



Housing Market Profile: West Somerset

including **Exmoor National Park (ENP)**



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 **19%** of the average income



A **2 bed** is **23%** of the average income

Valuation Office Agency 2016 & ASHE 2015

For **social rentals** -



A **1 bed** is **15%** of the average income.



2 bed is **17%** of the average income

Statistical Data Return 2016 & ASHE 2015



A **terraced house** cost is **6** times the average income and a **flat** costs **4** times the average income

Land Registry Sold Data & ASHE 2015



Current Housing Stock and Future Requirements



11,962 properties

14.7% affordable / social rented, **18.2%**

private rented and **67.2%** owner occupied

Census 2011

238 dwellings needed between 2011 and 2031

Exmoor National Park Local Plan 2011-2031

• **390** are **sheltered housing**

West Somerset Affordable Housing Stock Database

• **90** are **extra care**

www.housingcare.org

2,900 new dwellings needed between 2012 and 2032, of which **35** affordable units will be sought for every **65** open market units (pro-rata) on any development of over **10** dwellings and **351** units of specialised housing required for older households.

West Somerset Local Plan 2016



Housing and Health

- **42%** increase aged **75-84 years old**
- **99%** increase aged **85+** *ONS 2015-2035 projections*
- **65%** living in **rural** areas, of which **38.5%** are **over 60** *Census 2011*



31.3% of households have **long term health problems** and **11.75%** have **dependent children**

Census 2011



15.66% single person households with **83%** over 50

Census 2011

11.7% of those living in **social rented** housing are in **bad health** the **highest** of all **tenures** and the **highest** in **Somerset**

Census 2011



Watchet South
Minehead Woodcombe
Minehead Central
Watchet North
Minehead East
have the **loneliest over 65's**



Census 2011 & Age UK

Housing Need

Short of **10** permanent gypsy and traveller pitches (2012-2032)



AMR (2011-2016)

Fuel Poverty rose by

1.6% (2013- 2014) making **14.5%** of households fuel poor, the **highest** concentration in **Somerset**



Low Income High Costs Indicator



Rough Sleeping has **increased** from

0-2

(2010-16) *DCLG*

There are currently **62** homelessness applications with **34** owed a **duty** for 2015/16

DCLG



homefindersomerset.co.uk

622 applications on the **Homefinder Somerset** with **76 gold** banded

Homefinder Somerset March 2016

- **3,700** non home based workers at **Hinkley Point C** by 2020
- **10.5%** of non home based workers are currently commuting from **West Somerset**

EDF Accommodation Report December 2016



Achievements

- **241 affordable homes** delivered across both WS and ENP areas, of which **186** are for **rentals** and **55** for **low cost home ownership** (April 11 to March 17)
- **Adoption** of the **WS Local Plan** to 2032 which will assist in the delivery of housing across the District
- The **adopted Exmoor National Park Local Plan** to 2031 will help the delivery of affordable housing needs of local communities

Opportunities

- **DCLG Funding** to deliver **community led housing projects** to mitigate against the high levels of **second home ownership**
- **Hinkley Funding** to enable the delivery of a number of projects and funding streams, including **enabling funding**, and incentives to bring **empty properties** back into use
- **Exmoor Rural Housing Network** set up to identify housing needs across the ENP, analyse barriers to delivery, provide support and advice, and facilitate delivery.

Challenges

- An **unaffordable housing market** exacerbated by net migration which places additional pressures on housing demand in the market sector
- **High overall affordable housing requirement** particularly for **social rented tenures (ENP)**
- **High level of long term empty properties**, often a reflection of the aged population and issues relating to probate
- **High level of second home ownership** generally across the locality e.g. 1 in 5 properties have no usual residents in ENP (empty/second/holiday homes)
- **Mismatch** between the provision of larger properties and increasingly smaller households and **changing demographics** (particularly within ENP where there is a predominance of larger, detached homes)
- **Lack of opportunities for growth**
- **Limited options for development due to physical constraints** e.g. topography, flood risk, heritage and wildlife designations, and the sensitivity of Exmoor's landscape affect the capacity of Exmoor/ West Somerset settlements to absorb more housing development
- The housing market impact of **Hinkley Point C**
- **High proportion of population aged over 65** - challenge of providing the suitable housing of the right type and quality in the right locations
- **High proportion of population with disabilities** which limit day to day activities

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

housingstrategy@tauntondeane.gov.uk

Housing Strategy,
Taunton Deane Borough Council,
Deane House, Belvedere Road,
Taunton TA1 1HE

Your responses will be used to inform the content of a draft revised Housing Framework. This will be published during Autumn 2017.