

Joint Area North Committee – 23 September 2009

10. Local Housing Needs and Priorities in Area North

Portfolio Holder: Cllr Ric Pallister, Health, Housing and Inclusion
Lead Officer: Kirsty Jones, Housing and Welfare Manager
Contact Details: Kirsty.jones@southsomerset.gov.uk or (01935) 462744

Purpose of the Report

This report and additional material to be presented at the meeting will provide an opportunity for Councillors to consider the nature of, and factors affecting current levels of housing need in Area North.

The aim is an improved understanding of how various services and policy development work together to identify and address current and predicted shortages of suitable housing in order promote sustainable communities

Recommendation(s):

Members are invited to:

1. Discuss matters of interest to the local area arising from the report and presentation.
2. Identify further or future information to be considered by the Joint Area Committee or other forum.

1. Background to this report

At the February meeting of the Joint Area North Committee it was requested that further information about the Housing Register on housing needs within Area North be presented for further discussion.

Increased provision of affordable homes in South Somerset remains a high priority, as evidenced by the adopted Sustainable Community Strategy, SSDC Corporate Plan and the Somerset Local Area Agreement. Many published community-led plans (e.g. 'Parish Plans') refer to the need to increase the supply of affordable homes for local people.

The Joint Area North Committee endorsed the provision of affordable homes as its highest priority during 2000-10 and South Somerset District Councillors have allocated £15,000 to specifically support the progress of small-scale schemes, which address local housing needs in smaller settlements (i.e. those unlikely to achieve affordable housing as a proportion of market housing).

At the February meeting of the Joint Area North Committee, Councillors requested further information on local housing need, in order to better understand and influence how various services and the activity of policy development work together to address current and predicted shortages of suitable housing as part of the SSDC to create sustainable communities.

2. Contents and scope of this report and presentation

The sections below include a range of information drawn from the housing register and the choice based lettings system.

The presentation to be made to the meeting of the Joint Area North Committee will include a further explanation of this information by Kirsty Jones, SSDC Housing and Welfare Manager.

Appendix A includes a short summary of the findings of the South Somerset Housing Needs Survey report (2008), carried out as part of the Strategic Housing Market Assessment, as an important part of the evidence base for the new Local Development Framework.

Appendix B includes background information on the Homefinder Somerset system (choice based lettings – CBL) and a summary of the criteria for housing needs assessments.

3. Information from the Somerset Housing register

Table 1 below, sets out the different numbers of applicants registered (as at September 09) within each local authority area, and their banding as a result of the housing needs assessment. Further explanations of the banding criteria (Gold, Silver, Bronze) is included in Appendix B.

Table 1	Errors	Emer-gency	Gold	Silver	Bronze	Total Banded	Total Applicants	Banded	Actual active applicants
Mendip District Council	159	0	351	1,395	2,909	4,814	4,863	98.99%	2,407
Sedgemoor District Council	17	0	297	1,448	2,033	3,795	3,987	95.18%	2,905
South Somerset District Council	82	7	667	2,092	3,119	5,967	5,994	99.55%	4,190
Taunton Deane Borough Council	17	4	401	1,970	2,938	5,330	5,437	98.03%	3,906
West Somerset Council	68	3	117	589	2,088	2,865	2,865	100%	1,355
Total of Local Authority	343	14	1,833	7,494	13,087	22,771	23,146	98.38	14,763

Table 2 below, summarises the housing register for Area North as at 30-06-09.

The figures are for households expressing their first choice of location, from within each housing authority area. NB: The totals in Table 1 and 2 differ, due to daily updates to the register.

