

HOUSING NEED SURVEY FOR DULVERTON, BROMPTON REGIS, EXMOOR PARISH , WITHYPOOL/HAWKRIDGE & BRUSHFORD PARISHES



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



11 June 2019



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Call: 01823 331222 Email: info@somersetccc.org.uk
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Summary

Principal Conclusions

The survey identified a need for 11 affordable homes within the next 5 years.

Key findings

Affordability

- The survey found 11 households in housing need who could not afford to buy or rent on the open market.

Location, Tenure and Size of Property Required

Current parish	Type/size of property	Current situation	Future tenure (based on financial assessment)
Brompton Regis	1-2 bed property for single people	HA Tenant	Social/affordable rent
Brompton Regis	1-2 bed property for single people	Living with relatives	Shared ownership Rent to buy or Self/custom build
Brushford	1-2 bed property for single people	Living with relatives	Social/affordable rent
Brushford	2 bed property for single people	HA Tenant	Social/affordable rent
Dulverton	1-2 bed property for single people	HA Tenant	Social/affordable rent
Dulverton	1-2 bed property for single people	Private rented	Social/affordable rent
Dulverton	1-2 bed property for single people	Private rented	Social/affordable rent
Dulverton	1-2 bed property for single people	Private rented	Social/affordable rent
Dulverton	1-2 bed property for couples	HA Tenant	Social/affordable rent
Dulverton	1-2 bed property for couples	Tied housing	Social/affordable rent
Dulverton	3 bedroom property for a family	HA Tenant	Social/affordable rent

None of the properties require level access or adaptations.

Other evidence of housing need – HOMEFINDER APPLICANTS

In addition to this survey's respondents above, there is other evidence of housing need when looking at applicants on Homefinder Somerset, the choice based lettings register. The following al Homefinder applicant list was supplied to Smart Communities after completion of this Report (Addendum 1). The analysis for local connection is robust despite some small anomalies between this data (based on applicants registered at 31 March 2019) and Smart Communities data on p23-24 (which was based on applicants at 10 April 2019).

Dulverton – First Choice Parish

*Local connection – 3 years plus in Parish. **ENP L/C = 10 years plus in Parish

	Current situation	Bedroom need	Local connection*	ENP local connection**	In housing need
1	Tied accommodation	1 bed ground floor	Yes	Yes	Yes
2	Living with relatives	1 bed	Yes	Yes	Yes
3	Private rented	1 bed	Yes	Yes	Yes
4	Private rented	1 bed	Yes	Yes	Yes
5	HA tenant	1 bed sheltered	Yes	Yes	Yes
6	Private rented	1 bed bung	Yes	Yes	Yes
7	Private rented	3 bed house	Yes	Yes	Yes
8	HA tenant**	3 bed house	Yes	Yes	Yes
9	Private rented	1 bed	Yes	No	Yes
10	HA tenant	2 bed bung	Yes	No	Yes
11	HA tenant	3 bed house	Yes	No	Yes
12	HA tenant	1 bed bung sheltered	Yes	No	Yes
13	HA tenant	3 bed house	Yes	No	Yes
14	HA tenant	1 bed bung sheltered	Adjoining parish	No	Yes
15	HA tenant	1 bed bung sheltered	Adjoining parish	No	Yes
16	Living with relatives	3 bed house	No	No	Yes
17	Living with relatives	1 bed	No	No	Yes
18	Living with relatives	1 bed sheltered	No	No	Yes
19	Private rented	2 bed	No	No	Yes
20	Living with relatives	1 bed	No	No	Yes
21	Living with relatives	1 bed	No	No	Yes
22	Living with relatives	1 bed	No	No	Yes
23	HA tenant	1 bed	No	No	No
24	Homeowner	1 bed	Adjoining parish	No	No
25	Homeowner	1 bed	No	No	No
26	Private rented	2 bed house	No	No	No
27	Private rented	1 bed	Unknown	Unknown	No

**** also a Smart Communities survey respondent**

Brompton Regis – First Choice Parish

*Local connection – 3 years plus in Parish. **ENP L/C = 10 years plus in Parish

	Current situation	Bedroom need	Local connection*	ENP local connection**	In housing need
1	Private rented	1 bed	Yes	Yes	Yes
2	Homeowner	1 bed	Yes	No	Yes

Brushford – First Choice Parish

*Local connection – 3 years plus in Parish.

	Current situation	Bedroom need	Local connection	In housing need
1	Living with relatives	3 bed house	Yes	Yes
2	Private rented	4 bed house	Yes	Yes
3	Living with relatives	4 bed house	Adjoining parish	Yes
4	Living with relatives	1 bed	Adjoining parish	Yes
5	Private rented	1 bed	No	Yes

Exmoor – First Choice Parish

*Local connection – 3 years plus in Parish. **ENP L/C = 10 years plus in Parish

	Current situation	Bedroom need	Local connection*	ENP local connection**	In housing need
1	Private rented	2 bed house	Yes	Yes	Yes
2	Living with relatives	1 bed	Yes	Yes	Yes
3	HA tenant	3 bed house	Yes	No	No
4	Tied accommodation	2 bed house	No	No	Yes
5	Living with relatives	1 bed	No	No	Yes
6	Private rented	1 bed	No	No	Yes
7	Private rented	1 bed sheltered	No	No	Yes

Withypool – First Choice Parish

None found at 31 March 2019.

Other Findings

- The survey achieved its aim of identifying actual households in need. 1,562 surveys were delivered and 252 survey forms were returned. The response rate was 16%.
- 72% of those who answered the question said they would be in favour of a small development of affordable housing for local people. 21% would not support this type of development, while 7% did not answer this question (17 respondents).
- There were 2 additional respondents to this survey, who might have qualified for affordable housing. However, they either failed to supply sufficient local connection or financial information to verify their need or did not supply their permission for their details to be shared further and their need progressed.
- 13 respondents expressed an interest in becoming a member of a Community Land Trust.

Survey Background

The 5 Parishes of Dulverton, Brompton Regis, Exmoor Parish, Withypool/Hawkridge and Brushford decided to carry out a joint housing need survey to collect robust data on the level of local housing need. Looking primarily at the need for affordable homes, they wanted to establish if there are also other types of housing needed, such as housing for people who need smaller more manageable homes that are easier to adapt to meet their changing needs.

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

Aims

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

Methodology

1,563 paper surveys were distributed to **every household** on the electoral role in the parishes with reply paid envelopes for direct return to Smart Communities. 1 survey was returned for an empty property. The survey was also available to complete online (see Appendix 1).

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

In total **252 valid responses were received giving a 16% response rate**. 18 responses were online, the remaining 234 replied by post.

Parish*	Number sent out	Number returned	Percentage of overall mailed
Dulverton	847	131	15%
Brompton Regis	235	26	11%
Exmoor Parish	79	11	14%
Withypool/Hawkridge	135	18	13%
Brushford	267	65	24%

* main parish respondents identified with/resident in

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

Research was conducted between 15–29 April 2019.

Presentation of Data

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

Introduction

Dulverton, Brompton Regis, Exmoor Parish, Withypool/Hawkridge and Brushford are adjacent parishes situated in the Somerset West and Taunton District Authority. All the parishes lie in Exmoor National Park in West Somerset, with the exception of Brushford where only a small portion of the parish lies within the ENPA boundary.



Dulverton town is the largest settlement across all the parishes and has a range of facilities including shopping, healthcare and a junior and infant school among other amenities. There is also access to public transport and it lies a short distance from the main A396 road.

Minehead offers further services including, main shopping facilities, schools for all age groups and district hospital. South Moulton also offers a broad range of amenities. Tiverton and Taunton are larger towns also providing employment opportunities and a wider range of facilities and schools. Both provide access to the M5 motorway and mainline railway. Barnstaple, also a larger town accessible from the North Devon link road, offers similar facilities for the parishes closer to the centre of Exmoor National Park.

Population

In the 2011 census¹ the population usually resident in the parishes:

Table 1 – Population across the 5 parishes

Parish	2011 census
Dulverton	1408
Brompton Regis	449
Exmoor	156
Withypool/Hawkridge	201
Brushford	519

Any increase in the size of population is likely to be small since the last census, given that the **number of dwellings** across the parishes currently stands at 1,563 representing a small increase of 10 households in the last eight years.²

