



Sedgemoor
IN SOMERSET

Housing Market Profile: Sedgemoor



The Somerset Strategic Housing Framework comprises the housing strategy and district based action plans for the county of Somerset. The current Framework was published in 2013 and is now in need of review. To begin this process we have produced housing market profiles for each district, together with a county-wide housing market profile. These profiles highlight key facts about the current housing market including relevant health information. They also highlight recent achievements, current opportunities and immediate challenges. Additional background information can be found on the Council's website.

Affordability

For **private rentals** -



A **1 bed** is **22%** of the average income



A **2 bed** is **28.3%** of the average income

Valuation Office Agency & ASHE 2016

For **social rentals** -



A **1 bed** is **17.9%** of the average income



2 bed is **21.9%** of the average income

Statistical Data Return & ASHE 2016

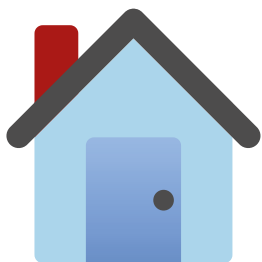


A **terraced house** costs **5.6** times the average income and a **flat** costs **4** times the average income

Land Registry Price Paid Data & ASHE 2015



Current Housing Stock and Future Requirements



48,801 properties

12.2% affordable / social rented, **16%** private rented and **71.9%** owner occupied

Census 2011

298 dwellings needed per annum until 2032

Sedgemoor Strategic Housing Market Assessment Sept 2016

96 are **social extra care** properties



Housing and Health

- **63%** increase aged **75-84 years old**
- **125%** increase aged **85+**
ONS 2015-2035 projections
- **48%** live in rural areas, of which **30.7%** are **over 60**
Census 2011



12.2% single person households with **74.9%** over 50
Census 2011

11.3% of those living in **social rented** housing are in **bad health**
Census 2011



27.3% of households have **long term health problems** and **15.8%** have **dependent children**
Census 2011



**Highbridge South & West
Bridgwater West Street
Burnham South & Central
Bridgwater Hamp & West
Bridgwater Eastover & Central** have the **loneliest over 65's**



Census 2011 & Age UK

Housing Need

Short of **51** permanent gypsy and traveller pitches by the end of the plan period 2010-2017 and **5** transit pitches



There are currently **145** homelessness applications with **64** owed a **duty** for 2015/16

DCLG



homefindersomerset.co.uk

2,511 applications on the **Homefinder Somerset** with **231 gold** banded

Homefinder Somerset March 2016

Fuel Poverty rose by **1%** (2013- 2014) to **6,034** households with concentration in rural areas

Low Income High Costs Indicator



Rough Sleeping has **dropped** from **4** to **2**

(2010-16) DCLG Homelessness Statistics

- **3,700** non home based workers at **Hinkley Point C** by 2020
- **46%** of non home based workers are currently choosing to live in **Taunton**

EDF Accommodation Report December 2016

BEFORE 2008



AFTER 2009



Achievements

- **1,795 affordable new homes** completed since 2006
- **5,756 net additional dwellings** completed since 2006
- **625 bedspaces** provided or secured for use, utilising EDFe Hinkley Housing Fund, in first 2 years of project

Opportunities

- **1 Neighbourhood Plan adopted, 8 more in preparation**
- **Government Funding** - Accelerated Development, Hinkley Growth Area, Starter Homes.
- **Outmigration in the 20-24 group** high, but **offset** by more people of this age moving to Sedgemoor, suggesting that many university students do **return after their studies to find local employment**

Challenges

- **Local population older** than the national average, with 22% aged 65 and over, compared with 18% nationally and 21% in the South West region
- Sedgemoor **wages** (£479.00 p/w) **below** the regional (£508.56 p/w) and national (£534.47 p/w) **income averages**
- **3 neighbourhoods** in Sedgemoor are among the **10% most deprived in the Country**
- The **life expectancy gap** between residents in the most and least deprived areas in Sedgemoor is significant at **9.1 years** for men and **4.1 years** for women

Be Part of the Change

Does this district profile provide an accurate picture of the current local housing market?

Are you aware of other housing / housing related achievements, opportunities and challenges that we should highlight?

Are some of these challenges more important than others? If yes, please explain why?

Please respond by September 30th 2017

privatesector.housing@sedgemoor.gov.uk

Strategic Housing,
Sedgemoor District Council,
Bridgwater House,
King Square
Bridgwater
TA6 3AR

Your responses will be used to inform the content of a draft revised Housing Framework.

This will be published during Autumn 2017.