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 housing market 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.

Affordability

For **private rentals** -

A 1 bed is **22%** of the average income
A 2 bed is **28.3%** of the average income

Valuation Office Agency & ASHE 2016

For **social rentals** -

A 1 bed is **17.9%** of the average income
2 bed is **21.9%** of the average income

Statistical Data Return & ASHE 2016

Current Housing Stock and Future Requirements

48,801 properties

12.2% affordable / social rented, 16% private rented and 71.9% owner occupied

Census 2011

298 dwellings needed per annum until 2032

Sedgemoor Strategic Housing Market Assessment Sept 2016

96 are **social extra care properties**
Housing and Health

- **63%** increase aged 75-84 years old
- **125%** increase aged 85+
  (ONS 2015-2035 projections)
- **48%** live in rural areas, of which **30.7%** are over 60
- **12.2%** single person households with **74.9%** over 50
  (Census 2011)
- **11.3%** of those living in social rented housing are in bad health
  (Census 2011)
- **27.3%** of households have long term health problems and **15.8%** have dependent children
  (Census 2011)
- **12,511** applications on the Homefinder Somerset with **231** gold banded
  Homefinder Somerset March 2016

Housing Need

- Short of **51** permanent gypsy and traveller pitches by the end of the plan period 2010-2017 and **5** transit pitches
- **Fuel Poverty** rose by **1%** (2013-2014) to **6,034** households with concentration in rural areas
  (Low Income High Costs Indicator)
- **Rough Sleeping** has dropped from **4** to **2**
  (2010-16) DCLG Homelessness Statistics
- There are currently **145** homelessness applications with **64** owed a duty for 2015/16
  (DCLG)
- **3,700** non home based workers at Hinkley Point C by 2020
- **46%** of non home based workers are currently choosing to live in Taunton
  (EDF Accommodation Report December 2016)

BEFORE 2008

AFTER 2009
Achievements

- **1,795 affordable new homes** completed since 2006
- **5,756 net additional dwellings** completed since 2006
- **625 bedspaces** provided or secured for use, utilising EDFe Hinkley Housing Fund, in first 2 years of project

Opportunities

- **1 Neighbourhood Plan adopted, 8 more in preparation**
- **Government Funding** - Accelerated Development, Hinkley Growth Area, Starter Homes.
- **Outmigration in the 20-24 group** high, but **offset** by more people of this age moving to Sedgemoor, suggesting that many university students do **return after their studies to find local employment**

Challenges

- **Local population older** than the national average, with 22% aged 65 and over, compared with 18% nationally and 21% in the South West region
- Sedgemoor **wages** (£479.00 p/w) **below** the regional (£508.56 p/w) and national (£534.47 p/w) **income averages**
- **3 neighbourhoods** in Sedgemoor are among the **10% most deprived in the Country**
- The **life expectancy gap** between residents in the most and least deprived areas in Sedgemoor is significant at **9.1 years** for men and **4.1 years** for women

Be Part of the Change

Does this district 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

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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.

www.swpshp.org and www.sedgemoor.gov.uk/6123