2	11.1%
Would still have moved but to the Llŷn area	1	5.6%
	18	

**out of 18 responses*

Previous connection with the area?

As noted above, in the case of 5 of the respondents, at least one family member already lived in the Dolgellau area. A further 2 respondents were already living in neighbouring areas. 35% noted that they had been coming on holiday to the area over the years.

Table 71: Dolgellau Area – Previous connection with the area

Previous connection with the area?	Number	%
Have been coming on holiday to the area over the years	8	34.8%
At least one person was already living in the area	5	21.7%
No response	4	17.4%
At least one person already living in the neighbouring area	2	8.7%
Close friends / family in the area	2	8.7%
Born in Gwynedd, but have always lived in England	1	4.3%
No previous connection	1	4.3%
	23	

**out of 23 responses*

The houses where the residents of the new houses were living before

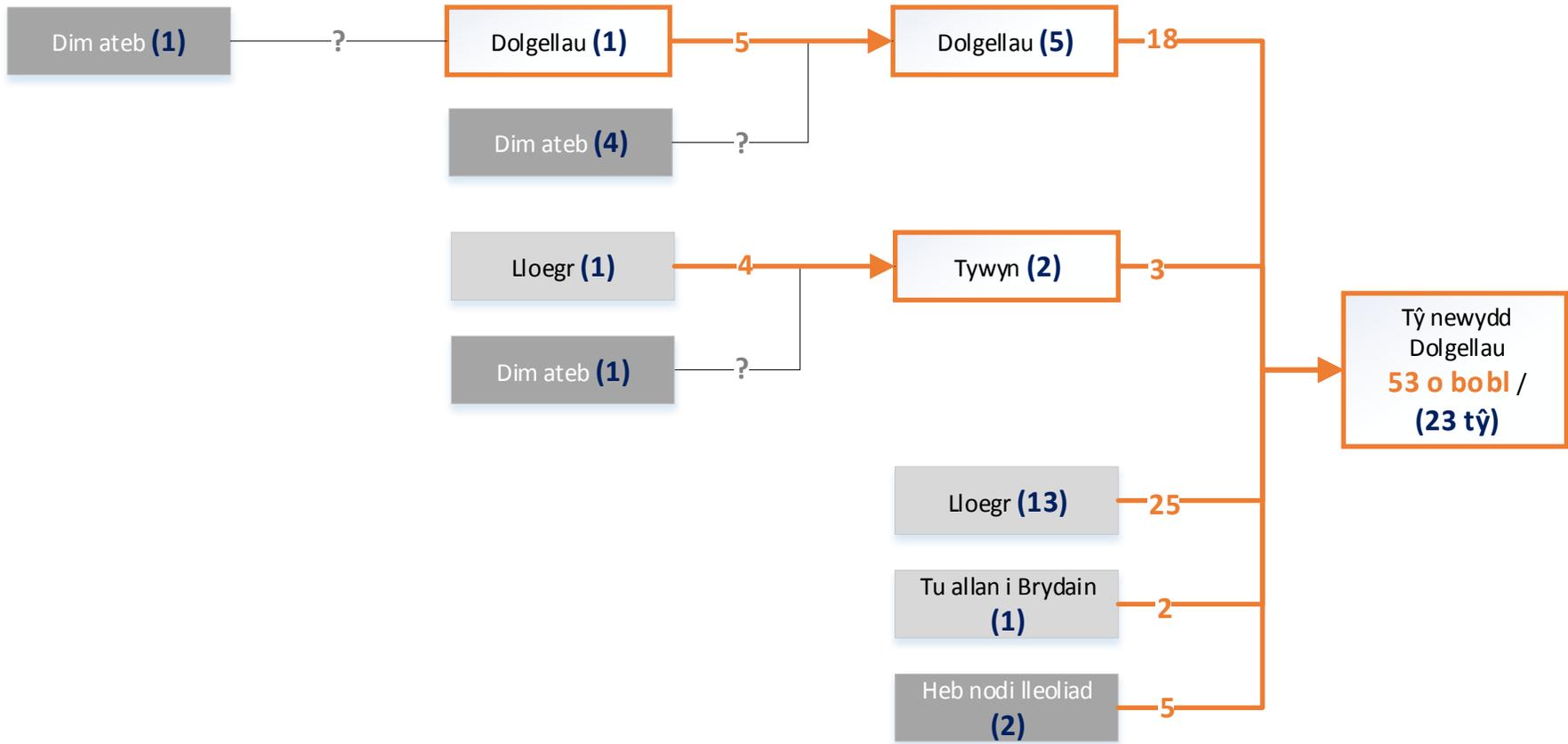
Where new housing respondents (Stage 1) indicated that they had moved there from somewhere in Gwynedd, we then tried to go to the previous house to track the housing 'chain' back.

The diagram **on the next page** summarises the results, showing, for the cases where we received a response, the areas (in the boxes) where the previous houses of residents were located, and (on the arrows) the number of people who moved from area to area at each stage.

As noted above approximately half the residents of the new houses had moved there from England; there was therefore no knock-on effect on other areas of Gwynedd in these cases. This means that the number of possible responses for tracking the 'chain' throughout the Gwynedd areas is small.

The sample we have suggests that, where people had moved to a new house from another property in the Dolgellau area, those houses had then been bought / rented by other people from the Dolgellau area. Whilst if people had moved from the Tywyn area, their former property in Tywyn had then gone to people moving from England. However, the sample for this aspect is very small and it would be rash to assume that it is fully representative.

Figure 13: Dolgellau Area – Stages 2, 3 and 4



Main conclusions about the Dolgellau area

- Over a quarter of the residents of the new houses were over 65 years old with a further quarter aged 45-64 years.
- Nearly half the residents of the new houses had moved there from England and about a third had moved there from other properties within the Dolgellau area itself.
- There is a significant difference between the age profile of those moving from England (who were nearly all aged over 45 and almost half of them were over 65) and those moving there from other properties in the Dolgellau area (over 80% under the age of 44, and almost half were children).
- Approximately half the residents of the new houses spoke Welsh, which is similar to the proportion in the Dolgellau area as a whole.
- There is a significant difference between age groups in respect of the ability of the residents of the new houses to speak Welsh – especially between children (who could all speak Welsh) and 45-64 year olds (over 85% of whom did not speak Welsh).
- There were also significant differences between those moving from different areas, with 90% of those moving from another property in the Dolgellau area speaking Welsh, compared to around a quarter of those moving from England.
- The reasons for moving to a new house in the area were fairly mixed, with many stating that they were moving there for their retirement, because they “liked the house” or because they wanted a “fresh start” in a rural / different area. Nearly all of the people already living in the Dolgellau area indicated that they wanted to stay in the area, and around half of those who had moved from other areas also indicated that they would have moved to another property in the Dolgellau area if the new house had not been available.
- Around a third of respondents had been coming to the area on holiday over the years.
- The reasons for choosing a new house were quite varied but over a quarter of the sample stated that it was the location that had made them choose to live there rather than that they were looking for a new house as such.

7. DYFFRYN NANTLLE Area

Dyffryn Nantlle area numbers

In total we had the address of 35 new houses completed in the Dyffryn Nantlle area between 2015 and 2017. We received a response from 21 houses, which is about 64% of those reached.

Table 72: Dyffryn Nantlle area – Number of houses surveyed

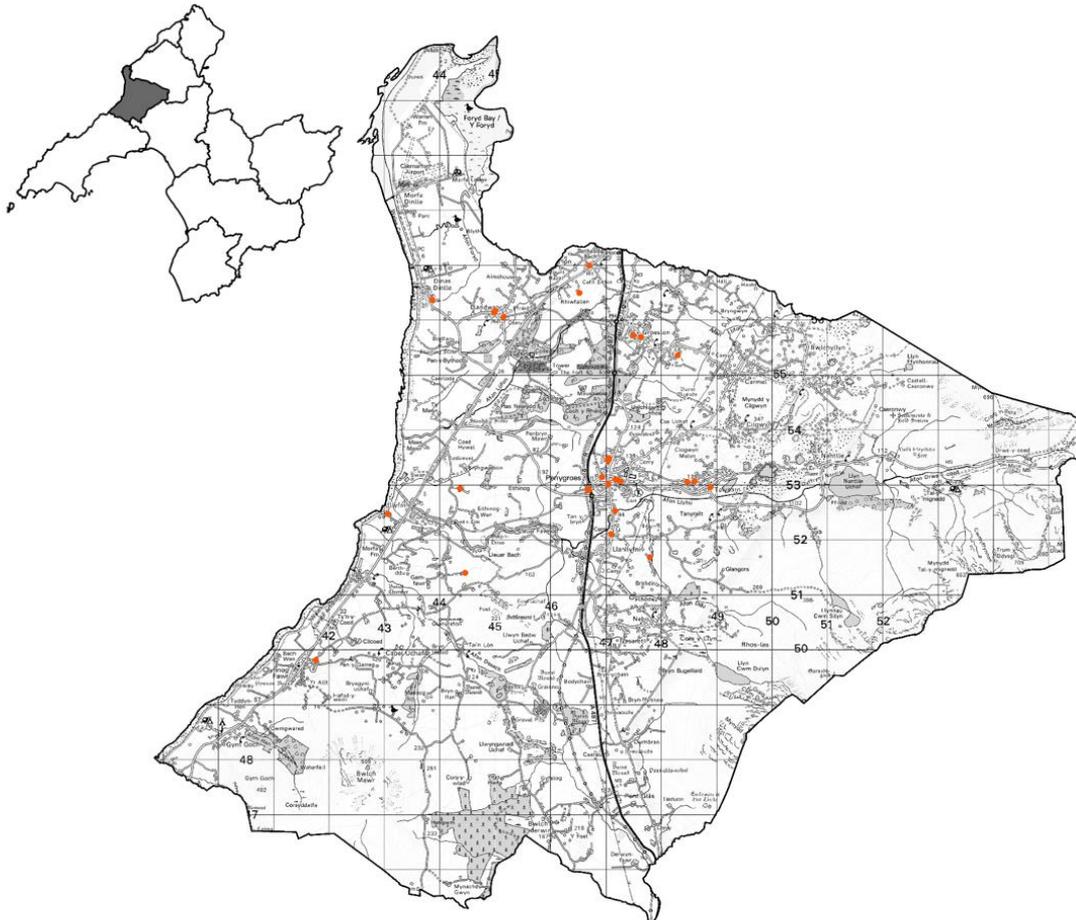
Number	Number reached	Number of respondents	% of those reached who responded
35	33	21	63.6%

These 35 include the development of:-

- 5 new houses at Cae Capel Bach estate, Penygroes

The map below of the Dyffryn Nantlle area shows the location of the new housing.

Figure 14: Dyffryn Nantlle Area – Location of new housing



Dyffryn Nantlle area population

The population of the area concerned is **7,847** (mid-year estimates 2017, Office for National Statistics)

New dwellings in the Dyffryn Nantlle area (sample of 21)

Of the 21 new dwellings from which a response was received, 19% were private rented.

Table 73: Dyffryn Nantlle Area – House owner or renting the house

House owner or renting	Number	%
Owner	16	76.2%
Private rented	4	19.0%
No response	1	4.8%
Total	21	100.0%

The most common type of new housing we received a response from was a detached house.

Table 74: Dyffryn Nantlle Area – House types

Type of house	Number	%
Detached	16	76.2%
Flat or maisonette	4	19.0%
Semi	1	4.8%
Total	21	100.0%

Table 75: Dyffryn Nantlle Area - Number of bedrooms

Number of bedrooms	Number	%
2	7	33.3%
3	6	28.6%
4	7	33.3%
5	1	4.8%
Total	21	100.0%

Of the 21 houses which responded to the questionnaire, a total of 58 people were living in them; approximately 2.8 people per house.

Table 76: Dyffryn Nantlle Area – Number of people in the house

Number of people in the house	Number of homes	Total number of People
1	3	3
2	8	16
3	4	12
4	4	16
5	1	5
6	1	6
Total	21	58

Table 77: Dyffryn Nantlle area – Number of bedrooms for number of people living there

Number of bedrooms↓	Number of people living there→						Total Number of Homes
	1	2	3	4	5	6	
2	2	4	1				7
3	1	1	1	3			6
4		3	2	1	1		7
5						1	1
Total	3	8	4	4	1	1	21

The people who moved into the new houses

The map below shows where the 58 people who moved to the 21 new dwellings came from.

Figure 15: Dyffryn Nantlle Area – Moving to Dyffryn Nantlle area

Symud i ardal Dyffryn Nantlle



A significant proportion (21/58; 36%) of individuals have moved into the new houses from another property in the Dyffryn Nantlle area. Several had also moved from the nearby Caernarfon area (18/58; 31%). Otherwise, the areas which people moved from were varied with approximately 7% moving from the nearby area of Porthmadog and around a further 7% from Europe, outside the UK.

The ages of the people who moved into a new house were also quite varied with around a quarter in the 25-44 age group, around a quarter aged over 45 and around a quarter being children.

Table 78: Dyffryn Nantlle Area - Age

Age	Number	%
0-2	2	3.4%
3-11	9	15.5%
12-17	4	6.9%
18-24	7	12.1%
25-44	16	27.6%
45-64	7	12.1%
65-84	8	13.8%
85+	1	1.7%
No response	4	6.9%
Total	58	100.0%

The next table provides a breakdown of the number of people who came to live in a new dwelling in the Dyffryn Nantlle area according to the proportion in each age group.

Table 79: Dyffryn Nantlle Area – Age and areas (moved to Dyffryn Nantlle)

Moved from	0-2	3-11	12-17	18-24	25-44	45-64	65-84	85+	No response	Total
Caernarfon		17%	11%	17%	33%	17%	6%			18
Dyffryn Nantlle	10%	19%	10%	5%	33%	10%	10%		5%	21
Porthmadog		25%			50%			25%		4
Born in the new house		100%								1
Anglesey				33%	33%				33%	3
Conwy				100%						2
England						100%				2
Europe							100%			4
Asia							100%			1
No response									100%	2
										58

Language of the people who moved into the new houses

Of the 58 people, 48 (83%) stated that they could speak Welsh.

The language of the individuals

Table 80: Dyffryn Nantlle Area – Able to speak Welsh

	Able to speak Welsh	%
No response	3	5.2%
No	7	12.1%
Yes	48	82.8%
Total	58	100%

Of those aged 3 and over 82% could speak Welsh. (46/56)

According to the 2011 Census, 78% of those over the age of 3 years living in the Dyffryn Nantlle area were able to speak Welsh.

Table 81: Dyffryn Nantlle Area – Ability to speak Welsh and Age

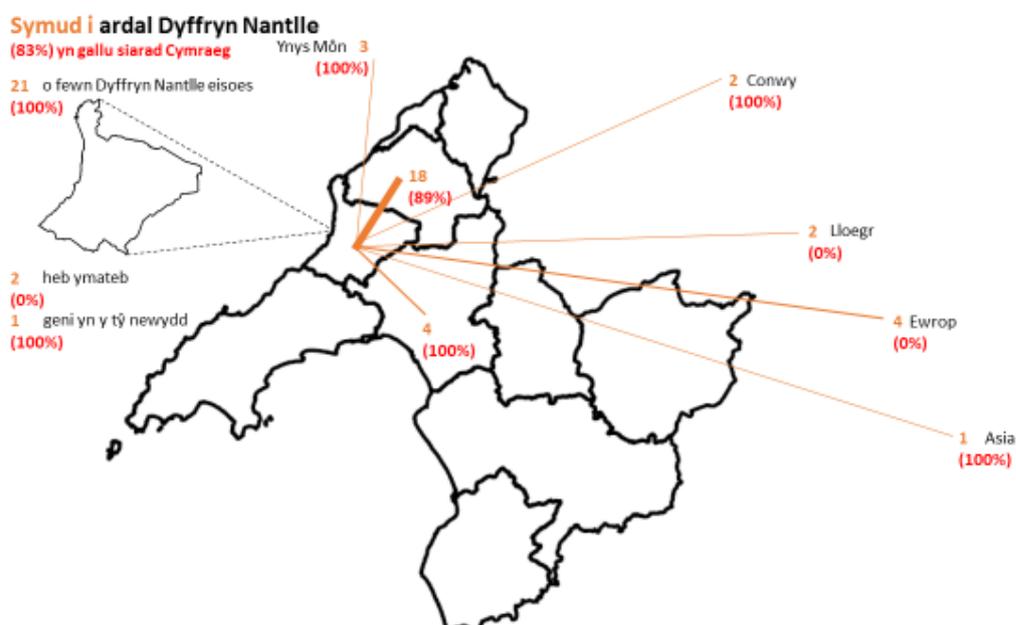
Age	Able to speak Welsh		Not able to speak Welsh		No response	
	Count	Percentage	Count	Percentage	Count	Percentage
0-2	2	100%	0	0%	0	0%
3-11	9	100%	0	0%	0	0%
12-17	4	100%	0	0%	0	0%
18-24	7	100%	0	0%	0	0%
25-44	14	88%	1	6%	1	6%
45-64	5	71%	2	29%	0	0%
65-84	4	50%	4	50%	0	0%
85+	1	100%	0	0%	0	0%
No response	2	50%	0	0%	2	50%
Total	48	83%	7	12%	3	5%

We see that the lowest % of Welsh speakers is in the 65-84 age group and that all in the 0-2, 3-11, 12-17 and 18-24 age groups are able to speak Welsh.

The map below shows the number of individuals who moved to the Dyffryn Nantlle area and the percentage of these who can speak Welsh.

Of those who moved within the Dyffryn Nantlle area 100% (21/21) said that they could speak Welsh.

Figure 16: Dyffryn Nantlle area – moved to the area and able to speak Welsh



Language of the home

For one-person households – we asked what their first language was.

Table 82: Dyffryn Nantlle area – First language (one-person households)

Language	Number of households	%
Welsh	1	33.0%
English	2	67.0%
Total	3	100.0%

For multi person households – we asked which language was spoken most in the household.

Table 83: Dyffryn Nantlle area – Language of the home (multi person households)

Language	Number of households	%
Welsh	14	77.8%
English	4	22.2%
Total	18	100.0%

Households from the two tables above combined

Table 84: Dyffryn Nantlle area – Language of the home / first language (total)

Language	Number of households	%
Welsh	15	71.4%
English	6	28.6%
Total	21	

Reasons for moving to a new house

The main responses to the more ‘open ended’ question which sought to get the “story” of the residents of the new houses in order to ascertain the reasons why they had moved to new properties in the area are set out below.

Why did you move here?

19% of respondents stated that they had moved in order to have their own property, with 14% stating that the fact that they liked the house was their reason for moving, 11% believed that a new house offered value for money/a house of high standard and a further 11% wanted a larger house.

Table 85: Dyffryn Nantlle area – Reasons for moving

Why did you move here?	Number	%
Wanted his/her/their own property	7	19.4%
Liked the house	5	13.9%
High standard / value for money	4	11.1%
Larger property needed	4	11.1%
The suitability of the house to personal needs	3	8.3%
Views / Natural environment / Countryside	3	8.3%
House location	2	5.6%
More parking space/garage needed	2	5.6%
No response	2	5.6%
Smaller property needed	1	2.8%
Did not like where we were living e.g. crime and noise levels	1	2.8%
Change in life circumstances – a fresh start	1	2.8%
This was the property that was available at the time	1	2.8%
	36	

**out of 21 responses (some gave more than one reason)*

Why move to this area?

Of the 21 new houses 5 were where the family (or some family members) were already living within the Dyffryn Nantlle area. 25% were moving in order to be closer to their work location. 21% of respondents noted that they had moved in order to be closer to close friends / family

Table 86: Dyffryn Nantlle area – Why move to this area?

Why move to this area?	Number	%
Work location / closer to work	6	25.0%
One member already living in the area	5	20.8%
To be closer to family / close friends	5	20.8%
No response	4	16.7%
School for the children – standard of teaching / before school and after school clubs	2	8.3%
A suitable place to bring up children	1	4.2%
Somewhere he/she/they could afford	1	4.2%
	24	

**out of 21 responses (some gave more than one reason)*

Why choose a new house?

41% noted the convenience of a new house as a reason – no work on a new house or the new home warranty. 22% reported that they had been able to convert an existing building. A further 11% had been able to obtain a plot for themselves on which to build. 11% noted that the reason for purchase was the location and not the fact that it was a new house.

Table 87: Dyffryn Nantlle area – Why choose a new house?

Why choose a new house?	Number	%
Convenience - No work on a new house / reduced running costs / new home warranty	11	40.7%
Converted building – i.e. not a brand new house	6	22.2%
Managed to acquire a plot to build on	3	11.1%
The main reason was the location, not that it was a new house	3	11.1%
House we could afford	2	7.4%
No response	1	3.7%
The cost of the rent was the reason and not because it was a new house	1	3.7%
	27	

**out of 21 responses (some gave more than one reason)*

Where would you have been likely to have moved to (if at all) if this new house had not been available?

Of those already living within the Dyffryn Nantlle area, half stated that they would have remained in the Dyffryn Nantlle area with 2 thinking they would have moved to the Caernarfon area and 1 that he/she would not have moved.

