



Housing Needs Survey for the Parishes of Cutcombe, Exford, Exton, Luccombe, Luxborough, Timberscombe, Winsford and Wootton Courtenay

Conducted by

The Community Council for Somerset

31 May 2018

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Background and Aims

The Parishes of Cutcombe, Exford, Exton, Luccombe, Luxborough, Timberscombe, Winsford and Wootton Courtenay decided to carry out a joint housing need survey to collect robust data on the level of local housing need because of their perception that the lack of affordable housing may be forcing local people to move away from these villages. **This situation is exacerbated by** high house prices that are out of reach of many households on average incomes, making it especially difficult for young people to afford their own homes. In the National Park, the average house price is £295,000 and the median monthly rent for West Somerset is £610.

Within the Exmoor National Park new housing can only be delivered if there is an identified need for homes for people living and working there because they are unable to afford to buy or rent their own home on the open market. It is also important to know if there are other types of housing needed, such as people who need smaller more manageable homes that are easier to adapt to meet changing needs.

The eight Parish Councils commissioned the Community Council for Somerset (CCS) to conduct a survey with support from a grant from the Big Lottery. CCS is a completely independent Somerset based charity with many years of experience in conducting Housing Needs Surveys. The housing needs survey was supported by West Somerset Council as the local housing authority and Exmoor National Park Authority as the local planning authority and the Exmoor Rural Housing Network. The purpose of this survey is to get a clear idea of the views and needs of those currently living in the parishes and those who may not live here at the moment but have a local connection and would like to, if they could. This survey particularly sought to:

- Investigate the short to medium term need over the next 5 years for affordable housing options and housing for older people in Cutcombe, Exford, Exton, Luccombe, Luxborough, Timberscombe, Winsford and Wootton Courtenay parishes, and for those wishing to return.
- Establish the type of tenure, house size, location and timescale of need.
- Explore the level of support for housing development for local people if a need is identified in a parish, and any suitable sites for development.
- Explore the level of interest in establishment of local Community Land Trusts.

Methodology

1,294 paper surveys were distributed to **every household** on the electoral role in the parish with reply paid envelopes for direct return to CCS. The survey was also available to complete online (see Appendix 1).

The survey was widely promoted through all the available communications channels within the parishes. Drop in events in three separate locations, and at varying times of day and the evening were also advertised for those needing help to complete the form.

In total **302 valid responses were received giving a 23% response rate (based on household data)**.

An additional survey for 58 **local businesses** was circulated via email for completion online during the same period (see Appendix 1). However, this failed to secure respondents although 1 business respondent wrote a separate email which is included in the main report findings.

Research was conducted between 21 February – 23 March 2018.

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

Presentation and Interpretation of Data

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

Summary

Headline findings

- **10 respondents indicated an affordable/social rent housing need in the 8 parishes over the next 5 years by fully completing that part of the survey, and by providing their permission for their details to be discussed in confidence with the local District Council and other housing providers. They are likely to qualify for 6 x 1 bed, 2 x 2 bed, 2 x 3 bed homes.**
- **2 other respondents could afford a shared ownership property and expressed interest in this form of housing tenure within the 8 parishes. They both appear to meet the local connection criteria.**
- **1 additional respondent who also had an affordable/social rent housing need, wished to live elsewhere in the National Park.**
- **A further 18 respondents indicate needs for other tenure over the next 5 years, such as rent to buy, self/custom build, discounted market homes. Open market housing is sought by the majority – 10 respondents - with 5 of them considering moving outside the parishes.**
- **41 older people plan to move in the next 5 years (some are included in the figures above, others did not complete Part 3 of the survey).**
- **3 in 4 respondents across the whole survey overall live in households with people aged 55 or over.**

Survey response

- 302 households participated in the survey. **This is a response rate of 23%.** In CCS's experience the response rate is a robust response from a larger community, particularly on a single issue consultation.

PART 1: ALL HOUSEHOLDS

- The large majority of respondents taking part in the survey **own their own home** (78% - 234 respondents). More than 1 in 10 rent from a private landlord (11%), while a smaller number live in social rented housing either provided by a housing association or the local authority (8%). A very small number of respondents live with relatives or in tied accommodation.
- For the outstanding majority answering the question, their property within the 8 Exmoor parishes is their **main home**. Just 4 respondents have a second home in the parishes.
- Nearly all respondents have **local connection with the 8 parishes** i.e. where they live or work or have family connections. Just 1% of respondents live outside of the 8 parishes. Around 1 in 10 respondents listed more than 1 parish connection. The largest proportion have connection with Timberscombe (21%), closely followed by Cutcombe and Wootton Courtenay (19% in each case) and Exford (18%). Winsford (12%), Exton (10%), Luxborough (9%) and Luccombe (6%) have fewer respondents, however, these parishes have the smallest number of households overall across the 8 parishes when looking at the 2011 Census statistics.
- Nearly 8 in 10 respondents **live in 3 bedroom or larger properties** (77%), the largest group overall lives in 3 bedroom homes (42%). Just 23% live in smaller properties, with most of these living in 2 bedroom homes (21%).
- 55 of the 58 **respondents who rent** provided detail of the level of rent they pay. A small majority pay under £500 per month (53%), while more than 1 in 4 pay between £501-£600 rent monthly. Further analysis shows that the parishes where most respondents are paying the lowest rents (£500 or less) are Timberscombe (48%) and Exford (26%) and to a lesser extent Cutcombe (19%).

Community Land Trusts (CLT's)

- A small number of respondents have shown interest in **becoming a member of a local Community Land Trust** (6% - 17 respondents). They are located across 7 of the 8 parishes and all provided contact their details (Appendix 5). A further 4 respondents indicated that they may welcome more detail about CLT's. Overall 88% of respondents answered the question.

ALL HOUSEHOLDS – Affordable Housing Questions

- Around 1 in 10 respondents answering the question **know other people who want to live in their parish** (11%).
- For those with a view, there is a **very strong level of support for the provision of local affordable housing** development to **meet the needs of local people** in respondents' parishes (4 in 5 respondents, 80%). 88% of respondents overall answered the question.
- 1 in 3 respondents shared their suggestions and views for **suitable sites for affordable housing and housing generally** in their parish. Comments covered all the 8 parishes. A small number of landowners mentioned sites as well:
 - **Timberscombe** - very few suggested sites: Meadow View, paddocks in village and empty/unused properties. There appears to be higher resistance to development and issues include lack of public transport, holiday homes and affordable housing not for local people.
 - **Exford** - the majority suggested sites: the most popular is to extend Westcott Mead site, land is available from landowner. Others include Chibbet Cottage (landowner would consider redevelopment for affordable home), White Post, field behind Coombe Lane and Downscombe Farm. Issues/suggestions are sites hard to find, more support for self build needed.
 - **Wootton Courtenay** - only a few suggested sites: field near Cowbridge, the Vineyard, unused building on BP *[sic]* road and flat land that doesn't flood. Issues/suggestions include second homes/vacancy levels, no suitable housing for young people and a self-build planning refusal.
 - **Cutcombe** – only a few suggested sites: Meadow Close estate, Meadow View (Exmoor Farmers-owned sites for development for local people), a brownfield site at Dunkery View, 'Alfan' and around Village Hall. Issues/suggestions include existing affordable housing has been hard to fill, second homes, increase levels of council tax on second homes, more support for self build.
 - **Winsford** – the majority suggested sites: Ash Lane and extension of Darby's Knapp, the area agreed by PCC, Royal Oake pub, bottom of Halse Lane, empty/derelict properties and a landowner with development site (unspecified location). Issues/suggestions include affordability for local families, development of village centre and stricter regulation for second homes.
 - **Exton** – just 1 site suggestion: between Bridgetown Village Hall and Allotment Cottages. Issues/suggestions inadequate infrastructure.
 - **Luxborough** - only a few suggested sites: field near Knightstone development and use empty/derelict farm buildings. Issues/suggestions no open market homes, more affordable land prices, sufficient affordable housing outside the National Park.
 - **Luccombe** – only a few suggested sites: Clebe land *[sic – may be referring to Glebe Cottage land]*, Church land, Stoney Street, field by East Luccombe Farm next to Culver Cottage. Issues/suggestions too many small scale developments across the parishes with no investment in service or amenity improvements.
- For those answering the question, just under 1 in 10 respondents indicate that they will **need to move to a new home within the 8 parishes in the next 5 years** (8% - 23 respondents). 94% of all respondents answered the question. However, the numbers who plan to move in the next 5 years are **significantly higher when respondents answered the 'Older People's needs part of the survey** (14% overall - 41 respondents).

PART 2: HOUSING NEEDS OF OLDER PEOPLE

All percentages quoted in this section relate to the 228 respondents who answered the Part 2 questions.

- **3 in 4 respondents live in households with people aged 55 or over (75% of all survey respondents).**

- 66-75 years olds are narrowly the largest overall age group when looking at **all** household members (39%). They are closely aligned with younger respondents aged between 55-65 years (37%). Around 1 in 5 are between 76-85 years, while there are few elderly people over the age of 86. Further analysis shows most live in a two person household (60%), although a sizeable number live alone (37%).
- 7 in 10 older respondents have no current plans to move. Nearly 1 in 5 expect to move in the next 5 years (18% - 41 respondents), and around 1 in 10 have considered moving but not in the next 5 years.
- The large majority feel their **current home** can be adapted to meet their changing needs in the future. For the 51 respondents who **do not feel their home will be adaptable**, only 5 will be seeking a home specifically designed for older people. None in this group are looking to move to a residential or nursing home.
- Nearly 2 in 5 respondents had a view on the types of accommodation they would need. Overall 3 in 4 are **not considering homes which are specially designed for older people** – the proportion is even higher for those who are considering **moving in the next 5 years** at over 4 in 5 respondents. A small proportion (5) would consider homes specially designed for older people (19%). Those who are considering a residential/nursing home have stated no current plans to move. Further analysis shows they are all aged 86+years.
- Around half the respondents answered the question about **future location**. The majority plan to move out of the 8 parishes (67%), with around 1 in 4 considering West Somerset and a slightly smaller proportion elsewhere in the National Park. For those moving **in the next 5 years, 7 in 10 plan to move out of the 8 parishes (71%)**. Exford, Wootton Courtenay and Timberscombe are the most popular locations for those who want to remain in the area.
- Most respondents who are considering moving in the next 5 years, want to **move to a smaller, more manageable home** (46%) or would like to be closer to shops and amenities (44%). Nearly 2 in 5 respondents also need a home with cheaper running costs, while around 1 in 3 would like to be closer to family or carers to have more support.

PART 3: MOVING IN THE NEXT 5 YEARS

All percentages quoted in this section relate to the 31 respondents who answered the Part 3 questions.

- 1 in 10 respondents completed Part 3 of the survey indicating that in the next 5 years they need to move to a new home (10% - 31 respondents). 30 of them currently have connections to Cutcombe, Timberscombe, Exford, Winsford, Exton, Luxborough, Luccombe or Wootton Courtenay. However, 6 of them indicate that they will consider moving outside of the 8 parishes (5 of these respondents would be looking for open market housing).

Around half the older people respondents who need to move in the next 5 years, did not complete Part 3.

- The largest proportion are **interested in open market housing** (45%). Around 2 in 5 respondents would like to be considered for affordable/social rent (39%), while just over 1 in 4 respondents would like access to rent to buy (26%). A slightly smaller proportion would consider custom build (23%). Fewer are looking for discounted market homes (16%) or shared ownership/equity homes (13%). This small number may be attributable to the lack of these types of homes within the 8 parishes or the wider National Park area.
- The large majority of respondents **plan to move** in 3-5 years (72%). Most respondents would like their next property to be **2 or 3 bedrooms**, however, for some respondents who require affordable/social rent, a 1 bedroom home may be considered more suitable to their needs.
- Nearly 2 in 5 respondents **would like to move** to Cutcombe in the future (38%). Around 3 in 10 would like to move elsewhere in the National Park (31%). While Wootton Courtenay, Timberscombe and Exford are all popular locations (similar to previous findings in the Older People's section). The primary location choices for affordable/social rent respondents are show below under the 'Homefinder Somerset status' bullet point.
- Most respondents have multiple reasons for needing to move, however most **need to move for health/mobility reasons** or to **downsize to a home with fewer bedrooms** (26% in each case). Around 1 in 5 are struggling to afford their current home. Smaller numbers have concerns about their tenancy arrangements or would like a larger home. 1 in 10 need to move for work or because their home is in poor condition.

- Those indicating a budget for purchasing a home (68% - 21 respondents), the majority would look to spend above £250,000 (57%). 4 'affordable/social rent' respondents would consider other tenures such as rent to buy, shared ownership etc. All 4 of these respondents are in the two lowest price brackets (less than £200,000).
- Around 2 in 3 respondents **do not have enough income and savings to afford a suitable open market property where they live** (65%).
- Of those answering the question, the **large majority have a local connection** to the parish in which they live (85% - where a parish is stated).
- **Homefinder registration status** – (see bullet point under affordable/social respondents below). For the respondents who answered the question, the main **reason for non-registration on Homefinder** is they did not consider it was relevant to them.

Summary of local people in housing need

Respondent	Size of household	Tenure	Where want to live	Size of home required (tbc)
1	5 people	Rent	Cutcombe	3 bed
2	1 person	Rent	Cutcombe, Exford, Winsford	1 bed
4	2 people	Rent	Cutcombe, Exford, Winsford, Wootton Courtenay	1 bed
5	4 people	Rent	Cutcombe	2 bed
6	1 person	Rent	Timberscombe	1 bed
7	2 people	Rent	Timberscombe	1 bed
8	5 people	Rent	Cutcombe, Exford, Luccombe	3 bed
9	4 people	Rent	Timberscombe	2 bed
10	2 people	Rent	Any of the parishes	1 bed
12	2 people	Rent	Exford or any of the group of parishes	1 bed
13	1 person	Shared ownership	Cutcombe	n/a
15	2 people	Shared ownership	Cutcombe, Luccombe or any of the group of parishes	n/a

Affordable/social rent respondents

- 10 respondents indicated an affordable/social rent housing need in the 8 parishes over the next 5 years by fully completing that part of the survey, and by providing their permission for their details to be discussed in confidence with the local District Council and other housing providers. All appear to meet the local connection requirements. They are likely to qualify for 6 x 1 bed, 2 x 2 bed, 2 x 3 bed homes.
- 1 respondent who also had an affordable/social rent housing need, wished to **live elsewhere in the National Park**. 1 further respondent lives outside the 8 parishes area and would not meet local connection criteria.
- For those specifying a timescale, 5 of them want to move in 3-5 years, 3 would like to move in 1-3 years, and 1 respondent needs to move within 12 months.
- 5 respondents currently rent their homes from private landlords. 4 rent from the Local Authority or another social rented sector landlord, while 1 respondent lives with relatives.
- **Homefinder Somerset status** – 2 respondents indicate that they are currently registered on Homefinder Somerset – the County's choice based lettings system. However, on checking the Homefinder Somerset data, just 1 respondent is listed (and their first choice location is shown as Minehead, when they have indicated Cutcombe in their survey response). **All the other respondents are not registered on Homefinder Somerset**. If the current Homefinder Somerset register applicants are combined with those in this survey, the total **could be 20 applicants overall** seeking affordable housing in the 8 parishes. However, that figure is subject to confirmation from the LA Housing Officers/Homefinder Somerset team once full assessment of respondents is made, and if respondents to this survey make applications to join the Homefinder Somerset register. The breakdown by parish is:

Parish of first choice	8 parishes survey	Homefinder Somerset EXISTING APPLICANTS			HOMEFINDER SOMERSET PROPERTIES LET IN THE LAST YEAR (June 17-May 18)
		Bronze	Silver	Gold	
Exford	2	5	1	-	5
Cutcombe	4	1	-	-	-
Timberscombe	2	1	1	-	9
Luccombe	1	-	-	-	-
Luxborough	-	-	1	-	-
Wootton Courtenay	-	1	-	-	-
Exton and Winsford	-	-	-	-	-

There appear to be only a small number of new vacancies created in the current housing stock, and only in Timberscombe and Exford in the last year.

