

# **WEST SOMERSET RURAL HOUSING NEEDS SURVEY**

**2014/15**

**REPORT**

FEBRUARY 2015

# RURAL HOUSING NEED REPORT

## BACKGROUND

1. The Customer Insight Manager, within the Policy, Performance and Research (PPR) team at Magna Housing Group was asked to assist with analysing information gathered through a housing needs and aspirations survey co-ordinated by the Rural Housing Project (RHP). The survey is attached at Appendix 1.
2. The survey was carried out in the 6 months from January 2014 and was asked over the telephone to people registered on the Homefinder Somerset housing register (the housing register). The aim of the survey was to find out more about the housing needs and aspirations of people registered for housing in the rural areas of West Somerset, including Exmoor National Park (ENP).
3. Results from the survey were reviewed alongside letting statistics from across ENP, current rural social housing stock and stock turn over data.

## LIMITATIONS

4. The report began as a summary of the survey undertaken by the RHP. In this final version, other relevant statistics have been drawn upon and included to provide context and comparison.
5. The findings are first and foremost a snap shot in time to understand primarily the views and situation of some rural housing applicants.
6. The survey did not differentiate between whether respondents needed sheltered or general needs housing and so there has been no breakdown or analysis of any differences in assessed need, supply and demand for these types of properties.

## SURVEY RESULTS

7. 120 out of a possible 200 responses were received to the survey, giving a 60% response rate. At a confidence level of 95%, this gives a margin of error of 5.67%. For survey responses we would normally aim for a margin of error of 5%. This survey is only just over this, so gives a reasonable level of reliability. Results percentages from survey questions used in the report are based on the number of respondents to the given question, not respondents to the whole survey.
8. Table 1 shows where respondents lived at the time they took part in the survey:

Place	Number
Dulverton	17
Minehead	13
Porlock	13
Dunster	8
Williton	7
Crowcombe	4
Washford	4

Watchet	4
Bossington	3
Carhampton	3
Exford	3
Roadwater	3
Stogumber	3
Stogursey	3
Timberscombe	3
Wheddon Cross	3
Blue Anchor	2
Chapel Cleeve	2
Withycombe	2
Alcombe	1
Allerford	1
Brompton Ralph	1
Brushford	1
East Quantoxhead	1
Lydeard St Lawrence	1
Simonsbath	1
Upton	1
West Quantoxhead	1
Winsford	1
Unknown	1
Outside Somerset	9
<b>Total</b>	<b>120</b>

**Table 1**

9. At least 110 out of the 120 respondents lived in Somerset. 9 were from other parts of the country; Cannock (Staffordshire), Lynton (Devon), Kensington (London), Kidderminster (Worcestershire), Stoke-on-Trent (Staffordshire), Basingstoke (Hampshire), Reading (Berkshire), Rochester (Kent) and Spalding (Lincolnshire); 1 was unknown.
10. The Localism Act 2011 introduced changes which enabled councils to set their own local rules about who qualifies to join the housing register or waiting list. Local councils can now set many of the rules about who qualifies for housing in their area. The Homefinder Somerset Policy was reviewed in light of this legislation and changes were agreed concerning local connection. Since February 2014, applicants without a local connection to Somerset do not qualify to join the housing register. Applicants without a local connection who were already registered were removed from the register from February 2014. The policy changed during the survey, so, it is reasonable to assume that if the survey were repeated, the sample size would be smaller. Local connection is looked at in more detail later in the report.

## Band

11. Chart 1 shows the housing register bands which respondents were in. The majority were in the Bronze Band. A description of banding reasons is attached at Appendix 2.

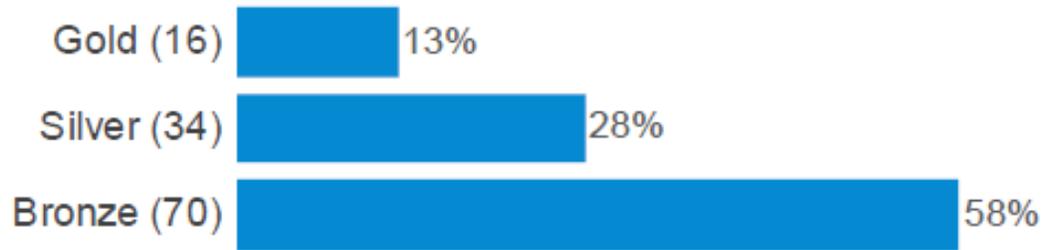


Chart 1

12. When compared to the housing register on 30.9.14, survey respondent bands were very similar to that of the whole of West Somerset, where 11% were in the Gold Band, 27% were in the Silver Band and 62% were in the Bronze Band<sup>1</sup>. Across Somerset as a whole, at the same point in time, 12% of applicants were in the Gold Band, 30% were in the Silver Band and 58% were in the Bronze Band.
13. Housing register statistics<sup>2</sup> on 31.12.14, show that in West Somerset, 12% of applicants were in Gold Band, 27% in Silver Band and 61% in Bronze Band. Across Somerset, the split is 12% in Gold Band, 29% in Silver Band and 58% in Bronze Band. Fewer than 1% of applicants were in Emergency Band. The percentages have been rounded up/down to the nearest whole number hence they may not equal 100%.
14. The similarities of the band profile of respondents, compared to the profile of those on the housing register overall, helps to ensure that results are representative.

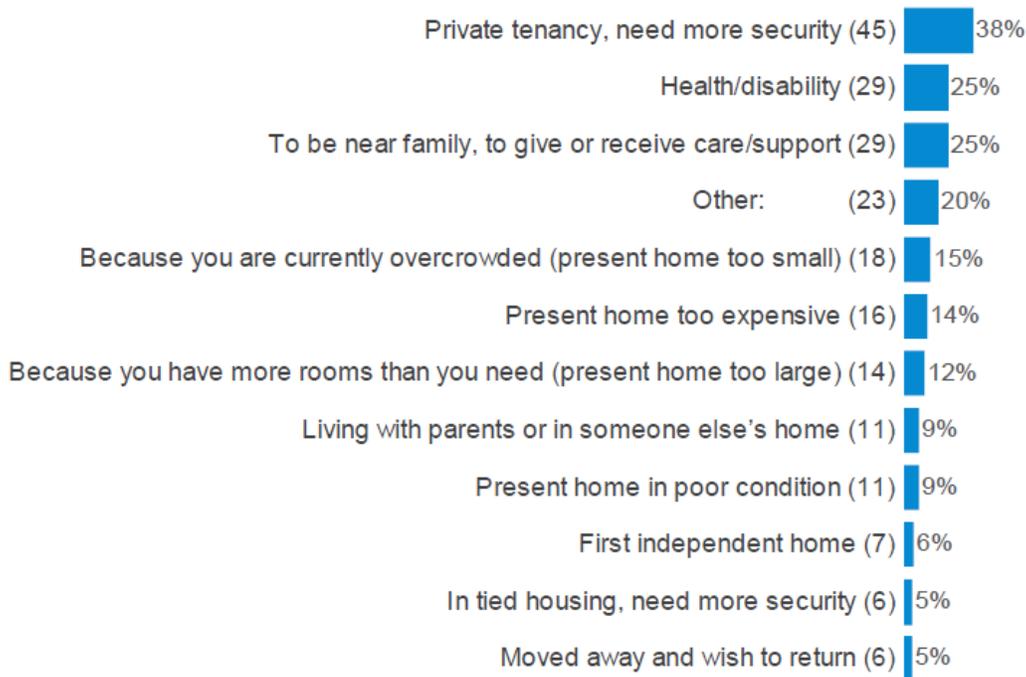
## Reasons for wanting or needing to move

15. Chart 2 shows the reasons survey respondents said they wanted or needed to move. Results are ordered from highest to lowest percentage of respondents giving that reason. Percentages total more than 100% because respondents could choose more than one option.

