

Gwynedd and Anglesey Housing and the Welsh Language Survey

Executive summary
and main conclusions

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1. Executive Summary

- 1.1 This report has been produced on behalf of Gwynedd Council, Anglesey County Council and the Snowdonia National Park Authority by the Research and Analytics Service, Gwynedd Council. Additional financial support was received from the Welsh Language Commissioner and the Welsh Government.
- 1.2 The report provides an analysis of responses to the ‘Gwynedd and Anglesey Housing and Welsh Language Survey’, which was conducted between September – November 2013. It will form part of the above organisations’ evidence base on the situation of the Welsh language in Gwynedd and Anglesey.
- 1.3 The Survey’s questions focused on four specific themes, and the relationships between them:
- The property and the household;
 - Migration patterns;
 - Welsh language skills;
 - The use of the Welsh language.
- 1.4 A questionnaire was sent to a total of 4,516 addresses – a mixture of completed planning permissions over the period 2007-2011 (including those designated as affordable housing), other house sales within 10 observed wards during 2008-2012, and 30% of houses not sold over that period within the same 10 wards.
- 1.5 1,559 valid responses were received, which was 34.5% of the sample. 55.3% of responses were from Gwynedd, and 44.7% from Anglesey; 87.9% were from the Gwynedd and Anglesey Planning Area and 12.1% from the Snowdonia National Park Planning Area.
- 1.6 Key messages identified include:
- 1.6.1 correlation between fluency in Welsh, respondents’ opinion on the importance of the language, and opportunities to use it. The spatial picture tends to reflect this, for example when Abersoch, Hirael, Llanbadrig and Porthyfelin are compared to Llanrug, Cyngar and Clynnog.
- 1.6.2 education policy has a positive impact on children’s language skills, but the use of the language varies outside of educational situations.
- 1.6.3 employers’ attitude can boost the Welsh language, e.g. the private, public and voluntary sectors are more supportive of the language in Gwynedd than on Anglesey.
- 1.6.4 opportunities to use Welsh in social situations boost the language.

- 1.6.5 access to homes which are affordable, and of the right type and size, is an important driver in the development of usage of Welsh in some areas, e.g. Cyngar and Llanrug, and Clynnog to a certain extent.
- 1.6.6 inward migration weakens the language's situation, e.g. Abersoch, Llanbadrig, and Clynnog to a certain extent.
- 1.6.7 apathy weakens the language's situation, e.g. Hirael and Porthyfelin.

2. Conclusions

2.1 Nature of respondents

- 1,559 valid responses were received, which was 34.5% of the sample. 55.3% of responses were from Gwynedd, and 44.7% from Anglesey; 87.9% were from the Gwynedd and Anglesey Planning Area and 12.1% from the Snowdonia National Park Planning Area.
- 21.6% of respondents lived in new homes (based on Planning data), 2.7% lived in homes with affordable homes conditions, and 14.9% lived in homes sold in the last 5 years.
- Over half the respondents had moved to their present home since 2003, and 22.5% were first time buyers.
- 37.0% of respondents lived in 2 person households, and 26.2% lived in 1 person households, and a total of 3,404 people lived in the households from which responses were received.
- 34.3% of the relevant residents did not work, had retired or were in full time education. 22.4% worked in the public sector, 19.8% in the private sector, and 1.5% in the voluntary sector.
- It was stated that the national identity of 62.1% of residents was Welsh, with a further 10.1% Welsh-and-British.

2.2 General tendencies

2.2.1 Tenure

- 43.7% of respondents owned their homes fully (without a mortgage), and 33.7% owned their homes with a mortgage. 18.1% rented, either privately or from a housing association.
- By comparing respondents' previous and current tenures, we see a move towards owning their property, without a mortgage if possible.

2.2.2 Costs

- 34.4% of respondents did not pay a monthly sum for their home, but 24.4% paid between £251 and £500 in mortgage or rent.
- By comparing present and current monthly costs, we see that those with low costs previously tend to change to being without a cost, those with moderate costs tend to stay the same, and those with high costs previously tend either to stay the same or pay more.

2.2.3 Property type

- Separate houses/bungalows were the most common type of property (39.2%), with terraced housing (26.4%) and semis (23.0%) about as common as each other; flats (7.5%) were not as common.

- By comparing respondents' previous and current properties, we see a tendency for people either to stay in the same type of property or move to a larger type of property.

2.2.4 Migration (including reasons)

- 70.6% of respondents lived within the study area previously, and 16.9% had moved here from another part of the UK. 5.8% had moved to the study area from another part of Wales, and 1.3% from overseas.
- Among people who had moved into the study area from another part of the UK or from overseas (N = 284), 11.3% had lived on Anglesey at some previous point, 16.2% had lived in Gwynedd, and 12.0% had lived in another part of Wales.
- A liking for the area (16.9%) was the reason stated most often for moving into the current property, with the need for a bigger property (16.2%) and a change in family status (16.0%) also popular reasons.

2.2.5 Use

- 91.0% of properties were used as permanent homes, while 4.9% were holiday homes for personal use (35.5% of all holiday homes in the whole study area were in Abersoch).
- The permanent homes of 42.3% of those that the current property wasn't their permanent home was in north-east England.

2.2.6 Linguistic ability

- It was stated that 69.8% of all residents could speak Welsh, with 69.6% able to understand spoken Welsh; fewer could read Welsh (60.8%) and fewer yet could write Welsh (56.8%).
- Responses to other questions indicate that approximately a further 10% can speak, read or write 'a little' Welsh – i.e. a few simple sentences.
- Although 57.2% could speak Welsh fluently, only 40.8% could read Welsh very well, and 37.5% could write Welsh very well.
- It was stated that Welsh is very important to 60.3% of residents, and quite important to 14.8%. 13.6% didn't have strong feelings either way, and the language was quite or completely unimportant to 5.9%.

2.2.7 Use of Welsh (in the home)

- The home was the most common space for use of Welsh, with 56.1% of all respondents using Welsh in the home every day.
- 55.0% stated that Welsh was the main language spoken in the property, while 52.5% stated English; 31.0% stated that they also speak the other language in the home.
- 89.5% of the residents who could speak Welsh fluently spoke Welsh in the home every day.

- Comparing the linguistic ability of children of different ages and linguistic background indicates that education is key. Where Welsh was not the main language of the home, 0.0% of children aged 0-4 spoke Welsh fluently, but this rose to 40.2% of children aged 5-15. Where Welsh was the main language of the home, 51.4% of children aged 0-4 spoke Welsh fluently, as did 95.0% of children aged 5-15. The pattern is similar for reading and writing too.

2.2.8 Use of Welsh (work)

- It was stated that 39.2% of residents use Welsh every day at work.
- Welsh or mainly-Welsh was 43.8% of residents' main work language, while the language of work was English or mainly-English for 33.1%, with 22.0% working in bilingual workplaces. However, it was a little less common for the language of internal communication to be Welsh or bilingual, with English more prominent.
- 51.5% wrote Welsh at work either regularly or sometimes.
- 59.5% of employers were supportive of the use of Welsh in formal and informal aspects of the business's work, and a further 18.7% supported its use in informal aspects only.
- 87.7% of those who wrote Welsh at work could write Welsh very well, and 58.0% of those who could write Welsh very well did so at work. 63.0% of those who can speak Welsh fluently speak Welsh at work every day.
- People who regard Welsh as very important are far likelier than others to work in places where Welsh is used and supported.

2.2.9 Use of Welsh (outside home and work)

- 51.8% of residents use Welsh to socialise every day, and 50.6% use it every day on the street or in a shop/cafe. Use was lowest online, with 15.7% using Welsh online every day.
- 82.9% of those who could speak Welsh fluently spoke Welsh on the street every day, along with 28.4% of those who can speak Welsh well; 85.1% of those who could speak Welsh fluently, and 26.5% of those who can speak it well, use the language every day to socialise.
- Use of Welsh online is low among fluent Welsh speakers (26.6% use Welsh online every day, 23.1% sometimes), and very low among everybody else.
- Use of Welsh in different social activities varies. 39.1% of respondents stated that they take part in leisure/sport in Welsh, while the figure was lower for history/culture/arts (26.7%) and religion (25.8%). Relatively few participated in local politics (18.3%) and youth/pensioner clubs (13.0%) in Welsh.
- The more fluent people are in Welsh, the more liable they are to take part in social activities in Welsh.

2.3 Tendencies within segments

2.3.1 New homes

- The level of first time buyers living in new homes is a little lower than average.
- New homes are more liable than usual to be detached dwellings. Fewer than average own their new homes with a mortgage, and the percentage of new home residents with monthly costs higher than £375 is higher than average.
- A lower than average percentage of new homes are 1 person households, and a higher than average percentage are 3, 4 and 5 person households, indicating that more families live in new homes. A higher than average percentage of new home residents work in the private sector, and fewer work in the private sector or don't work. A higher than average percentage of new homes are used as holiday homes.
- A liking for the area and the opportunity to build a home were reasons given more frequently for moving into new homes than homes in general, and fewer moved into new homes for family reasons or to get a larger home.
- There was more migration than average from other parts of Gwynedd and other parts of the UK into new homes, with the majority having lived in Gwynedd, Anglesey or north Wales previously. Although the level of new home residents who have Welsh language abilities is close to average, English is the main language in a little more than average of new homes, and new home residents are a little more liable than average never to use Welsh.

