

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.

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 15th February 2017 within each Local Authority area.

Local Authority	Emergency	Gold	Silver	Bronze	Grand Total
Mendip District Council		113	663	727	1503
Sedgemoor District Council	5	74	547	1359	1985
South Somerset District Council		158	704	1156	2018
Taunton Deane Borough Council	3	141	499	1524	2167
West Somerset Council		33	128	375	536
Grand Total	8	519	2541	5141	8209

The housing register has stand fairly stable in South Somerset at around 2000 applicants over the last couple of years. The numbers in Gold band have decreased considerably across the county due to a

change in policy. Social Housing applicants looking to downsize are no longer award Gold band, instead they are assessed on their specific housing needs.

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 15th February 2017 compared with previous years

Parish	No of applicants on the register						Parish	No of applicants on the register					
	2012	2013	2014	2015	2016	2017		2012	2013	2014	2015	2016	2017
Abbas & Templecombe	40	43	28	25	13	12	Kingsdon	4	6	4	1	1	1
Alford	6	5	1	0	0	0	Limington	2	1	3	0	2	0
Aller	0	0	0	0	3	0	Lovington	2	1	0	0	0	0
Ansford	10	6	3	0	2	0	Maperton	0		1	0	0	0
Babcary	1	1	0	0	0	0	Marston Magna	5	6	6	1	3	0
Barton St David	14	19	6	0	1	2	Milborne Port	65	69	48	32	28	26
Bratton Seymour	0	0	0	0	0	0	Mudford	26	15	5	3	1	2
Brewham	2	2	1	0	0	1	North Barrow	0	0	0	2	1	1
Bruton	65	83	54	25	40	28	North Cadbury	12	12	4	2	3	2
Castle Cary	89	122	70	42	40	51	North Cheriton	1	1	1	0	1	1
Charlton Adam	3	2	0	0	1	2	Penselwood	2	1	1	0	0	0
Charlton Horethorne	1	4	3	2	1	2	Queen Camel	24	25	18	24	0	6
Charlton Mackerell	1	5	2	1	0	0	Shepton Montague	2	2	1	1	0	0
Charlton Musgrove	1	1	0	0	0	0	South Barrow	3	2	0	0	0	0
Chilton Cantelo	1	1	0	0	0	0	South Cadbury	7	4	2	1	2	4
Compton Pouncefoot	1	1	0	0	1	0	Sparkford	6	8	10	9	6	4
Corton Denham	1	0	0	1	0	0	Stoke Trister	1		0	0	0	0
Cucklington	2	2	0	1	1	1	West Camel	3	2	3	3	1	1
Henstridge	58	63	30	13	20	20	Wincanton	240	234	152	92	81	83
Holton	1	0	0	0	1	0	Yarlington	12	21	15	16	7	10
Horsington	3	3	0	0	1	0	Yeovilton	5	10	9	1	0	0
Ilchester	54	50	28	18	17	16	Total applicants	782	841	513	317	283	279
Keinton Manderville	6	8	4	1	4	3							

Table 3 below shows the number of households and their bedroom requirements by band in Area East as at 15th February 2017. Members should note that this may include applicants not currently resident in Area East.

Band	1	2	3	4	Grand Total
Bronze	84	53	20		157
Emergency		1			1
Gold	7	7	3	2	19
Silver	41	38	18	5	102
Grand Total	132	99	41	7	279

Demand for one and two bedroom properties remains high.

Table 4 The number of properties let between 1st April 2016 and 15th February 2017 in Area East

Area and bedroom size	Number of properties
Abbas and Templecombe	
1 bedroom	1
Yarlington Housing Group	1
3 bedroom	2
Yarlington Housing Group	2
Total no of properties	3
Bruton	
1 bedroom	3
Yarlington Housing Group	3
2 bedroom	2
Yarlington Housing Group	2
Studio	1
Yarlington Housing Group	1
Total no of properties	6
Castle Cary	
1 bedroom	2
Yarlington Housing Group	2
2 bedroom	6
Yarlington Housing Group	6
3 bedroom	1
Yarlington Housing Group	1
Total no of properties	9
Henstridge	
1 bedroom	2
Yarlington Housing Group	2
2 Bedroom	1
Yarlington Housing Group	1
3 bedroom	2

Yarlington Housing Group	1
Hastoe HA	1
Total no of properties	5
Ilchester	
2 bedroom	1
Yarlington Housing Group	1
Total no of properties	1
Queen Camel	
1 bedroom	4
3	3
Yarlington Housing Group	3
2 bedroom	1
Yarlington Housing Group	1
Total no of properties	5
Sparkford	
1 bedroom	1
Yarlington Housing Group	1
2 bedroom	3
Yarlington Housing Group	3
3 bedroom	1
Yarlington Housing Group	1
Total no of properties	5
Wincanton	
1 bedroom	3
Yarlington Housing Group	3
2 bedroom	14
Stonewater	4
Yarlington Housing Group	10
3 bedroom	5
Knightstone HA	1
Stonewater	2
Yarlington Housing Group	2
Total no of properties	22

Financial Implications None

Corporate Priority Implications

To work with partners to enable the provision of housing that meets the future and existing needs of residents and employers we will:

- Minimise homelessness and rough sleeping.

Background Papers:

Revised Homefinder Somerset Policy, District Executive 02/06/16