



# Somerset Housing

strategic housing framework



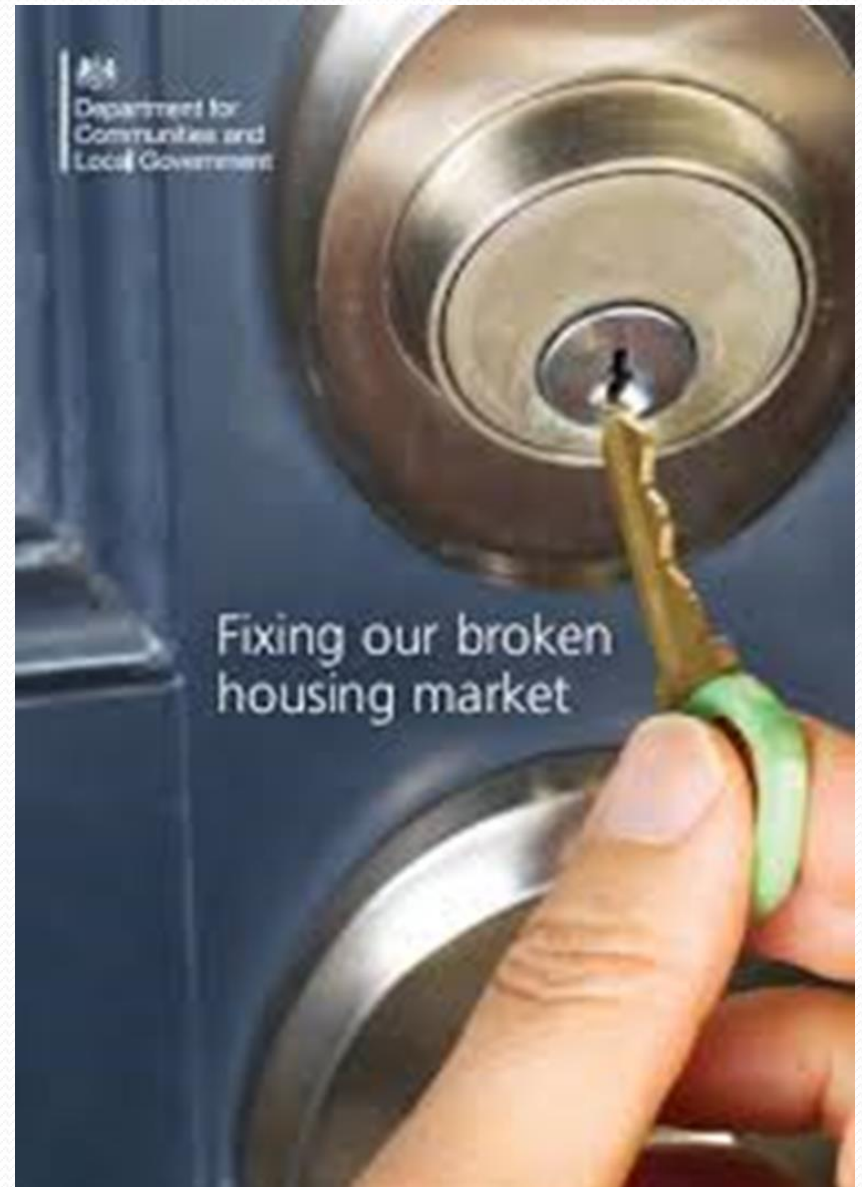


# What has happened in the past four years?

- 6 housing ministers in 7 years
- Housing & Planning Act 2016
- Homeless Reduction Act 2017
- Housing White Paper 2017



November 2011:  
“...lenders aren’t  
lending, buyers aren’t  
buying and builders  
aren’t building...”







# Changes to Homefinder

**Local connections**

**Outside Somerset down from 7% to 4%**

**Changes to policy including reasons for gold band**

**New front face – just introduced**



**homefindersomerset.co.uk**





# Housing Associations

2015: Mendip & South Somerset review Housing Association partners 2015

2015: Raglan and Jephson merge

Stock swaps – both Spectrum & Sovereign withdraw from Somerset (then merge!)