Households

Table 2 – Dwellings: type, size and tenure in the 5 parishes in 2011

	Dulverton		Brompton Regis		Exmoor		Withypool/Hawkrigde		Brushford		Somerset		England & Wales	
	count	%	count	%	count	%	count	%	count	%	count	%	count	%
Housing	848	100.0%	229	100.0%	79	100.0%	130	100.0%	267	100.0%	100.0%	100.0%	100.0%	100.0%
Total dwellings	848	100.0%	229	100.0%	79	100.0%	130	100.0%	267	100.0%	100.0%	100.0%	100.0%	100.0%
Detached	324	38.2%	147	64.2%	48	60.8%	80	61.5%	136	50.9%	32.3%	32.3%	50.9%	22.6%
Semi-detached	271	32.0%	63	27.5%	19	24.1%	36	27.7%	85	31.8%	30.4%	30.4%	31.8%	30.7%
Terraced house	136	16.0%	10	4.4%	7	8.9%	9	6.9%	28	10.5%	23.7%	23.7%	10.5%	24.7%
Flat	117	13.8%	5	2.2%	5	6.3%	5	3.8%	18	6.7%	13.0%	13.0%	6.7%	21.6%
Caravan/mobile home	1	0.1%	4	1.7%	0	0.0%	0	0.0%	0	0.0%	0.8%	0.8%	0.0%	0.4%
Tenure														
Households - at least one usual resident	724	100.0%	195	100.0%	61	100.0%	97	100.0%	247	100.0%	100.0%	100.0%	100.0%	100.0%
Owner occupied	426	58.8%	137	70.3%	37	60.7%	65	67.0%	186	75.3%	70.2%	70.2%	75.3%	64.3%
Social rented	168	23.2%	25	12.8%	1	1.6%	8	8.2%	32	13.0%	13.5%	13.5%	13.0%	17.6%
Privately rented	106	14.6%	26	13.3%	17	27.9%	22	22.7%	26	10.5%	14.7%	14.7%	10.5%	16.7%
Bedroom numbers														
Households - at least one usual resident	724	100.0%	195	100.0%	61	100.0%	97	100.0%	247	100.0%	100.0%	100.0%	100.0%	100.0%
1 bedroom	69	9.5%	4	2.1%	2	3.3%	4	4.1%	13	5.3%	9.1%	9.1%	5.3%	12.0%
2 bedrooms	216	29.8%	43	22.1%	8	13.1%	19	19.6%	66	26.7%	25.8%	25.8%	26.7%	27.9%
3 bedrooms	294	40.6%	86	44.1%	29	47.5%	32	33.0%	97	39.3%	41.9%	41.9%	39.3%	41.2%
4 or more bedrooms	145	20.0%	62	31.8%	22	36.1%	42	43.3%	71	28.7%	23.2%	23.2%	28.7%	19.0%

Table 2 shows all parishes have a higher than average proportion of detached properties compared to the rest of Somerset and nationally. Both terraced housing and flats are in short supply. The amount of social rented accommodation is higher in Dulverton than regional or national figures, but much lower for all the other parishes. With the exception of Dulverton, all other parishes have very few 1 bedroom properties. Exmoor Parish and Withypool/Hawkrigde have many more privately rented homes. Overall this would suggest a shortfall of cheaper, more affordable accommodation for all parishes with the exception of Dulverton.

Empty Homes and Second Homes

In 2011 there were 230 dwellings across all parishes recorded as empty properties, second homes or holiday lets. Recent checks with the district council show there are 26 properties that have been **empty for over 6 months**, 9 of these properties have been continuously empty for more than 2 years. A further 107 properties are recorded as **second homes**.³

Earnings

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

Property Prices and Rent

The Land Registry records 37 residential sales in the last year 1 May 2018 – 28 May 2019 (excludes 7 business sales). The average price of these sales is £376,127 – the average house price in West Somerset as a whole in 2017 was £238,325.⁴

21 properties are currently being marketed in the parishes on the Rightmove website (28.5.19). These exclude holiday lets and businesses. The cheapest is a 2 bed flat at £125,000, and the most expensive is a 4 bed detached house at £775,000. The average price of houses **currently on the market** in the parishes is £390,389.

The 2011 census found 197 privately rented households.¹ There are currently only 11 properties for rent or recently let on the main lettings websites, local press or through private agents – the cheapest is a 1 bed semi-detached house for £425pcm, and the most expensive a 3 bed detached house for £895pcm. Other searches show many more rental properties available for holiday lets.

Table 3 shows the typical prices a resident would expect to pay to buy or privately rent a property in the **lowest priced 25% of homes** (based on Land Registry sale prices, current market prices and average rents of respondents to the survey).

Table 3 – Typical property prices and rental levels: lower quartile (cheapest 25%)

Property size	Sale price	Private rent weekly (monthly) (rounded £)	Median monthly rent West Somerset ⁴
1 bedroom	£151,963*	£106 (£456 pcm)	£610
2 bedrooms	£169,996	£127 (£550 pcm)	
3 bedrooms	£288,501	£164 (£711 pcm)	

* based on 4 properties currently being marketed or sold subject to contract

Affordable homes

In 2011 there were 234 social rented properties in the parishes (see Table 2 for parish detail). Table 4 shows current figures for social rented/housing association/other affordable housing providers ⁵. Additionally, there are 18 affordable homes in Dulverton currently under construction, due for completion in June 2020 (6 social rent, 6 affordable rent, 6 shared ownership).

Table 4 – Current affordable homes in both parishes at May 2019⁵

Parish	Affordable homes (no.)	Size	Registered Provider
Dulverton	153 (social rent) * * 40 sheltered	27 x 2 bed house 34 x 3 bed house 1 x 4 bed house 15 x 1 bed bungalow 67 x 2 bed bungalow 3 x 3 bed bungalow 3 x 1 bed flat 1 x 2 bed flat 1 x 3 bed flat	Magna (146) Caractacus (4) Acorn (2) Falcon (1)

Brompton Regis	20 (social rent) 1 (intermediate) 1 (shared ownership)	6 x 2 bed house 11 x 3 bed house 5 x 2 bed bungalow	Magna (15) Caractus (1) LiveWest (6)
Exmoor Parish	None		
Withypool/Hawkridge	10 (social rent)	2 x 2 bed house 6 x 3 bed house 2 x 2 bed bungalow	Magna (3) Falcon (7)
Brushford	27 (social rent) * * 16 sheltered	9 x 3 bed house 3 x 1 bed bungalow 15 x 2 bed bungalow	Magna (26) Falcon (1)

There are **currently 7 properties advertised on the Homefinder website** for in Dulverton and Brompton Regis parishes.⁶ Just 1 property is available to rent to anyone qualifying on Homefinder Somerset, however the other 6 properties are mutual exchange only (open to existing 'affordable' tenants to exchange with other existing tenants). Of the 210 social rent properties, **11 have come up for re-letting** via Homefinder Somerset since June 2018 (7 x 2 bed bungalows, 3 x 2 bed house, 1 x 3 bed house, : 7 in Dulverton, 4 in Brushford). They attracted an average of 40 bids per property.

¹NOMIS (ONS Census 2011) (KS102EW), (KS402EW), (KS403EW) and (LC1402EW) : Dulverton, Brompton Regis, Exmoor Parish, Withypool/Hawkridge, Brushford [accessed 21.5.19]

²West Somerset Council Electoral Register Team (data provided to Smart Communities for survey mailing, March 2019)

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

⁴Source: Somerset County Council, Somerset Intelligence Partnership, <http://www.somersetintelligence.org.uk/house-prices-2017/> [accessed 23.5.19]

⁵Somerset West & Taunton Council, Development Enabler Specialist email 14.5.19

⁶Source: Homefinder Somerset Website, <https://www.homefindersomerset.co.uk/> [accessed 30.5.19]

Survey Findings

PART 1: ALL HOUSEHOLDS

1.1 Level of support for affordable housing for local people

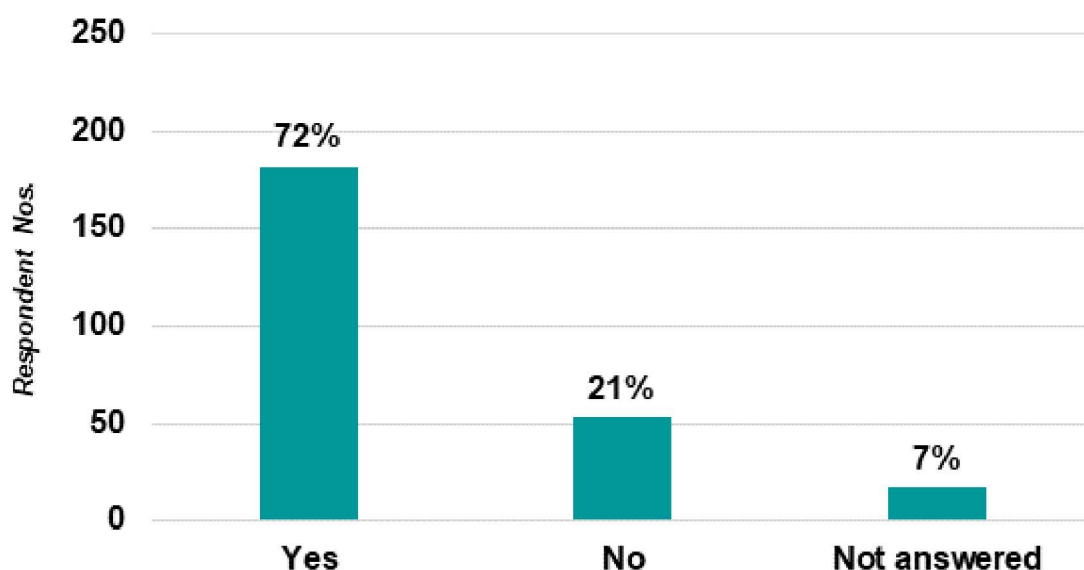


Chart 1 - 252 respondents

For those with a view, around 7 in 10 respondents support for the provision of local affordable housing development to meet the needs of local people in their parishes (72% - 182 respondents) – Chart 1. 93% overall answered the question (235 respondents).

