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 21% of the average income
- A 2 bed is 28% of the average income

Valuation Office Agency & ASHE 2016

For social rentals -

- A 1 bed is 16% of the average income
- A 2 bed is 20% of the average income

Statistical Data Return & ASHE 2016

A terraced house costs 6 times the average income and a flat costs 5 times the average income

Land Registry Price Paid Data & ASHE 2015

Current Housing Stock and Future Requirements

- 46,807 properties
  - 15.6% affordable / social rented,
  - 16.9% private rented
  - 67.5% owner occupied

Census 2011

- 114 social extra care properties

- 512 dwellings needed per annum until 2039, of which 161 need to be affordable
- 85 dwellings need to be specialist housing for older people

Strategic Housing Market Assessment October 2016
**Housing and Health**

- **65%** increase aged **75-84 years old**
- **121%** increase aged **85+**
  - ONS 2015-2035 projections
- **30.4%** living in rural areas will be **over 60**
  - Census 2011
- **13.3%** single person households with **80%** over 50
  - Census 2011
- **25.69%** of households have **long term health problems**
- **10%** of those living in **social rented** housing are in **bad health**
  - Census 2011
- **14.7%** have **dependent children**
  - Census 2011

**Lyngford East**
**Lyngford West**
**Lambrook**
**Pyerland South**
**Halcon**

have the **loneliest over 65’s**

**Census 2011 & Age UK**

**Housing Need**

Short of **10** permanent gypsy and traveller pitches by 2015 and **29** by 2020

- **Fuel Poverty** rose by **0.6%** (2013-2014) to **5,580** households with concentration in rural areas
  - Low Income High Costs Indicator

Rough Sleeping has **increased by 67%**

(2010-16) DCLG

There are currently **174** homelessness applications with **93** owed a **duty** for 2015/16

DCLG (2015-16)

- **1,949** applications on the Homefinder Somerset with **296 gold** banded
- **142** interested in accommodation adapted for physical disability with **62** having OT assessed needs
  - Homefinder Somerset March 2016

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- **3,700** non home based workers at **Hinkley Point C** by 2020
- **21%** of non home based workers are currently choosing to live in **Taunton**

EDF Accommodation Report December 2016
Achievements

- **3,162 new homes** (2011-2016)
- **794 affordable homes**
- **117 affordable homes outside** of Taunton & Wellington
- **71 new council homes** ranging from estate regeneration to rural housing
- **22 long-term empty properties** were brought back into use since 2014
- **One Teams** in Halcon, Priorswood & Wellington to provide integrated service support to the vulnerable

Opportunities

- **Taunton Garden Town status** will deliver transformational levels of growth and high quality development
- **Focused and coordinated** efforts to tackle poor housing standards
- The Government is encouraging the establishment of **new housing delivery vehicles**
- Working with the **voluntary and community sector** to support dementia and mental health
- **Improved partnership working** between housing, health and social care

Challenges

- The need to **deliver more homes of all tenures**
- **A growing affordability gap** with significant consequences for both young people and families
- **A growing private rented sector**
- The housing market impact of **Hinkley Point C**
- **Rising homelessness and rough sleeping**
- **Growing health inequalities** due to geography, age & financial capability
- **An ageing population** with specific housing requirements
- Ongoing **welfare reform and Universal Credit** roll-out
- **Providing housing to the under 35s**

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.