

HOUSING NEED SURVEY FOR OLD CLEEVE & WITHYCOMBE PARISHES



Conducted by
Smart Communities
(part of Community Council for Somerset)

 **20 MAY 2019**



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Summary

Principal Conclusions

The survey identified a need for 3 affordable homes within the next 5 years.

Key findings

Affordability

- The survey found 3 households in housing need who could not afford to buy or rent on the open market.

Location, Tenure and Size of Property Required

Current parish	Type/size of property	Current situation	Future tenure (based on financial assessment)
Old Cleeve	3 bedroom property for a family	HA Tenant	Social/affordable rent
Old Cleeve	2 bedroom property for a family	Private rented	Shared ownership
Withycombe	1-2 bed property for couples	Private rented	Social/affordable rent

Other evidence of housing need – HOMEFINDER APPLICANTS

In addition to this survey's respondents above, there is other evidence of housing need when looking at applicants on Homefinder Somerset, the choice based lettings register. The following al Homefinder applicant list was supplied to Smart Communities after completion of this Report (Addendum 1). The analysis for local connection is robust despite some small anomalies between this data (based on applicants registered at 31 March 2019) and Smart Communities data on p17 (which was based on applicants at 10 April 2019).

Old Cleeve – First Choice Parish

	Current tenure	Bedroom need	Local connection	In housing need
1	HA tenant	3 bed house	Yes	Yes
2	HA tenant	2 bed bung sheltered	Yes	Yes
3	Living with relatives	3 bed house	Yes	Yes
4	Private rented	2 bed house	Yes	Yes
5	Living with relatives	2 bed house	Yes	Yes
6	Private rented	2 bed house	No	Yes
7	HA tenant	2 bed bung	Yes	No
8	HA tenant	1 bed bung sheltered	Yes	No
9	HA tenant	1 bed bung sheltered	No	No
10	HA tenant	3 bed house	No	No

Withycombe – First Choice Parish

	Current tenure	Bedroom need	Local connection	In housing need
1	Private rented	1 bed bung	Yes	Yes
2	Private rented	2 bed house	Yes	Yes
3	HA tenant	3 bed house	No	No

Other Findings

- The survey achieved its aim of identifying actual households in need. 1,069 surveys were delivered and 183 survey forms were returned. The response rate was 17%.
- 74% of those who answered the question said they would be in favour of a small development of affordable housing for local people. 20% would not support this type of development, while 6% did not answer this question (11 respondents).
- There were 3 additional respondents to this survey, who might have qualified for affordable housing. However, they either failed to supply sufficient local connection or financial information to verify their need or did not supply their permission for their details to be shared further and their need progressed.
- 15 respondents expressed an interest in becoming a member of a Community Land Trust.

Survey Background

The Parishes of Old Cleeve and Withycombe decided to carry out a joint housing need survey to collect robust data on the level of local housing need. Looking primarily at the need for affordable homes, they wanted to establish if there are also other types of housing needed, such as people who need smaller more manageable homes that are easier to adapt to meet changing needs.

West Somerset Council, now part of the new district authority Somerset West and Taunton Council, commissioned Smart Communities to conduct this survey. Smart Communities are part of CCS which is a completely independent Somerset based charity with many years of experience in conducting Housing Needs Surveys. This survey is being funded by a grant from West Somerset Council from the Community Housing Fund. It is supported by West Somerset Council as the local housing authority and planning authority for the area outside the national park and Exmoor National Park Authority as the local planning authority for areas within the National Park.

Aims

- Investigate the housing need (over the next 5 years), tenure, house size needed for local people living or working in the parish and for those with a local connection wishing to return.
- Establish the views on future housing in the parish, gauge the level of support for new homes for local people if a need is identified and any suitable sites parishioners would consider suitable for development.
- Explore the level of interest in establishment of local Community Land Trusts.
- Assist the Parish Councils and District Council with future planning for the parish.

Methodology

1,069 paper surveys were distributed to **every household** on the electoral role in the parishes with reply paid envelopes for direct return to Smart Communities. 1 survey was returned for an empty property. The survey was also available to complete online (see Appendix 1).

The survey was widely promoted through all the available communications channels in the parishes. This included posters around the parishes, flyers in the village shop, a press release and social media. Posters were also distributed via the CCS Village and Community Agents network who could assist those needing help to complete the form.

In total **183 valid responses were received giving a 17% response rate**. 11 responses were online, the remaining 171 replied by post – one received on 10 April but included in the survey results due to a stated housing need.

Parish	Number sent out	Number returned	% of overall mailed
Old Cleeve	932	155	17%
Withycombe	137	23	17%

Research was conducted between 1–25 March 2019.

Data from the paper surveys was input by Smart Communities staff using secure, proprietary online survey software.

Presentation of Data

The sample size is relatively small, therefore undue emphasis should not be placed on specific percentages. Where a number of respondents with a particular view, or response to a question is very low, the report will normally include a 'base' (identify the actual number of responses/opinions involved). Where figures do not total 100% this may be due to computer rounding or the exclusion of 'don't knows'.

Introduction

Old Cleeve and Withycombe parishes border each other and are situated in West Somerset in the Somerset West and Taunton District Authority. Part of each parish lies within the Exmoor National Park. The parishes comprise the villages/ settlements/hamlets of Old Cleeve, Washford, Roadwater (located in the National Park), Withycombe, Chapel Cleeve, Bilbrook, Golsoncott, Leighland Chapel and Rodhuish. Both parishes are a short distance from Watchet, a small town, and the larger villages of Williton and Dunster, where doctors, dentists and a middle school are among other amenities. Old Cleeve parish has a primary school, Post Office and a few small shops. Roadwater has a specialist medical instruments company employing around 200 staff, and there are a variety of smaller food, drink, hospitality, tourism and businesses in both parishes.

Road links are via one main road, the A39. Minehead is around 7 miles west and the larger towns of Taunton and Bridgwater are commuting distance, both provide access to the M5 motorway and mainline railways. These towns provide employment opportunities. While there is regular public transport to Minehead and Taunton, outlying areas of the parishes have little access to public transport and residents without vehicle access rely on goodwill of others or community car schemes. The Hinkley Point C Development provides a free community bus helping residents at the far border of Old Cleeve parish to reach Bridgwater 3 times a day. However due to timings, this is unlikely to serve those needing to commute to work in Bridgwater.

Population

In the 2011 census¹ the population usually resident in:

- Old Cleeve parish was 1,672 in 793 households
- Withycombe parish was 293 in 128 households

At February 2019 the **number of households** in both parishes stands at 1,069 (Old Cleeve: 932 and Withycombe: 137) representing **an increase of 148 households over the last eight years.**²

Households

Table 1 – Dwellings: type, size and tenure in Old Cleeve and Withycombe in 2011

	Old Cleeve Parish	Withycombe Parish	Old Cleeve Parish	Withycombe Parish	Somerset	England & Wales
Housing			%	%	%	%
Total dwellings	890	140	100.0%	100.0%	100.0%	100.0%
Detached	456	67	51.2%	47.9%	32.3%	22.6%
Semi-detached	259	61	29.1%	43.6%	30.4%	30.7%
Terraced house	129	10	14.5%	7.1%	23.7%	24.7%
Flat	40	2	4.5%	1.4%	13.0%	21.6%
Caravan/mobile home	6	0	0.7%	0.0%	0.8%	0.4%
Tenure			%	%	%	%
Total households	793	128	100.0%	100.0%	100.0%	100.0%
Owner occupied	574	79	72.4%	61.7%	70.2%	64.3%
Social rented	98	15	12.4%	11.7%	13.5%	17.6%
Privately rented	107	30	13.5%	23.4%	14.7%	16.7%
Bedroom numbers			%	%	%	%
Total households	793	128	100.0%	100.0%	100.0%	100.0%
1 bedroom	76	4	9.6%	3.1%	9.1%	12.0%
2 bedrooms	221	35	27.9%	27.3%	25.8%	27.9%
3 bedrooms	328	58	41.4%	45.3%	41.9%	41.2%
4 or more bedrooms	168	31	21.2%	24.2%	23.2%	19.0%

Looking at Table 1 both parishes have a much higher than average proportion of detached properties, while terraced housing and flats are in short supply. Social rented accommodation for both parishes is under the average when compared to the rest of Somerset and nationally. Withycombe has very few 1 bedroom properties. Overall this would suggest a shortfall of more affordable accommodation in both parishes. Withycombe parish also has many more privately rented homes than average which may be linked to it being in and adjoining the National Park.

Empty Homes and Second Homes

In 2011 there were 109 dwellings across both parishes recorded as empty properties, second homes or holiday lets (Old Cleeve: 97 and Withycombe: 12). Recent checks with the district council show that Old Cleeve has 16 properties that have been **empty for over 6 months**, 10 of these properties have been continuously empty for more than 2 years. A further 60 properties are **second homes**. Withycombe has 2 **longer term empty properties** (between 6 months and 2 years), and a further 7 properties are **second homes**.³

Earnings

West Somerset District has one of the highest disparities between average earnings and average house price in England, and house prices in the parishes are high in relation to average incomes. For West Somerset as a whole, the 2016 ratio of **lower quartile** house price to lower quartile earnings is 10.18.⁴ This means that owning a house is out of reach of many, particularly younger people/families wishing to remain in either parish.

Property Prices and Rent

The Land Registry records 33 sales in 2017/8 (1 February 2018 – 28 February 2019) and a further 5 sales in Withycombe in the previous year (no sales were recorded in the last year for Withycombe). The average price of these **sales** is £381,379 – the average house price in West Somerset as a whole in 2017 was £238,325.⁴

19 properties are currently being marketed in both parishes on the Rightmove website (25.3.19). These exclude holiday chalets with restricted tenure and holiday businesses. The lowest priced is a 2 bed park home with full residential status at £89,995, and the most expensive is an 8 bed detached house at £1,475,000. The average price of houses **currently on the market** in both parishes is £406,189.

While the 2011 census found 137 privately rented households.¹ There are currently only 4 properties for rent or recently let on the main lettings websites, local press or through private agents – the lowest priced is a 2 bed detached house for £750pcm, and the most expensive a 3 bed detached house for £950pcm.

Table 2 shows the typical prices a resident would expect to pay to buy or privately rent a property in the **lowest priced 25% of homes** (based on Land Registry sale prices, current market prices and average rents of respondents to the survey). There are currently no 1 bed properties for rent on the open market in either parish, and only 2 x 1 bed park homes for sale. 1 bed properties in similar rural locations are used to calculate prices and rent.

Table 2 – Typical property prices and rental levels: lower quartile (cheapest 25%)

Property size	Sale price	Private rent weekly (monthly) (rounded £)	Median monthly rent West Somerset ⁴
1 bedroom	£124,607	£110 (£475 pcm)	£610
2 bedrooms	£187,188	£121 (£525 pcm)	
3 bedrooms	£286,250	£159 (£688 pcm)	

Affordable homes

In 2011 there were 113 social rented/housing association/other affordable housing providers' properties in the parishes (Old Cleeve: 98 and Withycombe: 15). Additionally there were 3 intermediate homes (Old Cleeve: 1 and Withycombe: 2).¹ There appears to have been little change in the quantity of housing stock across both parishes in the last 8 years, with just 3 additional affordable units (Old Cleeve: 1 and Withycombe: 2). However, this may in some part be due to the development of 20 affordable/5 open market homes being completed in the neighbouring parish of Carhampton in 2016. This development is likely to have addressed some of the housing need identified in the previous Coastal Parishes of West Somerset Rural Housing Needs Survey conducted in 2013⁵ which included Old Cleeve and Withycombe. Table 3 shows current figures.