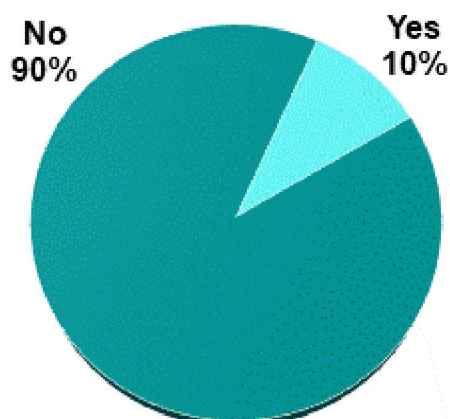
1.2 Suggestions for suitable sites and comments about housing in the parishes

22 respondents made suggestions for possible housing sites across all the parishes, while a further 36 commented around housing issues and future development, including infrastructure and amenities, while the remaining respondents answered 'no' or did not feel able to comment. All comments can be found in Appendix 2.

1.3 Level of interest in membership of Community Land Trust

13 respondents expressed interest in becoming a member of a local Community Land Trust (CLT). One expressed their support but is already committed elsewhere. All 13 respondents provided contact details - see Appendix 5.

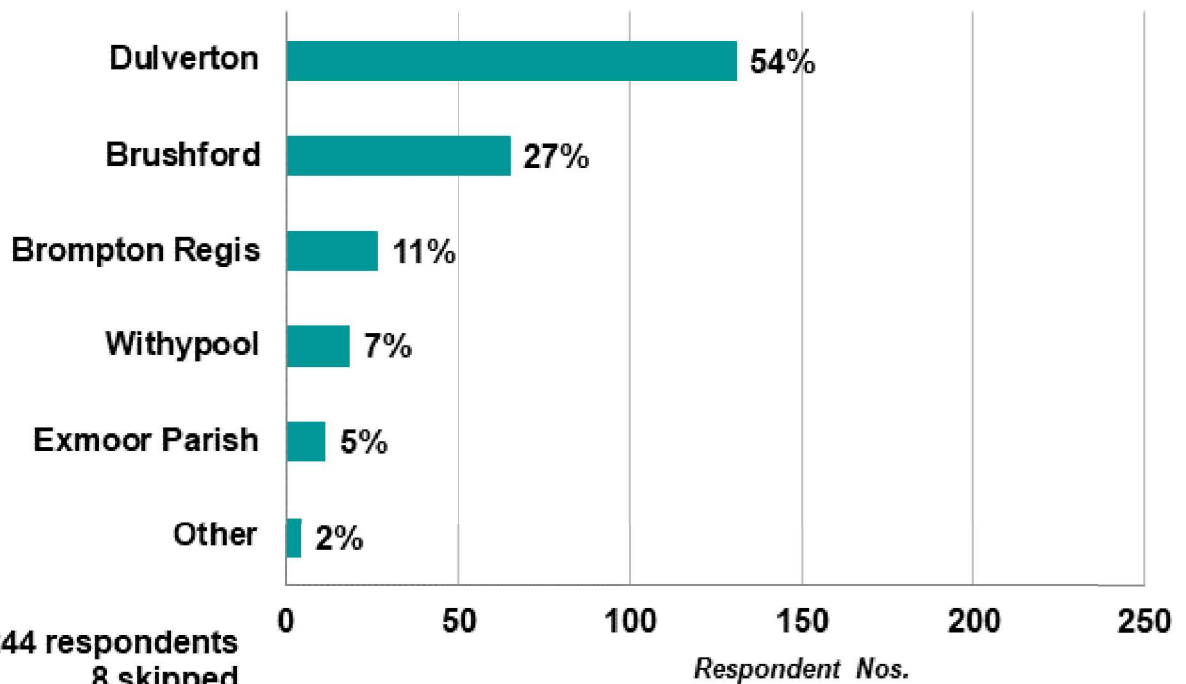
1.4 Knowledge of others who also want to live in the parishes



1 in 10 respondents know other people who want to live in their parish (10% - 24 respondents) – Chart 2. 97% of respondents answered the question.

**Chart 2 - 244 respondents
8 Skipped**

1.5 Parish connections

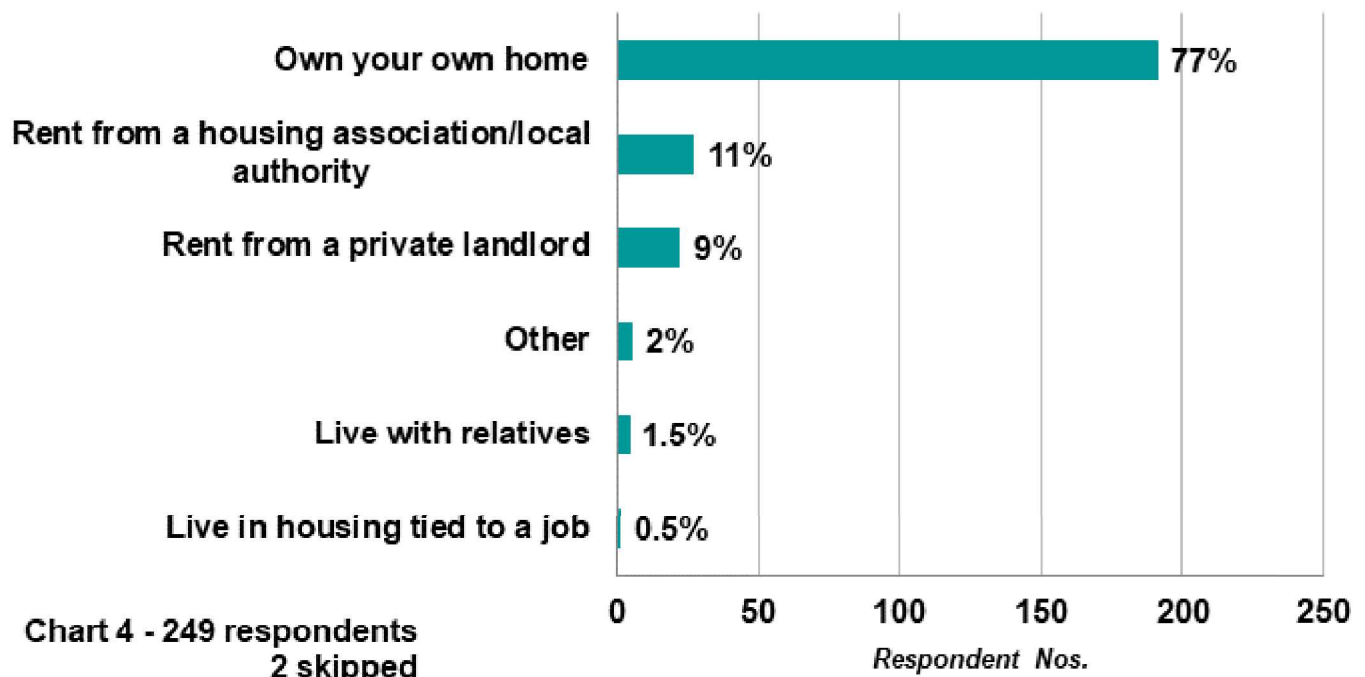


N.B. some respondents ticked more than 1 parish.

Respondents were asked which parish that they have a local connection with, for instance live or work there or have family connections. The split between parishes matches closely the proportions of households mailed in Dulverton, Withypool/Hawkrigde and Exmoor parishes. There were more people identifying with Brushford (+10%), and fewer with Brompton Regis (-4%) – Chart 3.

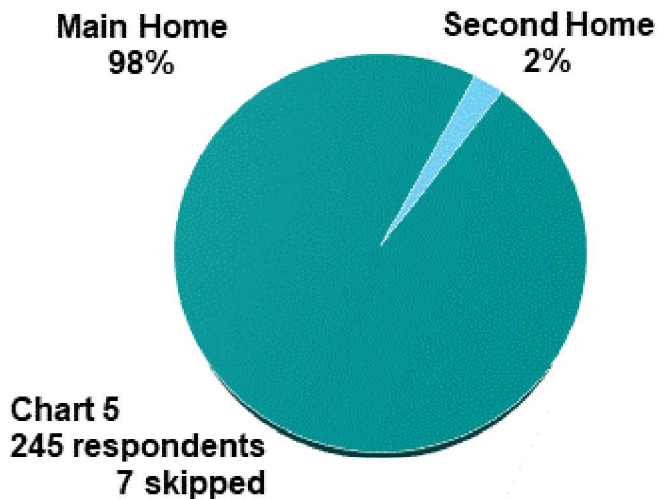
Of those indicating 'other', 2 respondents identified with other Exmoor parishes, 1 with Bampton and 1 with no ties to Somerset or Devon. 97% of respondents answered the question.