---

1. Source: Homefinder Somerset Monitoring Board Statistical Report – 17.10.14

2. Source: Homefinder Somerset Monitoring Board Statistical Report – 16.1.15



**Chart 2**

16. The reason given most frequently by survey respondents was that they wanted the security of a social housing tenancy rather than a private tenancy. Non-security of tenure and a desire for greater security is not a housing register banding reason, therefore, unless respondents with a desire for greater security of tenure had a recognised housing need under the Homefinder Somerset Policy, they would likely be in the Bronze Band assessed as having ‘no housing need’. This was followed by health or disability reasons and to be nearer friends and family.
17. Of those that responded ‘other,’ the most common reason was a change in family situation (e.g. baby due or partner passed away).
18. 7 out of the 16 survey respondents in the Gold Band (44%) said they needed to downsize because their current property had more bedrooms than they were assessed as needing. Housing register figures<sup>1</sup>, show that 57% of active Gold Band applicants in West Somerset were under-occupying – a higher percentage than this survey shows. On 31.12.14, 53% of West Somerset applicants in Gold Band were under-occupying<sup>2</sup>.
19. There was a higher proportion of survey respondents in Gold Band (6 respondents, 38%) needing to move for health/disability reasons than in the other bands. To be awarded Gold Band for health reasons, an applicant’s medical issues must have a serious impact on their housing need or it must be unreasonable for them to remain in their current accommodation.
20. In Silver Band, the most common reason for respondents wanting to move was that they were a private tenant wanting more security (12 out of 34 respondents, 36%), followed by health/disability reasons (10 out of 34 respondents, 31%). This band had a higher percentage of respondents who needed to move due to overcrowding than in the Gold Band (9 out of 34 respondents, 27%). There were also a higher percentage of

applicants who wanted to be near family for care/support (9 out of 34 respondents, 27%) or because they were living with someone else (5 out of 34 respondents, 15%) in the Silver Band than in other bands.

21. 28 out of the 70 Bronze Band respondents (41%), wanted to move because they were a private tenant wanting more security – the highest of all the bands and by far the most common reason within this band. The next most common reason that Bronze Band applicants wanted to move was to be near family (23%), although this was still a lower percentage than the other bands. There were also a lower percentage of respondents who wanted to move for health/disability reasons (19%) than in the other bands. 7 out of 70 respondents, (10%), in the Bronze Band wanted to move because they had more rooms than they needed and 7% wanted to move due to overcrowding.
22. Under-occupancy is only a banding reason when an applicant is a tenant of a Homefinder Somerset partner landlord. Applicants who have more bedrooms than they need and who are tenants of a partner landlord are placed in the Gold Band. When they move to more suitably-sized accommodation they free up a social housing property so there is no overall impact on housing demand. Unless an under-occupying private sector applicant has a recognised housing need under Homefinder policy, they would likely be in the Bronze Band recorded as having 'no housing need'. However, there can be other implications of living in a property which is larger than you need such as being able to afford to heat it or maintain it or, to afford the rent.
23. Similarly, over-crowding is not a Bronze Band banding reason. So, either the applicants in Bronze Band who said they were over-crowded were not, according to the Homefinder Somerset Policy, or they had not updated their housing application.

### **Number of bedrooms**

24. 70 respondents (60%) thought that they had an assessed need for 1 bedroom under Homefinder Somerset Policy. 28 respondents (24%), thought 2 bedrooms and just 10 respondents (9%), 3 bedrooms. The remaining 8 respondents, 7%) thought they had an assessed need for 4+ bedrooms.
25. This is loosely reflective of the housing register figures<sup>1</sup>, where 55% of active West Somerset applicants had an assessed need for 1 bedroom, 33% for 2 bedrooms, 9% for 3 bedrooms and 3%, 4 or more bedrooms.
26. 82 respondents (72%), thought the number of bedrooms they were assessed as needing were sufficient to meet their needs; 32 (28%), thought they weren't. Of those that thought they weren't, the most common reason was because they would have to move again once their children were older when they would become eligible for an additional bedroom or because they had a baby due. This tells us that the majority of applicants who felt that their assessed bedroom need did not match their perceived need were applicants who had been assessed as needing 2 or more bedrooms.
27. The next most common reason was because their children or grandchildren came to stay. After that were a need for space to work from home and needing a room for a carer to stay now or in the future. This group were predominantly applicants with an assessed need for a 1 bedroom property.

## Choice of location

28. Table 2 sets out respondents' first, second and third choice of rural location. For comparison, where they have been made available, property and housing register figures are also given. Sources for the figures are included as footnotes.
29. The parishes included in Table 2 are taken from those areas used in "Making Best Use of Rural Housing Stock in West Somerset Findings at May/June 2014," (Appendix 3) produced by the RHP. The colour coding of each parish matches this document. The property numbers include social housing owned by Magna West Somerset, Knightstone, Falcon Rural and Hastoe Housing Associations.

## Choice of rural location

Parish	Stock total	Total of 1st, 2 <sup>nd</sup> and 3 <sup>rd</sup> choices of location in the survey responses	Number of households active on the housing register wanting this location in May/June 2014
PORLOCK	119	24	31
Exmoor	0	1	7
Luccombe	4	1	1
Oare	0	0	0
Selworthy (inc. Allerford)	27	4	3
<b>Total for parish</b>	<b>150</b>	<b>30</b>	<b>42</b>
CUTCOMBE( inc. Wheddon Cross)	15	2	1
Exford	30	7	10
Timberscombe	65	5	4
Winsford	15	2	4
Withypool	12	2	2
Wooten Courtenay	0	0	0
<b>Total for parish</b>	<b>137</b>	<b>18</b>	<b>21</b>
DULVERTON	167	19	23
Brompton Regis	27	2	1
Brushford	34	3	3
Exton	6	1	1
Skilgate	3	0	0
Upton	1	0	0
<b>Total for parish</b>	<b>238</b>	<b>25</b>	<b>28</b>
STOGUMBER	54	7	10
Brompton Ralph	4	4	1
Clatworthy	5	0	0
Huish Champflower	2	0	0
Elworthy	0	0	0
Monksilver	4	0	1
<b>Total for parish</b>	<b>69</b>	<b>11</b>	<b>12</b>

Parish	Stock total	Total of 1st, 2 <sup>nd</sup> and 3 <sup>rd</sup> choices of location in the survey responses	Number of households active on the housing register wanting this location in May/June 2014
OLD CLEEVE (includes Old Cleeve, Washford, Roadwater)	106	8	12
Carhampton	117	24	24
Dunster	63	28	30
Luxborough	10	1	0
Nettlecombe	0	5	0
Treborough	0	0	0
Withycombe	17	0	4
<b>Total for parish</b>	<b>313</b>	<b>66</b>	<b>70</b>
KILVE	9	0	1
East Quantoxhead	0	0	0
Holford	16	0	1
Stogursey	78	4	6
Stringston	0	0	0
West Quantoxhead	0	0	2
<b>Total for parish</b>	<b>103</b>	<b>4</b>	<b>10</b>
CROWCOMBE	25	0	10
Bicknoller	6	0	2
Sampford Brett	0	0	0
<b>Total for parish</b>	<b>31</b>	<b>0</b>	<b>12</b>

Table 2

30. When looking at the total number of first, second and third choices of location at town/village level, Dunster, Porlock and Carhampton are the most popular locations for survey respondents. This reflects the housing register figures for those active and requesting the parish, where the same three places are the most popular.

### Parish Summary

31. Figures from Table 2 are summarised by parish in Table 3 below. This shows survey respondents' location choice as a percentage of the total stock for the parish. Also included, is the requested parish of households active on the housing register as a percentage of the stock total. This allows us to better compare demand with available stock i.e. the higher the percentage for the parish, the higher the demand per property in the area.

Parish	Total stock	Total number survey location choice	Survey location choice as % of total stock	Total number of households active on HF	Total number of households active on HF as % of total stock
Porlock	150	30	20%	42	28%
Cutcombe	137	18	13%	21	15%
Dulverton	238	25	11%	28	12%
Stogumber	69	11	17%	12	17%
Old Cleeve	313	66	21%	70	22%
Kilve	103	4	4%	10	10%
Crowcombe	31	0	0%	12	0%

Table 3

32. The parish of Old Cleeve has the highest total stock and the highest demand from survey respondents; survey respondents' choices represent 21% of the stock total. However, demand in the parish of Old Cleeve is heavily influenced by demand for properties in Dunster and Carhampton. The total number of households active on the housing register, requesting this parish, represents 21% of the stock. This rises to 44% for Dunster, is 21% in Carhampton and dips to 8% for the combined stock in Old Cleeve, Washford and Roadwater. Housing register figures also suggest that Dunster has the highest demand – households requesting this parish represent 48% of the available stock. The area in second highest demand according to the housing register is Porlock with 26% of households requesting this area.
33. Although the parish of Dulverton has the second highest total stock numbers, demand is proportionately lower compared with stock; 11% of survey respondent choices and 12% of housing register choices. There is the least demand in the parishes of Crowcombe and Kilve.