2.3.2 Affordable homes

- The level of first time buyers living in affordable homes is a little lower than average.
- A high level of affordable homes are semis, and more than usual are owned with a mortgage. A low level of affordable homes have no monthly cost, with the majority having a moderate cost each month – 51.7% pay between £251 and £500.
- A quite high level of larger families live in affordable homes, with a lower percentage than average of 1, 2 and 3 person households, more than average 4 and 6 person households, and a significantly higher level of 5 person households.
- Higher than usual percentages of respondents in affordable homes either rented privately or lived with family / friends previously.
- Looking at migration, there was a high level of migration within Gwynedd – with a very low percentage having moved into an affordable home from another part of the UK. Looking at the reasons for moving, job-based reasons and retirement were mentioned less frequently than usual; being close to family and friends, and establishing a first home, were a little more prominent than in the general picture.
- Nearly all the affordable homes were used as permanent homes.

- Welsh was the main language of the home in more cases than usual, and more residents than usual had Welsh language abilities. Despite this, a little fewer than usual used the language every day at home, on the street, at work and online, with a higher than usual level using the language 'sometimes' in these situations. Affordable home residents' use of Welsh in sports activities is higher than average, but it is lower for other kinds of social activities (with the high percentage who declined to answer indicating that the respondents were less liable to take part in history, culture, politics and religious activities etc).
- A high level indicated that their national identity was Welsh.
- A lower level than average worked in the public sector. Despite this, residents of affordable homes were less liable than usual to see English used at work, and their employers were more liable to be fully supportive of use of Welsh.

2.3.3 Recent sales

- Terraced houses accounted for a higher percentage of homes sold in the last 5 years than homes in general, and fewer were flats. Substantially fewer than average were owned without a mortgage, fewer were owned with a mortgage, and half the respondents (a very high level) rented from a housing association. The percentage of respondents with monthly costs higher than £375 was higher than average.
- There was a somewhat lower than usual level of migration from other parts of the UK to these homes.
- Needing a smaller home was given more frequently than usual as a reason for moving into recently sold homes, and a higher than usual level are used as holiday homes.
- English is the main language of the home in a high percentage of these homes, and the percentage of the residents who have Welsh language abilities is lower than average. More than average never used Welsh, and fewer than average used Welsh in sports and history/culture activities.
- Fewer than usual of residents noted that their national identity was Welsh, with more than usual British.
- Residents of homes sold recently were less liable to see Welsh used at work, and fewer of their employers were fully supportive of the Welsh language.

2.3.4 First time buyers

- 39.1% of first time buyers lived with family/friends previously.
- 55.4% of first time buyers own their property with a mortgage, and 40.0% own without a mortgage.
- 28.6% of first time buyers did not have a monthly cost, and the monthly costs tend to be low (a total of 36.6% had costs between £1 and £375).

2.3.5 Work sector

- Use of Welsh is more common in the public sector – Welsh or mainly-Welsh is the main language of work in 54.3% of cases there, compared to 32.5% of cases in the private sector.
- The employer is fully supportive of the Welsh language in 74.6% of cases in the public sector, compared to 42.3% of cases in the private sector.
- Welsh or mainly-Welsh is the main work language for 69.1% of people who work in the public sector who view the Welsh language as being very important; the same is true for 50.9% in the private sector.

2.3.6 Gwynedd / Anglesey

- Semis and detached dwellings are more common on Anglesey, with terraced houses more common in Gwynedd. There is a little more ownership without a mortgage on Anglesey, with respondents in Gwynedd a little more liable to be owners with a mortgage.
- There was a similar level of first time buyers in both counties, and the pattern regarding monthly costs is also similar.
- There were a few more 1 person households on Anglesey than in Gwynedd.
- Respondents were more liable to have moved from another part of Wales or another part of the UK to homes in Gwynedd, while Anglesey had a higher level of migration within the county. Moving from Gwynedd to Anglesey was more common than moving from Anglesey to Gwynedd.
- The reasons for moving into the property were generally similar, but somewhat more properties were holiday homes in Gwynedd than on Anglesey.
- The main language of the home was more liable to be Welsh in Gwynedd than on Anglesey, with ability levels in Welsh a little higher in Gwynedd than on Anglesey. More people used Welsh every day in Gwynedd in the home, on the street, to socialise, at work and online, although more Anglesey residents say they do so sometimes. There was more use of Welsh in Gwynedd than Anglesey for all kinds of social activities apart from youth/pensioners clubs.
- National identity was given as Welsh for more respondents in Gwynedd than on Anglesey, with more Anglesey residents Welsh-and-British, English and English-and-British; there were more British people in Gwynedd.
- A little more people worked in the public sector, and fewer in the private sector, on Anglesey compared to Gwynedd. Despite this, use of Welsh at work was more common in Gwynedd than on Anglesey. Full support for the language was a little higher in Gwynedd, but there was more support for Welsh in informal aspects of work on Anglesey. More of those who can write Welsh very well did so at work in Gwynedd than on Anglesey.

- There is an indication that the work of introducing Welsh to children from non-Welsh speaking backgrounds happens more effectively in Gwynedd than on Anglesey. The percentage of children aged 0-4 in homes where Welsh is not the main language who can speak Welsh fluently is 0.0% in both Gwynedd and Anglesey; for children aged 5-15, the figure is 28.3% on Anglesey but 50.8% in Gwynedd.

2.3.7 Snowdonia National Park Planning Area / Gwynedd and Anglesey Planning Area

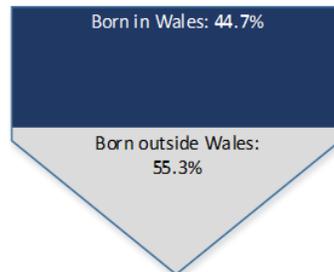
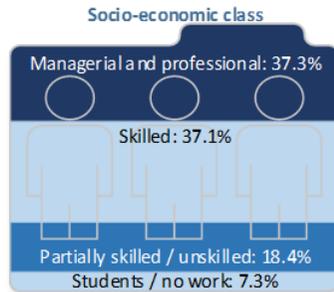
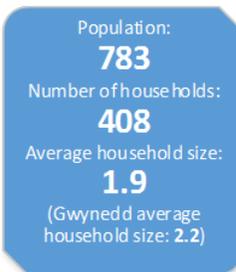
- There was a lower level of first time buyers in the SNP Planning Area.
- There was a high level of detached dwellings in the SNP Planning Area compared to the Gwynedd and Anglesey Planning Area, and a lower level of semis and flats. There was more private renting in the Gwynedd and Anglesey Planning Area, but apart from that the tenure pattern is similar. Monthly costs are also relatively similar.
- There are more 1 and 2 person households in the SNP Planning Area.
- A higher level of respondents had moved from other parts of north Wales, Wales and the UK into the SNP Planning Area than into the Gwynedd and Anglesey Planning Area. Compared to the Gwynedd and Anglesey Planning Area, fewer respondents in the SNP Planning Area had moved into their present property in order to establish a first home, and more had moved there because they liked the area. The use of homes was similar in both areas.
- Welsh was the main language of the home in most cases in the Gwynedd and Anglesey Planning Area, and English was more common as the main language in the SNP Planning Area, although the ability level in Welsh was similar in both areas. The use of the language in the home and at work was similar in both areas, but there was more use of Welsh every day on the street and to socialise in the Gwynedd and Anglesey Planning Area. Looking more closely at the social use of the language, there was more use of Welsh in sport activities and youth/pensioner clubs in the Gwynedd and Anglesey Planning Area, while it was used more often in history/culture and religious activities in the SNP Planning Area.
- More had given Welsh as their national identity in the SNP Planning Area than in the Gwynedd and Anglesey Planning Area, but more stated that they were English and British in the SNP Planning Area too.
- Working in the public sector was more common in the SNP Planning Area than in the Gwynedd and Anglesey Planning Area, while fewer people did not work in the SNP Planning Area. Respondents within the SNP were more liable to use Welsh at work and there was more full support for the language by the employers of respondents within the SNP too; there was a high level of support for the use of Welsh in informal aspects in the Gwynedd and Anglesey Planning Area. More of those who can write Welsh very well did so at work in the SNP Planning Area than in the Gwynedd and Anglesey Planning Area.
- There is an indication that the work of introducing Welsh to children from non-Welsh speaking backgrounds happens more effectively in the SNP Planning Area than in the Gwynedd and Anglesey Planning Area. The percentage of children aged 0-4 in homes

where Welsh is not the main language who can speak Welsh fluently is 0.0% in both areas; for children aged 5-15, the figure is 35.7% in the Gwynedd and Anglesey Planning Area but is 71.4% in the SNP Planning Area.