Table 2	Mendip District Council	Sedgemoor District Council	South Somerset District Council	Taunton Deane Borough Council	West Somerset Council	Total of Local Authority
Aller	0	1	4	0	0	5
Ash	0	0	7	0	0	7
Barrington	0	0	7	1	0	8
Beercrocombe	0	0	1	0	0	1
Chilthorne Domer	0	0	7	0	0	7
Compton Dundon	1	0	5	0	0	6
Curry Mallet	0	0	12	3	0	15
Curry Rivel	0	1	20	0	1	22
Drayton	0	0	1	0	0	1
Fivehead	0	0	1	2	0	3
High Ham	0	1	6	0	0	7
Huish Episcopi	1	1	11	0	0	13
Ilton	0	0	8	0	0	8
Isle Abbots	0	0	2	0	0	2
Kingsbury Episcopi	0	0	4	0	0	4
Langport	1	0	68	3	0	72
Long Load	0	0	1	0	0	1
Long Sutton	0	1	3	0	0	4
Lopen	0	0	1	0	0	1
Martock	1	2	93	0	0	96
Montacute	0	0	15	0	0	15
Muchelney	0	0	0	1	0	1
Norton-Sub-Hamdon	0	0	8	0	0	8
Puckington	0	0	1	0	0	1
Seavington St Mary	0	0	2	0	0	2
Seavington St Michael	0	0	1	0	0	1
Shepton Beauchamp	1	0	4	0	0	5
Somerton	7	2	131	2	0	142
South Petherton	0	0	71	0	0	71
Stoke-Sub-Hamdon	0	0	47	1	0	48
Total of Parish First Choice	12	9	542	13	1	577

Table 3 below summarises the number of bedroom requirements by band in Area North (Area North preference – may include residents not currently living in Area North).

Table 3 Bedroom Size	Bronze	Silver	Gold	Total of Band
1	159	124	21	304
2	78	71	24	173
3	42	32	4	78
4	13	13	1	27
5	0	6	1	7
6	0	1	0	1
7	0	0	2	2

Table 3 Bedroom Size	Bronze	Silver	Gold	Total of Band
9	0	1	1	2
Total	292	248	54	594

4. Information from Homefinder Somerset

Sample week – 9th September 2009

Table 4 below gives the number of all properties advertised through Homefinder Somerset, for the week of 9th September 2009. From the 83 properties available, 31 were located in South Somerset.

Table 4	
Total No. of Properties	482
Choice Based Letting	83
Mutual Exchange	399
Shared Ownership	0
Private Rented	0

Table 5 below provides details of the 31 properties advertised during the week of 9th September and any restrictions to applicants. **The results of this bidding round will be presented at the meeting.**

Table 5				
	No. Of		Band	Min 60 or
Parish	Bedrooms	Prop.Type	Restriction	Sheltered
Yeovil	0	Studio Flat	No	60
Chard	1	Flat	No	No
Yeovil	1	Flat	No	No
Yeovil	1	House	No	No
Yeovil Without	1	Bungalow	No	Sheltered
Combe St. Nicholas	1	Bungalow	No	Sheltered
Somerton	1	Bungalow	No	No
Crewkerne	1	Bungalow	No	Sheltered
Yeovil	1	Flat	No	No
Somerton	1	Flat	No	Sheltered
Horton	1	Flat	No	Sheltered
Yeovil	1	Flat	No	No
Yeovil	1	Flat	No	No
Yeovil	1	Bungalow	No	Sheltered
Yeovil	1	Flat	No	No
Yeovil	2	House	No	No
Wincanton	2	Flat	No	No
Yeovil	2	Flat	No	No
Chard	2	Flat	No	No
Martock	2	House	No	No
Martock	2	House	No	No
South Petherton	2	House	No	No
Tintinhull	2	Bungalow	No	No
Somerton	2	Flat	No	No
Yeovil	2	House	No	No
Chard	2	Flat	No	No
Yeovil	2	Flat	No	No
Yeovil Without	3	House	No	No

	No. Of		Band	Min 60 or
Parish	Bedrooms	Prop.Type	Restriction	Sheltered
Yeovil	3	House	No	No
Yeovil	3	House	No	No
Yeovil	3	House	No	No

Table 6 below, summarises the number of properties advertised with Homefinder Somerset. Yarlington Homes represented the vast majority of South Somerset properties.

