

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 Members:

1. Discuss matters of interest to the local area arising from the reports and presentation.
2. 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. Since the introduction of HFS housing needs data is more readily available and the scheme is made the allocation of social housing transparent.

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

Table 1 sets out the numbers of applicants on the Homefinder Somerset register as at 16th February 2015 within each Local Authority area.

Local Authority	Emergency	Gold	Silver	Bronze	Grand Total
Mendip District Council	1	205	522	534	1262
Sedgemoor District Council	1	346	1062	2255	3664
South Somerset District Council	1	298	619	1093	2011
Taunton Deane Borough Council	2	376	648	1859	2885
West Somerset Council		91	210	445	746
Grand Total	5	1316	3061	6186	10268

Over the last year numbers of active applications on the housing register have decreased across the County. The decrease is largely due to each Local Authority carrying out the rolling reviews of applications on a regular basis. The review involves applicants confirming they still wish to remain on the register and updating their details.

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 16th February 2015 compared with previous years

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

Table 3 overleaf shows the number of households and their bedroom requirements by band in Area East as at 16th February 2015. Members should note that this may include applicants not currently resident in Area East.

Bedroom size	Gold	Silver	Bronze	Grand Total
1	20	37	95	152
2	14	50	60	124
3		13	18	31
4	1	6	1	8
5	1	1		2
Grand Total	36	107	174	317

Demand for one and two bedroom properties remains high and a large number of social housing tenants are still in the process of trying to downsize due to the spare room subsidy.

Table 4 shows the number of properties advertised in Area East from 02/04/2014 until 16/02/2015 broken down by Registered Partner and parish. If the parish does not appear in the list it means no properties have been advertised during the above time frame.

Property Team	Ansford	Bruton	Castle Cary	Charlton Horethorne	Henstridge	Ilchester	Kingsdon	Lovington	Marston Magna	Milborne Port	Mudford	North Cadbury	Queen Camel	Rimpton	South Cadbury	Sparkford	West Camel	Wincanton	Grand Total
Aster Communities						1													1
Hanover			1																1
Hastoe HA		1											19						20
Jephson HA																		15	15
Knightstone HA			1															4	5
Magna HA Ltd						1												1	2
Signpost HA			1																1
Stonewater										3								9	12
Wyvern Rural Housing Association												1							1
Yarlington Housing Group	3	42	11	2	13	4	1	1	2	19	11		6	1	2	5	6	44	173
Grand Total	3	43	14	2	13	6	1	1	2	22	11	1	25	1	2	5	6	73	231

Affordable Housing Delivery in Area East

Appendix A shows the outturn for the affordable housing development programme in Area East for the last financial year.

Appendix B shows the programme for the current financial year in Area East.

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

AEC-Affordable Housing Programme 08/10/20

Appendix A: Combined HCA & SSDC Programme 2013/14 outturn

Housing Association	Scheme Name	Rent	Shared Ownership/intermediate	Net Gain New Homes	Total Homes for NI 155 purposes	Total Grant	Level of grant from SSDC	SSDC land allocation value	SCC Funding	Level of grant from HCA	Completion
Yarlington	Cumnock Crescent, Ansford	0	12	12	28	£990,800	£0	£0	£0	£990,800	October 2013
Stonewater (Raglan)	Mill Lane, Barton St David	13	0	13	13	£209,924	£19,500	£0	£0	£190,424	July 2013
TOTALS		13	12	25	41	£1,200,724	£19,500	£0	£0	£1,180,224	

Appendix B: Combined HCA & SSDC Programme 2014/15

Housing Association	Scheme Name	Rent	Shared Ownership/intermediate	Net Gain New Homes	Total Homes for NI 155 purposes	Total Grant	Level of grant from SSDC	SSDC land allocation value	SCC Funding	Level of grant from HCA	Completion
Yarlington	Wheathill Way, Milborne Port	5	2	7	7	£0	£0	£0	£0	£0	March 2015
Hastoe	West Camel Road, Queen Camel (CLT)	16	4	20	20	£868,000	£0	£0	£0	£868,000	March 2015
Stonewater (Raglan)	Sparkford Road, Sparkford	7	6	13	13	£179,623	£0	£0	£0	£179,623	February 2015
TOTALS		28	12	40	40	£1,047,623	£0	£0	£0	£1,047,623	