



RURAL HOUSING PROJECT

EXMOOR, NORTH DEVON AND WEST SOMERSET

Rural Housing Needs Survey

Coastal Parishes of West Somerset

- **CARHAMPTON** – including Blue Anchor
- **WITHYCOMBE**
- **OLD CLEEVE** – including Washford & Roadwater
- **DUNSTER**
- **TREBOROUGH**
- **LUXBOROUGH**

May – June 2013

RURAL HOUSING PROJECT

Exmoor, North Devon & West Somerset

The Rural Housing Project has been running since 2002 and is a partnership between Exmoor National Park Authority, North Devon Council, West Somerset Council, English Rural Housing Association, Falcon Rural Housing, Hastoe Housing Association, North Devon Homes, Devon and Cornwall Housing Association and Magna Housing Association. It has been working hard to address the shortage of affordable housing within a predominantly rural area. The area covered by the project displays an extreme disparity between incomes and house prices, which makes it hard for many to gain secure footing within the housing market.



Colin Savage, Rural Housing Enabler

The Rural Housing Project is designed to help promote and deliver affordable rural housing strategically across the project area and helps deliver Exmoor National Park housing policies within the Park. This is being achieved by informing people about affordable rural housing, providing help and advice, carrying out research at parish level to assess the affordable housing need and bringing together the community and various partners to help deliver housing where it is needed.

One of the tasks for the project is to work with the Parish Council and the local community to assist them in carrying out a housing needs survey, in order to identify whether there is a need for affordable housing for local people in the parish.

Introduction

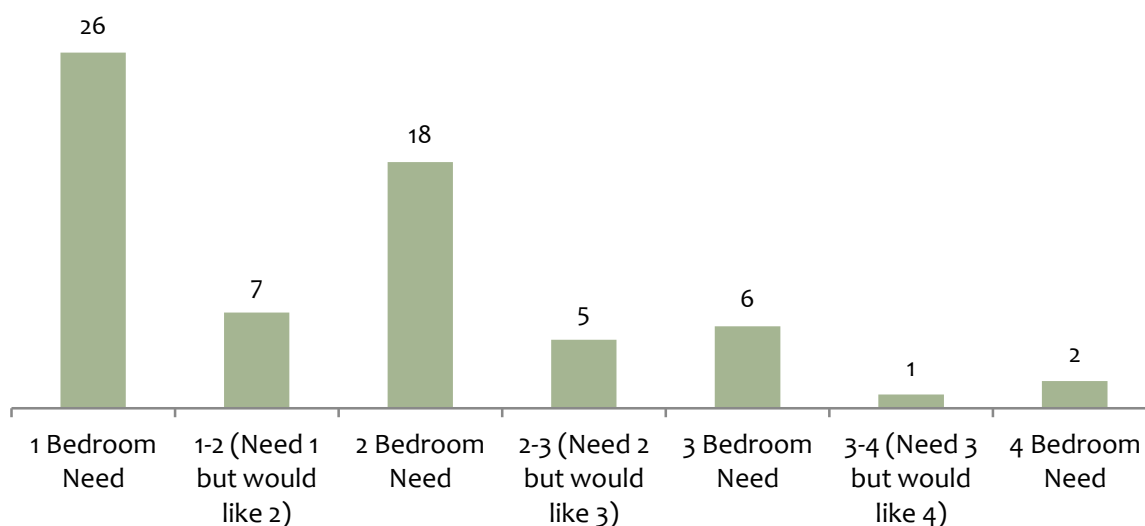
Surveys were sent out to all households in the West Somerset parishes of Carhampton, Withycombe, Old Cleeve, Dunster, Treborough and Luxborough. Replies were invited only from households likely to need to move to new accommodation in the next five years, whether affordable or open market.

