2018 to 2023
Somerset Housing
strategic housing framework
Review 2017

Housing Market Profile:
South Somerset

Somerset Health and Wellbeing

SOMERSET County Council

Sedgemoor IN SOMERSET

MENDIP DISTRICT COUNCIL

TAUNTON DEANE BOROUGH COUNCIL

WEST SOMERSET COUNCIL

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 **21.6%** of the average income

A **2 bed** is **28.6%** of the average income

Valuation Office Agency & ASHE 2016

For **social rentals** -

A **1 bed** is **18%** of the average income

2 bed is **21.5%** of the average income

Statistical Data Return & ASHE 2016

A **terraced house costs 6.4** times the average income and a **flat costs 4.1** times the average income

Land Registry Price Paid Data & ASHE 2015

Current Housing Stock and Future Requirements

69,501 **properties**
14% affordable / social rented, **13.3%** private rented and **70.3%** owner occupied

Census 2011

300 **social extra care properties**

607 dwellings needed per annum until 2032, of which **206** need to be affordable and **120** dwellings need to be specialised housing for older people

Strategic Housing Market Assessment October 2016

Photographs courtesy of various partner Housing Associations

Housing and Health

- **58%** increase aged **75-84 years old**
- **123%** increase aged **85+**

ONS 2015-2035 projections

- **63%** live in rural areas, of which **32.1%** are **over 60**
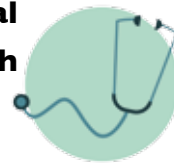
Census 2011

13% **single person** households with **74.3%** **over 50**

Census 2011

12.2% of those living in **social rented** housing are in **bad health**

Census 2011

25.7% of households have **long term health problems** and **14%** have **dependent children**

Census 2011

Yeovil Sherborne Road
Yoevil Milford Road West
Langport
Yeovil Milford Road East
Yeovil Houndstone South
have the **loneliest over 65's**

Census 2011 & Age UK

Housing Need

- Short of **10** gypsy and traveller transit pitches
- **35** gypsy and traveller permanent pitches delivered since 2006

There are currently **214** **homelessness** applications with **150** owed a **duty** for 2015/16

DCLG

Fuel Poverty rose by **1.8%** (2013- 2014) to **9,487** households

Low Income High Costs Indicator

Rough Sleeping has **increased** from **0** to **8**

(2010-16) DCLG Homelessness Statistics

homefindersomerset.co.uk
2,006 applications on the **Homefinder Somerset** with **267 gold** banded

Homefinder Somerset March 2016

Achievements

- **954 units of affordable** accommodation delivered between 2011- 2016
- **2,894 units (all tenures) built** between 2011-2016
- **33%** of housing delivered in 2011-2017 is **affordable**
- **2 successful CLT schemes** at Queen Camel and Norton sub Hamdon
- **Reduced B&B use to virtual zero** (occasional emergencies only)
- Number of households on the Homefinder Somerset register has remained at about 2,000 for the past 3 years but the **proportion of gold banded cases have reduced**
- **Adoption of the South Somerset District Council Local Plan** which will help with the delivery of affordable housing to meet the needs of local communities

Opportunities

- Creation of our own **private sector leasing scheme** may increase access to the private rented sector for some of our most urgent cases
- The Council will be investing directly in **new market housing** which, in turn, will produce more affordable housing
- We can build capacity for more **community led schemes**, particularly in **rural areas**

Challenges

- Housing Association **property disposal in rural areas**
- **Single people under 35** affected by the short supply of **1 bedroom homes**
- **HMO restrictions** (Article 4)
- **Delays** in construction at key sites due to market financial changes
- We expect the **private rented sector** to become both **more expensive** and **harder to access** as the effects of the Hinkley Point C construction phase ripple out across Somerset

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.southsomerset.gov.uk/planning-and-building-control/strategic-housing/our-countywide-housing-strategy-framework-document/