	Bungalow	Flat	House	Maisonnette	Studio flat	Total
June 2009						
Yarlington	23	31	21	2	2	79
Total for all Somerset Landlords	51	136	82	13	8	290
April – June inclusive						
Yarlington	113	224	163	6	10	516
Total of all Somerset landlords	329	836	640	45	35	1886

Table 7 below summarises the outcomes of bidding for a range of properties in South Somerset for the period June – August 2009

		Parish	Beds	Floor	Property	Band	App.Date	Bids	Sheltered ?
June	10	South Petherton	2		Bungalow	Gold	01/05/2004	20	No
		South Petherton	1		Bungalow	Gold	04/04/2007	27	Yes
		Curry Rivel	2		Bungalow	Gold	14/01/2009	29	No
		Long Sutton	3		House	Gold	08/04/2009	89	No
	17	Somerton	1		Bungalow	Gold	18/12/2008	55	No
		Curry Rivel	1		Bungalow	Gold	17/03/2009	25	Yes
		South Petherton	1		Bungalow	Silver	21/11/2006	26	Yes
		Compton Dundon	2		House	Gold	24/02/2009	33	No
	24	Shepton Beauchamp	2		Bungalow	Gold	02/06/2008	57	No
		Martock	3		House	Gold	03/09/2008	48	No
		South Petherton	3		House	Gold	03/09/2008	43	No
		South Petherton	3		House	Gold	23/01/2009	37	No
		Stoke Sub Hamdon	1		Bungalow	Gold	01/12/2008	49	No
July	1	Somerton	1		Bungalow	Gold	17/02/2009	33	Yes
	15	Langport	0	1st Floor	Studio Flat	Gold	16/04/2009	18	No
		Somerton	1		Bungalow	Gold	18/12/2008	33	Yes
	22	Somerton	2		House	Gold	23/11/2005	55	No
		South Petherton	3		House	Gold	11/06/2007	73	No
		South Petherton	2		House	Gold	30/04/2003	83	No
		High Ham	1		Bungalow	Gold	15/09/2005	61	No
		South Petherton	1		Bungalow	Gold	01/06/2009	34	Yes

Table 7 - Result of Homefinder bidding for Area North June-August 2009

		Parish	Beds	Floor	Property	Band	App.Date	Bids	Sheltered ?
	29	Langport	4		House	Gold	05/01/2007	64	No
		Tintinhull	2		Bungalow	Silver	18/05/2006	19	Yes
		South Petherton	3		House	Gold	11/06/2007	52	No
		Barrington	3		House	Gold	25/02/2009	36	No
		Somerton	1	Gr Floor	Flat		17/07/2009	35	No
		Martock	1	1st Floor	Flat	Silver	12/01/2009	2	Yes
		South Petherton	1		Bungalow	Gold	05/06/2009	27	Yes
August	5	Langport	1		Bungalow		16/03/2009	27	Yes
		South Petherton	3		House	Gold	23/04/2009	71	No
		Curry Rivel	1	Gr Floor	Flat	Gold	14/09/2006	61	No
	19	Somerton	2	1st Floor	Flat	Gold	30/09/2008	19	No
		Tintinhull	2		Bungalow	Silver	14/08/2008	15	Yes
		Langport	2	1st Floor	Flat	Gold	11/08/2008	33	No
		Kingsbury Episcopi	1		Bungalow	Gold	18/12/2008	21	No
	26	Martock	1	1st Floor	Flat	Gold	30/12/2008	30	No
		South Petherton	2		Bungalow	Gold	30/04/2003	39	No
		Curry Rivel	1		Bungalow	Gold	06/08/2009	32	No
		Langport	4		House	Silver	21/10/2008	1	No
		Martock	1	1st Floor	Flat	Gold	08/09/2008	39	No

*Band and App.date is, of all the bidders for that property, the bidder with the highest band and the oldest date
Actual tenancy agreement is not always given to the bidder with the highest band and has the oldest application*

Financial Implications

None from this report

Implications for Corporate Priorities

Enabling the increased provision of affordable homes for local people in rural areas, supports the following key target areas of the SSDC corporate plan:-

- 3.2 With partners enabling the building of 597 affordable housing units by 2011.
- 3.4 With partners enable the development of four housing schemes in rural areas by 2012.

Other Implications

Increasing the supply of affordable housing in Area North is the top priority within the Area Development Plan 2009-10

Background Papers: Addressing local priorities in Area North – Affordable Housing Report - November 08, Feb and March 09