Table 3 – Current affordable homes in both parishes at May 2019⁶

Parish	Affordable homes (no.)	Size	Registered Provider
Old Cleeve – Washford Ward	75 social rent	23 x 1 bed bungalows* 19 x 2 bed bungalows* 5 x 2 bed homes 27 x 3 bed homes 1 x 5 bed home	Magna (74) Falcon (1)
Old Cleeve – Roadwater Ward	22 social rent	16 x 2 bed bungalows 6 x 3 bed homes	Magna
Old Cleeve – Old Cleeve Ward	2 social rent	2 x 3 bed homes	Magna
Withycombe	15 (social rent) 2 (intermediate)	10 x 2 bed bungalows 5 x 3 bed houses	Magna (13) Falcon (4)

* (29 bungalows are sheltered housing)

There are **currently 4 properties advertised on the Homefinder website** for either parish.⁷ These are mutual exchange only properties (open to existing 'affordable' tenants to exchange with other existing tenants). Of the 115 social rent properties, **6 have come up for re-letting** via Homefinder Somerset since March 2018 (4 x 1 bed, 2 x 2 bed bungalows). All were located in Old Cleeve parish in Washford. They attracted an average of 39 bids for each property.⁷

¹ NOMIS (ONS Census 2011) (KS102EW), (KS402EW), (KS403EW) and (LC1402EW) : Old Cleeve, Withycombe [accessed 25.3.19]

² West Somerset Council Electoral Register Team (data provided to Smart Communities for survey mailing, February 2018)

³ Somerset West & Taunton Council, Case Manager – Empty Homes meeting 4.4.19

⁴ Source: Somerset County Council, Somerset Intelligence Partnership, <http://www.somersetintelligence.org.uk/house-prices-2017/> [accessed 25.3.19]

⁵ Rural Housing Project Exmoor, North Devon and West Somerset, May-June 2013, *Coastal Parishes of West Somerset Report*, p.6, https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=7&ved=2ahUKEwiNnLL5qJniAhVj1-AKHWhlBhkQFjAGegQIARAC&url=http%3A%2F%2Fwww.exmoor-nationalpark.gov.uk%2F_data%2Fassets%2Fpdf_file%2F0008%2F585008%2FCoastal_Parishes_WSomerset_Report_2013.pdf&usq=AOvVaw2zi7uxCPmsIXEHXTEFvFQ3v [accessed 9.5.19]

⁶ Somerset West & Taunton Council, Development Enabler Specialist email 9.5.19

⁷ Source: Homefinder Somerset Website, <https://www.homefindersomerset.co.uk/> [accessed 26.3.19]

Survey Findings

PART 1: ALL HOUSEHOLDS

1.1 Level of support for affordable housing for local people

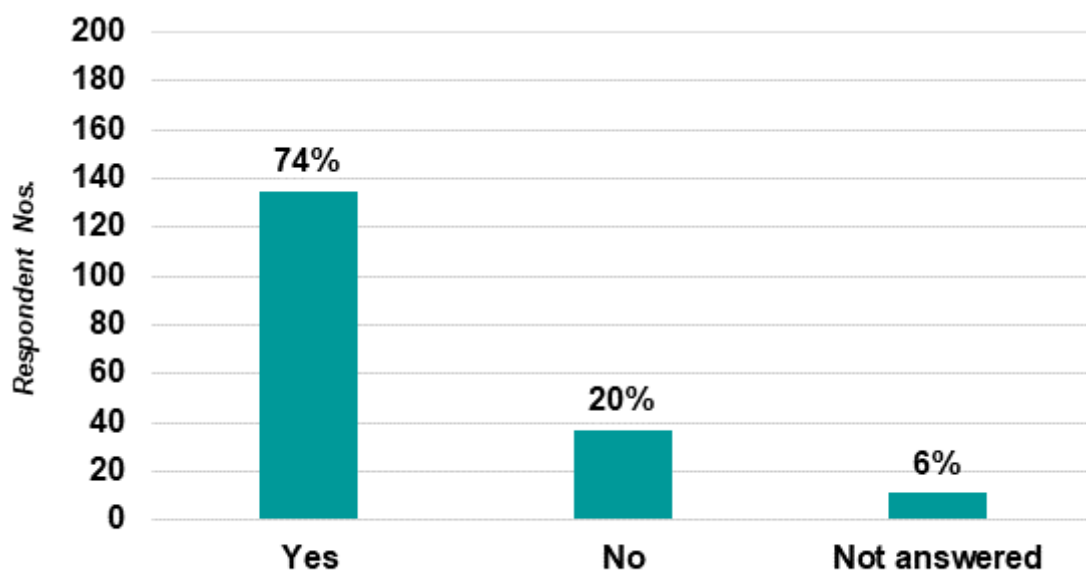


Chart 1 - 183 respondents

For those with a view, around 3 in 4 respondents support for the provision of local affordable housing development to meet the needs of local people in respondents' parishes (74% - 135 respondents) – Chart 1. 94% overall answered the question (172 respondents).

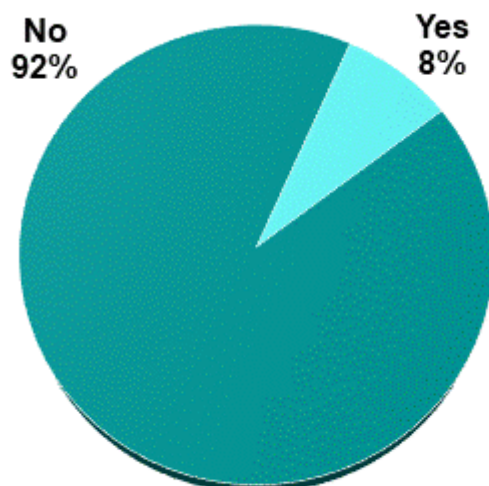
1.2 Suggestions for suitable sites and comments about housing in the parishes

19 respondents made suggestions for possible housing sites within both parishes, while a further 44 commented around housing issues and future development, including infrastructure and amenities. All comments can be found in Appendix 2.

1.3 Level of interest in membership of Community Land Trust

15 respondents expressed interest in becoming a member of a local Community Land Trust (CLT). One is already a member of a CLT. All provided contact details - see Appendix 5.

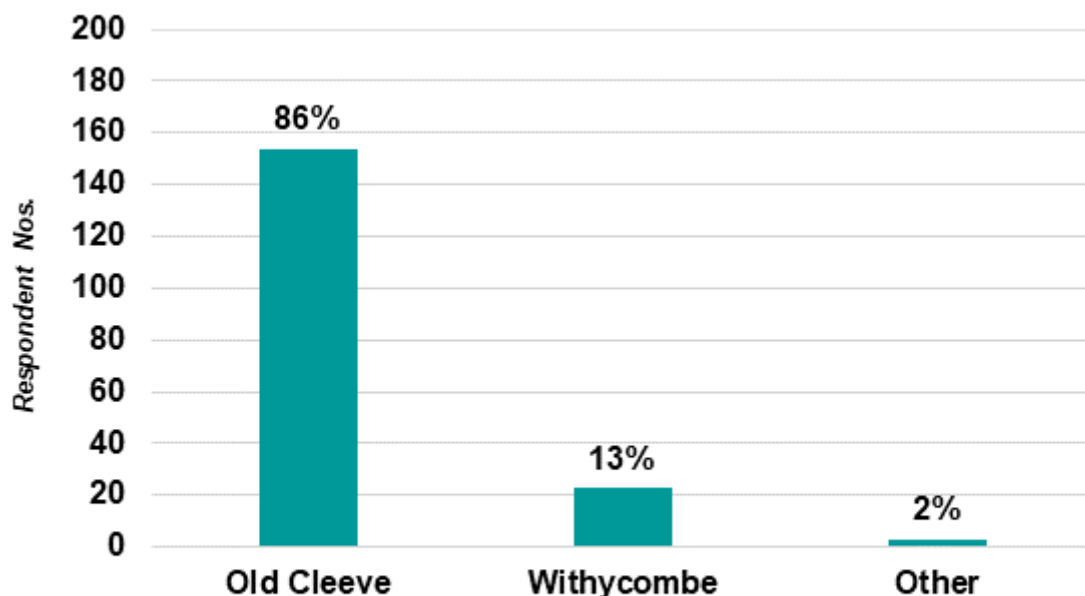
1.4 Knowledge of others who also want to live in the parishes



A small proportion of respondents know other people who want to live in their parish (8% - 14 respondents) – Chart 2. 96% of respondents answered the question.

Chart 2 - 175 respondents
8 Skipped

1.5 Parish connections



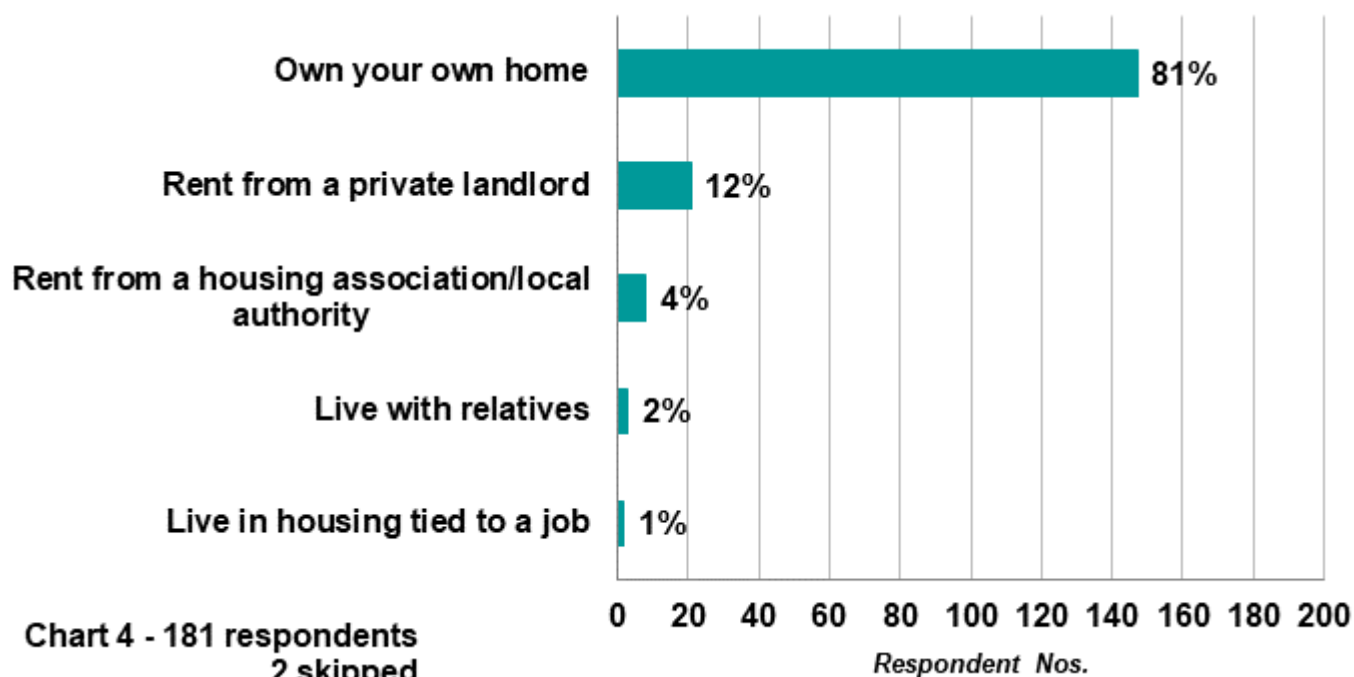
**Chart 3 - 180 respondents
3 skipped**

N.B. computer rounding applies to this chart (see Presentation of Data in the Report Introduction).