#### Other choices of location

34. Some survey respondents chose places outside the RHP's operational area. Table 4 summarises these responses:

PLACE	Survey responses			
	1 choice	2 choice	3 choice	Total 1, 2 and 3 choice
Alcombe	3	3	0	6
Bishops Lydeard	0	1	0	1
Bridgwater	0	1	0	1
Minehead	13	10	2	25
Taunton	0	1	0	1
Washford	1	0	1	2
Watchet	3	1	2	6
Williton	2	7	1	10
Wiveliscombe	0	1	1	2
General rural	5	0	3	8

Table 4

35. Where the answer 'general rural' is given, respondents actually used these words to describe their preferences because they didn't have a specific location in mind.

### Special requirements

36. 72 respondents said that they had a special requirement. Over half of these, 40, said they needed a bungalow or ground floor flat. Other common requirements were a garden and pets allowed (26 respondents, 36%).
37. Nearly two thirds of Gold (10 respondents, 63%) and Silver (21 respondents, 62%) Band respondents said they had a special requirement. 57% (40) of Bronze Band respondents did. A third (33%, 24 respondents), who said they had a special requirement needed to move for health and disability reasons and the majority of these (21 respondents, 88%) needed a bungalow or ground floor flat (most preferring a bungalow to a flat).

### Local connection

38. Respondents were asked the question "Some properties are advertised on Homefinder as needing a local connection. Do you have a local connection to the place you want to live in?"
39. 91 respondents (80%) had a local connection. Table 5 sets out which places respondents had a connection with (where given). The table is colour coded by parish within the RHP area. Those left without colour responded that they had a local connection with other areas within Somerset.

Crowcombe	4
Dulverton	11
Carhampton	8
Luxborough	1
Old Cleeve	4
Dunster	11
Withycombe	2
Porlock	15
Selworthy	1
Brompton Ralph	1
Stogumber	5
Stogursey	2
East Quantoxhead	1
Minehead	4
Bossington	1
Washford	2
Williton	4
Roadwater	1
Sampford Brett	1
Timberscombe	4
Winsford	2
Exford	3
Withypool	1

Table 5

40. Respondents could express more than one local connection. For 71 respondents (75%) their connection was that they currently lived in the area in which they wanted to live. For 25 respondents (26%) their local connection was that they had family there for care/support and for 21 respondents (22%), it was because they worked there. 13 respondents (14%) had lived there before.
41. Of the 23 respondents (20%) who didn't have a local connection, 2 were in the Gold Band, 5 were in Silver Band and the remaining 16 were in Bronze Band. Both the Gold Band applicants were over-crowded. 2 out of the 5 Silver Band respondents had previously lived in the area and wished to return and 3 had health problems or a disability.
42. Nearly two thirds (45 respondents, 64%) whose local connection was that they currently lived in the area, had lived there for more than 10 years, 14 respondents (19%) for 5 to 10 years and 12 (17%) 5 years or less.
43. Dulverton and Porlock had the highest proportion of respondents who had lived there over 10 years. Crowcombe had the highest proportion of respondents who had lived there for 5 to 10 years. Old Cleeve had the highest proportion who had lived there fewer than 5 years.

## Current tenure

44. Chart 3 sets out the tenure of respondents:

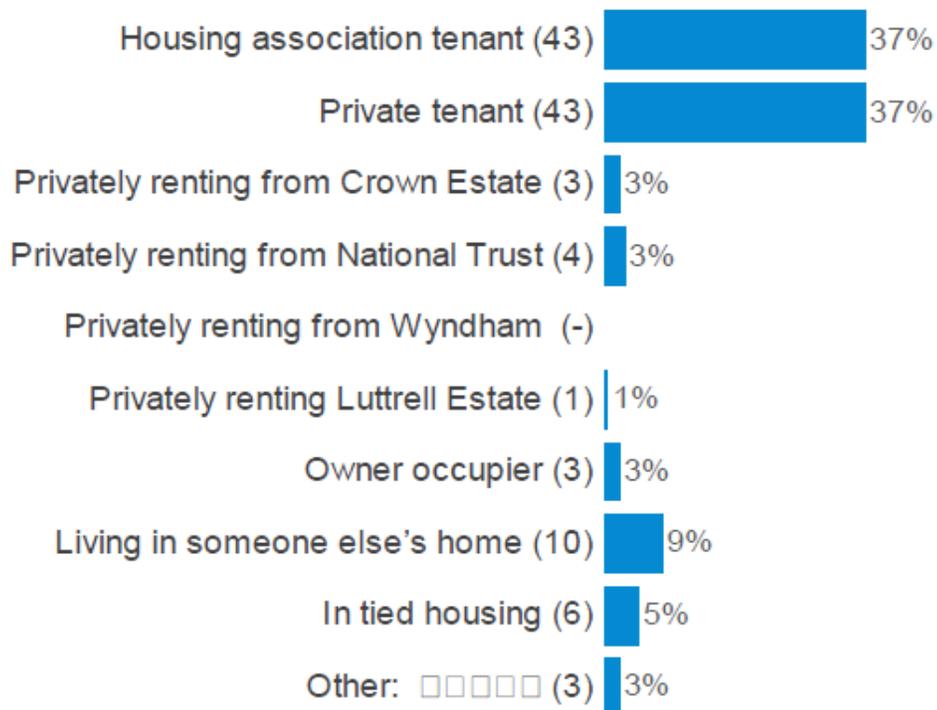


Chart 3

45. Of the 43 housing association tenants, 11 (26%) were in the Gold Band, slightly more (12, 28%) were in the Silver Band, and nearly half were in the Bronze Band (20, 47%). Only 4 private tenants (9%) were in the Gold Band and 10 (23%) were in the Silver Band. Over two thirds (29, 67%) of private tenants were in the Bronze Band. Of the remaining respondents in other tenures, only 1 respondent was in the Gold Band. One reason why there is a higher proportion of housing association tenants in the Gold Band compared with private tenants is that under-occupying housing association tenants will be placed in the Gold Band for this reason whereas private tenants will not.
46. 66 respondents (57%), were happy with their existing tenure; 49 (43%) were unhappy. By far the most common reason for being unhappy was a lack of security followed by their current tenure being too expensive. Neither a lack of security nor affordability issues are specifically recognised as indicators of housing need in the Homefinder Somerset Policy. Therefore, unless respondents with a desire for greater security of tenure or affordability issues had a recognised housing need under Homefinder Somerset Policy, they would likely be in the Bronze Band recorded as having 'no housing need'.
47. There was a marked difference between housing association tenants and private tenants – all of the housing association tenants were happy with their current tenure

whereas 30 private tenants (70%) were not. Of the remaining respondents, again 21 (70%) were unhappy.

48. Nearly all the respondents who said that they were unhappy due lack of security or affordability issues were privately renting. There were several in tied accommodation who said this too. Those living in someone else's home wanted to move out to be independent and have their own home.
49. Given that responses from private tenants indicate that they want to move to gain greater security of tenure and a more affordable rent and that housing association tenants already have these, it is perhaps not surprising that housing association tenants were happier with their current tenure than private tenants. These results indicate that security of tenure and affordability is valued by respondents in private and social rented housing.
50. 62 respondents (55%) were only looking for social housing; 51 (45%), were also looking at other tenure types; most of these (41, 80%) were looking at private rented housing; 10 (20%) were also looking at low cost homeownership. Only 4 respondents were also looking for shared ownership and 1 person was looking into self-build.
51. A higher percentage of Gold Band respondents were only looking at social housing than in other bands – 69%, 11 respondents. 19 (58%) Silver Band respondents were only looking at social housing. Bronze Band respondents were evenly split with half (32) only looking at social housing and half (32) looking at other tenures too. These results aren't surprising given that the majority of Gold Band respondents are already housing association tenants and that Bronze Band applicants, who know they are competing for social housing with applicants in the Silver and Gold Bands are probably keeping their options open by considering other tenures.