Table 88: Dyffryn Nantlle Area – Where would you have been likely to have moved to (if at all) if this new house had not been available? (those already living in the Dyffryn Nantlle area)

Those already living in the Dyffryn Nantlle area	Number	%
Somewhere within reasonable distance of the Dyffryn Nantlle area	4	50.0%
Somewhere within reasonable distance of the Caernarfon area	2	25.0%
Would not have moved and would have stayed in the Dyffryn Nantlle area	1	12.5%
No response	1	12.5%
	8	

**out of 8 responses*

Of those who were not living within the Dyffryn Nantlle area, 2 noted that they would have looked for another house within the same area. 2 noted that they would not have moved had the new house not been available. A further 3 would have looked for a new house within Gwynedd, 1 would have moved to Anglesey and another 1 would have moved to somewhere else in North Wales.

Table 89: Dyffryn Nantlle Area – Where would you have been likely to have moved to (if at all) if this new house had not been available? (Those not already living in the Dyffryn Nantlle area)

Those NOT already living in the Dyffryn Nantlle area	Number	%
Would still have moved to the Dyffryn Nantlle area	2	15.4%
Would have moved to the Caernarfon area instead	2	15.4%
Not sure	2	15.4%
No response	2	15.4%
Would have moved to the Bangor area instead	1	7.7%
Would have moved to Anglesey instead	1	7.7%
Would not have moved and would have stayed in the Porthmadog area	1	7.7%
Would not have moved and would have stayed in the Anglesey area	1	7.7%
Somewhere in North Wales	1	7.7%
	13	

*out of 13 responses

Previous connection with the area?

As noted above, in the case of 8 of the respondents, at least one family member already lived in the Dyffryn Nantlle area. A further 3 respondents were already living in nearby areas. 24% noted that they had no previous connection with the area.

Table 90: Dyffryn Nantlle Area – Previous connection with the area

Previous connection with the area?	Number	%
At least one person was already living in the area	8	38.1%
No previous connection	5	23.8%
At least one person was already living in the nearby area	3	14.3%
Have been coming on holiday to the area over the years	1	4.8%
Returning after being away in University/working away	1	4.8%
Close friends / family in the area	1	4.8%
Working in the area	1	4.8%
No response	1	4.8%
	21	

*out of 21 responses

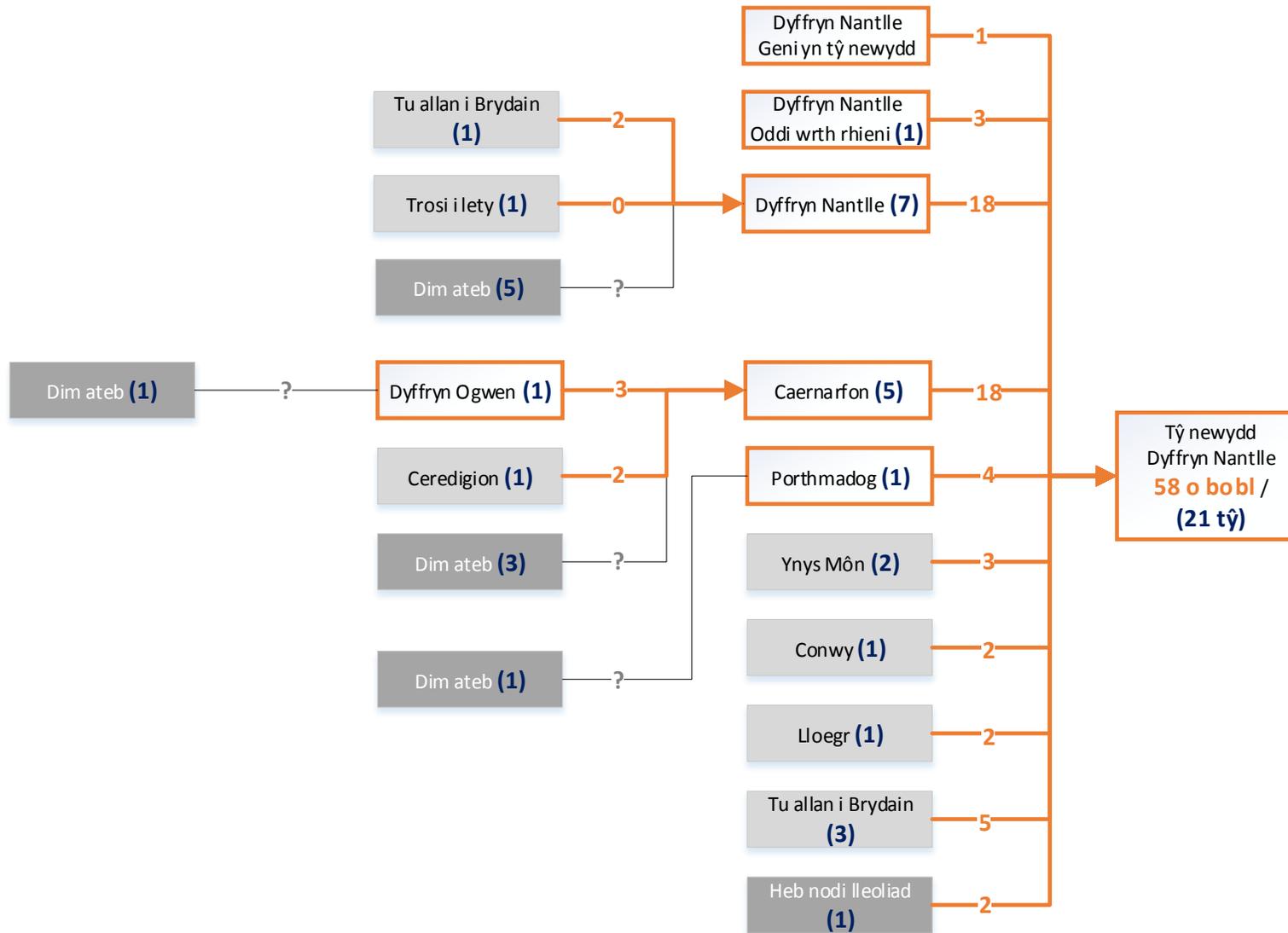
The houses where the residents of the new houses were living before

Where new housing respondents (Stage 1) indicated that they had moved there from somewhere in Gwynedd, we then tried to go to the previous house to track the housing 'chain' back.

The diagram **on the next page** summarises the results, showing, for the cases where we received a response, the areas (in the boxes) where the previous houses of residents were located, and (on the arrows) the number of people who moved from area to area at each stage.

Unfortunately the small number of responses received to these further stages make it difficult to reach any conclusions; where a house in the Dyffryn Nantlle area had become vacant, the residents of those houses had come from outside Britain or the house had been converted into accommodation. Where houses in the Caernarfon area had become vacant due to the residents moving to a new house in Dyffryn Nantlle, the new residents had come from other areas of Gwynedd / Wales. But it would be rash to place a great deal of emphasis on these results due to the fact that they are based on only one or two houses.

Figure 17: Dyffryn Nantlle Area – Stages 2, 3 and 4



Main conclusions about the Dyffryn Nantlle area

- The people who moved into the new houses were quite mixed in terms of age group.
- Two thirds of the residents of the new houses had moved there either from another house within the Dyffryn Nantlle area or from the adjacent Caernarfon area. Otherwise, the areas from which people moved were varied.
- Over 80% of the residents of the new houses spoke Welsh, which is fairly similar to the proportion in the Dyffryn Nantlle area as a whole.
- The reasons for moving to a new house in the area were fairly mixed, with many stating that they wanted “their own place”, “liked the house” or felt that the new house offered value for money / house of a high standard. Almost all of those already living in the area had wanted to have a property in the Dyffryn Nantlle or Caernarfon area, whilst this feeling was not so strong among those who had moved from other areas with a number stating that they would have moved to other areas of Gwynedd or neighbouring counties if the new house had not been available.
- Of those people who moved to the Dyffryn Nantlle area, around a quarter had no previous connection with the area.
- A high proportion (40%) identified a lack of costs / maintenance, and the new home warranty, as a reason for specifically choosing a new house.

8. DYFFRYN OGWEN Area

Dyffryn Ogwen area numbers

In total we had the address of 47 new houses completed in the Dyffryn Ogwen area between 2015 and 2017. We received a response from 19 houses, which is about 40% of the total.

Table 91: Dyffryn Ogwen area – Number of houses surveyed

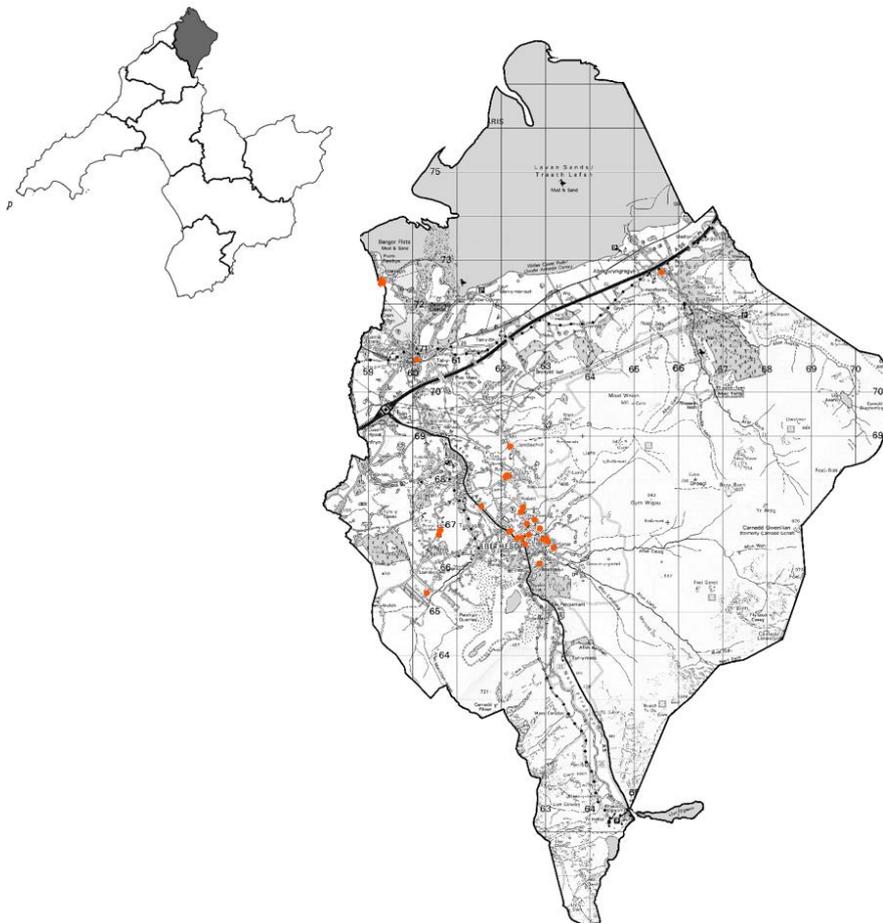
Number	Number reached	Number of respondents	% of those reached who responded
47	47	19	40.4%

These 47 include the development of:-

- 15 new houses at Plas y Coed estate, Porth Penrhyn

The map below of the Dyffryn Ogwen area shows the location of the new housing.

Figure 18: Dyffryn Ogwen Area – Location of new housing



Dyffryn Ogwen area population

The population of the area concerned is **8,436** (mid-year estimates 2017, Office for National Statistics)

New dwellings in the Dyffryn Ogwen area (sample of 19)

Of the 19 new dwellings from which a response was received, nearly 37% were either private rented or rented from a housing association.

Table 92: Dyffryn Ogwen Area – House owner or renting the house

House owner or renting	Number	%
Owner	12	63.2%
Private rented	4	21.1%
Social rented	3	15.8%
Total	19	100.0%

The most common type of new housing we received a response from was a detached house.

Table 93: Dyffryn Ogwen Area – Type of house

Type of house	Number	%
Detached	11	57.9%
Flat or maisonette	1	5.3%
Terrace	2	10.5%
Semi	5	26.3%
Total	19	100.0%

The most common number in the new houses we received a response from was three bedrooms.

Table 94: Dyffryn Ogwen Area - Number of bedrooms

Number of bedrooms	Number	%
2	5	26.3%
3	10	52.6%
4	4	21.1%
Total	19	100.0%

A total of 65 people were living in the 19 houses from which we received a response to the questionnaire; approximately 3.4 people per house.

Table 95: Dyffryn Ogwen Area – Number of people in the house

Number of people in the house	Number of homes	Total number of People
1	2	2
2	2	4
3	3	9
4	10	40
5	2	10
Total	19	65

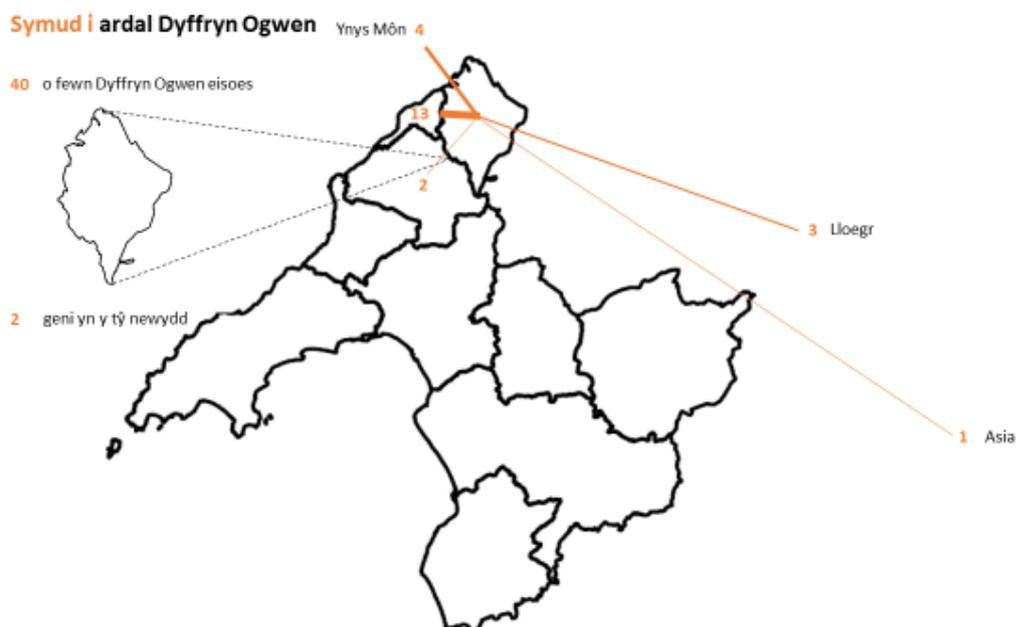
Table 96: Dyffryn Ogwen area – Number of bedrooms for number of people living there

Number of bedrooms↓	Number of people living there→					Total Number of Homes
	1	2	3	4	5	
2		2	1	2		5
3	2		2	5	1	10
4				3	1	4
Total	2	2	3	10	2	19

The people who moved into the new houses

The map below shows where the 65 people who moved to the 19 new dwellings came from.

Figure 19: Dyffryn Ogwen Area – Moving to Dyffryn Ogwen area



A significant proportion (40/65; 62%) of the individuals in the sample had moved to the new house from elsewhere in the Dyffryn Ogwen area. Several (13/65; 20%) had also moved from the nearby area of Bangor.

Otherwise, the areas from which people had moved were quite mixed, with hardly any moving from the rest of Gwynedd and approximately 6% moving from Anglesey.

The vast majority of people who moved into a new house were in the 25-44 age group, along with a significant proportion of children. Among those who responded, no-one over the age of 65 had moved to the Dyffryn Ogwen area.

Table 97: Dyffryn Ogwen Area - Age

Age	Number	%
0-2	9	13.8%
3-11	13	20.0%
12-17	2	3.1%
18-24	7	10.8%
25-44	25	38.5%
45-64	8	12.3%
65-84	0	0.0%
85+	0	0.0%
No response	1	1.5%
Total	65	100.0%

The next table provides a breakdown of the number of people who came to live in a new dwelling in the Dyffryn Ogwen area according to the proportion in each age group.

Table 98: Dyffryn Ogwen Area – Age and areas (moved to Dyffryn Ogwen)

Moved from	0-2	3-11	12-17	18-24	25-44	45-64	65-84	85+	No response	Total
Bangor	15%	8%		31%	31%	15%				13
Caernarfon		50%			50%					2
Dyffryn Ogwen	13%	20%	5%	8%	40%	13%			3%	40
Born in the new house	100%									2
Anglesey		50%			25%	25%				4
England		33%			67%					3
Asia					100%					1
										65

Language of the people who moved into the new houses

Of the 65 people, 56 (86%) stated that they could speak Welsh.

The language of the individuals

Table 99: Dyffryn Ogwen Area – Able to speak Welsh

	Able to speak Welsh	%
No response	1	1.5%
No	8	12.3%
Yes	56	86.2%
Total	65	100%

Of those aged 3 and over 89% could speak Welsh. (50/56)

According to the 2011 Census, 73% of those over the age of 3 years living in the Dyffryn Ogwen area were able to speak Welsh.

Table 100: Dyffryn Ogwen Area – Ability to speak Welsh and Age

Age	Able to speak Welsh		Not able to speak Welsh		No response	
0-2	6	67%	2	22%	1	11%
3-11	13	100%	0	0%	0	0%
12-17	2	100%	0	0%	0	0%
18-24	5	71%	2	29%	0	0%
25-44	23	92%	2	8%	0	0%
45-64	6	75%	2	25%	0	0%
65-84	0	0%	0	0%	0	0%
85+	0	0%	0	0%	0	0%
No response	1	100%	0	0%	0	0%
Total	56	86%	8	12%	1	2%

We see that all in the 3-11 and 12-17 age groups can speak Welsh.

The map below shows the number of individuals who have moved to the Dyffryn Ogwen area and the percentage of these who can speak Welsh.

Of those who have moved within the Dyffryn Ogwen area 98% (39/40) said that they could speak Welsh.

Figure 20: Dyffryn Ogwen area – moved to the area and able to speak Welsh

Symud i ardal Dyffryn Ogwen

(86% yn gallu siarad Cymraeg)

40 o fewn Dyffryn Ogwen eisoes
(98%)

2 geni yn y tŷ newydd
(50%)

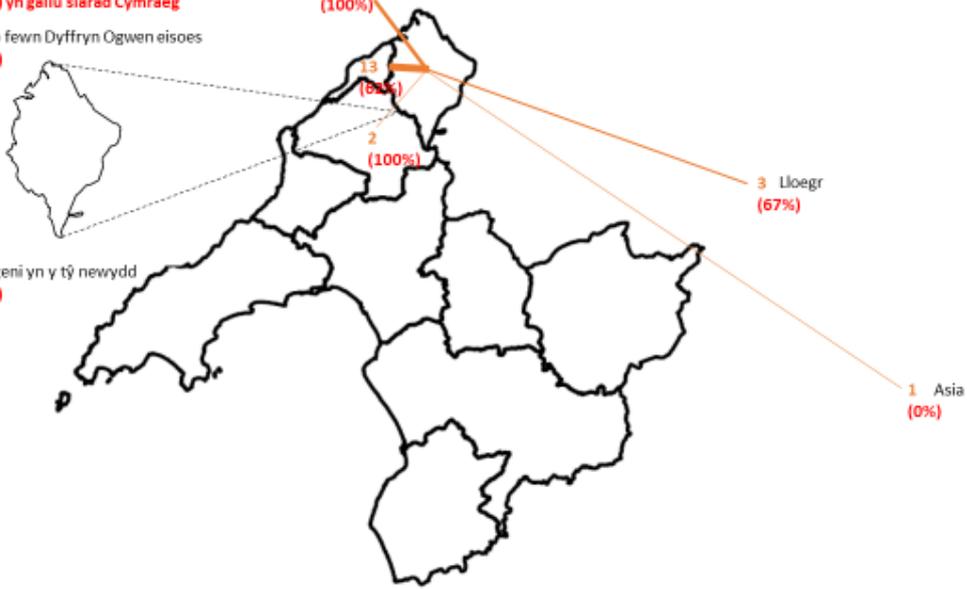
Ynys Môn 4
(100%)

13
(86%)

2
(100%)

3 Lloegr
(67%)

1 Asia
(0%)



Language of the home

For one-person households – we asked what their first language was.

Table 101: Dyffryn Ogwen area – First language (one-person households)

Language	Number of households	%
Welsh	0	0.0%
English	2	100.0%
Total	2	100.0%

For multi person households – we asked which language was spoken most in the household.

Table 102: Dyffryn Ogwen area – Language of the home (~multi person households)

Language	Number of households	%
Other	1	5.9%
Welsh	11	64.7%
English	4	23.5%
No response	1	5.9%
Total	17	100.0%

Households from the two tables above combined

Table 103: Dyffryn Ogwen area – Language of the home / first language (total)

Language	Number of households	%
Other	1	5.3%
Welsh	11	57.9%
English	6	31.5%
No response	1	5.3%
Total	19	100.0%

Reasons for moving to a new house

The main responses to the more ‘open ended’ question which sought to get the “story” of the residents of the new houses in order to ascertain the reasons why they had moved to new properties in the area are set out below.

Why did you move here?

15% of respondents stated that they had moved there due to the location of the house and 15% also indicated that they wanted a larger house.