Respondents were asked which parish that they have a local connection with, for instance live or work there or have family connections. The split between parishes matches closely the proportions of households mailed in each parish (87% Old Cleeve: 13% Withycombe mailed) – Chart 3.

Of those indicating 'other', 1 respondent has local connection with Bishops Lydeard, while another ticked both parishes, and 1 further respondent indicated that they did not 'belong' to a parish. 98% of respondents answered the question.

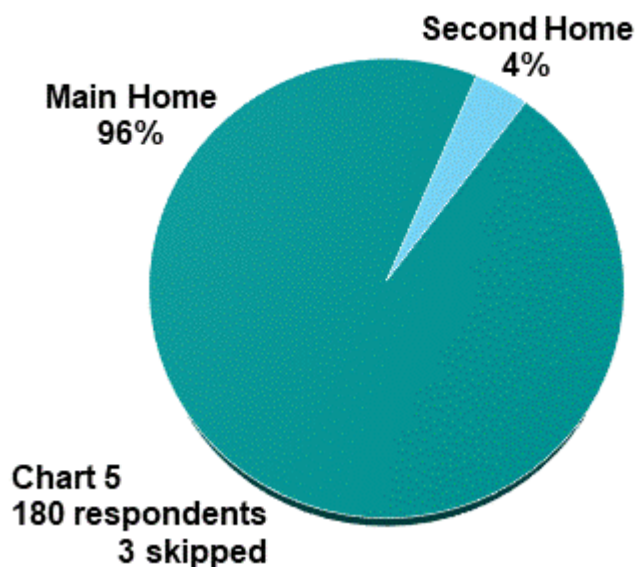
1.6 Current tenure of respondents



**Chart 4 - 181 respondents
2 skipped**

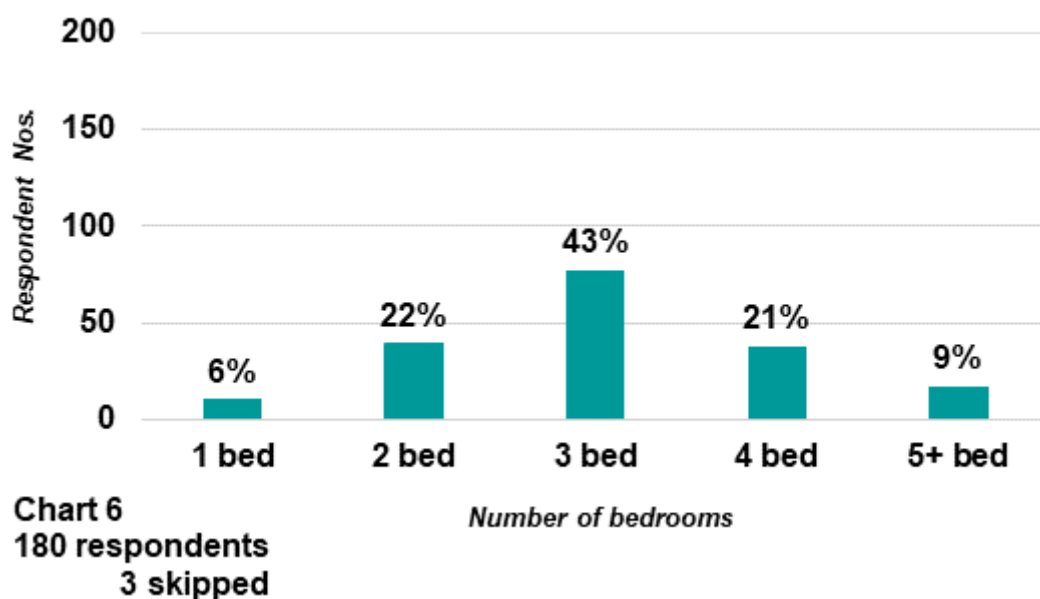
A large majority of more than 4 in 5 respondents own their own home (81% - 147 respondents). More than 1 in 10 respondents rent from a private landlord (12%). A few live in social rented housing either provided by a housing association or through the local authority (4%). 3 respondents currently live with relatives (2%), and 2 respondents live in tied accommodation (1%) – Chart 4. 99% of respondents answered the question.

1.7 Second home ownership



7 respondents have a second home in the parishes (4%), while for the outstanding majority their property within the two parishes is their main home (96% - 173 respondents) – Chart 5. 98% of respondents answered the question

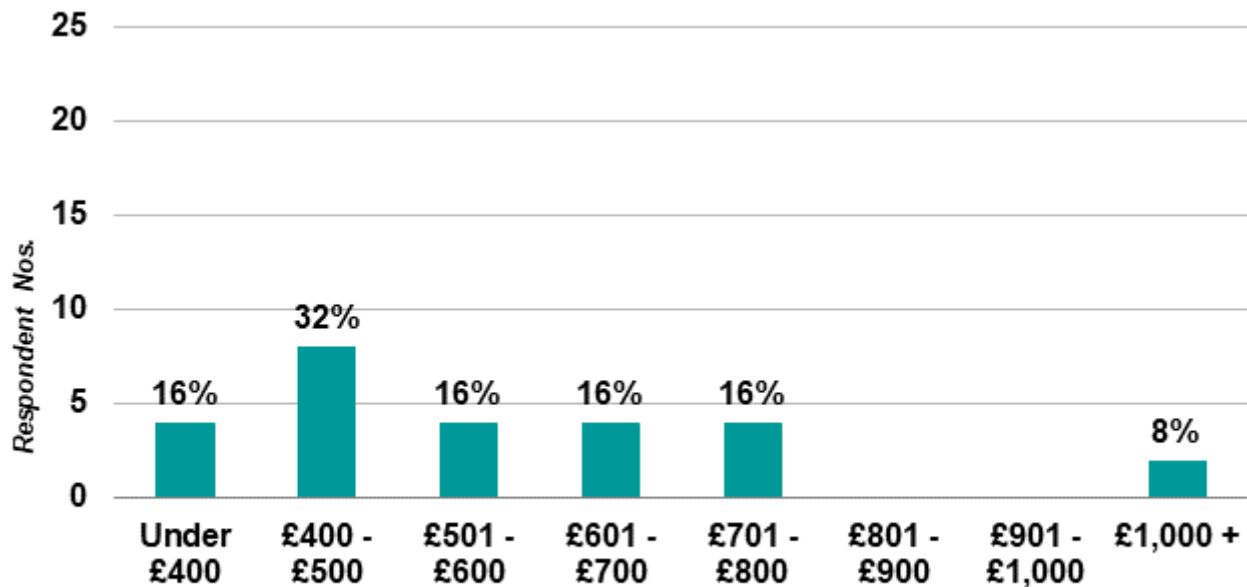
1.8 Property size



N.B. computer rounding applies to this chart (see Presentation of Data in the Report Introduction).

The largest group live in 3 bed homes (43% - 77 respondents) – Chart 6. When compared to census data for both parishes, there is a higher response from respondents who live in larger 3+ bed properties (+9%), compared to those living in 1-2 bed properties (-9%). 98% of respondents answered the question

1.9 Rent levels



**Chart 7 - 26 respondents
157 skipped**

N.B. computer rounding applies to this chart (see Presentation of Data in the Report Introduction).

Of those who rent, the large majority rent privately (69% - 18 respondents), others either rent from a housing association/local authority or from relatives – Chart 7. These rents have been used alongside published current private and affordable rents to provide a full picture of typical rents in the parishes.

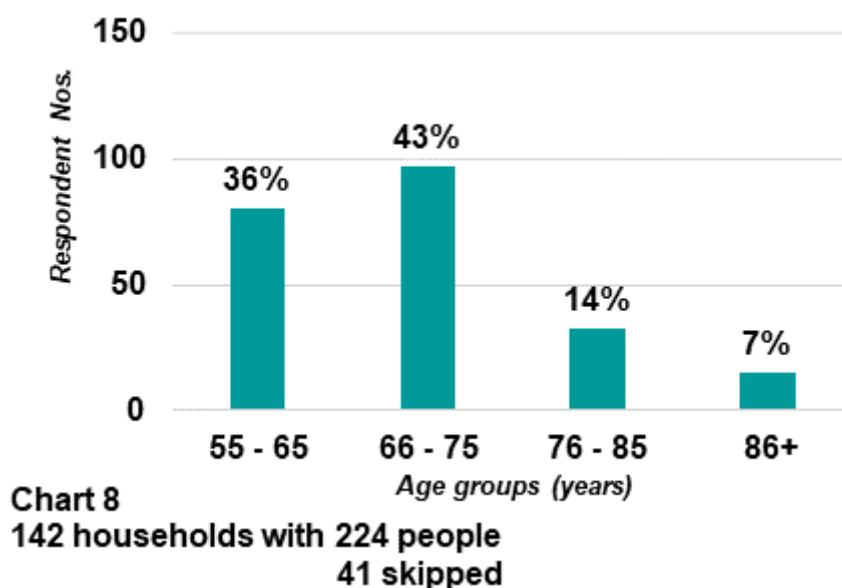
1.10 Future plans to move

14 respondents indicated that they have plans to move within the parishes in the next 5 years (8%). They were directed to also complete Part 3 of the survey regardless of the type of housing required.

PART 2: HOUSING NEEDS OF OLDER PEOPLE

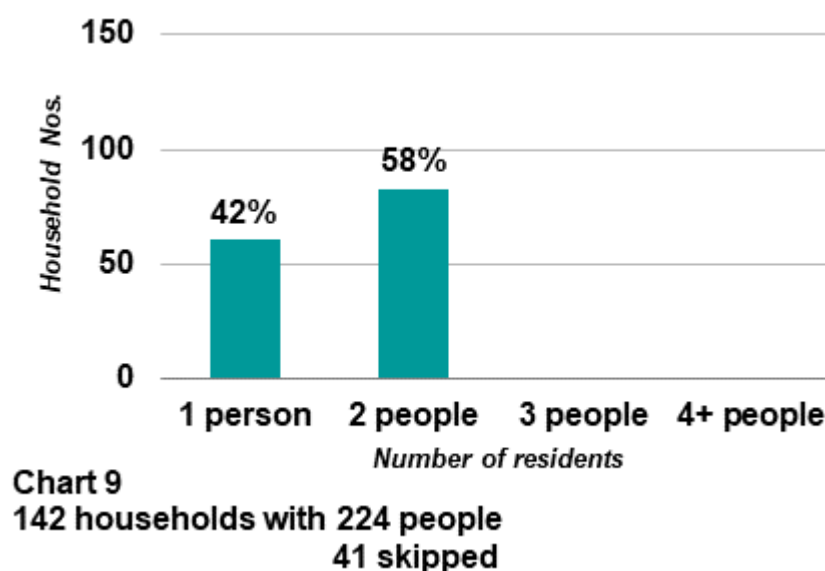
More than 3 in 4 respondents live in households with people aged 55 or over (78% - 142 respondents). They answered some or all of the questions in Part 2 of the survey.