### **Space for work**

52. 22 respondents (20%) said they needed space to work at home. Some respondents did paid or voluntary office work from home. There were several who were professional artists or who did craft work at home.
53. Over half of these respondents, 12, felt they needed an additional room. 6 needed space for a filing cabinet and desk and 4 needed a room or building outside.

### **Using Homefinder Somerset – Searching for Properties**

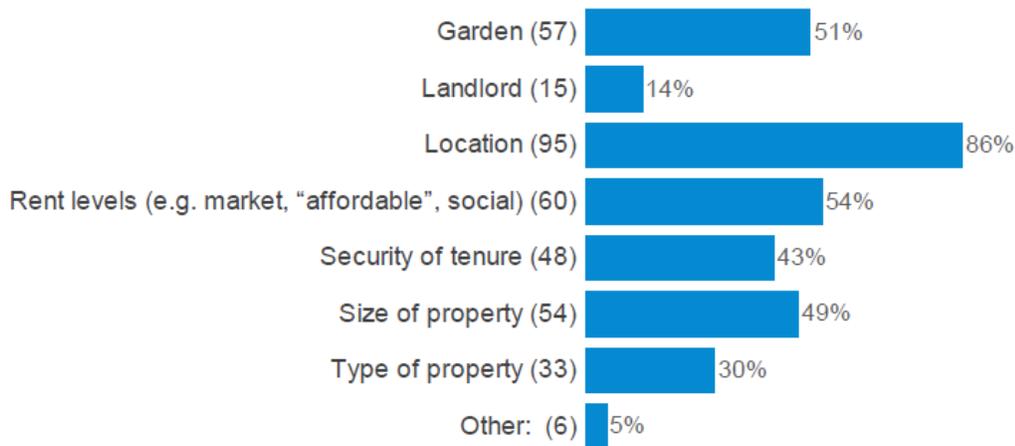
54. 50 respondents (44%) looked at Homefinder every week. 32 (28%) hadn't looked at it in the last 3 months. The remaining 31 (28%) had looked at it several times or once or twice in the last 3 months.
55. The most common reason for not looking more frequently was that respondents 'forgot to look' - 10 (30%) selected this option. This was followed by 6 who did not have internet access (18%), 3 (9%) couldn't get to the housing offices regularly and 3 (9%) wanted to be put on 'auto bid'. Auto-bid is a facility administered by local authorities to assist applicants who have difficulties searching for or expressing an interest in

properties. Once on auto bid, an applicant is automatically put forward as registering an interest in up to 3 suitable properties per week.

56. A third of these respondents (11) gave another answer; most of them said that they were not currently looking; 3 said they thought Homefinder wasn't user friendly; 3 were discouraged because nothing they liked was advertised and 4 said that they didn't have time.

### **Using Homefinder Somerset – Expressing an Interest/Bidding for properties**

57. Gold Band respondents bid more frequently than respondents in other bands with 13 out of 16 in this group (81%) bidding every week. 16 (50%) Silver Band respondents and 21 (32%) Bronze Band respondents bid every week. We might expect that Gold and Silver Band respondents would bid most frequently as they are in the highest housing need bands, however, what is surprising is that such high numbers of Gold Band respondents said they bid every week. This suggests that they are bidding but are not moving. The paragraphs below look at this in more detail.
58. 62 respondents (54%) hadn't bid on any properties in the last 3 months which is a slightly higher percentage than the Homefinder Somerset figures suggest<sup>1</sup> where 47% of West Somerset applicants hadn't bid.
59. Only 27% (4) of Gold Band respondents hadn't bid, rising to 46% (15) of Silver Band and 65% (43) of Bronze Band. When looking at the Homefinder statistics for West Somerset<sup>1</sup>, in the Gold and Silver Band nearly the same percentage of applicants hadn't bid - 36% and 35% respectively but there was a lower percentage of West Somerset applicants in the Bronze Band not bidding (54%), compared with respondents to the survey.
60. Of the respondents who had bid on properties, 19 (17%) had expressed an interest in more than 3 properties, 17 (15%) had expressed an interest in 1, 9 (8%) in 3 and 7 (6%) in 2. The survey didn't ask why respondents hadn't expressed an interest but, given what the survey tells us about the importance of location, it is reasonable to assume that properties had not become available in the areas in which respondents wanted to live.
61. Survey respondents were asked what was important to them when expressing an interest in a property. Chart 4 shows their responses. Location was by far the most important factor with 95 respondents (86%) saying this was important to them. This was followed by the rent level; 60 (54%) said this. 57 (51%) said a garden was important and 54 said the size of property (49%). Type of property (33 respondents, 30%) and security of tenure (48 respondents, 43%) were, perhaps surprisingly, less important.



**Chart 4**

62. So, although security of tenure and affordability were the reasons that most private tenants said they wanted or needed to move and were strong influences when it came to being unhappy with current tenure, location, garden and rent level were the top three attributes that respondents looked for when considering whether to move and it seems that respondents are willing to wait for their ideal property or something close to it.
63. 17 respondents (15%) had refused an offer on a property and, in keeping with the findings in paragraph 61, the most common reason for this was unsuitable location. Properties are advertised and applicants have the chance to find out where properties are and view from the outside before they express an interest. The fact that despite this, 17 had still declined offers based on location underlines just how important location is. A policy change in February 2014 designed to reduce refusal rates introduced a banding down grade for applicants who bid on and refuse more than 4 properties without good reason.
64. Of the single people or couples with an assessed need for 1 bedroom, 21 (31%), had expressed an interest in a 1 bedroom property but the majority, (47, 69%), hadn't. 24 respondents (50%) said that 1 bedroom accommodation could be made more acceptable to them. The most common ways were if the accommodation had a garden or was a bungalow.
65. Fewer than half (20 respondents out of a possible 43) (46%) were also registered for a mutual exchange. 2 of these respondents were from outside Somerset, 5 were from Dulverton, 3 from Minehead and 2 from Timberscombe. There was 1 respondent from each of the following places; Alcombe, Williton, Watchet, Washford, Porlock, Stogumber and Carhampton. 1 respondent's location was unknown.

## **LETTING STATISTICS ANALYSIS**

66. The table at Appendix 3 sets out rural housing stock figures produced by the RHP in May/June 2014. These show that over half (110 or 56%), of households on the housing register across rural West Somerset needed a 1 bedroom property, nearly a quarter, 24%, a 2 bed property and 19%, 3 or more bedrooms.

67. Analysis of Homefinder figures provided by the Housing Enabling Lead of Taunton Deane Borough Council and West Somerset Council is set out at Appendix 4. These figures show that from April 2013 to March 2014, of the properties let by Magna, Knightstone and Falcon across Exmoor, 20% were 1 bedroom properties, 56% were 2 bedroom properties and 24% were 3 bedroom properties.
68. These figures clearly show a mis-match between supply and demand for 1 and 2 bedroom properties; there is a smaller gap between the supply and demand for 3 bedroom properties. The need for 1 bedroom properties far outstrips supply; the reverse is true for 2 bedroom properties where supply is significantly greater than need.
69. Analysis of Magna stock turnover across Exmoor over the last 3 years, shows similar disparity; under 2 in 10 (17%) of lets were 1 bedroom properties, just over 6 in 10 (61%) were 2 bedroom properties and nearly a quarter (23%) were 3+ bedroom properties.<sup>3</sup> This information was not available for the other housing providers.
70. In terms of property size, stock turnover in Exmoor does not appear to match the housing need measured by the RHP. Over half of the need was for 1 bed properties but less than a fifth of properties that became available to let had 1 bedroom. Under a quarter of the need was for 2 bed properties but nearly two thirds of properties available to let had 2 bedrooms. The number of 3 bedroom properties which became available matches need well.
71. Appendix 5 sets out the size of Magna West Somerset, Falcon Rural and Knightstone Housing Associations' stock by place. Timberscombe, Cutcombe and Dunster have the highest proportion of 1 bedroom properties. This is a significantly bigger proportion than the other areas. When analysed by area in this way, none of the areas individually match housing need for 1 bedroom properties as reflected in the RHP figures. Knightstone have no 1 bed properties in these areas.
72. Analysis of information in Appendix 4 shows that, based on the number of bids per property in 2012/13, Cutcombe, Luccombe and Porlock, were the most popular places and in 2013/14, Dunster, Porlock and Monksilver were the most popular places. This is similar to the survey findings where Porlock, Dunster and Carhampton were the areas where there was highest demand compared with numbers of properties. Table 6 below summarises bidding figures by numbers of bedrooms.