Appendix 1: Ward profiles

Abersoch ward profile

2011 Census data



Able to speak Welsh (2011)
 Abersoch: 43.5%
 (Gwynedd: 65.4% / Wales: 19.0%)



Able to speak Welsh (2001)
 Abersoch: 50.5%
 (Gwynedd: 69.0% / Wales: 20.8%)



CACI Paycheck / Land Registry data (2012)

Median income: **£22,759**
 Median house prices: **£272,500**
 Affordability ratio (median house price ÷ income): **12.0**
 (Gwynedd ratio: 6.1)



Lower quartile house price: **£239,488**
 Income needed to afford lower quartile house (1/3.5 of price): **£68,425**
 Priced out of market (percentage with lower income): **93.4%**
 (Gwynedd percentage: 58.1%)

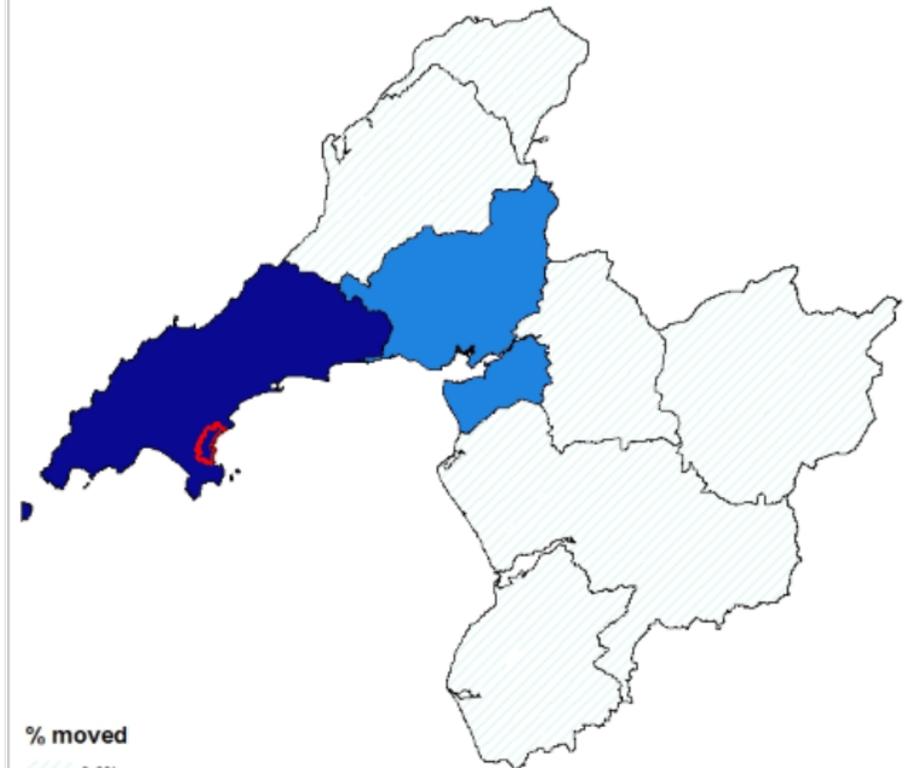


Language and Housing Survey 2013 data

- A very high percentage had moved from other parts of the UK (42.2%, Gwynedd: 17.7%).
- 4.8% of respondents were first time buyers – very low (Gwynedd: 21.7%).
- High level of holiday homes (32.5%, Gwynedd: 6.3%).
- A very low percentage could speak (35.2%, Gwynedd: 71.5%) / understand / read / write Welsh.
- More than average state the language is totally unimportant to them (10.1%, Gwynedd: 3.5%).
- English was the main language in 81.9% of homes (Gwynedd: 49.3%), and a very low level used Welsh every day in any situation outside work; Welsh was the main language of work for only 12.2% residents (Gwynedd: 28.1%).
- A low percentage stated that their national identity was Welsh (24.5%, Gwynedd: 64.0%), and there was a high level of English and British people.
- Retirement (19.3%) and a liking for the area (27.7%) featured more prominently as reasons for moving to Abersoch, and fewer moved there to get a larger property (7.2%), because of family changes (4.8%) and to buy for the first time (3.6%).
- More detached dwellings than usual (49.4%, Gwynedd: 36.9%), and a very high level of ownership without a mortgage (60.2%, Gwynedd: 42.6%).

Migration pattern of the respondents who have moved to Abersoch ward

Rest of Wales - 1.2%
 Rest of the United Kingdom - 30.1%
 No answer - 31.3%



% moved

0.0%
1.2%
36.1%

1:500,000

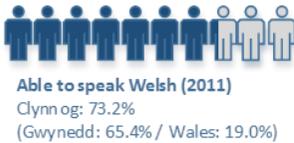
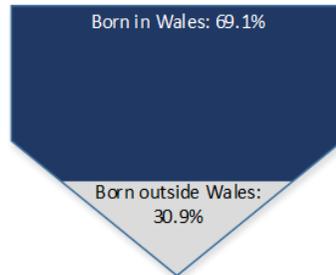
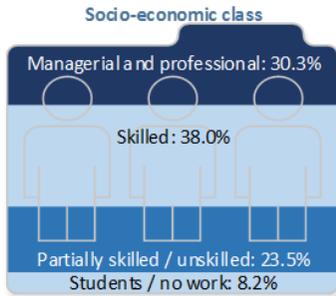
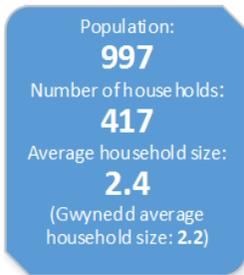


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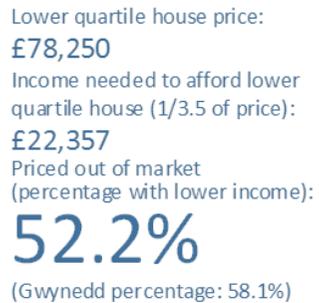
The information on the map is based on a question which asked for a post code; a high level declined to answer.

Clynnog ward profile

2011 Census data



CACI Paycheck / Land Registry data (2012)

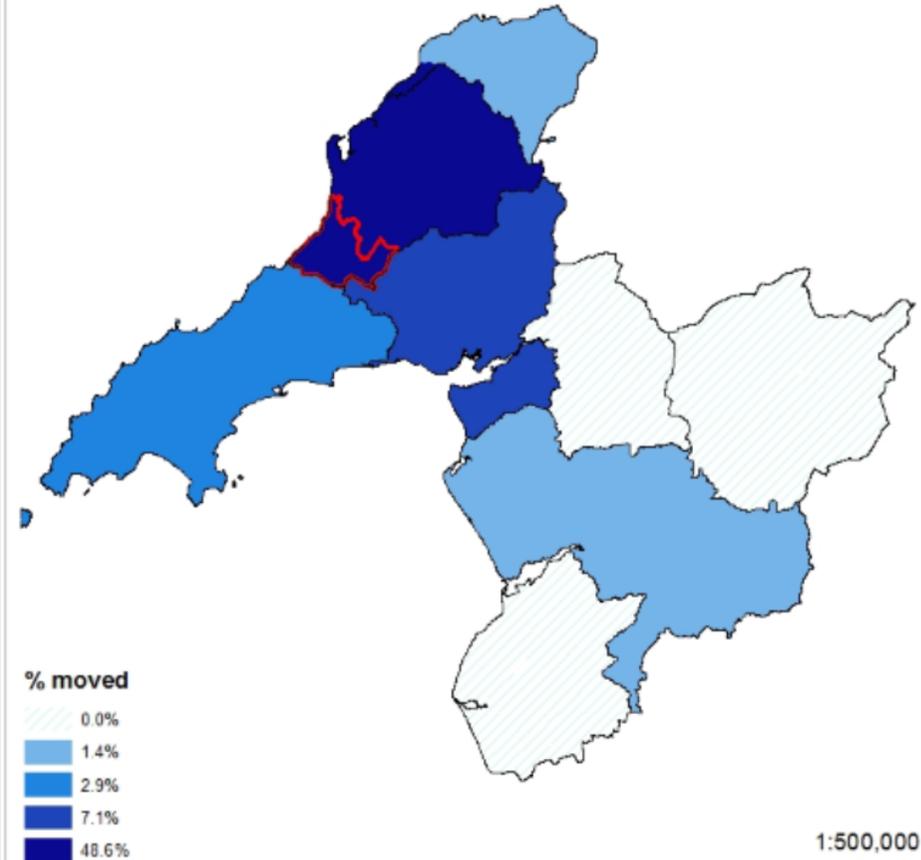


Language and Housing Survey 2013 data

- Higher than usual levels of migration from other parts of north Wales (7.1%, Gwynedd: 4.1%), Wales (8.6%, Gwynedd: 3.8%) and the UK (21.4%, Gwynedd: 17.7%).
- A little fewer first time buyers than average (15.7%, Gwynedd: 21.7%)
- The number of holiday homes followed the general pattern.
- A high percentage could speak (76.5%, Gwynedd: 71.5%), understand, read and write Welsh.
- A high percentage stated that Welsh was very important (73.8%, Gwynedd: 62.5%).
- The main language of the home was Welsh in a high percentage of cases (68.6%, Gwynedd: 58.0%), with more than usual using it every day outside work; Welsh was the main language of work for more residents than average (32.3%, Gwynedd: 28.1%).
- Residents' national identity followed the general pattern.
- More respondents than average moved there because of a job (18.6%), a change in family status (21.4%) and because they liked the area (25.7%).
- There was a high level of detached dwellings (55.7%, Gwynedd: 36.9%) and ownership without a mortgage (58.6%, Gwynedd: 42.6%).

Migration pattern of the respondents who have moved to Clynnog ward

Rest of Wales - 8.6%
 Rest of the United Kingdom - 18.6%
 No answer - 11.4%

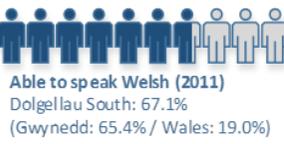
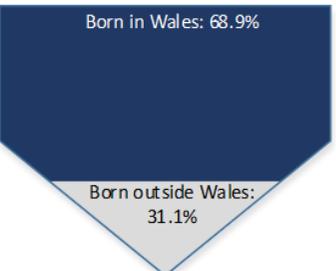
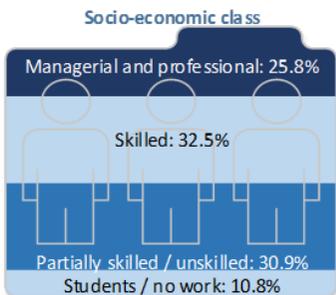
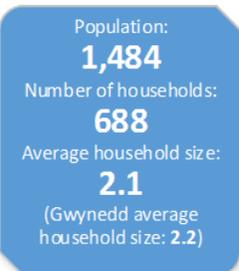



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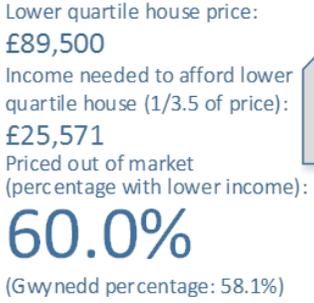
The information on the map is based on a question which asked for a post code; a high level declined to answer.