Table 104: Dyffryn Ogwen area – Reasons for moving

Why did you move here?	Number	%
House location	5	14.7%
Larger property needed	5	14.7%
High standard / value for money	3	8.8%
Wanted his/her/their own property	3	8.8%
Change in life circumstances – a fresh start	3	8.8%
No response	3	8.8%
Knew the person who was renting the house	2	5.9%
More parking space/garage needed	2	5.9%
The suitability of the house to personal needs	2	5.9%
Liked the house	2	5.9%
Views / Natural environment / Countryside	2	5.9%
Affordable rent/prices	1	2.9%
Smaller property needed	1	2.9%
	34	

**out of 19 responses (some gave more than one reason)*

Why move to this area?

Of the 19 new houses 10 were where the family (or some family members) were already living within the Dyffryn Ogwen area. 16% were moving due to the school they had chosen for their children. 12% of respondents noted that they had moved in order to be closer to close friends / family.

Table 105: Dyffryn Ogwen area – Why move to this area?

Why move to this area?	Number	%
One member already living in the area	10	40.0%
School for the children – standard of teaching / before school and after school clubs	4	16.0%
To be closer to family / close friends	3	12.0%
No response	3	12.0%
Somewhere he/she/they could afford	2	8.0%
A suitable place to bring up children	1	4.0%

Used to rent - now able to buy a house	1	4.0%
Work location / closer to work	1	4.0%
	25	

**out of 19 responses (some gave more than one reason)*

Why choose a new house?

30% had been able to obtain a plot for themselves on which to build. 19% noted the convenience of a new house as a reason – no work on a new house or the new home warranty. 19% reported that the reason was that it was a house they could afford.

Table 106: Dyffryn Ogwen area – Why choose a new house?

Why choose a new house?	Number	%
Managed to acquire a plot to build on	8	29.6%
No response	6	22.2%
Convenience - No work on a new house / reduced running costs / new home warranty	5	18.5%
House we could afford	5	18.5%
Converted building – i.e. not a brand-new house	2	7.4%
Obtained from Council / Housing Association	1	3.7%
	27	

**out of 19 responses (some gave more than one reason)*

Where would you have been likely to have moved to (if at all) if this new house had not been available?

Of those already living within the Dyffryn Ogwen area, half stated that they would have remained in the Dyffryn Ogwen area whilst 2 thought they would not have moved. A further 2 thought they would have moved but to other areas within Gwynedd.

Table 107: Dyffryn Ogwen Area – Where would you have been likely to have moved to (if at all) if this new house had not been available? (those already living in the Dyffryn Ogwen area)

Those already living in the Dyffryn Ogwen area	Number	%
Somewhere within reasonable distance of the Dyffryn Ogwen area	6	50.0%
Would not have moved and would have stayed in the Dyffryn Ogwen area	2	16.7%
Somewhere within reasonable distance of the Caernarfon area	1	8.3%
Somewhere within reasonable distance of the Bangor area	1	8.3%
Not sure	1	8.3%
No response	1	8.3%
	12	

**out of 12 responses*

The response from those who moved from outside the Dyffryn Ogwen area was mixed.

Table 108: Dyffryn Ogwen Area – Where would you have been likely to have moved to (if at all) if this new house had not been available? (Those not already living in the Dyffryn Ogwen area)

Those <u>NOT</u> already living in the Dyffryn Ogwen area	Number	%
Would still have moved to the Dyffryn Ogwen area	1	14.3%
Would have moved to the Bangor area instead	1	14.3%
Would have moved to Llandudno instead	1	14.3%
Would not have moved and would have stayed in the Bangor area	1	14.3%
Would not have moved and would have stayed in the Anglesey area	1	14.3%
Not sure	1	14.3%
No response	1	14.3%
	7	

**out of 7 responses*

Previous connection with the area?

As noted above, in the case of 12 of the respondents, at least one family member already lived in the Dyffryn Ogwen area. A further 5 respondents were already living in nearby areas.

Table 109: Dyffryn Ogwen Area – Previous connection with the area

Previous connection with the area?	Number	%
At least one person was already living in the area	12	63.2%
At least one person was already living in the nearby area	5	26.3%
Born in Gwynedd, but have always lived in England	1	5.3%
Close friends / family in the area	1	5.3%
	19	

**out of 19 responses*

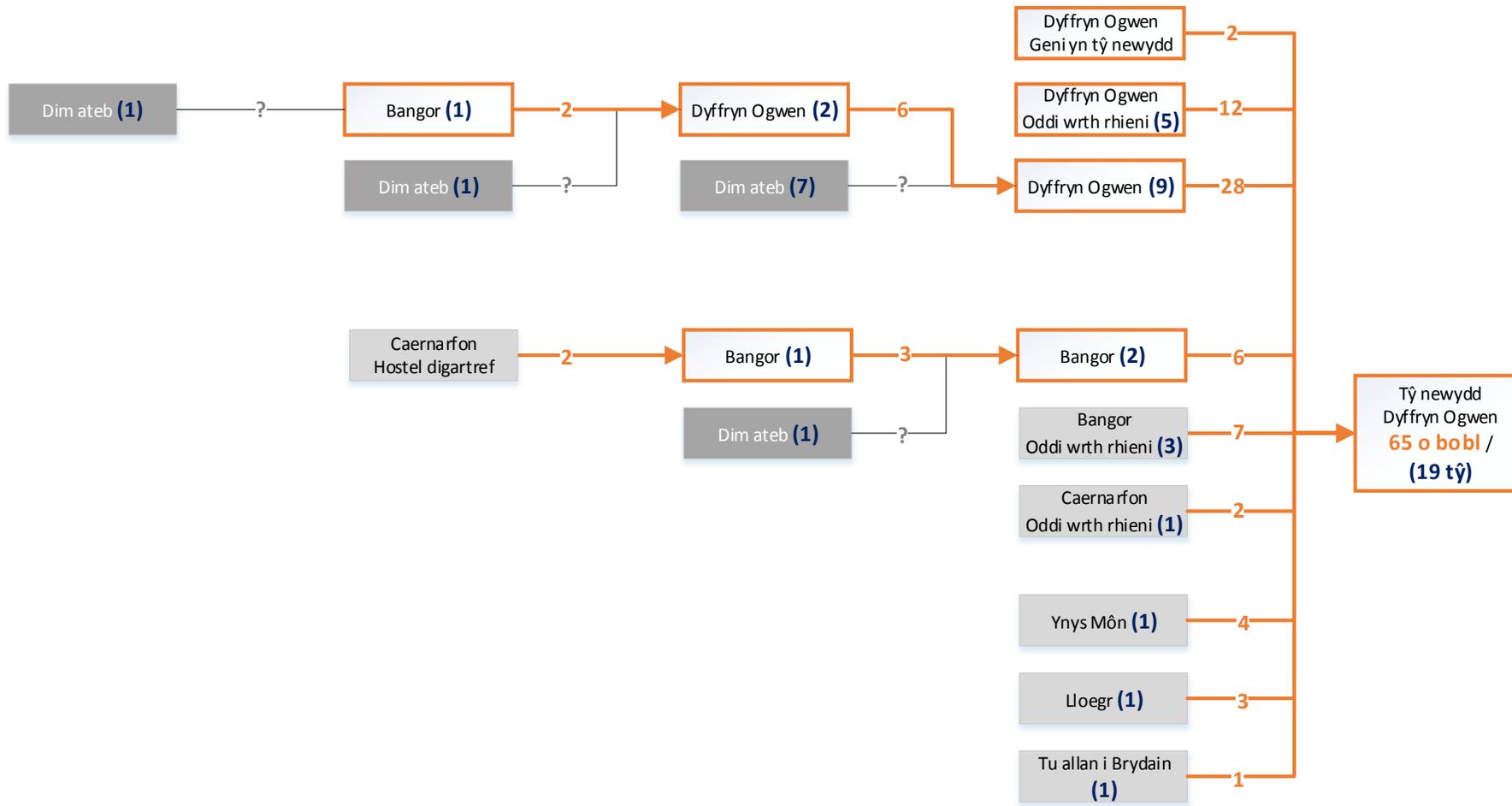
The houses where the residents of the new houses were living before

Where new housing respondents (Stage 1) indicated that they had moved there from somewhere in Gwynedd, we then tried to go to the previous house to track the housing 'chain' back.

The diagram **on the next page** summarises the results, showing, for the cases where we received a response, the areas (in the boxes) where the previous houses of residents were located, and (on the arrows) the number of people who moved from area to area at each stage.

Unfortunately, due to the small number of responses for these further stages, it is difficult to reach any conclusions, but there is a suggestion here that the movements further back in the 'chain' tend to be within the same local area or within surrounding areas. For example, where houses had become empty because the residents had moved to a new house in Dyffryn Ogwen, those houses had in turn been bought / rented by other people from Dyffryn Ogwen.

Figure 21: Dyffryn Ogwen Area – Stages 2, 3 and 4



Main conclusions about the Dyffryn Ogwen area

- Those people who moved into the new houses tended to be quite young: nearly 40% aged 25-44 and around 35% were children.
- Over 60% of the residents of the new houses had moved there from another property in Dyffryn Ogwen and a further 20% had moved from the adjacent area of Bangor. Otherwise, the areas from which people moved were varied.
- Approximately 90% of the residents of the new houses spoke Welsh, which is higher than the proportion in the Dyffryn Ogwen area as a whole.
- The reasons for moving to a new house in the area were fairly mixed, with many stating that they “liked the location of the house” or that they needed a larger property. The standard of schools / after school clubs in the area was also a reason given by many people.
- Half of those already living in the area indicated that they would have moved elsewhere in Dyffryn Ogwen had the new property not been available, while a further 17% indicated that they would not have moved at all. This feeling was not so strong among those who had moved from other areas with the majority stating that they would have moved to other areas of Gwynedd or neighbouring counties if the new house had not been available.
- All households had some previous connection with the area, whether they were already living in the area, living in a nearby area, returning to the area or that they had family living there.
- 30% of respondents had noted that the reason they chose a new house specifically was that sites were available to build on.

9. Ffestiniog Area

Ffestiniog area numbers

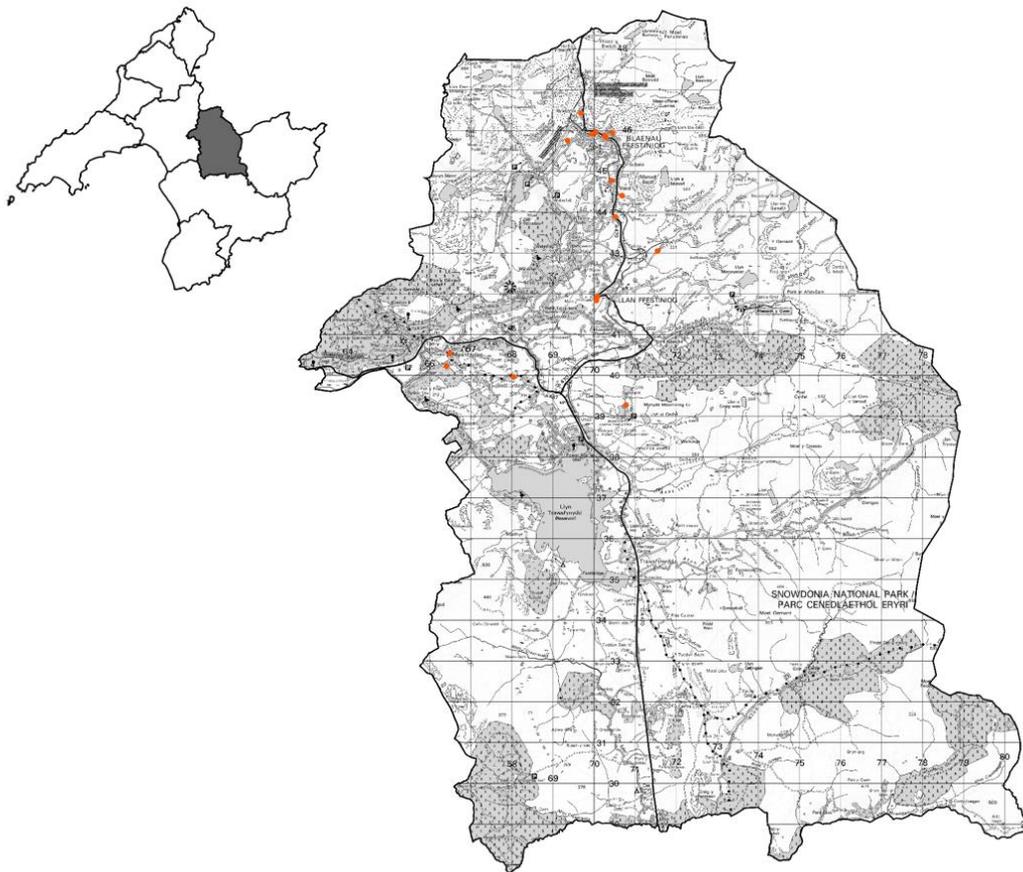
In total we had the address of 21 new houses completed in the Ffestiniog area between 2012 and 2017. We received a response from 4 houses, which is about 19% of the total.

Table 110: Ffestiniog area – Number of houses surveyed

Number	Number reached	Number of respondents	% of those reached who responded
21	21	4	19.0%

The map below of the Ffestiniog area shows the location of the new housing.

Figure 22: Ffestiniog area – New housing location



Population of Ffestiniog area

The population of the area concerned is **6,487** (mid-year estimates 2017, Office for National Statistics)

New dwellings in the Ffestiniog area (sample of 4)

The 4 houses concerned were detached houses and they were all owned by the relevant occupants.

Table 111: Ffestiniog Area – House owner or renting the house

House owner or renting	Number	%
Owner	4	100.0%
Total	4	100.0%

Type of house	Number	%
Detached	4	100.0%
Total	4	100.0%

Table 112: Ffestiniog area – Number of bedrooms

Number of bedrooms	Number	%
3	3	75.0%
4	1	25.0%
Total	4	100.0%

Of the 4 houses from which we received a response to the questionnaire, a total of 11 people were living in them; approximately 2.8 persons per house.

Table 113: Ffestiniog Area – Number of people in the house

Number of people in the house	Number of homes	Total number of People
2	2	4
3	1	3
4	1	4
Total	4	11

Table 114: Ffestiniog area – Number of bedrooms for number of people living there

Number of bedrooms↓	Number of people living there→			Total Number of Homes
	2	3	4	
3	1	1	1	3
4	1			1
Total	2	1	1	4

The people who moved into the new houses

The map below shows where the 11 people who moved to the 4 new dwellings came from.

Figure 23: Ffestiniog area – Moving to the Ffestiniog area



Virtually all the individuals in the sample had moved to the new house from another property in the Ffestiniog area itself.

A substantial proportion of those who had moved into a new house were in the 45-64 age group. No-one over 65 within our sample had moved to the Ffestiniog area.

Table 115: Ffestiniog Area - Age

Age	Number	%
0-2	0	0.0%
3-11	1	9.1%
12-17	1	9.1%
18-24	1	9.1%
25-44	3	27.3%
45-64	5	45.5%
65-84	0	0.0%
85+	0	0.0%
No response	0	0.0%
Total	11	100.0%

The next table provides a breakdown of the number of people who came to live in a new dwelling in the Ffestiniog area according to the proportion in each age group.

Table 116: Ffestiniog area – Age and areas (moved to Ffestiniog area)

Moved from	0-2	3-11	12-17	18-24	25-44	45-64	65-84	85+	No response	Total
Ffestiniog			11%	11%	22%	56%				9
Born in the new house		100%								1
Europe					100%					1
										11

Language of the people who moved into the new houses

Of the 11 people, 9 (82%) stated that they could speak Welsh.

The language of the individuals

Table 117: Ffestiniog Area – Able to speak Welsh

	Able to speak Welsh	%
No	2	18.2%
Yes	9	81.8%
Total	11	100%

No-one under the age of 3 had moved to the Ffestiniog area.

According to the 2011 Census, 77% of those over the age of 3 in the Ffestiniog area were able to speak Welsh.

Table 118: Ffestiniog Area – Ability to speak Welsh and age

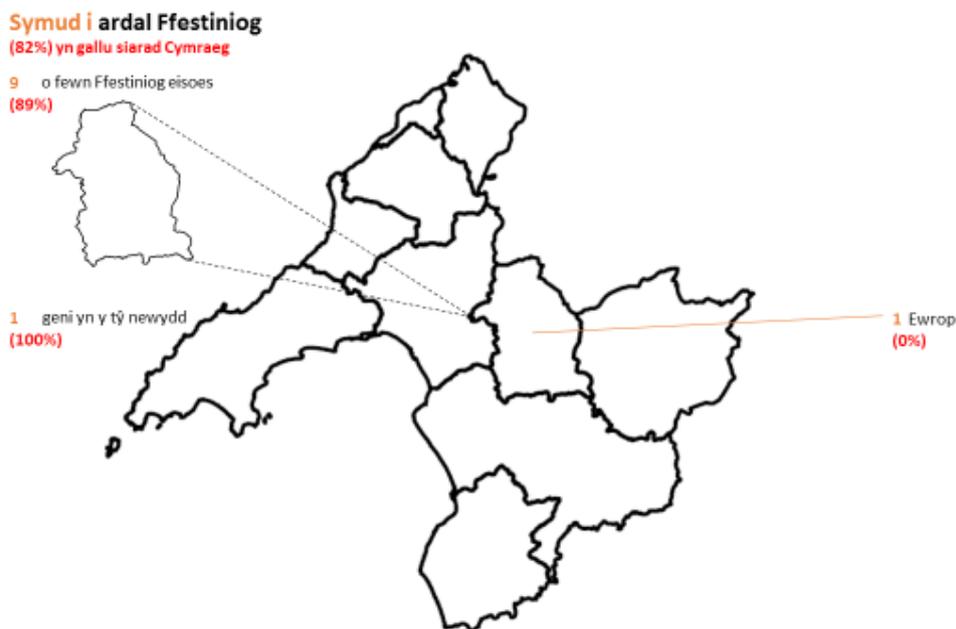
Age	Able to speak Welsh		Not able to speak Welsh	
	Count	%	Count	%
0-2	0	0%	0	0%
3-11	1	100%	0	0%
12-17	1	100%	0	0%
18-24	1	100%	0	0%
25-44	2	67%	1	33%
45-64	4	80%	1	20%
65-84	0	0%	0	0%
85+	0	0%	0	0%
No response	0	0%	0	0%
Total	9	82%	2	18%

We see that all in the 3-11, 12-17 and 18-24 age groups can speak Welsh.

The map below shows the number of individuals who have moved to the Ffestiniog area and the percentage of these who can speak Welsh.

Of those who have moved within the Ffestiniog area 89% (8/9) said that they could speak Welsh.

Figure 24: Ffestiniog area – moving to the area and ability to speak Welsh



Language of the home

Participants were asked which language was spoken most in the household (as there were no one-person households in the sample a different question was not required).

Table 119: Ffestiniog area – Language of the home

Language	Number of homes	%
Other	1	25.0%
Welsh	3	75.0%
Total	4	100.0%

Reasons for moving to a new house

The main responses to the more 'open ended' question which sought to get the "story" of the residents of the new houses to ascertain the reasons why they had moved to new properties in the area are set out below.

Why did you move here?

50% of respondents stated that they moved because they wanted a larger house.

Table 120: Ffestiniog Area – Reasons for moving

Why did you move here?	Number	%
Needed a larger house	2	50.0%
House location	1	25.0%
This house was available at the time	1	25.0%
	4	

*out of 4 responses

Why move to this area?

Everyone already lived within the area.

Table 121: Ffestiniog Area – Why move to this area?

Why move to this area?	Number	%
One member already living in the area	4	100.0%
	4	

*out of 4 responses

Why choose a new house?

50% had indicated that they had been able to obtain a plot of land for themselves on which to build.

Table 122: Ffestiniog area – Why choose a new house

Why choose a new house?	Number	%
Managed to get a plot to build on	2	50.0%
Converted building – i.e. not a brand-new house	1	25.0%
The reason was the location, not that it was a new house	1	25.0%
	4	

*out of 4 responses

Where would you have been likely to have moved to (if at all) if this new house had not been available?

Everyone already lived within the Ffestiniog area.

Table 123: Ffestiniog Area – Where would you have been likely to have moved to (if at all) if this new house had not been available? (those already living in the Ffestiniog area)

Those already living in the Ffestiniog area	Number	%
Somewhere within reasonable distance of the Ffestiniog area	4	100.0%
	4	

*out of 4 responses

Previous connection with the area?

Everyone already lived within the Ffestiniog area.