- For those looking for affordable/social rented property 8 had **not registered on Homefinder Somerset** because:

Reason	No. of respondents
Not yet relevant to their needs/not moving yet	2
Did not think it was relevant to me	2
Waiting list too long	2
Lack of affordable housing in their village	1
Pets not allowed in flats	1

- It would appear from the information provided on income, savings and assets **all 10 affordable/social rent respondents would not be able afford to buy a property on the open market in the 8 parishes.**
- 6 further respondents completed some or all of the affordable part 3 of the survey. All of them currently rent their homes from the Local Authority or from another social rented sector landlord. 3 of them wish to move out of the parishes to elsewhere in the National Park or within West Somerset. **1 respondent wishes to return to one of the parishes, has strong local connection but has had planning refused for a self build property.** Summary details have also been included in a separate table for West Somerset Council to demonstrate the level to which they might have been considered for affordable housing, based on information provided

Other affordable tenure

- 2 other respondents could afford a shared ownership property and expressed interest in this form of housing tenure within the 8 parishes. They both appear to meet the local connection criteria.

Observations which will require verification from West Somerset Council Housing Officers

Based on the information provided, there did not appear to be any respondents that are in high priority housing need (Gold band). There is 1 respondent that may qualify for intermediate level need (Silver band) on the basis of their medical needs. The 1 respondent who is already signed up to Homefinder Somerset falls into the Bronze band category (no immediate need/adequately housed). The 10 respondents are likely to qualify for 6 x 1 bed, 2 x 2 bed, 2 x 3 bed homes.

Across all 8 parishes, there are currently 10 properties advertised on the Homefinder Somerset website. **These are mutual exchange only properties** (open to existing 'affordable' tenants to exchange with other existing tenants). There appear to be only a small number of vacancies created in the current housing stock in the Parishes.

The Housing Enabling Lead for West Somerset Council and Taunton Deane Borough Council has initially commented on the draft report:

'When compared to those applicants registered on Homefinder (albeit as of today), there are 21 households who currently live in one of the 8 Parishes who are registered on Homefinder and 10 households registered for whom one of the 8 is their Parish of First Choice. This would indicate that there are households in housing need who did not complete the survey.' [email 7.6.18]

Additional comments: All comments and views expressed by respondents can be found in Appendix 2.

BUSINESS SURVEY REPENDENT EMAIL

There were no respondents to the Business Survey conducted online, however, one of the larger employers located in the National Park responded with comments and views. A summary of those views is expressed below and the full email can be found in Appendix 2.

'...I employ a large number of people in my company which gives me a good understanding of the difficulties we encounter regarding housing need and more importantly the planning issues that affect not only our business but many others in relation to accommodating people both for affordable (whatever that means) and housing for senior managers (at present I have had to put our chief financial manager into B&B accommodation for the last 8 years because he is not allowed to rent holiday accommodation costing the business fees that we would not find outside of the National Parks.

Many of our young people are being forced out of the park as you may know due to the lack of housing and jobs. Also there is clearly a new restriction on converting existing barns where the 93 square metre rule is dominating the decisions of many when they want to apply for conversions. This not only drives business out of the park but also forces people to make the decision of whether to covert/maintain the existing heritage barns or leave them to fall down. In cases where these barns have fallen down we then find them being called 'monuments'!!

A truly crazy situation as without business and the need for employment who will fill your community housing. This is truly a chicken and egg situation but with serious implications for the infrastructure of the park as a whole.

In my view it is clear the housing survey you are conducting is a small part of the problem facing people living in the park.'

Desk Research

Across all 8 parishes, there are currently 10 properties advertised on the Homefinder Somerset website¹ (Table 1a). **These are mutual exchange only properties** (open to existing 'affordable' tenants to exchange with other existing tenants). They are:

Table 1a – Current Homefinder Somerset vacancies (25/5/18)

Parish	Size	Type	Landlord
Exton	2 bed	Bungalow	Magna Housing
Exford	2 bed	Bungalow	West Somerset Council
Exford	3 bed	House	Magna Housing
Exford	2 bed	Bungalow	West Somerset Council
Cutcombe	2 bed	Bungalow	Falcon
Timberscombe	4 bed	House	Magna Housing
Timberscombe	1 bed	Flat	Falcon
Timberscombe	2 bed	House	Falcon
Timberscombe	3 bed	House	Falcon
Timberscombe	1 bed	Bungalow	Magna Housing

In the year from June 2017, 14 social rented properties were let in Timberscombe and Exford parishes (Table 1b). There are no other new property lettings recorded for Cutcombe, Exton, Luccombe, Luxborough, Wootton Courtenay or Winsford.

There appear to be only a small number of vacancies created in the current housing stock in the Parishes.

Table 1b – Homefinder Somerset properties let in the last year (June 17 – May 18)

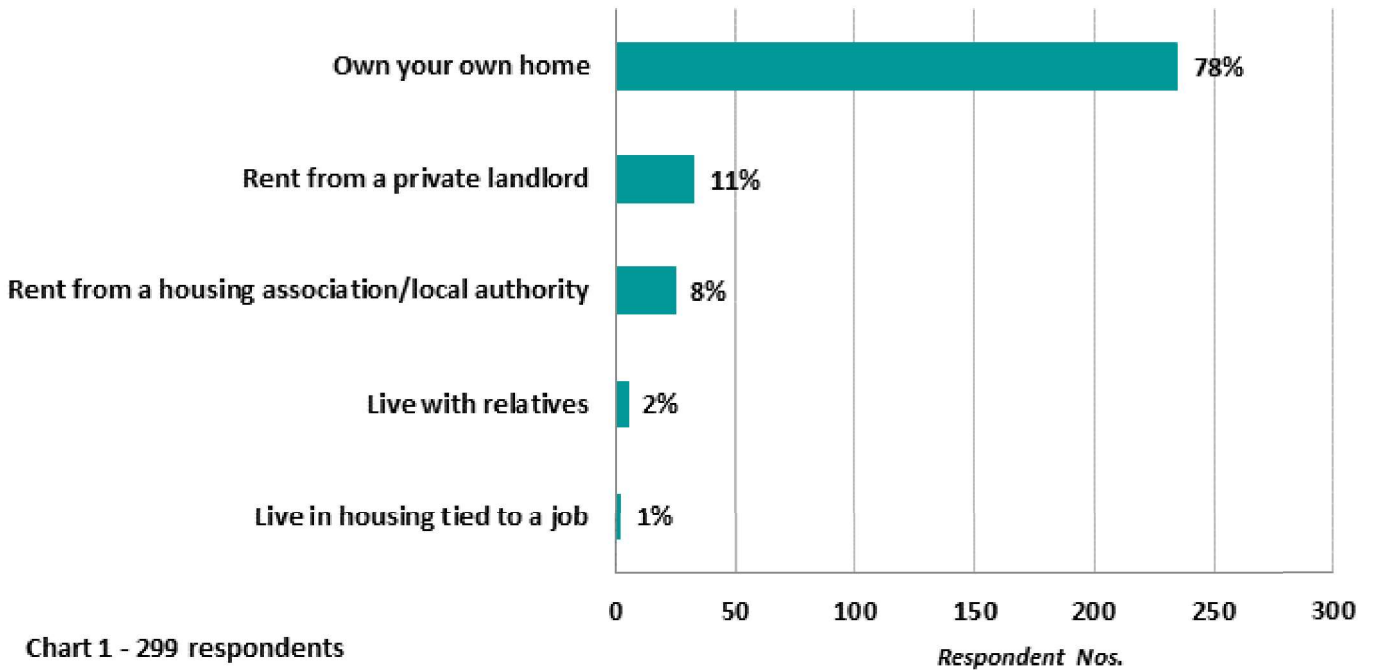
Parish	Size	Type	Number Let
Exford	2 bed	House	2
Exford	2 bed	Bungalow	1
Exford	2 bed	Flat	1
Exford	3 bed	House	1
Timberscombe	1 bed	Bungalow	2
Timberscombe	1 bed	Flat	1
Timberscombe	2 bed	Bungalow	4
Timberscombe	2 bed	House	2

¹ Source: Homefinder Somerset Website, <https://www.homefindersomerset.co.uk/> [accessed 30.5.18: current properties] and [accessed 7.6.18: properties let in the last year]

Findings

PART 1: ALL HOUSEHOLDS

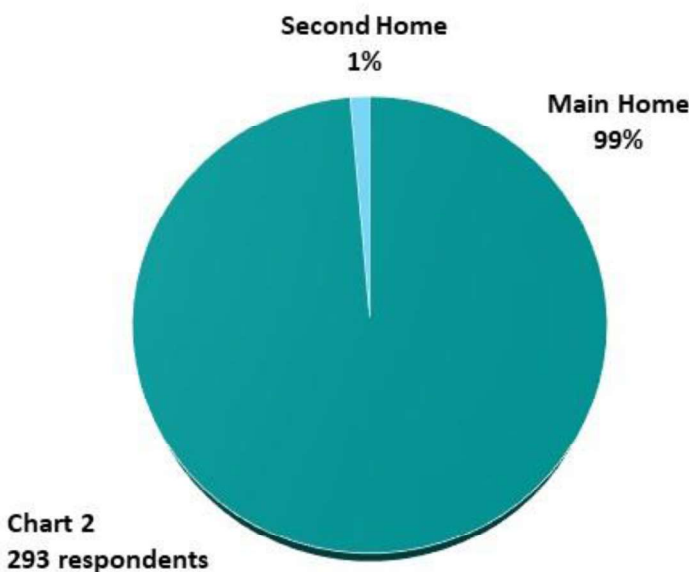
Question 1 – Tenure



99% of respondents answered the question, and the large majority of more than 4 in 5 respondents own their own home (78% - 234 respondents) – Chart 1.

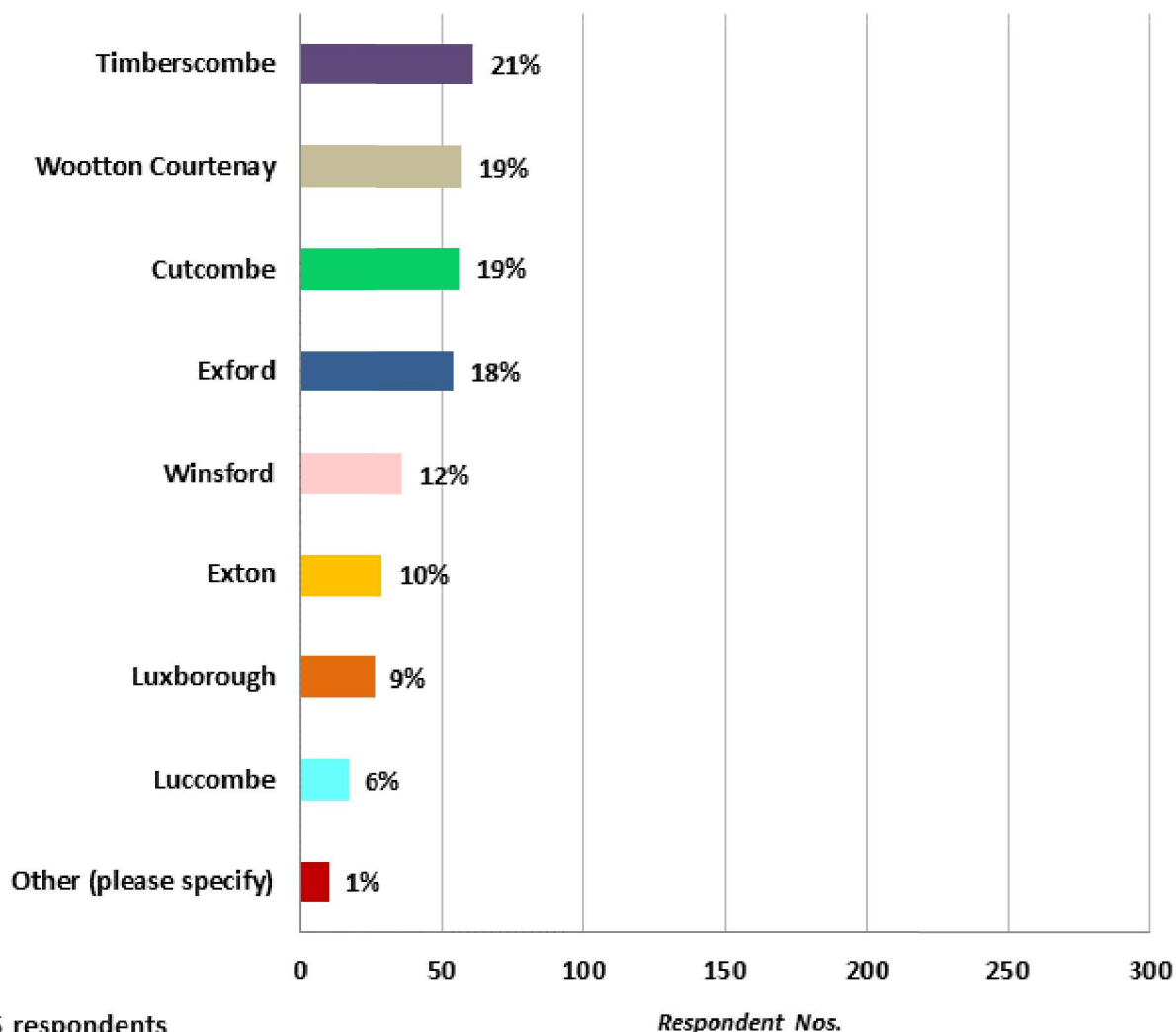
More than 1 in 10 respondents rent for a private landlord (11%), with a small proportion of them specifying renting from the National Trust. A smaller number live in social rented housing either provided by a housing association or through the local authority (8%). 5 respondents currently live with relatives (2%), and 2 respondents live in tied accommodation (1%).

Question 2 – Second home ownership



97% of respondents answered the question, and for the outstanding majority, their property within the 8 Exmoor parishes is their main home (99% - 289 respondents). Just 4 respondents have a second home in the parishes (1%) – Chart 2.

Question 3 – Local Connection



Respondents were asked to indicate which parish they have local connection with i.e. where they live or work or have family connections. 98% of respondents answered the question. 262 of them identified with a single parish listed (89%), while 33 respondents identified with more than 1 parish (11%). It was not possible to identify the residential location for all these 33 respondents, since only respondents needing affordable housing were required to provide an address. Their answers have therefore been included in Chart 3 above.

There is response across all the 8 parishes. The largest proportion identify with Timberscombe (21% - 61 respondents), closely followed by Cutcombe and Wootton Courtenay (19% in each case) and Exford (18%) – Chart 3. Although there are fewer respondents from Winsford, when compared to the ONS 2011 Census statistics for household numbers for all the parishes, the response is roughly in line with the overall proportion of households (12% in this survey vs 13% ONS). Only a small number being outside the parishes area (1% - 10 respondents).

Although Exton, Luxborough and Luccombe have fewer respondents, these parishes have the smallest number of households overall across the 8 parishes when looking at the 2011 Census statistics.

A small number of respondents identify with other parishes (9 respondents) either elsewhere in the National Park or in the West Somerset areas in close proximity to the 8 parishes. However, with the exception of 1 respondent, they all also have connection to the 8 parishes.

Question 4 – Property size

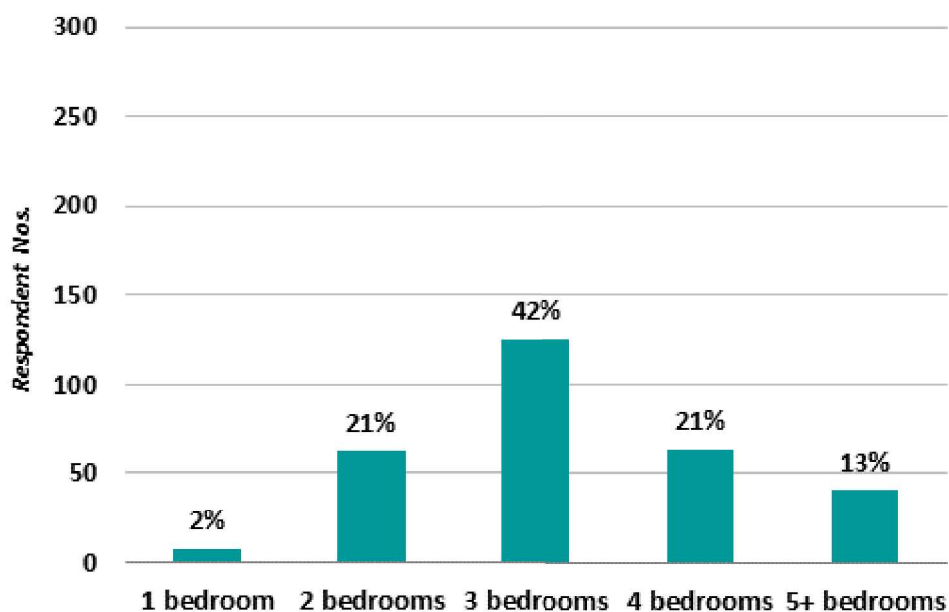


Chart 4 - 297 respondents

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

98% of respondents answered the question, and nearly 8 in 10 of them live in 3+ bed properties (77%), the largest group lives in 3 bed homes (42% - 125 households) - Chart 4.