Dolgellau South ward profile

2011 Census data



CACI Paycheck / Land Registry data (2012)

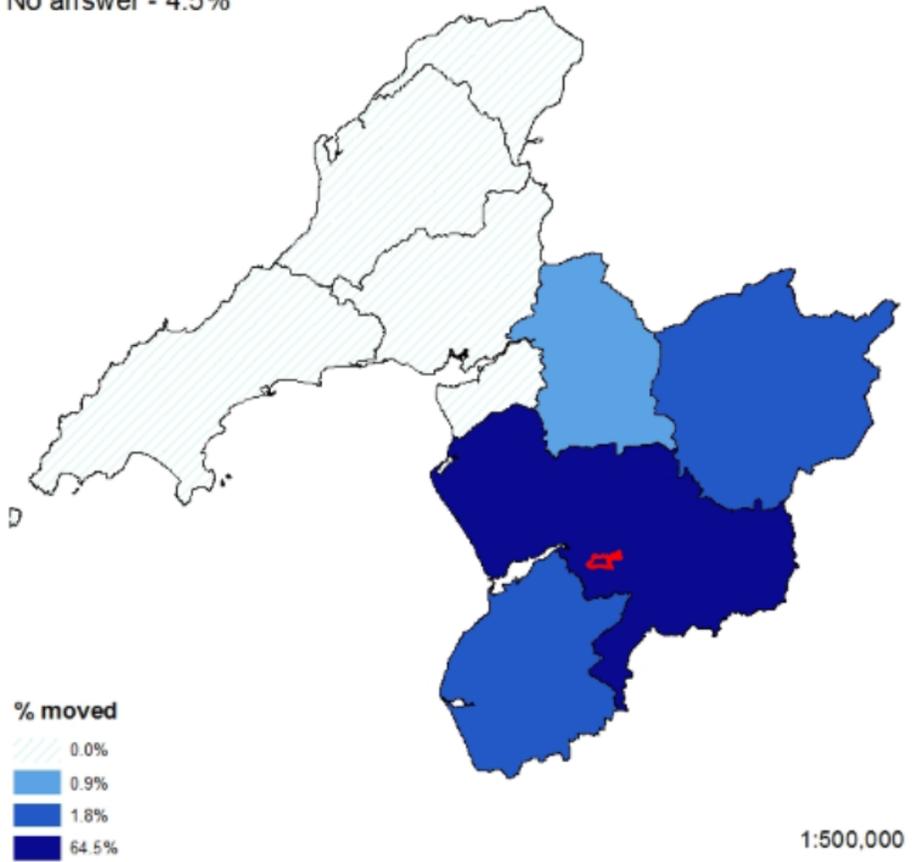


Language and Housing Survey 2013 data

- A higher than usual rate of migration from other parts of Wales (8.2%, Gwynedd: 3.8%) and the UK (21.8%, Gwynedd: 17.7%).
- A lower than usual level of first time buyers (13.6%, Gwynedd: 21.7%)
- The number of holiday homes was close to the average.
- A somewhat lower level than average could speak (66.8%, Gwynedd: 71.5%), understand, read and write Welsh.
- A lower than average percentage stated that Welsh was very important to them (50.2%, Gwynedd: 62.5%).
- The main language of more homes than usual was English (67.3%, Gwynedd: 49.3%); a lower than average level used Welsh every day outside work; Welsh was the main language of work for fewer residents than usual (17.8%, Gwynedd: 28.1%).
- A higher level than average stated they were British (16.1%, Gwynedd: 13.6%).
- More respondents than average had moved there because of a job (13.6%), and fewer than average had moved there because of family changes (11.8%) and to get an opportunity to build (1.8%).
- There were more terraced houses than average (35.5%, Gwynedd: 30.0%), and quite a high level of social renting (16.4%, Gwynedd: 9.3%).

Migration pattern of the respondents who have moved to Dolgellau South ward

- Rest of Wales - 10.9%
- Rest of the United Kingdom - 14.5%
- Abroad - 0.9%
- No answer - 4.5%

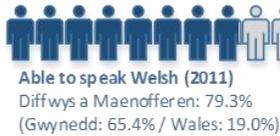
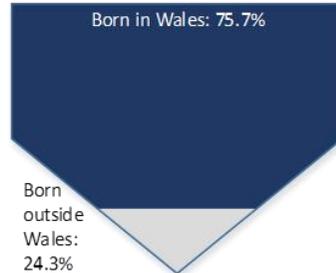
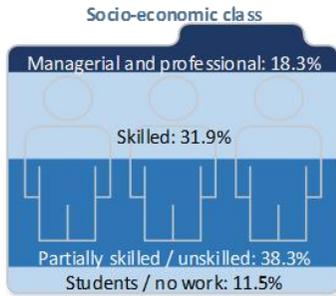


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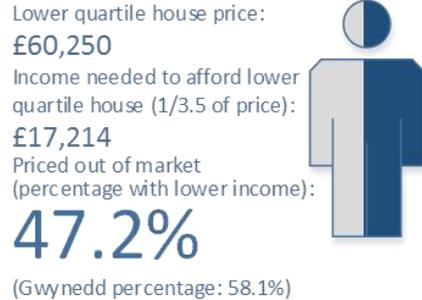
The information on the map is based on a question which asked for a post code; a high level declined to answer.

Diffwys a Maenofferen ward profile

2011 Census data



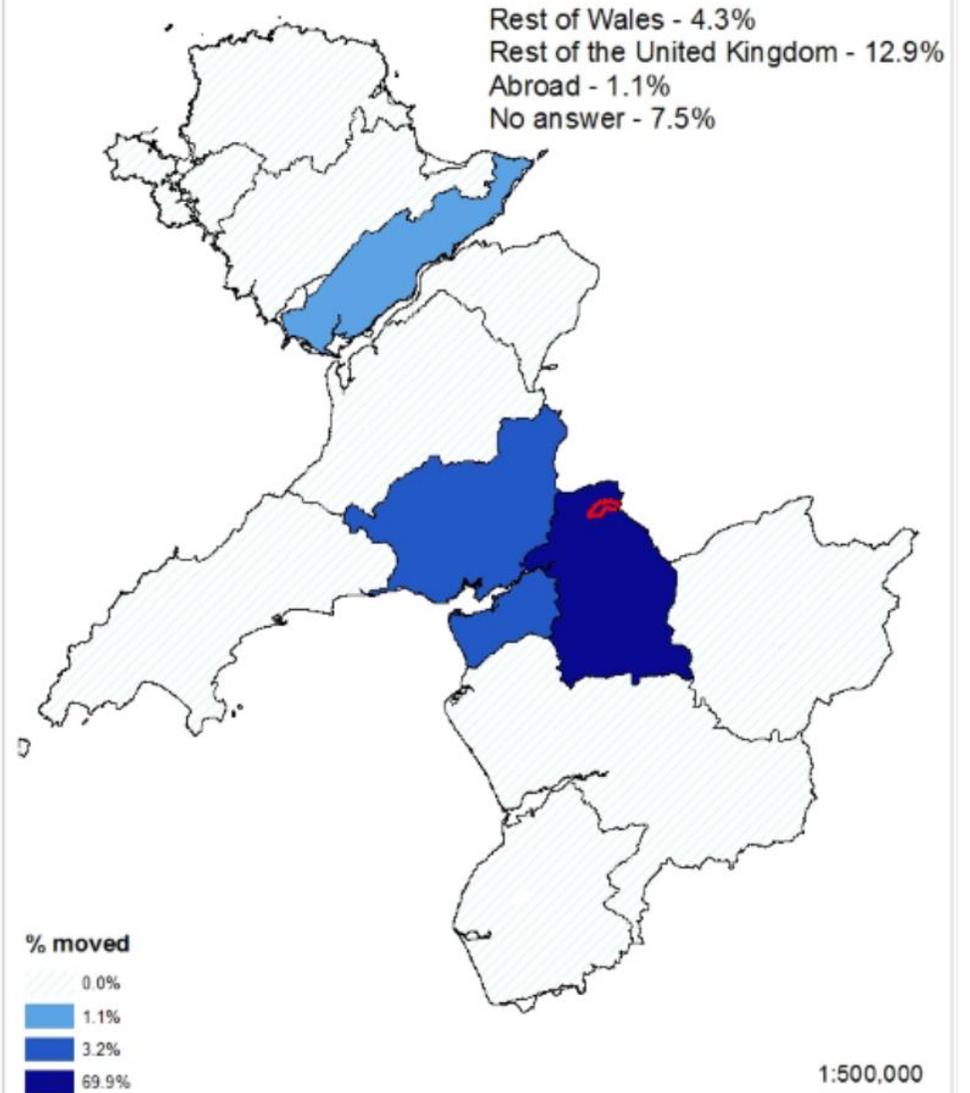
CACI Paycheck / Land Registry data (2012)



Language and Housing Survey 2013 data

- More migration from other parts of north Wales than usual (7.5%, Gwynedd: 3.8%).
- The level of first time buyers and holiday homes was similar to the average.
- A somewhat higher than average percentage could speak Welsh (72.6%, Gwynedd: 71.5%), a lower than usual percentage could understand the language, and a significantly higher than average proportion could read and write Welsh.
- More than usual thought Welsh was very important (68.2%, Gwynedd: 62.5%).
- A lot of homes had Welsh as the main language (71.0%, Gwynedd: 58.0%), and very many residents used Welsh every day outside work; a high level had mainly-Welsh as the language of work (31.5%, Gwynedd: 20.4%), at the expense of Welsh only.
- More had given English as their national identity (9.5%, Gwynedd: 5.5%).
- A higher level than usual had moved there to get a larger property (26.9%) and community facilities (10.8%); fewer than average moved there due to a job (3.2%), family changes (11.8%), family and friends (6.5%) or a chance to build (2.2%).
- A very high percentage of the homes were terraced houses (68.8%, Gwynedd: 30.0%), and there was more ownership without a mortgage (50.5%, Gwynedd: 42.6%) and private renting (15.1%, Gwynedd: 8.4%) than usual.

