

Local Housing Needs in Area North

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Purpose of the Report

The purpose of this report is to give Councillors an update on housing need in Area North based on the Homefinder Somerset housing register as at 15 November 2016.

Public Interest

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

Recommendation

Members discuss matters of interest to the local area arising from the report.

Background

Homefinder Somerset (HFS) was launched in December 2008 in partnership with the other four Somerset Authorities.

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 SSDC's Council Plan 2016-2021.

Since 2014 the numbers on the housing register have further declined. We believe this can be attributed to the continued rolling reviews of applications on an annual basis; a better administration of the register by local authorities including carrying out more fraud checks at the start of the application; and applicants requesting closure of their applications as they no longer wish to move or have resolved their own housing issues.

Housing Need across Somerset

Table 1

Shows the numbers of applicants on Homefinder Somerset and the Local Authority they are registered with as at 15 November 2016.

Local Authority	Bronze	Emergency	Gold	Silver	Grand Total
Mendip District Council	712	2	101	677	1492
Sedgemoor District Council	1435	1	86	567	2089
South Somerset District Council	1128	3	139	682	1952
Taunton Deane Borough Council	1457	2	119	472	2050
West Somerset Council	410		38	144	592
Grand Total	5142	8	483	2542	8175

Housing Need in Area North

These figures are taken from the Homefinder Somerset housing register as at 15 November 2016 and include applicants who have advised their area of first choice for location purposes is Area North. Please note that some of the applicants are currently not resident in Area North. If an area is not showing this means applicants have not named it as their area of first choice.

Table 2

Summarises the banding for each household who has indicated their first choice of location is Area North.

Parish First Choice	Bronze	Emergency	Gold	Silver	Grand Total
Aller	2			2	4
Ash	3		1	1	5
Barrington				1	1
Beercrocombe				1	1
Chilthorne Domer	1			1	2
Compton Dundon	1			1	2
Curry Rivel	8		1		9
Fivehead	1				1
Hambridge & Westport	2				2
Huish Episcopi	3			1	4
Ilton	1			1	2
Kingsbury Episcopi				5	5
Langport	37		2	21	60
Long Sutton	1				1
Lopen				1	1
Martock	30		4	12	46
Montacute	7		1	3	11
Norton Sub Hamdon	5			1	6
Pitney	2				2
Seavington St Michael	1			1	2
Shepton Beauchamp	3				3
Somerton	30		7	18	55
South Petherton	12	1	2	13	28
Stoke Sub Hamdon	13		2	9	24
Tintinhull	3			4	7
Grand Total	166	1	20	97	284

Table 3

Shows the bedroom requirements for each household who has indicated their first choice in Area North

Parish First Choice	1	2	3	4	5	Grand Total
Aller	2	1	1			4
Ash	1	2	1		1	5
Barrington	1					1
Beercrocombe		1				1
Chilthorne Domer	1		1			2
Compton Dundon	1		1			2
Curry Rivel	5	2	2			9
Fivehead		1				1
Hambridge & Westport	2					2

Parish First Choice	1 Bed			1 Bed Total	2 Bed			2 Bed Total	3 Bed				3 Bed Total	4 Bed			4 Bed Total	5 Bed Total	Grand Total
	B	G	S		B	G	S		B	E	G	S		B	G	S			
Shepton Beauchamp	1			1	1			1	1				1					3	
Somerton	19	5	6	30	10		6	16	1		1	4	6		1	2	3	55	
South Petherton	7	1	6	14	1		4	5	4	1		3	8					1	28
Stoke Sub Hamdon	5		5	10	6	2	3	11	2			1	3						24
Tintinhull	1		1	2	1		2	3				1	1	1			1		7
Grand Total	101	9	34	144	44	6	32	82	19	1	2	19	41	2	1	12	15	2	284

Table 5

The number of properties let between 16 November 2015 and 15 November 2016 in Area North.

Bronze	Emergency	Gold	Silver	Grand Total
17	1	43	44	105

The following tables (Tables 6 to 8) indicate what we believe to be the current housing stock across the whole of Area North. Please note that vacancies will arise from different property types at different rates.

Table 6

Parish	General Needs								
	1 Bed Flat	2 Bed Flat	1 Bed Bungalow	2 Bed Bungalow	3 Bed Bungalow	1 bed house	2 bed house	3 bed house	4 bed house
Aller				4			5	5	
Ash							3	5	
Barrington				5				16	
Beercrocombe							1	4	
Chilthorne Domer				4			9	20	2
Compton Dundon	2			2			8	14	3
Curry Mallet							7	7	1
Curry Rivel	6	5		5			28	48	1
Drayton								5	2
Fivehead								10	
Hambridge				4				2	
High Ham		1	3	2			1	8	
Huish Episcopi	27	10				8	4	30	2
Ilton						6	16	31	
Langport	2	11		9			1	38	
Long Sutton				10			4	12	
Lopen								7	
Martock	31	3	4	70		1	61	68	3

Parish	General Needs								
	1 Bed Flat	2 Bed Flat	1 Bed Bungalow	2 Bed Bungalow	3 Bed Bungalow	1 bed house	2 bed house	3 bed house	4 bed house
Montacute				30			15	21	2
Norton sub Hamdon				10		2	9	13	1
Pitney								2	
Seavington St Michael									
Shepton Beucahmp							8	14	1
Somerton	6	2	2	5			61	71	5
South Petherton		4		1	1		47	99	3
Stoke sub Hamdon							14	46	1
Tintinhull							13	28	

Table 7

Parish	Shared Ownership								
	1 Bed Flat	2 Bed Flat	1 Bed Bungalow	2 Bed Bungalow	3 Bed Bungalow	1 bed house	2 bed house	3 bed house	4 bed house
Aller							2		
Ash									
Barrington									
Beercrocombe									
Chilthorne Domer									
Compton Dundon									
Curry Rivel		1		1			6	7	
Fivehead									
Hambridge									
Huish Episcopi						1	4	1	
Ilton							2	4	
Langport							1		
Long Sutton							2		
Lopen									
Martock		2					3	4	
Montacute									
Norton sub Hamdon							3	2	
Pitney									
Seavington St Michael									
Shepton Beucahmp									
Somerton									
South Petherton									
Stoke sub Hamdon							6		
Tintinhull							5		

Table 8

Parish	Sheltered Accommodation								
	1 Bed Flat	2 Bed Flat	1 Bed Bungalow	2 Bed Bungalow	3 Bed Bungalow	1 bed house	2 bed house	3 bed house	4 bed house
Aller									
Ash									
Barrington									
Beercrocombe									
Chilthorne Domer									
Compton Dundon									
Curry Rivel			26	8					
Fivehead									
Hambridge									
Huish Episcopi			6						
Ilton									
Langport			24	6					
Long Sutton									
Lopen									
Martock	5	2	8	7					
Montacute									
Norton sub Hamdon									
Pitney									
Seavington St Michael									
Shepton Beauchamp									
Somerton									
South Petherton									
Stoke sub Hamdon									
Tintinhull									

Financial Implications

None.

Council Plan

Homes - Work with partners to enable the provision of housing that meets the future and existing needs of residents and employers.

Background Papers: None.