Emergence of CLT model



# Health & Housing

**Transformation in care – BCF**

**Joint working – County/Districts/CCG**

**DFGs – additional funding/ innovative approaches**

**LIGs**

**HIA & community equipment contracts**



# Planning

**NPPF & NPPG – online guidance**  
**Revised GTAA**  
**New Local Plans**  
**Revised SHMA**



# Planning

New housing had dipped below 2,000  
Some recovery from that position  
Taunton Garden Town status







Change to P2i contract  
End of P4A contracts  
Establishment of Positive Lives  
Changes to DV contracts  
Changes to sheltered and extra care

Support



# Council Housing

**HRA settlement**

**Imposed rent reduction**

**Uncertainty over 'high value' properties**





# Social Housing

**Introduction of affordable rent regime**  
**Voluntary disposals**  
**(Some) HA deregulation**



# Homelessness

**County wide Homelessness Strategy**

**(Now out of date)**

**Increase in rough sleeping**

**Modest decline in homeless duty accepted**

**B&B not increasing at national rate**



# Private rented sector

**PRS has overtaken social sector**

**Highest proportion in West Somerset**

**Somerset Homelet**

**Zoning for new HMOs**

**1,200 Hinkley C construction workers**

**.... So far ....**







# Benefits

**Freezing of LHA**

**Bedroom Tax**

**Single room rate extended to <35**

**Introduction of UC**

**Overall benefits cap**

**Uncertainty over supported housing**

# Hinkley C

**Still hasn't happened**

**Negotiated s106**

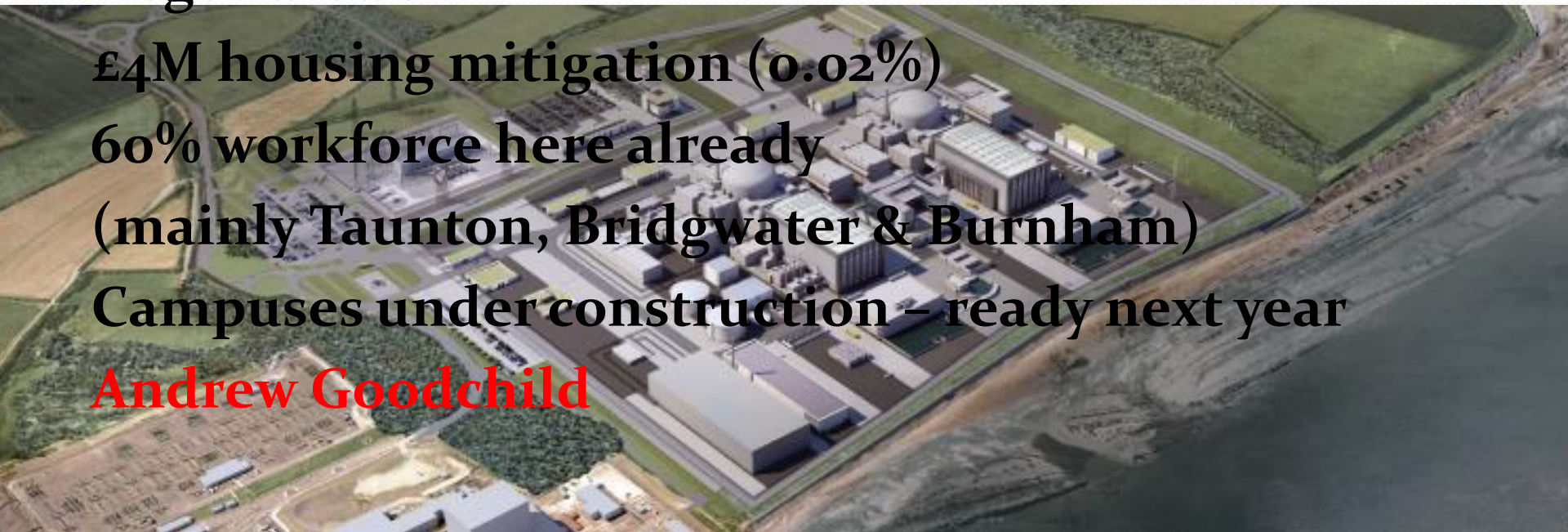
**£4M housing mitigation (0.02%)**

**60% workforce here already**

**(mainly Taunton, Bridgwater & Burnham)**

**Campuses under construction – ready next year**

**Andrew Goodchild**





# Gypsy & Traveller Sites

**County abandoned provision of gypsy & traveller sites**

**Districts failed to deliver additional pitches identified by GTAA**