The Somerset Strategic Housing Framework comprises the housing strategy and district based action plans for the county of Somerset. The current Framework was published in 2013 and is now in need of review. To begin this process we have produced housing market profiles for each district, together with a county-wide profile. These profiles highlight key facts about the current housing market including relevant health information. They also highlight recent achievements, current opportunities and immediate challenges. Additional background information can be found on the Council’s website.

**People**

**Healthy Life Expectancy - Somerset**

**Dementia Rates - Somerset**

If the rates continue to rise, the number of people with dementia is projected to double by 2035 to approximately 18,000 people.

**People** are living longer, but more of our lives are spent in ill health or disability.

**People** in poorer communities are at higher risk of social isolation.

10% of children in income deprived families are concentrated in 0.07% of the county area. Elsewhere, sparsity is a challenge for residents and services.
People

Somerset has around **50 rough sleepers**. The national average age of death of a homeless person is **47** for a man and **43** for a woman.

Could the 260 adults with learning disability in care or nursing homes live more independently? Are the future needs of the 660 with family and friends being addressed?

90% of pupils are in outstanding or good schools (2017)

The proportion of pupils going to Higher Education (HE) is below average at **46%** compared to **59%** nationally (2015)

Approximately **150,000** residents volunteer at least once a month.
The ratio of wages to house prices means that housing can be unaffordable for key workers and young people, especially in rural areas.

Housing delivery has been on the rise.

Somerset housing completions 2010/11 - 2014/15

Somerset Growth Plan target aspires for 20,000 new homes by 2020.
Achievements

• **Housing growth** and **sustained high quality** of our built and natural environment
• **Solid partnership working** across Somerset and the Heart of the South West on health, economic growth, housing, planning and flood resilience
• **Winning a disproportionately high share** of the Government's Growth Deal 3 award - over £27m of the £43.57m allocated to the Heart of the South West
• **Improvement of Adult Social Care** with future goals to be achieved

Opportunities

• Deriving **maximum countywide benefit** from the £16 billion development of Hinkley Point C
• Exploiting our **central location** within the south west peninsular: good strategic north-south links M5/A38 to Bristol and Exeter and east-west links (A38/A358/A303) and mainline rail link to London
• **Garden towns / garden village status** in Taunton
• **Proposed dualling** of the A303/A358
• **Health and Social Care Integration** through the Somerset Suitability and Transformation Plan

Challenges

Demographics -
• An **ageing population** of 65+ and 85+ with mismatch of property types
• A need for more **flexible models of supported housing** which enable independent living
• **Out migration** of young people
• **Low pay economy** in comparison to other regions and this contributes to the **affordability gap**
• **In migration of 40+** seeking lifestyle change, using capital asset of homes in higher price areas to *outbid / out compete local people*

Spatial geography / settlement pattern -
• Compared to neighbouring counties, relatively small and dispersed market towns / urban areas
• **Poor transport infrastructure resilience** with specific problems on the motorway (M5) and strategic (A358/A303) network

Be Part of the Change

Does this county profile provide an accurate picture of the current local housing market?

Are you aware of other housing / housing related achievements, opportunities and challenges that we should highlight?

Are some of these challenges more important than others? If yes, please explain why?

Please respond by September 30th 2017

TDBC are coordinating responses to this consultation

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Your responses will be used to inform the content of a draft revised Housing Framework.

This will be published during Autumn 2017.