Question 5 – Rent levels

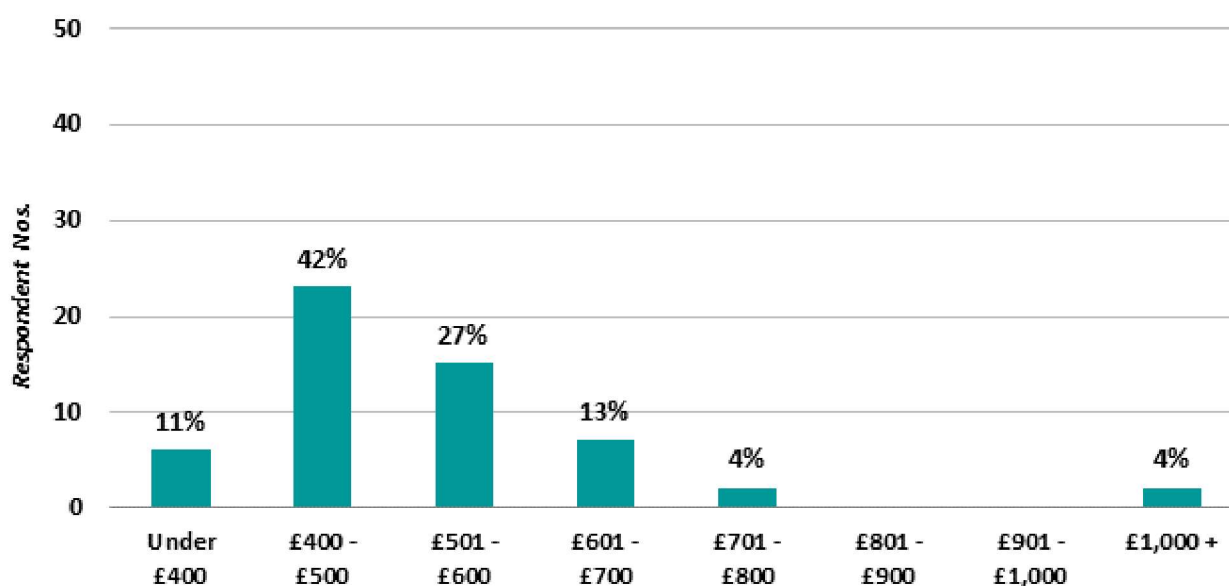


Chart 5 - 55 respondents

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

55 of the 58 respondents who rent their home provided details about the level of their rent (95% of this group). The small majority pay under £500 per month (53% - 29 respondents), with the largest proportion overall paying £400-£500 (42% - 23 respondents) – Chart 5. More than 1 in 4 pay between £501-£600 rent per month (27%).

Further analysis shows that the parishes where most respondents are paying the lowest rents (£500 or less) are Timberscombe (48%) and Exford (26%) and to a lesser extent Cutcombe (19%).

COMMUNITY LAND TRUSTS

Question 6 – Level of interest in membership of Community Land Trust



Chart 6 - 267 respondents

A small number of respondents have shown interest in becoming a member of a local Community Land Trust (6% - 17 respondents) – Chart 6. They are located across 7 of the 8 parishes and all provided contact their details – see Appendix 5.

In addition, a further 4 respondents indicate that they may welcome more detail about CLT's.

Overall 88% of respondents answered the question.

ALL HOUSEHOLDS – AFFORDABLE HOUSING QUESTIONS

Question 7 – Knowledge of others who also want to live in respondent's parish

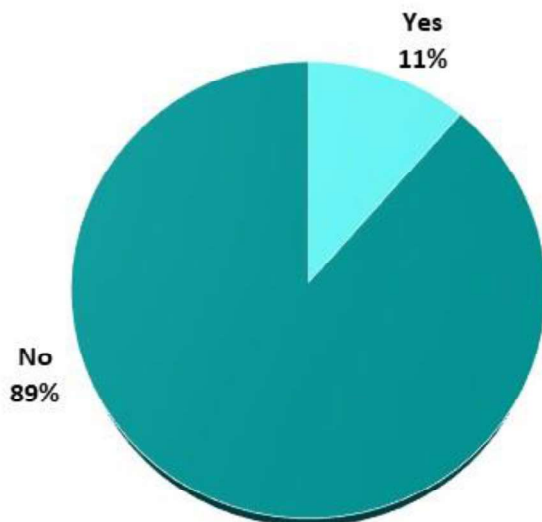
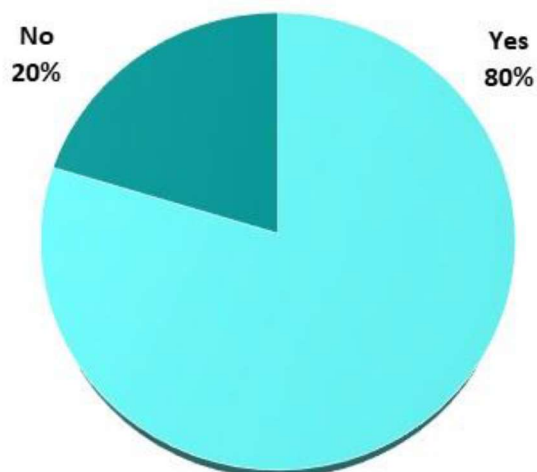


Chart 7 - 281 respondents

Around 1 in 10 respondents answering the question know other people who want to live in their parish (11% - 32 respondents) – Chart 7.

93% of respondents answered the question.

Question 8 – Level of support for affordable housing for local people



For those with a view, there is a very strong level of support for the provision of local affordable housing development to meet the needs of local people in respondents' parishes (4 in 5 respondents, 80% - 212 respondents) – Chart 8.

88% of respondents overall answered the question.

Chart 8 - 266 respondents

Question 9 – Suggestions for suitable sites and comments about housing in the respondents' parish

1 in 3 respondents shared their suggestions and views for suitable sites for affordable housing and housing generally in their parish (33% - 99 respondents). Comments covered all the 8 parishes. A summary is below listed in order of the volume of comments by parish, with full comments in Appendix 2. A small number of landowners mentioned sites as well:

Timberscombe (17 comments)

- Sites (4 respondents): behind Meadow View, opposite Vicarage Court; paddocks in the village; empty or unused properties; farmland on outskirts of village.
- Other issues/suggestions: homes designed for local people have tenants with no local connection; affordability/right to buy for local people; volume of holiday lets and vacancy levels; lack of transport particularly for elderly and young families; lack of parking.

Exford (16 comments)

- Sites (9 respondents): extend/link Westcott Mead (landowner also understands it's earmarked for affordable housing); Chibbet Cottage (landowner would consider redevelopment for affordable home); Chibbet Post; White Post; field behind Coombe Lane; Downscombe Farm.
- Other issues/suggestions: more support for self build; sites hard to find.

Wootton Courtenay (15 comments)

- Sites (4 respondents): field near Cowbridge; The Vineyard; empty building on BP *[sic]* road; any flat land that doesn't flood.
- Other issues/suggestions: second homes and vacancy levels; housing not suitable for young people; self-build planning on site refused; no more building in National Park.

Cutcombe (14 comments)

- Sites (4 respondents): Meadow Close estate; Meadow View (Exmoor Farmers-owned sites for development for local people); 'Alfan'; Dunkery View brownfield site; proximity to Village Hall
- Other issues/suggestions: more occupancy in new development/unoccupied homes; more self build; existing affordable housing slow occupancy; second homes at Luckwell Bridge and increased council tax rate.

Winsford (11 comments)

- Sites (7 respondents): Ash Lane; Darby’s Knapp extension; area agreed by PCC; Royal Oake pub; bottom of Halse Lane; empty/derelict properties; landowner with development site – unspecified location.
- Other issues/suggestions: affordable for local families; develop village centre; stricter regulations for holiday homes.

Exton (6 comments)

- Sites (1 respondent): between Bridgetown Village Hall and Allotment Cottages.
- Other issues/suggestions: inadequate infrastructure.

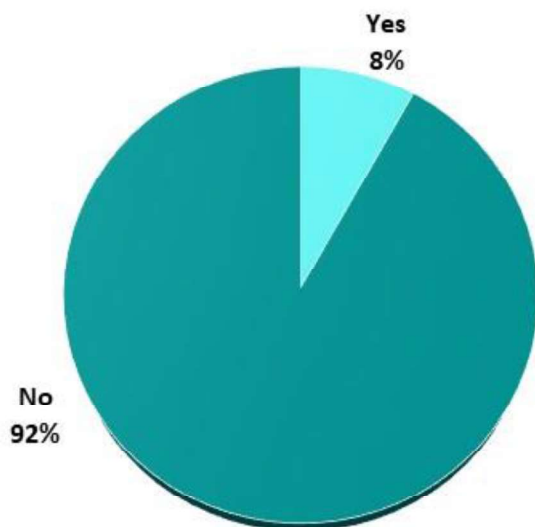
Luxborough (6 comments)

- Sites (2 respondents): field south of Knightstone development; empty/derelict farm buildings.
- Other issues/suggestions: no open market homes; already consider enough affordable housing outside the National Park; encourage affordable land prices.

Luccombe (5 comments)

- Sites (2 respondents): CLEBE land [*sic – may be referring to Glebe Cottage land*]; Church land; Stoney Street: land between The Cottage and Hillgate; Field adjacent East Luccombe Farm, site of Old Linhay next to Culver Cottage.
- Other issues/suggestions: small scale developments with no development of services/amenities.

Question 10 – Need to move within the 8 parishes in the next 5 years



For those answering the question, just under 1 in 10 respondents indicate that they will need to move to a new home within the 8 parishes in the next 5 years (8% - 23 respondents) – Chart 9.

Further analysis shows the small majority of them are in the 55+ age groups (13 respondents).

94% of respondents answered the question.

Chart 9 - 283 respondents

PART 2: HOUSING NEEDS OF OLDER PEOPLE

3 in 4 respondents live in households with people aged 55 or over (75% - 228 respondents). They answered some or all of the questions in Part 2 of the survey.

Question 11 – Older people: overall household ages

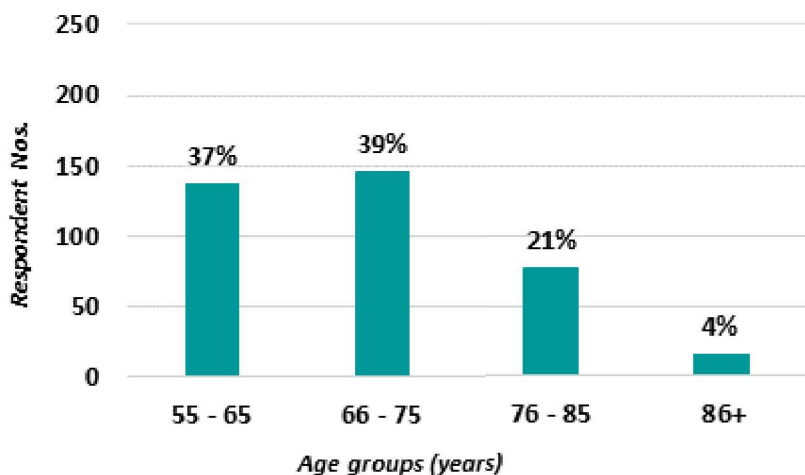


Chart 10
224 households with 375 people

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

98% of respondents answering Part 2 questions, responded to this question.

66-75 years olds are narrowly the largest overall age group when looking at **all** household members (39% - 145 people). Respondents aged 55-65 years are the next largest group (37%). Around 1 in 5 are between 76-85 years (21%), and there are few elderly people over the age of 86 (4%) – Chart 10.

Older people: household size

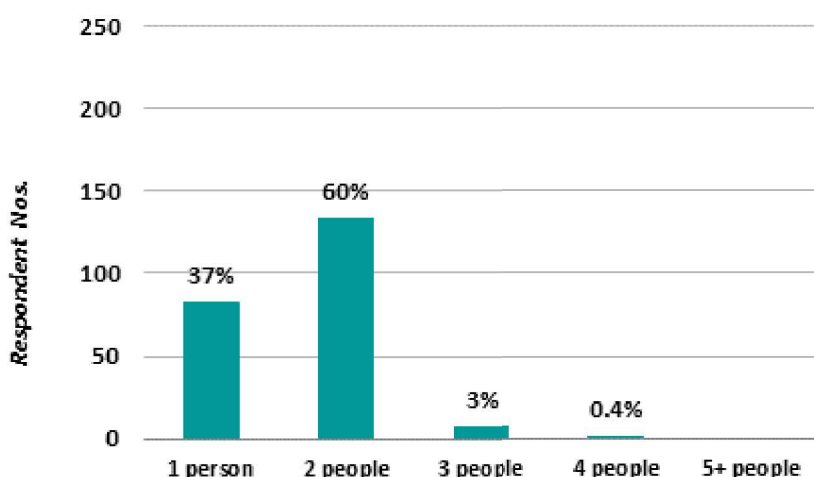


Chart 11
224 households with 375 people

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

Further analysis shows that the majority of respondents live in a two person household (60% - 134 households). However, a sizeable number live alone (37%) – Chart 11.

Question 12 – Future housing plans

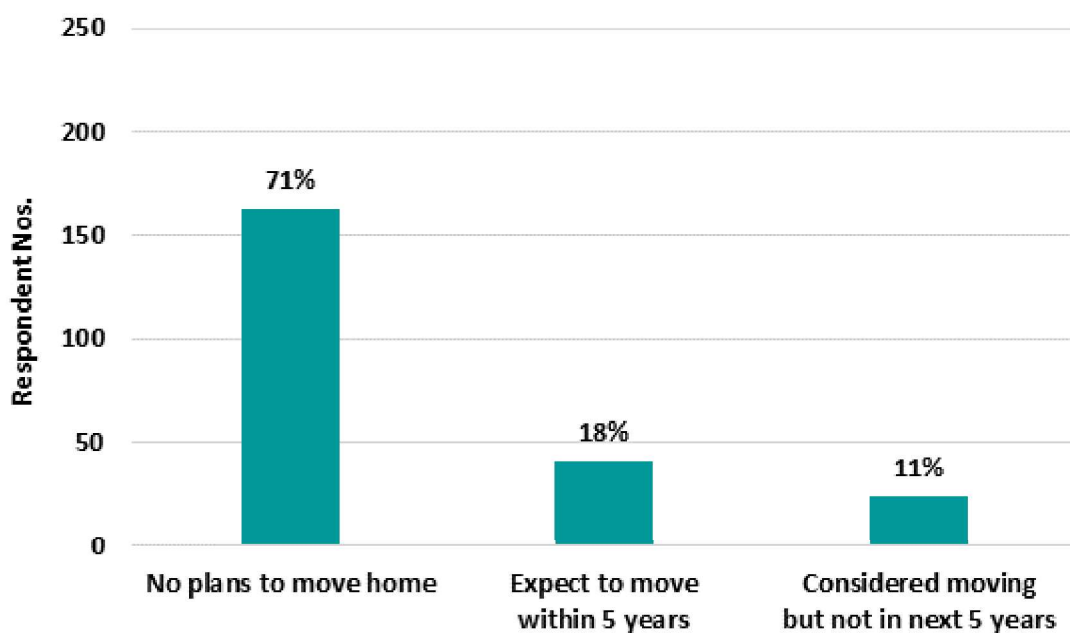


Chart 12 - 228 respondents

All respondents answered the question, and the large majority of older respondents have no plans to move (71% - 163 respondents) – Chart 12.