2.1 Older people: overall household ages



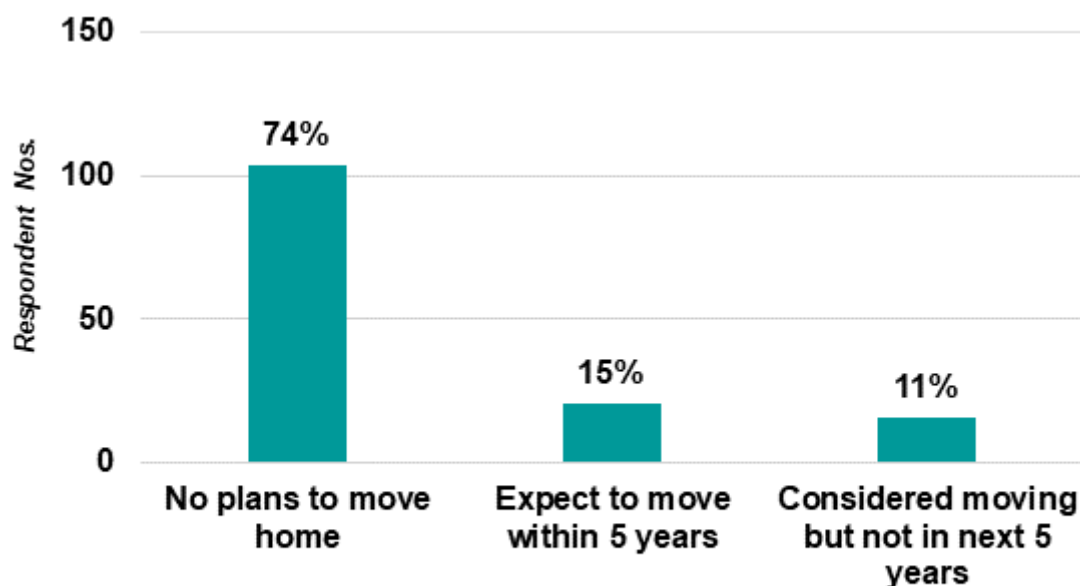
66-75 years olds are the largest overall age group when looking at **all** household members (43% - 97 people). Respondents aged 55-65 years are the next largest group (36%). Around 1 in 5 are between 76-85 years (14%), and there are few elderly people over the age of 86 (7%) – Chart 8. 100% of respondents answering Part 2 questions answered this question.

Older people: household size



Further analysis shows the majority of respondents live in a two person household (58% - 82 households) – Chart 9. However, a sizeable number live alone (42%) – Chart 9.

2.2 Future housing plans

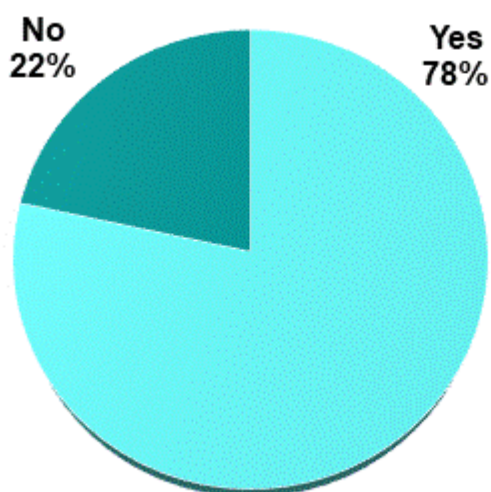


**Chart 10 - 140 respondents
43 skipped**

- 21 respondents plan to move in the next 5 years – Chart 10. 2 would like to remain in Old Cleeve or Withycombe parishes. Both of these households may need affordable housing. However, only 1 household currently meets local connection criteria, the other being resident within the National Park boundary where different local connection criteria apply (see page 15).
- The remaining 19 respondents are planning to move out of the parishes in the next 5 years.
- A further 16 households have considered moving, but not in the next five years. Again, the majority of them are considering moving away from the parishes (10 households).
- 104 respondents have no current plans to move.

99% of respondents in Part 2 answered this question.

2.3 Adaptability of current home

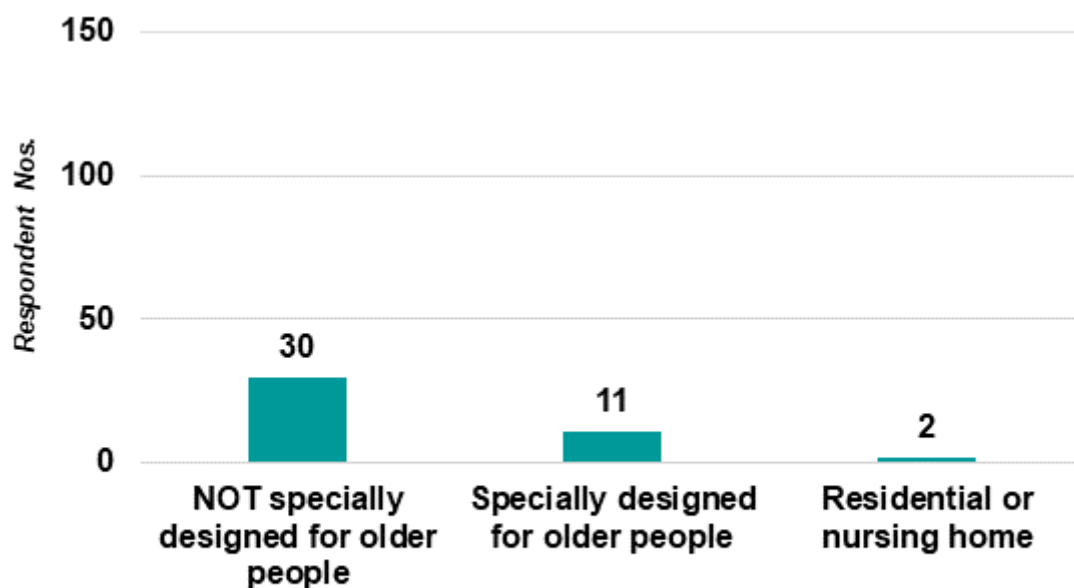


The large majority answering the question feel their current home can be adapted to meet their changing needs in the future (78% - 109 respondents) – Chart 11.

Further analysis shows that for the 30 respondents who do not feel their home is suitable for adaptation (22%), only 4 of them will be seeking a home specifically designed for older people. None in this group are looking to move to a residential or nursing home. 98% of respondents in Part 2 answered this question.

**Chart 11 - 139 respondents
44 Skipped**

2.4 Type of accommodation preferred by older persons who are considering moving

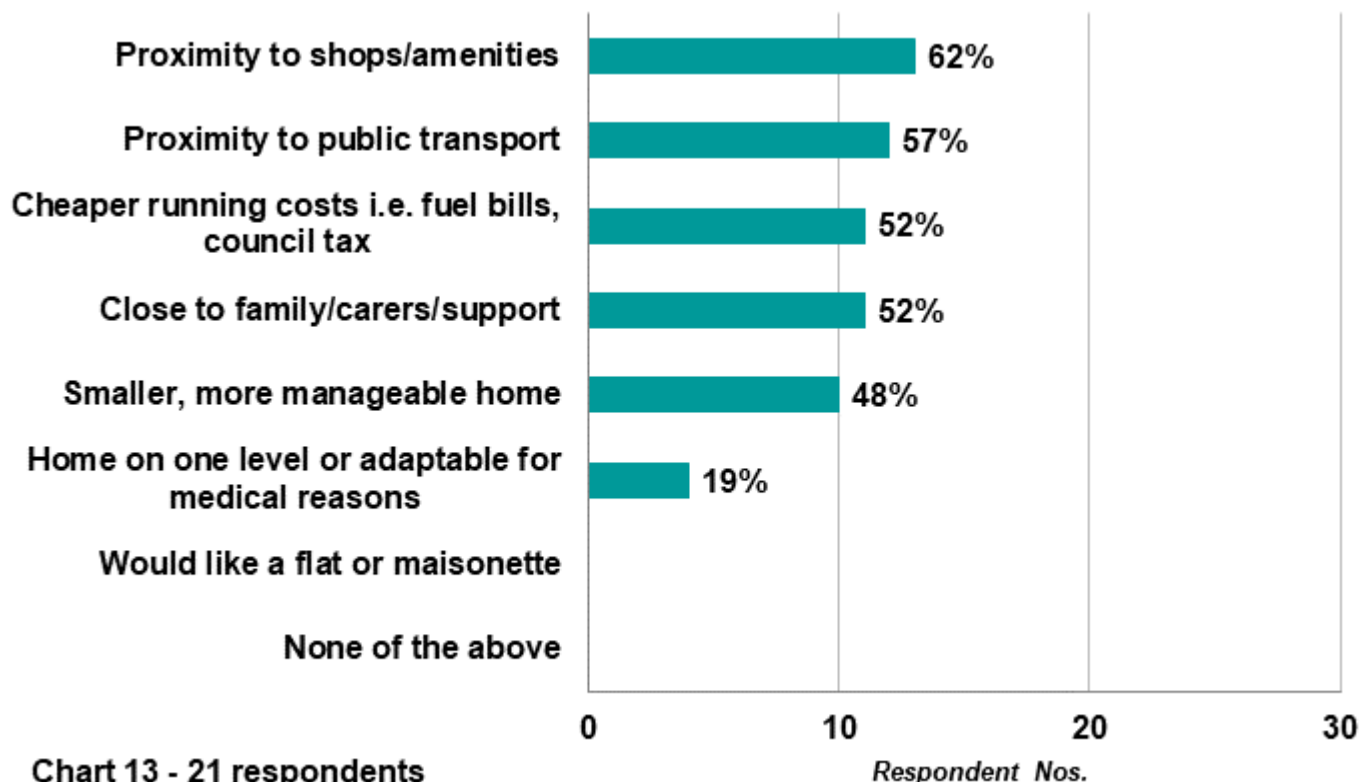


**Chart 12 - 42 respondents
141 skipped**

The large majority would prefer homes which are better suited to their needs, but **not** designed for older people (71% - 30 respondents) – Chart 12. Around 1 in 4 would consider homes specially designed for older people (26%).

Those who are considering a residential/nursing home have stated no current plans to move. 1 in 3 respondents answering Part 2 questions, answered this question (30% - 42 respondents).

2.5 Most important reasons to move, if moving in the next 5 years



**Chart 13 - 21 respondents
moving in next 5 years**

Respondents could tick more than 1 reason for moving. **Chart 13 shows the 21 respondents indicating a need to move within the next 5 years.** Only 2 of these respondents are planning to move within Old Cleeve or Withycombe or parishes.

Most respondents want to move to be closer to shops/amenities (62% - 13 respondents) and public transport (57% - 12 respondents). More than half of them would also look for a home with cheaper running costs or to be closer to family or carers to have more support (52% in each case). While just under half of them will look for a smaller, more manageable home (49%). 4 respondents appear to have medical needs or require a home on one level (19%). None in this group would be looking for a flat or maisonette.

A further 26 respondents who are **not** considering moving in the next 5 years also answered this question. Table 4 below shows their perceived reasons for moving in the future. A smaller, more manageable home with cheaper running costs are the primary considerations for these respondents, as well as proximity to public transport and amenities.