Table 124: Ffestiniog Area – Previous connection with the area

Previous connection with the area?	Number	%
At least one person already living in the area	4	100.0%
	4	

*out of 4 responses

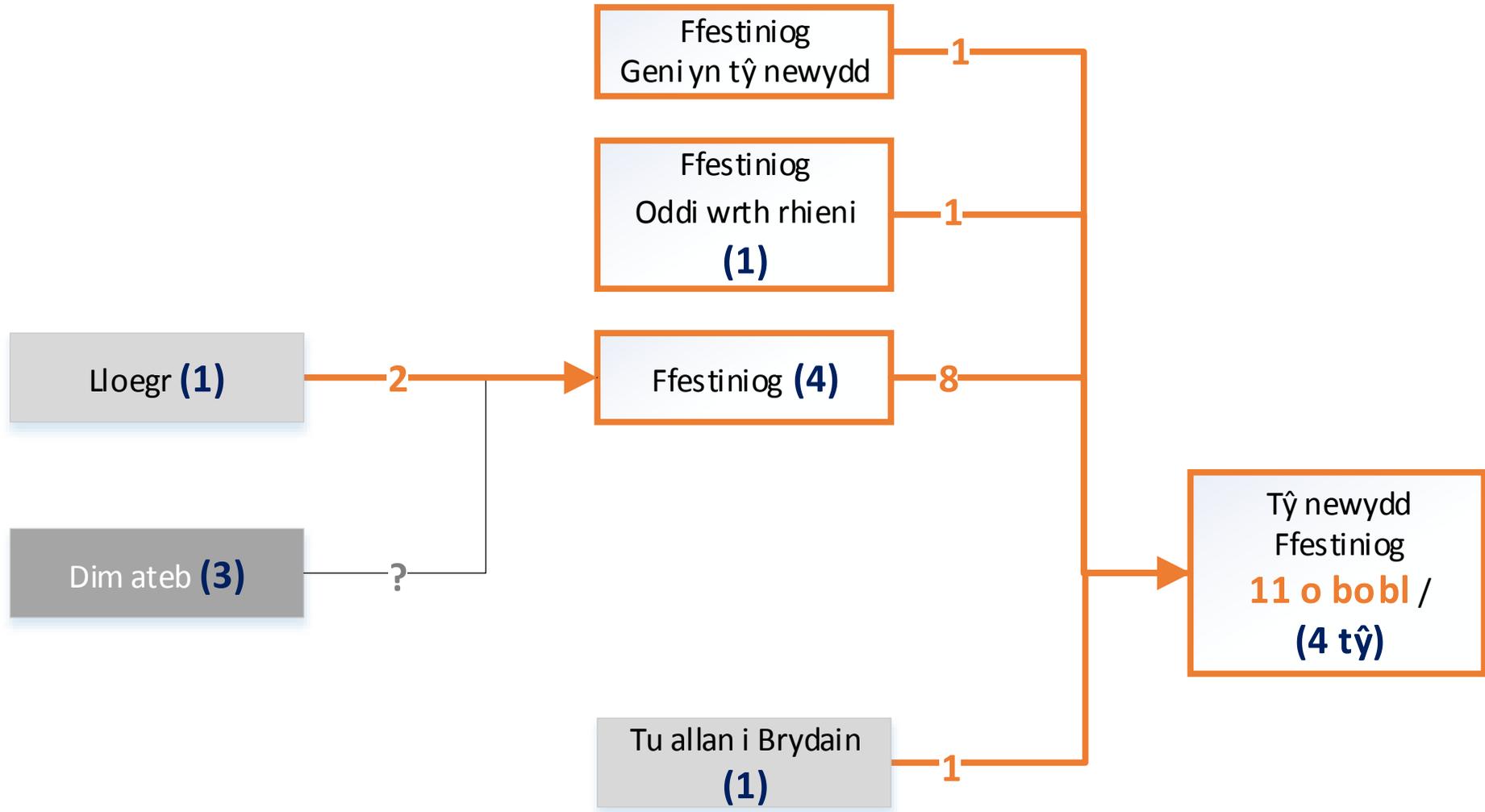
The houses where the residents of the new houses were living before

Where new housing respondents (Stage 1) indicated that they had moved there from somewhere in Gwynedd, we then tried to go to the previous house to track the housing ‘chain’ back.

The diagram **on the next page** summarises the outcomes, showing, for the cases where we received a response, the areas (in the boxes) where the previous houses of residents were located, and (on the arrows) the number of people who moved from area to area at each stage.

Unfortunately, the very small number of responses received for these further stages make it difficult to draw any conclusions. In the one case where we managed to track the ‘chain’ back the house that became vacant in the Ffestiniog area (because the former residents moved to a new house) had been bought / rented by people from England, but it would be rash to assume that this was representative of the overall pattern.

Figure 25: Ffestiniog Area – Stage 2



Main conclusions about the Ffestiniog area

- Nearly half the people who moved into the new houses were aged between 45 and 64; there was no-one over the age of 65 in the sample.
- Nearly all residents of the new houses had moved there from another property in the Ffestiniog area.
- Over 80% of new housing residents spoke Welsh, which is slightly higher than the proportion in the Ffestiniog area as a whole.
- Half the respondents indicated that they had moved house because they needed a larger property. All respondents had wanted to remain in the Ffestiniog area.
- Half the respondents noted that the fact that sites were available for building on was the reason why they chose a new house specifically.

10. LLŶN area

Llyn area numbers

In total we had the addresses of 119 new houses completed in the Llŷn area between 2015 and 2017. We received a response from 28 houses, which is about 26% of those reached.

Table 125: Llŷn area – Number of houses surveyed

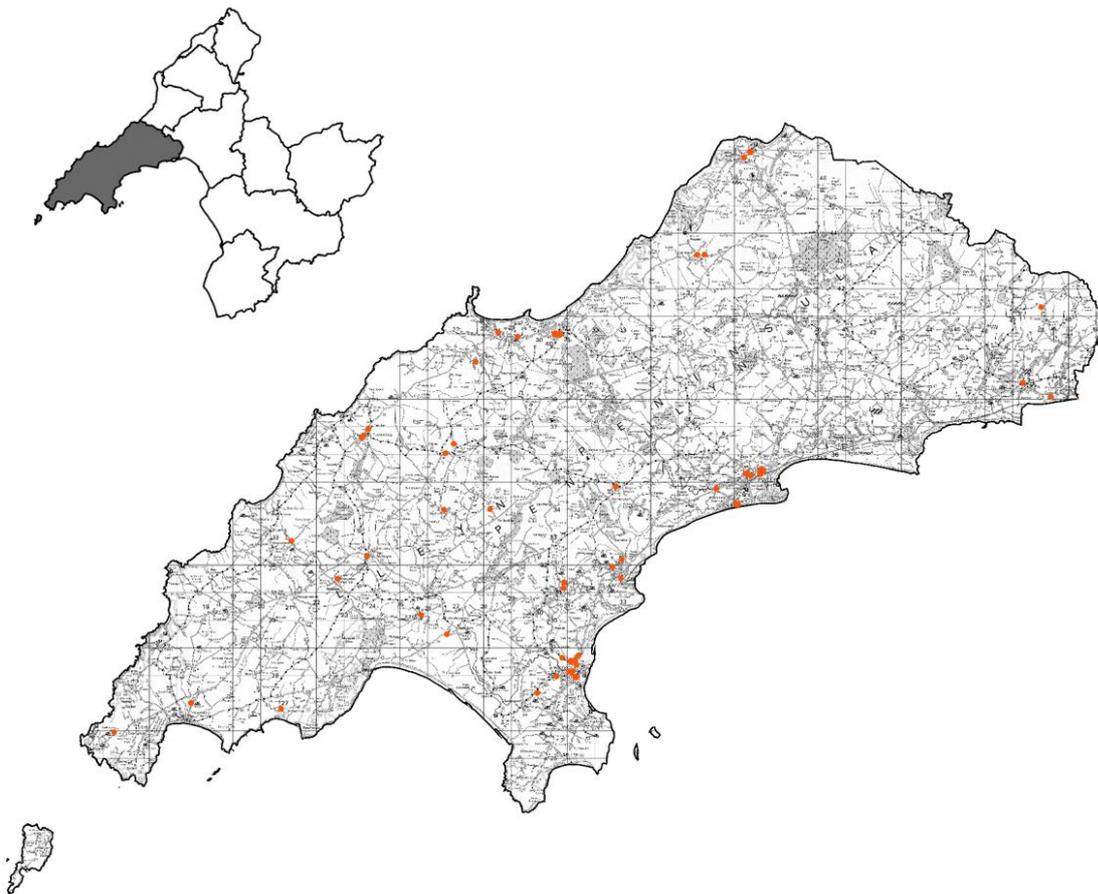
Number	Number reached	Number of responses received	% of those reached who responded
119	109	28	25.7%

These 119 include the development of:-

- 25 new houses at Awel y Môr estate, Pwllheli
- 9 new houses at Tai Dyffryn estate, Abersoch
- 9 new houses at Hafan yr Harbwr estate, Abersoch
- 7 new houses at Tir Tywod estate, Pwllheli

The map below of the Llŷn area shows the location of the new houses.

Figure 26: Llŷn area – Location of new housing



Population of Llyn area

The population of the area concerned is **19,358** (mid-year estimates 2017, Office for National Statistics)

New dwellings in the Llyn area (sample of 28)

Of the 28 new dwellings from which we received a response, 25% were either privately rented or rented from a housing association.

Table 126: Llyn Area – House owner or renting

House owner or renting	Number	%
Owner	21	75.0%
Private rented	1	3.6%
Social rented	6	21.4%
Total	28	100.0%

The most common type of new house we received a response from was a detached house.

Table 127: Llyn area – House type

Type of house	Number	%
Bungalow	2	7.1%
Semi	6	21.4%
Terrace	4	14.3%
Detached	15	53.6%
Flat or maisonette	1	3.6%
Total	28	100.0%

Table 128: Llyn area – Number of bedrooms

Number of bedrooms	Number	%
2	9	32.1%
3	9	32.1%
4	7	25.0%
5	2	7.1%
7	1	3.6%
Total	28	100.0%

In the 28 houses from which we received a response to the questionnaire, a total of 77 people were living in them; around 2.8 people per house.

Table 129: Llŷn Area – Number of people in the house

Number of people in the house	Number of homes	Total number of People
1	2	2
2	12	24
3	6	18
4	7	28
5	1	5
Total	28	77

Table 130: Llŷn area – Number of bedrooms for number of people living there

Number of bedrooms↓	Number of people living there→					Total Number of Homes
	1	2	3	4	5	
2		5	2	2		9
3	1	3	2	3		9
4	1	2	1	2	1	7
5		1	1			2
7		1				1
Total	2	12	6	7	1	28

The people who moved into the new houses

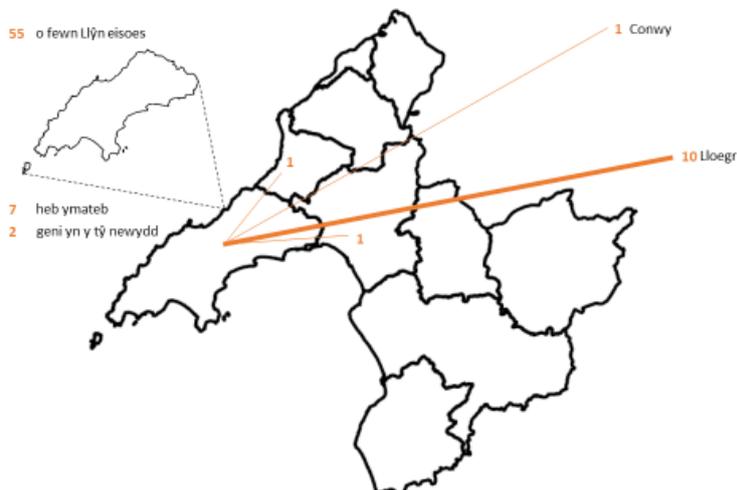
The map below shows where the 77 people who moved to the 28 new dwellings came from.

Figure 27: Llŷn area – Moving to the Llŷn area

Symud i ardal Llŷn

55 o fewn Llŷn eisoes

7 heb ymateb
2 geni yn y tŷ newydd



The vast majority (55/77; 71%) of the individuals in the sample have moved to the new house from elsewhere in the Llŷn area. A proportion (10/77; 13%) of individuals had moved there from England. Very few had moved there from other areas.

The age group of those who had moved was fairly mixed but the majority were either in the 25-44 age group or 45-64 years old.

Table 131: Llŷn area - Age

Age	Number	%
0-2	4	5.2%
3-11	13	16.9%
12-17	3	3.9%
18-24	2	2.6%
25-44	21	27.3%
45-64	20	26.0%
65-84	14	18.2%
85+	0	0.0%
No response	0	0.0%
Total	77	100.0%

The next table provides a breakdown of the number of people who came to live in a new dwelling in the Llŷn area according to the proportion in each age group.

Table 132: Llŷn area – Age and areas (moved to Llŷn area)

Moved from	0-2	3-11	12-17	18-24	25-44	45-64	65-84	85+	No response	Total
Dyffryn Nantlle						100%				1
Llŷn	2%	24%	4%	2%	31%	18%	20%			55
Porthmadog					100%					1
Born in the new house	100%									2
Conwy					100%					1
England	10%				20%	60%	10%			10
No response			14%	14%		43%	29%			7
										77

Language of the people who moved into the new houses

Of the 77 people, 52 (68%) stated that they could speak Welsh.

The language of the individuals

Table 133: Llŷn Area – Able to speak Welsh

	Able to speak Welsh	%
No	25	32.5%
Yes	52	67.5%
Total	77	100%

Of those aged 3 and over, 66% could speak Welsh. (48/73)

According to the 2011 Census, 73% of those over the age of 3 in the Llŷn area could speak Welsh.

Table 134: Llŷn Area – Ability to speak Welsh and age

Age	Able to speak Welsh		Not able to speak Welsh	
0-2	4	100%	0	0%
3-11	13	100%	0	0%
12-17	2	67%	1	33%
18-24	0	0%	2	100%
25-44	17	81%	4	19%
45-64	10	50%	10	50%
65-84	6	43%	8	57%
85+	0	0%	0	0%
No response	0	0%	0	0%
Total	52	68%	25	32%

We see that the lowest % of Welsh speakers is in the 65-84 age group and that all in the 0-2 and 3-11 age groups are able to speak Welsh.

The map below shows the number of individuals who have moved to the Llŷn area and the percentage of these who can speak Welsh.

Of those who have moved within the Llŷn area 80% (44/55) said that they could speak Welsh.

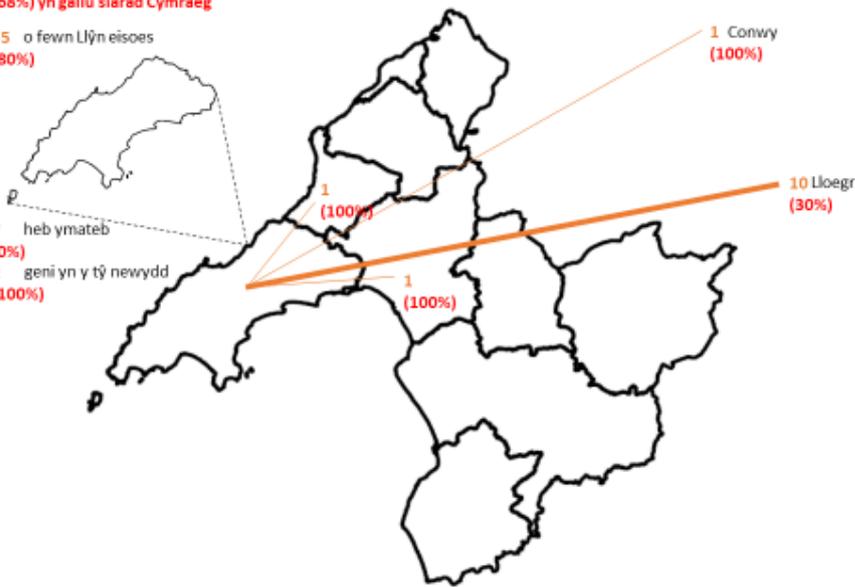
Figure 28: Llŷn area – moving to the area and ability to speak Welsh

Symud i ardal Llŷn
(68%) yn gallu siarad Cymraeg

55 o fewn Llŷn eisoes
(80%)

7 heb ymateb
(0%)

2 geni yn y tŷ newydd
(100%)



Language of the home

In the case of one person households – they were asked to state their first language.

Table 135: Llŷn area – First language (one-person households)

Language	Number of households	%
Welsh	1	50.0%
English	1	50.0%
Total	2	100.0%

In the case of multi person households – we asked which language was spoken most in the household.

Table 136: Llŷn area – Language of the home (multi person households)

Language	Number of households	%
Other	1	3.8%
Welsh	13	50.0%
English	12	46.2%
Total	26	100.0%

Households from the two tables above combined

Table 137: Llŷn area – Language of the home / first language (total)

Language	Number of households	%
Other	1	3.6%
Welsh	14	50.0%
English	13	46.4%
Total	28	100.0%

Reasons for moving to a new house

The main responses to the more ‘open ended’ question which sought to get the “story” of the residents of the new houses to ascertain the reasons why they had moved to new properties in the area are set out below.

Why did you move here?

21% noted that the location was the reason for moving to the Llŷn area. 15% noted that they needed smaller properties, 9% decided to move due to the suitability of a new house to personal needs – a bungalow was required,

Table 138: Llŷn Area – Reasons for moving

Why did you move here?	Number	%
House location	7	20.6%
Needed a smaller property	5	14.7%
No response	5	14.7%
The suitability of the house to personal needs	3	8.8%
High standard / value for money	3	8.8%
Change in life circumstances – a fresh start	2	5.9%
This was the property that was available at the time	2	5.9%
Wanted his/her/their own property	1	2.9%
Affordable rent/prices	1	2.9%
Needed more parking space/garage	1	2.9%
Larger property needed	1	2.9%
Forced out of our previous house	1	2.9%
Views / Natural environment / Countryside	1	2.9%
For our retirement	1	2.9%
	34	

**out of 28 responses (some gave more than one reason)*

Why move to this area?

Of the 28 new houses there were 15 where the family (or some members of the family) were already living within the Llŷn area. 13% had moved to be closer to family / close friends.

Table 139: Llŷn Area – Why move to this area?

Why move to this area?	Number	%
One member already living in the area	15	48.4%
To be closer to family / close friends	4	12.9%
No response	4	12.9%
Work location / closer to work	3	9.7%
For a quieter life / less populated area / a nicer life	3	9.7%
Facilities / links in the area	1	3.2%
Somewhere he/she/they could afford	1	3.2%
	31	

**out of 28 responses (some gave more than one reason)*

Why choose a new house?

29% of respondents did not answer this question. 19% noted that this was because of the convenience of a new house – the reason was not work or the new home warranty. 16% reported that they were placed there by the Council/Housing Association. 13% had been able to obtain a plot of land for themselves on which to build.

Table 140: Llŷn area – Why choose a new house

Why choose a new house?	Number	%
No response	9	29.0%
Convenience - No work on a new house / reduced running costs / new home warranty	6	19.4%
Obtained from Council / Housing Association	5	16.1%
Managed to get a plot to build on	4	12.9%
A house we could afford	3	9.7%
Converted building – i.e. not a brand-new house	2	6.5%
The main reason was the location, not that it was a new house	2	6.5%
	31	

**out of 28 responses (some gave more than one reason)*

Where would you have been likely to have moved to (if at all) if this new house had not been available?

Of those who already lived within the Llŷn area 56% of them did not respond. 39% of them would probably have stayed in the Llŷn area.

Table 141: Llŷn Area – Where would you have been likely to have moved to (if at all) if this new house had not been available? (those already living in the Llŷn area)

Those already living in the Llŷn area	Number	%
No response	10	55.6%
Somewhere in the Llŷn area	7	38.9%
Not sure	1	5.6%
	18	

**out of 18 responses*

Of those who had moved from other areas, 2 households would still have moved to the Llŷn area and 1 household thought they would have stayed in England.

Table 142: Llŷn Area – Where would you have been likely to have moved to (if at all) if this new house had not been available? (those not already living in the Llŷn area)

Those NOT already living in the Llŷn area	Number	%
No response	6	60.0%
Would still have moved to the Llŷn area	2	20.0%
Would not have moved and would have stayed in England	1	10.0%
Not sure	1	10.0%
	10	

**out of 10 responses*

Previous connection with the area?

As noted above, in the case of 18 of the respondents, at least one member of the family was already living in the Llŷn area. 7% had been holidaying in the area over the years.