Nearly 1 in 5 expect to move in the next 5 years (18% - 41 respondents), and around 1 in 10 have considered moving but not in the next 5 years (11%).

Question 13 – Is your home adaptable to meet your changing needs?

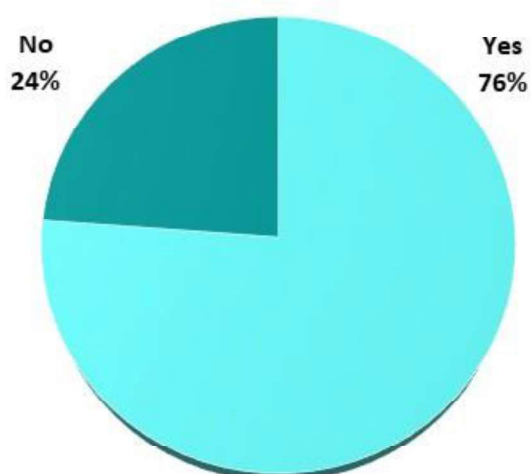


Chart 13 - 214 respondents

The large majority answering the question feel their current home can be adapted to meet their changing needs in the future (76% - 163 respondents) – Chart 13.

Further analysis shows that for the 51 respondents who do not feel their home is suitable for adaptation (24%), only 5 will be seeking a home specifically designed for older people (9% of these respondents). None in this group are looking to move to a residential or nursing home.

94% of respondents answering Part 2 questions, answered this question.

Question 14 – Type of accommodation needed if expecting to move

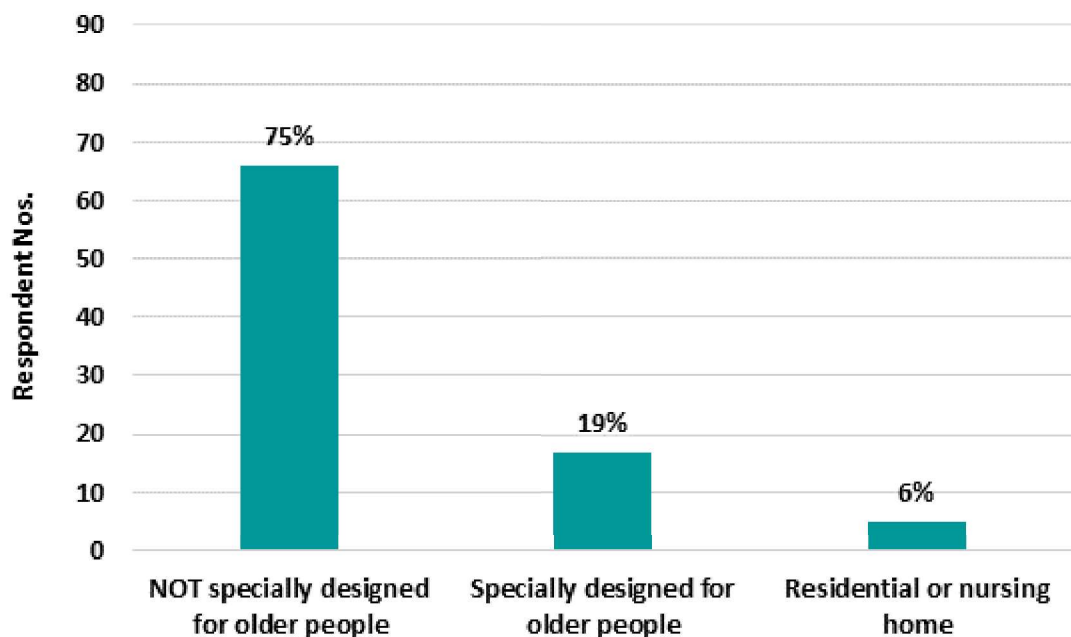


Chart 14 - 88 respondents

Nearly 2 in 5 respondents answering Part 2 questions, answered this question (39% - 88 respondents). Chart 14 above shows the overall response from everyone who answered the question. While Table 2 below shows the breakdown of responses compared to responses in Q12 (future housing plans).

Overall the large majority of respondents are not considering homes which are specially designed for older people (75% - 66 respondents) – Chart 14. Around 1 in 5 would consider homes specially designed for older people (19%) - Table 2.

Those who are considering a residential/nursing home have stated no current plans to move. Further analysis shows they are all aged 86+years.

Table 2 – Comparison of type of accommodation vs. future housing plans

Future housing plans in next 5 years	Q14 Respondent Numbers	Not specifically for older	Designed for older people	Residential/ Nursing home
Expect to move 5 years	41	32	7	-
Thought about moving	24	16	3	-
No plans	23	18	7	5

Question 15 – Older people: preferred locations for future home

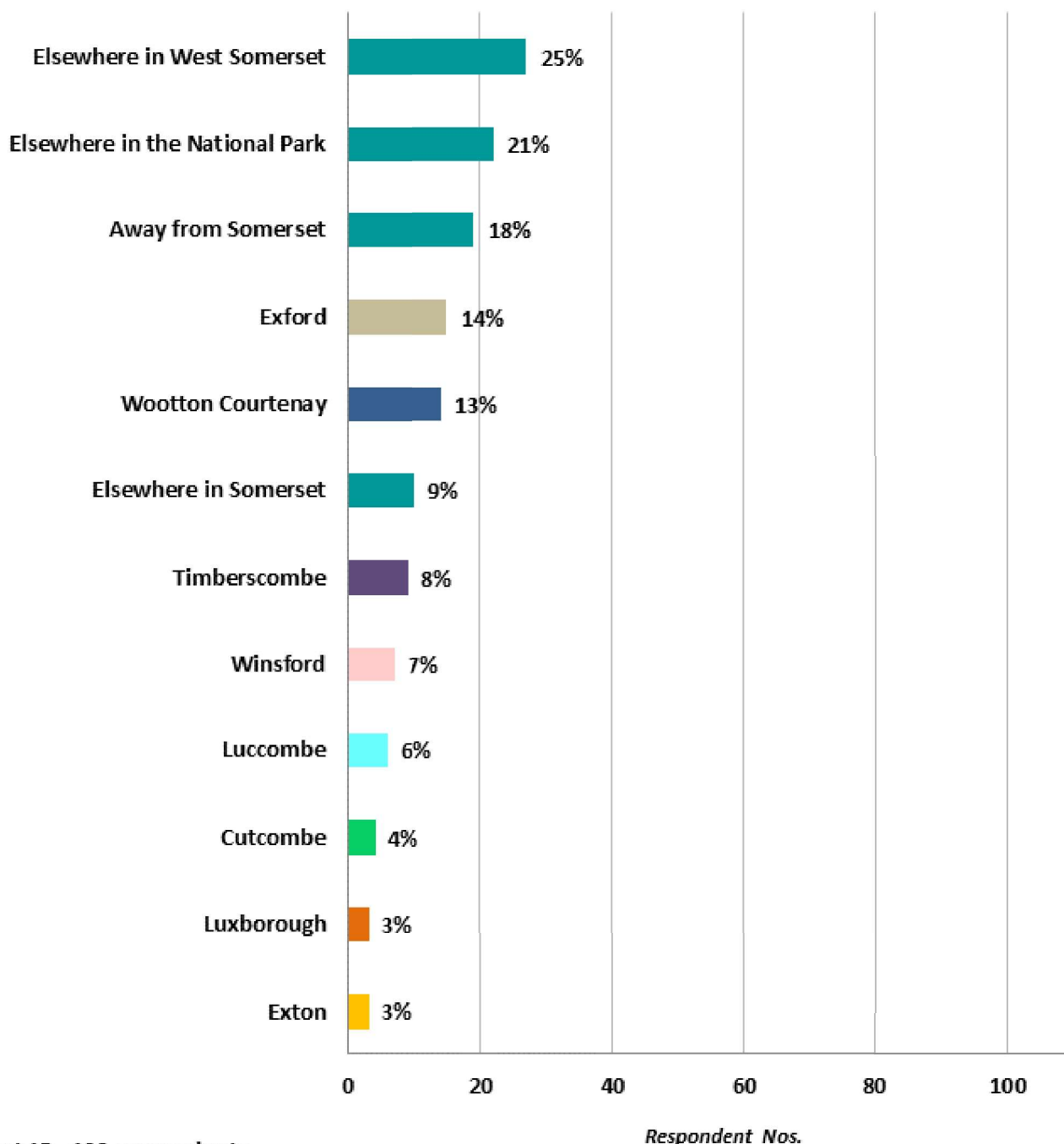


Chart 15 - 106 respondents

Respondents were asked to indicate where they would like to next move. Nearly half the respondents answering Part 2 questions, answered this question (46% - 106 respondents). Chart 15 above shows all the responses, while Table 3 on the next page shows the response from those planning to move in the next 5 years. It should also be noted that many respondents ticked more than 1 box to state their preferences.

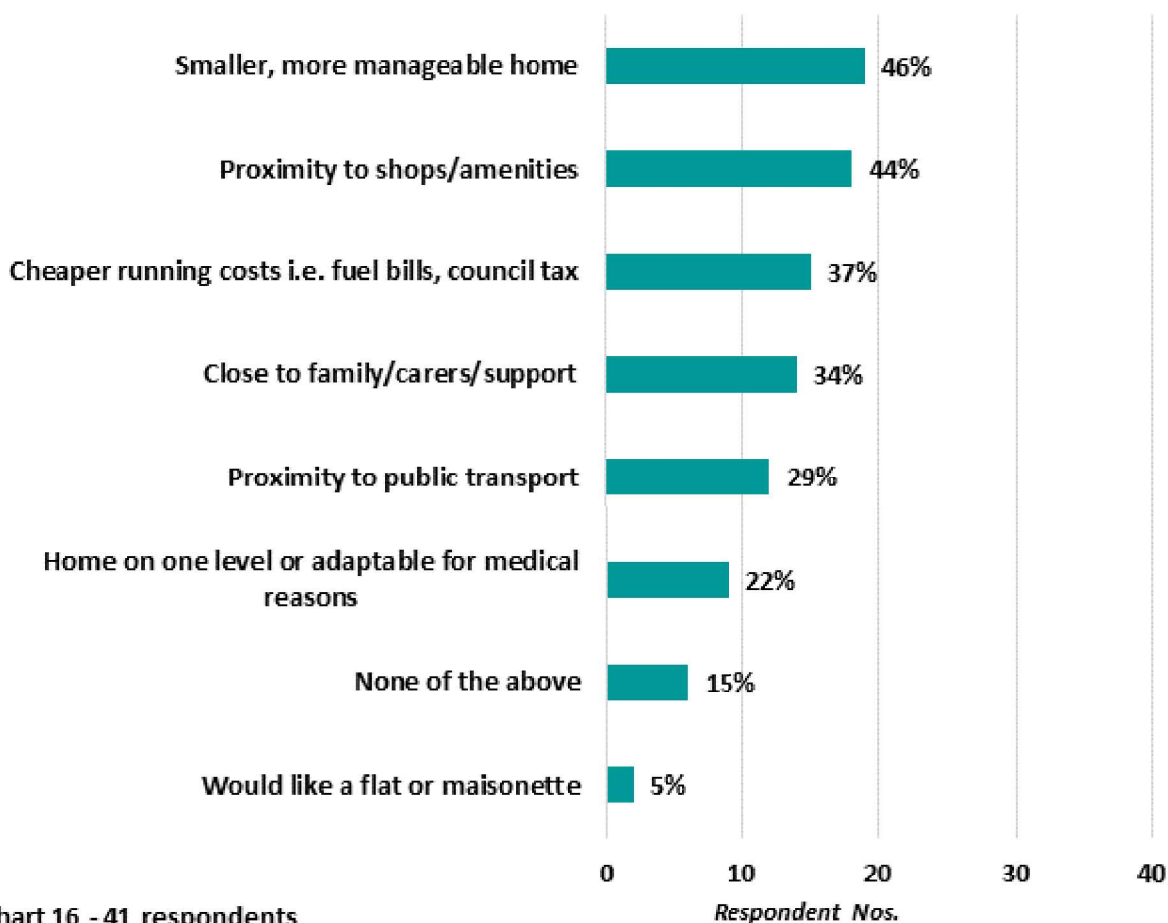
Overall the majority of respondents plan to move away from the 8 parishes (67% - 71 respondents), with around 1 in 4 considering West Somerset (25% - 27 respondents) – Chart 15. Of the 8 parishes, Exford and Wootton Courtenay are the most popular locations for housing in this group of respondents. However, Timberscombe should also be added to this list when looking at those who are considering moving in the next 5 years – Table 3 on the next page.

Further analysis shows that of those respondents planning to move in the next 5 years, 7 in 10 indicate plans to move out of the 8 parishes (71% - 29 respondents).

Table 3 – Older people: respondents moving in next 5 years – preferred locations

LOCATION	Respondent Numbers
Elsewhere in the National Park	8
Away from Somerset	8
Elsewhere in West Somerset	8
Wootton Courtenay	7
Elsewhere in Somerset	5
Timberscombe	5
Exford	4
Luxborough	2
Cutcombe	2
Luccombe	2
Exton	1
Winsford	1

Question 16 – Most important reasons to move, if moving in the next 5 years



Some respondents ticked more than 1 reason for moving. As this question specified moving within 5 years, **Chart 16 above shows just those respondents indicating this need to move.**

Most respondents who are considering moving in the next 5 years, want to move to a smaller, more manageable home (46% - 19 respondents) or would like to be closer to shops and amenities (44%) – Chart 16. Nearly 2 in 5 also need a home with cheaper running costs (37%), while around 1 in 3 would like to be closer to family or carers to have more support (34%).

For around 3 in 10 respondents, proximity to public transport is an issue, while a smaller proportion of around 1 in 5 appear to have medical needs or require a home on one level. A very small number would like a flat or maisonette, while others had different reasons for moving other than those listed in the question (15%).

A further 29 respondents who are **not** considering moving in the next 5 years also answered this question. Table 4 below shows all the combined responses for everyone who answered the question. The top 4 aspects remain the same as those shown in Chart 16, however the order has changed.

Table 4 – Older people: ALL respondents stating reasons for moving (31% - 70 respondents)

REASON	Respondent %
Close to family/carers/support	41%
Proximity to shops/amenities	40%
Smaller, more manageable home	36%
Cheaper running costs i.e. fuel bills, council tax	33%
Proximity to public transport	27%
Home on one level or adaptable for medical reasons	21%
None of the above	10%
Would like a flat or maisonette	3%

PART 3: MOVING IN THE NEXT 5 YEARS

West Somerset Council (WSC) and CCS should refer to full summary data provided in Appendix 4.

Click here to access an overview of each individual respondent's case. This is anonymised and any data which could identify an individual has been removed.



App 4 for PCs.xlsx

Table 5 - Summary of local people in housing need

Respondent	Size of household	Tenure	Where want to live	Size of home required (tbc)
1	5 people	Rent	Cutcombe	3 bed
2	1 person	Rent	Cutcombe, Exford, Winsford	1 bed
4	2 people	Rent	Cutcombe, Exford, Winsford, Wootton Courtenay	1 bed
5	4 people	Rent	Cutcombe	2 bed
6	1 person	Rent	Timberscombe	1 bed
7	2 people	Rent	Timberscombe	1 bed
8	5 people	Rent	Cutcombe, Exford, Luccombe	3 bed
9	4 people	Rent	Timberscombe	2 bed
10	2 people	Rent	Any of the parishes	1 bed
12	2 people	Rent	Exford or any of the group of parishes	1 bed
13	1 person	Shared ownership	Cutcombe	n/a
15	2 people	Shared ownership	Cutcombe, Luccombe or any of the group of parishes	n/a

Please note that question numbers do not run sequentially in this section.

1 in 10 respondents completed Part 3 of the survey indicating that in the next 5 years they need to move to a new home (10% - 31 respondents). With the exception of 1 respondent, all currently have connections to Cutcombe, Timberscombe, Exford, Winsford, Exton, Luxborough, Luccombe or Wootton Courtenay. However, 6 of them indicate that they will consider moving outside of the 8 parishes (5 of these respondents would be looking for open market housing).