Table 4 – Older people: reasons for moving - 26 respondents who may move in the longer term (5+ years)

Reason	Respondent %
Smaller, more manageable home	58%
Cheaper running costs i.e. fuel bills, council tax	42%
Proximity to public transport	35%
Proximity to shops/amenities	27%
Close to family/carers/support	12%
Home on one level or adaptable for medical reasons	8%
Would like a flat or maisonette	8%
None of the above	8%

PART 3: MOVING IN THE NEXT 5 YEARS IN OLD CLEEVE & WITHYCOMBE PARISHES

3.1 All respondents wishing to move to a new home in Old Cleeve and Withycombe parishes in the next 5 years

All respondents who plan to move in the next 5 years in Old Cleeve or Withycombe parishes were asked to complete this part of the survey. To help identify those eligible for affordable housing, the questions cover the members of the new household, size of property needed, local connection, reasons for moving and financial details. It also provides information for the parish on those seeking open market housing.

23 households completed Part 3 of the survey. However, 7 stated that they did not want to live in Old Cleeve or Withycombe parishes and have been excluded from this section, leaving 16 households. The needs of these households follows:

3.2 Timescale for moving

Most respondents who specified a timescale would like to move in 3-5 years (5 respondents), closely followed by those wanting to move in 1-3 years (4 respondents) – Table 5.

Table 5 – Part 3 – moving in next 5 years: timescale for moving

Now	Within 12 months	1-3 years	3-5 years	Unspecified
1	3	4	5	3

3.4 Minimum number of bedrooms

Most respondents are looking for a 3 bedroom home (6 respondents), closely followed by those looking for a 2 bedroom home (4 respondents) – Table 6.

For those wanting affordable housing, there are specific criteria that set the number of bedrooms that a household is eligible for. This is based on the number of adults, age and gender of children and any disabilities or particular needs of that household.

Table 6 – Part 3 – moving in next 5 years: minimum number of bedrooms

1 bed	2 bed	3 bed	4 bed	5+ bed	Unspecified
3	4	6	0	1	2

3.5 Preferred tenure (*respondents could choose more than 1 option*)

The option considered by most respondents wanting to live in the two parishes would be affordable/social rent (8 respondents), followed by rent to buy and self/custom build properties (5 respondents in each case) – Table 7.

Table 7 – Part 3 – moving in next 5 years: preferred tenure

Preferred Tenure	Respondent Nos.
Affordable/social rent	8
Rent to buy	5
Self/custom build	5
Open market housing	4
Owner occupied affordable	3
Shared ownership/equity	2

3.6 Preferred location for future home (*respondents could choose more than 1 option*)

The large majority of respondents would choose Old Cleeve for their future home (14 respondents) – Table 8. A small proportion chose Withycombe – mostly existing parish residents. Some are also considering moving to other parishes in West Somerset or the National Park.

Table 8 – Part 3 – moving in next 5 years: preferred location

Old Cleeve	Withycombe	Elsewhere in West Somerset	Elsewhere in National Park
14	3	5	1

3.7 Reasons for moving (*respondents could choose more than 1 option*)

Table 9 below shows the main reasons why these households need to move. 6 in 10 respondents currently rent from private landlords (63% - 10 respondents), and most have concerns about their tenancy (6 respondents), while half of them consider their home to be in poor condition (5 respondents) and some struggle to afford their rent (3 respondents). Moving to a smaller or larger home are equally important for around 1 in 3 respondents.

Table 9 – Part 3 – moving in next 5 years: reasons for moving

Reason	Respondent Nos.
Concerned about tenancy	6
Home in poor condition	5
Larger home, more bedrooms	5
Smaller home, fewer bedrooms	5
Struggling to afford current home	3
Health/mobility	3
Leaving home and cannot afford to rent or buy privately	2
Nearer to transport links	1
Nearer to school	1
Move for work	1
Other	2
Unspecified	1

3.8 Budget if buying or self-building a new home

Table 10 shows those respondents who indicated that they would like to purchase a home.

Table 10 – Part 3 – moving in next 5 years: budget for new home

£100,000 - £150,000	£150,001 - £200,000	£200,001 - £250,000	£250,001 - £300,000	£300,001 - £350,000	£350,000+
2	2	1	2	-	2

PART 3: ASSESSING THOSE NEEDING AFFORDABLE HOUSING

Somerset West & Taunton Council (SWT) can refer to Appendix 4 if an overview of individual cases if required.

The following is an assessment of the number of households who would qualify for an affordable home in the parishes, based on their household income, savings and local connection.

4.1 Exclusions

All 16 respondents who plan to move in the next 5 years and remain in Old Cleeve or Withycombe parishes have been assessed for their eligibility for affordable housing. 9 of them have been excluded from further analysis for the following reasons:

- 1 already owns their own home so therefore does not qualify for affordable housing
- 3 could afford to buy on the open market
- 1 could afford to rent on the open market
- 4 gave insufficient details to assess their eligibility for affordable housing

This leaves 7 households who may qualify for affordable housing. None of these respondents are registered on Homefinder Somerset, the County's choice based lettings system.

4.2 Local Connection

In order to qualify for affordable housing, respondents must have a local connection to Old Cleeve or Withycombe parishes. Local connection criteria are set out by Somerset West and Taunton Council and applicants will need to demonstrate:

1. Immediately prior to the allocation of an Affordable Housing Unit are ordinarily resident within the Parish.
2. Have strong local connections with the Parish including having a close family association in the said parish and/or any periods of ordinary residence in the said parish not immediately before the date upon which any Affordable Housing Unit becomes vacant and/or such persons who have permanent employment in the Parish.
3. Immediately prior to the allocation of an Affordable Housing Unit have been ordinarily resident within the adjoining parishes.
4. Any person registered on the Homefinder Somerset Register.

In the case of Social Rented Housing any person registered on the Homefinder Somerset Register and in the event of there being no one available on the Homefinder Somerset Register any person approved in writing by the Housing Enabling Lead (such approval not to be unreasonably withheld), and in the case of the Intermediate Affordable Housing any person registered on the Help to Buy List and in the event of there being no-one available on the Help to Buy List any person approved in writing by the Housing Enabling Lead (such approval not to be unreasonably withheld).

Residents of Roadwater (and parts of Old Cleeve/Withycombe parishes within the National Park):

For those villages and settlements in the parishes that lie within the Exmoor National Park boundary, the following local connection criteria for Exmoor National Park applies:

New local need affordable housing will be occupied by a person(s) (and their dependents) with a proven housing need who cannot afford (to rent or buy) accommodation in the locality and who meets one or more of the following definitions:

- a) has a minimum period of 10 years' permanent residence in the parish or an adjoining parish and who is forming an independent household or is currently homeless or living in otherwise unsatisfactory accommodation;
- b) has a minimum period of a total of 10 years' permanent residence within parishes within the National Park and who can demonstrate a clear link with a parish or its adjoining parish and is forming an independent household or is currently homeless or living in otherwise unsatisfactory accommodation;
- c) is not now resident in the parish or an adjoining parish but with a local connection with the parish including a period of permanent residence of 10 years or more within the last 30 years;
- d) has an essential need to live close to another person who has a minimum of 10 years permanent and continuous residence in the parish or an adjoining parish, the essential need arising from proven age or medical reasons; or
- e) i) carries out paid work which is of value to the National Park and its communities; and
ii) needs to live in the parish or adjoining parish in order to carry out that work effectively.

Overall, **4 households do not meet the local connection criteria**, or have failed to provide sufficient information confirming this, and they are therefore excluded. All those who did not provide sufficient information have been contacted for clarification but failed to reply.

This leaves 3 households who qualify for affordable housing – 2 Old Cleeve, 1 Withycombe.

4.3 Preferred tenure (*respondents could choose more than 1 option*)

All 3 respondents would like affordable/social rent among other options – Table 11.

Table 11 – Part 3 – affordable housing: preferred tenure

Preferred Tenure	Respondent Nos.
Affordable/social rent	3
Rent to buy	2
Shared ownership/equity	1
Owner occupied affordable	1
Open market housing	1

4.4 Housing options

Respondents provided information on income and savings which allows an assessment of what the household can afford to pay for their accommodation. Table 12 shows household incomes.

Table 12 – Part 3 – affordable housing: household incomes

< £20,000	£20,001- £25,000	£25,001- £30,000	£30,001- £35,000	£35,001- £40,000
2	-	-	-	1

Looking at all the financial information provided, 1 respondent may be able to afford a shared ownership home and expressed an interest in this type of purchase. The remaining 2 respondents would require affordable/social rented housing – 1 of them currently rents from a social housing provider and is looking for a larger family property.

4.5 Other evidence of housing need

In addition to this survey there is other evidence of housing need. On Homefinder Somerset, the choice based lettings register, applicants are given a banding between Emergency, Gold, Silver and Bronze based on their level of need. At the time of this report there are 5 households – 4 Old Cleeve, 1 Withycombe - registered on Homefinder Somerset. Additionally there are a further 5 households in adjacent parishes who may qualify given the local connection criteria (detailed vetting of a local connection is undertaken at the housing allocation stage). 3 further households who are not in immediately adjacent parishes have **not been included** in these figures. Table 13a and Table 13b shows a breakdown of the registrants in each parish:

Table 13a – Current Registrants Homefinder Somerset – Old Cleeve 1st choice

Homefinder Somerset level of need	1 bed	2 bed	3 bed	TOTAL
Emergency	-	-	-	0
Gold	-	-	-	0
Silver	1	1	-	2
Bronze	1	5	-	6
TOTAL	2	6	0	8

Table 13b – Current Registrants Homefinder Somerset – Withycombe 1st choice

Homefinder Somerset level of need	1 bed	2 bed	3 bed	TOTAL
Emergency	-	-	-	0
Gold	-	-	-	0
Silver	1	-	-	1
Bronze	-	-	1	1
TOTAL	1	0	1	2

None of these **10 households** who are registered on Homefinder Somerset completed the survey. Additional Homefinder applicant analysis for local connection was supplied to Smart Communities after completion of this Report – see Addendum 1.

4.6 Housing Mix

The suggested mix of housing is shown in Table 14 below. This takes account of the family makeup declared on the survey form and the type of housing required. Both respondents in Old Cleeve parish are likely to require housing within the Exmoor National Park boundary.

Table 14 – Part 3 – affordable housing: suggested housing mix for survey respondents

Type of property	Parish	Affordable rent	Shared ownership	TOTAL
1 or 2 bedroom property for single people	-	-	-	0
1 or 2 bedroom property for couples	Withycombe	1	-	1
2 bedroom property for families	Old Cleeve	-	1	1
3 bedroom property for families	Old Cleeve	1*	-	1
TOTAL		2	1	3

* Respondent already rents from a housing association

None of the properties require level access or adaptations.

5. Conclusion – Future housing need for Old Cleeve and Withycombe parishes

Based on the findings in this survey together with current level of Homefinder applicants and lettings rate there appears to be only a small number of vacancies created in the current housing stock in Old Cleeve and Withycombe parishes. None of the respondents were identified to be in high priority housing need.

It is worth noting that this Housing Needs Survey represents the findings at a set point in time. Personal circumstances are constantly changing, and the need for affordable social rented housing in the future may change. However, given the level of response to the survey and in spite of the potential for circumstances to change, the Parish Councils can feel confident in the results of this survey. The survey has identified a need in the near future for 3 units of affordable housing.

As the needs of households are constantly evolving the level and mix of need in this report should be taken as a guide. In particular, it may be appropriate to vary the mix of sizes provided. This report remains appropriate evidence of need for up to five years. However, if there is a significant development of affordable housing in the parishes which is subject to a local connection requirement and substantially meets the need identified in the report, it would normally be recommended to re-survey the parish before any further development to address local need is considered.