Size	Total number re-let/let		Total number of bids		Average bids	
	12/13	13/14	12/13	13/14	12/13	13/14
1 bed	7	8	338	318	48	42
2 bed	25	23	1,295	916	52	40
3 bed	13	9	640	347	49	39

**Table 6**

<sup>3</sup> Exmoor Housing Statistics for MWS, Magna Housing Group, Policy, Performance and Research Team, June 2014

73. Given that there is clearly more need for 1 bedroom properties, it would be reasonable to expect there were more average bids per property on 1 bedroom properties, but this isn't the case. When looking at property size, there is not much variance when it comes to the average number of bids per property. One reason for this might be that because of the under supply of 1 bedroom properties and over supply of 2 bedroom properties, landlords are allowing under-occupation in 2 bedroom properties and applicants with an assessed need for 1 bedroom are bidding on them. This is far less likely since the introduction of the under-occupation charge from April 2013. Another reason might be that applicants with an assessed need for 1 bedroom are more willing or able to put up with their current housing situation than applicants who need more bedrooms as they are most likely childless single people or couples.
74. The survey established that location is the most important factor when it comes to bidding on properties. The findings set out in paragraphs 63 and 64 show that 50% of respondents in need of 1 bedroom and who haven't bid, said that 1 bedroom properties could be made more attractive to them if they had gardens or were bungalows. Although there are high numbers of applicants with an assessed need for 1 bedroom properties, competition for 1 bedroom properties is not as strong as we might expect. The survey findings suggest the lack of interest is due to location and property type and that applicants are willing to wait for the 'right' property before bidding.
75. When it comes to band, most Gold Band applicants were housed in Dulverton, Porlock or Timberscombe.

## **SUMMARY OF FINDINGS**

76. Although only a small number of respondents to the survey were in Gold Band, a large proportion of these needed to downsize because their current home was larger than their assessed need.
77. Most survey respondents had an assessed need for a 1 bedroom property and nearly three quarters of these felt that this would meet their needs.
78. However, when it came to bidding on Homefinder, under a third of those with an assessed need of 1 bedroom (31%) had expressed an interest in a 1 bedroom property. The survey questions imply that this might be because respondents are reluctant to take 1 bedroom properties (i.e. "*Is there anything that would make a 1 bedroom property more acceptable to you?*"). However, the letting statistics looked at within this report suggest that it is most likely due to a lack of available 1 bedroom properties in the areas where respondents would like to live.
79. The survey shows that location of the property is by far the most important factor for respondents. Porlock, Dunster and Carhampton are the most sought after locations.
80. When looking at both the survey findings and the letting statistics there is an indication that the current level of availability of 1 bedroom properties is not sufficient to meet existing need.

## **CONCLUSION**

81. Analysis of property numbers and numbers of applicants on the housing register, indicates there is an under-supply of 1 bedroom homes and an over supply of 2 bedroom homes. This assessment is based on supply and assessed need. What we have gained from the survey is some useful insight into the apparent mis-match between assessed need and expressed demand (i.e. bidding) and that a number of key factors affect how need translates as demand.
82. Demand is the result of applicants making choices based on their personal circumstances or needs, preferences and aspirations. There are some restrictions on choice, so for example a single person wouldn't usually be able to bid for a 2 bedroom house, but within the restrictions of the Homefinder Somerset Policy, applicants are clearly exercising a wide range of choices: it is possible to choose when and how to look for a property, when and how to bid, what type of property to bid for, rent level, landlord and location. Ultimately applicants can choose whether and when to register for housing and, once registered, whether and when to look and to bid for a property. This survey has helped us to understand some of the choices applicants make and the issues that are of most importance to them when they make these choices. The most notable of these is location.

## **RECOMMENDATIONS**

83. That the report is circulated to members of Homefinder Somerset Monitoring Board and that the policy implications identified in the report are considered and, where agreed, acted on by the Board.
84. That the main findings in the report are reported to West Somerset Council Policy Advisory Group, the West Somerset Housing Forum and the West Somerset Affordable Housing Group.
85. That the main findings are summarised and reported to relevant Town and Parish Councils in West Somerset.
86. That the social landlords involved in the review work more closely together to help each other let empty homes and to help housing applicants find suitable accommodation where possible.
87. That a post funded by Hinkley housing mitigation fund and managed by MWS also works with the social landlords involved in the survey and their tenants to help them find accommodation via mutual exchange.
88. That the landlords monitor demand and refusal reasons in their rural housing stock to monitor any other changes in demand and the reasons for these.
89. That a written summary of the main findings and advice on finding a home is sent to all respondents who are still active on Homefinder and to new applicants looking for a home in the relevant parishes. This advice should include encouraging applicants in the Bronze Band to bid.

90. That the Homefinder Somerset Monitoring Board develops effective ways to encourage applicants in Bronze Band to bid on homes.
91. That consideration is given to whether there is any merit in conducting a further survey designed so that differences between the supply and demand for sheltered and general needs housing can be analysed.
92. That landlords consider all the factors which affect demand, not just assessed housing need, as well the availability of existing stock when making decisions about new developments.

## MAKING BETTER USE OF EXISTING RURAL HOUSING IN WEST SOMERSET QUESTIONNAIRE FOR HOMEFINDER SOMERSET APPLICANTS

### Introduction

The Rural Housing Project and its council and housing association partners are carrying out research to establish the real levels of housing need in the rural areas of West Somerset, including Exmoor National Park. The aim of the research is to be able to demonstrate whether there is a need to build more affordable homes and, if so, how many and where?

Of crucial importance is to find out more about the needs of rural residents looking for affordable housing. We would therefore very much appreciate your views as someone registered on Homefinder Somerset seeking re-housing.

### About You

Name/s on application

---

Address

---

Home Phone No

Mobile Phone No

---

E-mail

---

Homefinder Somerset Registration no:

---

Band: Gold  Silver  Bronze

---

### Your Housing Needs

1. Why do you want/need to move?

- Because you are currently overcrowded (present home too small)
- Because you have more rooms than you need (present home too large)
- Couple setting up home together
- Family break-up
- First independent home
- For access to schools/college/training
- For work
- Harassment/violence problems
- Health/disability
- In tied housing, need more security
- Living with parents or in someone else's home
- Moved away and wish to return
- Neighbour problems
- Present home in poor condition
- Present home too expensive
- Private tenancy, need more security
- To be near family, to give or receive care/support
- Other:

Do you know how many bedrooms you're entitled to?

1 bedroom  
 2 bedrooms

3 bedrooms  
 4 bedrooms

5 bedrooms  
 6 bedrooms

Will this satisfy your requirements?  Yes  No

If not, why not?  


---

2. Where are you hoping to live? (village)

1<sup>st</sup> choice and why

2<sup>nd</sup> choice and why  


---

3<sup>rd</sup> choice and why  


---

Do you have any specific requirements, e.g. flat/bungalow/house, specific house or street?  


---

3. Some properties are advertised on Homefinder as needing a local connection. Do you have a local connection to the place you want to live in?  No  Yes - Which parish/es?

If yes, which of the following apply?

Live there now, lived there before. If so, for how long:

Less than 5 years  
 5 to 10 years  
 More than 10 years

Work there  
 Have family there for care/support  
 Other:

4. What is your current tenure? Are you:

Housing association tenant  
 Private tenant  
 Privately renting from Crown Estate, National Trust, Wyndham or Luttrell Estate

If so, which one:

Owner occupier  
 Living in someone else's home  
 In tied housing  
 Other:

Are you happy with this tenure?  Yes  No

Why?  


