



# **Mark Parish Housing Needs Assessment**

## **2015**

### **Report**

**OCTOBER 2015**

**(REFRESH ON THE MARCH 2014 MARK HNA)**

## Mark Parish Housing Need Assessment (2015)

	
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### REPORT STRUCTURE

#### EXECUTIVE SUMMARY

**REPORT PURPOSE** (Methodology, Assumptions, Processing the Assessment)

#### KEY FINDINGS

**MARK PARISH & ITS HOUSING MARKET** (Background Information)

**AFFORDABLE HOUSING** (Definitions)

**LOCAL PLANNING POLICIES**

## EXECUTIVE SUMMARY

The Mark Parish Housing Needs Assessment Report was published in March 2014. The report recommended the provision of ten (10) additional new affordable housing units to address a quantifiable unmet need from people with a strong connection with Mark.

Since the publication of 2014 report, the provision of additional affordable housing has taken on a greater importance for local people living in the parish. Not long after the publication of the March 2014 report, Mark Parish Council publically committed itself to deliver any new affordable housing through some form of community-led initiative. After carrying out research, Mark Parish Council resolved to support the establishment of a CLT (“Community Land Trust”).

Interested parties from the Mark community met on 12<sup>th</sup> March 2015, resulting in the establishment of the Mark CLT Steering Group. Mark Community Land Trust (MCLT) was formed on 26<sup>th</sup> May 2015. Its first project was to set about tackling the need for more affordable housing in Mark.

Since its formation, the MCLT has been busy looking into how more affordable housing can be provided to address the identified unmet need. The MCLT have already carried a lengthy and detailed investigation into land on which any new homes can be built. The MCLT believe that they have found a suitable, available and deliverable parcel of land. The Sedgemoor District Council Affordable Housing Development Team (AFHDT) has been working closely with MCLT. It was agreed that before moving forward with a more detailed affordable housing project, the refresh of the 2014 HNA should be undertaken. MCLT wanted to ensure that they were building the “right types” and “numbers” of affordable housing. This report provides the update sought by MCLT.

The Sedgemoor District Council Affordable Housing Development Team (AFHDT) has been asked to refresh and update the findings of the 2014 HNA exercise. This refresh exercise did not replicate the work undertaken in 2014. It updates this earlier piece of work.

The 2014 HNA started with a HNA survey form being sent to every property in the parish of Mark. This time, and unlike the previous 2014 HNA, survey forms were only sent to people registered on the homefindersomerset CBL system (“the waiting list”). An interesting point of note from the 2014 HNA was that none of those registered on the CBL system (with Mark as their preferred area of choice) responded to the 2014 HNA.

### **Mark Affordable Housing Need** (amalgamated from March 2014 & September 2015)

**15 units** (all have a strong local connection with Mark parish)

#### **Rented**

4 x 1-bed general need flats for rent;  
2 x 2-bed general need flat for rent;  
4 x 2-bed houses for rent;  
3 x 3-bed houses for rent;

#### **Affordable Homeownership**

1 x 2-bed houses for affordable-homeownership (shared ownership or discounted purchase);  
1 x 4-bed houses for affordable-homeownership (shared ownership or discounted purchase)

	1bedF	1bedB	2bedF	2bedB	2bedH	3bedH	4bedH	Total
AFH Rented Need	4	0	2	0	4	3	0	13
AFH Homeownership	0	0	0	0	1	0	1	2
Total(s)	4	0	2	0	5	3	1	15

### **No Obvious Housing Need or Unable to Complete an Assessment: 108**

Arising from the 2014 HNA, A further 108 respondents felt they were adequately housed, were assessed as being adequately housed or deemed capable of resolving their own housing requirements in the private sector.

Accounting for 86.1% of the Mark housing stock, owner occupation is the dominant tenure across the parish. This is significantly higher than the Sedgemoor district average of 71.3%.

At a staggering £385,104, the average resale price of housing across Mark has increased (on average) by 5.8% since March 2014.

The entry level price of a small home is currently £230,000.

The average asking price in Mark currently stands at £487,850.

### **Mark Parish: Current Properties for Sale**

1 x 2-bed house at £230,000	1 x 4-bed house at £460,000
4 x 3-bed houses at average price of £468,738	1 x 5 bed-house at £850,000

The majority of homes sold or currently on the market tend to be larger homes, with very few smaller homes available for people looking to get a foot on the housing market ("first time buyer housing"). There have been no flats on the market for sale in Mark.

The smallest, cheapest property sold in Mark over the past 12 months was a one-bedroomed terraced house at a price of £220,000. This type of property would typically be considered "first time buyer housing". At this price, it can be considered as being priced at much higher the Sedgemoor average and beyond reach of many would-be first time buyers.

At 8.8% Mark has a small, albeit expensive private rental housing ("PRS") market offering limited choice and frequency of opportunity for people who cannot purchase a home on the open market. There is currently no PRS housing available for rent.