Recommendation

It is recommended that both Parish Councils:

- **Note this report**
- **Consider the options for addressing the need for 3 affordable homes.**

Appendix 1 – Questionnaire

OLD CLEEVE & WITHYCOMBE PARISHES HOUSING NEED SURVEY 2019

HAVE YOUR SAY!



We need you to complete this important survey about housing for your community and its future.



You can also complete the survey online at:
www.surveymonkey.co.uk/r/withycombeandoldcleeve

Closing date: Monday 25th March 2019



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somersestrcc.org.uk/donate

Old Cleeve and Withycombe parish councils are working with Smart Communities (part of the Community Council for Somerset - CCS) to identify the housing need for people living and working here. This is your community and it's important that you have your say.

What housing do we need for our community to thrive

We are all aware that provision of appropriate and affordable housing is key to the future prosperity of the area and this survey is designed to make sure that we have proper and up to date information on which to make decisions about future housing needs. House prices remain high and out of reach of many households on average incomes, making it especially difficult for young people to afford their own homes. In the National Park, the average house price is £295,000 and the average monthly rent for West Somerset is £610.

There are people with family connections, and those who may work locally and would live in the parish if only there was suitable housing. The purpose of this survey is to get a clear idea of the views and needs of those currently living in the parish and those who may not live here at the moment but would like to, if they could.

It is also important to know if there are other types of housing needed. For example, there may be people who need smaller more manageable homes that are easier to adapt to meet changing needs. This survey will help us to provide the information needed for your communities to continue to survive over the longer term.

This is the first step to action

Once we understand what types of housing are required we can work with you as a community to ensure this housing is provided, and there is support available to help to achieve this, both financial support and expert advice. This survey can really help make things happen, it's a starting place for action.

Smart Communities are part of CCS which is a completely independent Somerset based charity with many years of experience in conducting Housing Needs Surveys. This survey is being funded by a grant from West Somerset Council from the Community Housing Fund. The survey is supported by West Somerset Council as the local housing authority and planning authority for the area outside the national park and Exmoor National Park Authority as the local planning authority for areas within the park.

Please do take the time to complete the form and return it by the date indicated. Please encourage anyone with a local connection who lives outside the parish and would like to return to also complete this survey.

If you need any help completing this form or would like to discuss the survey and what it means for you and your parish or request additional copies of the survey please call Jane Birch on 01823 331222.



This survey has been sent to every known household in Withycombe and Old Cleeve parishes.

Please complete Part 1 of the form, even if you do not have a housing need, and return it in the envelope provided.

Completed forms must be received by 25th March 2019

Privacy Statement: Smart Communities Ltd uses personal/sensitive data to provide information for the Housing Needs Survey Report and summary information on rural housing need. Data is captured for legitimate and contractual purposes. No data will be published which can identify an individual without their consent. All consented data is shared with local District Council, Exmoor National Park Authority and other housing providers to enable direct engagement with these agencies for future housing provision. Analysis will be conducted by Smart Communities Ltd part of Community Council for Somerset (CCS). Information is collected and analysed in accordance with Smart Communities Ltd role as Data Controller and Data Processor. Hard copies of consultation surveys are kept for the duration of the consultation period and destroyed after the final report is signed off by the commissioner of the survey. Digital copies are retained for 12 months and deleted after this period. Any personal data that is captured is anonymised with the report and held securely for the purposes of analysis. If you would like to find out more about how we use your data or want to see a copy of information about you that we hold, please contact info@somersetccc.org.uk or call 01823 331222. Protecting your Personal Data is important and we fully comply and adhere to the Principles of Data Protection set out in our Data Protection / Privacy Policy visit: www.somersetccc.org.uk/smart-communities-policies



Part 1: to be completed by all households

1) Please tick one of the following. Do you:

- ☐ Own your own home ☐ Rent from a private landlord
☐ Live with relatives ☐ Live in housing tied to a job
☐ Rent from a housing association/local authority
☐ Other (please specify) _____

2) Is this your: ☐ Main home ☐ Second home

3) Which Parish do you have a local connection with i.e. you live or work there or have family connections?

- ☐ Old Cleeve ☐ Withycombe
☐ Other (please specify) _____

4) How many bedrooms does your current home have?

- ☐ 1 bedroom ☐ 2 bedrooms ☐ 3 bedrooms ☐ 4 bedrooms
☐ 5 or more bedrooms (please specify number) _____

5) If you rent, how much rent do you pay per month?

- ☐ Under £400 ☐ £400-£500 ☐ £501-£600 ☐ £601-£700
☐ £701-£800 ☐ £801-£900 ☐ £901 - £1,000 ☐ £1,000 +

Community Land Trusts

Community Land Trusts (CLTs) are non-profit, community-based organisations run by volunteers that develop housing and other assets that are owned and controlled by the community and are made available at permanently affordable levels. CLT membership is open to all who live or work in the defined community. The members elect a volunteer board comprised of people living within the community to run the trust on their behalf on a day to day basis.

6) Would you be interested in becoming a member of a local CLT?

- ☐ Yes ☐ No

If yes, please provide your contact details below:

Name (please print) _____

Email/Telephone _____



What do we mean by affordable housing?

SHARED OWNERSHIP- this is where you buy a share of your home (25% to 80% of the home's value) and pay rent on the remaining share. You'll need to take out a mortgage to pay for your share of the home's purchase price. You can have a household income of up to £80,000 and still be eligible for a shared ownership/equity property.

SHARED EQUITY – this is similar to shared ownership. However, unless you buy the remainder, the developer and/or Government own the remaining share you do not pay rent on it.

AFFORDABLE RENTED AND SOCIAL RENTED – this is where you pay a percentage of market rent to a housing association, local authority or similar organisation.

OWNER OCCUPIED AFFORDABLE HOUSING - where you buy a home with a Local Need Occupancy Tie – this can include housing sold at a discount below the open market cost.

SELF-BUILD / CUSTOM BUILD- this is where you are involved in the construction of your home, this can be individually or as a group. The extent of your involvement will be decided by the type of scheme. You must have an affordable housing need to be eligible for an affordable self-build home.

RENT TO BUY – This scheme allows working households to rent a home at an Affordable Rent before having the option to buy after a set period of time. To be eligible, tenants must be first time buyers or those returning to the market following a relationship breakdown. As with shared ownership, tenants can have a household income of up to £80,000 to be eligible.

All households should answer the following questions on affordable housing

7) Do you know of anybody who also wants to live in your parish?

☐ Yes ☐ No

If yes, please call CCS on 01823 331222 who will send them a survey form or link to complete online.

8) If a need for affordable housing is identified, would you support a housing development for local people to meet that need in your parish?

☐ Yes ☐ No

Any development would be wholly or predominantly affordable homes (rented or shared ownership). If open market homes are needed, these would be the minimum required to help pay for the affordable home to be built.

9) Do you have any suggestions for a suitable site for affordable housing in your village or any other comments regarding housing in your parish?

10) Do you need to move to a new home within Old Cleeve or Withycombe parishes in the next 5 years?

☐ Yes ☐ No

If you answered YES to Question 10 above please also complete 'Part 3: moving in the next 5 years' of this form regardless of the type of housing you will require.



Part 2: Housing Needs of Older People

This part of the survey should only be completed by those households with at least one member 55 or over.

11) How many people of each age group are there in your household?

Age 55 -65		Age 66-75		Age 76-85		Age 86 or above	
------------	--	-----------	--	-----------	--	-----------------	--

12) Which of these statements best describes your future housing plans? (please tick one)

- ☐ I have no plans at the moment to move home
- ☐ I expect to move home within 5 years
- ☐ I have thought about moving home but do not expect to do so in the next 5 years

13) Do you think your current home is adaptable to meet your changing needs?

- ☐ Yes
- ☐ No

If you would like to discuss adaptations to your current home, contact Somerset Care & Repair www.somersetcareandrepair.org on 01749 345 379 or email office@somersetcareandrepair.co.uk.

14) If you expect to move, what type of accommodation do you think you will need?

- ☐ A home which better meets your needs but is not specially designed for older people
- ☐ A home which has been specially designed for older people
- ☐ A residential or nursing home

15) Which area do you want to move to when you next move home?

- ☐ Old Cleeve
- ☐ Withycombe
- ☐ Elsewhere in the National Park
- ☐ Elsewhere in West Somerset
- ☐ Elsewhere in Somerset
- ☐ Away from Somerset

16) If you intend to move within the next 5 years, which reasons listed below will be the most important when you choose your next home?

- ☐ Close to family/carers/support
- ☐ Proximity to shops/amenities
- ☐ Smaller, more manageable home
- ☐ Proximity to public transport
- ☐ Cheaper running costs i.e. fuel bills, council tax
- ☐ Home on one level or adaptable for medical reasons
- ☐ Would like a flat or maisonette
- ☐ None of the above



Part 3: Moving in the next 5 years

Please only complete this form if you think you may need to move to a new home in Old Cleeve or Withycombe within the next 5 years.

Please answer all questions relevant to your household as fully as possible in order to ensure that your housing need can be accurately assessed.

A separate form for each household that wants to move must be completed. For example, each grown up child (over 18) in a family, who wants to set up their own home, should complete a separate form, giving their own financial details and personal circumstances, not that of the main household. If you need extra forms or have any queries, please contact Jane Birch on 01823 331222.

To accurately assess housing need, we have to ask for some sensitive information. **Please see our Privacy Statement at the beginning of this survey for more information on how we analyse, process and store data.**

- 17) **Please complete the table below listing all persons who would need to live in the new household including the person completing the form: (please continue on a separate sheet if needed)**

Relationship to you e.g. partner, son, daughter	Age	Wheelchair accommodation needed?	Level access needed?
<i>My own details</i>		YES / NO	YES / NO
		YES / NO	YES / NO
		YES / NO	YES / NO
		YES / NO	YES / NO
		YES / NO	YES / NO
		YES / NO	YES / NO

If you have a specific need which is not covered above please provide details on a separate sheet.

- 18) **What is the minimum number of bedrooms you would need in your new home?**

☐ 1 bedroom ☐ 2 bedrooms ☐ 3 bedrooms ☐ 4 bedrooms
☐ 5 or more bedrooms (please specify number) _____

- 19) **When do you think you will need to move house? (please tick one)**

☐ Now ☐ Within 12 months ☐ 1-3 years ☐ 3-5 years



20) Which area do you want to move to when you next move home?

- | | |
|---|---|
| <input type="checkbox"/> Old Cleeve | <input type="checkbox"/> Withycombe |
| <input type="checkbox"/> Elsewhere in the National Park | <input type="checkbox"/> Elsewhere in West Somerset |
| <input type="checkbox"/> Elsewhere in Somerset | <input type="checkbox"/> Away from Somerset |

21) Please indicate your reasons for wishing to move home below? (tick any that apply)

- ☐ I need or will need to downsize to a home with fewer bedrooms
- ☐ I need or will need a larger home with more bedrooms
- ☐ I need to move for health/mobility reasons
- ☐ My home is in poor condition
- ☐ I am struggling to afford my current home
- ☐ I will be leaving home and do not expect to be able to rent or buy privately
- ☐ I am concerned about my tenancy
- ☐ I wish to move back to the parish and have a strong local connection
- ☐ I need to move for work
- ☐ I need to move to be nearer to a school
- ☐ I need to move to be nearer to transport links
- ☐ Other (please specify) _____

22) What type of housing are you interested in?