Around half the respondents who completed Part 2 of the survey who need to move in the next 5 years, did not complete Part 3 of the survey.

Question 22 – Part 3: preferred future tenure (*respondents could tick more than 1 option*)

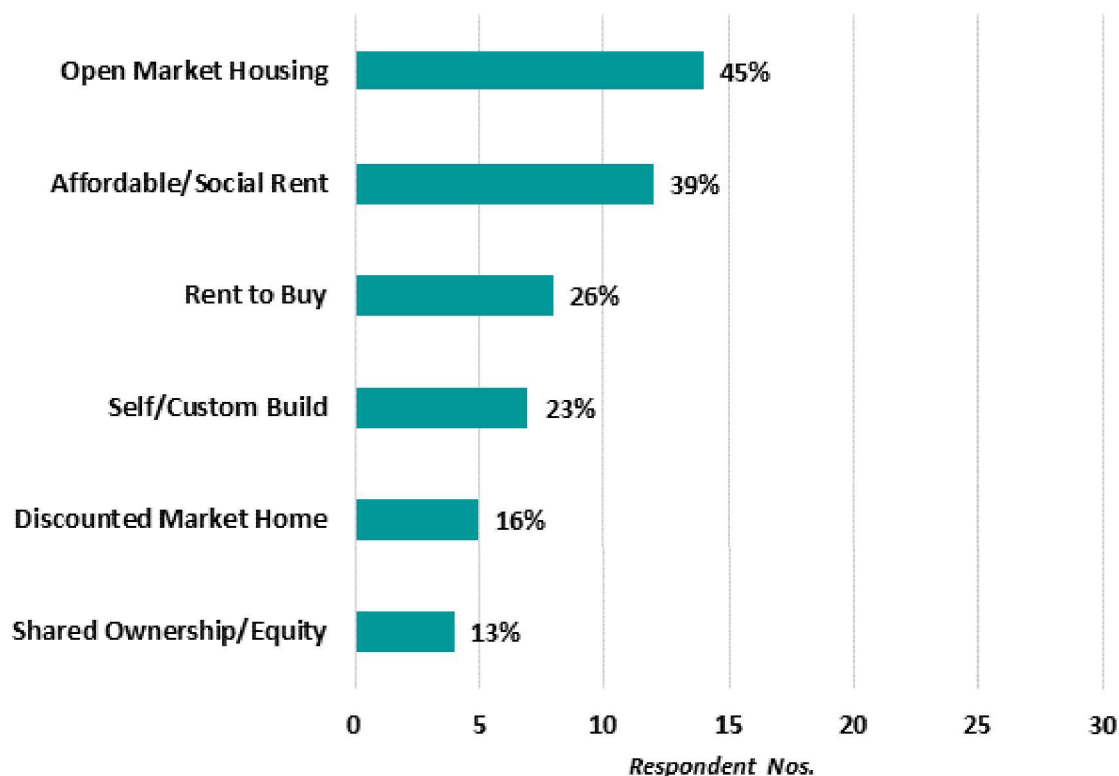


Chart 17 - 31 respondents

Respondents had the option of ticking multiple boxes thereby allowing them to select all types of housing that they would consider.

All Part 3 respondents answered the question. The largest proportion are interested in open market housing (45% - 14 respondents) – Chart 17. Just over 1 in 4 would like access to rent to buy (26%), while a slightly smaller proportion would consider custom build (23%). Fewer are looking for a discounted market home (16%) or shared ownership/equity homes (13%).

AFFORDABLE/SOCIAL RENT RESPONDENTS AND OTHER AFFORDABLE TENURE

Affordable/social rent respondents

Around 2 in 5 respondents would like to be considered for affordable/social rent (39% - 12 respondents). 1 respondent who also had an affordable/social rent housing need, wished to live elsewhere in the National Park. 1 further respondent lives outside the 8 parishes area and would not meet local connection criteria

- **All 10 respondents indicating a need for affordable/social rent housing in the 8 parishes, provided signed permission to discuss their case further with West Somerset Council and other housing providers.** All appear to meet the local connection requirements. The breakdown of homes they would be likely to qualify for is 6 x 1 bed, 2 x 2 bed, 2 x 3 bed homes.
- For those specifying a timescale, 5 of them want to move in 3-5 years, 3 would like to move in 1-3 years, and 1 respondent needs to move within 12 months.
- 5 respondents currently rent their homes from private landlords. 4 rent from the Local Authority or another social rented sector landlord, while 1 respondent lives with relatives.
- **Homefinder Somerset status** – 2 respondents indicate that they are currently registered on Homefinder Somerset – the County’s choice based lettings system. However, on checking the Homefinder Somerset data, just 1 respondent is listed (and their first choice location is shown as Minehead, when they have indicated Cutcombe in their survey response). All the other respondents are not registered on Homefinder Somerset.

Table 6 shows the Homefinder Somerset applicants *in addition* to those responding to this survey.

Table 6 – Homefinder Somerset data vs. 8 parishes survey respondents by 1st choice location (based on current parish residency if multiple parishes selected)

Parish of first choice	Homefinder Somerset EXISTING APPLICANTS			8 parishes survey None below appear on Homefinder as 1 st choice parish
	Bronze	Silver	Gold	
Exford	5	1	-	2
Cutcombe	1	-	-	4
Timberscombe	1	1	-	2
Luccombe	-	-	-	1*
Luxborough	-	1	-	-
Wootton Courtenay	1	-	-	-
Exton	-	-	-	-
Winsford	-	-	-	-
Unspecified				1

* respondent indicates any of 8 parishes but is currently resident in Luccombe

- 6 further respondents completed some or all of the affordable part 3 of the survey. All of them currently rent their homes from the Local Authority or from another social rented sector landlord. 3 of them wish to move out of the parishes to elsewhere in the National Park or within West Somerset. **1 respondent wishes to return to one of the parishes, has strong local connection but has had planning refused for a self build property.** 3 indicate they are registered on Homefinder Somerset – the County’s choice based lettings system. Summary details of the 6 respondents’ answers have also been included in a separate table for West Somerset Council, to demonstrate the level to which they might have been considered for affordable housing, based on information provided.

Other affordable tenure

- 2 other respondents could afford a shared ownership property and expressed interest in this form of housing tenure within the 8 parishes. They both appear to meet the local connection criteria.

Question 19 – Timescale for moving

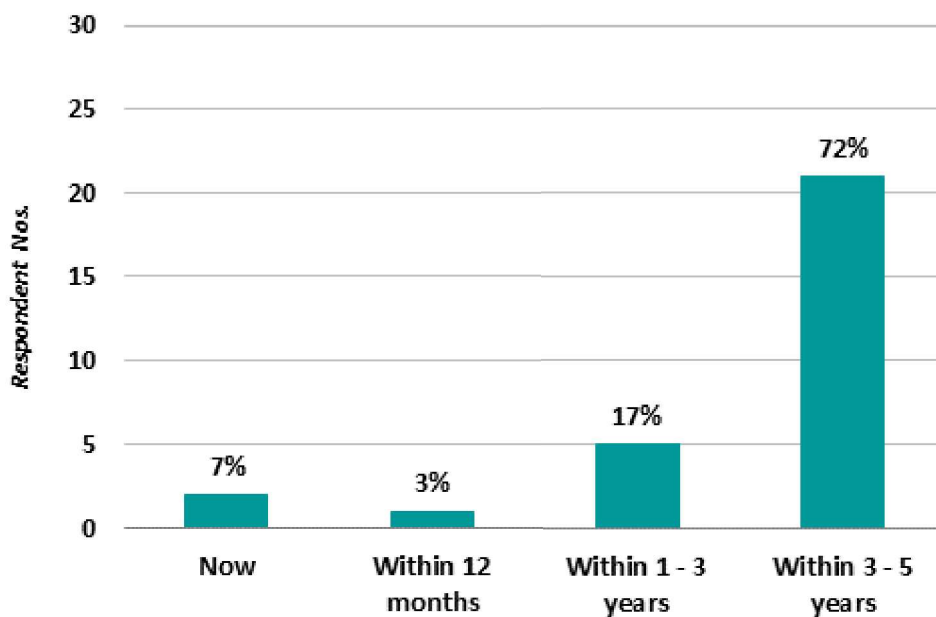


Chart 18 - 29 respondents

Nearly all respondents answering Part 3 questions, answered this question (93% - 29 respondents). The large majority of respondents plan to move in 3-5 years (72% - 21 respondents) – Chart 18.

When looking at affordable/social rent respondents, for those specifying a timescale, half want to move in 3-5 years, while around 1 in 4 would like to move sooner (1-3 years). 1 respondent needs to move immediately, and another within 12 months.

Question 18 – Number of bedrooms

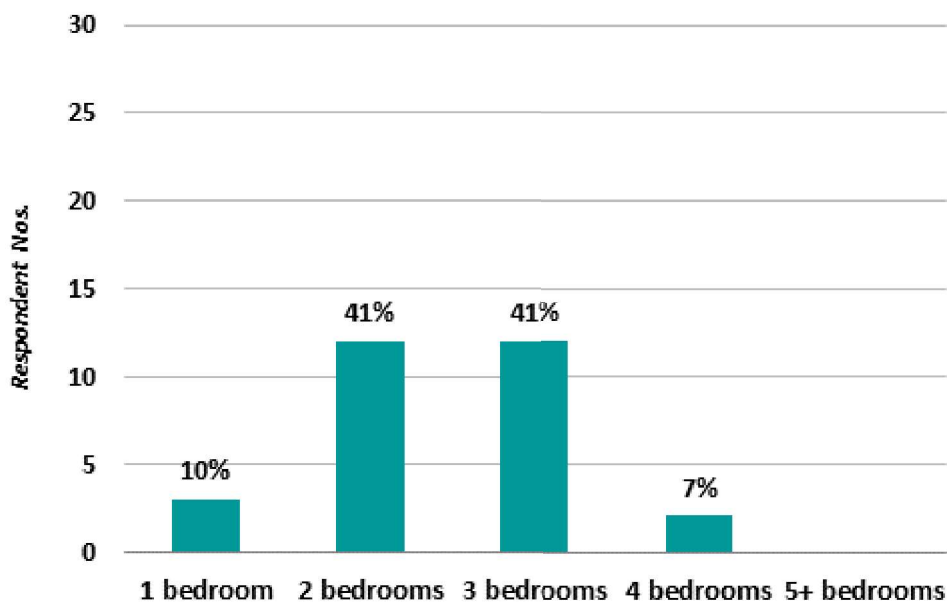


Chart 19 - 29 respondents

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

Nearly all respondents answering Part 3 questions, answered this question (93% - 29 respondents). Most respondents would like their next property to be 2 or 3 bedrooms (12 in each case) – Chart 19.

Question 20 – Part 3: preferred locations for future home

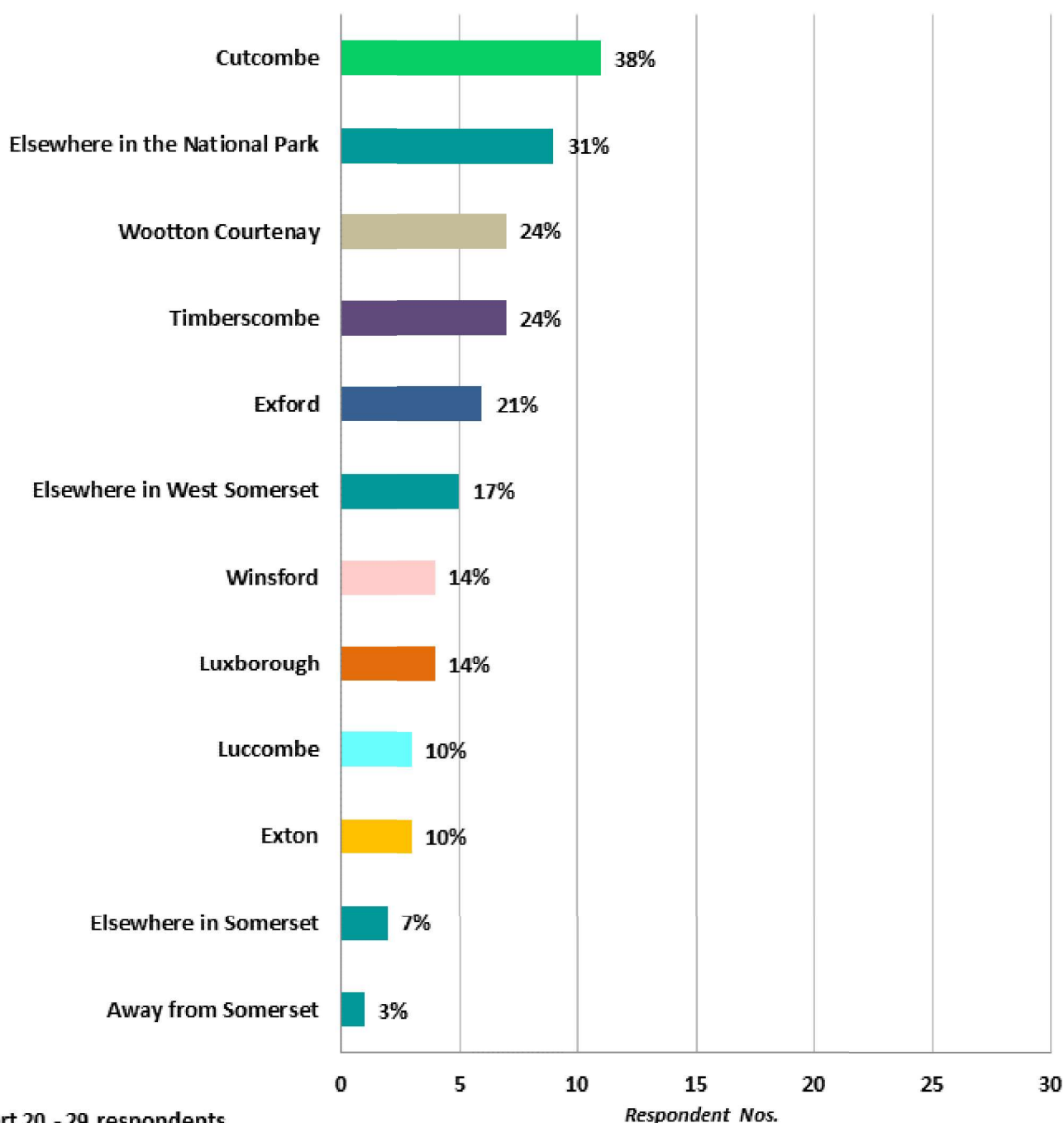


Chart 20 - 29 respondents

Nearly all respondents answering Part 3 questions, answered this question (93% - 29 respondents). Some respondents ticked more than 1 box to state their preferences.

Table 5 on page 20 gives details of the primary locations for the 12 affordable/social rent respondents.

Nearly 2 in 5 respondents would like to move to Cutcombe in the future (38% - 11 respondents) – Chart 20. Around 3 in 10 would like to move elsewhere in the National Park (31%). While Wootton Courtenay, Timberscombe and Exford are all popular locations (similar to previous findings of question 15 in the Older People’s section).