Mark has a mere 28 affordable-housing properties, equating to just 5.1% of the total housing stock across Mark. The majority of these are small units specifically retained for older people.

Affordable housing vacancies are infrequent, and often do not cater for larger families. There have been just 6 affordable-housing vacancies over the past 3 years. All have been 1-bed older person units, which could not accommodate younger people or families with children.

There are currently 13 households registered on the Council's homefindersomerset, CBL housing system ("housing waiting list") seeking a home in Mark. This represents a drop (from 15) since March 2014. This drop can be attributed to people opting to look elsewhere for an affordable home given the unlikelihood of being offered a home in Mark. Of these, 6 responded to the HNA.

There are a further 24 M households registered on the CBL system seeking a home elsewhere other than Mark, who have indicated they have some form of strong connection with Mark parish. It would be interesting to know how many of these applicants would prefer to housing in Mark if affordable-housing was more readily available.

### **Possible Amalgamated Mark Affordable Housing Need**

Amalgamated from March 2014 & September 2015 HNA & Non Responding CBL Applicants

The table below must be read in context, but by adding the HNA respondents (deemed to be housing need) to the non-responding CBL applicants (with a local connection), the scale of affordable housing demand might be as high as **47 units**.

People responding to the HNA have had their future housing need carefully assessed against the criteria set out in this report. The CBL system ("the waiting list") is an open register. Information on the CBL system is initially provided by the applicant, with limited scrutiny of the data provided in most cases. Applicant data is generally scrutinised in more depth as-or-when an applicant is seriously considered for a vacant affordable home. It is not possible to say with any accuracy how many CBL applicants are in actual housing need simply from the CBL data alone.

	1bed	2bed	3bed	4bed	Total
Affordable-Housing arising from Mark 2014 HNA	3	4	2	1	10
Affordable-Housing arising from Mark 2015 HNA	1	3	1	0	5
Non responding CBL applicant (Mark 1 <sup>st</sup> choice area)	3	3	2	0	8
CBL applicant (Mark not 1 <sup>st</sup> choice),Local Connection	11	9	3	1	24
					47

Affordable-Housing arising from Mark 2014 HNA These respondents have been assessed as being in housing need using a prescribed assessment criterion. Reported in Mark 2014 HNA report (March 2014)

Affordable-Housing arising from Mark 2015 HNA These respondents have been assessed as being in housing need using a prescribed assessment criterion. Subject of the Mark 2015 HNA exercise.

Non responding CBL applicant (Mark 1<sup>st</sup> choice area) These applicants are registered on the CBL housing register and have indicated that Mark is their preferred place to live. All have a local connection with Mark parish.

These applicants did not respond the 2014 or 2015 HNA and have not been using the prescribed assessment criterion. It is not possible to accurately say what level (if any) unmet housing need these people have.

CBL applicant (Mark not 1<sup>st</sup> choice),Local Connection These applicants are registered on the CBL housing register and have indicated that they have a preference for somewhere other than Mark. Nevertheless, their application details indicate some form of local connection with Mark parish.

These applicants did not respond the 2014 or 2015 HNA and have not been using the prescribed assessment criterion. It is not possible to accurately say what level (if any) unmet housing need these people have.

## **REPORT PURPOSE**

This report provides an update to the Mark Housing Need Assessment (published in March 2014).

Since the publication of 2014 HNA report, the provision of additional affordable housing has been taken forward by local people living in the parish. Not long after the publication of the March 2014 report, Mark Parish Council committed itself to deliver any new affordable housing through some form of community-led initiative. After carrying out research, Mark Parish Council resolved to support the establishment of a CLT ("Community Land Trust").

Interested parties from the Mark community met on 12<sup>th</sup> March 2015, resulting in the establishment of the Mark CLT Steering Group. Mark Community Land Trust (MCLT) was formed on 26<sup>th</sup> May 2015. Its first project was to set about tackling the need for more affordable housing in Mark.

It was agreed that before moving forward with a more detailed affordable housing project, the refresh of the 2014 HNA should be undertaken. MCLT wanted to ensure that they were building the "right types" and "numbers" of affordable housing. This report provides the update sought by MCLT.

The 2014 HNA report highlighted the fact all those people registered on the homefindersomerset CBL system ("housing waiting list") asking for an affordable home in Mark failed to respond to the original survey. At the request of Mark Parish Council, a letter (accompanied by a survey form) was distributed to all CBL housing applicants that indicated a preference for an affordable home in Mark.

The results of this latest assessment should be considered as being a combination of the March 2014 HNA and the assessment of Mark CBL applicants.

The Conclusions of this report are of course a snap-shot in time, but provide a useful indication of what unmet housing needs exist in Mark.

## **MARK PARISH**

Data from the Census 2011 and other national statistic sources can be accessed down to ward and parish level via the National Statistics web site of the Office for National Statistics.

Mark parish is located within the county of Somerset and is a low lying settlement located to the south of the Mendip Hills. The parish consists of Mark Causeway along with part of Bason Bridge and Watchfield. Mark parish has a population of 1478 according to the 2011 census (rising from 1394 in 2001).

