

# Housing Market Profile: South Somerset















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 **I bed** is **21.6%** A **2 bed** is **28.6%** of the average income

Valuation Office Agency & ASHE 2016

For social rentals -



2 bed is 21.5% of the average income

Statistical Data Return & ASHE 2016



# Current Housing Stock and Future Requirements



300 social extra care properties

607 dwellings needed per annum until 2032, of which 206 need to be affordable and 120 dwellings need to be specialised housing for older people

Strategic Housing Market Assessment October 2016

### Photographs courtesy of various partner Housing Associations





# Housing and Health

• 58% increase aged 75-84 years old

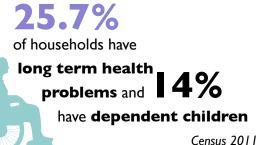
• 23% increase aged 85+

ONS 2015-2035 projections

· 63% live in rural areas, of which 32. 1%

are over 60

Census 2011





2.2% of those living in social rented housing are in bad health Census 2011

**Yeovil Sherborne Road** Yoevil Milford Road West Langport

**Yeovil Milford Road East Yeovil Houndstone South** 

have the loneliest over 65's



Census 2011 & Age UK

# Housing Need

• Short of **O** gypsy and traveller transit pitches



• 35 gypsy and traveller permanent pitches delivered since 2006

There are currently 2 4 homelessness applications with

**50** owed a **duty** for 2015/16 **DCLG** 

Fuel Poverty rose by 8% (2013-2014) to **9,487** households

Low Income High Costs Indicator





**Rough Sleeping** has increased from

0 to 8

(2010-16) DCLG Homelessness Statistics

homefindersomerset.co.uk

**2,006** applications on the

Homefinder Somerset with

267 gold banded

Homefinder Somerset March 2016





# IDBC Design, Print & Web Housing Framework 6334.SF.6.17

### **Achievements**

- 954 units of affordable accommodation delivered between 2011- 2016
- 2,894 units (all tenures) built between 2011-2016
- **33**% of housing delivered in 2011-2017 is **affordable**
- 2 successful CLT schemes at Queen Camel and Norton sub Hamdon
- Reduced B&B use to virtual zero (occasional emergencies only)
- Number of households on the Homefinder Somerset register has remained at about 2,000 for the past 3 years but the proportion of gold banded cases have reduced
- Adoption of the South Somerset
   District Council Local Plan which will
   help with the delivery of affordable housing
   to meet the needs of local communities

## **Opportunities**

- Creation of our own private sector leasing scheme may increase access to the private rented sector for some of our most urgent cases
- The Council will be investing directly in new market housing which, in turn, will produce more affordable housing
- We can build capacity for more community led schemes, particularly in rural areas

# **Challenges**

- Housing Association property disposal in rural areas
- Single people under 35 affected by the short supply of I bedroom homes
- HMO restrictions (Article 4)
- Delays in construction at key sites due to market financial changes
- We expect the private rented sector
  to become both more expensive and
  harder to access as the effects of the
  Hinkley Point C construction phase ripple
  out across Somerset

### 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

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

This will be published during Autumn 2017.