Question 21 – reasons for moving

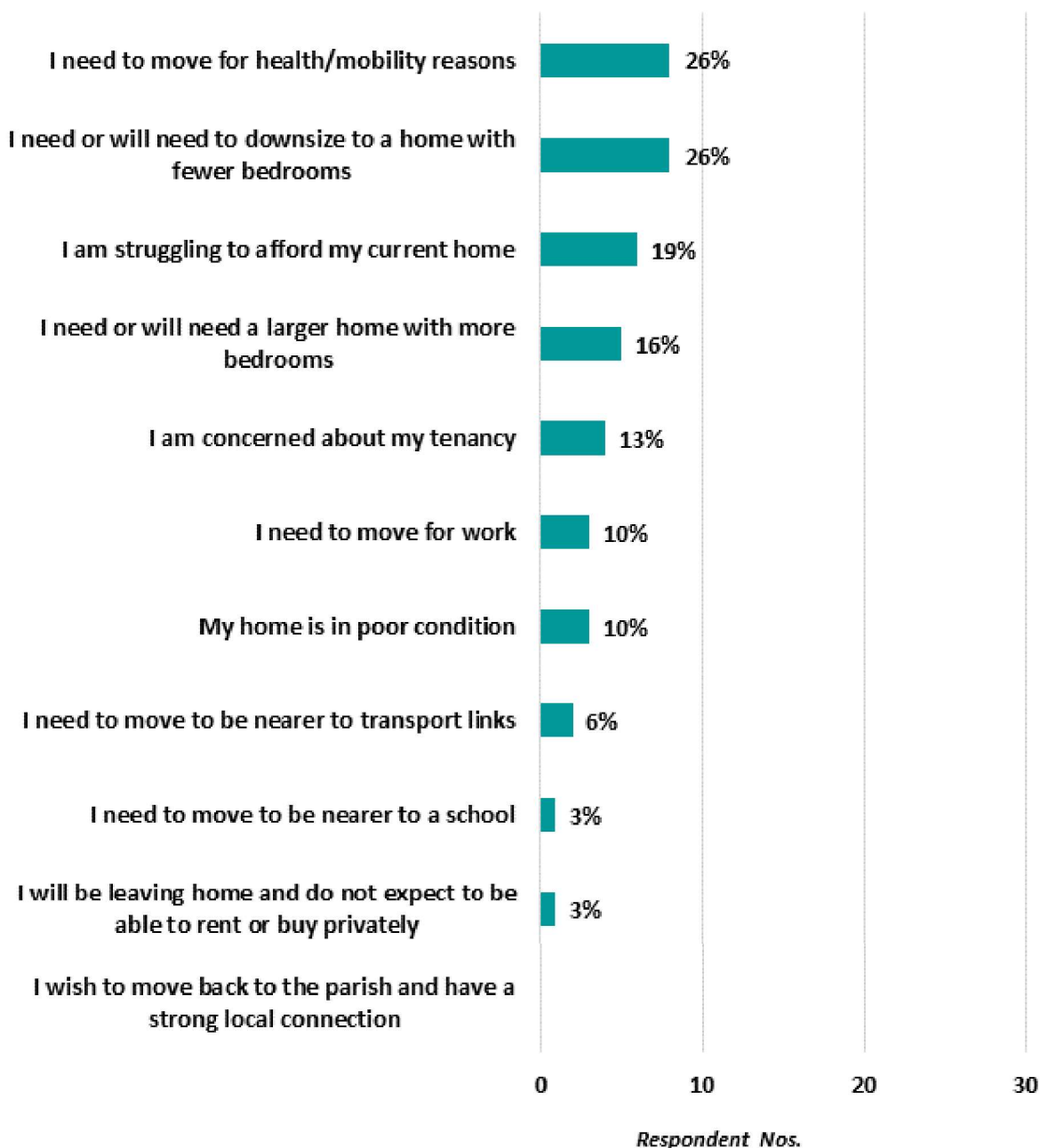


Chart 21 - 31 respondents

Respondents had the option of ticking multiple boxes thereby allowing them to select all reasons contributing to their need to move.

Nearly 7 in 10 respondents answering Part 3 questions, answered this question (68% - 21 respondents). Most respondents have multiple reasons for needing to move, while there is no majority, the largest numbers need to move for health/mobility reasons or to downsize (26% - 8 respondents in each case) – Chart 21.

Around 1 in 5 are struggling to afford their current home (19%). Fewer would like a larger home (16%) or are concerned about their tenancy (13%). 1 in 10 need to move for work or because their home is in poor condition (10% in each case).

Only a small number of respondents prioritise moving for access to transport links, for proximity to school or because they are moving out of their family home and cannot afford to rent or buy privately. **However, figures may be higher in the parishes for those of moving out of their family home, given that it appears only a small proportion of this age group of respondents took part in the survey (75% are aged 55 and over).**

Question 23 – Level of budget if buying a new home

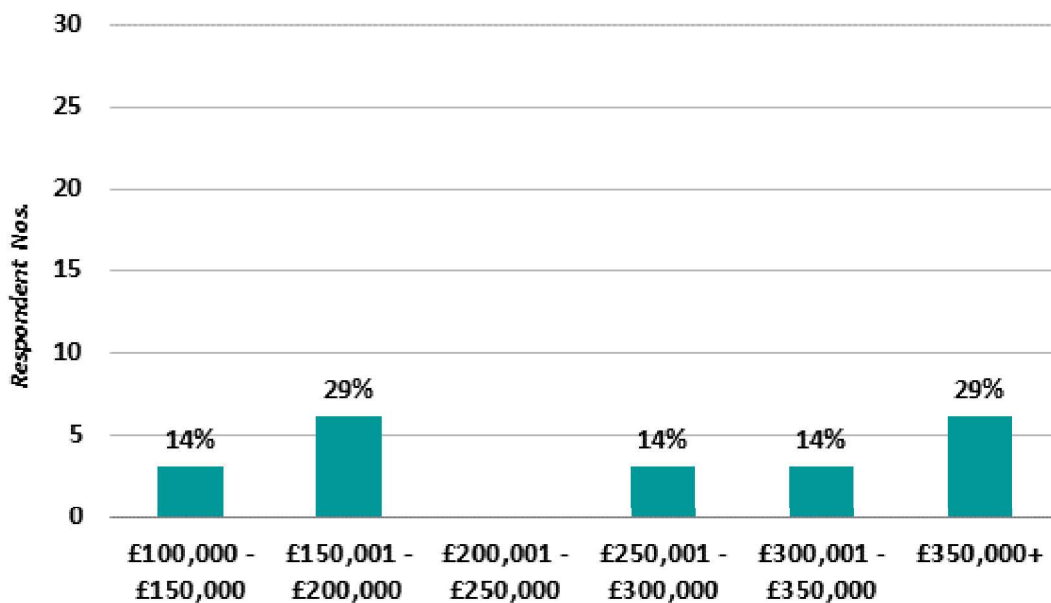


Chart 22 - 21 respondents

21 respondents indicated the level of house price they could afford if buying a home (68% of respondents answering Part 3 questions). 4 of them are 'affordable/social rent' respondents who would consider other tenure such as rent to buy, shared ownership etc. All of them are in the two lowest price brackets (less than £200,000).

The majority would look to spend above £250,000 (57% - 12 respondents), with half of them in the £350,000 and above price bracket (6 respondents) – Chart 22.

Question 24 – Enough income and savings/equity to afford a suitable home on the open market where you live?

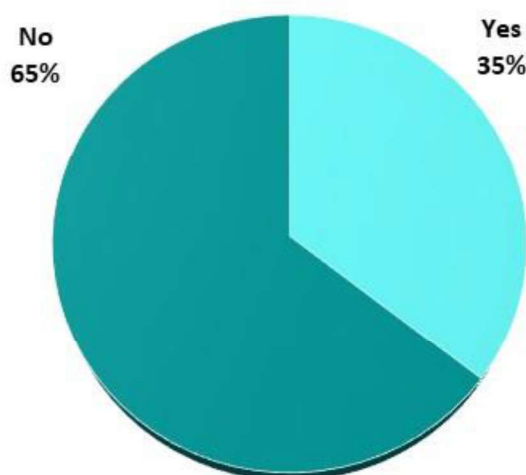


Chart 23 - 31 respondents

All respondents answering Part 3 answered this question.

Around 2 in 3 do not have enough income and savings to afford a suitable open market property where they live (65% - 20 respondents) – Chart 23). Further analysis shows 16 of them currently rent/do not own their own home. Of the remaining 4 respondents, 2 would like to custom/self build homes, 1 would like a discounted open market home and the other an open market home.

Around 1 in 3 can afford an open market home where they live (35% - 11 respondents).

Question 28 – Part 3: local connection

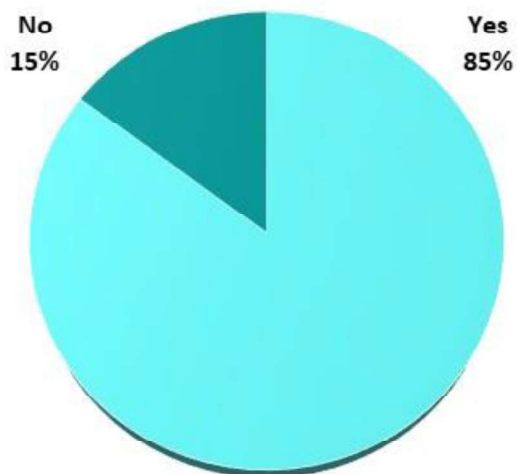


Chart 24 - 27 respondents

For those respondents answering the question, the large majority have a local connection to the parish in which they live (85% - 23 respondents where a parish is stated) – Chart 24.

All of the remaining 4 respondents would like to move outside the 8 parishes (3 of them outside the National Park).

87% of respondents answering Part 3 questions answered this question.

Question 29 – Homefinder Somerset registration status

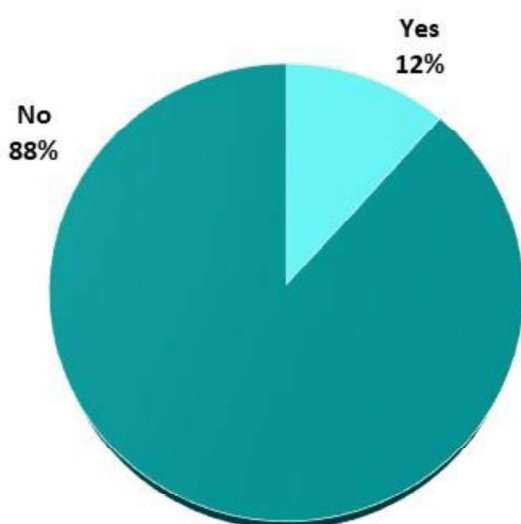


Chart 25 - 26 respondents

3 respondents indicate that they are registered on Homefinder Somerset– the County’s choice based lettings system (12%) – Chart 25.

However, as outlined earlier at the start of this section on page 22, on checking the Homefinder Somerset data, just 1 respondent is listed (and their first choice location is Minehead, when they have indicated Cutcombe in their survey response).

All the other affordable/social rent respondents are not registered on Homefinder Somerset (11 of 12 respondents).

84% of respondents answering Part 3 questions answered this question.

Question 30 – Reasons for non-registration on Homefinder Somerset

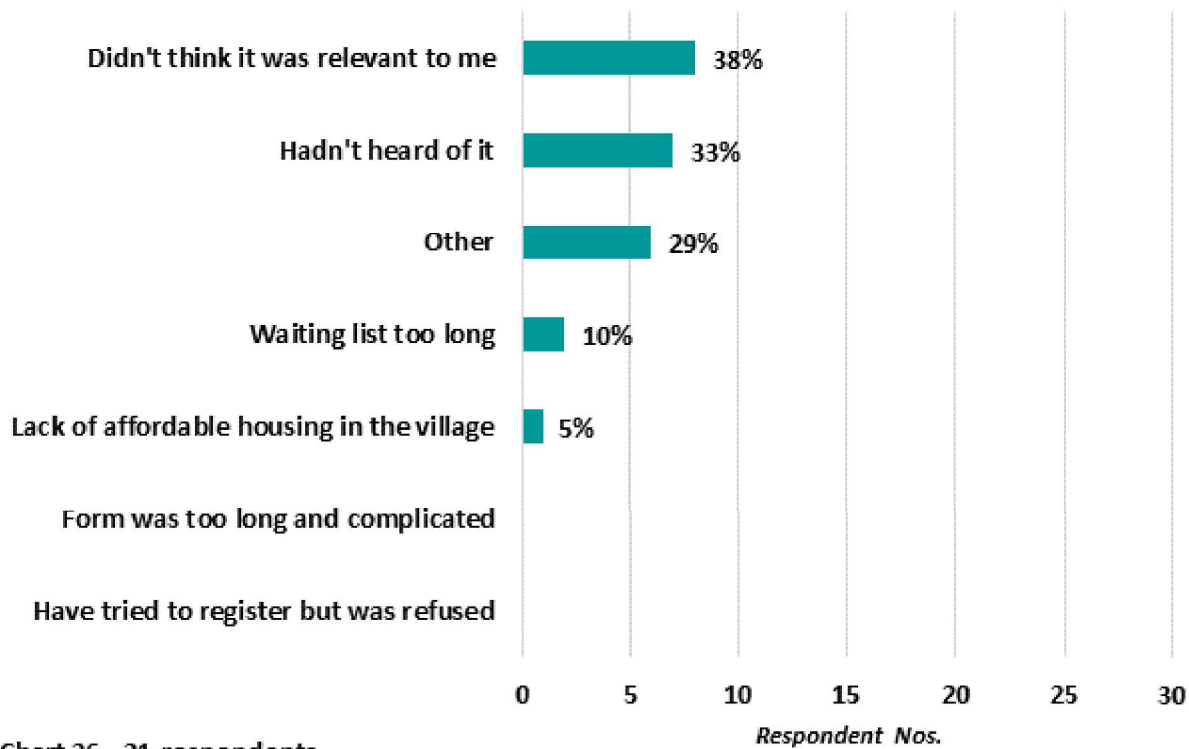


Chart 26 - 21 respondents

68% of respondents answering Part 3 questions answered this question. Most respondents had not registered on Homefinder Somerset as they did not consider it was relevant to them (38% - 8 respondents) – Chart 26.

For those looking for affordable/social rented property 9 had not registered for the following reasons:

- Not yet relevant to their needs/not moving yet (3)
- Didn't think it was relevant to them (2)
- Waiting list too long (2)
- Lack of affordable housing in their village
- Pets not allowed in flats

ADDITIONAL COMMENTS

All comments and views expressed are attached in a separate Appendix 2.

BUSINESS SURVEY RESENDENT EMAIL

There were no respondents to the Business Survey conducted online, however, one of the larger employers located in the National Park responded with comments and views. A summary of those views is expressed below and the full email can be found in Appendix 2.

I employ a large number of people in my company, which gives me a good understanding of the difficulties we encounter regarding housing need and more importantly the planning issues that affect not only our business but many others in relation to accommodating people both for affordable (whatever that means) and housing for senior managers (at present I have had to put our chief financial manager into B&B accommodation for the last 8 years because he is not allowed to rent holiday accommodation costing the business fees that we would not find outside of the National Parks.

Many of our young people are being forced out of the park as you may know due to the lack of housing and jobs. Also there is clearly a new restriction on converting existing barns where the 93 square metre rule is dominating the decisions of many when they want to apply for conversions. This not only drives business out of the park but also forces people to make the decision of whether to convert/maintain the existing heritage barns or leave them to fall down. In cases where these barns have fallen down we then find them being called 'monuments'!!

A truly crazy situation as without business and the need for employment who will fill your community housing. This is truly a chicken and egg situation but with serious implications for the infrastructure of the park as a whole.

In my view it is clear the housing survey you are conducting is a small part of the problem facing people living in the park.

MAIN HOUSEHOLD SURVEY

Housing Needs Survey CUTCOMBE, EXFORD, EXTON, LUCCOMBE, LUXBOROUGH, TIMBERSCOMBE, WINSFORD AND WOOTTON COURTENAY PARISHES



Have your say!

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

Closing date: Friday 23rd March 2018

Together with the other seven parishes above, your Parish Council has asked the Community Council for Somerset (CCS) to identify the housing need for people living and working here.

This is your community and it's important that you have your say.

Within the National Park new housing can only be delivered if there is an identified need for homes for people living and working here because they are unable to afford to buy or rent their own home on the open market. It is also important to know if there are other types of housing needed. For example, there may be people who need smaller more manageable homes that are easier to adapt to meet changing needs. This survey will help us to provide the information needed for our communities to continue to survive over the longer term.

Providing the right types of housing for our future community

If you need any help completing this form or would like to discuss the survey and what it means for you and your parish there will be some drop-in events held at the following locations:

- Rest and Be Thankful Inn, Wheddon Cross – 22 March 2018 – 3.30 – 7.30pm
- Exford Memorial Hall – 8 March 2018, 3.30pm – 7.30pm
- Showcase Timberscombe, Timberscombe Village Hall – 16 March (3pm-7pm) and 17 March (9am until lunch)

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

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

CCS is a completely independent Somerset based charity with many years of experience in conducting Housing Needs Surveys. This is supported by West Somerset Council as the local housing authority and Exmoor National Park Authority as the local planning authority. The National Park's new Local Plan sets out what types of housing can be built on Exmoor, and as some of the first parishes to undertake housing surveys we can find out the housing we need for the future.