Mark (the village) is considered a rural settlement. In the affordable housing arena, settlements with a population of less than 3000 are classed as villages. In Planning terms, Mark is viewed as one of Sedgemoor's Key Rural Settlements.

Mark is a busy rural settlement with a thriving local community which has access to a good level of local services. Villagers have access to an excellent school, church, two pubs, post office, two garages as well as a village hall, football and cricket pitch and a children's play area.

Mark parish can be found close to Junction 23 of the M5 giving resident's easy access to the commuter pathway north to Bristol or south through Bridgwater, Taunton and Exeter. This makes Mark a sustainable and attractive place to live although census evidence does support the fact that the majority of working adults travel away from the village for employment. Local employment is largely centred on agriculture and service provision.

Mark's population has grown from 1394 in 2001 to 1478 in 2011.

The tables below makes interesting reading and illustrates the shifting age structure of the population of Mark parish between 2001 and 2011.

There are 554 households in Mark parish.

### **Owner Occupation**

Is the dominant tenure across the parish accounting for 86.1% of all homes (477 households). This is significantly higher than the Sedgemoor district average of 71.3%.

### **Private Rented**

At 7.7% Mark has a small private rented housing supply, which is significantly below the Sedgemoor district average of 16% (43 households).

### **Affordable Housing**

There were 28 affordable-housing households (5.1%). 26 of these homes were rented from Sedgemoor District Council, with a further 1 housing association rented home. There was a further 1 shared-ownership household. The impact of the "right-to-buy" has seen the numbers of affordable homes drop since the early 1980's. Of the stock available in Mark there have been a disappointingly low number of vacancies (6) over the past two years. This is insufficient to keep pace with demand. All have been small units specifically ear-marked for older people. The lack of overall numbers and the complete absence of any vacancies in the larger family housing stock and smaller units for younger people is a major concern in Mark.

## **MARK COMMUNITY LAND TRUST**

Mark Community Land Trust (MCLT) is a not-for-private-profit organisation set up to benefit the Mark community. Whilst MCLT could (at some point in the future) deal with other non-housing related issues affecting Mark, housing is their first project. In terms of housing, the MCLT ambitions include the owning of land, on which it can help facilitate the provision of new affordable housing. The MCLT aims to offer local people more control over the provision of any new affordable housing.

The MCLT is a community benefit society registered with the Financial Conduct Authority. Anyone 16 or over who lives in or works in the Mark community and supports the aims of the CLT can join as a member and then vote on the activities of the society. The MCLT is run by a board of directors, where all members are eligible to stand for the board. The MCLT intends to hold a general meeting before November 2015, at which members will democratically elect a Board of Management. MCLT is affiliated to the National CLT Network and supported by the Wessex CLT Project.

## **SEDGEMOOR DC AFFORDABLE HOUSING DEVELOPMENT TEAM**

The Sedgemoor District Council Affordable Housing Development Team (AFHDT) is a small dedicated team with specific responsibility to oversee the delivery of new affordable housing. The team are part of the wider SDC Strategy and Development Service. This service is responsible for developing and implementing many of the Council's key strategies and policies.

Building upon a successful track-record of delivering affordable-homes in rural communities, the AFHDT provides support and advice to parish councils, landowners, developers and registered providers with the aim of developing new affordable-housing. The AFHDT has developed its own housing need assessment processes which provide publically available independent and robust evidence for future housing growth in rural communities.

## **NATIONAL BACKGROUND DELIVERY OF RURAL AFFORDABLE HOMES**

The shortfall of housing, including the provision of affordable housing has gained increased importance as a nationally important issue.

This extract from a South West National Housing Federation booklet sums up why the provision of rural affordable homes is important to developing or maintaining a sustainable and vibrant community. For individual households on lower incomes, moving away from the village where they grew up or

have close family & support networks is a reality unless there is an adequate supply of appropriate homes for them to rent or buy.

“Rural settlements are particularly impacted by a shortage of affordable housing. Many villages are at risk of losing vital shops and services as young families and those on modest incomes are priced out. Though average wages are lower in rural areas, the average price of a house in rural England is now over £40,000 more expensive than in urban areas, meaning young people and low earners are moving out to urban areas. The consequences are clear - 1,200 village shops have already closed nationally over the last two years and 600 rural pubs closed in the last year alone (2009). Rural exception sites have been established to help rural communities meet local affordable housing needs by permitting affordable housing development as an exception to normal planning policy. Parish councillors can help consider whether an affordable housing development is needed, support consultation with local residents and work with the local authority to ensure lettings are made to the members of the local community in greatest housing need”

In 2008, Matthew Taylor MP undertook a ground breaking review of rural policy. His report ‘The Taylor Review of rural economy and affordable housing: A Living Working Countryside’ made significant recommendations to Government on policy changes to improve the economic and community sustainability of rural England. It set out a vision for “flourishing, vibrant communities that will be genuinely sustainable” and stated ‘this country’s rural communities cannot stand still. Change is inevitable whether development takes place or not and the choices we make today will shape the character of tomorrow’s market towns, villages and hamlets that make up our countryside’. His assessment of villages and hamlets states ‘...the choice is between becoming ever more exclusive enclaves for the wealthy and retired, or building affordable homes to enable people who work in these communities to continue to live in them. In many cases, just a handful of well-designed homes, kept affordable in perpetuity for local people, will make all the difference...’