Table 143: Llŷn Area – Previous connection with the area

Previous connection with the area?	Number	%
At least one person already living in the area	18	64.3%
No response	3	10.7%
Have been coming on holiday to the area over the years	2	7.1%
At least one person was already living in a nearby area	1	3.6%
Born in Gwynedd, but have always lived in England	1	3.6%
Returning after being away in University/working away	1	3.6%
Close friends / family in the area	1	3.6%
No previous connection	1	3.6%
	28	

**out of 28 responses*

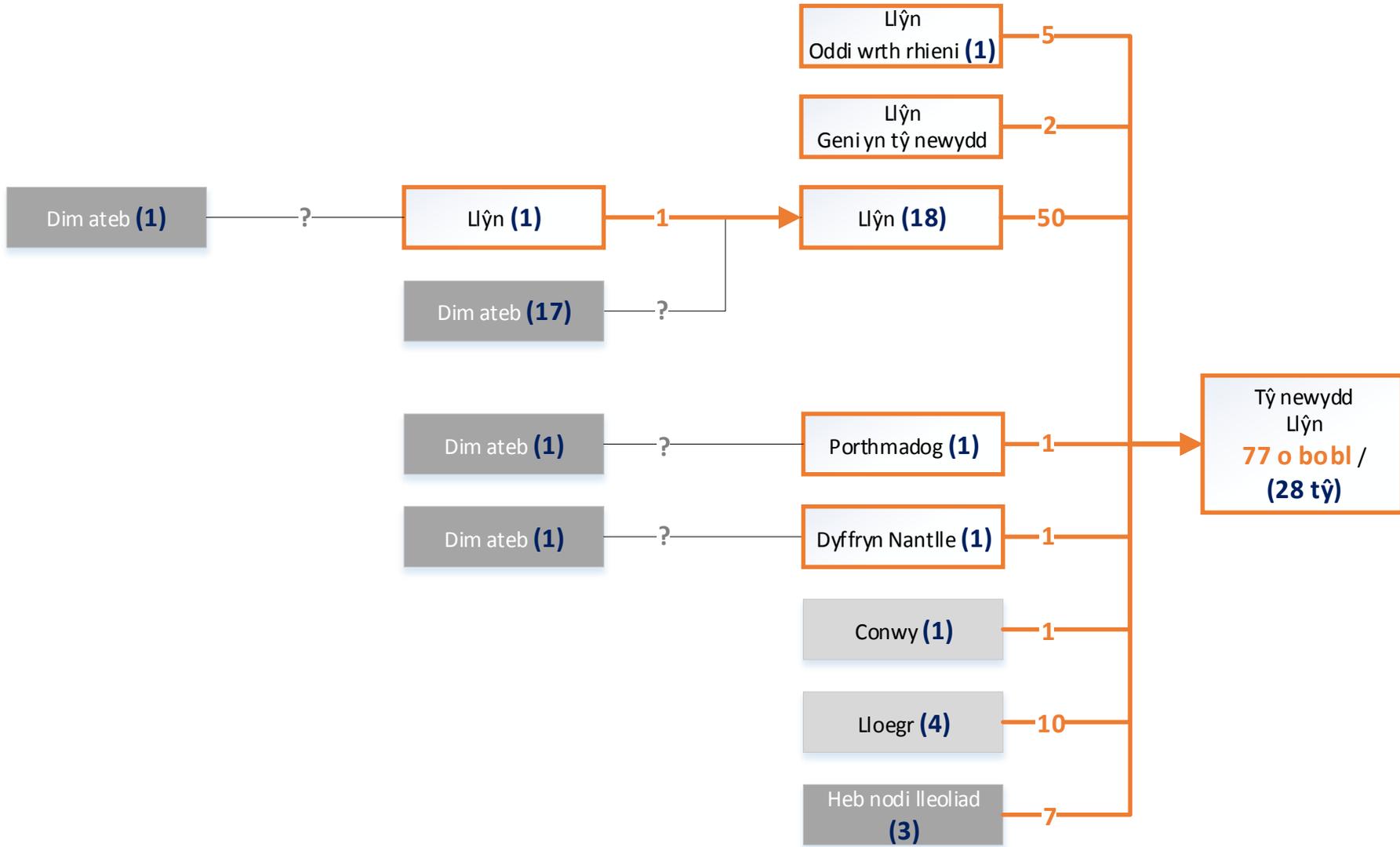
The houses where the residents of the new houses were living before

Where new housing respondents (Stage 1) indicated that they had moved there from somewhere in Gwynedd, we then tried to go to the previous house to track the housing 'chain' back.

The diagram **on the next page** summarises the outcomes, showing, for the cases where we received a response, the areas (in the boxes) where the previous houses of residents were located, and (on the arrows) the number of people who moved from area to area at each stage.

Unfortunately, due to the small number of responses for these further stages, it is difficult to draw any conclusions, but there is a suggestion here that the moves further back in the 'chain' remain within the Llŷn area. That is, where a house had become vacant in Llŷn because the residents had moved to one of the new houses in Llŷn, that house had in turn been bought / rented from other people who lived in the Llŷn area before. But it would be rash to assume that this pattern (based on a response from one house) is always repeated.

Figure 29: Llŷn Area – Stages 2 and 3



Main conclusions about the Llŷn area

- Unfortunately, the response rate in Llŷn was amongst the lowest of the areas; the researchers reported that there were a number of households with no-one at home when they called.
- The age profile of the people moving into the new houses was quite mixed, but generally tended to be 'older' than other areas with around 45% aged over 45.
- Over 70% of the residents of the new houses had moved there from another property in Llŷn and a further 13% had moved there from England. Not many had moved there from the rest of Gwynedd.
- About 68% of the residents of the new houses spoke Welsh, which is slightly lower than the proportion in the Llŷn area as a whole.
- 80% of those who were living in Llŷn previously and moved to a new house could speak Welsh. 30% (4/28) of those who moved from England could speak Welsh.
- The most frequently cited reason for moving to a new house in the area was the location. A number of other personal / family reasons were mentioned including the need for a bungalow, a smaller property, and a "new start". 'Not many were able to answer what would have happened if the new house had not been available, but most respondents noted a desire to stay / move to the Llŷn area specifically.
- Of the respondents who had moved to the Llŷn area from other areas, some noted that they had been coming to the area on holiday over the years.
- The main reasons given for choosing a new house specifically were convenience (no work / maintenance costs), getting the house from the Council / housing association, and having a plot of land on which to build.

11. PENLLYN Area

Penllyn area numbers

We had the address of 23 new houses in total which were completed in the Penllyn area between 2012 and 2017. We received a response from 8 houses, which is about 44% of those reached.

Table 144: Penllyn area – Number of houses surveyed

Number	Number reached	Number of responses received	% of those reached who responded
23	18	8	44.4%

These 23 include the development of:-

- 6 new houses at the Rhesdai'r Berllan estate, Y Bala

The map below of the Penllyn area shows the location of the new houses.

Figure 30: Penllyn area – Location of new housing



Population of the Penllyn area

The population of the area concerned is **4,586** (mid-year estimates 2017, Office for National Statistics)

New dwellings in the Penllyn area (sample of 8)

Of the 8 new dwellings from which we received a response, 13% were private rented.

Table 145: Penllyn Area – House owner or renting the house

House owner or renting	Number	%
Owner	7	87.5%
Private rented	1	12.5%
Total	8	100.0%

The most common type of new house we received a response from was a terraced house.

Table 146: Penllyn Area – Type of house

Type of house	Number	%
Bungalow	1	12.5%
Semi	2	25.0%
Terrace	3	37.5%
Detached	2	25.0%
Total	8	100.0%

Table 147: Penllyn Area – Number of bedrooms

Number of bedrooms	Number	%
1	3	37.5%
3	2	25.0%
4	3	37.5%
Total	8	100.0%

A total of 17 people were living in the 8 houses from which we received a response to the questionnaire; around 2.1 people per house.

Table 148: Penllyn Area – Number of people in the house

Number of people in the house	Number of homes	Total number of People
1	3	3
2	2	4
3	2	6
4	1	4
Total	8	17

Table 149: Penllyn Area – Number of bedrooms for number of people living in the house

Number of bedrooms↓	Number of people living there→				Total Number of Homes
	1	2	3	4	
1	3				3
3		2			2
4			2	1	3
Total	3	2	2	1	8

The people who moved into the new houses

The map below shows where the 17 people who moved to the 8 new dwellings came from.

Table 150: Penllyn Area – Moving to the Penllyn area

Symud i ardal Penllyn

10 o fewn Penllyn eisoes



It can be seen that the majority (10/17; 59%) of the individuals in the sample have moved to the new house from elsewhere in the Penllyn area. A significant proportion (6/17; 35%) had moved there from England. Very few had moved there from other places.

The majority of the people who have moved to a new house are in the 45-64 age group; there were very few children in the new houses.

Table 151: Penllyn Area - Age

Age	Number	%
0-2	1	5.9%
3-11	0	0.0%
12-17	1	5.9%
18-24	2	11.8%
25-44	2	11.8%
45-64	10	58.8%
65-84	1	5.9%
85+	0	0.0%
No response	0	0.0%
Total	17	100.0%

The next table provides a breakdown of the number of people who came to live in a new dwelling in the Penllyn area according to the proportion in each age group.

Table 152: Penllyn Area – Age and areas (moved to Penllyn)

Moved from	0-2	3-11	12-17	18-24	25-44	45-64	65-84	85+	No response	Total
Dolgellau						100%				1
Penllyn	10%		10%		20%	50%	10%			10
England				33%		67%				6
										17

Language of the people who moved into the new houses

Of the 17 people, 7 (41%) stated that they could speak Welsh.

The language of the individuals

Table 153: Penllyn Area – Able to speak Welsh

	Able to speak Welsh	%
No	10	58.8%
Yes	7	41.2%
Total	17	100%

Of those aged 3 and over, 38% could speak Welsh. (6/16)

According to the 2011 Census, 76% of those over the age of 3 in the Penllyn area could speak Welsh.

Table 154: Penllyn Area – Ability to speak Welsh and age

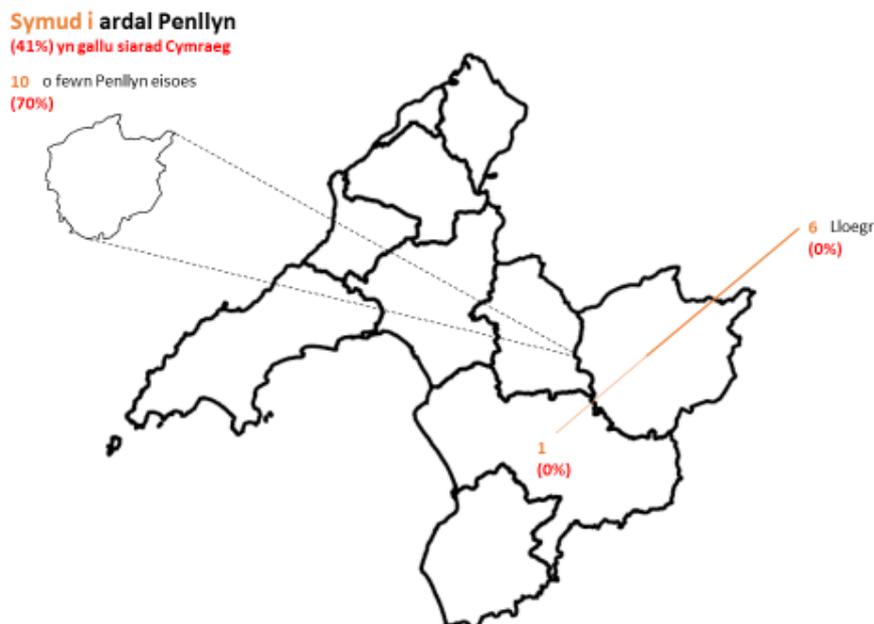
Age	Able to speak Welsh		Not able to speak Welsh	
	Count	Percentage	Count	Percentage
0-2	1	100%	0	0%
3-11	0	0%	0	0%
12-17	1	100%	0	0%
18-24	0	0%	2	100%
25-44	2	100%	0	0%
45-64	2	20%	8	80%
65-84	1	100%	0	0%
85+	0	0%	0	0%
No response	0	0%	0	0%
Total	7	41%	10	59%

We see that the lowest % of Welsh speakers is to be found in the 45-64 age group.

The map below shows the number of individuals who have moved to the Penllyn area and the percentage of these who can speak Welsh.

Of those who have moved within the Penllyn area 70% (7/10) said that they could speak Welsh.

Figure 31: Penllyn Area – moving to the area and ability to speak Welsh



Language of the home

In the case of one-person households – they were asked to state their first language.

Table 155: Penllyn Area – First language (one-person households)

Language	Number of households	%
Welsh	1	50.0%
English	1	50.0%
Total	2	100.0%

In the case of multi person households – we asked which language was spoken most in the household.

Table 156: Penllyn area – Language of the home (multi person households)

Language	Number of households	%
Other	1	3.8%
Welsh	13	50.0%
English	12	46.2%
Total	26	100.0%

Households from the two tables above combined

Table 157: Penllyn Area – Language of the home / first language (total)

Language	Number of households	%
Other	1	3.6%
Welsh	14	50.0%
English	13	46.4%
Total	28	100.0%

Reasons for moving to a new house

The main responses to the more ‘open ended’ question which sought to get the “story” of the residents of the new houses to ascertain the reasons why they had moved to new properties in the area are set out below.

Why did you move here?

21% reported that they had moved for retirement, with 21% also saying that they had moved because of the natural beauty of the area.

Table 158: Penllyn Area – Reasons for moving

Why did you move here?	Number	%
Views / Natural environment / Countryside	3	21.4%
For our retirement	3	21.4%
Affordable rent/prices	2	14.3%
Needed a smaller property	2	14.3%
House location	1	7.1%
Change in life circumstances – a fresh start	1	7.1%
No response	1	7.1%
This was the property that was available at the time	1	7.1%
	14	

**out of 8 responses (some gave more than one reason)*

Why move to this area?

Of the 8 new houses there were 3 where the family (or some members of the family) were already living within the Penllyn area. 30% had moved to be closer to work.

Table 159: Penllyn Area – Why move to this area?

Why move to this area?	Number	%
One member of the family was already living in the area	3	30.0%
Work location / closer to work	3	30.0%
No response	2	20.0%
Facilities / links in the area	1	10.0%
For a quieter life / less populated area / a nicer life	1	10.0%
	10	

**out of 8 responses (some gave more than one reason)*

Why choose a new house?

33% noted that this was because of the convenience of a new house – the reason was not work or the new home warranty. 33% identified the location of the house as the reason and not necessarily because it was a new house.

Table 160: Penllyn Area – Why choose a new house

Why choose a new house?	Number	%
Convenience - No work on a new house / reduced running costs / new home warranty	3	33.3%
The main reason was the location, not that it was a new house	3	33.3%
Managed to get a plot to build on	1	11.1%
No response	1	11.1%
The cost of the rent was the reason and not because it was a new house	1	11.1%
	9	

**out of 8 responses (some gave more than one reason)*

Where would you have been likely to have moved to (if at all) if this new house had not been available?

Of those already living within the Penllyn area 100% of them would probably have moved within the same area.

Table 161: Penllyn Area – Where would you have been likely to have moved to (if at all) if this new house had not been available? (those already living in the Penllyn area)

Those already living in the Penllyn area	Number	%
Somewhere within reasonable distance of the Penllyn area	5	100.0%
	5	

**out of 5 responses*

Of those who had moved from other areas, 2 households would have moved to somewhere in North Wales and 1 other would still have moved to the Penllyn area.

Table 162: Penllyn Area – Where would you have been likely to have moved to (if at all) if this new house had not been available? (those not already living in the Penllyn area)

Those <u>NOT</u> already living in the Penllyn area	Number	%
Somewhere in North Wales	2	66.7%
Would still have moved to the Penllyn area	1	33.3%
	3	

**out of 3 responses*

Previous connection with the area?

As already noted, in the case of 5 of the respondents, at least one family member was already living in the Penllyn area. 25% had no previous connection with the area.

Table 163: Penllyn Area – Previous connection with the area

Previous connection with the area?	Number	%
At least one person already living in the area	5	62.5%
No previous connection	2	25.0%
At least one person was already living in a the adjoining area	1	12.5%
	8	

**out of 8 responses*

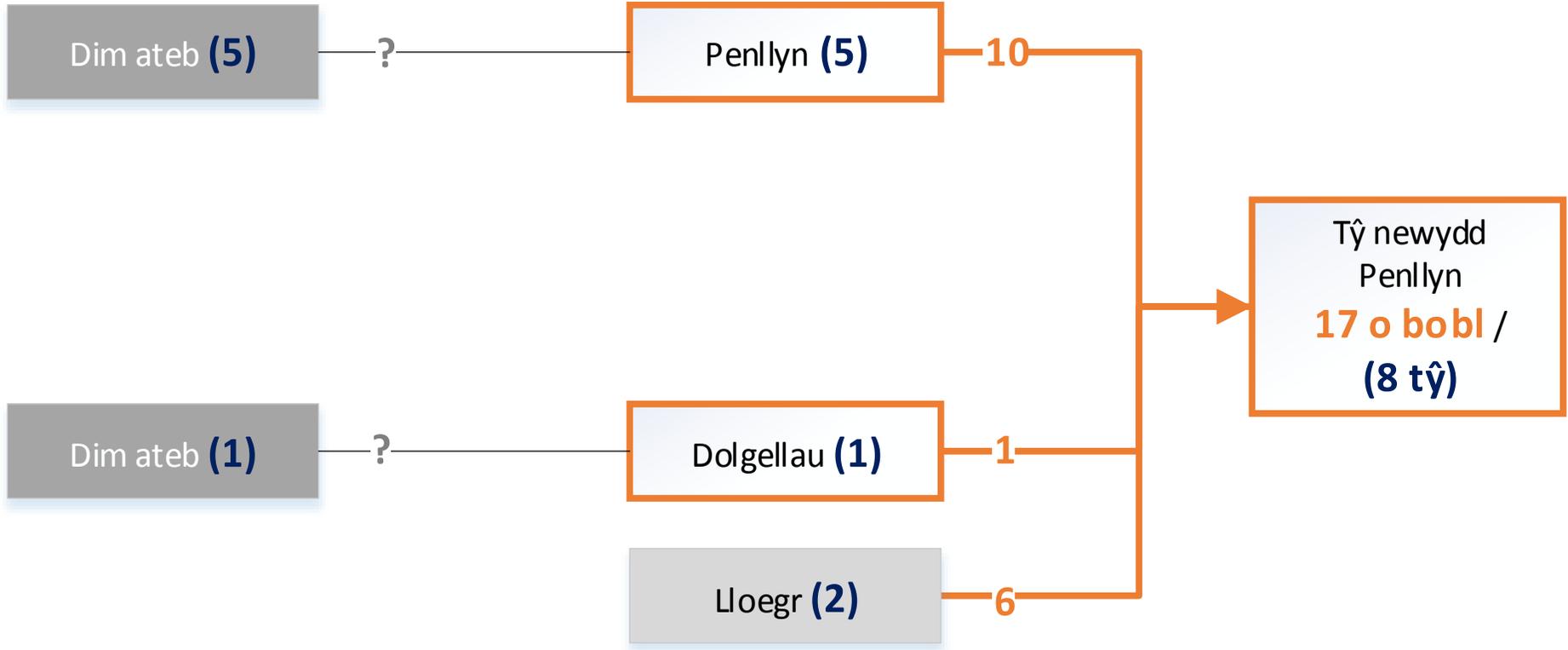
The houses where the residents of the new houses were living before

Where new housing respondents (Stage 1) indicated that they had moved there from somewhere in Gwynedd, we then tried to go to the previous house to track the housing 'chain' back.

The diagram **on the next page** summarises the outcomes, showing, for the cases where we received a response, the areas (in the boxes) where the previous houses of residents were located, and (on the arrows) the number of people who moved from area to area at each stage.

Unfortunately, it can be seen that we did not receive an answer for any of the previous stages of the 'chain', so a conclusion cannot be reached regarding this aspect.

Figure 32: Penllyn Area – Stages 2, 3 and 4



Main conclusions about the Penllyn area

- The majority of the people who moved to a new house were in the 45-64 age group; there were very few children in the sample.
- About 60% of the residents of the new houses had moved there from another property in Penllyn and a further 35% had moved there from England. There were hardly any who had moved from other areas.
- About 40% of the residents of the new houses spoke Welsh, which is significantly lower than the proportion in the Penllyn area as a whole.
- Residents aged 45-64 were the least likely to be able to speak Welsh – only 20% were able to speak the language. 70% of those who were living in Penllyn previously and had moved to a new house could speak Welsh, but no-one who moved there from England could speak Welsh.
- The most frequently cited reasons for moving to a new house in the area were the views / natural environment / countryside, and moving for retirement.
- All respondents who had moved from another property in the Penllyn area indicated that they would have looked for another house in the Penllyn area had the new house not been available. ‘This desire was not as strong among those who moved from other areas, with two-thirds indicating that they would otherwise have moved elsewhere “in North Wales”.
- Of the respondents who had moved to the Penllyn area from other areas, the majority had no previous connection with the area.
- A third of respondents noted that the location was the important factor rather than looking for a new house specifically, with a further third noting convenience (no work / maintenance costs, and the new house warranty) as a reason to move to a new property.

12. PORTHMADOG AREA

Porthmadog area numbers

We had the addresses of 82 new houses in total which were completed in the Porthmadog area between 2012 and 2017. We received a response from 31 houses, which is about 41% of those reached.