This survey is being funded by a grant from the Big Lottery. It is an important part of looking to the future for our parishes. Please do take the time to complete the form and return it by the date indicated. Please encourage anyone with a local connection to also complete this survey.

You can request additional copies of the survey by calling Jane Birch on 01823 331222. It can also be completed online at www.surveymonkey.co.uk/r/ExmoorHNS.

Thank you for your support in completing this survey, it is much appreciated

With Best Regards,

John Anson, Chair of Cutcombe Parish Council,
Mike Ellicott, Chair of Exford Parish Council
Fred Rawle- Exton Parish Council Chair
Julian Dascombe, Chair of Luccombe Parish Council
David Powell, Chair of Luxborough Parish Council
Katherine MacDonald, Chair of Timberscombe Parish Council
David Godsal, Chair of Winsford Parish Council
James Wilmoth, Chair of Wootton Courtenay Parish Council

This survey form has been sent to every known household in the 8 parishes.

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

Completed forms must be received by 23 March 2017

If you require extra forms or have any questions, please contact Jane Birch on 01823 331222

Confidentiality and Data Protection: The information you provide will be used by CCS to provide information for the Housing Survey Report and summary information on rural housing need.

No data will be published which can identify an individual.

What do we mean by affordable housing?

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

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

AFFORDABLE HOUSING FOR RENT – this is where you pay a percentage of market rent to a housing association or similar organisation. There are currently a number of different rent regimes where the amount paid for a similar sized home may vary.

DISCOUNT MARKET HOMES - this is where you buy a home at a discount below the open market cost.

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

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

All households should answer the following questions on affordable housing

- 7) Do you know of anybody who also wants to live in your parish? Yes No

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

- 8) If a need for affordable housing is identified, would you support a housing development for local people to meet that need in your parish? Yes No

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

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

- 10) Do you need to move to a new home within the 8 parishes in the next 5 years? Yes No

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

Part 2: Housing Needs of Older People

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

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

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

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

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

13) Do you think your current home is adaptable to meet your changing needs? Yes No

If you would like to discuss adaptations to your current home, please contact Somerset Care & Repair <http://www.somersetcareandrepair.org/> on (01749) 345 379 or office@somersetcareandrepair.co.uk.

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

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

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

- Cutcombe
- Exford
- Exton
- Luccombe
- Luxborough
- Timberscombe
- Winsford
- Wootton Courtenay
- Elsewhere in the National Park
- Elsewhere in West Somerset
- Elsewhere in Somerset
- Away from Somerset

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

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

Part 3: Moving in the next 5 years

Please only complete this form if you think you may need to move to a new home in Cutcombe, Timberscombe, Exford, Winsford, Exton, Luxborough, Luccombe or Wootton Courtenay within the next 5 years.

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

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

To accurately assess housing need, we have to ask for some sensitive information.

Confidentiality and Data Protection:

This information is collected by the Community Council for Somerset as data controller and data processor in accordance with the data protection principles in the Data Protection Act 1998 to provide information for the Housing Needs Survey Report and summary information on rural housing need. No data will be published which can identify an individual and no sensitive information will be passed to any other organisation or agency without your permission, including the Parish Council. Personal data will be retained for 5 years and then destroyed.

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

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

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

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

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

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

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

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

- | | |
|---------------------------------------|---|
| <input type="checkbox"/> Cutcombe | <input type="checkbox"/> Winsford |
| <input type="checkbox"/> Exford | <input type="checkbox"/> Wootton Courtenay |
| <input type="checkbox"/> Exton | <input type="checkbox"/> Elsewhere in the National Park |
| <input type="checkbox"/> Luccombe | <input type="checkbox"/> Elsewhere in West Somerset |
| <input type="checkbox"/> Luxborough | <input type="checkbox"/> Elsewhere in Somerset |
| <input type="checkbox"/> Timberscombe | <input type="checkbox"/> Away from Somerset |

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

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

22) What type of housing are you interested in?

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

- | | | |
|--|---|--|
| <input type="checkbox"/> Shared Ownership/Equity | <input type="checkbox"/> Affordable/Social Rent | <input type="checkbox"/> Self/Custom Build* |
| <input type="checkbox"/> Discounted Market Home | <input type="checkbox"/> Rent to buy | <input type="checkbox"/> Open Market Housing |

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

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

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

24) Do you believe that you have enough income and savings (including equity in your existing home) to be able to buy a suitable property on the open market where you live? Yes No

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

IMPORTANT

We can only assess your eligibility for affordable housing if we have **full income and financial details**. Without these, we will not be able to process this form or include your household in the affordable housing needed figures.

As per our confidentiality and data protection statement, this financial information will remain confidential and will not be seen or passed on to any other organisation, including the Parish Council, without your permission.

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

25) Income

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

- | | | | |
|--|--|--|--|
| <input type="checkbox"/> Less than £20,000 | <input type="checkbox"/> £20,001 - £25,000 | <input type="checkbox"/> £25,001 - £30,000 | <input type="checkbox"/> £30,001 - £35,000 |
| <input type="checkbox"/> £35,001 - £40,000 | <input type="checkbox"/> £40,001 - £45,000 | <input type="checkbox"/> £45,001 - £50,000 | <input type="checkbox"/> £50,001 - £55,000 |
| <input type="checkbox"/> £55,001 - £60,000 | <input type="checkbox"/> £60,001 - £70,000 | <input type="checkbox"/> £70,000 - £80,000 | <input type="checkbox"/> £80,000 + |

26) Savings, investments and assets

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

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

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

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

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

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

28) Do you have a local connection to Cutcombe, Timberscombe, Exford, Winsford, Exton, Luxborough, Luccombe or Wootton Courtenay Parish? Yes No

If any affordable homes are provided in Cutcombe, Timberscombe, Exford, Winsford, Exton, Luxborough, Luccombe and Wootton Courtenay, they will be for people living or working in the parishes, or for those who can show that they have a long-term connection with the parishes.

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

Is a member of your household currently resident in one of the parishes? (state how long) _____

Is a member of your household currently employed in one of the parishes? (state how long) _____

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

29) Have you registered your housing need with Homefinder Somerset? Yes No

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

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

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

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

CONTACT DETAILS (please write clearly)

Affordable Housing

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

Name: _____

Address: _____

Postcode: _____

Tel: _____ Email: _____

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

SIGNED: _____ DATE: _____

Thank you for taking the time to complete this survey.

Please return your signed form in the prepaid envelope by Friday 23 March 2018.

BUSINESS SURVEY

Local Business - Housing Needs Survey

Cutcombe, Exford, Exton, Luccombe,
Luxborough, Timberscombe, Winsford and
Wootton Courtenay Parishes



Have your say!

**Please complete this survey about what housing
may be needed to help your business**

Closing date: Friday 23rd March 2018

This housing survey has been jointly commissioned by 8 Exmoor Parish Councils. We would like to hear your views as a local employer and explore whether the supply of local housing may be affecting your business and its ability to function optimally.

This survey of rural businesses runs alongside a survey of all households in our parishes. The results will provide much needed information for our communities to continue to survive over the longer term. If you have employees who you think would like to live locally, please ask them to complete the separate household survey at www.surveymonkey.co.uk/r/ExmoorHNS.

If you would like to discuss the survey and what it means for your business there are drop-in events at:

- Exford Memorial Hall – 8 March – 3.30-7.30pm
- Showcase Timberscombe, Timberscombe Village Hall – 16 March 3-7pm and 17 March (9-12) lunch
- Rest and Be Thankful Inn, Wheddon Cross – 22 March 2018 – 3.30-7.30pm

The Community Council for Somerset (CCS) have been commissioned by the parishes to conduct this survey. CCS is a completely independent Somerset based charity with many years of experience in conducting Housing Needs Surveys. This survey is being funded by a grant from the Big Lottery.

If you need extra forms or have any questions, please contact Jane Birch on 01823 331222.

You can also complete the business survey online at

www.surveymonkey.co.uk/r/ExmoorHNS-Business

Confidentiality and Data Protection:

The information you provide will be used by CCS to provide information for the Housing Survey Report and summary information on rural housing need. No data will be published which can identify an individual unless you expressly ask for your individual views to be shared.

What do we mean by affordable housing?

SHARED OWNERSHIP - people with a household income up to £80,000 buy a share in their home (between 25%-80% of the home's value) and pay rent on the remaining share to a developer and/or Government.

SHARED EQUITY - similar to shared ownership, but while the developer and/or Government own the remaining share, the purchaser does not pay rent.

AFFORDABLE HOUSING FOR RENT – tenants pay a percentage of market rent to a housing association or similar organisation.

DISCOUNT MARKET HOMES - purchasers buy a home at a discount below the open market cost.

RENT TO BUY – working households with an income up to £80,000 rent a newly built home at around 20% below the market rate for up to five years with the option to buy within this time. They must be first time buyers or returning to the market following a relationship breakdown.

SELF-BUILD / CUSTOM BUILD – individuals or groups are involved in the construction of their homes. Self-build normally involves some form of ownership but can also be used to provide rented housing. Individuals must have an affordable housing need to be eligible for an affordable self-build home.

Housing in Exmoor National Park

1. High housing costs and shortage of affordable homes in Exmoor National Park affects businesses who operate there. To what extent do you agree or disagree with this statement?

Strongly disagree	Disagree	Neutral	Agree	Strongly agree	No opinion
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

2. What impact, if any, does local housing for employees have on your own business?

No impact	Very little impact	Moderate impact	Quite a lot of impact	High impact	Not sure
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please complete this section if you consider more housing is needed locally

3. Have you ever considered the need to relocate your business because of difficulties with recruiting or retaining staff?

Yes No

4. If you are affected by either the recruitment or retention of staff because of a lack of suitable housing, please tell us more:

5. **Where could new housing be located to be of most benefit to your business?** *You can tick more than one box.*
- | | |
|--|---|
| <input type="checkbox"/> Cutcombe parish | <input type="checkbox"/> Luxborough parish |
| <input type="checkbox"/> Exford parish | <input type="checkbox"/> Timberscombe parish |
| <input type="checkbox"/> Exton parish | <input type="checkbox"/> Winsford parish |
| <input type="checkbox"/> Luccombe parish | <input type="checkbox"/> Wootton Courtenay parish |
| <input type="checkbox"/> Elsewhere in the National Park (please specify) _____ | |
6. **What type of housing would benefit the operation of your business?** *The different types of housing are explained at the start of this form. You can tick more than one box.*
- | | | |
|--|---|---|
| <input type="checkbox"/> Shared Ownership/Equity | <input type="checkbox"/> Affordable/Social Rent | <input type="checkbox"/> Self/Custom Build |
| <input type="checkbox"/> Discounted Market Home | <input type="checkbox"/> Rent to buy | <input type="checkbox"/> Standard Open Market Housing |
7. **Do you have any suggestions for suitable sites for affordable housing in your parish or any other comments regarding housing in the parish your business operates?**
- _____
- _____
8. **Are you aware that people need to register with Homefinder Somerset (www.homefindersomerset.co.uk) if they want to apply for an affordable home in Somerset?**
- Yes No

About Your Business

9. **How many people do you employ?**

Permanent staff _____ Temporary staff _____ Seasonal staff _____

10. **What proportion of employees currently live in the Exmoor National Park?** _____%

Please provide your contact details below in case any clarification is needed

Name: _____

Organisation: _____ Postcode: _____

Tel: _____ Email: _____

Thank you for your support in completing this survey, it is much appreciated.

Please return your signed form in the prepaid envelope by Friday 23rd March 2018.

Data Protection:

This information is collected by the Community Council for Somerset as data controller and data processor in accordance with the data protection principles in the Data Protection Act 1998 to provide information for the Housing Needs Survey Report and summary information on rural housing need. No data will be published which can identify an individual business and no sensitive information will be passed to any other organisation or agency without your permission, including the Parish Councils. Personal data will be retained for 6 months and then destroyed.

Appendix 2 –Verbatim comments

MAIN HOUSEHOLD SURVEY *[comment/links in square brackets are the surveyor's]*

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

Q3 – PARISH CONNECTION – ‘OTHER’ OPTION

Dunster

Respondents who also stated links to one or more of the 8 parishes

Dunster, Porlock

Withypool (3)

Bridgetown

Brompton Regis

Porlock

North of Dulverton

We actually live just inside Winsford parish but attend Exford church. *[Exford selected]*

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

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

TIMERBSCOMBE (17 comments)

Behind Meadow View, opposite Vicarage Court.

There are paddocks in the village which are hardly used and being fairly level would be suitable.

Use empty or unused properties, repair run-down houses. Do not build new.

The problem is that homes designed for local people have been very largely filled by people with no connection with the area.

Only if for local people.

Would be nice to have option to buy our houses in this village at an affordable amount, but to have right to buy I must move location. Unfair.

And what about the holiday houses that have been built in the past, anyone but the young people get them. The young people can't afford them.

30% of Timberscombe houses are holiday lets, and empty 60-80% of the year. If we put a holiday let moratorium at 3% of housing, rents would go down and available housing go up.

There are far too many 2nd homes and holiday lets which are empty for much of the year. ENP should look to get powers to prevent this as many other countries do.

Anyone living in Timberscombe must be able to drive - the bus service is so small as to be dysfunctional.

Timberscombe is difficult for elderly or young families without care due to very poor bus service.

There is a need for affordable housing, however Timberscombe doesn't have the space, there's no parking as it is, no decent bus service or shops.

No - the village is very small and parking is already a problem - only land is farmland on outskirts of village.

No. (4)

EXFORD (16 comments)

Extend Westcott Mead?

Consideration could be given to linking the existing affordable housing beyond the church - which is isolated - to the village with a small additional development between the two possible via a service road.

We have land by Westcott Mead Exford. It was ear marked for affordable (I understood).

I organised the building of Westcot Mead Exford. This is suitable for extension, the road is ready.

Exford's recent new development is an extension off.

We own the [land] where Chibbet Cottage, Exford used to be. It is marked on OS maps. We would consider re-building this cottage for local affordable housing.

Heart of the National Park comes with a price which is off putting for young people. Sites- White Post Exford, Chibbet Post Exford.

Field behind Coombe Lane.

Downscombe Farm, Exford.

More thought to local self building, people who build own house more likely to stay in area, whereas association building end up importing non-locals (does not normally work).

Yes.

Are there any - it took some time finding a site last time!

Wish I did!

No. (3)

WOOTTON COURTENAY (15 comments)

9-acre field near Cowbridge.

The Vineyard, Wootton Courtenay

There appears to be a redundant building near semi-detached houses on BP road on a bend?

Any flat land that doesn't flood.

We do support affordable housing in the parish but don't know a suitable site.

Too many second homes - empty for much of the year. Village housing not at all geared to housing young people.

I've had to move on at *[location on edge of National Park removed]* after 43 years due to housing needs. Refused planning on my land - in *[the National Park 8 Parishes area – location removed]*.

No. (6)

None.

No. National Park - don't build more homes.

CUTCOMBE (14 comments)

To start with there are 2 sites on the Meadow Close estate with planning permission.

We already have 2 plots (owned by Exmoor Farmers) on Meadow View. We have outline planning on one plot on west side of Moorland Hall. The idea is to have plots in every parish for the locals.

Alfan - property being left to fall down. Dunkery View - possible brown field site at centre of Wheddon Cross.

We have a new development. Space filling could produce more affordable homes.

Unoccupied homes should be dealt with first.

Rented or shared ownership are not a long-term solution. Housing developments are also undesirable where they already exist. Better control of unused houses must be made. More self build sites must be made available/granted/easier.

No. (4)

We have already seen an affordable housing scheme completed in Cutcombe and there seemed to be a slow uptake before all homes were occupied. NO MORE NEEDED.

No. Cutcombe has already used an excellent site in the centre of the village.

Not Cutcombe!

[Rent to buy comment] A household income of £80,000 would support a normal mortgage. We know people who wish to be in the area but not necessarily this parish. We support new housing for anyone who has a permanent job in the parish. We would also support open market homes for people working permanently in the area - subject to permanent occupancy condition. **Behind and around the village hall in Cutcombe** subject to landowner's agreement. Housing supply would be greatly improved if there was a significant additional council tax charge (e.g. 3-5 times normal rate) for second homes. 3 out of 11 houses in Luckwell Bridge are 2nd homes (27%). This money could be put towards housing projects. *[Cutcombe, Withypool]*

WINSFORD (11 comments)

I hear about - house on sight - in Ash Lane, Winsford. General open site pub (Royal Oake).

