

## 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](mailto: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.

### Recommendations

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.

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.

### 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 22<sup>nd</sup> March 2017 within each Local Authority area by band.

**Table 1**

Local Authority	Emergency	Gold	Silver	Bronze	Grand Total
Mendip District Council	1	103	657	708	1469
Sedgemoor District Council	1	83	551	1409	2044
South Somerset District Council		171	704	1175	2050
Taunton Deane Borough Council	7	149	473	1475	2104
West Somerset Council		32	138	394	564
Grand Total	9	538	2523	5161	8231

## 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 22<sup>nd</sup> March 2017 by bedroom size and band. 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. Members should note that this may include applicants not currently resident in Area West.

Parish First Choice	Bedroom size and Band															Active Total				
	1				2				3				4				5			
	Bronze	Gold	Silver	1 Total	Bronze	Gold	Silver	2 Total	Bronze	Gold	Silver	3 Total	Bronze	Gold	Silver		4 Total	Gold		
Ashill															1	1		1		
Broadway	1			2	3													3		
Buckland St Mary	1			1	1			1	2	1			1					4		
Chaffcombe						1			1									1		
Chard Avishayes	14			2	16	11		1	4	16	3		4	7		1	2	3	42	
Chard Combe	7	1		2	10	11				11			1	1			1	1	23	
Chard Crimchard	2			2	4	10		2	1	13	6	1	3	10		2	2	2	29	
Chard Holyrood	18	1		14	33	9		6	15	1	1	5	7	1			1	1	56	
Chard Jocelyn	21			14	35	15		2	5	22	3		5	8					65	
Chiselborough						1			1										1	
Combe St Nicholas	2			2	4				4	1			2	3					9	
Crewkerne	39	3		18	60	18		2	17	37	6		4	10		3	3	2	112	
Cricket St Thomas	1			1															1	
Donyatt		1		1				1	1										2	
Haselbury Plucknett	2			2	4	2			2										6	
Hinton St George	1			1															1	
Horton	1			3	4	1			1	1			1						6	
Iminster	18	4		17	39	21		1	14	36	6		6	12	2		3	5	93	
Kingstone	1			1															1	
Merriott	7			2	9	3			3	1			1	2					14	
Misterton	3	1		4															4	
North Perrott	1			1															1	
Tatworth & Forton	2			2	4						1		1	2			1	1	7	
West Chinnoek						2			2										2	
Winsham	3			1	4						1			1					5	
Grand Total	145	11		81	237	110		8	49	167	31	2	32	65	3	1	13	17	3	489

**Table 3** shows the number of properties advertised in Area West from 1<sup>st</sup> April 2016 until 17<sup>th</sup> March 2017 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	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Grand Total
Broadway				1		1
Chard Avishayes	1	10	22	4	1	38
Chard Combe		12	3			15
Chard Crimchard		2	6	1		9
Chard Holyrood		6	8	5		19
Chard Jocelyn		16	9	2		27
Chiselborough			1			1
Combe St Nicholas				1		1
Crewkerne		17	16	6		39
Cricket St Thomas		1				1

Area	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Grand Total
Haselbury Plucknett				1		1
Horton		3	3	1		7
Ilminster	2	20	17	2		41
Merriott		4	1	1		6
Misterton		2				2
Tatworth & Forton			3			3
West Chinnock			1			1
West Crewkerne			1			1
Winsham		3	1			4
Grand Total	3	96	92	25	1	217

You will see there has been a decrease in the number of properties let during this time frame. This is a common pattern across the district. Registered partners are restricting the number of transfer they will allow to be carried out and we have had less development coming forward over the last year.

### Reporting Rough Sleeping

If any member of the public is concerned about someone rough sleeping they can contact the Housing Advice Team on 01935 462938 and complete a referral. The completed form is then sent to specialist rough sleeper workers who will try to make contact and offer advice and assistance to the person sleeping rough.

### Homeless Service

If someone thinks they may be homeless or become homeless they can contact the Housing Advice team on 01935 462938 or via e-mail at [housingadvice@southsomerset.gov.uk](mailto:housingadvice@southsomerset.gov.uk) or call into the Housing Advice Centre at Petters House, Petters Way, Yeovil, BA20 1AS. The Centre is open Monday to Friday 9.30am until 4pm.

The Housing Advice Team will ask some initial questions and then assess which services the customer will need to be referred onto.

### Financial Implications

None

### Corporate Priority Implications

To work with partners to enable the provision of housing that meets the future and existing needs of residents and employers we will:

- Minimise homelessness and rough sleeping.

### Background Papers

Revised Homefinder Somerset Policy, District Executive 02/06/16

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