Migration pattern of the respondents who have moved to Diffwys and Maenofferen ward

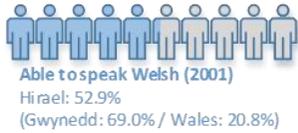
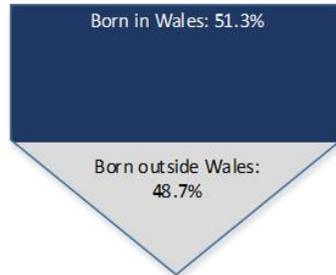
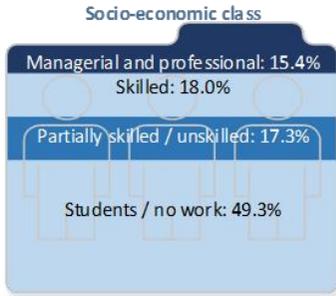
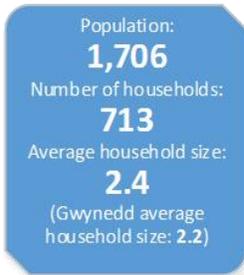


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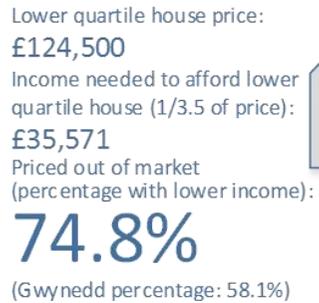
The information on the map is based on a question which asked for a post code; a high level declined to answer.

Hirael ward profile

2011 Census data



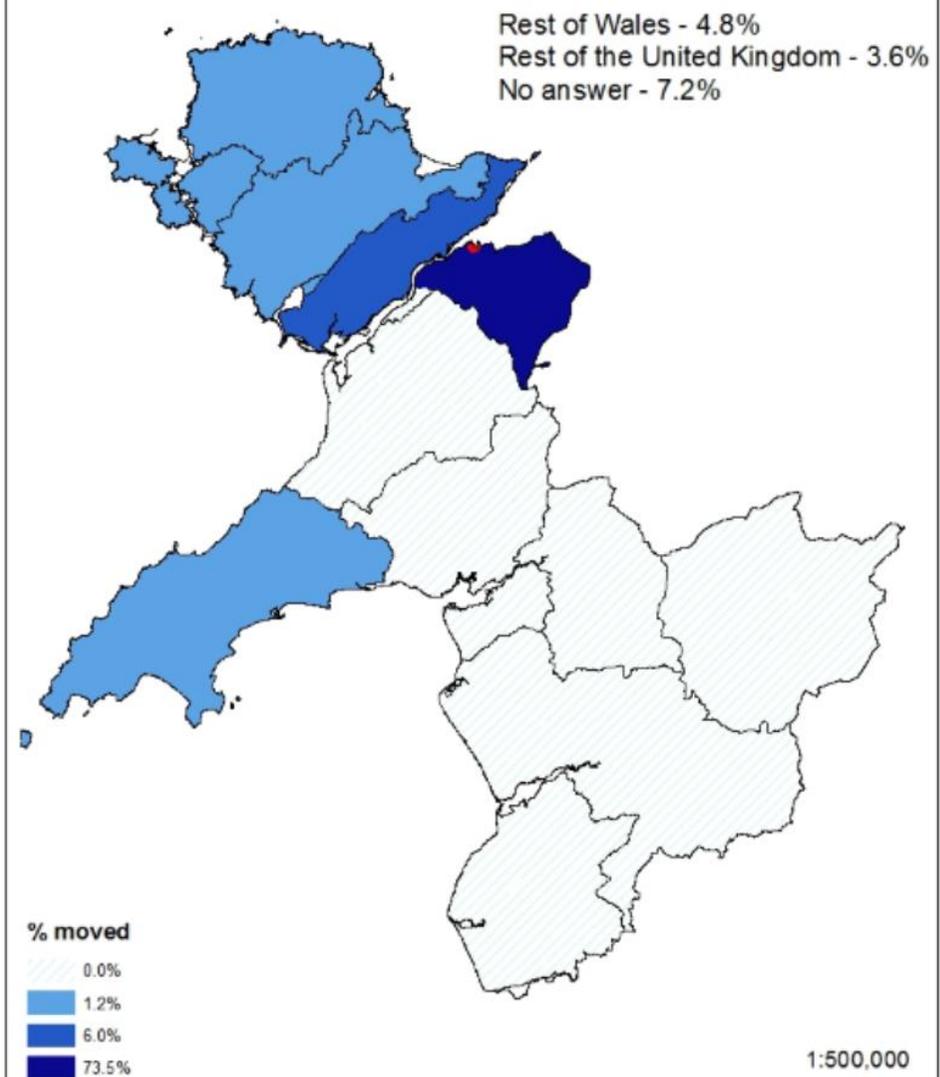
CACI Paycheck / Land Registry data (2012)



Language and Housing Survey 2013 data

- Fewer than average had moved from other parts of the UK (10.8%, Gwynedd: 17.7%).
- A very high level of first time buyers (39.8%, Gwynedd: 21.7%)
- The percentage of holiday homes was low.
- A low percentage could speak (46.7%, Gwynedd: 71.5%), read and write in Welsh, with more residents able to understand the language than to speak it.
- A low percentage considered the language to be very important, and a high percentage considered it totally unimportant (10.0%, Gwynedd: 3.5%).
- English was the main language in a very high level of homes (85.5%, Gwynedd: 49.3%); a low level used Welsh every day outside work; Welsh was the main language of work for a very low percentage of residents (3.2%, Gwynedd: 28.1%).
- Welsh national identity was lower than average (41.1%, Gwynedd: 64.0%), and there was a high level of 'other' national identities (6.7%, Gwynedd: 2.3%).
- A high percentage had moved to Hirael to establish their first home (24.1%); a low level gave other reasons, including building (0.0%) and liking the area (8.4%) (T33).
- There were few detached dwellings (3.6%, Gwynedd: 36.9%) and a high level of terraced houses (51.8%, Gwynedd: 30.0%); there was a high level of renting (15.7% privately, Gwynedd: 9.3% / 20.5% socially, Gwynedd: 8.4%).

Migration pattern of the respondents who have moved to Hirael ward

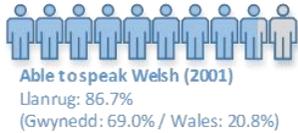
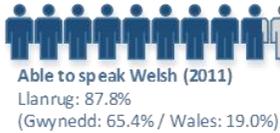
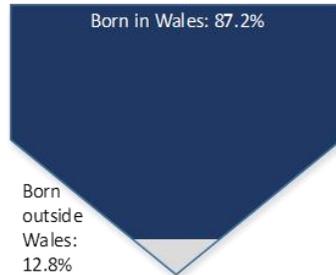
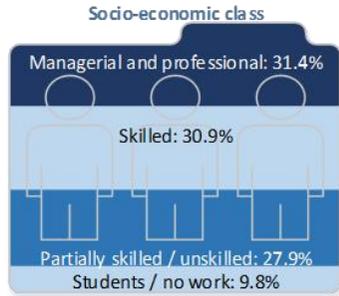


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The information on the map is based on a question which asked for a post code; a high level declined to answer.

Llanrug ward profile

2011 Census data



CACI Paycheck / Land Registry data (2012)

Median income:
£27,923

Median house prices:
£131,500

Affordability ratio (median house price ÷ income):

4.7

(Gwynedd ratio: 6.1)



Lower quartile house price:
£76,875

Income needed to afford lower quartile house (1/3.5 of price):
£21,964

Priced out of market (percentage with lower income):