1.6 Current tenure of respondents



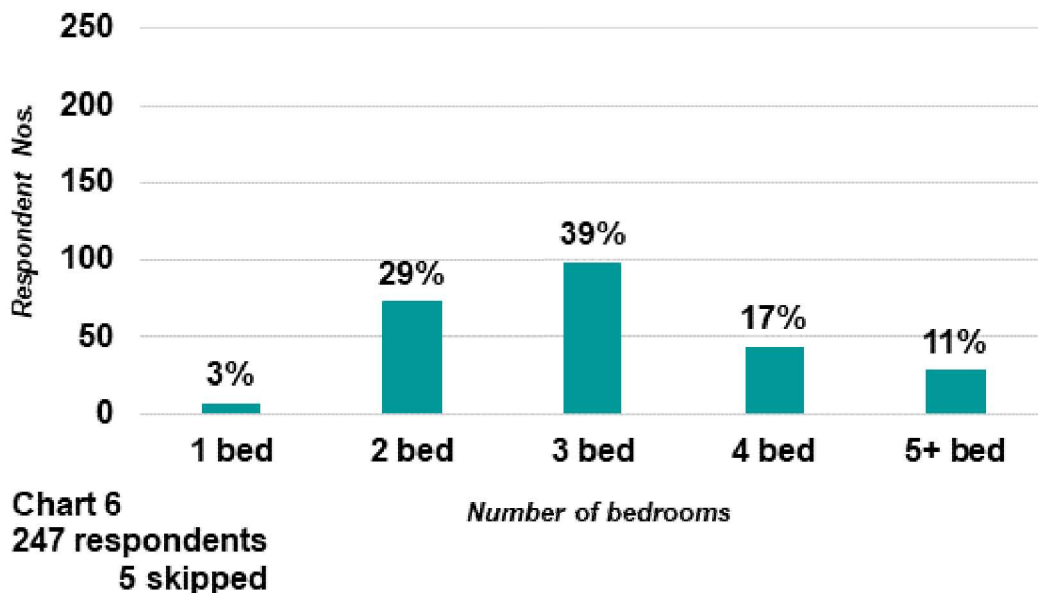
The large majority of respondents own their own home (77% - 191 respondents). Just over 1 in 10 respondents live in rented social rented housing either provided by a housing association or charity (11%). While a smaller proportion rent from a private landlord (9%). A few live with relatives (1.5%) and 1 respondent lives in tied accommodation – Chart 4. 99% of respondents answered the question.

1.7 Second home ownership



6 respondents taking part in the survey have a second home in the parishes (2%), while for the outstanding majority their property within the 5 parishes is their main home (98% - 239 respondents) – Chart 5. 97% of respondents answered the question

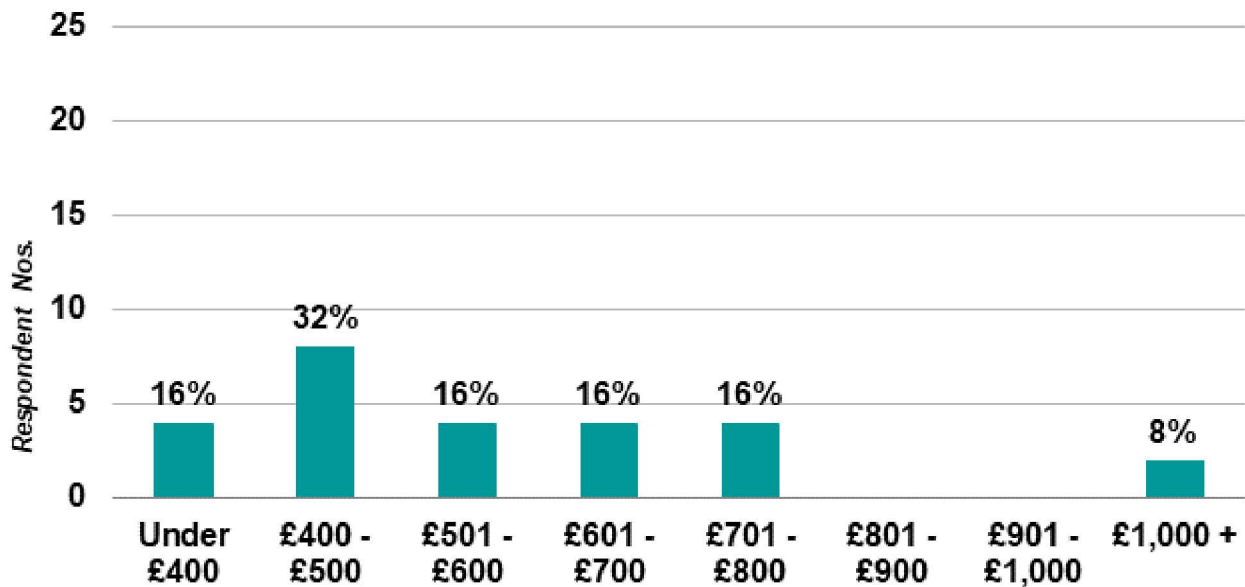
1.8 Property size



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

The largest group live in 3 bed homes (39% - 97 respondents) – Chart 6. There is a slightly lower response from those living in the smallest 1 bed properties when compared to the census figures (-4%), however, responses for all other property sizes align closely with the proportions in the 2011 census. 98% of respondents answered the question

1.9 Rent levels



**Chart 7 - 26 respondents
157 skipped**

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

The small majority rent from a housing association/local authority (52% - 27 respondents). Around 2 in 5 respondents rent privately (42%), while a small number either rent from relatives or the ENPA. One remaining respondent is landlord letting property – Chart 7. These rents have been used alongside published current private and affordable rents to provide a full picture of typical rents in the parishes.

1.10 Future plans to move

33 respondents indicated that they have plans to move within the parishes in the next 5 years (13%). They were directed to also complete Part 3 of the survey regardless of the type of housing required.

PART 2: HOUSING NEEDS OF OLDER PEOPLE

More than 4 in 5 respondents live in households with people aged 55 or over (86% - 217 respondents). They answered some or all of the questions in Part 2 of the survey.

2.1 Older people: overall household ages

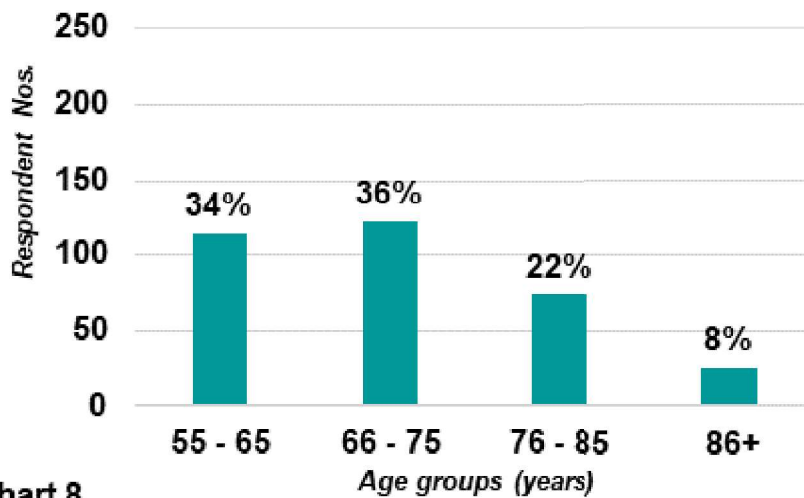


Chart 8
212 households with 333 people
40 skipped

66-75 years olds are the largest overall age group when looking at **all** household members (36% - 121 people). This is closely aligned to those aged 55-65 years (34%). Around 1 in 5 are between 76-85 years (22%), and there are few elderly people over the age of 86 (8%) – Chart 8. 98% of respondents answering Part 2 questions answered this question.

Older people: household size

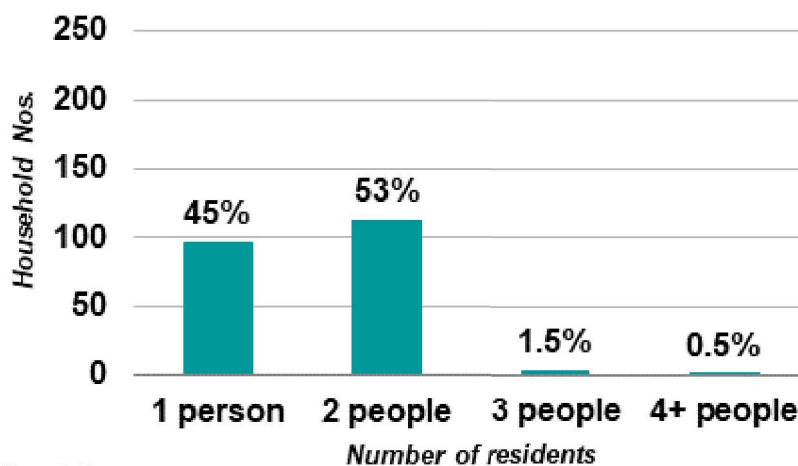
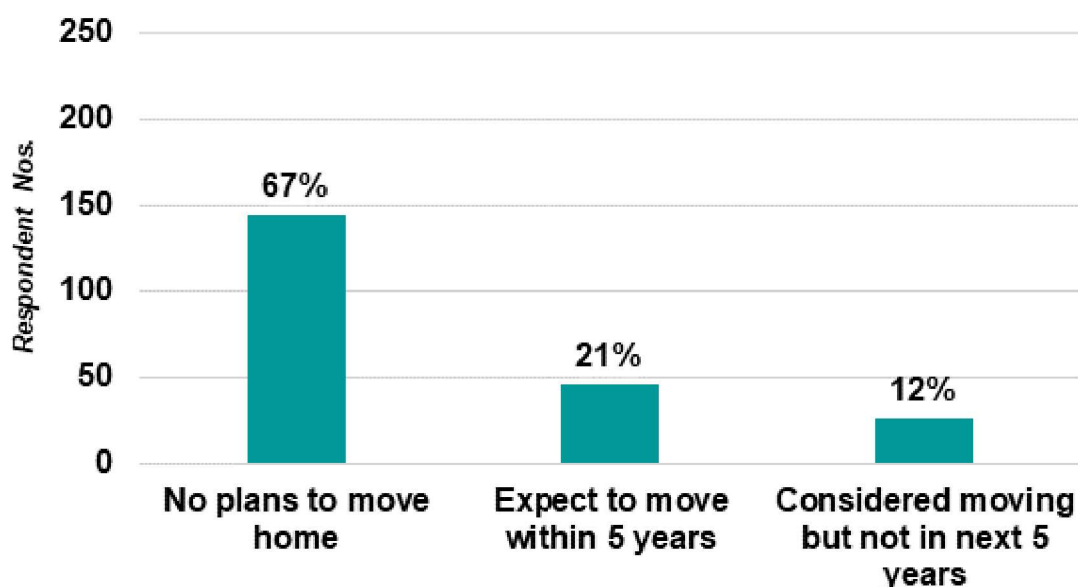


Chart 9
212 households with 333 people
40 skipped

Further analysis shows the small majority of respondents live in a two person household (53% - 112 households) – Chart 9. However, a sizeable number live alone (45%) – Chart 9.

