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 19% of the average income

A 2 bed is 23% of the average income

Valuation Office Agency 2016 & ASHE 2015

For social rentals -

A 1 bed is 15% of the average income

2 bed is 17% of the average income

Statistical Data Return 2016 & ASHE 2015

A terraced house cost is 6 times the average income and a flat costs 4 times the average income

Land Registry Sold Data & ASHE 2015

Current Housing Stock and Future Requirements

11,962 properties

14.7% affordable / social rented, 18.2% private rented and 67.2% owner occupied

Census 2011

390 are sheltered housing

West Somerset Affordable Housing Stock Database

90 are extra care

www.housingcare.org

238 dwellings needed between 2011 and 2031

Exmoor National Park Local Plan 2011-2031

2,900 new dwellings needed between 2012 and 2032, of which 35 affordable units will be sought for every 65 open market units (pro-rata) on any development of over 10 dwellings and 351 units of specialised housing required for older households.

West Somerset Local Plan 2016
Housing and Health

- **42%** increase aged 75-84 years old
- **99%** increase aged 85+  *ONS 2015-2035 projections*
- **65%** living in rural areas, of which **38.5%** are over 60  *Census 2011*
- **15.66%** single person households with **83%** over 50  *Census 2011*
- **11.7%** of those living in social rented housing are in bad health the highest of all tenures and the highest in Somerset  *Census 2011*
- **31.3%** of households have long term health problems and **11.75%** have dependent children  *Census 2011*

**Housing Need**

- Short of **10** permanent gypsy and traveller pitches  *(2012-2032)*  *AMR (2011-2016)*
- **Fuel Poverty** rose by **1.6%** (2013-2014) making **14.5%** of households fuel poor, the highest concentration in Somerset  *Low Income High Costs Indicator*
- Rough Sleeping has increased from **0-2**  *(2010-16)*  *DCLG*
- There are currently **62** homelessness applications with **34** owed a duty for 2015/16  *DCLG*
- **622** applications on the Homefinder Somerset with **76 gold** banded  *Homefinder Somerset March 2016*
- **3,700** non home based workers at Hinkley Point C by 2020
- **17%** of non home based workers are currently choosing to live in West Somerset  *EDF Accommodation Report December 2016*
Achievements

• 241 affordable homes delivered across both WS and ENP areas, of which 186 are for rentals and 55 for low cost home ownership (April 11 to March 17)
• Adoption of the WS Local Plan to 2032 which will assist in the delivery of housing across the District
• The adopted Exmoor National Park Local Plan to 2031 will help the delivery of affordable housing needs of local communities

Opportunities

• DCLG Funding to deliver community led housing projects to mitigate against the high levels of second home ownership
• Hinkley Funding to enable the delivery of a number of projects and funding streams, including enabling funding, and incentives to bring empty properties back into use
• Exmoor Rural Housing Network set up to identify housing needs across the ENP, analyse barriers to delivery, provide support and advice, and facilitate delivery.

Challenges

• An unaffordable housing market exacerbated by net migration which places additional pressures on housing demand in the market sector
• High overall affordable housing requirement particularly for social rented tenures (ENP)
• High level of long term empty properties, often a reflection of the aged population and issues relating to probate
• High level of second home ownership generally across the locality e.g. 1 in 5 properties have no usual residents in ENP (empty/second/holiday homes)
• Mismatch between the provision of larger properties and increasingly smaller households and changing demographics (particularly within ENP where there is a predominance of larger, detached homes)
• Lack of opportunities for growth
• Limited options for development due to physical constraints e.g. topography, flood risk, heritage and wildlife designations, and the sensitivity of Exmoor’s landscape affect the capacity of Exmoor/ West Somerset settlements to absorb more housing development
• The housing market impact of Hinkley Point C
• High proportion of population aged over 65 - challenge of providing the suitable housing of the right type and quality in the right locations
• High proportion of population with disabilities which limit day to day activities

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.