Empty property in Ash Lane, along the main empty and exit points to the village plus on all empty suitable building plot land.

Darby's Knap.

Extension of Darbys Knapp Development. There is capacity in original plans for extension. *[Winsford, Cutcombe]*

There are empty and/or derelict properties within the parish and the village centre should be developed before any new properties are built.

Area already agreed by PCC.

We have a site.

Any housing in this parish should take into account that it should be geared towards catering for people who both live and work within the countryside - ensure that new homes have somewhere to hang wet coats & store wellies.

Wholly affordable homes are needed for local families. We do not need open market homes which will be used as second homes.

I wouldn't support a development but one or two houses on unkempt land would be fine - bottom of Halse Lane where building was started, a compulsory purchase of unkempt properties. Stricter regulations regarding holiday homes as in Cornwall.

Possibly, but I don't know enough about it.

EXTON (6 comments)

Yes - I believe there is a site that could be used to build two houses which is within the village boundary. So not prevented by National Park policy. It's between Bridgetown Village Hall and Allotment Cottages, gr913333, unused at the moment not with flood plain. Owned by Guy Thomas - Everard, with a port-built access road from Exton Lane. postcode of the Village Hall is TA22 9JL.

Expect infrastructure is inadequate.

Difficult to think of anywhere suitable for development!

No. (3)

LUXBOROUGH (6 comments)

Site field south of Knightstone development.

Convert redundant farm buildings.

Happy to have a limited number of affordable homes not for open market homes.

Encourage affordable land prices.

No.

None required - There is no need for this assessment at a Parish level - West Somerset as a whole has sufficient affordable housing within 5 miles of any of the above Parishes (Watchet/ Minehead / Wellington).

LUCCOMBE (5 comments)

CLEBE land [*sic – may be referring to Glebe Cottage land*]. Church land.

Stoney Street - Land between The Cottage and Hillgate. Field adjacent East Luccombe Farm, site of Old Linhay next to Culver Cottage.

There is a danger of small scale housing development happening in each settlement as this will not generate any additional services and amenities. It may be better to concentrate development in fewer, discrete settlements as there is then a better chance of providing local services and amenities and improving the 'community' feel of the location.

No. (2)

THOSE IDENTIFYING WITH MULTIPLE PARISHES/NO IDENTIFIED PARISH (10 comments)

Land beside Village Hall, other land within development boundary. [*Cutcombe, Timberscombe, Wootton Courtenay*]

Housing should be able to accommodate the large proportion of people who are self-employed/work from home workshops/garages/offices should be considered. Attached to housing. [*Cutcombe, Exford, Timberscombe*]

Old school @ Simonsbath. [*no stated parish*]

No, however there are properties which remain empty and unused. The owners should be made to look after the properties as they could be rented out or bought by locals instead of building new. [*Cutcombe, Winsford*]

No. [*Winsford, Withypool*]

No. [*Dunster*]

Do not have enough information regarding affordable housing to answer this! [*All 8 parishes + Porlock*]

This area is more of a wild wilderness area, this is its value to the Exmoor National Park and countryside. [*no stated parish*]

Allow more young people to build a house on their parents' land. [*no stated parish*]

[Q7] Stupid question! - 2,000 migrants from Calais. [*no stated parish*]

ADDITIONAL COMMENTS

If a housing need is identified, second homes should be identified. Remember it took ENP more than 10 years before the first brick was laid at the Old Market site and Wheddon Cross. If the developer and housing provider weren't very patient it would have died. Another point ENP need to address is how affluent families build houses for their offspring under the guise of S106 and terminology of 'Farm Manager's house'. These S106 will be flipped in the near future adding to that asset stock!...Get wise to it ENP.

We live in a National Park, they do not want development. Just try to get planning?

I have lived in this village around 55 years (and have brought up a family + 3 generations) and find it sad that not enough is done for young locals to suit their income. It's very sad that the National Park does not help the local young. Too many holiday homes.

I am in favour of rented affordable housing in Exford, providing it is NOT SOLD and remains for its original purpose. Younger families need encouragement to stay in the village.

I think most of the Councillors mentioned overleaf own houses. Do they know what it is like to live in these situations – perhaps a reality check is needed! These surveys are a load of rubbish...Housing for local people? Not in Exford. People coming in from outlying areas taking rented houses, where there are desperate people in Exford looking for accommodation... I am a local through and through. I had to go into rented through unfortunate circumstances. Where ARE your loyalties for local people? None I can see. People coming down from Bridgwater etc. don't do this. Look after the locals first. By all means build houses, but only for locals, they must have first PRIORITY. No wonder the youngsters are moving away, we don't want that do we! Shame on you and get your act together. From a very dissatisfied Exfordian!

Dear Organisers, there seems to be dwellings in this parish large enough for 2 or 3 families, but I suspect the owners would not want other people to be living near them which is understandable. I cannot suggest any site for affordable housing except to say that where horses are kept in great numbers, these areas should be a priority. Despite the horse keeping land fertile and producing compost, it doesn't seem to contribute to food production, especially growing corn to help feed the hungry of the world. Very little grain is produced in this parish, I suspect due to economics, there being unprofitable. Being a free enterprise country, I guess it is difficult to get the balance in farming right except under a dictatorship which I would find difficult to accept. There in five hundred years' time our island may be swamped with housing and a few horse paddocks remaining.

Appendix 3 – Full Survey Results Summary Tables

PART 1 – HOUSING NEEDS AND DEVELOPMENT IN THE 8 PARISHES PARISH

Q1. Please tick one of the following. Do you

Answer Choices	Responses	
Own your own home	78.26%	234
Rent from a private landlord	11.04%	33
Rent from a housing association/local authority	8.36%	25
Live with relatives	1.67%	5
Live in housing tied to a job	0.67%	2
Other (please specify)	0.00%	0
	Answered	299
	Skipped	3

Q2. Is this your:

Answer Choices	Responses	
Main Home	98.63%	289
Second Home	1.37%	4
	Answered	293
	Skipped	9

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

Answer Choices	Responses	
Timberscombe	20.68%	61
Wootton Courtenay	19.32%	57
Cutcombe	18.98%	56
Exford	18.31%	54
Winsford	12.20%	36
Exton	10.17%	30
Luxborough	8.81%	26
Luccombe	5.76%	17
Other (please specify)	3.05%	9
	Answered	295
	Skipped	7

Q4. How many bedrooms does your current home have?

Answer Choices	Responses	
1 bedroom	2.37%	7
2 bedrooms	21.02%	62
3 bedrooms	42.37%	125
4 bedrooms	21.36%	63
5 or more bedrooms (please specify number)	13.47%	40
	Answered	297
	Skipped	5

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

Answer Choices	Responses	
Under £400	10.91%	6
£400 - £500	41.82%	23
£501 - £600	27.27%	15
£601 - £700	12.73%	7
£701 - £800	3.64%	2
£801 - £900	0.00%	0
£901 - £1,000	0.00%	0
£1,000 +	3.64%	2
	Answered	55
	Skipped	247

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

Answer Choices	Responses	
Yes	6.37%	17
No	93.63%	250
If yes, please provide your Name and Email/Telephone below:		17
	Answered	267
	Skipped	35

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

Answer Choices	Responses	
Yes	11.39%	32
No	88.61%	249
	Answered	281
	Skipped	21

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

Answer Choices	Responses	
Yes	79.70%	212
No	20.30%	54
	Answered	266
	Skipped	36

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

Answered 99
Skipped 203

Q10. Do you need to move to a new home within the 8 parishes in the next 5 years?

Answer Choices	Responses	
Yes	8.13%	23
No	91.87%	260
	Answered	283
	Skipped	19

PART 2 – HOUSING NEEDS OF OLDER PEOPLE

Q11. How many people of each age group are there in your household?: (please add a number in the relevant boxes)

Answer Choices	Percentage of all respondents	Total Number	Responses	
Age 55 - 65	36.53%	137	40.63%	91
Age 66 - 75	38.67%	145	44.20%	99
Age 76 - 85	20.53%	77	25.89%	58
Age 86 or above	4.27%	16	7.14%	16
			Answered	224
			Skipped	78

Q12. Which of these statements best describes your future housing plans?

Answer Choices	Responses	
I have no plans at the moment to move home	71.49%	163
I expect to move home within 5 years	17.98%	41
I have thought about moving home but do not expect to do so in the next 5 years	10.53%	24
		Answered
		228
		Skipped
		74

Q13. Do you think your current home is adaptable to meet your changing needs?

Answer Choices	Responses	
Yes	76.17%	163
No	23.83%	51
		Answered
		214
		Skipped
		88

Q14. If you expect to move, what type of accommodation do you think you will need?

Answer Choices	Responses	
A home which better meets your needs but is not specially designed for older people	75.00%	66
A home which has been specially designed for older people	19.32%	17
A residential or nursing home	5.68%	5
		Answered
		88
		Skipped
		214

Q15. Which area do you want to move to when you next move home?

Answer Choices	Responses	
Elsewhere in West Somerset	25.47%	27
Elsewhere in the National Park	20.75%	22
Away from Somerset	17.92%	19
Wootton Courtenay	14.15%	14
Exford	13.21%	15
Elsewhere in Somerset	9.43%	10
Timberscombe	8.49%	9
Winsford	6.60%	7
Luccombe	5.66%	6
Cutcombe	3.77%	4
Exton	2.83%	3
Luxborough	2.83%	3
		Answered
		106
		Skipped
		196

Q16. If you intend to move within the next 5 years, which reasons listed below will be the most important when you choose your next home?

Answer Choices	Responses	
Proximity to shops/amenities	41.43%	29
Close to family/carers/support	40.00%	29
Smaller, more manageable home	35.71%	26
Cheaper running costs i.e. fuel bills, council tax	32.86%	23
Proximity to public transport	27.14%	19
Home on one level or adaptable for medical reasons	21.43%	15
None of the above	10.00%	7
Would like a flat or maisonette	2.86%	2
	Answered	70
	Skipped	232

PART 3 – MOVING IN THE NEXT 5 YEARS (DETAILED RESULTS TO WSC/CCS ONLY)

In the next 5 years, do you or any member of your household need to move to a new home in Cutcombe, Timberscombe, Exford, Winsford, Exton, Luxborough, Luccombe or Wootton Courtenay?

Answer Choices	Responses	
Yes	10.26%	31
No	89.74%	271
	Answered	302
	Skipped	0

SENSITIVE DATA TABLES REMOVED

Q18. What is the minimum number of bedrooms you would require in your new home?

Answer Choices	Responses	
1 bedroom	10.34%	3
2 bedrooms	41.38%	12
3 bedrooms	41.38%	12
4 bedrooms	6.90%	2
5 or more bedrooms (please specify number)	0.00%	0
	Answered	29
	Skipped	273

Q19. When do you think you will need to move house? Please tick one box

Answer Choices	Responses	
Now	6.90%	2
Within 12 months	3.45%	1
Within 1 - 3 years	17.24%	5
Within 3 - 5 years	72.41%	21
	Answered	29
	Skipped	273

Q20. Which area do you want to move to when you next move home?

Answer Choices	Responses	
Cutcombe	37.93%	11
Elsewhere in the National Park	31.03%	9
Wootton Courtenay	24.14%	7
Timberscombe	24.14%	7
Exford	20.69%	6
Elsewhere in West Somerset	17.24%	5
Winsford	13.79%	4
Luxborough	13.79%	4
Luccombe	10.34%	3
Exton	10.34%	3
Elsewhere in Somerset	6.90%	2
Away from Somerset	3.45%	1
	Answered	29
	Skipped	273

Q21. Please indicate below your reasons for wishing to move home. You may tick more than one box

Answer Choices	Responses	
I need or will need to downsize to a home with fewer bedrooms	25.81%	8
I need to move for health/mobility reasons	25.81%	8
I am struggling to afford my current home	19.35%	6
I need or will need a larger home with more bedrooms	16.13%	5
I am concerned about my tenancy	12.90%	4
My home is in poor condition	9.68%	3
I need to move for work	9.68%	3
I need to move to be nearer to transport links	6.45%	2
I will be leaving home and do not expect to be able to rent or buy privately	3.23%	1
I need to move to be nearer to a school	3.23%	1
I wish to move back to the parish and have a strong local connection	0.00%	0
Other (please specify)	25.81%	8
	Answered	31
	Skipped	273

Q22. What type of housing are you interested in? You may tick more than one box.

Answer Choices	Responses	
Open Market Housing	45.16%	14
Affordable/Social Rent	38.71%	12
Rent to Buy	25.81%	8
Self/Custom Build*	22.58%	7
Discounted Market Home	16.13%	5
Shared Ownership/Equity	12.90%	4
	Answered	31
	Skipped	271

Q23. If purchasing a new home, what would your budget be?

Answer Choices	Responses	
£100,000 - £150,000	14.29%	3
£150,001 - £200,000	28.57%	6
£200,001 - £250,000	0.00%	0
£250,001 - £300,000	14.29%	3
£300,001 - £350,000	14.29%	3
£350,000+	28.57%	6
	Answered	21
	Skipped	281

Q24. Do you believe you have enough income and savings (including equity in your existing home) to be able to buy a suitable property on the open market where you want to live?

Answer Choices	Responses	
Yes	35.48%	11
No	64.52%	20
	Answered	31
	Skipped	271

SENSITIVE DATA TABLES REMOVED

Q28. Do you have a local connection to Cutcombe, Timberscombe, Exford, Winsford, Exton, Luxborough, Luccombe or Wootton Courtenay Parish?

Answer Choices	Responses	
Yes	85.19%	23
No	14.81%	4
	Answered	27
	Skipped	275

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

Answer Choices	Responses	
Is a member of your household currently resident in one of the parishes? (state how long)	87.50%	21
Is a member of your household currently employed in one of the parishes? (state how long)	54.17%	13
Do you have other strong local connection with the parishes for example by upbringing? Please give us details.	58.33%	14
	Answered	24
	Skipped	278

Q29. Have you registered your housing need with Homefinder Somerset?

Answer Choices	Responses	
Yes	11.54%	3
No	88.46%	23
	Answered	26
	Skipped	276

Q30. If you have not registered with Homefinder Somerset, please give reasons why.

Answer Choices	Responses	
Didn't think it was relevant to me	38.10%	8
Hadn't heard of it	33.33%	7
Other (please explain)	28.57%	6
Waiting list too long	9.52%	2
Lack of affordable housing in the village	4.76%	1
Have tried to register but was refused	0.00%	0
Form was too long and complicated	0.00%	0
	Answered	21
	Skipped	281

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

West Somerset Council to click the icon below to access the summary spreadsheet.

DETAILED SPREADSHEET NOT INCLUDED IN VERSION DISTRIBUTED TO PARISH COUNCILS.

1 in 10 respondents completed Part 3 of the survey indicating that in the next 5 years they need to move to a new home (10% - 31 respondents). With the exception of 1 respondent, all currently have connections to Cutcombe, Timberscombe, Exford, Winsford, Exton, Luxborough, Luccombe or Wootton Courtenay, however, 6 of them indicate that they will consider moving outside of the 8 parishes (5 of these respondents would be looking for open market housing). The breakdown of homes they would be likely to qualify for is 7 x 1 bed, 1 x 2 bed, 4 x 3 bed homes.

Around half the respondents who completed Part 2: older people's housing needs who need to move in the next 5 years, did not complete Part 3 of the survey.

12 respondents indicate a need for affordable/social rent Housing, providing signed permission to discuss their case further with WSC.

6 further respondents completed some or all of the affordable part 3 of the survey. All on them currently rent their homes from the Local Authority or from another social rented sector landlord. 3 of them wish to move out of the parishes to elsewhere in the National Park on within West Somerset. **While 1 wishes to return to one of the parishes, has strong local connection but has had planning refused for a self build property.** 3 indicate they are registered on Homefinder – the County's choice based lettings system. Summary details of the 6 respondents' answers have also been included in a separate table for WSC, to demonstrate the level to which they might have been considered for affordable housing, based on information provided.