Development of the appropriate type of homes in the village, which are earmarked for local households, becomes a win-win for both the community and the individual in housing need. This research will help the local community understand if there is a local housing need which requires investigation and resolving.

## **THE ASSESSMENT RATIONALE**

The 2015 HNA followed the same assessment methodology as the earlier 2014 HNA.

Unlike the earlier 2014 Mark HNA, the 2015 HNA update project was not a full blown traditional HNA exercise. Unlike the earlier HNA, which saw assessment forms sent to every household in the parish, the 2015 project sought to assess a targeted set of people (see Mark 2014 HNA report)

The 2014 HNA report highlighted the fact all those people registered on the homefindersomerset CBL system (“housing waiting list”) asking for an affordable home in Mark failed to respond to the original survey. It was agreed that further investigation into quite why people who had registered on the CBL system for a home in Mark had failed to respond to the 2014 HNA was needed. The 2015 HNA project sought to answer this question. A letter (accompanied by a survey form) was distributed to all CBL housing applicants that indicated a preference for an affordable home in Mark.

The conclusions of this 2015 HNA should be considered as being the combination of the March 2014 HNA, with additional information added from the 2015 HNA.

The assessment sought to provide an insight into what (if any) unmet housing need existed locally from people (registered on the CBL, and seeking a home in Mark). These were added to the earlier 2014 HNA assessments.

The assessment took an analytical assessment of each and every individual respondent’s housing need. As far as has been practical, the assessment evaluated fact and was specifically designed to avoid it being a local “opinion poll” on housing. In reality, the assessment sought to answer a simple

yet fundamental question, “was there any unmet local housing need from local people in Mark?” rather than “I think there is a need for housing”. It is not the purpose of the assessment to gauge local opinion on the merits or otherwise of the future provision of any new Mark housing. This assessment and the recommendations contained within this report deal with need rather than desired or perceived future housing requirements in Mark. This report includes a clear statement of “recommendations” on the unmet housing need in Mark. The report conclusions are justified within the body of this report.

## **THE ASSESSMENT ASSUMPTIONS**

The personal data provided from survey responses has been used to assess each and every respondent’s personal need / requirement. For each and every respondent, the assessment has tried to answer questions such as: “Is the respondent in housing need or not?” The assessment also clarifies “what type, size and tenure of housing does the respondent need and what can they afford?”

### **The Housing Affordability Assessment** (What Can Someone Afford For Their Housing)

Sold house prices and current open market prices have been used as markers to assess those who can afford open market housings and those in need of affordable housing.

Choice of housing tenure is limited in Mark. At 86.1% of the Mark housing stock, owner occupation is the dominant tenure across the parish. This is significantly higher than the Sedgemoor district average of 71.3%.

At a staggering £385,104, the average resale price of housing across Mark has increased (on average) by 5.8% since March 2014.

The entry level price of a small home is currently £230,000.

The average asking price in Mark currently stands at £487,850.

### **Mark Parish: Current Properties for Sale**

1 x 2-bed house at £230,000	1 x 4-bed house at £460,000
4 x 3-bed houses at average price of £468,738	1 x 5 bed-house at £850,000

The majority of homes sold or currently on the market tend to be larger homes, with very few smaller homes available for people looking to get a foot on the housing market (“first time buyer housing”). There have been no flats on the market for sale in Mark.

The smallest, cheapest property sold in Mark over the past 12 months was a one-bedroomed terraced house at a price of £220,000. This type of property would typically be considered “first time buyer housing”. At this price, it can be considered as being priced at much higher the Sedgemoor average and beyond reach of many would-be first time buyers.

Shared Ownership (now known as “help-to-buy”) is an affordable-housing tenure designed to help people into homeownership. I have made a judgement in terms of what people can afford to buy a share of an affordable shared ownership or shared equity property. An estimate of £80,000 has been used as the being affordable for shared-ownership housing.

To determine whether households could afford to buy a house on the open market in the parish, weekly household income has been used, along with additional income, savings and current equity holdings (income + savings + equity).

Whilst mortgage lenders offer a broad range of mortgage types (“products”), with variable deposit requirements, this report assumes that mortgage lenders commonly require deposits in the range of 10% - 25%. Assuming a requirement for a 10% deposit, for a property worth £150,000, the applicant would need a minimum of £15,000 to secure a loan. The table below shows the notional purchasing power (assuming 10% and 25% deposits). Where there is only one household income, an earnings multiplier of 3 has been assumed. In households with more than one income an earning multiplier of

3.5 has been assumed. Whilst it is likely that individual households will have different mortgage products, interest charges and repayment periods. For the purpose of this assessment, interest rate of 5% has been assumed and a 25 year repayment period.