Table 164: Porthmadog area – Number of houses surveyed

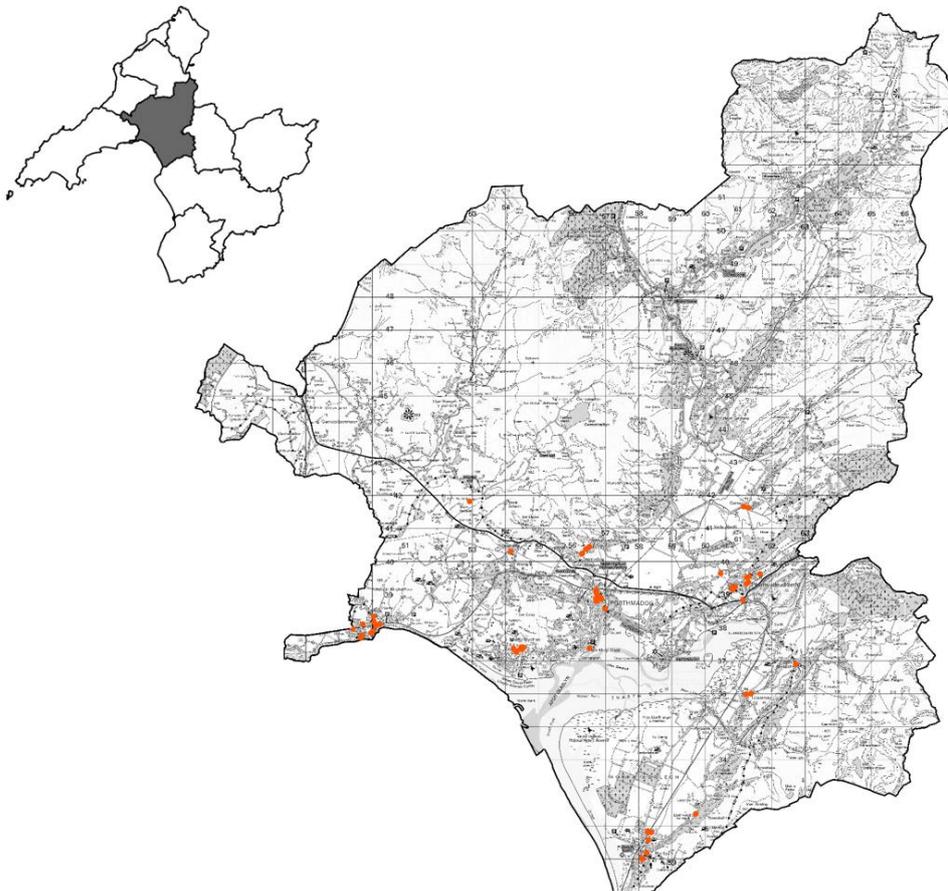
Number	Number reached	Number of responses received	% of those reached who responded
82	76	31	40.8%

These 82 include the development of:-

- 6 new houses at Pant yr Eithin estate, Harlech
- 8 new houses at the Isfryn estate, Penrhyndeudraeth
- 7 new houses at Cae Eithin estate, Morfa Bychan

The map below of the Porthmadog area shows the location of the new houses.

Figure 33: Porthmadog Area – Location of new housing



Population of Porthmadog area

The population of the area concerned is **12,200** (mid-year estimates 2017, Office for National Statistics)

New dwellings in the Porthmadog area (sample of 31)

Of the 31 new dwellings from which we received a response, 52% were either private rented or rented from a housing association.

Table 165: Porthmadog Area – House owner or renting the house

House owner or renting	Number	%
Owner	15	48.4%
Private rented	6	19.4%
Social rented	10	32.3%
Total	31	100.0%

The most common type of new house we received a response from was a “semi”.

Table 166: Porthmadog Area – Type of house

Type of house	Number	%
Semi	16	51.6%
Terrace	1	3.2%
Detached	11	35.5%
Flat or maisonette	3	9.7%
Total	31	100.0%

Table 167: Porthmadog Area – Number of bedrooms

Number of bedrooms	Number	%
1	1	3.2%
2	10	32.3%
3	16	51.6%
4	3	9.7%
5	1	3.2%
Total	31	100.0%

A total of 88 people were living in the 31 houses from which we received a response to the questionnaire; about 2.8 people per house.

Table 168: Porthmadog Area – Number of people in the house

Number of people in the house	Number of homes	Total number of People
1	7	7
2	11	22
3	3	9
4	4	16
5	4	20
7	2	14
Total	31	88

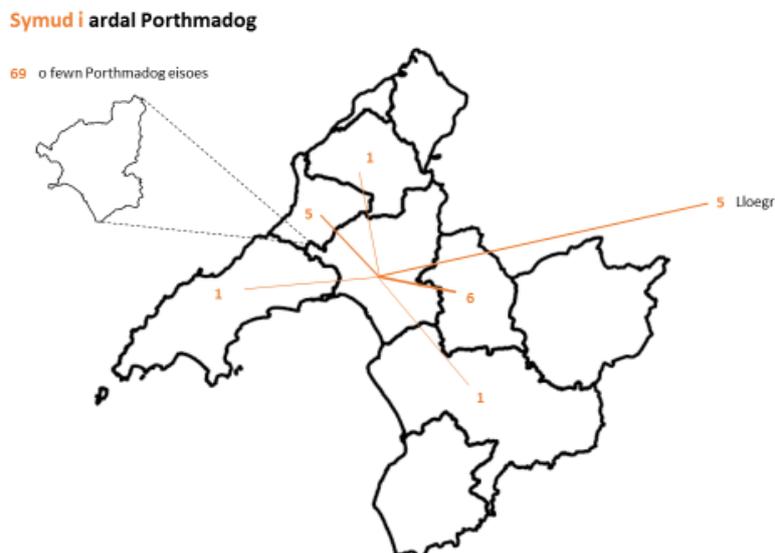
Table 169: Porthmadog Area – Number of bedrooms for number of people living in the house

Number of bedrooms↓	Number of people living there→						Total Number of Homes
	1	2	3	4	5		
1	1						1
2	4	3	1	2			10
3	2	7		2	4	1	16
4		1	2				3
5						1	1
Total	7	11	3	4	4	2	31

The people who moved into the new houses

The map below shows where the 88 people who moved to the 31 new dwellings came from.

Figure 34: Porthmadog Area – Moving to the Porthmadog area



As can be seen, the vast majority of the individuals (69/88; 78%) had moved to the new house from another property in the Porthmadog area.

Approximately 7% had moved from the adjoining Ffestiniog area and about 6% from the neighbouring area of Dyffryn Nantlle and 6% from England. Very few had moved there from other areas.

A high proportion of those who have moved into a new house are in the 25-44 age group, with a significant number of primary aged children as well.

Table 170: Porthmadog Area - Age

Age	Number	%
0-2	4	4.5%
3-11	23	26.1%
12-17	6	6.8%
18-24	4	4.5%
25-44	33	37.5%
45-64	9	10.2%
65-84	9	10.2%
85+	0	0.0%
No response	0	0.0%
Total	88	100.0%

The next table provides a breakdown of the number of people who came to live in a new dwelling in the Porthmadog area according to the proportion in each age group.

Table 171: Porthmadog Area – Age and areas (moved to Porthmadog area)

Moved from	0-2	3-11	12-17	18-24	25-44	45-64	65-84	85+	No response	Total
Caernarfon							100%			1
Dolgellau				100%						1
Dyffryn Nantlle				20%		40%	40%			5
Ffestiniog	16%				50%	17%	17%			6
Llŷn					100%					1
Porthmadog	4%	33%	9%	3%	42%	7%	1%			69
England						20%	80%			5
										88

Language of the people who moved into the new houses

Of the 88 people, 69 (78%) stated that they could speak Welsh.

The language of the individuals

Table 172: Porthmadog Area – Able to speak Welsh

	Able to speak Welsh	%
No	19	21.6%
Yes	69	78.4%
Total	88	100%

Of those aged 3 and over, 79% could speak Welsh. (66/84)

According to the 2011 Census, 67% of those over the age of 3 in the Porthmadog area could speak Welsh.

Table 173: Porthmadog Area – Ability to speak Welsh and age

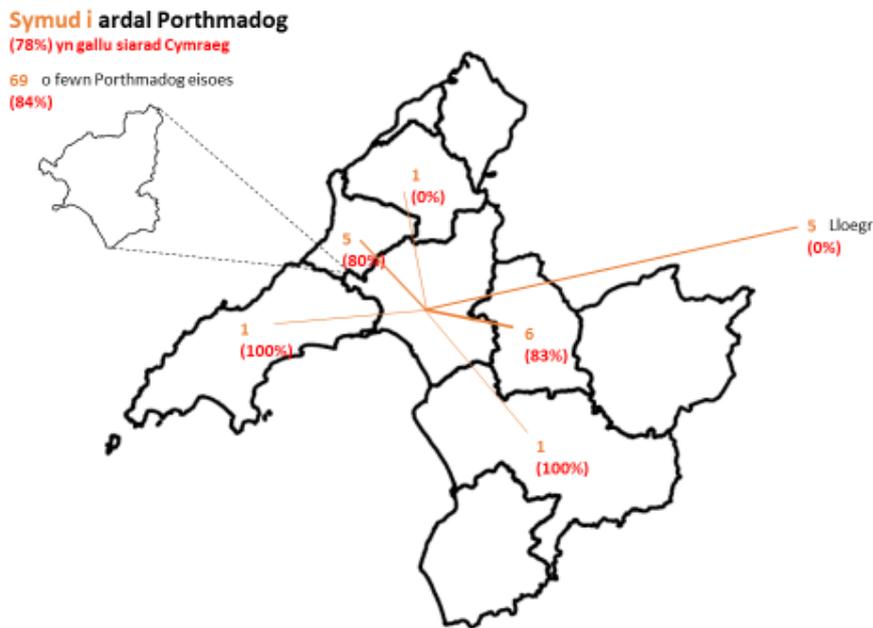
Age	Able to speak Welsh		Not able to speak Welsh	
	Count	%	Count	%
0-2	3	75%	1	25%
3-11	22	96%	1	4%
12-17	6	100%	0	0%
18-24	4	100%	0	0%
25-44	24	73%	9	27%
45-64	8	89%	1	11%
65-84	2	22%	7	78%
85+	0	0%	0	0%
No response	0	0%	0	0%
Total	69	78%	19	22%

We see that the lowest % of Welsh speakers is in the 65-84 age group and that all in the 12-17 and 18-24 age groups are able to speak Welsh.

The map below shows the number of individuals who have moved to the Porthmadog area and the percentage of these who can speak Welsh.

Of those who have moved within the Porthmadog area 84% (58/69) stated that they could speak Welsh.

Figure 35: Porthmadog Area – moving to the area and ability to speak Welsh



Language of the home

In the case of one-person households – they were asked to state their first language.

Table 174: Porthmadog Area – First language (one-person households)

Language	Number of households	%
Welsh	2	28.6%
English	4	57.1%
Other	1	14.3%
Total	7	100.0%

In the case of multi person households – we asked which language was spoken most in the household.

Table 175: Porthmadog area – Language of the home (multi person households)

Language	Number of households	%
Welsh	13	54.2%
English	11	45.8%
Other	0	0.0%
Total	24	100.0%

Households from the two tables above combined

Table 176: Porthmadog Area – Language of the home / first language (total)

Language	Number of households	%
Welsh	15	48.4%
English	15	48.4%
Other	1	3.2%
Total	31	100.0%

Reasons for moving to a new house

The main responses to the more ‘open ended’ question which sought to get the “story” of the residents of the new houses to ascertain the reasons why they had moved to new properties in the area are set out below.

Why did you move here?

12% stated that they wanted to buy a property of their own, with a further 12% stating that this was the property that was available when they were looking for a house. 11% thought a new house offered value for money.

Table 177: Porthmadog Area – Reasons for moving

Why did you move here?	Number	%
Wanted his/her/their own property	7	12.3%
This was the property that was available at the time	7	12.3%
High standard / value for money	6	10.5%
House location	5	8.8%
Larger property needed	5	8.8%
Liked the house	5	8.8%
Affordable rent/prices	4	7.0%
Did not like where we were living e.g. level of crime and noise	4	7.0%
The suitability of the house to personal needs	3	5.3%
Change in life circumstances – a fresh start	3	5.3%
Knew the person who was renting the house	2	3.5%
Needed a smaller property	2	3.5%
No response	2	3.5%
Views / Natural environment / Countryside	1	1.8%
For our retirement	1	1.8%
	57	

*out of 31 responses (some gave more than one reason)

Why move to this area?

Of the 31 new houses there were 20 where the family (or some members of the family) were already living within the Porthmadog area. 23% had moved to be closer to family / close friends. 15% were moving to be closer to work.

Table 178: Porthmadog Area – Why move to this area?

Why move to this area?	Number	%
At least one member of the family was already living in the area	20	41.7%
To be closer to family / close friends	11	22.9%
Work location / closer to work	7	14.6%
Facilities / links in the area	3	6.3%
For a quieter life / less populated area - a nice/ideal life	3	6.3%
A suitable place to bring up children	2	4.2%
Less crime in the area	1	2.1%
No response	1	2.1%
	48	

**out of 31 responses (some gave more than one reason)*

Why choose a new house?

29% reported that they were placed there by the Council/Housing Association. 23% identified the convenience of a new house as the reason. 20% had been able to obtain a plot for themselves on which to build. For 11% the location was the attraction and not necessarily a new house.

Table 179: Porthmadog Area – Why choose a new house

Why choose a new house?	Number	%
Obtained from Council / Housing Association	10	28.6%
Convenience - No work on a new house / reduced running costs / new home warranty	8	22.9%
Managed to get a plot to build on	7	20.0%
The main reason was the location, not that it was a new house	4	11.4%
No response	3	8.6%
A house we could afford	2	5.7%
Converted building – i.e. not a brand new house	1	2.9%
	35	

**out of 31 responses (some gave more than one reason)*

Where would you have been likely to have moved to (if at all) if this new house had not been available?

Of those already living within the Porthmadog area 76% of them would probably have remained in the area either by staying in their current home or by looking for another house in the area.

Table 180: Porthmadog Area – Where would you have been likely to have moved to (if at all) if this new house had not been available? (those already living in the Porthmadog area)

Those already living in the Porthmadog area	Number	%
Somewhere within reasonable distance of Porthmadog	8	38.1%
Would not have moved and would have stayed in the Porthmadog area	8	38.1%
Not sure	2	9.5%
Somewhere within reasonable distance of the Bangor area	1	4.8%
Would have moved to somewhere in England	1	4.8%
No response	1	4.8%
	21	

*out of 21 responses

Of those who were not living in the area before, 60% of households would still have moved to the Porthmadog area and 1 household thought they would have stayed in the Ffestiniog area.

Table 181: Porthmadog Area – Where would you have been likely to have moved to (if at all) if this new house had not been available? (those not already living in the Porthmadog area)

Those NOT already living in the Porthmadog area	Number	%
Would still have moved to the Porthmadog area	6	60.0%
Not sure	2	20.0%
Would not have moved and would have stayed in the Ffestiniog area	1	10.0%
No response	1	10.0%
	10	

*out of 10 responses

Previous connection with the area?

As already noted, in the case of 21 of the respondents, at least one family member was already living in the Porthmadog area. A further 23% were already living in a neighbouring area. 7% had been coming on holiday to the area over the years.

Table 182: Porthmadog Area – Previous connection with the area

Previous connection with the area?	Number	%
At least one person was already living in the area	21	67.7%
At least one person was already living in a nearby area	7	22.6%
Had been coming on holiday to the area over the years	2	6.5%
No response	1	3.2%
	31	

*out of 31 responses

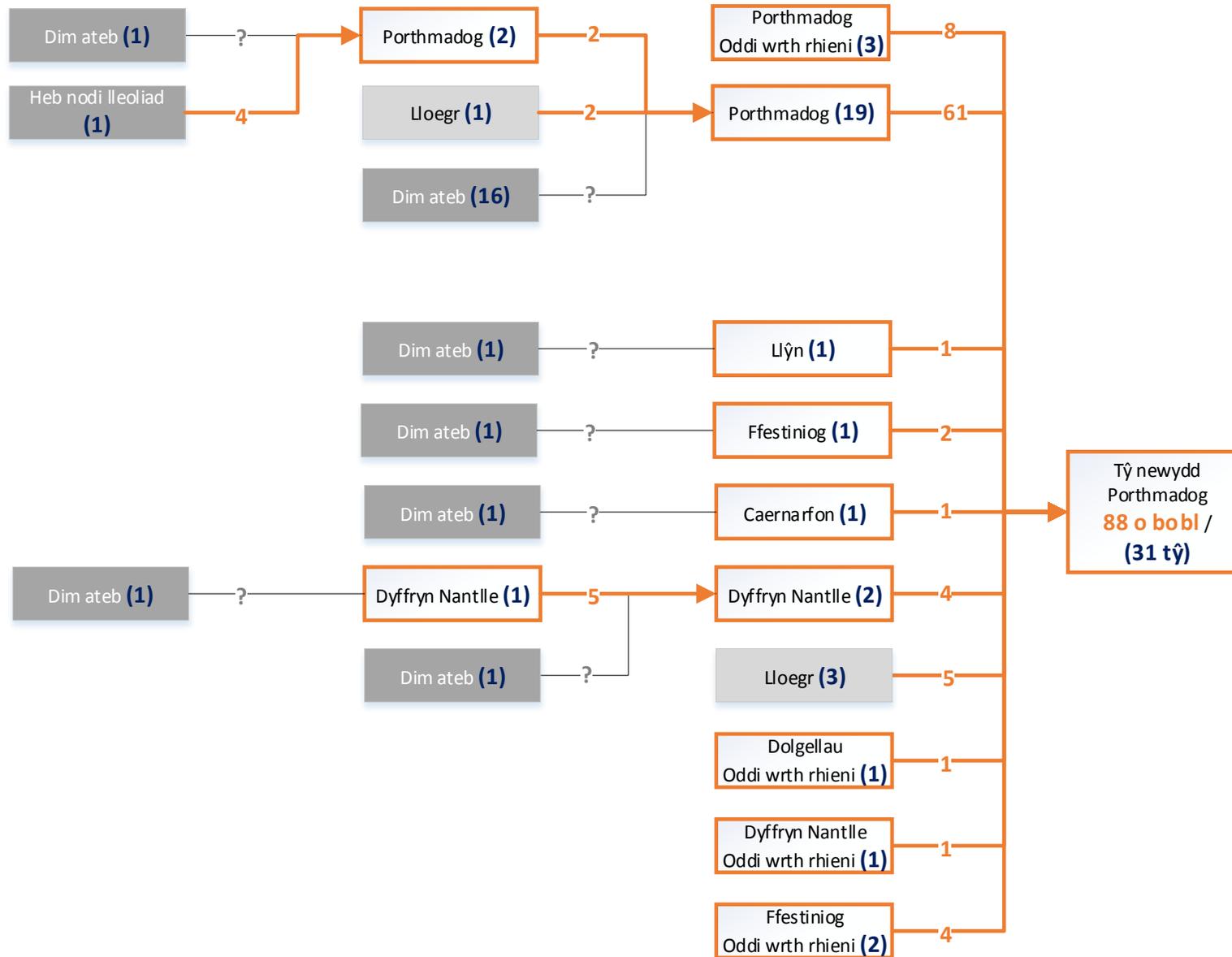
The houses where the residents of the new houses were living before

Where new housing respondents (Stage 1) indicated that they had moved there from somewhere in Gwynedd, we then tried to go to the previous house to track the housing 'chain' back.

The diagram **on the next page** summarises the outcomes, showing, for the cases where we received a response, the areas (in the boxes) where the previous houses of residents were located, and (on the arrows) the number of people who moved from area to area at each stage.

The number of responses is too small to surmise anything concrete about the moves further back in the 'chain' but it can be seen, for example, that of the 19 houses in the Porthmadog area that became vacant as people moved into the new houses, 2 had been bought/rented by other people from the Porthmadog area and 1 from people moving from England (although we have not received a response from the other 16 houses). This might suggest that the previous moves have tended to be mostly within the same local area, but it is difficult to be certain about this.

Figure 36: Porthmadog Area – Stages 2, 3 and 4



Main conclusions about the Porthmadog area

- The age profile of those moving into a new house was relatively young, with around 38% aged 25-44 and around a quarter aged 3-11.
- Nearly 80% of the residents of the new houses had moved there from another property in the Porthmadog area. Otherwise, 7% had moved from the Ffestiniog area and 6% from the Ffestiniog area and 6% from England.
- The age profile of those moving from different areas was very different; over 40% of those who were living in the Porthmadog area previously were aged 25-44 years, whilst 80% of those moving from England were aged 65-84 years.
- Approximately 80% of the residents of the new houses spoke Welsh, which is higher than the proportion in the Porthmadog area as a whole.
- The ability of the new residents to speak Welsh varied considerably by age group – the majority of all age groups spoke Welsh except those aged 65-84, where around 20% spoke Welsh.
- 80% of those living in the Porthmadog area previously and had moved to a new house could speak Welsh, but no-one who moved there from England could speak Welsh.
- The most commonly cited reasons for moving to a new house in the area were that they wanted to move to a property of their own, that this was the property that was available at the time, and the idea that a new house was of a quality standard / offered value for money.
- Of the respondents who had moved from another property in the Porthmadog area, the overwhelming majority stated that they would otherwise have remained in the area anyway (either by obtaining another house in the same area or not moving at all). Even among those moving from other areas, 60% indicated that they would have moved to the Porthmadog area anyway if the new house had not been available.
- Of the respondents who had moved to the Porthmadog area from other areas, most had a previous connection to the area through family members living in adjacent areas.
- In terms of the reasons for selecting a new house specifically, the most common were being placed there by the Council / housing association, convenience (no work / maintenance costs, and the new house warranty), and the ability to obtain land on which to build.

13. TYWYN area

Tywyn area numbers

Altogether, we had the addresses of 63 new houses completed in the Tywyn area between 2012 and 2017. We received a response from 23 houses, which is about 40% of those reached.

Table 183: Tywyn area – Number of houses surveyed

Number	Number reached	Number of responses received	% of those reached who responded
63	58	23	39.7%

These 63 include the development of:-

- 13 new houses at Tai Pendre estate, Tywyn

The map below of the Tywyn area shows the location of the new houses.

