

Local Housing Needs in Area South

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Purpose of the Report

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

Public Interest

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

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 South 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

Information from the Somerset Housing Register

Table 1 sets out the numbers of applicants on the Homefinder Somerset register as at 12th January 2016 within each Local Authority area.

Local Authority	Emergency	Gold	Silver	Bronze	Grand Total
Mendip District Council		141	556	570	1267
Sedgemoor District Council	1	235	653	1757	2646
South Somerset District Council	3	265	710	1082	2060
Taunton Deane Borough Council	3	362	615	1703	2683
West Somerset Council		83	157	374	614
Grand Total	7	1086	2691	5486	9270

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 South

Table 2 summarises the figures for households on the Homefinder Somerset Register expressing their first choice of location for Area South as at 12th January 2016 compared with 2014 data. If the parish is not mentioned no-one has selected the parish as a first choice for housing.

Parish Choice	First	Total 2014	Total 2016
Barwick		15	10
Brympton		2	1
East Coker		11	5
Hardington Manderville		1	1
Odcombe		4	1
West Coker		16	14
Yeovil East		174	117
Yeovil North and Central		305	296
Yeovil Preston		112	89
Yeovil South		139	111
Yeovil West		149	128
Yeovil Without		149	151
Grand Total		1077	924

Table 3 below shows the number of households and their bedroom requirements by band in Area South as at 12th January 2016. Members should note that this may include applicants not currently resident in Area South.

Max Bed Size Override	Emergency	Gold	Silver	Bronze	Grand Total
1		68	108	261	437
2	1	42	158	167	368
3		8	35	43	86
4		2	16	5	23
5	1	7	1		9
6		1			1
Grand Total	2	128	318	476	924

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 South from 12/01/15 until 12/01/16 broken down by Registered Partner, parish and bedroom size. If the parish does not appear in the list it means no properties have been advertised during the above time frame.

Area	Jephson HA	Knightstone HA	Magna HA Ltd	Sanctuary HA	Stonewater	Yarlington Housing Group	Grand Total
Barwick						12	12
Brympton						3	3
East Coker						3	3
Odcombe						6	6
West Coker					9	18	27
Yeovil East		6	6		10	110	132
Yeovil North and Central	4	8	1		10	41	64
Yeovil Preston					1	12	13
Yeovil South		6	1		4	36	47
Yeovil West	1	7				43	51
Yeovil Without		3	10	12	2	52	79
Grand Total	5	30	18	12	36	336	437

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.