2.2 Future housing plans



**Chart 10 - 217 respondents
35 skipped**

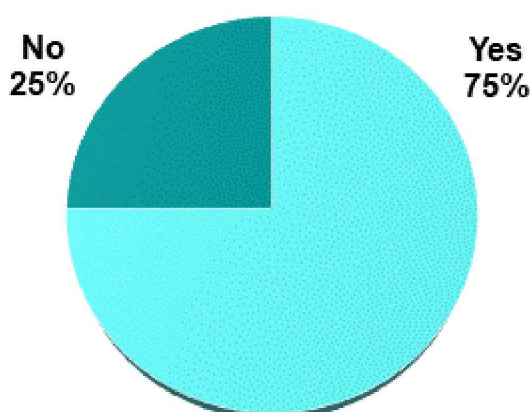
- Overall 46 respondents plan to move in the next 5 years – Chart 10.
- 26 respondents plan to move **within the parishes**, and where specified, they would choose to live in:

Dulverton	Brompton Regis	Exmoor Parish	Withypool/Hawkridge	Brushford
17	1	3	1	3

- 20 other respondents plan to **move out of the parishes** in the next 5 years.
- A further 26 households **have considered moving**, but not in the next five years. The small majority are considering staying in their parish or Exmoor National Park (14 households).
- 145 respondents answering Part 2 of the survey have no current plans to move.

100% of respondents in Part 2 answered this question.

2.3 Adaptability of current home

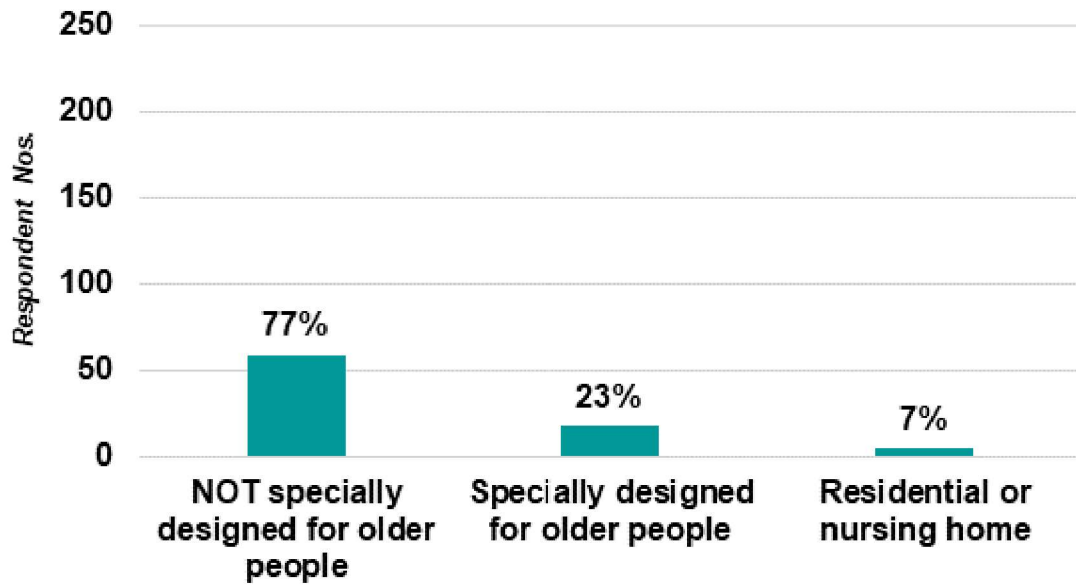


**Chart 11 - 212 respondents
40 Skipped**

The large majority answering the question feel their current home can be adapted to meet their changing needs in the future (75% - 159 respondents) – Chart 11.

Further analysis shows that for the 53 respondents who do not feel their home is suitable for adaptation, only 7 of them will be seeking a home specifically designed for older people. A further 4 respondents are looking to move to a residential or nursing home. 98% of respondents in Part 2 answered this question.

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



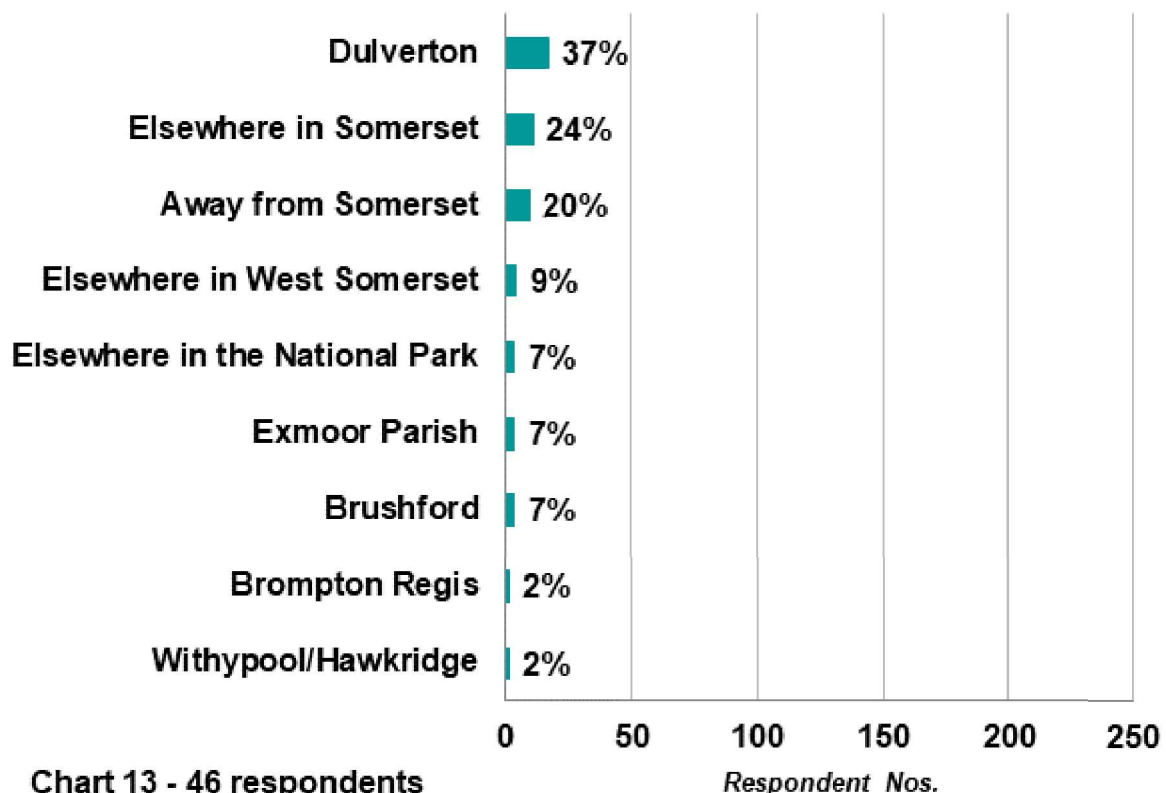
**Chart 12 - 77 respondents
75 skipped**

Some respondents ticked more than one option.

The large majority would prefer homes which are better suited to their needs, but **not** designed for older people (77% - 59 respondents) – Chart 12. Around 1 in 4 would consider homes specially designed for older people (23%).

4 of the 5 respondents who are considering a residential/nursing home expect to move in the next 5 years. 35% of respondents in Part 2 answered this question.