Numbers

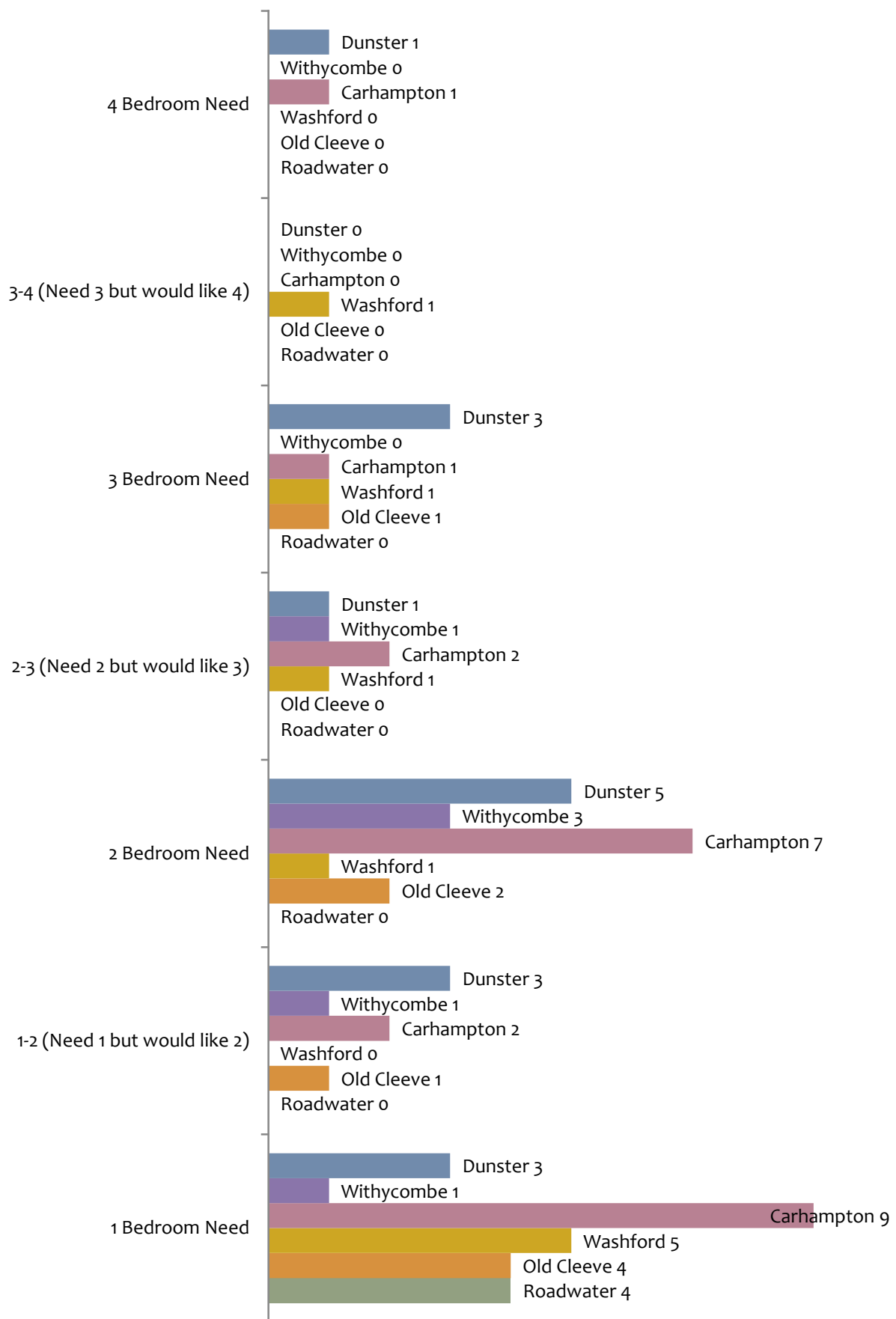
Parish	Number sent out	Number returned	Percentage in housing need
Carhampton (Blue Anchor Ward)	115	24	5%
Carhampton (Carhampton Ward)	356		
Withycombe	138	6	4.3%
Dunster	455	17	3.7%
Old Cleeve (Old Cleeve Ward)	333	8	2.4%
Old Cleeve (Roadwater Ward)	256	3	1.2%
Old Cleeve (Washford Ward)	324	9	2.8%
Treborough	114	0	-
Luxborough		0	-
Extra return received from Minehead	-	1	-
Total	2091	68	3.3%

