



2018
to
2023

Somerset Housing
strategic housing framework

Review 2017



Housing Market Profile: Taunton Deane



Somerset Health and Wellbeing



Sedgemoor
IN 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 **1 bed** is **21%** of the average income



A **2 bed** is **28%** of the average income

Valuation Office Agency & ASHE 2016

For **social rentals** -



A **1 bed** is **16%** of the average income



A **2 bed** is **20%** of the average income

Statistical Data Return & ASHE 2016



A **terraced house** costs is **6** times the average income and a **flat** costs **5** times the average income

Land Registry Price Paid Data & ASHE 2015



Current Housing Stock and Future Requirements



46,807 properties

15.6% affordable / social rented, **16.9%** private rented and **67.5%** owner occupied
Census 2011

114 social extra care properties

512 dwellings needed per annum until 2039, of which **161** need to be affordable and **85** dwellings need to be specialist housing for **older people**

Strategic Housing Market Assessment October 2016



Housing and Health

- **65%** increase aged **75-84 years old**
- **121%** increase aged **85+**
ONS 2015-2035 projections



13.3% single person
households with **80%** over 50
Census 2011

- **30.4%** living in rural areas will be **over 60**
Census 2011

10% of those living in **social rented** housing are in **bad health**
Census 2011



25.69%
of households have
long term health problems
and **14.7%**
have **dependent children**
Census 2011



Lyngford East
Lyngford West
Lambrook
Pyrland South
Halcon
have the **loneliest**
over 65's



Census 2011 & Age UK

Housing Need

Short of **10** permanent
gypsy and traveller pitches
by 2015 and **29** by 2020



AMR (2011-2016)

Fuel Poverty rose by
0.6% (2013- 2014) to **5,580**
households with concentration in
rural areas
Low Income High Costs Indicator



Rough Sleeping
has **increased** by
67%
(2010-16) *DCLG*

There are currently **174** homelessness
applications with **93** owed a **duty** for 2015/16
DCLG (2015-16)



homefindersomerset.co.uk

- **1,949** applications on the **Homefinder Somerset** with **296 gold** banded
- **142** interested in accommodation adapted for physical disability with **62** having OT assessed needs
Homefinder Somerset March 2016

- **3,700** non home based workers at **Hinkley Point C** by 2020
- **12.2%** of non home based workers are currently commuting from **Taunton**

EDF Accommodation Report December 2016



Achievements

- **3,162 new homes** (2011- 2016)
 - **794 affordable** homes
 - **117 affordable** homes **outside** of Taunton & Wellington
- **71 new council homes** ranging from estate regeneration to rural housing
- **22 long-term empty properties** were brought back in to use since 2014
- **One Teams** in Halcon, Priorswood & Wellington to provide integrated service support to the vulnerable

Opportunities

- **Taunton Garden Town status** will deliver transformational levels of growth and high quality development
- **Focused and coordinated** efforts to **tackle poor housing standards**
- The Government is encouraging the establishment of **new housing delivery vehicles**
- Working with the **voluntary and community sector** to **support dementia and mental health**
- **Improved partnership working** between housing, health and social care

Challenges

- The need to **deliver more homes** of **all tenures**
- **A growing affordability gap** with significant consequences for both young people and families
- **A growing private rented sector**
- The housing market impact of **Hinkley Point C**
- **Rising homelessness and rough sleeping**
- **Growing health inequalities** due to geography, age & financial capability
- An **ageing population** with **specific housing requirements**
- Ongoing **welfare reform** and **Universal Credit** roll-out
- Providing **housing** to the **under 35s**

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.