2.5 Preferred locations for future home



**Chart 13 - 46 respondents
moving in next 5 years**

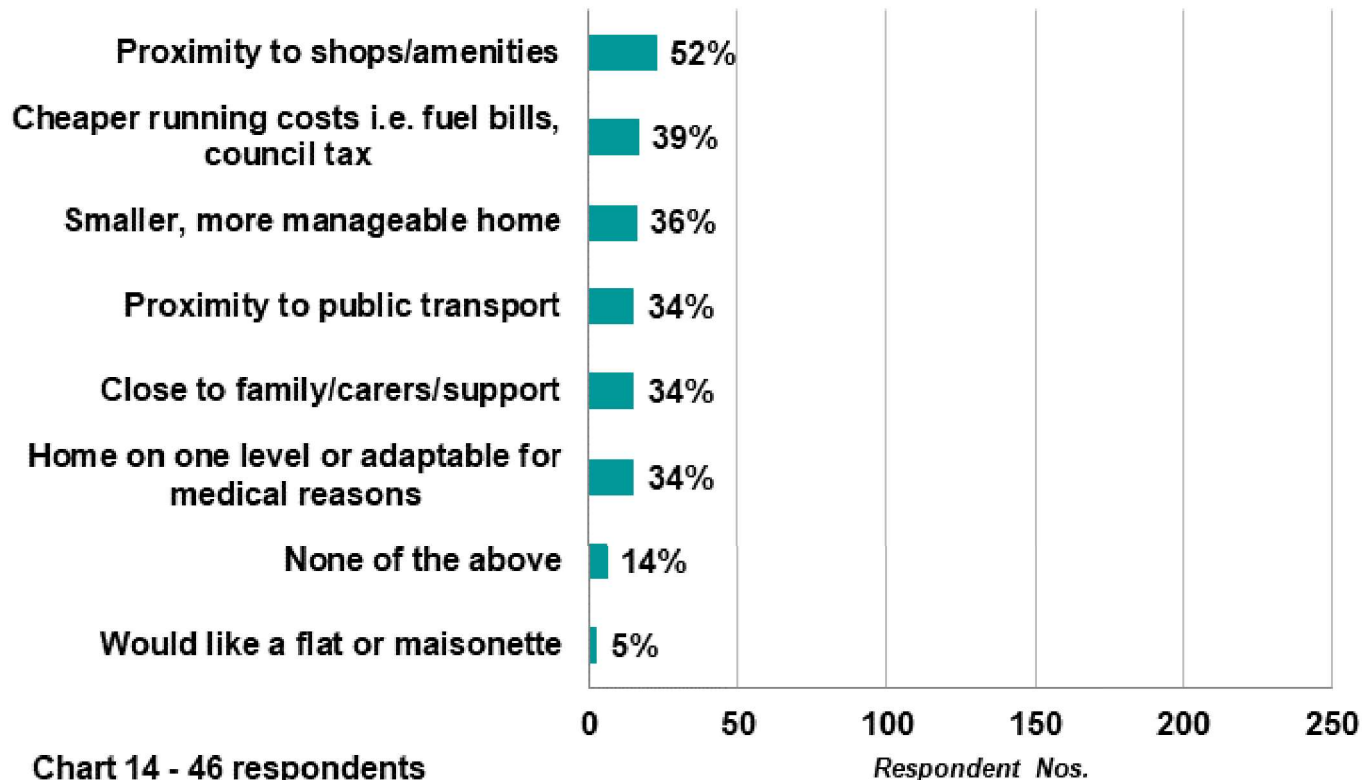
Respondents could tick more than 1 location. **Chart 13 shows the 46 respondents who plan to move within the next 5 years.** Just over half of them (28 respondents) want to remain in Exmoor National Park with the large majority choosing Dulverton as their preferred location (37% - 17 respondents).

A further 26 respondents who have thought about moving also answered the question. Their preferences are listed in Table 5 below. Dulverton is once again the most popular choice of location for these respondents.

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

LOCATION	Respondent %
Dulverton	46%
Elsewhere in West Somerset	23%
Away from Somerset	12%
Brompton Regis	4%
Exmoor Parish	4%
Brushford	4%
Elsewhere in the National Park	4%
Elsewhere in Somerset	4%
Withypool/Hawkridge	0%

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



Respondents could tick more than 1 reason for moving. **Chart 14 shows the 46 respondents who plan to move within the next 5 years.**

Most respondents want to move to be closer to shops/amenities (52% - 23 respondents). While the need for a property with cheaper running costs (39%) and a smaller, more manageable home (36%) are strong considerations for around 2 in 5 of these respondents. Proximity to public transport, to be closer to family or carers for more support, or to have a home on one level/adaptable are all of equal importance to more than 1 in 3 respondents (34% in each case). Just 2 respondents would be looking for a flat or maisonette.

A further 19 respondents who are **not** considering moving in the next 5 years also answered this question. Table 6 below shows their perceived reasons for moving in the future. Proximity to shops/amenities is also the strongest consideration in this group, along with the need to downsize to a smaller home and proximity to public transport.

Table 6 – Older people: reasons for moving - 19 respondents who may move in the longer term (5+ years)

REASON	Respondent %
Proximity to shops/amenities	58%
Smaller, more manageable home	42%
Proximity to public transport	42%
Close to family/carers/support	37%
Cheaper running costs i.e. fuel bills, council tax	26%
Home on one level or adaptable for medical reasons	11%
Would like a flat or maisonette	5%

2.7 Conclusion – Older Persons Needs

The older persons' survey shows that the majority of households (68%) have no plans to move home. However, the parishes do have a number of older households who wish to downsize to smaller accommodation that is easier to maintain, has lower running costs and is close to amenities and support.

9 of the households that expect to move home within the next 5 years and remain in one of the parishes qualify for affordable housing. The remaining 17 households would require open market housing. Small open market bungalows, flats and houses can be built and on Exmoor the sale of such properties can be restricted to use for principle residence only.

Meeting the housing needs of this group of people should be given further consideration.

PART 3: MOVING IN THE NEXT 5 YEARS IN DULVERTON, BROMPTON REGIS, EXMOOR PARISH, WITHYPOOL/HAWKRIDGE AND BRUSHFORD PARISHES

3.1 All respondents wishing to move to a new home in the 5 parishes in the next 5 years

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

41 households completed Part 3 of the survey. However, 9 stated that they did not want to live in any of the parishes and have been excluded from this section, leaving 32 households. The needs of these households follows:

3.2 Timescale for moving

Most respondents who specified a timescale would like to move in 3-5 years (11 respondents), although this is closely aligned to respondents needing to move immediately or in the next 12 months (10 respondents). Slightly fewer want to move in the medium term or 1-3 years (9 respondents) – Table 7.

Table 7 – Part 3 – moving in next 5 years: timescale for moving

Now	Within 12 months	1-3 years	3-5 years	Unspecified
2	8	9	11	2

3.3 Minimum number of bedrooms

Most respondents are looking for a 2 bedroom home (14 respondents). Similar numbers are looking for a 3 bedroom home (9 respondents) or a 1 bedroom home (8 respondents) – Table 8.

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

Table 8 – Part 3 – moving in next 5 years: minimum number of bedrooms

1 bed	2 bed	3 bed	4 bed	5+ bed	Unspecified
8	14	9	0	1	-

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

The option considered by most respondents wanting to live in the 5 parishes would be affordable/social rent (16 respondents), followed by open market housing (11 respondents) and owner occupied/affordable (6 respondents) – Table 9.

Table 9 – Part 3 – moving in next 5 years: preferred tenure

PREFERRED TENURE	Respondent Nos.
Affordable/social rent	16
Open market housing	11
Owner occupied/affordable	6
Self/custom build	5
Rent to buy	4
Shared ownership/equity	3

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

The large majority of respondents would choose Dulverton for their future home (24 respondents) – Table 10. Just under 1 in 3 would choose Brushford (10 respondents). The remaining parishes have smaller numbers wishing to move there: Exmoor Parish (5 respondents), Brompton Regis (4 respondents) and Withypool/Hawkridge (3 respondents).

Table 10 – Part 3 – moving in next 5 years: preferred location

PREFERRED LOCATION	Respondent Nos.
Dulverton	24
Brushford	10
Elsewhere in West Somerset	6
Exmoor Parish	5
Elsewhere in the National Park	5
Brompton Regis	4
Withypool/Hawkridge	3
Elsewhere in Somerset	2
Away from Somerset	2

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

Table 11 below shows the main reasons why these households need to move:

Table 11 – Part 3 – moving in next 5 years: reasons for moving

REASON	Respondent Nos.
Smaller home, fewer bedrooms	9
Struggling to afford current home	9
Health/mobility	8
Nearer to transport links	4
Concerned about tenancy	3
Larger home, more bedrooms	3
Move for back to parish/strong local connection	3
Leaving home and cannot afford to rent or buy privately	2
Home in poor condition	1
Move for work	1
Nearer to school	1
Other	5

3.7 Budget if buying or self-building a new home

Table 12 shows those respondents who indicated that they would like to purchase a home.

Table 12 – Part 3 – moving in next 5 years: budget for new home

£100,000 - £150,000	£150,001 - £200,000	£200,001 - £250,000	£250,001 - £300,000	£300,001 - £350,000	£350,000+
3	1	4	3	1	6

PART 3: ASSESSING THOSE NEEDING AFFORDABLE HOUSING

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

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

4.1 Exclusions

All 32 respondents who plan to move in the next 5 years and remain in Dulverton, Brompton Regis, Exmoor Parish, Withypool/Hawkridge and Brushford parishes have been assessed for their eligibility for affordable housing. 16 of them have been excluded from further analysis for the following reasons:

- 8 already own their own home with adequate resources to meet their needs – 5 of them are older respondents.
- 2 could afford to rent on the open market
- 1 gave insufficient details to assess their eligibility for affordable housing at this time
- 7 withheld permission to discuss details further or failed to provide their contact details

This leaves 14 households who may qualify for affordable housing. Just 2 of these respondents are registered on Homefinder Somerset, the County's choice based lettings system.

4.2 Local Connection

In order to qualify for affordable housing, respondents must have a local connection to Dulverton, Exmoor Parish, Brompton Regis or Withypool & Hawkridge parishes, or live in the adjoining parishes where these are within / partly within the National Park. The following local connection criteria for Exmoor National Park applies:

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

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

Residents of Brushford:

Brushford village is outside the National Park. In cases where parishes are split by the National Park boundary and the main settlement is outside the National Park, the need should be met in that settlement providing planning policy allows for this and therefore local connection criteria are set out by Somerset West and Taunton Council and applicants will need to demonstrate:

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

The Housing Officer has confirmed that Brushford residents would be able to apply to occupy the dwellings in the new LiveWest scheme currently being built in Dulverton for the 12 dwellings that do not have a local occupancy requirement e.g. those offered for affordable rent or shared ownership.