Size of Homes Needed

Total need across all parishes as follows:-



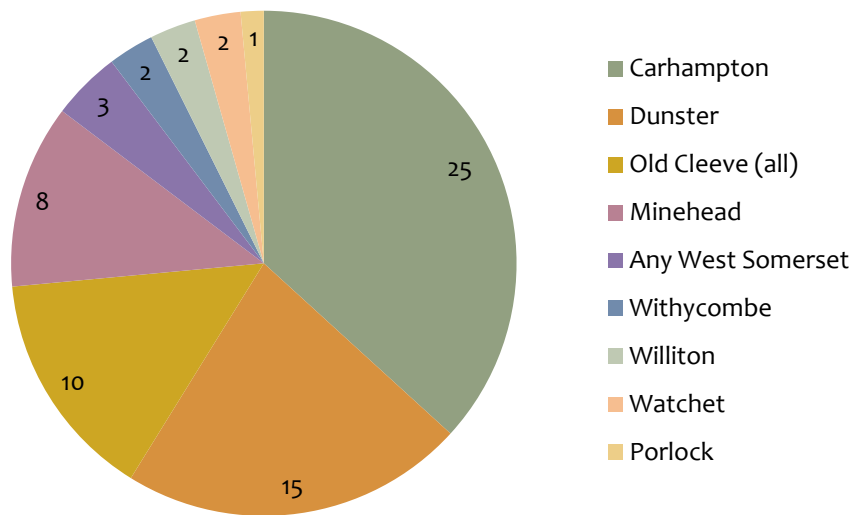
Broken down across parishes the picture is as follows:



Parishes of Choice

The majority of respondents chose Carhampton as their parish of choice. This may be because a large, new development is planned for Carhampton. Breakdown of parish choices as follows:-

1st choice



	<u>1st choice</u>	<u>2nd choice</u>	<u>3rd choice</u>	<u>Total</u>
Carhampton	25	8	7	40
Dunster	15	5	5	25
Old Cleeve (all)	10	4	1	15
Withycombe	2	6	1	9
Minehead	8	8	8	24
Williton	2	5	1	8
Watchet	2	4	1	7
Porlock	1	2	2	5
Allerford	0	1	0	1
Dulverton	0	1	0	1
Timberscombe	0	0	1	1
Any West Somerset	3	4	6	13

Existing Provision

Social housing is available in all coastal parishes, as follows:-

	Total number	Housing Association/s
Carhampton	100	Magna and Knightstone
Withycombe	15	Magna and Falcon
Dunster	59	Magna and 1 Falcon
Old Cleeve	98	Magna
Luxborough & Treborough	6	Magna and Knightstone

Rural Housing Enabler Recommendations

This survey across these coastal, rural parishes identifies a total of 68 households needing affordable housing. 55 of these are in Carhampton or the immediately adjoining parishes of Withycombe, Dunster and the Old Cleeve ward of old Cleeve parish. This is more than sufficient housing need to support a scheme of 20 homes in Carhampton.

There is a high level of need for 1-2 bedroom homes, and this is reflected in the provision of 9 rented and 2 shared ownership homes of this size. The need for 3 bedroom family housing is less numerically but more pressing, and 7 rented and 2 shared ownership homes should meet this.

Colin Savage
Rural Housing Enabler
23 July 2013



RURAL HOUSING PROJECT
EXMOOR, NORTH DEVON AND WEST SOMERSET

HOUSING NEEDS QUESTIONNAIRE

The purpose of this survey is to identify local housing requirements for people in all tenures – rented and owner-occupied. Please complete if you are likely to need some form of housing in the next few years, and return in the envelope provided.