40.5%

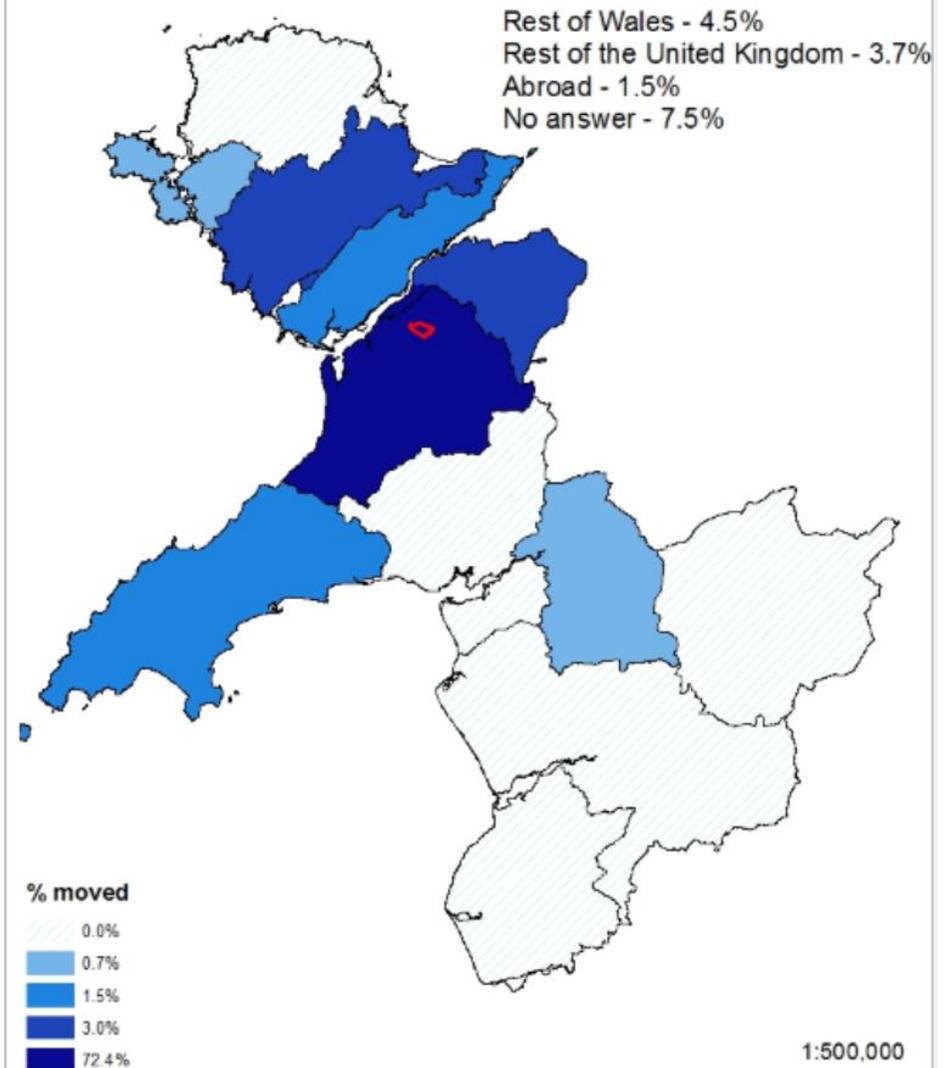
(Gwynedd percentage: 58.1%)



Language and Housing Survey 2013 data

- A high level of migration from other parts of Gwynedd (80.6%, Gwynedd: 63.1%), and a low level of migration from other areas of the UK (5.2%, Gwynedd: 17.7%).
- There were a little more first time buyers than usual (28.4%, Gwynedd: 21.7%).
- A very low level of holiday homes (0.0%, Gwynedd: 6.3%).
- A far higher than average percentage could speak (92.2%, Gwynedd: 71.5%), understand, read and write Welsh.
- A very high percentage stated that Welsh was very important to them (84.7%, Gwynedd: 62.5%).
- Welsh was the main language in a very high level of homes (88.8%, Gwynedd: 58.0%); a high level used it every day outside work; Welsh was the main language of work for a high percentage of residents (41.2%, Gwynedd: 28.1%).
- A very high percentage had a Welsh national identity (88.2%, Gwynedd: 64.0%).
- A high level had moved to Llanrug for a larger property (23.9%) and a low level had moved there because they liked the area (9.7%).
- There were more semis (35.1%, Gwynedd: 20.8%) and fewer terraced houses (20.1%, Gwynedd: 30.0%) and flats (1.5%) than usual; there was a higher than usual level of ownership with a mortgage (48.5%, Gwynedd: 34.8%) and less renting than usual.

Migration pattern of the respondents who have moved to Llanrug ward

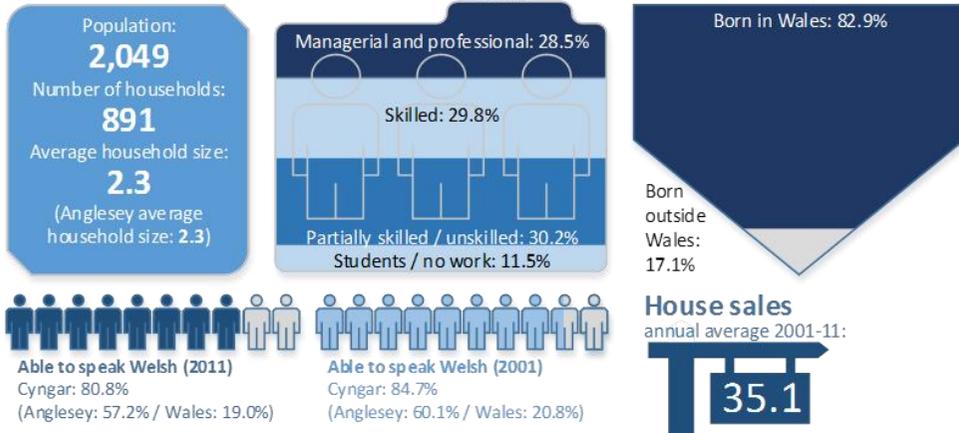


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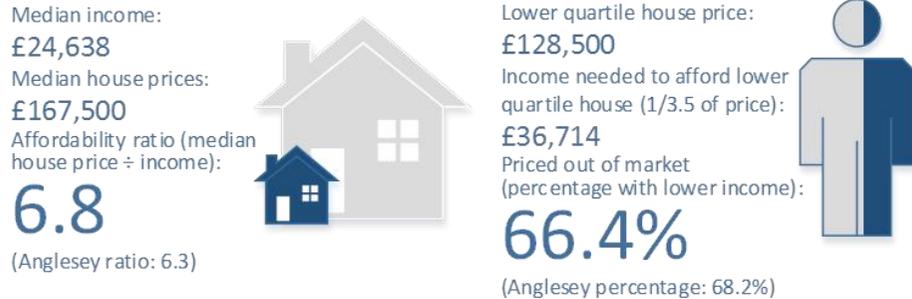
The information on the map is based on a question which asked for a post code; a high level declined to answer.

Cyngar ward profile

2011 Census data



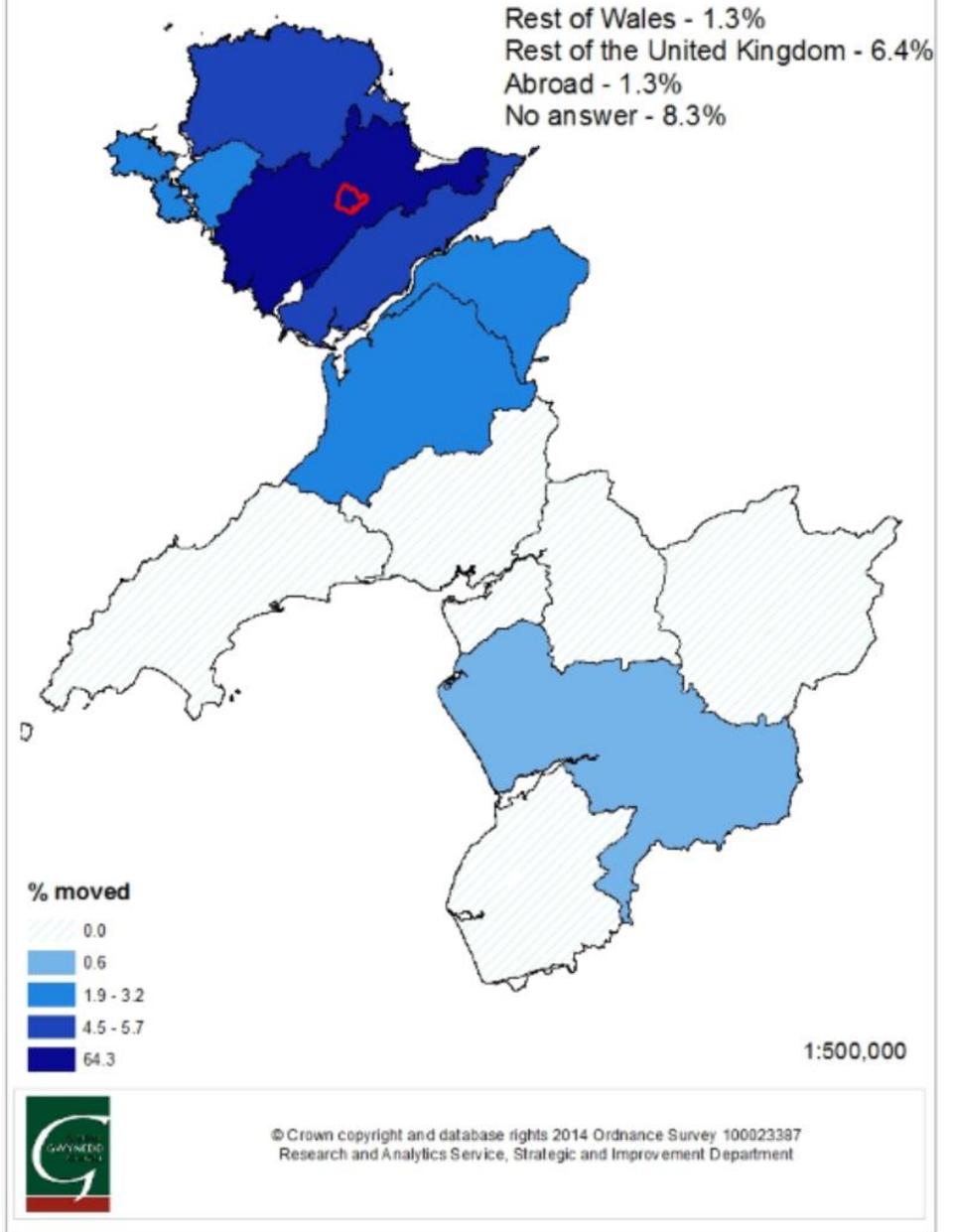
CACI Paycheck / Land Registry data (2012)