---

5. Are you only looking for social housing?  Yes  No

If not, what else would you consider?

Private rented  Shared ownership\*  Low cost home ownership\*  Self build

Other:

---

- \* Have you registered with South West Homes?  Yes  No
- \* Have you sought independent financial advice?  Yes  No
- \* Could you afford to proceed?  Yes  No  Don't know
- \* Would your family be able/willing to help financially?  Yes  No  Don't know
- \* Do you have the:
- Deposit  Income  Mortgage  Offer
- \* Are you actively looking for property to buy?  Yes  No

\* What area/s are you considering?

---

Other comments (if any):

6. Ideally, do you need work space at home?  Yes  No

If so, why?

---

How much work space do you need?

- Space for a desk and filing cabinet  A room i.e. office/workshop indoors  A room/building outside

Comments (if any):

---

### Homefinder Somerset

1. How often have you looked at Homefinder Somerset in the last 3 months?

- Every week  Several times\*  Once or twice\*  Never\*

\* Why not more frequently?

- Cannot get to local authority and housing offices regularly
- I forget to look
- Do not have access to Internet
- Would you like to be put on "autobid"

Other reason:

---

2. How many properties have you expressed an interest in, in the last 3 months?

- 0  1  2  3  More than 3

Was there any particular reason for expressing an interest in those properties?

---

3. What is important to you when deciding whether to express an interest? *Tick all that apply*

- Garden
- Landlord
- Location
- Rent levels (e.g. market, "affordable", social)
- Security of tenure

- Size of property  
 Type of property  
 Other:
- 

4. Have you ever refused an offer of a property?

- Yes     No

If so, why?

- Access problems  
 Can't take pet/s  
 Change of circumstances  
 Concerns over neighbours  
 Garden too big/too small/no garden  
 Lack of nearby amenities  
 Rent too expensive  
 Size of property/rooms  
 Type of property  
 Unsuitable location  
 Other:
- 

5. If you are a housing association tenant looking to transfer, have you also registered for a Mutual Exchange?

- Yes     No     Not applicable

If yes, is there anything that would make the process easier?

If not, why not?

---

6. If you are a couple or single person, your assessed need is for one bedroom. Have you expressed an interest in any one bedroom properties?  Yes     No     Not applicable

If not, why not?

---

Is there anything that would make one bedroom accommodation more acceptable to you, e.g. a house rather than a flat?  Yes     No     Not applicable

If yes, what would that be?

---

Would you be prepared to share accommodation, e.g. have a room in a shared house?  Yes     No

### Moving

Can you afford the costs of moving, e.g. van, flooring, curtains etc.?  Yes     No     Don't know

Comments (if any):

<p><b>OFFICER:</b></p>	<p><b>DATE:</b> Tuesday, 05 May 2015</p>
<p><b>SUMMARY OF CASE:</b></p> <p>Description of circumstances:</p> <p>What accommodation needed and where:</p> <p>How can that need be met?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> From existing stock</li> <li><input type="checkbox"/> Local connection new housing</li> <li><input type="checkbox"/> Low cost home ownership</li> <li><input type="checkbox"/> Private rented</li> <li><input type="checkbox"/> Self build or conversion</li> <li><input type="checkbox"/> Other:</li> </ul> <p>Degree of urgency:</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Urgent need</li> <li><input type="checkbox"/> Longer term need met through new development</li> <li><input type="checkbox"/> Future safeguarding</li> <li><input type="checkbox"/> Other:</li> </ul>	<p><b>ACTION NEEDED:</b></p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Update Homefinder, details:</li> <li><input type="checkbox"/> Help applicant use Homefinder, auto-bid etc.</li> <li><input type="checkbox"/> Specific immediate actions to be taken</li> <li><input type="checkbox"/> Try to actively match to accommodation</li> </ul> <p>Who to lead on this case:</p>



## Homefinder Somerset Common Lettings Policy February 2014

The criteria for being placed within each band is as follows:

### **Gold Band**

#### **Homeless/Threatened with Homelessness**

Applicants accepted as homeless by a local authority within the Homefinder Somerset area under Part VII of the Housing Act 1996, (as amended by the Homelessness Act 2002) including Rent (Agricultural) Act Cases.

#### **Lack of bedrooms / Overcrowding**

Applicants who lack 2 or more bedrooms, (Section 13 refers) or have been confirmed as overcrowded (defined as a category 1 hazard and/or Statutory overcrowded) by a Local Authority officer, UNLESS evidence exists that proves the overcrowding is deliberate. Where an applicant is sharing facilities please also see Silver band Lodger/Shared Accommodation.

#### **Under-occupation**

The applicant is a tenant of a Homefinder Somerset partner who resides within the Homefinder Somerset area and under-occupies their existing property and is looking to move to a smaller, more suitable property. Note: Where a tenant lives in specialist two-bedroom property this may not apply. Applicants will only be able to benefit from this banding once when applying to the register unless there is a subsequent change in their circumstances.

#### **Harassment**

The applicant is a victim of harassment or violence (including racial harassment) at their current property within the Homefinder Somerset area, providing evidence exists to substantiate the claim (e.g. from Police/Housing Officers). This band will last for three months and may be extended for a further three months if the harassment or violence is continuing and evidence is provided to confirm this. Applicants must express an interest on properties away from the area where the harassment or violence is or has been occurring.

#### **Medical/Welfare**

The applicant is awarded a 'high' medical priority

Note that where public monies have been committed or works begun to adapt the applicants property to meet the applicants housing needs the applicant may be moved to bronze band.

#### **Disrepair**

Based on the conditions identified, the local authority has deemed your home to have the presence of Category 1 hazards, Bands A - C (Housing Health & Safety Rating System) that CANNOT be resolved or reduced to a Category 2 hazard within 6 months. In all cases the landlord must be informed of the hazard for this banding to apply.

**Supported Housing**

The applicant resides within a short-term Supported Housing project (usually up to a maximum of two years) and is seeking to 'move-on' into independent accommodation. NB: The Project Manager of the scheme must confirm in writing that the applicant is ready for such a move and has acquired reasonable skills to sustain a tenancy. Until this time, the applicant will be placed within the Bronze Band. The application date will be the date they entered the Supported Housing, or the date a homeless application was made, where the earliest date will apply.

**Care Leavers**

Where a young person who has been looked after, fostered or accommodated and has had a duty of care accepted under the Children Act in the Homefinder Somerset area, and is ready for independent living, they should be awarded gold band to enable a planned move on to independent suitable accommodation providing a support plan is in place. The application date will be the date of the applicants 16th birthday.

**Combined Medical/Welfare**

The applicant has been awarded a 'medium' medical priority, combined with a 'medium' disrepair award from the Silver Band

**Cumulative need**

The applicant is awarded four or more silver band housing needs with the exception of those applicants that are found to be intentionally homeless by the relevant local authority.

**Decants**

Social Housing Tenants of a Homefinder Somerset landlord whose existing properties are subject to major works for rebuilding/renovation or re-designation and are within the Homefinder Somerset area and need to move to another location, will be placed into the gold band to enable them to move quickly. Applicants will be placed into gold band up to 12 months before the proposed start date of the scheme/works (this date has to be confirmed by the landlord) and will be given an effective date 1 year prior to their actual application date.

**Tenancy Succession**

Where the Local Authority receives written support from a Homefinder Somerset landlord that an applicant has been living in a social housing property within the Homefinder Somerset area but has no legal right to succession on that property, and the landlord confirms that they intend to pursue possession of the property, the applicant may be placed into gold band. The applicant will be subject to the financial assessment set out within the policy and will also be subject to automatic expressions of interest after a 9 month period. Please refer to section 26.8 for further details.

**Silver Band****Medical/Welfare**

Applicant awarded a 'medium' medical priority

**Disrepair**

Based on the conditions identified by the local authority, it has been shown that your home has Category 1 hazards, Bands A - C (Housing Health & Safety Rating System) that CAN be resolved or reduced to a Category 2 hazard within 6 months and/or has shown that your home has Category 2 hazards, Band D (Housing Health & Safety Rating System).or at least 4 Category 2 Hazards.