Income £pa	Mortgage multiplier	Deposit	Interest (APR)		Monthly mortgage cost	Deposit	Mortgage Obtainable	Purchasing Power	Monthly mortgage cost
			Term (years)	5% 25					
£10,000	3	25%	£30,000	£40,000	-£169	10%	£30,000	£33,333	-£169
£15,000	3	25%	£45,000	£60,000	-£253	10%	£45,000	£50,000	-£253
£20,000	3	25%	£60,000	£80,000	-£337	10%	£60,000	£66,667	-£337
£25,000	3	25%	£75,000	£100,000	-£421	10%	£75,000	£83,333	-£421
£30,000	3	25%	£90,000	£120,000	-£506	10%	£90,000	£100,000	-£506
£35,000	3	25%	£105,000	£140,000	-£590	10%	£105,000	£116,667	-£590
£40,000	3	25%	£120,000	£160,000	-£674	10%	£120,000	£133,333	-£674
£45,000	3	25%	£135,000	£180,000	-£759	10%	£135,000	£150,000	-£759
£50,000	3	25%	£150,000	£200,000	-£843	10%	£150,000	£166,667	-£843

  

Income £pa	Mortgage multiplier	Deposit	Mortgage Obtainable	Purchasing Power	Monthly mortgage cost	Deposit	Mortgage Obtainable	Purchasing Power	Monthly mortgage cost
£10,000	3.5	25%	£35,000	£46,667	-£197	10%	£35,000	£38,889	-£197
£15,000	3.5	25%	£52,500	£70,000	-£295	10%	£52,500	£58,333	-£295
£20,000	3.5	25%	£70,000	£93,333	-£393	10%	£70,000	£77,778	-£393
£25,000	3.5	25%	£87,500	£116,667	-£492	10%	£87,500	£97,222	-£492
£30,000	3.5	25%	£105,000	£140,000	-£590	10%	£105,000	£116,667	-£590
£35,000	3.5	25%	£122,500	£163,333	-£688	10%	£122,500	£136,111	-£688
£40,000	3.5	25%	£140,000	£186,667	-£787	10%	£140,000	£155,556	-£787
£45,000	3.5	25%	£157,500	£210,000	-£885	10%	£157,500	£175,000	-£885
£50,000	3.5	25%	£175,000	£233,333	-£983	10%	£175,000	£194,444	-£983

In summary, where it is considered that the household's affordability potential is insufficient to purchase on the open market or for shared ownership, affordable rent or social rent has been recommended.

### **The Housing Need Assessment (Is the household suitably or unsuitably housed)**

#### **Accommodation Mismatch**

- Overcrowded according to the bedroom standards (including caravans).
- Difficult to maintain (e.g. too large) even with equity release.
- Households containing people with mobility impairment or other specific needs living in unsuitable dwelling (e.g. accessed via steps), which cannot be made suitable insitu.

#### **Current Home Facility and Condition**

- Lacks a bathroom, kitchen or inside WC and household does not have the resources to make fit.
- Sharing a kitchen, bathroom or WC with another household.
- Subject to major disrepair or unfitness and household does not have the resources to make fit.

#### **Social Reasons**

- Need to live independently or need housing due to divorce/separation.
- Need to live near immediate family/friends to give or receive support.
- Harassment from others living in the vicinity which cannot be resolved except through a move.
- Inaccessibility of accommodation to employment.
- Households with tenure under notice, real threat of notice or lease coming to an end;
- Housing is too expensive for households.

#### **Is the household unable to afford to rent or buy on the open market?**

- There is a demonstrable disparity between the family income and/or assets and local house prices or rents.

Where a 1 bed unit is requested for rent (and in light of the 2012 Welfare Reforms), it is assumed that a 1 bedroom unit is appropriate. If a single person or a couple have expressed a need for a house or a flat - this is accepted. If a preference was not given, then a house is given as the preferred recommended option. If it is a family, a house has been recommended.

## KEY FINDINGS

It is important to note that the Mark Housing Needs Assessment offers a snap shot of the housing situation in the parish at the time of the survey. These will alter with increasing/decreasing values of housing, policies of lenders, the economic climate, and demographic changes in the community and as individual's situations change.

### Mark Affordable Housing Need: 15 Homes (all have a local connection with Mark parish)

Amalgamated from March 2014 & September 2015 HNA projects

<b>13 x Affordable Rented</b> 4 x 1-bed general need flats for rent; 2 x 2-bed general need flat for rent; 4 x 2-bed houses for rent; 3 x 3-bed houses for rent;	<b>2 x Affordable Homeownership</b> 1 x 2-bed houses for affordable-homeownership (shared ownership or discounted purchase); 1 x 4-bed houses for affordable-homeownership (shared ownership or discounted purchase)
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	1bedF	1bedB	2bedF	2bedB	2bedH	3bedH	4bedH	Total
AFH Rented Need	4	0	2	0	4	3	0	13
AFH Homeownership	0	0	0	0	1	0	1	2
Total(s)	4	0	2	0	5	3	1	15

### Housing Need Assessment

This table offers an insight in the specific house-need for individual HNS respondents who have been assessed as "being in housing-need" and "having a strong connection with Mark.