HOUSING REQUIREMENTS

Your present home is: <i>please ✓</i>		Type of home you need: <i>please ✓ all that apply</i>
	Owner occupied	
	Low cost home ownership	
	Private rented	
	Housing association rented	
	Shared ownership	
	Conversion of existing building	
	Self-build	
	Tied to employment	
	Other <i>[specify]</i>	

Size of present home: <i>please ✓</i>		Size of home you need: <i>please ✓</i>
	1 bedroom	
	2 bedrooms	
	3 bedrooms	
	4 bedrooms	
	5+ bedrooms	

CONTACT DETAILS

Name:
Address:
Telephone Number/s:
E-mail address:
Date form completed:

WHO NEEDS HOUSING?

Please provide the following information for everyone who will need to move with you:

Relationship to you <i>(e.g. wife, partner, son)</i>	Age	Male/Female <i>(M/F)</i>
Myself		

Why do you need to move (you can give more than one reason)?

(a) First independent home	(b) Couple setting up home together	(c) Present home too small
(d) Present home too large	(e) Health/Disability	(f) Need specially adapted home
(g) Present home in poor condition	(h) Present home too expensive	(i) Renting but would like to buy
(j) Moved away and wish to return	(k) Private tenancy, need more security	(l) In tied housing, need more security
(m) Family break up	(n) For family care/support	(o) To be near work
(p) Living with parents or in someone else's home	(q) Other (please explain)	

Which of the above is your main reason?

Please state one letter only

What is preventing you from moving?

(a) Suitable rented housing is not available locally	(b) Suitable housing to buy is not available locally
(c) Suitable rented housing <u>is</u> available locally but I/we cannot afford it	(d) Suitable housing to buy <u>is</u> available locally but I/we cannot afford to buy it
Other (please explain)	

LOCAL CONNECTION

(a) Where do you need to live?

Please tell us which settlements you need to live in, in order of preference, and give the reasons for your choices (e.g. near work, near family, born/brought up there, etc.)

1st Choice Parish/Village	2nd Choice Parish/Village	3rd Choice Parish/Village
<u>Reason</u>	<u>Reason</u>	<u>Reason</u>

We may need evidence to support your local connection.

(b) Long Term Residence

Please provide **all** addresses and dates of residence for your household members (or the people you need to live close to) during the last 20 years:

Address (including postcode)	From (month/year)	To (month/year)

(c) Employment

Do you need to live locally because of work commitments? Yes / No

Please describe the nature of that work and why you need to live nearby:

Where is your place of work?

Post code:

(d) To provide care or support

Is there someone living locally who needs you to live nearby in order for one of you to provide support or care to the other, for age or medical reasons? Yes / No

Please state their relationship to you:

And provide their address/es in (b) above.

(e) Are you a former resident of this parish who wishes to return?

Yes / No

If yes, please tell us why you originally left and why you wish to return:

(f) Do you need different housing because of age or health reasons?

Yes / No

If yes, please explain:

(e) Do you have any other relevant local connection to the area?

Yes / No

If so please explain:

INCOME AND SAVINGS

In order to fully assess the type of housing you can afford, it is necessary to know about your current income, savings, capital and investments. This information should be combined for couples/households.

Which of the following ranges of annual income does your household have?

(gross income, before deductions)

Less than £20,000 per annum	<input checked="" type="checkbox"/>
£20,000 - £24,999 per annum	<input type="checkbox"/>
£25,000 - £29,999 per annum	<input type="checkbox"/>
£30,000 - £39,999 per annum	<input type="checkbox"/>
£40,000 - £49,999 per annum	<input type="checkbox"/>
Over £50,000 per annum	<input type="checkbox"/>

If you are interested in purchasing a property, how much deposit could you raise?

(round up or down to nearest £1,000):

£ _____

HOUSING REGISTER

If your household needs affordable housing, it is essential that you have applied to the council home-finding service to be able to access their lists of available properties and make applications.

Are you currently registered on the council housing waiting list (Homefinder Somerset)?

	<input checked="" type="checkbox"/>
Yes	<input type="checkbox"/>
No	<input type="checkbox"/>
Application submitted	<input type="checkbox"/>
Intend to apply soon	<input type="checkbox"/>

If you have any queries about this form, affordable housing or the Rural Housing Project please contact:

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