**Lodgers/Shared Facilities**

Applicants that have dependent children and are lodging with friends or family or in accommodation with shared living facilities. This will take precedence over any lack of bedroom requirements.

**Lack of bedrooms**

Applicants who lack one bedroom in their current home.

**Other Homeless**

Homeless/threatened with homelessness applicants not accepted by the Homefinder Somerset partners under Part VII of the Housing Act 1996 or who have nowhere to live

**Split Families**

Applicants who, not by choice are living in separate households due to the lack of suitable accommodation available, and cannot live together and wish to be re-housed and have not been accepted by the Homefinder Somerset Partners under Part VII of the Housing Act 1996 (as amended by the Homelessness Act 2002). This includes those who may not have been living as part of the household at the time of the application, but whom it would be reasonable to expect to live with the applicant, as part of his/her household. An application form should be completed by the household living in the worst property out of the households applying, to ensure the application is placed in the correct banding.

**Work/Support**

Applicants who are able to demonstrate the need to move nearer their place of work within, the Homefinder Somerset area because they have secured or has permanent employment (over 16 hours) in the area (evidence of the employment must be provided). Also applicants who are able to demonstrate the need to move nearer local facilities or relatives, in order to receive, or give, essential and critical medical or other support or care within the Homefinder Somerset area where significant harm would result if this was not provided.

**Children in flats**

Applicant who is pregnant or has a child/children under 10 years of age and lives in a first floor flat or above and has no access to a lift. Proof of pregnancy must be provided.

## **Bronze Band**

### **Adequately Housed**

Applicants who, at the time of their application, live in a property which is adequate for their needs in terms of size and facilities. This applies to applicants who live in social housing, are owner-occupiers or tenants of private landlords. Note an applicant that lives in a self contained bedsit/studio flat or apartment where no facilities are shared will be banded in bronze unless they have other housing needs.

### **Owner occupiers**

Applicants who are owner-occupiers (this includes shared equity properties), whose home is not suitable for their needs and who have sufficient equity within the property to obtain suitable alternative accommodation. The Local Authority will consider each application on an individual basis. (Note: high medical needs or disrepair problems may over-ride this rule and place the applicant in a higher band).

### **Medical/ welfare**

Applicants awarded a low medical/welfare assessment.

### **Disrepair**

No significant hazards identified justifying enforcement action by the local authority.

### **Move-on**

Applicants who are living in short term supported housing within the Homefinder Somerset area or are care leavers, prior to confirmation received by the Project Manager of the scheme or relevant care leavers protocol arrangements that the applicant is ready to move on, (at which point they will be placed into the Gold Band whilst maintaining their original application date).

### **Lodgers/Shared Facilities**

Applicants with no dependent children that are lodging with friends or family or in accommodation with shared living facilities. This will take precedence over any lack of bedroom requirements.

### **Adequate Financial Resources**

Applicants that are deemed to have adequate financial resources that can meet their own housing needs.

### **Accepted Offer That Doesn't Meet Needs**

The applicant has previously accepted an offer of accommodation that does not meet their housing needs and has reapplied to the register with no other change in circumstances.

### **Previous use of Under Occupation**

The applicant has previously made use of the under-occupation banding and has reapplied to the register with no other change in circumstances.

### **No Housing Need**

The applicant has no identifiable housing need.

**Deliberately Worsened Circumstances**

Households that have been assessed as having deliberately worsened their housing circumstances by moving into accommodation that is unsuitable for their needs and /or by taking no action to improve their circumstances which can be evidenced may be placed into bronze band.

**Emergency Priority Band**

An 'Emergency Priority Band' will only be issued to any applicant who requires an 'urgent' move to ensure the applicant's safety and welfare for whatever reason. Substantial evidence must exist before such a priority is awarded.



## MAKING BEST USE OF RURAL HOUSING STOCK IN WEST SOMERSET

### Findings at May/June 2014

PARISH	Existing Stock Total		RHE recommended provision (if available)	Total number of households on HF active and requesting parish	1 bed need			2 bed need			3 bed need	4 bed need	5 bed need
					20s-30s	40s-50s	60s & over	20s-30s	40s-50s	60s & over			
PORLOCK	119		14	31	2	7	12	1	2	1	4	1	1
Exmoor	0		5	7	1	3	0	0	0	0	3	0	0
Luccombe	4		1	1	0	0	0	0	1	0	0	0	0
Oare	0		0	0	0	0	0	0	0	0	0	0	0
Selworthy	27		4	3	0	0	2	0	0	1	0	0	0
CUTCOMBE	15		12	1	0	0	1	0	0	0	0	0	0
Exford	30		9	10	1	1	5	1	2	0	0	0	0
Timberscombe	65		4	4	2	1	0	1	0	0	0	0	0
Winsford	15		4	4	0	2	1	0	1	0	0	0	0
Withypool	12		3	2	1	0	1	0	0	0	0	0	0
Wootton Courtenay	0		0	0	0	0	0	0	0	0	0	0	0
DULVERTON	167		12	23	2	5	4	3	1	2	6	0	0
Brompton Regis	27		2	1	0	0	0	0	1	0	0	0	0
Brushford	34		-	3	0	1	0	1	0	0	1	0	0
Exton	6		0	1	0	1	0	0	0	0	0	0	0
Skilgate	3		-	0	0	0	0	0	0	0	0	0	0
Upton	1		-	0	0	0	0	0	0	0	0	0	0
STOGUMBER	54		-	10	1	0	5	0	2	1	0	1	0
Brompton Ralph	4		} 3	1	0	0	0	0	1	0	0	0	0
Clatworthy	5			0	0	0	0	0	0	0	0	0	0
Huish Champflower	2			0	0	0	0	0	0	0	0	0	0
Elworthy	0		-	0	0	0	0	0	0	0	0	0	0
Monksilver	4		-	1	0	0	1	0	0	0	0	0	0
OLD CLEEVE	106		3	12	3	1	4	0	0	0	3	1	0
Carhampton	117		20	24	2	5	5	3	2	2	3	1	1
Dunster	63		6	30	1	5	9	4	1	4	4	2	0
Luxborough	10		0	0	0	0	0	0	0	0	0	0	0
Nettlecombe	0		-	0	0	0	0	0	0	0	0	0	0
Treborough	0		0	0	0	0	0	0	0	0	0	0	0
Withycombe	17		0	4	0	0	2	1	0	0	0	1	0
KILVE	9		-	1	0	0	0	0	0	0	1	0	0
East Quantoxhead	0		-	0	0	0	0	0	0	0	0	0	0
Holford	16		0	1	1	0	0	0	0	0	0	0	0
Stogursey	78		-	6	0	1	2	1	0	0	1	1	0
Stringston	0		-	0	0	0	0	0	0	0	0	0	0
West Quantoxhead	0		0	2	0	0	1	0	1	0	0	0	0
CROWCOMBE	25		5	10	1	0	4	1	1	2	1	0	0
Bicknoller	6		-	2	0	0	0	1	0	0	1	0	0
Sampford Brett	0		0	0	0	0	0	0	0	0	0	0	0
Totals	1041			195	18	33	59	18	16	13	28	8	2



**Analysis of Home Finder figures provided by the Housing Enabling Lead of Taunton  
Deane Borough Council and West Somerset Council**