Ref Nos	Respondent Reason for Needing Housing	What Local Connection	Respondent Desired Housing	Affordability Potential (£)	Nos. in Household	Recommend AFH Tenure	Recommend Bedroom(s)
<b>Mark 2014 HNA</b>							
1	Need more home security	Live +5yr	1bb Rent	101,400	2	Rented(*)	1
2	Looking for 1 <sup>st</sup> Home	Live +5yr	1bf Rent	18,200	1	Rented	1
3	Looking for 1 <sup>st</sup> Home	Live +5yr	2bh OO	86,000	2	Rented(*)	2
4	Live with Parents	Live +5yr	2bh OO	43,000	1	Rented	1
5	Looking for 1 <sup>st</sup> Home	Family	2bh Rent	27,500	2	Rented	2
6	Live with Parents	Live +5yr	3bh Rent	Unclear	4	Rented	3
7	Current home insecure	Live +5yr	3bh SO	45,500	4	Rented	3
8	Unsuitable housing	Family	3bh Rent	50,000	3	Rented	2
9	Looking for 1 <sup>st</sup> Home	Live +5yr	2bh SO	75,200	2	Rented	2
10	Current too expensive	Live +5yr	5bh OO	146,900	6	SO	4
<b>Mark 2015 HNA</b>							
11	Current home insecure	Live +5yr	2bb Rent	81,000	2	SO	2
12	Looking for 1 <sup>st</sup> home	Live +3yr	2bh SO	36,400	1	Rented	1
13	Current too expensive	Live +3yr	2bh SO	31,200	3	Rented	2
14	Current too expensive	Live +5yr	3bh Rent	36,400	5	Rented	3
15	Unsuitable housing	Family	2bh Rent	18,100	3	Rented	2

(\*) Could afford shared-ownership (but has no deposit or insufficient deposit), therefore rented recommended(\*)

### Affordable Housing Demand - Housing Waiting List

Source: Homefindersomerset, September 2015

1 Bed Rented	2 Bed Rented	3 Bed Rented	Grand Total
4	6	3	13

The above table confirms the numbers of people registered on the Homefindersomerset housing register currently seeking an affordable home in Mark. Each applicant has indicated that Mark is their preferred place to live.

Based on experience elsewhere and whilst the CBL data is a useful indicator of potential affordable housing demand, it would be inadvisable to use this information as a definitive assessment of unmet true local affordable housing need. The vexing question for me is, why haven't a people who have registered on the CBL housing register bothered to respond to the survey?

At this point, I now begin to speculate about the range of possible affordable-housing demand from households with a strong local connection.

After discounting those people on the CBL system who have responded to the HNA (5), there are a further 32 households on the CBL system (who have asked for Mark or have some form of local connection with Mark) who may have some form of affordable-housing need.

Simply being registered on the CBL system does not necessarily mean each and every applicant can be said to be in housing-need.

From experience, and having been involved in delivering a number of successful rural affordable-housing projects, I would be confident that a truer reflection of unmet need in Mark would be higher than the 15 reported in this document.

Recent projects in localities such as East Brent, Cheddar (Helliars Lane) and East Huntspill have all provided evidence that true levels of local unmet affordable-housing need is much higher than that suggested by the HNS. Indeed, in each instance, the numbers of local people left on the CBL system after the project has been built-occupied has been higher than the CBL figure prior to project.

Again, calling on past experiences, local people are often apathetic to register for affordable-housing (prior to a project) because they often feel there is no prospect of a home. Again, in each case (listed above), the numbers of local people registering on the CBL system spikes are key stages of a new affordable-housing project. The most notable of these triggers tend to be firstly when planning permission is secured, secondly when construction activity can be seen on site and thirdly, when the new homes are nearing completion.

Whilst I prefer to deal in facts, we mustn't forget any HNA is simply a snap-shot in time. In this instance, I would be happy to call on fact and strong recent experiences (as described above).

Notwithstanding the above speculation, it is important to note that the applicant information from the homefindersomerset housing system (CBL) has not been used to inform this housing assessment.

The table below (**Possible Amalgamated Mark Affordable Housing Need**) offers an insight into a theoretical possible higher level of unmet housing need.

### Possible Amalgamated Mark Affordable Housing Need

Amalgamated from March 2014 & September 2015 HNA & Non Responding CBL Applicants

The table below must be read in context, but by adding the HNA respondents (deemed to be housing need) to the non-responding CBL applicants (with a local connection), the scale of affordable housing demand might be as high as **47 units**.