In Part 1 of this form we explain the different types of housing. Please indicate which types of housing you would be interested in by ticking the boxes below. You may tick more than one box.

- | | | |
|--|---|--|
| <input type="checkbox"/> Shared ownership/equity | <input type="checkbox"/> Affordable/social rent | <input type="checkbox"/> Self/custom build* |
| <input type="checkbox"/> Owner occupied affordable | <input type="checkbox"/> Rent to buy | <input type="checkbox"/> Open market housing |

**If you are interested in building your own home please register your interest on the Exmoor National Park website at www.exmoor-nationalpark.gov.uk/planning/planning-advice/self-build-on-exmoor*

23) If purchasing a new home, what would your budget be?

- | | | |
|--|--|--|
| <input type="checkbox"/> £100,000 - £150,000 | <input type="checkbox"/> £150,001 - £200,000 | <input type="checkbox"/> £200,001 - £250,000 |
| <input type="checkbox"/> £250,001 - £300,000 | <input type="checkbox"/> £300,001 - £350,000 | <input type="checkbox"/> £350,000 + |

24) Do you believe that you have enough income and savings (including equity in your existing home) to be able to buy a suitable property on the open market where you live?

- ☐ Yes ☐ No

If you have answered NO to Question 24 above please complete Question 25 and Question 26 which will help us to assess what type of affordable housing will meet your need



IMPORTANT

We can only assess your eligibility for affordable housing if we have full income and financial details. Without these, we will not be able to process this form or include your household in the affordable housing needed figures. In accordance with our GPDR statement, this financial information will remain confidential and will not be seen or passed on to any other organisation, including the Parish Council, without your permission.

Please note: Single people wishing to set up a new home alone i.e. children moving out of family home, should give their income and financial details only, not that of their parents or other household members who will not be re-housed with them.

25) Income

What is your estimated **gross annual income**? (before deductions) including benefits and pensions. For couples this should be the combined income.

- ☐ Less than £20,000 ☐ £20,001 - £25,000 ☐ £25,001 - £30,000 ☐ £30,001 - £35,000
☐ £35,001 - £40,000 ☐ £40,001 - £45,000 ☐ £45,001 - £50,000 ☐ £50,001 - £55,000
☐ £55,001 - £60,000 ☐ £60,001 - £70,000 ☐ £70,000 - £80,000 ☐ £80,000 +

26) Savings, investments and assets

Please give the amount of any savings and investments you have to the nearest £1,000

£

Do you potentially have access to a deposit **in addition** to any savings?
If so how much?

£

If you own a home we need the following information to make a proper assessment of whether you could potentially qualify for an affordable home

What is your estimate of the current value of your home?

£

What is your estimate of how much you still owe on your mortgage?

£

27) Will you be reliant on housing benefit to pay all or part of your rent?

- ☐ All rent ☐ Part rent

28) Do you have a local connection to Old Cleeve or Withycombe Parish?

- ☐ Yes ☐ No

If any affordable homes are provided in Old Cleeve and Withycombe, they will be for people living or working in the parishes, or for those who can show that they have a long-term connection with the parishes. Please answer the following questions, if they do not apply please put 'n/a'.

Is a member of your household currently resident in one of the parishes?

(state how long) _____ years

Is a member of your household currently employed in one of the parishes?

(state how long) _____ years

Do you have other strong local connection with the parishes, for example by upbringing? Please specify: _____



29) Have you registered your housing need with Homefinder Somerset?

☐ Yes ☐ No

What is Homefinder? If you are looking for social housing anywhere in Somerset, you can complete one application form and your needs will be assessed against the same criteria set out in the policy, no matter where you live. You will then be able to use their Choice Based Lettings service to apply for homes that you are interested in. To find out more visit www.homefindersomerset.co.uk or call West Somerset Council on 01643 703704 or email housingemailaccount@westsomerset.gov.uk

30) If you have not registered with Homefinder Somerset, please give reasons why:

- | | |
|---|--|
| <input type="checkbox"/> Have tried to register but was refused | <input type="checkbox"/> Form was too long and complicated |
| <input type="checkbox"/> Waiting list too long | <input type="checkbox"/> Lack of affordable housing in the village |
| <input type="checkbox"/> Didn't think it was relevant to me | <input type="checkbox"/> Hadn't heard of it |
| <input type="checkbox"/> Other (please explain) _____ | |

If you consider that your household is in affordable housing need, it is important that you register with Homefinder Somerset at www.homefindersomerset.co.uk

CONTACT DETAILS (please write clearly)

Affordable Housing

Please provide your contact details and sign/date below, in case any clarification is required. If a need is identified, it may be necessary to stay in touch to ensure that you have the best chance of receiving an offer of housing if your need is verified. Your details will not be passed to any other organisation unless you have given your signed consent. This would be only to officers of your local District Council and other housing providers such as a Housing Association as it is their duty to provide such housing. This is in accordance with our GDPR statement.

Name: _____

Address: _____

Postcode: _____

Tel: _____ Email: _____

PERMISSION: I have supplied information on my household's affordable housing needs and I give my permission for this information to be passed in confidence in discussions of my specific housing need with my local District Council, Exmoor National Park Authority and other housing providers.

SIGNED: _____ DATE: _____

Thank you for taking the time to complete this survey.

**Please return your signed form in the prepaid envelope by
Monday 25th March 2019.**



Appendix 2 –Verbatim comments

Where respondents have commented on multiple issues, comments are sorted according to the first aspect commented on. Where a comment might identify a respondent, this has been edited or removed to protect their anonymity.

Q9 – SUGGESTIONS FOR AFFORDABLE SITES/OTHER COMMENTS ON HOUSING IN RESPONDENT'S PARISH

Where a respondent identifies with more than 1 parish this is shown in [brackets] after the comment.

OLD CLEEVE (50 comments)

Site suggestions

2-3 homes Yea Farm Field adjoining Lowood (on the market), field adjoining or between Vale House and Valiant Soldier. Field adjoining Temperance Hall, Mineral Line.

Land at edge of village to north at Lowood Farm and to south near Valiant Soldier.

The mineral line.

Adjacent Roadwater Farm, Singer Instruments or Mineral Line.

The old paper mill.

Along A39 by Tropiquaria. Ease of access.

Cleeve Park.

Schemes already approved in Washford some in excess of 3-10 years NOT built. Housing site vacant in Roadwater, plus empty housing.

Not sure where in Roadwater they could be built but having affordable housing may encourage the demographics to change.

Those fields full of useless elephant grass

Lack of infrastructure/amenities/no suitable sites

Additional housing in this area needs additional amenities, employment, parking, which don't seem to be considered. There are several un-sold/occupied properties which should be utilised.

Old Cleeve has not enough infrastructure to support more homes.

The housing should be built where there are jobs. Old Cleeve is a tiny village with no shops or pub. I do support the need for more affordable housing but it needs to be linked to more thriving and job creating areas.

No. Old Cleeve village and surrounding areas very overcrowded, limited parking, narrow lanes and no public transport. Access for ambulances or fire engines problematic.

No suitable sites in Old Cleeve or Washford. No transport. A39 unsuitable.

We are overcrowded. Not enough schools, hospitals, doctors. All land is needed to grow food. More homes, more pollution.

Roadwater's problem is no public transport for those without a car or too old to drive, except a bus twice weekly allowing an hour in Minehead.

Unless shop and transport is provided there is no point.

Too narrow roads and lots of cars already parked on road, sometimes difficult to get to own property! It may be a good idea to consider amenities for householders in the area before too many properties are built!

There are currently houses in Roadwater that are falling down and barely lived in. Compulsory purchase should be enacted and these owners forced to either live in their houses or sell. They are not second homes!

Traffic is increasingly a problem - bigger lorries etc. using road from A39 to Blue Anchor.

Unfortunately the main road through Washford is so busy and dangerous, especially for pedestrians, more houses would add to the problem.

The road structure and services cannot cope at the moment so don't make it worse with more housing.

The A39 has too much traffic at the moment. More housing would make this more of a problem. Not in Bilbrook.

Plenty of disused buildings in Taunton and in Williton when council shuts. [Also ticked no for Q8]

I understand there is a WSDC plan which would prevent any development in Old Cleeve. I support that plan.

Old Cleeve is open countryside - no residential development allowed.

In my opinion there is no room for any more houses in Roadwater.

Not on green land. Carbon dioxide exchange is necessary - global warming, air pollution. Countryside needs protecting. Think!

No, sorry to sound selfish. Planners do not listen anyhow! The few green areas of Washford are to be built on which I do not agree with. The villa type houses of Lower Washford are not conducive to other properties.

There are no suitable sites.

None.

No (9)

Affordable housing

Make any new builds all affordable with no Right to Buy - Thatcher selling off council houses started this problem. Stop second home ownership in our area, locals should come first.

Second homes have a negative impact on communities and over-inflate market values of properties.

No affordable housing if it is private. Community always loses out.

Affordable housing - but would depend where.

[Affordable housing] depending on what and where I may support it. Brownfield sites, such as large derelict properties to put multiple houses/flats on - NOT greenfield.

Too many houses have been left empty for long periods of time - 10 years or more. All could have been homes to people. Efforts should be made to stop this. Penalties. Pushes to rent affordable rather than leave empty.

At present I am living in Roadwater the cheapest 3 bedroom house is £275,000.

WITHYCOMBE (10 comments)

Bean Meadow, Withycombe.

Site opposite Withycombe Memorial Hall, which has planning permission for affordable homes but never seems to get built.

Opposite Withycombe Memorial Hall.

Centre of Withycombe opposite Village Hall.

Site in centre of village opposite village hall previously owned by Crown Estate with planning permission for affordable housing. Site now sold to new owners and plans seemingly abandoned, due to development conditions. Now a derelict site and eyesore in the centre of the village.

Site already identified and not developed for many years.

Titholes Orchard site, Lower Rodhuish Road. This empty half-started abandoned site would be highly suitable. At present it is an eyesore. Development plans have been mooted for years.

Yes, an old Dutch barn in a field in Bilbrook would make a lovely house/home.

No. There is already an affordable housing site in Withycombe that has stood empty/undeveloped for many years!

Very sad that Magna Housing chose to sell one of their properties in Withycombe recently with little apparent effort to rent.

THOSE IDENTIFYING WITH MULTIPLE PARISHES OR NO IDENTIFIED PARISH (3 comments)

Still awaiting development at Titholes Orchard! *[Old Cleeve and Withycombe]*

There is no infrastructure to support further housing, jobs etc.. Nearest Taunton, Barnstaple, Bridgwater which means more traffic on inadequate roads. *[no stated parish]*

No. *[no stated parish]*

Appendix 3 – Full Survey Results Summary Tables

PART 1 – HOUSING NEEDS AND DEVELOPMENT IN THE 2 PARISHES

Q1. Please tick one of the following. Do you

Answer Choices	Responses	
Own your own home	81.2%	147
Rent from a private landlord	11.6%	21
Rent from a housing association/local authority	4.4%	8
Live with relatives	1.7%	3
Live in housing tied to a job	1.1%	2
Other (please specify)	0.0%	0
Answered		181
Skipped		2

Q2. Is this your:

Answer Choices	Responses	
Main Home	96.1%	173
Second Home	3.9%	7
Answered		180
Skipped		3

Q3. Which Parish do you have a local connection with i.e. you live or work there or have family connections?