Language and Housing Survey 2013 data

- A high level of migration within Anglesey (80.3%, Anglesey: 69.3%); a low level of migration from other areas of the UK (6.4%, Anglesey: 15.9%).
- A somewhat higher than usual level of first time buyers (28.0%, Anglesey: 23.4%).
- A very low level of holiday homes (0.0%, Anglesey: 3.2%).
- A significantly higher percentage than average could speak (83.0%, Anglesey: 67.5%), understand, read and write Welsh.
- A higher than average percentage stated that Welsh was very important to them (74.2%, Anglesey: 57.6%).
- Welsh was the main language in a high level of properties (76.4%, Anglesey: 51.2%); a higher than usual level of use of Welsh every day outside work; Welsh was the main language of work for more residents than average (30.4%, Anglesey: 19.5%).
- A high percentage had a Welsh national identity (74.3%, Anglesey: 59.5%).
- A high level had moved to Cyngar to be able to build a home (10.2%), and a low level because they liked the area (9.6%).
- Detached dwellings accounted for more homes than usual (47.8%, Anglesey: 42.0%); more respondents than average owned their home with a mortgage (36.9%, Anglesey: 32.3%) and fewer owned it without a mortgage (38.2%, Anglesey: 45.2%).

Migration pattern of the respondents who have moved to Cyngar ward

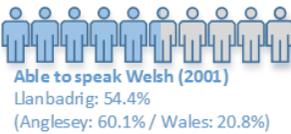
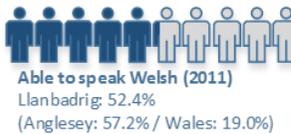
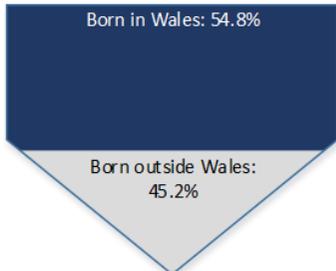
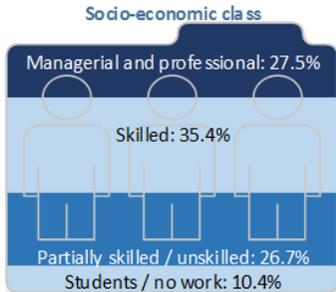


The information on the map is based on a question which asked for a post code; a high level declined to answer.

Llanbadrig ward profile

2011 Census data

Population: **1,357**
 Number of households: **646**
 Average household size: **2.1**
 (Anglesey average household size: 2.3)



CACI Paycheck / Land Registry data (2012)

Median income: **£22,176**
 Median house prices: **£165,000**
 Affordability ratio (median house price ÷ income): **7.4**
 (Anglesey ratio: 6.3)

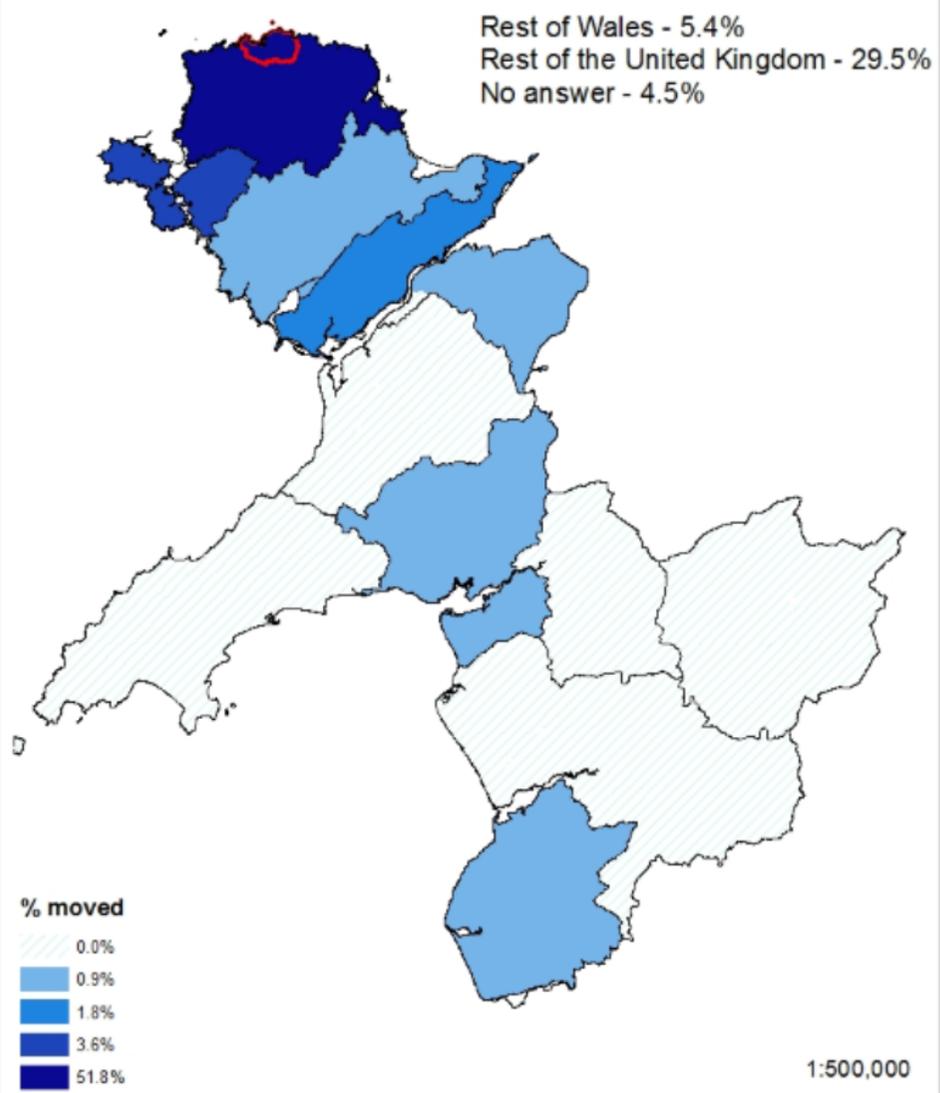


Lower quartile house price: **£135,000**
 Income needed to afford lower quartile house (1/3.5 of price): **£38,571**
 Priced out of market (percentage with lower income): **74.5%**
 (Anglesey percentage: 68.2%)

Language and Housing Survey 2013 data

- A high level of migration from other parts of the UK (40.2%, Anglesey: 15.9%).
- Fewer first time buyers than average (17.0%, Anglesey: 23.4%)
- A higher than usual level of holiday homes (7.1%, Anglesey: 3.2%).
- Fewer residents than usual had any type of ability in Welsh, including speaking (44.5%, Anglesey: 67.5%).
- A high percentage didn't have strong feelings about Welsh (32.1%, Anglesey: 15.7%).
- English is the main language in a high percentage of the properties (73.2%, Anglesey: 56.4%); fewer residents than usual use Welsh outside work; fewer residents than average have Welsh as their main language of work (13.2%, Anglesey: 19.5%).
- A low percentage stated that their national identity is Welsh (29.2%, Anglesey: 59.5%) – high percentages were English and British.
- A high percentage moved to Llanbadrig to retire (17.9%) and because they liked the area (21.4%); a low level needed a larger property (11.6%).
- There was a very high level of detached dwellings (60.7%, Anglesey: 42.0%), and of ownership without a mortgage (58.0%, Anglesey: 45.2%).

Migration pattern of the respondents who have moved to Llanbadrig ward

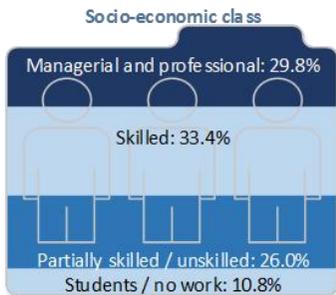


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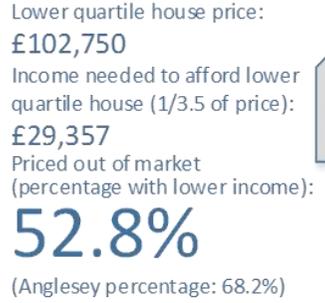
The information on the map is based on a question which asked for a post code; a high level declined to answer.