People responding to the HNA have had their future housing need carefully assessed against the criteria set out in this report. The CBL system (“the waiting list”) is an open register. Information on the CBL system is initially provided by the applicant, with limited scrutiny of the data provided in most cases. Applicant data is generally scrutinised in more depth as-or-when an applicant is seriously considered for a vacant affordable home. It is not possible to say with any accuracy how many CBL applicants are in actual housing need simply from the CBL data alone.

	1bed	2bed	3bed	4bed	Total
Affordable-Housing arising from Mark 2014 HNA	3	4	2	1	10
Affordable-Housing arising from Mark 2015 HNA	1	3	1	0	5
Non responding (to HNA) CBL applicant (Mark 1 <sup>st</sup> choice area)	3	3	2	0	8
CBL applicant (Mark not 1 <sup>st</sup> choice),Local Connection	11	9	3	1	24
					47
Affordable-Housing arising from Mark 2014 HNA	These respondents have been assessed as being in housing need using a prescribed assessment criterion. Reported in Mark 2014 HNA report (March 2014)				
Affordable-Housing arising from Mark 2015 HNA	These respondents have been assessed as being in housing need using a prescribed assessment criterion. Subject of the Mark 2015 HNA exercise.				
Non responding (to HNA) CBL applicant (Mark 1 <sup>st</sup> choice area)	These applicants are registered on the CBL housing register and have indicated that Mark is their preferred place to live. All have a local connection with Mark parish.				
	These applicants did not respond the 2014 or 2015 HNA and have not been using the prescribed assessment criterion. It is not possible to accurately say what level (if any) unmet housing need these people have.				
CBL applicant (Mark not 1 <sup>st</sup> choice),Local Connection	These applicants are registered on the CBL housing register and have indicated that they have a preference for somewhere other than Mark. Nevertheless, their application details indicate some form of local connection with Mark parish.				
	These applicants did not respond the 2014 or 2015 HNA and have not been using the prescribed assessment criterion. It is not possible to accurately say what level (if any) unmet housing need these people have.				

## AFFORDABLE HOUSING

Affordable housing is best described as housing provided at prices below the prevailing market value to people who are unable to find a suitable home on the open market (primarily due to its price). Affordable housing can be provided on rental or homeownership basis. Affordable Housing will allow local people to access a suitable home, at a price they can afford; in the area they need to live in.

The HNS has highlighted a number of households who fit the description of people in need of affordable housing. Affordable housing is defined within the National Planning Policy Framework (as published on 27<sup>th</sup> March 2012) as including social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

## AFFORDABLE RENTED

Social Rented housing is owned by local authorities and private registered providers (as defined in section 80 of the Housing and Regeneration Act 2008), for which guideline target rents are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with the Homes and Communities Agency. Affordable Rented housing is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). In rural communities, such as Puriton, we generally encourage a preference for social rent where possible. Social rent is considered the more affordable form of renting. However, the funding mechanism used to deliver any affordable homes will have a direct influence over whether or not social rented units can be provided.

Social Rented	Affordable Rent	Private Affordable Rent	Rent to HomeBuy
<p>This is the truest and most affordable form of housing.</p> <p>These homes are provided offered by the Council or a Registered Housing Provider ("Housing Association")</p>	<p>This is new form of affordable rented housing. It is more expensive than Social Rented housing</p> <p>These homes are provided by Registered Housing Providers ("Housing Association")</p>	<p>This is the similar to Affordable Rent.</p> <p>Unlike Affordable Rent, these homes are provided by Unregistered Housing Providers ("Private Landlords")</p>	<p>This is available on selected new developments and gives you the opportunity to rent the home you wish to buy at a reduced rate, on the understanding that you'll buy it through shared ownership within a specific time.</p>
<p>The rent level is subject to a national rent regime as set by the Government</p> <p>Rents do not include any additional service charges associated with the property.</p> <p>Rents might typically equate to circa 60% of the prevailing value of a similar property in the private sector.</p>	<p>The rent level is not subject to a national rent regime as set by the Government</p> <p>Rents include any additional service charges associated with the property.</p> <p>Rents might typically equate to circa 80% of the prevailing value of a similar property in the private sector.</p>	<p>The rent level is not subject to a national rent regime as set by Govt</p> <p>Rents include any additional service charges associated with the property.</p> <p>Rents might typically equate to circa 80% of the prevailing value of a similar property in the private sector.</p> <p>Offers less long term security of tenure that Affordable Rent.</p>	<p>Perfect if you can demonstrate that you could afford to buy 25% of your home, but are not in a position to do so straight away – for example you earn enough for a mortgage but don't have a deposit saved. It gives you a chance to put down roots and move into your new home sooner.</p>

## AFFORDABLE HOMEOWNERSHIP

There are different types of affordable homeownership under the global banner of affordable housing. This is because locally different types of household have different incomes and housing needs.

Affordable housing is best described as housing provided at prices below the prevailing market value to people who are unable to find a suitable home on the open market (primarily due to its price). Affordable housing can be provided on rental or homeownership basis. In addition to affordable rented housing, affordable homeownership is also encouraged. The table below summaries the affordable-housing homeownership options potentially on offer across Sedgemoor.