**Property size analysis**

<b>Year</b>	<b>Property size</b>	<b>Total number of properties re-let</b>	<b>Total number of bids</b>	<b>Average number of bids</b>	<b>Total number of bids WS</b>	<b>Average number of bids WS</b>
<b>April 2011 - March 2012</b>	1 Bedroom bungalow (1BB)	2	148	74	16	8
	1 Bedroom first floor flat (1BFFF)	0	0	0	0	0
	1 bedroom ground floor flat (1BGFF)	0	0	0	0	0
	1 Bedroom sheltered bungalow (1BSB)	3	N/A	N/A	N/A	N/A
	2 Bedroom bungalow (2BB)	11	N/A	N/A	N/A	N/A
	2 Bedroom ground floor flat (2BGFF)	0	0	0	0	0
	2 Bedroom house (2BH) (inc 8 new build)	13	N/A	N/A	N/A	N/A
	2 Bedroom sheltered bungalow (2BSB)	5	N/A	N/A	N/A	N/A
	3 Bedroom house (3BH) (inc 4 new build)	10	N/A	N/A	N/A	N/A
<b>April 2012 - March 2013</b>	1 Bedroom bungalow (1BB)	1	122	122	20	20
	1 Bedroom first floor flat (1BFFF)	2	148	74	9	5
	1 bedroom ground floor flat (1BGFF)	0	0	0	0	0
	1 Bedroom sheltered bungalow (1BSB)	4	68	17	18	5
	2 Bedroom bungalow (2BB)	6	267	45	70	12
	2 Bedroom ground floor flat (2BGFF)	1	113	113	19	19
	2 Bedroom house (2BH) (inc 4 new build)	11	792	72	285	26
	2 Bedroom sheltered bungalow (2BSB)	7	123	18	28	4
	3 Bedroom house (3BH) (inc 2 new build)	13	640	49	138	11
	4 Bedroom house (4BH) (1 new build)	1	74	74	14	14
<b>April 2013 - March 2014</b>	1 Bedroom bungalow (1BB)	1	102	102	10	10
	1 Bedroom first floor flat (1BFFF)	1	56	56	8	8
	1 bedroom ground floor flat (1BGFF)	2	115	58	21	11
	1 Bedroom sheltered bungalow (1BSB)	4	45	11	7	2
	2 Bedroom bungalow (2BB)	6	255	43	91	15
	2 Bedroom ground floor flat (2BGFF)	0	0	0	0	0
	2 Bedroom house (2BH) (inc 1 new build)	9	572	64	130	14
	2 Bedroom sheltered bungalow (2BSB)	8	89	11	26	3
	3 Bedroom house (3BH) (inc 3 new build)	9	347	39	76	8
	4 Bedroom house (4BH) (1 new build)	1	68	68	14	14

## Place analysis

Year	Place	Total number of properties	Total number of bids	Average bid per property	Number of WS bids	Average bid per property WS
April 2011 - March 2012	Brompton Regis	1	N/A	N/A	N/A	N/A
	Cutcombe	0	N/A	N/A	N/A	N/A
	Dulverton(inc 12 new build)	22	N/A	N/A	N/A	N/A
	Dunster	1	N/A	N/A	N/A	N/A
	Exford	3	N/A	N/A	N/A	N/A
	Luccombe	0	N/A	N/A	N/A	N/A
	Luxborough	1	N/A	N/A	N/A	N/A
	Monksilver	0	N/A	N/A	N/A	N/A
	Porlock	6	N/A	N/A	N/A	N/A
	Roadwater	1	N/A	N/A	N/A	N/A
	Selworthy	3	N/A	N/A	N/A	N/A
	Timberscombe	4	N/A	N/A	N/A	N/A
	Winsford	2	N/A	N/A	N/A	N/A
Withypool	0	N/A	N/A	N/A	N/A	
April 2012 - March 2013	Brompton Regis	3	177	59	21	7
	Cutcombe	3	197	66	39	13
	Dulverton	12	388	32	74	6
	Dunster	1	46	46	18	18
	Exford	8	424	53	82	10
	Luccombe	2	132	66	42	21
	Luxborough	0	0	0	0	0
	Monksilver	0	0	0	0	0
	Porlock (inc 7 new build)	14	856	61	306	22
	Roadwater	1	49	49	18	18
	Selworthy	0	0	0	0	0
	Timberscombe	2	32	16	3	2
	Winsford	0	0	0	0	0
Withypool	2	53	27	7	4	
April 2013 - March 2014	Brompton Regis	1	17	17	1	1
	Cutcombe	1	45	45	10	10
	Dulverton	18	521	29	82	5
	Dunster	2	128	64	67	34
	Exford	1	40	40	4	4
	Luccombe	0	0	0	0	0
	Luxborough	1	41	41	9	9
	Monksilver	1	49	49	12	12
	Porlock (inc 5 new build)	11	669	61	168	15
	Roadwater	0	0	0	0	0
	Selworthy	0	0	0	0	0
	Timberscombe	5	108	22	25	5
	Winsford	0	0	0	0	0
Withypool	1	31	31	5	5	

## Band analysis

Year	Place	Bronze	Silver	Gold
April 2011 - March 2012	Brompton Regis	0	1	0
	Cutcombe	0	0	0
	Dulverton (inc 12 new build)	4	4	2
	Dunster	0	1	0
	Exford	1	1	1
	Lucombe	0	0	0
	Luxborough	0	1	0
	Monksilver	0	0	0
	Porlock	0	4	2
	Roadwater	0	1	0
	Selworthy	0	2	1
	Timberscombe	1	1	2
	Winsford	0	2	0
	Withypool	0	0	0
April 2012 - March 2013	Brompton Regis	0	3	0
	Cutcombe	1	2	0
	Dulverton	3	6	3
	Dunster	0	0	1
	Exford	4	4	0
	Lucombe	0	2	0
	Luxborough	0	0	0
	Monksilver	0	0	0
	Porlock (inc 7 new build)	1	1	3
	Roadwater	0	1	0
	Selworthy		0	0
	Timberscombe	0	2	0
	Winsford	0	0	0
Withypool	0	1	1	
April 2013 - March 2014	Brompton Regis	0	1	0
	Cutcombe	1	0	0
	Dulverton	8	5	5
	Dunster	1	1	0
	Exford	0	0	1
	Lucombe	0	0	0
	Luxborough	0	1	0
	Monksilver	0	1	0
	Porlock (inc 5 new build)	0	3	3
	Roadwater	0	0	0
	Selworthy	0	0	0
	Timberscombe	1	1	3
	Winsford	0	0	0
Withypool	1	0	0	



### Stock type and size and location – Magna West Somerset HA

PLACE	Type		Size as % of stock			
	GENERAL	SHELTERED	1 bed	2 bed	3 bed	4+ bed
Porlock	35	33	18%	46%	38%	0%
Luccombe	1	0	0%	0%	100%	0%
Cutcombe/ Wheddon Cross	18	0	33%	44%	17%	6%
Exford	17	0	0%	50%	50%	0%
Timberscombe	9	30	28%	46%	26%	0%
Winsford	5	0	0%	40%	60%	0%
Withypool	3	0	0%	33%	67%	0%
Dulverton	106	40	11%	61%	28%	0%
Brompton Regis	19	0	0%	47%	57%	0%
Brushford	10	17	12%	58%	14%	0%
Skilgate	3	0	0%	0%	100%	0%
Brompton Ralph	4	0	0%	0%	100%	0%
Clatworthy	5	0	0%	60%	40%	0%
Huish Champflower	2	0	0%	50%	0%	50%
Dunster	36	20	38%	25%	37%	0%
Luxborough	8	0	0%	0%	100%	0%
Roadwater	24	0	0%	73%	27%	0%
Withycombe	11	0	0%	55%	45%	0%
Carhampton	4	0	0%			

### Stock type and size and location - Knightstone HA

PLACE	Type		Size as % of stock			
	GENERAL	SHELTERED	1 bed	2 bed	3 bed	4 bed
Exford	8	0	0%	75%	25%	0%
Brompton Regis	5	0	0%	60%	40%	0%
Luxborough	5	0	0%		100%	0%
Carhampton	4	0	0%	100%		0%

## Stock type and size and location – Falcon Rural HA

PLACE	Type		Size as % of stock			
	GENERAL	SHELTERED	1 bed	2 bed	3 bed	4+ bed
Porlock	14	0	0%	86%	14%	0%
Luccombe	3	0	0%	0%	100%	0%
Cutcombe/ Wheddon Cross	8	0	0%	25%	50%	25%
Exford	10	0	0%	70%	30%	0%
Timberscombe	25	0	32%	32%	36%	0%
Winsford	6	0	0%	50%	50%	0%
Withypool	7	0	0%	43%	57%	0%
Dulverton	1	0	0%	0%	0%	100%
Brushford	1	0	0%	0%	100%	0%
Dunster	1	0	0%	0%	0%	100%
Withycombe	4	0	0%	100%	0%	0%