Llanfihangel Ysgeifiog ward profile

2011 Census data



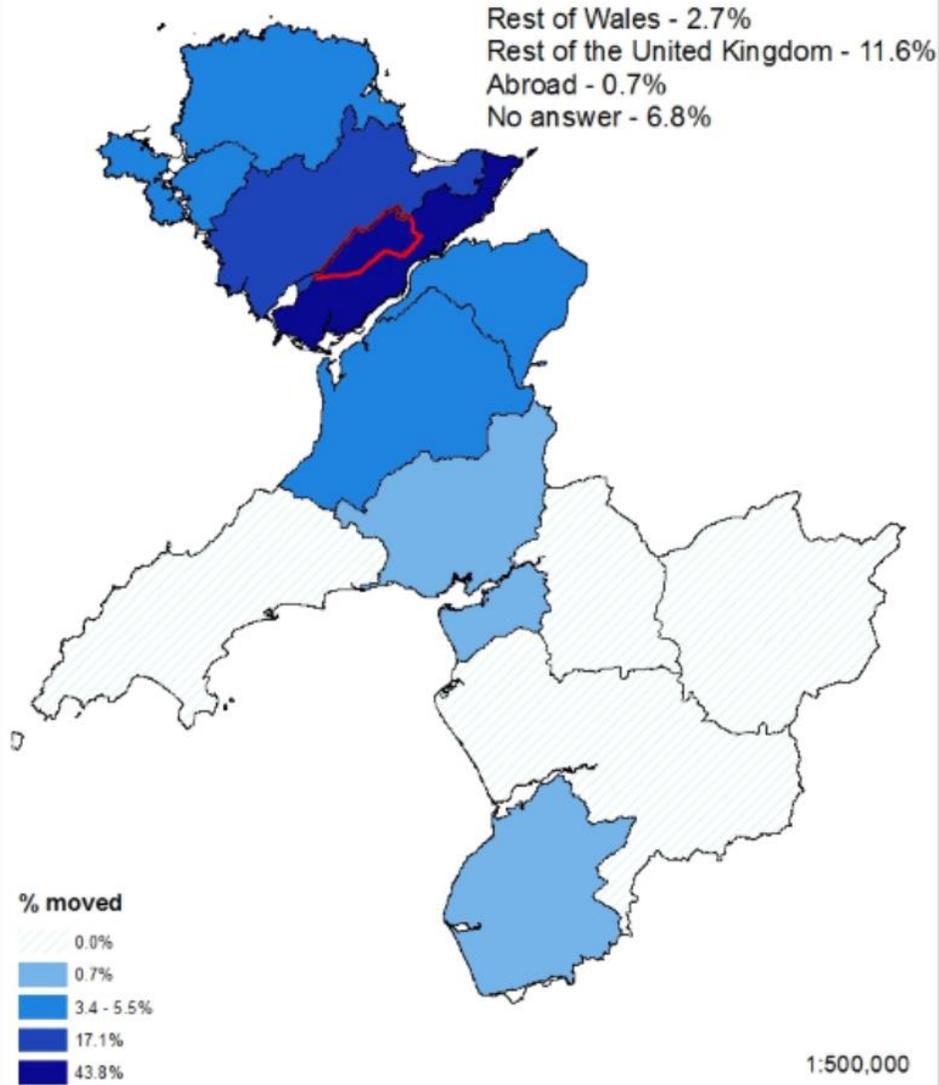
CACI Paycheck / Land Registry data (2012)



Language and Housing Survey 2013 data

- Migration levels are generally aligned with the general pattern.
- More first time buyers than usual (30.8%, Anglesey: 23.4%).
- Fewer holiday homes than usual (1.4%, Anglesey: 3.2%).
- A significantly higher than average percentage could speak (80.5%, Anglesey: 67.5%), understand, read and write Welsh.
- A higher than average percentage stated that Welsh is very important to them (68.7%, Anglesey: 57.6%).
- A comparatively high percentage of properties had Welsh as the main language (67.1%, Anglesey: 51.2%); there was a higher than usual level of use of Welsh outside work, especially at home, although a little fewer than average had Welsh as their main language of work (19.6%, Anglesey: 19.5%).
- More respondents than usual had a Welsh national identity (67.4%, Anglesey: 59.5%).
- A higher than usual percentage had moved to Llanfihangel Ysgeifiog because of family changes (22.6%) and in order to establish a first home (20.5%).
- There was a higher than usual level of semis (34.9%, Anglesey: 25.7%) and a low level of flats (0.7%, Anglesey: 7.6%); tenure was aligned with the general pattern.

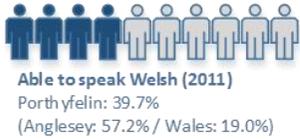
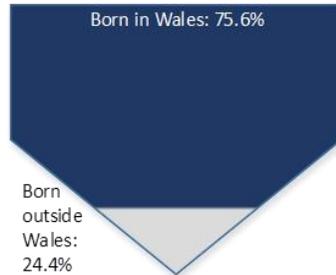
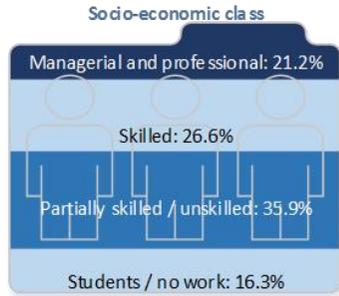
Migration pattern of the respondents who have moved to Llanfihangel Ysgeifiog ward



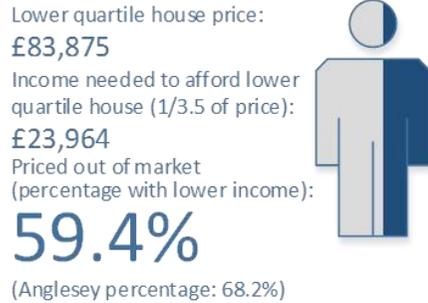
The information on the map is based on a question which asked for a post code; a high level declined to answer.

Porthyfelin ward profile

2011 Census data



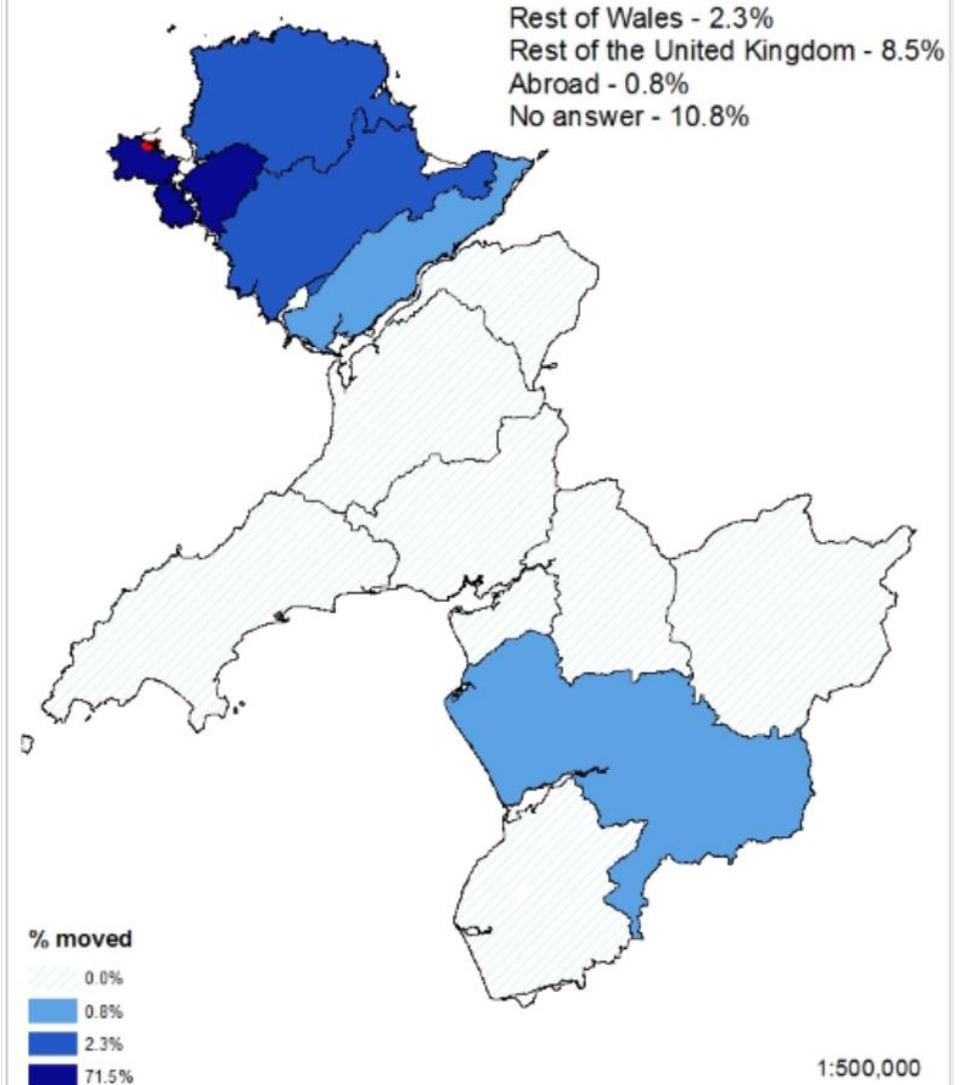
CACI Paycheck / Land Registry data (2012)



Language and Housing Survey 2013 data

- Lower level than usual of migration from other parts of the UK (8.5%, Anglesey: 15.9%).
- A normal level of first time buyers.
- A very low level of holiday homes (0.0%, Anglesey: 3.2%).
- A low percentage could speak (44.7%, Anglesey: 67.5%), read and write Welsh, with more able to understand the language than to speak it.
- A low percentage view the language as very important, and a high percentage view it as completely unimportant (9.3%, Anglesey: 5.0%).
- A very high level of homes had English as the main language (88.5%, Anglesey: 56.4%); a low level use Welsh every day outside work; few residents have Welsh as their main language of work (2.8%, Anglesey: 19.5%).
- Somewhat fewer than usual had a Welsh national identity (56.6%, Anglesey: 59.6%).
- A low percentage had moved to Porthyfelin because of a family change (11.5%) or in order to build a home (0.0%).
- The percentage of detached dwellings was low (9.2%, Anglesey: 42.0%); there was a higher percentage than usual of semis (31.5%, Anglesey: 25.7%), terraced houses (36.9%, Anglesey: 21.8%) and flats especially (20.0%, Anglesey: 7.6%); there was a high level of ownership without a mortgage (53.1%, Anglesey: 45.2%), a higher level than usual of social renting (16.9%, Anglesey: 11.2%) and a low level of ownership with a mortgage (16.2%, Anglesey: 32.3%).

Migration pattern of the respondents who have moved to Porthyfelin ward



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