Figure 37: Tywyn Area – Location of new housing



Tywyn area population

The population of the area concerned is **7,337** (mid-year estimates 2017, Office for National Statistics)

New dwellings in the Tywyn area (sample of 23)

Of the 23 new dwellings from which we received a response, 61% were either private rented or rented from a housing association.

Table 184: Tywyn Area – House owner or renting the house

House owner or renting	Number	%
Owner	9	39.1%
Private rented	6	26.1%
Social rented	8	34.8%
Total	23	100.0%

The most common type of new house we received a response from was a detached house.

Table 185: Tywyn Area – Type of house

Type of house	Number	%
Bungalow	2	8.7%
Semi	6	26.1%
Terrace	1	4.3%
Detached	8	34.8%
Flat or maisonette	6	26.1%
Total	23	100.0%

Table 186: Tywyn Area – Number of bedrooms

Number of bedrooms	Number	%
1	4	17.4%
2	8	34.8%
3	8	34.8%
5	3	13.0%
Total	23	100.0%

A total of 48 people were living in the 23 houses from which we received a response to the questionnaire; about 2.1 people per house.

Table 187: Tywyn Area – Number of people in the house

Number of people in the house	Number of homes	Total number of People
1	8	8
2	9	18
3	3	9
4	2	8
5	1	5
Total	23	48

Table 188: Tywyn Area – Number of bedrooms for number of people living in the house

Number of bedrooms↓	Number of people living there→					Total Number of Homes
	1	2	3	4	5	
1	4					4
2	1	6	1			8
3	2	3	1	2		8
5	1		1		1	3
Total	8	9	3	2	1	23

The people who moved into the new houses

The map below shows where the 48 people who moved to the 23 new dwellings came from.

Figure 38: Tywyn Area – Moving to the Tywyn area

Symud i ardal Tywyn

28 o fewn Tywyn eisoes



It can be seen that the majority (28/48; 58%) of the individuals in the sample have moved to the new house from elsewhere in the Penllyn area. A significant proportion (17/48; 35%) had moved there from England. Few had moved there from other places.

The age group of the people who moved into the new houses was fairly mixed, with almost 30% being children, over a quarter aged 45-64 and nearly 20% aged over 65.

Table 189: Tywyn Area - Age

Age	Number	%
0-2	0	0.0%
3-11	7	14.6%
12-17	7	14.6%
18-24	2	4.2%
25-44	10	20.8%
45-64	13	27.1%
65-84	9	18.8%
85+	0	0.0%
No response	0	0.0%
Total	48	100.0%

The next table provides a breakdown of the number of people who came to live in a new dwelling in the Tywyn area according to the proportion in each age group.

Table 190: Tywyn Area – Age and areas (moved to Tywyn area)

Moved from	0-2	3-11	12-17	18-24	25-44	45-64	65-84	85+	No response	Total
Dolgellau		33%				67%				3
Tywyn		21%	18%	4%	32%	11%	14%			28
England			12%	6%	6%	47%	29%			17
										48

Language of the people who moved into the new houses

Of the 48 people, 24 (50%) stated that they could speak Welsh.

The language of the individuals

Table 191: Tywyn Area – Able to speak Welsh

	Able to speak Welsh	%
No	24	50.0%
Yes	24	50.0%
Total	48	100.0%

No-one under the age of 3 had moved to the Tywyn area.

According to the 2011 Census, 39% of those over the age of 3 in the Tywyn area could speak Welsh.

Table 192: Tywyn Area – Ability to speak Welsh and age

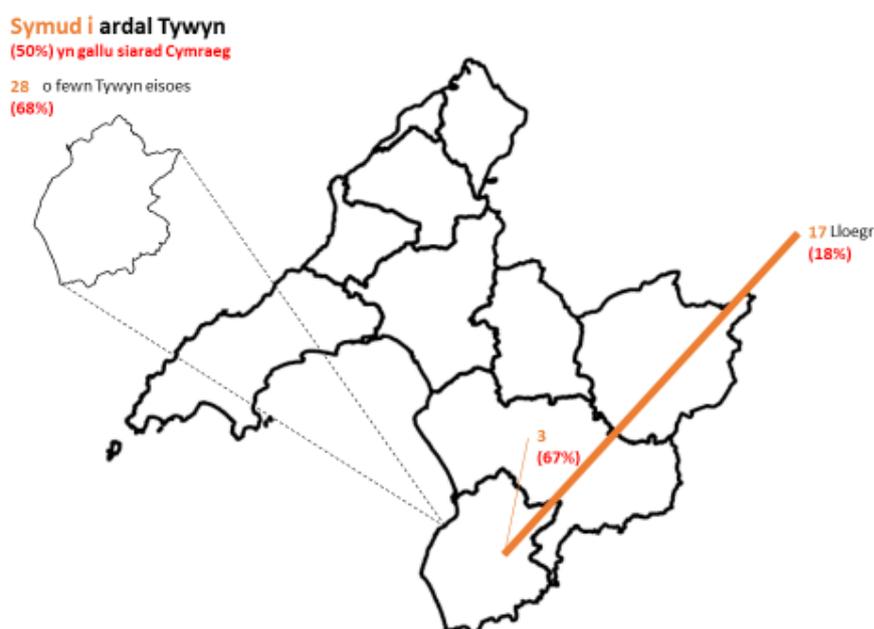
Age	Able to speak Welsh		Not able to speak Welsh	
0-2	0	0%	0	0%
3-11	7	100%	0	0%
12-17	5	71%	2	29%
18-24	2	100%	0	0%
25-44	7	70%	3	30%
45-64	3	23%	10	77%
65-84	0	0%	9	100%
85+	0	0%	0	0%
No response	0	0%	0	0%
Total	24	50%	24	50%

No-one aged 65-84 could speak Welsh. All in the 3-11 and 18-24 age groups can speak Welsh.

The map below shows the number of individuals who have moved to the Tywyn area and the percentage of these who can speak Welsh.

Of those who have moved within the Porthmadog area 68% (19/28) stated that they could speak Welsh.

Figure 39: Tywyn Area – moving to the area and ability to speak Welsh



Language of the home

In the case of one-person households – they were asked to state their first language.

Table 193: Tywyn Area – First language (one-person households)

Language	Number of households	%
Welsh	0	0.0%
English	8	100.0%
Total	8	100.0%

In the case of multi person households – we asked which language was spoken most in the household.

Table 194: Tywyn area – Language of the home (multi person households)

Language	Number of households	%
Welsh	1	6.7%
English	14	93.3%
Total	15	100.0%

Households from the two tables above combined

Table 195: Tywyn Area – Language of the home / first language (total)

Language	Number of households	%
Welsh	1	4.3%
English	22	95.7%
Total	23	100.0%

Reasons for moving to a new house

The main responses to the more ‘open ended’ question which sought to get the “story” of the residents of the new houses to ascertain the reasons why they had moved to new properties in the area are set out below.

Why did you move here?

23% noted that this property was available when they were looking for a house. 15% had moved due to the natural beauty of the area. 13% had moved because of changes in their life circumstances and they wanted a new start, with 10% stating they didn’t like where they lived before due crime/noise levels.

Table 196: Tywyn Area – Reasons for moving

Why did you move here?	Number	%
This property was available at the time	9	22.5%
Views / Natural environment / Countryside	6	15.0%
Change in life circumstances – a new start	5	12.5%
Did not like where we were living e.g. crime and noise levels	4	10.0%
Wanted his/her/their own property	3	7.5%
House location	3	7.5%
The suitability of the house to personal needs	3	7.5%
Larger property needed	2	5.0%
Needed a smaller property	2	5.0%
Forced to leave our previous house	1	2.5%
Wanted a second home	1	2.5%
For our retirement	1	2.5%
	40	

**out of 23 responses (some gave more than one reason)*

Why move to this area?

In 9 of the 23 new houses, the family (or some family members) were already living within the Tywyn area. 23% had moved to be nearer to family / close friends. 23% were moving for a quieter life.

Table 197: Tywyn Area – Why move to this area?

Why move to this area?	Number	%
One member of the family was already living in the area	9	34.6%
To be closer to family / close friends	6	23.1%
For a quieter life / less populated area / a nicer life	6	23.1%
A suitable place to bring up children	2	7.7%
Facilities / links in the area	2	7.7%
Work location / closer to work	1	3.8%
	26	

**out of 23 responses (some gave more than one reason)*

Why choose a new house?

35% reported that they were placed there by the Council/Housing Association. For 30% the location was the attraction and not necessarily a new house. 17% chose a new house because it was a convenient option.

Table 198: Tywyn Area – Why choose a new house?

Why choose a new house?	Number	%
Obtained from Council / Housing Association	8	34.8%
The main reason was the location, not that it was a new house	7	30.4%
Convenience - No work on a new house / reduced running costs / new home warranty	4	17.4%
Converted building – i.e. not a brand-new house	2	8.7%
No response	2	8.7%
	23	

**out of 23 responses (some gave more than one reason)*

Where would you have been likely to have moved to (if at all) if this new house had not been available?

Of those already living within the Tywyn area 100% of them would probably have remained in the Tywyn area and would have looked for another house in the area

Table 199: Tywyn Area – Where would you have been likely to have moved to (if at all) if this new house had not been available? (those already living in the Tywyn area)

Those already living in the Tywyn area	Number	%
Somewhere within reasonable distance of the Tywyn area	13	100.0%
	13	

**out of 13 responses*

The responses of the 10 from outside the Tywyn area varied.

Table 200: Tywyn Area – Where would you have been likely to have moved to (if at all) if this new house had not been available? (those not already living in the Tywyn area)

Those <u>NOT</u> already living in the Tywyn area	Number	%
Would still have moved to the Tywyn area	2	20.0%
Would have moved to Aberystwyth instead	2	20.0%
Not sure	2	20.0%
Would have moved to the Porthmadog area instead	1	10.0%
Would not have moved and would have stayed in England	1	10.0%
Somewhere in North Wales	1	10.0%
No response	1	10.0%
	10	

**out of 10 responses*

Previous connection to the area?

As already noted, in the case of 13 of the respondents, at least one family member was already living in the Tywyn area. 22% had been coming on holiday to the area over the years. 13% had no previous connection with the area.

Table 201: Tywyn Area – Previous connection with the area

Previous connection to the area?	Number	%
At least one person was already living in the area	13	56.5%
Had been coming on holiday to the area over the years	5	21.7%
No previous connection	3	13.0%
Close friends / family in the area	2	8.7%
	23	

**out of 23 responses*

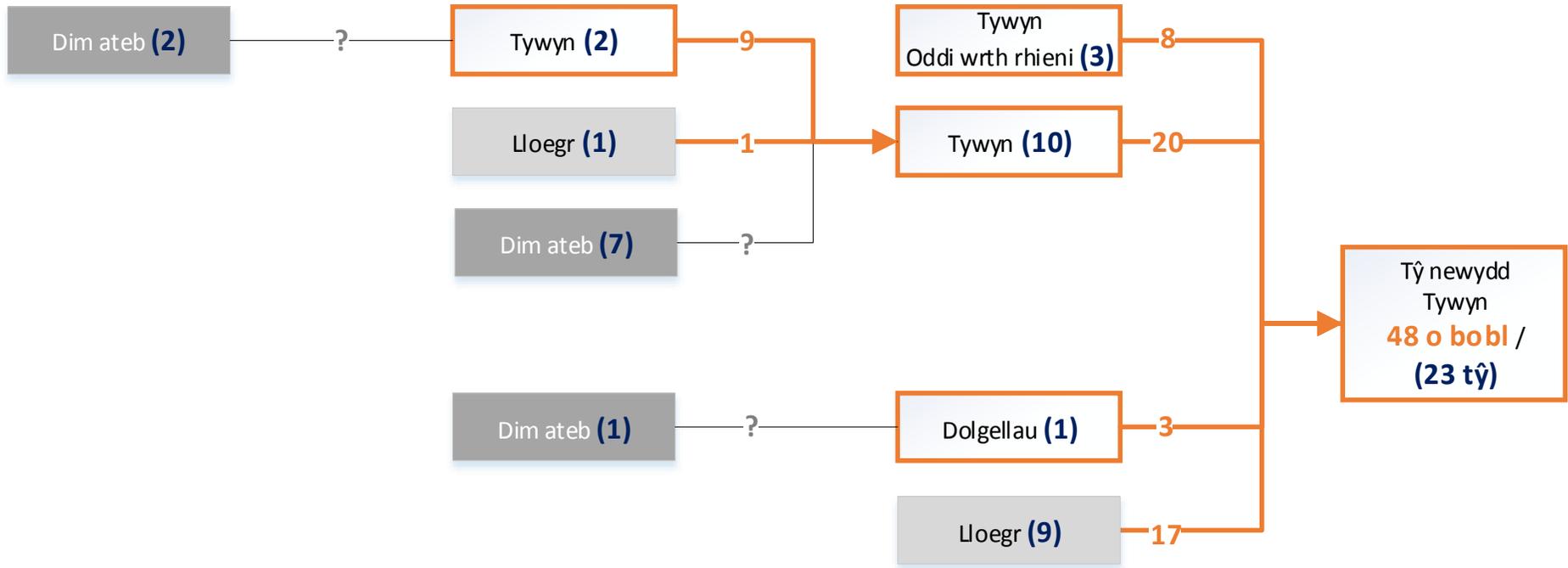
The houses where the residents of the new houses were living before

Where new housing respondents (Stage 1) indicated that they had moved there from somewhere in Gwynedd, we then tried to go to the previous house to track the housing 'chain' back.

The diagram **on the next page** summarises the outcomes, showing, for the cases where we received a response, the areas (in the boxes) where the previous houses of residents were located, and (on the arrows) the number of people who moved from area to area at each stage.

The number of responses is too small to surmise anything concrete about the moves further back in the 'chain' but it can be seen, for example, that of the 10 houses in the Tywyn area that became vacant as people moved into the new houses, 2 had been bought/rented by other people from the Tywyn area and 1 from people moving from England (although we have not received a response from the other 7 houses). This might suggest that the previous moves have tended to be mostly within the same local area, but it is difficult to be certain about this.

Figure 40: Tywyn Area – Stages 2, 3 and 4



Main conclusions about the Tywyn area

- The age profile of people who moved into the new houses was fairly mixed, with almost 30% being children, over a quarter aged 45-64 and nearly 20% aged over 65.
- Nearly 60% of the residents of the new houses had moved there from another property in the Tywyn area and 35% had moved there from England.
- The age profile of those moving from different areas was very different; about three-quarters of those who were living in the Tywyn area previously were under 44 years of age, whilst three-quarters of those moving from England were over 45 years old.
- 50% of the residents of the new houses spoke Welsh, which is higher than the proportion in the Tywyn area as a whole.
- The ability of the new residents to speak Welsh varied considerably by age group – the majority of the youngest age groups were able to speak Welsh but only around a quarter of those aged 45-64, and no-one over the age of 65, could speak Welsh.
- Around half of those who were living in the Tywyn area previously and had moved to a new house could speak Welsh, but less than 20% of those who moved from England.
- The most frequently cited reasons for moving to a new house in the area were that it was that house that had been available at the time, views / natural environment / countryside, and personal circumstances / wanting a “fresh start”.
- All of the respondents who had moved from another property in the Tywyn area indicated that they would have remained within a reasonable distance of the area had that house not been available. Among those moving from other areas, the picture was not so clear with the majority indicating that they would have moved to various other neighbouring areas had the new house not been available.
- Of the respondents who had moved to the Tywyn area from other areas, the majority had visited the area on holiday over the years.
- In terms of the reasons for selecting a new house specifically, around a third indicated that they had been located there by the Council / housing association, with a further third stating that the location was the important factor for them, rather than having a new house.

14. Types of development

This chapter analyses the above results according to the type of development in question (whether the development was large / small, and also whether the houses in question were social rented housing) to see if that had any significant impact on the outcomes.

Responses from residents of new houses which were part of a housing development of 5 or more houses

Of the 351 new dwellings from which a response was received, 238 (68%) were part of a 'large' development of 5 or more dwellings (note: a threshold of 5 or more houses is used here to align with the draft SPG on Notable and Sustainable Communities).

604 people had come to live in these houses and of these 66% were able to speak Welsh (note that there had been no development of 5 or more houses in the Ffestiniog area during the period).

Table 2022: New housing forming part of a development of 5 or more houses

Area	Number of Houses	Number of People	% of people able to speak Welsh
Bangor	124	312	60%
Caernarfon	39	89	97%
Dolgellau	11	23	43%
Dyffryn Nantlle	6	16	88%
Dyffryn Ogwen	8	27	81%
Ffestiniog	0	0	0%
Llŷn	17	42	57%
Penllyn	4	9	22%
Porthmadog	14	51	73%
Tywyn	15	35	54%
Total	238	604	66%

In total 72% of residents of these new houses had moved there from within Gwynedd, and around 10% had come from England. The pattern varies slightly between areas (Table 203).

The percentage of people moving from elsewhere in Gwynedd is lowest in the Dolgellau area with 39%, and at its highest in the Porthmadog area with 92%.

Patterns of migration from England can also be seen with over a third of people in the Dolgellau, Penllyn and Tywyn areas having moved from England. No-one had moved from England to the Dyffryn Nantlle area and only 1% to the Caernarfon area.

In terms of the language of the residents, although 66% of the individuals were able to speak Welsh, it was only in 37% of the homes that Welsh was the main language of the home (table 205 to 210). This also varied from area to area, with the highest percentage of homes where Welsh is the main language in the Caernarfon area, at 85%, and the lowest percentage in the Tywyn area at approximately 7%.

Table 2033: New housing forming part of a housing development of 5 or more houses by area – from where people have moved

	Bangor	Caernarfon	Dolgellau	Dyffryn Nantlle	Dyffryn Ogwen	Ffestiniog*	Llŷn	Penllyn	Porthmadog	Tywyn	Total
Within the same area	51.6%	68.5%	26.1%	31.3%	37.0%	0.0%	81.0%	55.6%	82.4%	68.6%	57.6%
Other areas of Gwynedd	15.7%	14.6%	13.0%	37.5%	33.3%	0.0%	2.4%	0.0%	9.8%	0.0%	14.2%
England	7.7%	1.1%	39.1%	0.0%	11.1%	0.0%	7.1%	44.4%	7.8%	31.4%	9.8%
Conwy and Anglesey	16.0%	10.1%	0.0%	18.8%	14.8%	0.0%	0.0%	0.0%	0.0%	0.0%	10.9%
Rest of Wales	0.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.3%
Other	8.3%	5.6%	21.7%	12.5%	3.7%	0.0%	9.5%	0.0%	0.0%	0.0%	7.1%
	100.0%	100.0%	100.0%	100.0%	100.0%	0.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Within Gwynedd	67.3%	83.1%	39.1%	68.8%	70.4%	0.0%	83.3%	55.6%	92.2%	68.6%	71.9%

*no housing development of 5 or more houses in this area

Table 2044: New housing not forming part of a housing development of 5 or more houses by area – from where people have moved

	Bangor	Caernarfon	Dolgellau	Dyffryn Nantlle	Dyffryn Ogwen	Ffestiniog	Llŷn	Penllyn	Porthmadog	Tywyn	Total
Within the same area	47.1%	61.5%	40.0%	38.1%	78.9%	81.8%	60.0%	62.5%	73.0%	30.8%	57.1%
Other areas of Gwynedd	2.9%	15.4%	0.0%	38.1%	15.8%	0.0%	2.9%	12.5%	24.3%	23.1%	15.0%
England	11.8%	7.7%	53.3%	4.8%	0.0%	0.0%	20.0%	25.0%	2.7%	46.2%	14.3%
Conwy and Anglesey	11.8%	10.3%	0.0%	4.8%	0.0%	0.0%	2.9%	0.0%	0.0%	0.0%	3.8%
Rest of Wales	5.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.7%
Other	20.6%	5.1%	6.7%	14.3%	5.3%	18.2%	14.3%	0.0%	0.0%	0.0%	9.1%
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Within Gwynedd	50.0%	76.9%	40.0%	76.2%	94.7%	81.8%	62.9%	75.0%	97.3%	53.8%	72.1%

Table 2055: New housing forming part of a housing development of 5 or more houses by area – ability to speak Welsh

Number	Bangor	Caernarfon	Dolgellau	Dyffryn Nantlle	Dyffryn Ogwen	Ffestiniog*	Llŷn	Penllyn	Porthmadog	Tywyn	Total
Able to speak Welsh	186	86	10	14	22	0	24	2	37	19	400
Not able to speak Welsh	122	2	13	2	5	0	18	7	14	16	199
No response	4	1	0	0	0	0	0	0	0	0	5
	312	89	23	16	27	0	42	9	51	35	604

*no housing development of 5 or more houses in this area

Table 2066: New housing forming part of a housing development of 5 or more houses by area – ability to speak Welsh

As a %	Bangor	Caernarfon	Dolgellau	Dyffryn Nantlle	Dyffryn Ogwen	Ffestiniog*	Llŷn	Penllyn	Porthmadog	Tywyn	Total
Able to speak Welsh	59.6%	96.6%	43.5%	87.5%	81.5%	0.0%	57.1%	22.2%	72.5%	54.3%	66.2%
Not able to speak Welsh	39.1%	2.2%	56.5%	12.5%	18.5%	0.0%	42.9%	77.8%	27.5%	45.7%	32.9%
No response	1.3%	1.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.8%
	100.0%	100.0%	100.0%	100.0%	100.0%	0.0%	100.0%	100.0%	100.0%	100.0%	100.0%