3 households do not meet the local connection criteria and are therefore excluded from the final figures. **This leaves 11 households who qualify for affordable housing.** They are currently resident in:

Table 13a – Part 3 – affordable housing: current parish of residence

CURRENT PARISH	Respondent Nos.
Dulverton	7
Brushford	2
Exmoor Parish	0
Brompton Regis	2
Withypool/Hawkridge	0

They would choose to live in the following parishes (*some chose more than 1 parish*):

Table 13b – Part 3 – affordable housing: preferred location future home

PREFERRED LOCATION	Respondent Nos.
Dulverton	8
Brushford	5
Exmoor Parish	2
Brompton Regis	2
Withypool/Hawkridge	1

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

Most respondents would like affordable/social rent among other options – Table 14.

Table 14 – Part 3 – affordable housing: preferred tenure

PREFERRED TENURE	Respondent Nos.
Affordable/social rent	9
Rent to buy	3
Shared ownership/equity	2
Open market housing	2
Owner occupied affordable	1
Self/custom build	1

4.4 Housing options

Respondents provided information on income and savings which allows an assessment of what the household can afford to pay for their accommodation. Table 15 shows household incomes.

Table 15 – Part 3 – affordable housing: household incomes

< £20,000	£20,001- £25,000	£25,001- £30,000	£30,001- £35,000	£35,001- £40,000
10	1	-	-	-

Looking at all the financial information provided, 1 respondent may be able to afford a shared ownership home and expressed an interest in this type of purchase. The remaining 10 respondents would require affordable rented housing. 5 of them currently rent from a social housing provider: 3 wish to downsize while 2 would like larger homes.

4.5 Other evidence of housing need

In addition to this survey there is other evidence of housing need. On Homefinder Somerset, the choice based lettings register, applicants are given a banding between Emergency, Gold, Silver and Bronze based on their level of need. At the time of this report there are 47 households registered on Homefinder Somerset wanting to live in one of the five parishes.

Working on the assumption of current location alone (detailed vetting of a local connection is undertaken at the housing allocation stage), 28 of these households either live the parish of their choice or an adjacent qualifying parish in the National Park or Brushford. Tables 16a –16e show a breakdown of all 47 Homefinder registrants by parish:

Table 16a – current registrants Homefinder Somerset – DULVERTON 1st choice

Homefinder Somerset level of need	1 bed	2 bed	3 bed	TOTAL
Emergency	-	-	-	0
Gold	1	-	-	1
Silver	6	1	3*	10
Bronze	14	4	1	19
TOTAL	21	5	4	30

*1 respondent is a Somerset Homefinder applicant

Table 16b – current registrants Homefinder Somerset – BROMPTON REGIS 1ST CHOICE

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

Table 16c – current registrants Homefinder Somerset – EXMOOR PARISH 1ST CHOICE

Homefinder Somerset level of need	1 bed	2 bed	3 bed	TOTAL
Emergency	-	-	-	0
Gold	-	1	-	1
Silver	1	-	-	1
Bronze	4	2	1	7
TOTAL	5	3	1	9

Table 16d – current registrants Homefinder Somerset – WITHYPOOL/HAWKRIDGE 1ST CHOICE

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

Table 16e – current registrants Homefinder Somerset – BRUSHFORD 1ST CHOICE

Homefinder Somerset level of need	1 bed	2 bed	3 bed	4 bed	TOTAL
Emergency	-	-	-	-	0
Gold	1	-	-	-	1
Silver	-	1	-	1	2
Bronze	1*	-	-	-	1
TOTAL	2	1	0	1	4

*1 respondent is a Somerset Homefinder applicant

Just 2 of these **47 households** who are registered on Homefinder Somerset completed the survey. Additional Homefinder applicant analysis for local connection was supplied to Smart Communities after completion of this Report – see Addendum 1.

4.6 Housing Mix

The suggested mix of housing is shown in Table 17 below. This takes account of the family makeup declared on the survey form and the type of housing required.

Table 17 – Part 3 – affordable housing: suggested housing mix for ALL survey respondents

Current parish	Type/size of property	Current situation	Future tenure (based on financial assessment)
Brompton Regis	1-2 bed property for single people	HA Tenant	Social/affordable rent
Brompton Regis	1-2 bed property for single people	Living with relatives	Shared ownership Rent to buy or Self/custom build
Brushford	1-2 bed property for single people	Living with relatives	Social/affordable rent
Brushford	2 bed property for single people	HA Tenant	Social/affordable rent
Dulverton	1-2 bed property for single people	HA Tenant	Social/affordable rent
Dulverton	1-2 bed property for single people	Private rented	Social/affordable rent
Dulverton	1-2 bed property for single people	Private rented	Social/affordable rent
Dulverton	1-2 bed property for single people	Private rented	Social/affordable rent
Dulverton	1-2 bed property for couples	HA Tenant	Social/affordable rent
Dulverton	1-2 bed property for couples	Tied housing	Social/affordable rent
Dulverton	3 bedroom property for a family	HA Tenant	Social/affordable rent

None of the properties require level access or adaptations.

5. Conclusion – Future housing need for Dulverton, Brompton Regis, Exmoor Parish, Withypool/Hawkridge and Brushford parishes

Based on the findings in this survey together with current level of Homefinder applicants and lettings rate there appears to be only a small number of vacancies created in the current housing stock in the parishes.

This Housing Needs Survey represents the findings at a set point in time. Personal circumstances are constantly changing, and the need for affordable social rented housing in the future may change. However, given the level of response to the survey and in spite of the potential for circumstances to change, the Parish Councils can feel confident in the results of this survey. The survey has identified a need in the near future for 11 units of affordable housing.

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

recommended to re-survey the parish before any further development to address local need is considered.

Recommendation

It is recommended that the Parish Councils:

- **Note this report**
- **Consider the options for addressing the need for 11 affordable homes found from this survey and in addition to consider the needs given in the Homefinder data**

Appendix 1 – Questionnaire

Dulverton, Brompton Regis, Exmoor Parish, Withypool and Brushford parish councils are working with Smart Communities (part of the Community Council for Somerset - CCS) to identify the housing need for people living and working here. This is your community and it's important that you have your say.

What housing do we need for our community to thrive?

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

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

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

This is the first step to action

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

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

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

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



This survey has been sent to every known household in Dulverton, Brompton Regis, Exmoor Parish, Withypool and Brushford 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 15th April 2019

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



What do we mean by affordable housing?

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

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

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

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

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

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

All households should answer the following questions on affordable housing

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

- Yes No

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

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

- Yes No

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

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

10) Do you need to move to a new home within Dulverton, Brompton Regis, Exmoor Parish, Withypool and Brushford 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	
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12) Which of these statements best describes your future housing plans? *(please tick one)*

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

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

- Yes
- No

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

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

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

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

- Dulverton
- Brompton Regis
- Exmoor Parish
- Withypool
- Brushford
- 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 Dulverton, Brompton Regis, Exmoor Parish, Withypool and Brushford parishes within the next 5 years.

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

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

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

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

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

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

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

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

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

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



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

- | | |
|---|---|
| <input type="checkbox"/> Dulverton | <input type="checkbox"/> Elsewhere in the National Park |
| <input type="checkbox"/> Brompton Regis | <input type="checkbox"/> Elsewhere in West Somerset |
| <input type="checkbox"/> Exmoor Parish | <input type="checkbox"/> Elsewhere in Somerset |
| <input type="checkbox"/> Withypool | <input type="checkbox"/> Away from Somerset |
| <input type="checkbox"/> Brushford | |

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

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

22) What type of housing are you interested in?

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

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

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

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

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

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

- Yes No



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

IMPORTANT

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

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

25) Income

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

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

26) Savings, investments and assets

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

£

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

£

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

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

£

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

£

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

- All rent Part rent

28) Do you have a local connection to Dulverton, Brompton Regis, Exmoor Parish, Withypool and Brushford parishes?

- Yes No

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

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

(state how long) _____ years

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

(state how long) _____ years

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



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

- Yes No

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

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

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

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

CONTACT DETAILS (please write clearly)

Affordable Housing

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

Name: _____

Address: _____

Postcode: _____

Tel: _____ Email: _____

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

SIGNED: _____ DATE: _____

Thank you for taking the time to complete this survey.

**Please return your signed form in the prepaid envelope by
Monday 15th April 2019.**



Appendix 2 –Verbatim comments

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

Q7 – KNOW PEOPLE WHO WANT TO LIVE YOUR PARISH

But they have moved away as there were no affordable properties for them to buy.

Adult son lives with us - would want to stay in Dulverton - has additional needs and local support important. Long term will require own housing (mental health), vulnerable adult. [His adult sibling] also lives with us.

Q8 – SUPPORT DEVELOPMENT FOR LOCAL PEOPLE

For 'local' people only - in this case only ones with a connection to ONLY Dulverton.

Depends where it will be.

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.

DULVERTON (36 comments)

Site suggestions

The Dulverton Laundry site and building.

The old Dulverton Laundry building?

Any brown sites that are no longer used for industry e.g. Dulverton laundry

1. Land behind the church in Dulverton. 2. Land off Lion car park. 3. Workshops in Northmoor Road removed and cottages on the site. 4. Carnarvon Arms garage at Brushford. 5. Land on end of Bath Meadow Drive, Brushford.