Shared Ownership	FirstBuy	Low Cost Sales	Rent to HomeBuy	Rent to Buy “RENTplus”
<p>You buy between 25% and 75% of your home and pay a subsidised rent on the remainder. You can buy more shares.</p> <p>Shared Ownership is the new name for New Build HomeBuy.</p> <p><b>“Part Buy – Part Rent”</b></p>	<p>A new scheme where you buy 100% of your home but only have to pay for 80% initially – and you only need 5% as a deposit. The rest is covered by an equity loan for which there’s no charge for the first five years. After this there’s a small charge which rises each year.</p>	<p>Housing developers sell the freehold of the property outright, but at % value significantly below prevailing market value. The details vary but in general you pay between 70% and 80%.</p>	<p>This is available on selected new developments and gives you the opportunity to rent the home you wish to buy at a reduced rate, on the understanding that you’ll buy it through shared ownership within a specific time.</p>	<p>This is newer housing option which gives you the opportunity to rent the home you wish to buy at 80% market rent levels, on the understanding that you’ll buy it at its full market value (after 5,10, 15 or 20yrs). When you purchase, you will be gifted a 10% deposit towards the purchase.</p>
<p>Ideal if you live in an area where prices are high as you only need to buy the percentage you can afford (just as long as it’s over 25%), so you need a smaller mortgage. It’s also perfect if you don’t have much in the way of savings as you only need to find the deposit for the share you’re buying.</p>	<p>FirstBuy is great if you can almost afford your home but need a bit of help, and don’t have a thumping great deposit to start you off. Only having to find a 5% deposit removes a huge hurdle for many people.</p>	<p>Good for anyone who is confident of their ability to buy the remaining equity within the timescale they need to In addition, the eligibility criteria might be less strict.</p>	<p>Perfect if you can demonstrate that you could afford to buy 25% of your home, but are not in a position to do so straight away – for example you earn enough for a mortgage but don’t have a deposit saved. It gives you a chance to put down roots and move into your new home sooner.</p>	<p>Perfect if you are not in a position to purchase straight away (lack a deposit for example). It gives you a chance to put down roots and move into your new home sooner.</p>
<p>The properties are new builds which may not be to your taste.</p>	<p>There are no properties of this nature proposed for Puriton in the immediate future.</p>	<p>There are no properties of this nature proposed for Puriton in the immediate future.</p>	<p>There are no properties of this nature proposed in Puriton in the immediate future.</p> <p>You have to be disciplined to use the 20% discount on your rent to save for your deposit</p>	<p>This tenure does not exist in the village at present. Proposals for 24 RENTplus at Puriton Hill</p> <p>Concerns over local term affordability of the properties at time of sale.</p> <p>Property will no longer be affordable once sold.</p>

Limited units already in Puriton. More are planned at Riverton Road	No local demand identified.	No local demand identified.	No local demand identified.	Interest in RENTplus product has emerged from the 2015 HNS
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## **LOCAL PLANNING “HOUSING” POLICIES**

**The Sedgemoor Core Strategy and Affordable Housing:** The Core Strategy was formally adopted at the Full Council meeting on 12th October 2011 and has replaced the Sedgemoor District Local Plan 1991-2011 as the 'development plan' for the District. The adopted Core Strategy (CS) can be viewed via the following link [www.sedgemoor.gov.uk](http://www.sedgemoor.gov.uk)

The Core Strategy sets out a 20 year vision for the District and establishes the spatial strategy and spatial policies and outlines the key infrastructure and investment decisions required to deliver this. It is central to achieving the objectives of the Sustainable Community Strategy for Sedgemoor and the Council's identified priorities.

The Core Strategy 'joins up' town planning and land use issues with plans and strategies of other stakeholders and service providers that deal with community issues such as health, community safety, housing, employment, community development, education, transport, the environment and regeneration. This approach is called spatial planning, and ensures development and investment decisions are guided by the objectives and long-term vision for the District. Spatial planning is not limited to things that the District Council control, therefore working with other partners and agencies will be essential

In terms of affordable housing, Policy D6 deals with the delivery of affordable housing. Policy D7 deals with Rural Local Needs. Policy D7 has designated Puriton as a Key Rural Settlement (KRS) and as such there policy D7 allows for rural exception of small scale housing development in or adjacent rural settlements outside of Key and Local Service Centres where the housing is 100% affordable to meet an identified local housing need. A further CS policy (P4) allows for mixed tenure housing projects to come forward to address unmet local housing needs.

At the time of publishing this report, the Core Strategy (“Local Plan”) is currently under review. Sedgemoor District Council anticipates adoption of a new local plan in early 2017.

## **FURTHER INFORMATION**

A limited number of copies of this report will be published. The report will be available on the Sedgemoor District Council web site [www.sedgemoor.gov.uk](http://www.sedgemoor.gov.uk).

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