

Local Housing Needs in Area West

Assistant Director: Steve Joel, Health and Wellbeing
Service Manager: Kirsty Larkins, Housing and Welfare Manager
Lead Officer: Kirsty Larkins, Housing and Welfare Manager
Contact Details: kirsty.larkins@southsomerset.gov.uk or (01935) 462744

Purpose of the Report

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

Public Interest

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

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 West 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 has 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 28th January 2016 within each Local Authority area by band.

Table 1

Local Authority	Emergency	Gold	Silver	Bronze	Grand Total
Mendip District Council	1	147	587	568	1303
Sedgemoor District Council	1	191	582	1583	2357
South Somerset District Council	4	273	707	1088	2072
Taunton Deane Borough Council	3	333	581	1639	2556
West Somerset Council		81	168	369	618

Grand Total	9	1025	2625	5247	8906
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Housing Need in Area West

Table 2 summarises the figures for households on the Homefinder Somerset Register expressing their first choice of location for Area West as at 28th January 2016. Some parishes may not appear in the list, this is because no-one on the Housing Register has selected the parish as a first choice.

Parish First Choice	Gold	Silver	Bronze	Grand Total
Ashill		1		1
Broadway	1	3	3	7
Buckland St Mary	2		1	3
Chaffcombe		1	1	2
Chard Avishayes	1	14	35	50
Chard Combe	4	6	11	21
Chard Crimchard	1	10	19	30
Chard Holyrood	5	21	38	64
Chard Jocelyn	6	20	30	56
Chiselborough	1			1
Combe St Nicholas	1	2	5	8
Crewkerne	15	45	51	111
Haselbury Plucknett	1	1		2
Ilminster	11	28	40	79
Merriott	1	3	13	17
North Perrott			1	1
Tatworth & Forton		6	6	12
Wambrook			1	1
Winsham			1	1
Grand Total	50	161	256	467

Table 3 below shows the number of households and their bedroom requirements by parish in Area West as at 28th January 2016. Members should note that this may include applicants not currently resident in Area West.

Parish First Choice	1	2	3	4	5	6	Grand Total
Ashill				1			1
Broadway	3	1	3				7
Buckland St Mary	1	1	1				3
Chaffcombe	2						2
Chard Avishayes	21	20	8	1			50
Chard Combe	4	12	3	1		1	21
Chard Crimchard	11	12	5	1	1		30

Chard Holyrood	34	23	5	2			64
Chard Jocelyn	35	14	7				56
Chiselborough		1					1
Combe St Nicholas	5	3					8
Crewkerne	70	30	10	1			111
Haselbury Plucknett	1		1				2
Ilminster	52	21	3	2	1		79
Merriott	12	2	3				17
North Perrott	1						1
Tatworth & Forton	7	2	3				12
Wambrook	1						1
Winsham	1						1
Grand Total	261	142	52	9	2	1	467

Table 4 shows the number of properties advertised in Area West from 28/01/15 until 28/1/16 broken down by Registered Partner. If the parish does not appear in the list it means no properties have been advertised during the above time frame.

Area	Aster Communities	Hastoe HA	Jephson HA	Knightstone HA	Magna HA Ltd	Sanctuary HA	Stonewater	William Sutton Homes	Wyvern Rural Housing Association	Yarlington Housing Group	Grand Total
Buckland St Mary		1								1	2
Chard Avishayes				27			23			52	102
Chard Combe							3			50	53
Chard Crimchard				2	1		2			10	15
Chard Jocelyn							1			71	72
Combe St Nicholas										10	10
Crewkerne				3	3		7			41	54
Donyatt										1	1
Haselbury Plucknett										3	3
Ilminster	5		1				1	9		76	93
Merriott										17	17
Misterton										2	2
Tatworth & Forton		1			1					13	15

Winsham					1					5	6
Total	5	2	1	32	6	0	37	9	0	352	445

Financial Implications

None

Council Plan 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.

Carbon Emissions and Climate Change Implications

None

Equality and Diversity Implications

None

Background Papers: DX Report Revised Homefinder Somerset Policy 03/10/2013