Jury Road next to the Cemetery

Avoid greenfield sites. Along Millan Lane where already built?

Caravan site in Dulverton, not green fields.

In the meadow behind the main car park in central Dulverton.

Other

As a Dulverton Town Councillor, I am aware of the difficulties in finding suitable land for development and the costs of purchase involved (if purchase necessary).

There is a need for housing to address a local need. It needs to be well designed using traditional materials - this is a National Park.

Should focus on increasing the density of housing and replacing some of the 1950s detached properties with semis or flats.

Need more "first" homes, including studio/one bed flats, as well as homes for couples and families.

Should be a way that councils/housing association can buy existing local homes when they came up for sale to replace lost stocks. Need to be able to limit the number of second homes and make sure if the occupancy is less than a certain percentage, the owners have to pay extra taxes to support the needs of the community.

My only comment for development is brown land, not virgin countryside.

Limited by geography of town and natural environment which needs consideration re National Park and wildlife.

Less second homes and holiday homes.

Already building in Dulverton (18 houses?)

There is enough affordable housing in Dulverton.

We've moved here to get away from the cancerous growth of housing developments!

No (14)

Not at the moment.

No, I am new to the town and do not have experience to comment on this.

Cannot answer this, as we are new to the area.

BROMPTON REGIS (7 comments)

Site suggestions

Behind Haddon Close and from there towards Mill Cross?

Fields at the North West end of Brompton Regis by Mr Davis' old workshop. Molly Leadbetter's fields at the end of Sanctuary Lane.

Other

In order to run my business I need accommodation for young single people soon - farm.

No room. Farms - working all around our hamlet - within ENP.

It should not damage the character of the village.

No (2)

EXMOOR PARISH (4 comments)

Site suggestions

The old school house, Simonsbath & the school. Cottage west end of Westgate Cottages been empty a long time.

Other

Affordable housing should be where there is employment nearby. There is no suitable housing for me need anywhere in the area, even if to be sale. I made enquirers about getting planning permission to erect a bungalow on my FLAT paddock and had sent to me a plan to pull down my stables and erect one of there on a SLOPE, and four affordable houses erected on the FLAT paddock. No mention of water or sewage. There would not be enough water in dry spells for what could easily amount to 16 more people, the cars and noise. I did not come here to live surrounded by so many close neighbours, possibly all with children, dogs, cats etc. A one bedroom bungalow would never affect the facilities. My present house to be sold for affordable housing. I felt insulted.

No suitable sites in Simonsbath.

No.

WITHYPOOL & HAWKRIDGE (5 comments)

Site suggestions

Yes Withymead. Has an annexe but is restricted for family and has self-contained part of house.

Other

Conversion of unused stone barns, rather than yet more new builds. No. of homes on Exmoor - approx 5,500, number of empty homes - approx 1,000 - source ENPA. Most of the traditional affordable small houses of Exmoor are second homes or not affordable for local incomes, or suitable for local work & facilities. We should not be building more houses in a small NP in order to support the better off visitor.

The style of housing must be sympathetic with the village.

No (2)

BRUSHFORD (26 comments)

Site suggestions

The old petrol station site in Brushford might be possible.

The old petrol station, which is an eyesore. Much rather use brownfield site. It is wrong to develop on green field land.

Old garage - corner of Brushford New Road and Station Road.

Redevelopment of brown field site garage. Don't build open market homes for benefit of other areas.

Brushford Village Hall - rear - adj. to entrance of Carnarvon Arms, next to Travis Perkins.

Field behind Ellersdown Lane Field behind Parish Hall

Yes - we have a 9 acre field in the middle of Brushford.

Other

Planning consent has recently been granted for 13 houses on a hill on the edge of the village [Brushford]. These should ALL be affordable housing.

Not on a lovely site as is suggested at the present time, am horrified by the idea!

More 1 and 2 bed accommodation needed in social rented category - not the large 4/5 bed houses.

Self build seems popular

I would support affordable housing if a brownfield site could be acquired.

Any more housing in Brushford should fit within the current (2019) boundary of the village.

Brushford has already exceeded its housing build quota, none of which were affordable housing!!

There are plans for new houses already, I don't think we need anymore.

None as it's all green fields which shouldn't be built on.

None. Leave it alone. It's lovely as it is!

You say these will be affordable houses but there are not a lot of people who can afford them. Also you take all the countryside and don't give a s*** about wildlife.

No (6)

No suggestions - I do not have an intimate knowledge of the layout of Brushford/Dulverton.

Not at this time.

THOSE IDENTIFYING WITH MULTIPLE PARISHES OR NO IDENTIFIED PARISH (9 comments)

Dulverton Laundry site. *[no stated parish]*

Somewhere within the area bounded by the 2 lanes that currently enclose the village (Brushford), but not outside them. *[no stated parish]*

Behind Village Hall. *[no stated parish]*

Any brown sites. *[Dulverton, Brompton Regis]*

The village does not have the economic infrastructure to support more housing. Surely building should be concentrated around larger urban sites that may offer employment. *[Dulverton, Brushford]*

No local facilities here. *[Dulverton, Brushford]*

No. *[Dulverton, Brompton Regis]*

No. *[Bampton]*

No. *[not Somerset or Devon]*

GENERAL SURVEY COMMENTS

This is one of the most biased questionnaires I have ever completed. Is the purpose to gather information on the housing need or attempt to support the assumptions already made? The biggest barrier we have come up against and seen experienced by others in our position is the obstructive behaviour of the local authority when it comes to planning permission when converting existing dwellings. The young people we know who live on Exmoor with their parents don't want to live in a postage stamp property alongside others, they want to convert old farm buildings that no longer serve any other purpose. The local authority default position is to decline every application. It appears that they consider this the best way to preserve the moor when in fact if they provided support and guidance through the process we might end up with more housing befitting of this beautiful place.

Addendum 1

ADDITIONAL HOMEFINDER LOCAL CONNECTION ANALYSIS

Additional Homefinder applicant analysis for local connection was supplied to Smart Communities after completion of this Report. This is based on applicants registered at 31 March 2019, resulting in some small anomalies in the Homefinder data quoted in the report which was supplied to Smart Communities on 10 April 2019.

Dulverton – First Choice Parish

*Local connection – 3 years plus in Parish. **ENP L/C = 10 years plus in Parish

	Current situation	Bedroom need	Local connection*	ENP local connection**	In housing need
1	Tied accommodation	1 bed ground floor	Yes	Yes	Yes
2	Living with relatives	1 bed	Yes	Yes	Yes
3	Private rented	1 bed	Yes	Yes	Yes
4	Private rented	1 bed	Yes	Yes	Yes
5	HA tenant	1 bed sheltered	Yes	Yes	Yes
6	Private rented	1 bed bung	Yes	Yes	Yes
7	Private rented	3 bed house	Yes	Yes	Yes
8	HA tenant	3 bed house	Yes	Yes	Yes
9	Private rented	1 bed	Yes	No	Yes
10	HA tenant	2 bed bung	Yes	No	Yes
11	HA tenant	3 bed house	Yes	No	Yes
12	HA tenant	1 bed bung sheltered	Yes	No	Yes
13	HA tenant	3 bed house	Yes	No	Yes
14	HA tenant	1 bed bung sheltered	Adjoining parish	No	Yes
15	HA tenant	1 bed bung sheltered	Adjoining parish	No	Yes
16	Living with relatives	3 bed house	No	No	Yes
17	Living with relatives	1 bed	No	No	Yes
18	Living with relatives	1 bed sheltered	No	No	Yes
19	Private rented	2 bed	No	No	Yes
20	Living with relatives	1 bed	No	No	Yes
21	Living with relatives	1 bed	No	No	Yes
22	Living with relatives	1 bed	No	No	Yes
23	HA tenant	1 bed	No	No	No
24	Homeowner	1 bed	Adjoining parish	No	No
25	Homeowner	1 bed	No	No	No
26	Private rented	2 bed house	No	No	No
27	Private rented	1 bed	Unknown	Unknown	No

Brompton Regis – First Choice Parish

*Local connection – 3 years plus in Parish. **ENP L/C = 10 years plus in Parish

	Current situation	Bedroom need	Local connection*	ENP local connection**	In housing need
1	Private rented	1 bed	Yes	Yes	Yes
2	Homeowner	1 bed	Yes	No	Yes

Brushford – First Choice Parish

*Local connection – 3 years plus in Parish.

	Current situation	Bedroom need	Local connection	In housing need
1	Living with relatives	3 bed house	Yes	Yes
2	Private rented	4 bed house	Yes	Yes
3	Living with relatives	4 bed house	Adjoining parish	Yes
4	Living with relatives	1 bed	Adjoining parish	Yes
5	Private rented	1 bed	No	Yes

Exmoor – First Choice Parish

*Local connection – 3 years plus in Parish. **ENP L/C = 10 years plus in Parish

	Current situation	Bedroom need	Local connection*	ENP local connection**	In housing need
1	Private rented	2 bed house	Yes	Yes	Yes
2	Living with relatives	1 bed	Yes	Yes	Yes
3	HA tenant	3 bed house	Yes	No	No
4	Tied accommodation	2 bed house	No	No	Yes
5	Living with relatives	1 bed	No	No	Yes
6	Private rented	1 bed	No	No	Yes
7	Private rented	1 bed sheltered	No	No	Yes

Withypool – First Choice Parish

None found at 31 March 2019.