Answer Choices	Responses	
Old Cleeve	85.6%	154
Withycombe	12.8%	23
Other (please specify)	1.7%	3
Answered		180
Skipped		3

Q4. How many bedrooms does your current home have?

Answer Choices	Responses	
1 bedroom	5.6%	10
2 bedrooms	21.7%	39
3 bedrooms	42.8%	77
4 bedrooms	20.6%	37
5 or more bedrooms (please specify number)	9.4%	17
Answered		180
Skipped		3

Q5. If you rent, how much rent do you pay per month?

Answer Choices	Responses	
Under £400	15.4%	4
£400 - £500	30.8%	8
£501 - £600	15.4%	4
£601 - £700	15.4%	4
£701 - £800	15.4%	4
£801 - £900	0.0%	0
£901 - £1,000	0.0%	0
£1,000 +	7.7%	2
Answered		26
Skipped		157

Q6. Would you be interested in becoming a member of a local CLT?

Answer Choices	Responses	
Yes	8.4%	15
No	91.6%	153
If yes, please provide your Name and Email/Telephone below:		15
Answered		168
Skipped		15

Q7. Do you know of anybody who also wants to live in your parish? If yes please call CCS on 01823 331222 who will send them a survey form or link to complete online.

Answer Choices	Responses	
Yes	8.0%	14
No	92.0%	161
Answered		175
Skipped		8

Q8. If a need for affordable housing is identified, would you support a housing development for local people to meet that need in your parish?

Answer Choices	Responses	
Yes	73.8%	135
No	20.2%	37
Not answered	6.0%	11
Answered		171
Skipped		11

Q9. Do you have any suggestions for a suitable site for affordable housing in your village or any other comments regarding housing in your parish?

Answered 63
Skipped 110

Q10. Do you need to move to a new home within Old Cleeve or Withycombe parishes in the next 5 years?

Answer Choices	Responses	
Yes	8.0%	14
No	92.0%	161
Answered		175
Skipped		8

PART 2 – HOUSING NEEDS OF OLDER PEOPLE

Q11. Are any members of your household aged 55 or over?

Answer Choices	Responses	
Yes	77.6%	142
No	22.4%	41
Answered		183
Skipped		0

Q12. How many people of each age group are there in your household?: (please add a number in the relevant boxes)

Answer Choices	Percentage of all household members	All household members	Responses	
Age 55 - 65	35.7%	80	40.6%	58
Age 66 - 75	43.3%	97	51.1%	73
Age 76 - 85	14.3%	32	18.2%	26
Age 86 or above	6.7%	15	9.8%	14
			Answered	142
			Skipped	41

Q13. Which of these statements best describes your future housing plans?

Answer Choices	Responses	
I have no plans at the moment to move home	74.3%	104
I expect to move home within 5 years	15.0%	21
I have thought about moving home but do not expect to do so in the next 5 years	11.4%	16
Answered		140
Skipped		43

Q14. Do you think your current home is adaptable to meet your changing needs?

Answer Choices	Responses	
Yes	78.4%	109
No	21.6%	30
Answered		139
Skipped		44

Q15. If you expect to move, what type of accommodation do you think you will need?

Answer Choices	Responses	
A home which better meets your needs but is not specially designed for older people	71.4%	30
A home which has been specially designed for older people	26.2%	11
A residential or nursing home	4.8%	2
Answered		42
Skipped		141

Q16. Which area do you want to move to when you next move home?

Answer Choices	Responses	
Elsewhere in West Somerset	40.0%	22
Away from Somerset	23.6%	13
Old Cleeve	18.2%	10
Elsewhere in Somerset	18.2%	10
Withycombe	3.6%	2
Elsewhere in the National Park	3.6%	2
Answered		55
Skipped		128

Q17. If you intend to move within the next 5 years, which reasons listed below will be the most important when you choose your next home?

Answer Choices	Responses	
Proximity to shops/amenities	61.9%	13
Proximity to public transport	57.1%	12
Close to family/carers/support	52.4%	11
Cheaper running costs i.e. fuel bills, council tax	52.4%	11
Smaller, more manageable home	47.6%	10
Home on one level or adaptable for medical reasons	19.0%	4
Would like a flat or maisonette	0.0%	0
None of the above	0.0%	0
Answered		21
Skipped		136

PART 3 – MOVING IN THE NEXT 5 YEARS (DETAILED RESULTS TO SWT ONLY)

Q18. In the next 5 years, do you or any member of your household need to move to a new home in Old Cleeve or Withycombe?

Answer Choices	Responses	
Yes	12.6%	23
No	87.4%	160
Answered		183
Skipped		0

SENSITIVE DATA TABLES REMOVED

Q20. What is the minimum number of bedrooms you would require in your new home?

Answer Choices	Responses	
1 bedroom	20.0%	3
2 bedrooms	40.0%	4
3 bedrooms	30.0%	6
4 bedrooms	0.0%	1
5 or more bedrooms (please specify number)	10.0%	2
Answered		16
Skipped		167

Q21. When do you think you will need to move house? Please tick one box

Answer Choices	Responses	
Now	6.3%	1
Within 12 months	18.8%	3
1 - 3 years	25.0%	4
3 - 5 years	31.3%	5
Unspecified	18.8%	3
Answered		16
Skipped		167

Q22. Which area do you want to move to when you next move home?

Answer Choices	Responses	
Old Cleeve	87.5%	14
Withycombe	18.8%	3
Elsewhere in West Somerset	31.3%	5
Elsewhere in the National Park	6.3%	1
Elsewhere in Somerset	0.0%	0
Away from Somerset	0.0%	0
Answered		16
Skipped		167

Q23. Please indicate below your reasons for wishing to move home. (tick any that apply)

Answer Choices	Responses	
I am concerned about my tenancy	37.5%	6
I need or will need to downsize to a home with fewer bedrooms	31.3%	5
I need or will need a larger home with more bedrooms	31.3%	5
My home is in poor condition	31.3%	5
I need to move for health/mobility reasons	18.8%	3
I am struggling to afford my current home	18.8%	3
I will be leaving home and do not expect to be able to rent or buy privately	12.5%	2
I need to move for work	6.3%	1
I need to move to be nearer to a school	6.3%	1
I need to move to be nearer to transport links	6.3%	1
Other (please specify)	12.5%	2
Unspecified	6.3%	1
I wish to move back to the parish and have a strong local connection	0.0%	0

Answered 16

Skipped 167

Q24. What type of housing are you interested in? You may tick more than one box.

Answer Choices	Responses	
Affordable/Social Rent	50.0%	8
Rent to Buy	31.3%	5
Self/Custom Build	31.3%	5
Open Market Housing	25.0%	4
Owner occupied affordable	18.8%	3
Shared Ownership/Equity	12.5%	2

Answered 16

Skipped 167

Q25. If purchasing a new home, what would your budget be?

Answer Choices	Responses	
£100,000 - £150,000	22.2%	2
£150,001 - £200,000	22.2%	2
£200,001 - £250,000	11.1%	1
£250,001 - £300,000	22.2%	2
£300,001 - £350,000	0.0%	
£350,000+	22.2%	2

Answered 9

Skipped 7

Q26. Do you believe you have enough income and savings (including equity in your existing home) to be able to buy a suitable property on the open market where you want to live?

Answer Choices	Responses	
Yes	41.7%	5
No	58.3%	7
Answered		12
Skipped		4

SENSITIVE DATA TABLES REMOVED

Q31. Do you have a local connection to Old Cleeve or Withycombe Parish?

Answer Choices	Responses	
Yes	100.0%	13
No	0.0%	0
Answered		13
Skipped		3

Q32. Please answer the following questions. If they do not apply, please put n/a

Answer Choices	Responses	
Is a member of your household currently resident in one of the parishes? (state how long)	100.0%	14
Is a member of your household currently employed in one of the parishes? (state how long)	42.9%	6
Do you have other strong local connection with the parishes for example by upbringing? Please give us details.	57.1%	8
Answered		14
Skipped		2

Q33. Have you registered your housing need with Homefinder Somerset?

Answer Choices	Responses	
Yes	25.0%	4
No	75.0%	12
Answered		16
Skipped		0

Q34. If you have not registered with Homefinder Somerset, please give reasons why.

Answer Choices	Responses	
Other (please explain)	41.7%	5
Didn't think it was relevant to me	33.3%	4
Hadn't heard of it	33.3%	4
Waiting list too long	8.3%	1
Form was too long and complicated	8.3%	1
Lack of affordable housing in the village	8.3%	1
Have tried to register but was refused	0.0%	0
Answered		12
Skipped		4

Appendix 4 – Affordable Housing Respondent Overview (signed to allow release of details to SWT)

Somerset West & Taunton Council (SWT) can refer to Appendix 4 if an overview of individual cases is required (where permission has been given to share data).

Click the icon below to access the summary spreadsheet



Appendix 5 – CONTACT DETAILS FOR COMMUNITY LAND TRUSTS

Providing contact details x 15

Name	Tel	Email	MAIN PARISH/NOTES
Paul Le Baigue		pjlebaigue@collinsmckay.com	
Emma Dutton		Alive1984@live.co.uk	
Jill Ann Dillamore.	01984 641963	jilldillamore@btinternet.com	Old Cleeve
Jude Johnson-Smith.	07880 998971	judejs18@gmail.com	Old Cleeve
Ian Richards.	01984 641681	ian.richards8@hotmail.co.uk	Old Cleeve
Mrs Jane-Marie Edmeades	07392 579065	janeandwayne.edmeades@talktalk.net	Old Cleeve
Joanna Duncuff-Hoad	07982 851026	jaad-h@gmx.co.uk	Old Cleeve
Mrs Barbara Hobbs	01984 640266		Old Cleeve
Mr Philip Hobbs	01984 640366		Old Cleeve
Richard Gaskin		rickgaskin@gmail.com	Old Cleeve
Peter G. Hawes		pghawes@hotmail.co.uk	
Dr Daniel Sheehan	01984 640221		Old Cleeve
Mrs L.M Cook		muticook@gmail.com	already a member
Ryan Lobb		ryanlobbedf@gmail.com	
Gary Potter	07921 825442	garysparkypotter@gmail.com	Old Cleeve

Addendum 1 –

ADDITIONAL HOMEFINDER LOCAL CONNECTION ANALYSIS

Additional Homefinder applicant analysis for local connection was supplied to Smart Communities after completion of this Report.

Old Cleeve – First Choice Parish

	Current tenure	Bedroom need	Local connection	In housing need
1	HA tenant	3 bed house	Yes	Yes
2	HA tenant	2 bed bung sheltered	Yes	Yes
3	Living with relatives	3 bed house	Yes	Yes
4	Private rented	2 bed house	Yes	Yes
5	Living with relatives	2 bed house	Yes	Yes
6	Private rented	2 bed house	No	Yes
7	HA tenant	2 bed bung	Yes	No
8	HA tenant	1 bed bung sheltered	Yes	No
9	HA tenant	1 bed bung sheltered	No	No
10	HA tenant	3 bed house	No	No

Withycombe – First Choice Parish

	Current tenure	Bedroom need	Local connection	In housing need
1	Private rented	1 bed bung	Yes	Yes
2	Private rented	2 bed house	Yes	Yes
3	HA tenant	3 bed house	No	No

This is based on applicants registered at 31 March 2019, resulting in some small anomalies in the Homefinder data quoted in the report which was supplied to Smart Communities on 10 April 2019.