*no housing development of 5 or more houses in this area

Table 2077: New housing not forming part of a housing development of 5 or more houses by area – ability to speak Welsh

As a %	Bangor	Caernarfon	Dolgellau	Dyffryn Nantlle	Dyffryn Ogwen	Ffestiniog	Llŷn	Penllyn	Porthmadog	Tywyn	Total
Able to speak Welsh	55.9%	76.9%	56.7%	81.0%	89.5%	81.8%	80.0%	62.5%	86.5%	38.5%	74.2%
Not able to speak Welsh	44.1%	23.1%	43.3%	11.9%	7.9%	18.2%	20.0%	37.5%	13.5%	61.5%	24.4%
No response	0.0%	0.0%	0.0%	7.1%	2.6%	0.0%	0.0%	0.0%	0.0%	0.0%	1.4%
	100.0%	100.0%	100.0%	100.0%	100.0%	0.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table 2088: New housing forming part of a development of 5 or more houses - Language of the Home

Numbers	Bangor	Caernarfon	Dolgellau	Dyffryn Nantlle	Dyffryn Ogwen	Ffestiniog*	Llŷn	Penllyn	Porthmadog	Tywyn	Total
Other	19	0	1	0	0	0	1	0	0	0	21
Welsh	32	33	1	5	4	0	7	0	5	1	88
English	73	5	8	1	3	0	9	4	9	14	126
No response	0	1	1	0	1	0	0	0	0	0	3
	124	39	11	6	8	0	17	4	14	15	238

*no housing development of 5 or more houses in this area

Table 2099: New housing forming part of a development of 5 or more houses - Language of the Home

As a %	Bangor	Caernarfon	Dolgellau	Dyffryn Nantlle	Dyffryn Ogwen	Ffestiniog*	Llŷn	Penllyn	Porthmadog	Tywyn	Total
Other	15.3%	0.0%	9.1%	0.0%	0.0%	0.0%	5.9%	0.0%	0.0%	0.0%	8.8%
Welsh	25.8%	84.6%	9.1%	83.3%	50.0%	0.0%	41.2%	0.0%	35.7%	6.7%	37.0%
English	58.9%	12.8%	72.7%	16.7%	37.5%	0.0%	52.9%	100.0%	64.3%	93.3%	52.9%
No response	0.0%	2.6%	9.1%	0.0%	12.5%	0.0%	0.0%	0.0%	0.0%	0.0%	1.3%
	100.0%	100.0%	100.0%	100.0%	100.0%	0.0%	100.0%	100.0%	100.0%	100.0%	100.0%

*no housing development of 5 or more houses in this area

Table 210: New housing not forming part of a development of 5 or more houses - Language of the Home

As a %	Bangor	Caernarfon	Dolgellau	Dyffryn Nantlle	Dyffryn Ogwen	Ffestiniog	Llŷn	Penllyn	Porthmadog	Tywyn	Total
Other	16.7%	5.3%	0.0%	0.0%	9.1%	0.0%	0.0%	0.0%	0.0%	0.0%	3.5%
Welsh	25.0%	52.6%	16.7%	66.7%	63.6%	25.0%	63.6%	50.0%	58.8%	0.0%	46.0%
English	58.3%	42.1%	83.3%	33.3%	27.3%	75.0%	36.4%	50.0%	35.3%	100.0%	49.6%
No response	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.9%	0.0%	0.9%
	100.0%	100.0%	100.0%	100.0%	100.0%	0.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Conclusions: 'large' developments compared to 'small' developments

- There were very few differences in respect of where people were living before moving into the new houses. 58% of residents of 'large' developments had moved there from within the same local area, compared to 57% in the new houses that were part of 'small' developments. The pattern was similar in the case of those moving from another area in Gwynedd (14% in 'large' developments, compared to 15% in 'small' developments), and those moving from England (10% in 'large' developments, compared to 14% in 'small' developments).
- In terms of the Welsh language, there was some variation between residents of new houses in 'small' developments (74% able to speak Welsh) and those in 'large' developments (66% able to speak Welsh). Different patterns can be seen across the areas (table 205 to 207) with the pattern in the Bangor, Caernarfon, Dyffryn Nantlle and Tywyn areas at variance with the pattern for Gwynedd as a whole.
- In terms of the main language of the household, there were some differences between residents of new houses in Gwynedd in 'small' developments (46% stating that Welsh was the main language of the home) and those in 'large' developments (37% stating that Welsh was the main language of the home). Different patterns can be seen across areas (table 208 to 210) with the pattern in the areas of Bangor, Caernarfon, Dyffryn Nantlle and Tywyn again at variance with the pattern in Gwynedd as a whole.

Responses from new residents of Social Rented housing

Of the 351 new dwellings from which a response was received, 60 (17%) were Social Rented housing. 177 people had come to live in these houses and of these 74% were able to speak Welsh. There has been no social rented development in Dyffryn Nantlle, Ffestiniog or Penllyn area during the period in question.

Table 211: New Social Rented Housing

Area	Number of Houses	Number of People	% of people able to speak Welsh
Bangor	23	62	73%
Caernarfon	7	14	93%
Dolgellau	3	9	67%
Dyffryn Nantlle	0	0	0%
Dyffryn Ogwen	3	9	67%
Ffestiniog	0	0	0%
Llŷn	6	18	78%
Penllyn	0	0	0%
Porthmadog	10	43	77%
Tywyn	8	22	64%
Total	60	177	74%

In total, 92% of residents of these new Social Rented houses had moved there from Gwynedd (80% within the same local area and 12% from another area in Gwynedd). Around 2% have come from England. The pattern is slightly different across areas within Gwynedd (Table 212 to 213).

The percentage of people who moved there within Gwynedd is lowest in the Dolgellau area at 67%, and at 100% in the Caernarfon, Dyffryn Ogwen, Llŷn and Porthmadog areas.

It is only in the Tywyn area that people have moved from England to Social Rented housing, at around 18%.

In terms of the language of the homes, although 74% of the individuals were able to speak Welsh, it was only in 37% of the homes that Welsh was the main language of the home (Table 214 and 219). This also varied from area to area, with the highest percentage of homes where Welsh is the main language in the Caernarfon area, at 86%, and the lowest percentage in the Dolgellau area, where Welsh was not the main language at all.

Table 212: New Social Rented Housing – where occupants have moved from

	Bangor	Caernarfon	Dolgellau	Dyffryn Nantlle*	Dyffryn Ogwen	Ffestiniog*	Llŷn	Penllyn*	Porthmadog	Tywyn	Gwynedd
Within the same area	75.8%	85.7%	66.7%	0.0%	11.1%	0.0%	100.0%	0.0%	93.0%	81.8%	80.2%
Other areas of Gwynedd	11.3%	14.3%	0.0%	0.0%	88.9%	0.0%	0.0%	0.0%	7.0%	0.0%	11.3%
England	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	18.2%	2.3%
Conwy and Anglesey	12.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	4.5%
Rest of Wales	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other	0.0%	0.0%	33.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.7%
	100.0%	100.0%	100.0%	0.0%	100.0%	0.0%	100.0%	0.0%	100.0%	100.0%	100.0%
Within Gwynedd	87.1%	100.0%	66.7%	0.0%	100.0%	0.0%	100.0%	0.0%	100.0%	81.8%	91.5%

*no new social housing in this area

Table 213: New non-Social Rented Housing – where occupants have moved from

	Bangor	Caernarfon	Dolgellau	Dyffryn Nantlle	Dyffryn Ogwen	Ffestiniog	Llŷn	Penllyn	Porthmadog	Tywyn	Gwynedd
Within the same area	45.8%	64.0%	27.3%	36.2%	69.6%	81.8%	62.7%	58.8%	64.4%	38.5%	51.8%
Other areas of Gwynedd	15.1%	14.9%	6.8%	37.9%	12.5%	0.0%	3.4%	5.9%	24.4%	11.5%	15.3%
England	9.9%	3.5%	56.8%	3.4%	5.4%	0.0%	16.9%	35.3%	11.1%	50.0%	13.4%
Conwy and Anglesey	16.2%	11.4%	0.0%	8.6%	7.1%	0.0%	1.7%	0.0%	0.0%	0.0%	9.7%
Rest of Wales	1.4%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%
Other	11.6%	6.1%	9.1%	13.8%	5.4%	18.2%	15.3%	0.0%	0.0%	0.0%	9.2%
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Within Gwynedd	60.9%	78.9%	34.1%	74.1%	82.1%	81.8%	66.1%	64.7%	88.9%	50.0%	67.1%

Table 214: New Social Rented Housing – ability to speak Welsh

Number	Bangor	Caernarfon	Dolgellau	Dyffryn Nantlle*	Dyffryn Ogwen	Ffestiniog*	Llŷn	Penllyn*	Porthmadog	Tywyn	Total
Able to speak Welsh	45	13	6	0	6	0	14	0	33	14	131
Not able to speak Welsh	16	1	3	0	3	0	4	0	10	8	45
No response	1	0	0	0	0	0	0	0	0	0	1
	62	14	9	0	9	0	18	0	43	22	177

*no housing development of 5 or more houses in this area

Table 21115: New Social Rented Housing – ability to speak Welsh

As a %	Bangor	Caernarfon	Dolgellau	Dyffryn Nantlle*	Dyffryn Ogwen	Ffestiniog*	Llŷn	Penllyn*	Porthmadog	Tywyn	Total
Able to speak Welsh	72.6%	92.9%	66.7%	0.0%	66.7%	0.0%	77.8%	0.0%	76.7%	63.6%	74.0%
Not able to speak Welsh	25.8%	7.1%	33.3%	0.0%	33.3%	0.0%	22.2%	0.0%	23.3%	36.4%	25.4%
No response	1.6%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.6%
	100.0%	100.0%	100.0%	0.0%	100.0%	0.0%	100.0%	0.0%	100.0%	100.0%	100.0%

*no housing development of 5 or more houses in this area

Table 21216: New non-Social Rented Housing – ability to speak Welsh

As a %	Bangor	Caernarfon	Dolgellau	Dyffryn Nantlle	Dyffryn Ogwen	Ffestiniog	Llŷn	Penllyn	Porthmadog	Tywyn	Total
Able to speak Welsh	56.3%	90.4%	47.7%	82.8%	89.3%	81.8%	64.4%	41.2%	80.0%	38.5%	67.5%
Not able to speak Welsh	42.6%	8.8%	52.3%	12.1%	8.9%	18.2%	35.6%	58.8%	20.0%	61.5%	31.4%
No response	1.1%	0.9%	0.0%	5.2%	1.8%	0.0%	0.0%	0.0%	0.0%	0.0%	1.1%
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Table 217: New Social Rented Housing – Language of the Home

Numbers	Bangor	Caernarfon	Dolgellau	Dyffryn Nantlle*	Dyffryn Ogwen	Ffestiniog*	Llŷn	Penllyn*	Porthmadog	Tywyn	Total
Other	1	0	1	0	0	0	0	0	0	0	2
Welsh	6	6	0	0	1	0	4	0	4	1	22
English	16	1	2	0	2	0	2	0	6	7	36
No response	0	0	0	0	0	0	0	0	0	0	0
	23	7	3	0	3	0	6	0	10	8	60

*no new social housing in this area

Table 218: New Social Rented Housing – Language of the Home

As a %	Bangor	Caernarfon	Dolgellau	Dyffryn Nantlle*	Dyffryn Ogwen	Ffestiniog*	Llŷn	Penllyn*	Porthmadog	Tywyn	Total
Other	4.3%	0.0%	33.3%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.3%
Welsh	26.1%	85.7%	0.0%	0.0%	33.3%	0.0%	66.7%	0.0%	40.0%	12.5%	36.7%
English	69.6%	14.3%	66.7%	0.0%	66.7%	0.0%	33.3%	0.0%	60.0%	87.5%	60.0%
No response	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

*no new social housing in this area

Table 219: New non-Social Rented Housing – Language of the Home

As a %	Bangor	Caernarfon	Dolgellau	Dyffryn Nantlle	Dyffryn Ogwen	Ffestiniog	Llŷn	Penllyn	Porthmadog	Tywyn	Total
Other	17.7%	2.0%	0.0%	0.0%	6.3%	25.0%	4.5%	0.0%	0.0%	0.0%	8.2%
Welsh	25.7%	72.5%	15.0%	71.4%	62.5%	75.0%	45.5%	25.0%	52.4%	0.0%	41.2%
English	56.6%	23.5%	80.0%	28.6%	25.0%	0.0%	50.0%	75.0%	42.9%	100.0%	49.1%
No response	0.0%	2.0%	5.0%	0.0%	6.3%	0.0%	0.0%	0.0%	4.8%	0.0%	1.4%
	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Conclusions: new Social Rented housing compared to other housing

- Moves to new social rented housing were generally more “local” in nature than moves to other new housing. 80% of new social rented housing residents had moved from within the same local area (compared to 52% in new non-social housing), and a further 11% had moved there from another area in Gwynedd (15% in new non-social housing). Around 2% had moved from England (compared to 13% in new non-social housing).
- A slightly higher proportion of residents of new social rented housing across Gwynedd spoke Welsh, compared to residents of new non-social rented housing (74% compared to 68%). Different patterns can be seen across the areas (tables 214 to 216) with the pattern in the Dyffryn Ogwen and Porthmadog areas at variance with the pattern for Gwynedd as a whole.
- As regards the main language of the household, there was some difference between residents of new non-social rented housing in Gwynedd (41% stating that Welsh was the main language of the home) and those in social rented developments (37% stating that Welsh was the main language of the home). Different patterns can be seen across areas (tables 208 to 210) with the pattern in the Bangor, Caernarfon and Llŷn areas at variance with the pattern for Gwynedd as a whole.

15. Main Conclusions

What becomes evident when looking at the outcomes of the 10 individual areas is that new housing patterns, and those who buy them, can vary considerably from area to area. Therefore it cannot really be assumed that the overall pattern necessarily reflects the situation across Gwynedd; reference should be made to the chapters dealing with the individual areas in order to get a better idea of the findings.

However, by drawing comparisons across the areas surveyed, some key messages become apparent, either because similar patterns manifest themselves in a number of areas, or because some areas show a different pattern to the rest of Gwynedd:-

Who moves into new housing and from where

- In total, 57% of new housing residents moved from another house in the same local area, with a further 15% moving from other areas of Gwynedd (usually adjacent areas).
- 9% moved from Anglesey / Conwy, 11% from England, and 8% from the rest of Wales or other countries.
- The detailed pattern by area is as follows:

Table 220: Who moves into new housing and from where

	Bangor	Caernarfon	Dolgellau	Dyffryn Nantlle	Dyffryn Ogwen
Moving within the same area	51%	66%	34%	36%	61%
Moving from another part of Gwynedd	14%	15%	6%	38%	23%
Moving from Anglesey / Conwy	16%	10%	0%	9%	6%
Moving from England	8%	3%	47%	3%	5%
Moving from somewhere else	11%	6%	13%	14%	5%

	Ffestiniog	Llŷn	Penllyn	Porthmadog	Tywyn
Moving within the same area	82%	71%	59%	78%	58%
Moving from another part of Gwynedd	0%	3%	6%	16%	6%
Moving from Anglesey / Conwy	0%	1%	0%	0%	0%
Moving from England	0%	13%	35%	6%	36%
Moving from somewhere else	18%	12%	0%	0%	0%

- In almost all areas therefore, the majority of new housing residents in the area had moved there from other houses within the same area. This increased to 70% or above in the Ffestiniog, Llŷn and Porthmadog areas. The main exception to this was the Dolgellau area where almost half the residents had moved from England compared to around a third who had moved within the Dolgellau area.
- Relatively few moved to a new house in Gwynedd from other areas of Gwynedd. To some degree, this could be seen in the areas of Bangor (predominantly from the Caernarfon area), Caernarfon (mostly from the Bangor and Dyffryn Nantlle areas), Dyffryn Nantlle (largely from the Caernarfon area), Dyffryn Ogwen (primarily from the Bangor area) and Porthmadog (largely from the Ffestiniog area). But – apart from the moves from Bangor to Dyffryn Ogwen, and from Caernarfon to Dyffryn Nantlle - all of these movements were relatively small.
- There was also some movement from Anglesey / Conwy to new housing in the Bangor and Caernarfon areas, but this was again relatively small.
- Apart from the Dolgellau area (see above), the proportion of new housing residents moving from England ranged from 35% (Penllyn and Tywyn areas), 15% (the Llŷn area), approximately 5-10% (Bangor and Porthmadog areas), to hardly any in the other four areas.
- There were no significant differences between “large” developments (5 houses or more) and “small” (4 houses or fewer), as regards the areas from which residents had moved.
- The proportion of new social housing residents moving from another house in Gwynedd (92%) was significantly higher than the corresponding percentage for other new housing (67%).
- The age profile of those moving into new housing varied by area, with a relatively “young” age profile in the Bangor, Caernarfon and Porthmadog areas in particular, and an “older” age profile in the Dolgellau, Llŷn and Penllyn areas.

The houses where residents of new housing lived previously

- The evidence regarding other movements in the housing “chain” – i.e. who moved into houses that became vacant as people moved into new housing – is more ambiguous due to the small number of responses.
- But overall, the results suggest that those movements are largely local with around 60% (across all areas) occurring within the same local area.
- Around another 10% of these movements from further afield were from other areas of Gwynedd, and around 8% from Anglesey. Around 13% had moved from England.
- On the whole therefore, this suggests that the market for the houses in the “chain” (i.e. the houses that became vacant as people moved into new housing) is similar to the new housing market itself, since a high proportion of the houses go to local people rather than to people

from outside the area or county. But once again it must be emphasised that it is difficult to be certain due to the low number of responses.

Language

- Apart from one area, the proportion of new housing residents who spoke Welsh was similar or slightly higher than the proportion in the area as a whole in the last Census. The exception was the Penllyn area, where the proportion was significantly lower (40% compared to 80%).
- The pattern by age group shows that younger residents of new homes are more likely to speak Welsh than older residents, with 91% of children aged 3 – 11 and 68% of people aged 25-44 able to speak Welsh. The lowest proportion (47%) is in the 65 – 84 age group.
- Residents of new housing in “small” developments (4 houses or fewer) were slightly more likely to be able to speak Welsh than residents in larger developments (74% compared to 66%). A slightly higher proportion of new social rented housing residents also spoke Welsh, compared to residents of other new housing (74% compared to 68%).

Why people move to a new house

- The reasons why people moved to a new house were quite varied – in the Bangor area a convenient location and close proximity to work was the most important consideration, whilst a location in the countryside / near views was important in areas such as Llŷn, Penllyn and Tywyn.
- In terms of the reason for choosing a new house specifically, convenience (no costs / maintenance, and the new house warranty) was one of the most important reasons. In some areas (such as Dyffryn Ogwen, Ffestiniog, Llŷn and Porthmadog) the availability of land to build on was an important reason.
- A significant number also reported that they were not looking for a new house as such but that it was available at the location they were looking for.
- In general, people already living in the area indicated that they would have looked for another house in that area, or that they would not have moved house at all, had the new house not been available.
- Among people who had moved from other areas the picture was more mixed - in some areas (Bangor, Caernarfon, Dolgellau, Llŷn, Porthmadog) there was a particular desire to move to that area, but in other areas, respondents indicated that they would otherwise have searched in neighbouring areas / counties

In the future, it would be useful to keep an eye on trends in the buying and renting of new housing to see whether the above patterns remain consistent or change in response to factors such as a change in the type / location of housing available, trends in the local and national housing market, changes in population and buyer aspirations, etc. To this end there may be scope to look at the possibilities for working with housing developers, housing associations etc to try to gather information of this kind as new houses are bought and rented.

Annex – Questions asked

About the house

1. Are you the first owner/tenant of the house?
 - Yes / No

2. Do you own or rent the house?
 - Own / Private rented / Social rented / Part Ownership

3. The year you purchased/started renting the house?

4. Type of house?
 - Detached / Semi / Terrace / Bungalow / Flat or Maisonette / Other

5. How many bedrooms?

About you and others living in the house

1. How many people usually live here?

About the people who usually live here:

	2. Age (0-2)(3-11)(12-17) (18-24)(25-44)(45-64)(65-84)(85+)	3. Are they Welsh-speaking?	4. Where did you used to live before moving to this house? <i>(+ details e.g. sold? moved from home?)</i>
Person 1:		Yes [] No []	
Person 2:		Yes [] No []	
Person 3:		Yes [] No []	
Person 4:		Yes [] No []	
Person 5:		Yes [] No []	
Person 6:		Yes [] No []	
Person 7:		Yes [] No []	
Person 8:		Yes [] No []	

Language of the home

If more than 2 people live in the house:

Which language is spoken most in the home? - English / Welsh / Other (box to state which one) /
More than one language equally (box to state which languages)

If 1 person lives in the house:

What is your first language? – Welsh / English / Other (box to state which language)

Reason for moving here

Why did you move here?

Why move to this area?

Why choose a new house?

Where would you have been likely to have moved to (if at all) if this new house had not been available?

If you have moved from another area – did you have any previous connection with the area?