

Local Housing Needs in Area East

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Purpose of the Report

The purpose of this report is to give Councillors an update on housing need in Area East.

Public Interest

The report gives an overview of numbers on the Housing Register (Homefinder Somerset) in Somerset and the demand for housing in Area East.

Recommendation(s)

That:

1. Members discuss matters of interest to the local area arising from the reports and presentation
2. Members identify further or future information to be considered by the Area East Committee or other forum.

Background

Homefinder Somerset (HFS) was launched in December 2008 in partnership with the other four Somerset Authorities.

Increased provision of affordable, good quality, homes in South Somerset remains a high priority. This has been evidenced by the countywide Sustainable Community Strategy 2008-2026, and by South Somerset District Council's "Our Plan- Your Future" 2012-2015.

Housing Need across Somerset

Information from the Somerset Housing Register

Table 1 sets out the numbers of applicants on the Homefinder Somerset register as at 18th April 2016 within each Local Authority area.

Local Authority	Emergency	Gold	Silver	Bronze	Grand Total
Mendip District Council	1	157	675	600	1433
Sedgemoor District Council	2	234	646	1676	2558
South Somerset District Council		272	698	1062	2032
Taunton Deane Borough Council		290	442	1103	1835
West Somerset	1	78	164	383	626

Council					
Grand Total	4	1031	2625	4824	8484

Over the last few years numbers on the housing register have declined we believe this can be attributed; better administration of the register by local authorities and more fraud checks at the start of the application.

Housing Need in Area East

Table 2 summarises the figures for households on the Homefinder Somerset Register expressing their first choice of location for Area East as at 18th April 2016 compared with previous years

Parish	No of applicants on the register					Parish	No of applicants on the register				
	2012	2013	2014	2015	2016		2012	2013	2014	2015	2016
Abbas & Templecombe	40	43	28	25	13	Kingsdon	4	6	4	1	1
Alford	6	5	1	0	0	Limington	2	1	3	0	2
Aller	0	0	0	0	3	Lovington	2	1	0	0	0
Ansford	10	6	3	0	2	Maperton	0		1	0	0
Babcary	1	1	0	0	0	Marston Magna	5	6	6	1	3
Barton St David	14	19	6	0	1	Milborne Port	65	69	48	32	28
Bratton Seymour	0	0	0	0	0	Mudford	26	15	5	3	1
Brewham	2	2	1	0	0	North Barrow	0	0	0	2	1
Bruton	65	83	54	25	40	North Cadbury	12	12	4	2	3
Castle Cary	89	122	70	42	40	North Cheriton	1	1	1	0	1
Charlton Adam	3	2	0	0	1	Penselwood	2	1	1	0	0
Charlton Horethorne	1	4	3	2	1	Queen Camel	24	25	18	24	0
Charlton Mackerell	1	5	2	1	0	Shepton Montague	2	2	1	1	0
Charlton Musgrove	1	1	0	0	0	South Barrow	3	2	0	0	0
Chilton Cantelo	1	1	0	0	0	South Cadbury	7	4	2	1	2

Compton Pouncefoot	1	1	0	0	1	Sparkford	6	8	10	9	6
Corton Denham	1	0	0	1	0	Stoke Trister	1		0	0	0
Cucklington	2	2	0	1	1	West Camel	3	2	3	3	1
Henstridge	58	63	30	13	20	Wincanton	240	234	152	92	81
Holton	1	0	0	0	1	Yarlington	12	21	15	16	7
Horsington	3	3	0	0	1	Yeovilton	5	10	9	1	0
Ilchester	54	50	28	18	17	Total applicants	782	841	513	317	283
Keinton Manderville	6	8	4	1	4						

Table 3 below shows the number of households and their bedroom requirements by band in Area East as at 18th April 2016. Members should note that this may include applicants not currently resident in Area East.

Bedroom Size	Bronze	Silver	Gold	Grand Total
1	83	30	17	130
2	45	49	8	102
3	11	25	4	40
4		9	1	10
5		1		1
Grand Total	139	114	30	283

Demand for one and two bedroom properties remains high.

Table 4 The number of properties let between 1st April 2015 and 31st March 2016 in Area East

Row Labels	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Grand Total
Abbas and Templecombe	4	5	3		12
Yarlington Housing Group	4	5	3		12
Ansford	1		1		2
Yarlington Housing Group	1		1		2
Barton St David		2	1		3
Stonewater			1		1
Yarlington Housing Group		2			2
Bruton	6	6	4		16
Knightstone HA			1		1
Yarlington Housing Group	6	6	3		15

Castle Cary	5	5	2		12
Knightstone HA	2				2
Stonewater		1			1
Yarlington Housing Group	3	4	2		9
Charlton Adam				1	1
Yarlington Housing Group				1	1
Henstridge	5	2	5		12
Yarlington Housing Group	5	2	5		12
Ilchester	1	3	1		5
Magna HA Ltd			1		1
Yarlington Housing Group	1	3			4
Kingsdon		2			2
Yarlington Housing Group		2			2
Marston Magna		1	2		3
Yarlington Housing Group		1	2		3
Milborne Port	5	6	5	1	17
Stonewater	2		1		3
Yarlington Housing Group	3	6	4	1	14
Mudford		2			2
Stonewater		1			1
Yarlington Housing Group		1			1
North Cadbury			1		1
Yarlington Housing Group			1		1
Queen Camel	6	1	1		8
Hastoe HA		1	1		2
Yarlington Housing Group	6				6
Sparkford		4	5		9
Stonewater		3	4		7
Yarlington Housing Group		1	1		2
Wincanton	12	25	4		41
Jephson HA	1	4			5
Knightstone HA	2	2	2		6
Stonewater	4	6			10
Yarlington Housing Group	5	13	2		20
Grand Total	45	64	35	2	146

Financial Implications

None

Corporate Priority Implications

Focus Three: Homes

Minimise impact to our residents of the major changes to housing and council tax benefits proposed by Government

Minimise homelessness by providing advice, support and housing options

With Partners, enable additional new homes to meet the needs of the district, including mixed housing schemes to buy or rent that are affordable.

Background Papers: