



**Porlock Vale  
Housing Needs Survey - 2018**

**Conducted by West Somerset Council  
During January 2018**



## **Contents**

<b>Summary of Affordable Housing Needs Findings</b>	<b>2</b>
<b>Introduction</b>	<b>3</b>
<b>An Overview of the Survey Area</b>	<b>4</b>
<b>Aims of the Survey</b>	<b>9</b>
<b>Methodology</b>	<b>10</b>
<b>General Survey Findings</b>	<b>11</b>
<b>Scope of survey</b>	<b>11</b>
<b>Current living situation of respondents</b>	<b>12</b>
<b>House type</b>	<b>12</b>
<b>Property and household sizes</b>	<b>13</b>
<b>Age group of respondents</b>	<b>14</b>
<b>Overview of housing needs in Porlock Vale</b>	<b>14</b>
<b>Household size of those in housing need</b>	<b>15</b>
<b>Preferred housing options for those needing to move</b>	<b>16</b>
<b>Local Connection of respondents in housing need</b>	<b>16</b>
<b>Conclusion</b>	<b>19</b>
<b>Summary of recommendations</b>	<b>20</b>

## **Appendices**

**Appendix 1 – Survey Form**

**Appendix 2 – Survey Results Summary Tables**

**Appendix 3 – Summary of Additional Comments Received**

## **Summary of Affordable Housing Needs Findings**

**Number of Surveys sent – 1,140**

**Number of Responses Received – 234 (20.5%)**

**21 Respondents stated to be In need of Affordable Housing**

### **Current Household Size**

- 4 x 1 Person
- 5 x 2 Person
- 7 x 3 Person
- 2 x 4 Person
- 1 x 5 Person
- 1 x 7 Person
- 1 x Not Stated

### **Current Property Size**

- 1 x 1 Bed
- 4 x 2 Bed
- 13 x 3 Bed
- 3 x 4 Bed

### **Current Tenure**

- 9 x Homeowner
- 2 x Living with Parents/Relatives/Friends
- 4 x Renting (Private Landlord)
- 4 x Renting (Housing Association)
- 1 x Renting (Local Authority)
- 1 x Living in Tied Accommodation

**Preferred Affordable Housing Option (Respondents were able to tick more than one)**

- 6 x Buy on the Open Market
- 8 x Buy a Discounted Home on the Open Market
- 6 x Buy a Shared Ownership property
- 6 x Rent from a Private Landlord
- 17 x Rent from a Housing Association

## Introduction

This Housing Needs Survey has been undertaken on behalf of Porlock Parish Council to identify whether there is a current affordable housing need within the Parish of Porlock and the wider Porlock Vale.

It has been funded using a grant awarded to West Somerset Council in December 2016 by the Department for Communities and Local Government. The Community Housing Fund was awarded to Local Authorities who have significant numbers of Second Home ownership within their administrative areas. The intention of the funding is to drive Community led solutions to mitigate against the effects that high levels of second home ownership have on communities.

Research carried out by West Somerset Council shows that Porlock has the third highest level of Second Home ownership of housing stock in the District, both in terms of numbers and percentages. At the time of the audit, a total of 95 (almost 10%) of properties in Porlock were registered with the Council as being Second Homes.

Porlock lies 5 miles west of Minehead within Exmoor National Park. The Parish has 855 residential properties. This Survey covers the area of Porlock Vale (with the exception of Luccombe and Wootton Courtenay which will be surveyed at a later date) and also includes 40 residential properties in Oare, 24 in Minehead Without and 221 in Selworthy.

Porlock is predominantly a tourist area with easy access to the moorland of Exmoor and the picturesque shingle beach at Porlock Weir. Surrounding areas include the 'chocolate box' cottages at Selworthy Green owned by the National Trust. The Village has a church, primary school, health centre, retained fire service, post office, two convenience stores and a number of quality shops, restaurants and cafes catering for the tourist trade and locals alike.

Access to public transport is limited. Buses for Somerset operate a service from Porlock Weir to Minehead twice a day Monday to Friday to coincide with West Somerset College times. Atwest provide 4 journeys each way between Minehead and Porlock Weir daily between Monday and Saturday – there is no bus service on a Sunday.

## An overview of the survey area

The following tables show the nature and type of dwellings and households within Porlock and Selworthy Parishes. It is important to note that, whilst this is the most up to date information held from the ONS Census 2011 and will provide an indication of the situation at that time, the information is some seven years old and will have changed since then. There is no comparable information available for the Parishes of Oare and Minehead Without.

Table 1 : Types of dwelling in Porlock in 2011 (ONS Census, 2011)

	Porlock	Porlock	Somerset	England and Wales
		%	%	%
<b>Total Number of Dwellings</b>	866	100.0	100.0	100.0
Detached	326	37.6	32.3	22.6
Semi-detached	196	22.6	30.4	30.7
Terraced	230	26.5	23.7	24.7
Flats	111	12.7	13	21.6
Caravan or other mobile or temporary structure	4	0.5	0.8	0.4

Table 2 : Tenure of households in Porlock in 2011 (ONS Census, 2011)

	Porlock	Porlock	Somerset	England and Wales
		%	%	%
<b>Total Number of Households</b>	696	100.0	100.0	100.0
Owned : Owned outright	355	51.0	37.8	30.8
Owned : Owned with a mortgage or loan	106	15.2	31.8	32.7
Owned : Shared ownership (part owned and part rented)	1	0.1	0.7	0.8
Social rented : All	105	15.1	13.5	17.6
Private Rented : Private landlord or Letting Agency	91	13.1	13.0	15.3
Private Rented : Other	14	2.0	1.7	1.4
Living Rent Free	24	3.4	1.6	1.4

Table 3 : The type of household within Porlock (ONS Census, 2011)

	Porlock	Porlock	Somerset	England and Wales
		%	%	%
One person household	422	60.6	44.6	42.6
Couple household	248	35.6	45.3	43
Lone parent household	33	4.8	8.4	10.7
Multi-person household	38	5.5	5.5	7.3
Total number of households with dependent children	111	15.9	26.3	29.1

Table 4 : Types of dwelling in Selworthy In 2011 (ONS Census, 2011)

	Selworthy	Selworthy	Somerset	England and Wales
		%	%	%
<b>Total Number of Dwellings</b>	251	100.0	100.0	100.0
Detached	117	46.6	32.3	22.6
Semi-detached	84	33.5	30.4	30.7
Terraced	43	17.1	23.7	24.7
Flats	7	2.8	13	21.6
Caravan or other mobile or temporary structure	0	0.0	0.8	0.4

Table 5 : Tenure of households in Selworthy in 2011 (ONS Census, 2011)

	Selworthy	Selworthy	Somerset	England and Wales
		%	%	%
<b>Total Number of Households</b>	217	100.0	100.0	100.0
Owned : Owned outright	56	25.8	37.8	30.8
Owned : Owned with a mortgage or loan	19	8.8	31.8	32.7
Owned : Shared ownership (part owned and part rented)	2	0.9	0.7	0.8
Social rented : All	85	39.2	13.5	17.6
Private Rented : Private landlord or Letting Agency	41	18.9	13.0	15.3
Private Rented : Other	11	5.1	1.7	1.4
Living Rent Free	3	1.4	1.6	1.4

**Table 6 : The type of household within Selworthy (ONS Census, 2011)**

	Selworthy	Selworthy	Somerset	England and Wales
		%	%	%
One person household	96	44.2	44.6	42.6
Couple household	97	44.7	45.3	43
Lone parent household	13	5.9	8.4	10.7
Multi-person household	6	2.8	5.5	7.3
Total number of households with dependent children	43	19.8	26.3	29.1

### Sale and Rental Housing Market

During the survey period (January 2018) there were 21 properties advertised for sale on Rightmove across the survey area :

Porlock	One Bedroom	Link Detached Bungalow	£125,000
Porlock	One Bedroom	Terraced Cottage	£185,000
Porlock	Two Bedroom	First Floor Flat	£180,000
Porlock	Two Bedroom	Semi-detached Cottage	£205,000
Porlock	Two Bedroom	Terraced Cottage	£229,950
Porlock	Two Bedroom	Semi-detached Bungalow	£265,000
Porlock	Two Bedroom	Ground Floor Flat	£395,000
Porlock	Three Bedroom	Terraced House	£165,000
Porlock	Three Bedroom	Semi-detached House	£259,000
Porlock	Three Bedroom	Maisonette (and Retail)	£275,000
Porlock	Three Bedroom	Detached House	£395,000
Porlock	Three Bedroom	Terraced House	£470,000
Porlock	Four Bedroom	Semi-detached House	£315,000
Porlock	Four Bedroom	Detached House	£345,000
Porlock	Four Bedroom	Detached House	£425,000
Porlock	Four Bedroom	Detached House	£350,000
Porlock	Four Bedroom	Detached House	£785,000
Porlock	Four Bedroom	Detached House	£845,000
Selworthy	Five Bedroom	House	£650,000
Oare	Five Bedroom	Detached House	£1,000,000
Oare	Five Bedroom	Detached House	£1,950,000



There were also 6 properties advertised for private rent on Rightmove:

Porlock	One Bedroom	Link-detached Cottage	£450 pcm
Porlock	One Bedroom	Second Floor Flat	£495 pcm
Porlock	One Bedroom	Second Floor Flat	£500 pcm
Porlock	One Bedroom	Detached Cottage	£570 pcm
Porlock	Two Bedroom	Terraced House	£675 pcm
Porlock	Three Bedroom	Terraced House	£875 pcm

### Somerset Homefinder Choice Based Lettings

Somerset Homefinder is the mechanism by which affordable housing to rent (both new-build and re-lets within existing stock) is allocated.

As at January 2018, the Homefinder Somerset data shows 8 households highlighting Porlock to be their first choice (3 x 1 bed, 4 x 2 bed, 1 x 4 bed). This information is based on the applicants parish first choice included within their Homefinder Somerset application. Detailed vetting of a local connection is undertaken at the housing allocation stage.

### Existing Affordable Housing

There is a mix of affordable housing across the survey area, which includes:

- 2 Shared Ownership properties in Porlock
- 13 Affordable Rent properties in Porlock
- 60 General need properties at social rent levels, managed by 2 Housing Associations across Porlock, Allerford and Bossington
- 68 Sheltered properties, managed by 2 Housing Associations across Porlock and Allerford

### Empty Properties and Second Home Ownership

At the time of the survey there were 29 properties across the survey area logged with West Somerset Council as being Empty and Unfurnished and having been empty for more than 6 months (LTE) with two having been empty in excess of 2 years (PREM). An additional 12 properties had been empty for less than 6 months (U6M)

Porlock – 20 (1 x PREM, 12 x LTE and 7 U6M)

Selworthy and Minehead Without – 5 (2 x LTE and 3 U6M)

**Oare – 4 (1 x PREM, 1 x LTE and 2 U6M)**

**In addition there were 117 properties across the survey area that were logged as being Second Homes :**

**Porlock – 97**

**Oare – 9**

**Selworthy and Minehead Without – 11**

## Aims of the Survey

### Primary Aim:

To identify whether there is a current affordable housing need within the Parish of Porlock and the wider Porlock Vale and, if so, to ascertain the number, nature type and size of affordable homes that are required.

### Secondary Aims:

- To investigate the affordable tenure, property and household sizes of local residents, those wishing to return and those who work in the survey area (i.e. have a local connection) and identify any additional needs e.g. facilities for disabled, elderly or children
- To explore the reasons for residents migrating in and out of the area
- To identify the need of affordable housing for both existing residents and those wishing to return
- To explore the views of current residents to help determine housing needs within the Parish in the short, medium and long term
- To target future affordable housing provision as identified in the recommendations of this report

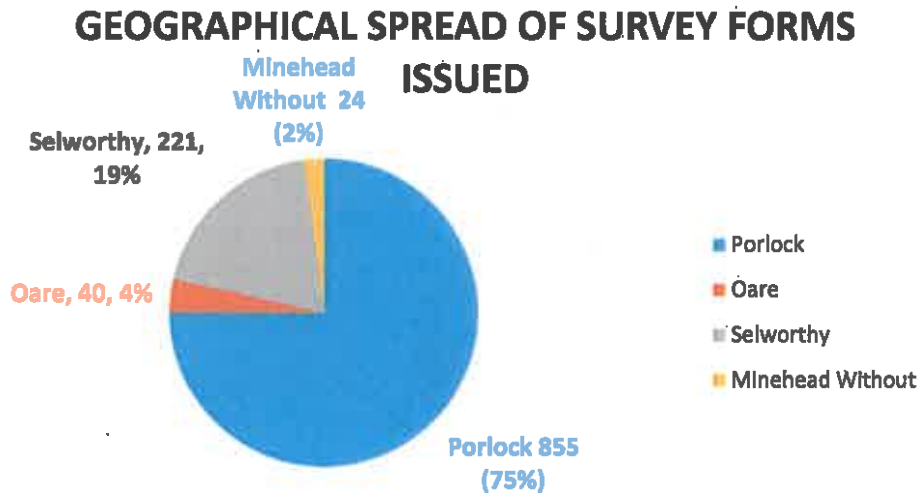
## Methodology

1. Establish the scope of the survey area with Porlock Parish Council. It was agreed to send the survey to those Parishes within the Porlock Vale area with the exception of Wootton Courtenay and Luccombe. These two parishes will be surveyed at a later date as part of a survey of Cutcombe and surrounding Parishes.
2. Check the number of properties and other address details in the survey area via the Council's Electoral Services Team.
3. Draft and amend survey in conjunction with Members of Porlock Parish Council. The Housing Needs Survey comprised of three sections – all households were invited to complete Section One of the survey, whereas only those requiring affordable housing were asked to complete Sections Two and Three.
4. Post surveys to all households. The dates for posting and returning the survey were agreed with the Parish Council. A total of 1,140 surveys were sent by post to all households in the survey area on 4<sup>th</sup> January 2018, together with a letter of explanation from the Housing Enabling Lead. A copy of the Housing Needs Survey form is attached at Appendix 1. Further copies of the survey were made available from the Parish Council Office for any other relevant parties in need of affordable housing within the area.
5. The closing date for surveys to be returned was set at Thursday 24<sup>th</sup> January 2018. A return pre-paid envelope was also sent to all households. The return envelope was address to West Somerset Council for analysis to ensure full confidentiality and anonymity of the respondents. The letter of explanation set out clearly the date by which the survey should be returned.
6. At the same time as the Housing Needs Survey, a Community Questionnaire was also sent to households on behalf of the Porlock Vale Coastal Community Team. Responses received by the Council to this particular questionnaire were collected and returned directly to the Team and they will release the findings in due course.
7. Following the return of the housing needs survey, the results were monitored, recorded and assessed. Tables of the results were prepared and the data also presented in graphical format. A total of 234 responses were received, giving a response rate of 20.5%. 21 respondents indicated they were in need of affordable housing by completing the second part of the survey
8. The findings were assessed and a Housing Needs Survey report prepared and submitted to the Parish Council.

## General Survey Findings

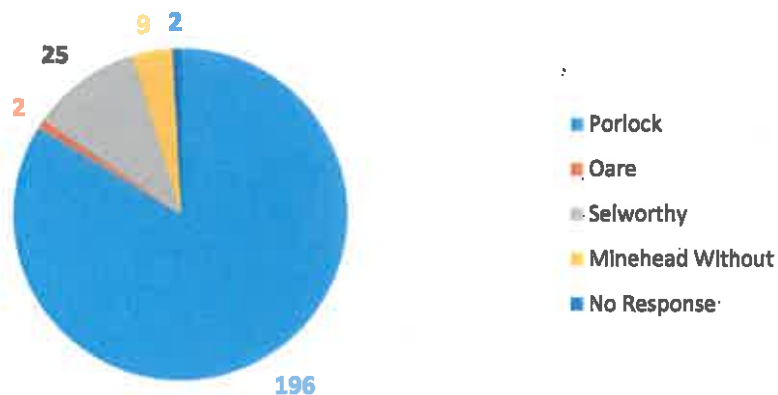
### Scope of the Survey

This survey covered the Porlock Vale area (excluding Luccombe and Wootton Courtenay). Surveys were posted to 855 households in Porlock, 40 in Oare, 221 in Selworthy and 24 in Minehead Without.



Responses received were spread across the Parishes and were made up of 196 from Porlock, 2 from Oare, 25 from Selworthy and 2 from Minehead Without. 2 Respondents did not complete this question.

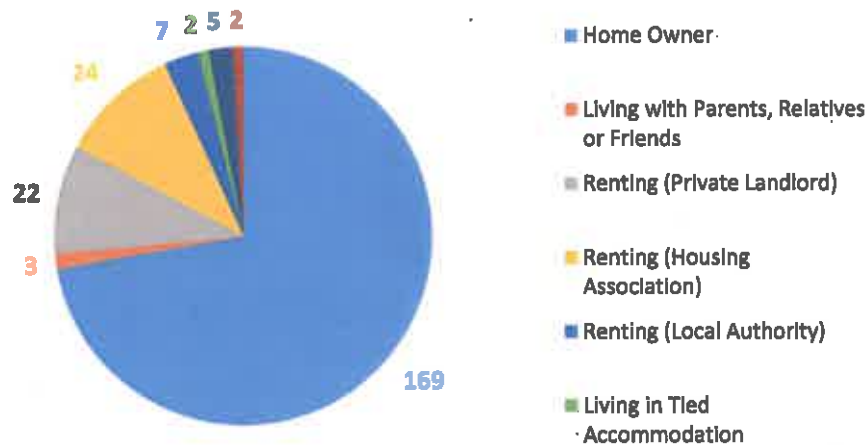
### GEOGRAPHICAL SPREAD OF RESPONSES RECEIVED



## Current Living Situation of Respondents

A significant proportion of the respondents (169 of the 234) are currently Homeowners, with 53 Renting (22 from a Private Landlord and 24 from a Housing Association). 7 respondents claimed to be renting from the Local Authority, however, as there is no Council Housing in West Somerset, these are more likely to be rented from a Housing Association, bringing the total to 31. 2 respondents are living in accommodation tied to their employment and 5 selected 'other' as an option. The main detail given for this was that homes were rented from the National Trust. 2 respondents failed to answer this question.

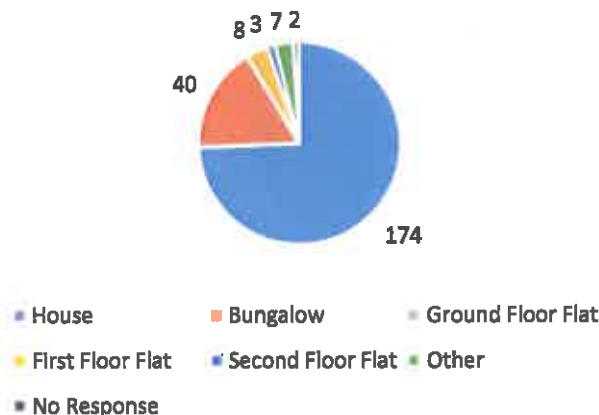
### CURRENT TENURE



## House Type

The majority of respondents (174) currently live in a House, with a further 40 currently living in a Bungalow. Responses from people living in Flats did not feature highly with no-one currently occupying a Ground Floor Flat, 8 occupying a First Floor Flat and 3 occupying a Second Floor Flat. 7 respondents selected 'Other' as their current house type and the detail included flats above shops and cottages.

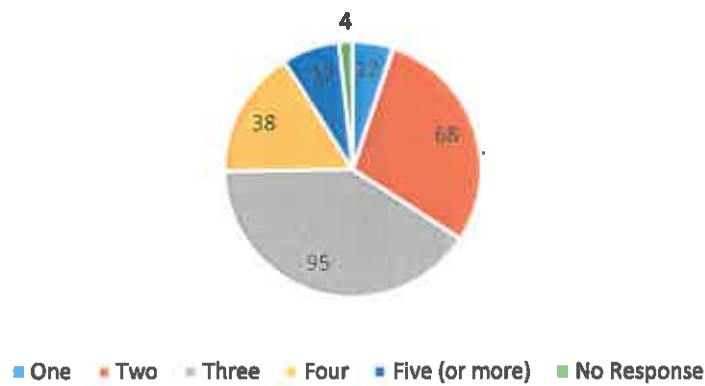
### Current Property Type



## Property and Household Sizes

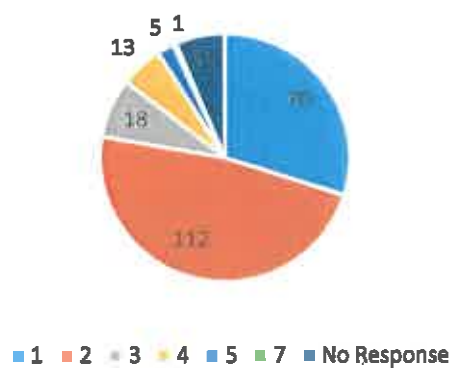
A higher level of respondents live in larger accommodation than in smaller accommodation. 12 respondents are currently occupying accommodation with one bedroom, 68 have two bedrooms, 95 have three bedrooms, 38 have four bedrooms and 17 households live in accommodation with five bedrooms or more. 4 respondents did not provide an answer to this question.

Number of Bedrooms in Current Home



This is in direct contrast to the size of households responding to the survey where there were 70 respondents who were single person households, 112 two person households, 18 three person households, 13 four person households 5 five person households and 1 seven person households. 15 respondents did not provide an answer to this question.

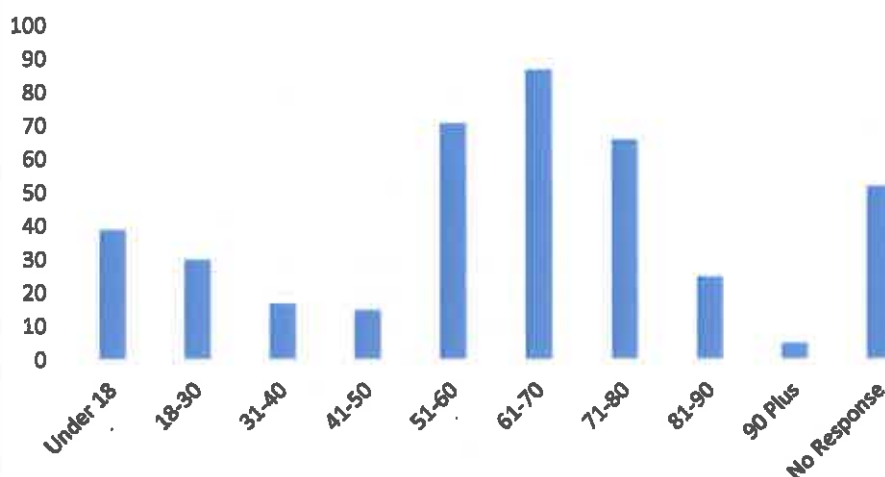
Number of People in Household



### Age Groups of Respondents

From the responses provided, it is evident that few are from households with young people in them. The 234 households for which responses were received collectively only contained 39 household members aged under 18, with a further 30 being between the ages of 18 and 30. In comparison, 183 household members were aged 61 or above.

#### Age of Household Members

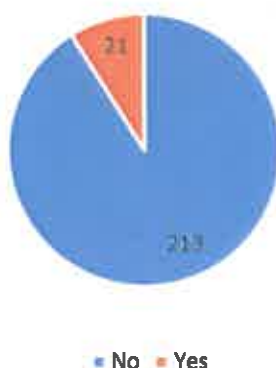


Despite this ageing demographic, only 10 households responding stated that some form of special adaptation was likely to be needed, although a further 37 stated that whilst they would answer negatively at this moment in time, they may require them in the future. 45 Households did not provide a response for this question.

### Overview of Housing Needs in Porlock Vale

Of all 234 respondents, 213 (91%) did not consider themselves to be in need of affordable housing, leaving 21 (9%) that did.

#### Number of Respondents in Housing Need

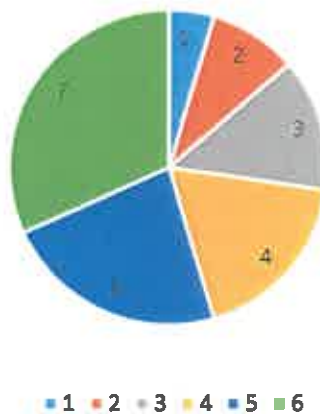




## Household size of those in Housing Need

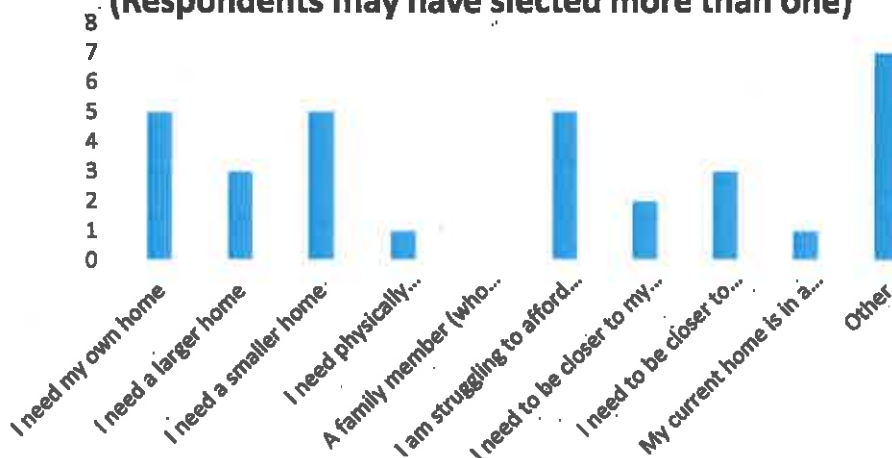
Almost half of those households responding and considering themselves in Housing Need require smaller one or two bedroom accommodation being either one or two person households. Only 2 responses were received from larger families of 6 members or more.

**Household size of those needing to move**



Many of the households requiring affordable housing chose more than one reason for needing to move. These ranged across the board from needing independent accommodation to struggling to afford their current homes. The largest response was for 'Other' with 7 households indicating in their own words such as retiring from tied accommodation and their current garden being too large. A number of the comments in the 'Other' box supplemented other responses – in particular, the need for social rented housing rather than Affordable Rented housing was a strong theme.

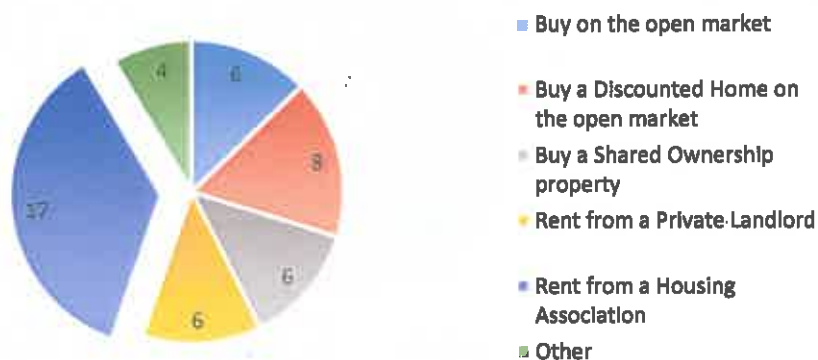
**Reasons for households needing to move**  
(Respondents may have selected more than one)



### Preferred Housing Options for those needing to move

Households were able to select more than one option, however, 81% of respondents indicated that renting from a Housing Association was one of their preferred options. As mentioned previously, it came across very strongly in the 'other' option that housing where rental levels are at social housing levels rather than Affordable Rent levels are required. This was backed up by the financial information provided.

Preferred Housing Options of those in Housing Need (Respondents may have selected more than one)



### Local Connection of respondents in Housing Need

As Porlock Vale lies within Exmoor National Park, any new affordable housing will be required to be delivered within their current Planning Policies and prospective occupants will be required to satisfy the relevant Local Connection criteria.

From the information provided, 16 of the 21 respondents appear to have the required local connection to occupy any new-build affordable housing delivered. The remaining 5 households would be eligible to be re-housed when existing affordable housing (without Local Connection restrictions) is offered for re-let.

In order to better inform new delivery of housing, the Local Connection information provided for the 21 households in housing need is as follows:-

Household Number	Currently live in ...	Length of Time	Currently work in ...	Length of Time	Previously lived in ....	Length of Time	Family currently live in .....	Length of Time
1	Selworthy	12 years			Porlock Minehead Without	7 years 2 years	Porlock	20 years
2	Porlock	7 months						
3	Porlock	8 years			Porlock	10 years		
4	Porlock	1 year						
5	Porlock	I have been in the area since 1956, firstly in Allerford, then Selworthy, then Porlock						
6	Porlock	14 years						
7	Porlock	10 years	Porlock	15 years				
8	Porlock	14.5 years	Porlock	10.5 years			Porlock	20+ years
9	Minehead Without	7 years						
10	Minehead Without	29 years			Porlock	6 years	Porlock	30 years
11	Porlock	89 years					Porlock	38 years
12	Porlock	32 years	Minehead Without	2 years			Porlock	5 Generations
13	Selworthy	28 years	Porlock	6 years	Porlock			
14	Porlock	6 months	Minehead Without	6 months	Porlock	30+ years	Porlock	30+ years
15	Porlock	15 years	Porlock	15 years			Porlock	25 years

16	Porlock	13 years					Porlock	15 years
17	Porlock	14 years						
18	Porlock	4 months	Porlock	5 years	Porlock Selworthy	15 years 3 years	Porlock	25 years
19	Porlock							
20	Porlock	2 years	Minehead Without	10 years	Porlock Minehead Without	7 years 10 years	Porlock Minehead Without	10 years 20 years
21	Porlock	18 years						

## **Conclusion**

It is important to note that this Housing Needs Survey represents the findings at a set point in time. Personal circumstances are constantly changing and this should be taken into account when making any recommendations for the provision of affordable housing.

The circumstances of the 21 applicants who have indicated that they are in housing need have been assessed further and from the information given, whilst in housing needs, 3 are current homeowners and are able to resolve their needs themselves by selling their current home and downsizing and are, therefore, not in affordable housing need. A further household have indicated that they need to move closer to their place of employment (Minehead) and are not likely to be seeking housing in Porlock.

8 of the remaining 17 households have been assessed as either having a high level of housing need, having a housing need due to circumstances which mean that their housing situation could worsen significantly in a short period of time or have housing circumstances which mean that they could accept an offer of affordable housing immediately.

The final 9 households have a low level or longer term housing need.

17 (81%) of respondents in housing need stated that renting a property from a Housing Association would be one of their choices in order to meet their needs. There is a predominant need for one and two bedroom dwellings and, whilst there is a significant proportion in the Village already, the majority of them are situated on scheme of Sheltered Housing designed for the elderly.

Two of the households in housing need have identified some requirements in order to meet their specific personal circumstances. From the information they have provided, it would appear that these requirements can be met by using thoughtful design of all new homes rather than developing a bespoke adapted property.

It would not be prudent to provide specifically for the housing need highlighted in this survey, or indeed build to meet the entire need. However, it is recommended that a development of up to ten homes by a Housing Association, rented at social rent levels and designed in such a way to be flexible enough to accommodate one or two bedroom housing needs would be appropriate.

It is interesting to note that whilst 17 respondents have expressed an interest in renting from a Housing Association, only 8 households are actually registered for housing on the Somerset Homefinder Choice Based Lettings system with Porlock as their First Choice Parish for re-housing. This is the mechanism by which all affordable housing is allocated and should a development be forthcoming, households will be required to register and bid for vacancies in order to be considered. Detailed vetting of circumstances, including local connection, is undertaken at housing allocation stage.

20 respondents have indicated that if they were to be able to purchase something more suitable on the open market, at a Discount of Market Value or Shared Ownership. Despite the interest shown in ownership options, there are 2 Shared Ownership properties in Porlock which have not proven popular, however, this was likely to be due to affordability.

The market for Low Cost Home Ownership remains high across West Somerset as a whole and this is confirmed as being the case in Porlock. It is recommended that any proposed Development in the village is used to deliver a proportion of two or three bedroom dwellings to be sold at a significant discount to market value to ensure they are affordable to local people on local incomes.

It is recommended that a housing needs survey is undertaken every 3-5 years to reassess the housing need within the parish. For any future planning applications, affordable housing should be incorporated to provide a broad choice of homes for local people at a price they can afford.

#### Summary of recommendations

- Look to deliver up to ten homes by a Housing Association, rented at social rent levels and designed in such a way to be flexible enough to accommodate one or two bedroom housing needs would be appropriate
- Deliver a proportion of two or three bedroom dwellings to be sold at a significant discount to market value to ensure they are affordable to local people on local incomes
- Encourage all households in housing need to register on the Somerset Homefinder Choice Based Letting system
- A housing needs survey is undertaken every 3-5 years to reassess the housing need within the parish

The Housing Needs Survey has been commissioned by Porlock Parish Council to ensure that future housing development meets the needs of local people in and around Porlock. We need your help to find out what is important to you. It would be really helpful to us if you could take a few minutes to complete this survey and return it in the envelope provided. Please complete one form per household, plus a separate form for anyone connected with you, who does not currently live in the village but would like to. If you do not feel you would like to complete the survey, a brief comment in the box at the rear would be useful. Thank you.

**PLEASE NOTE THAT THE INFORMATION PROVIDED IN THIS SURVEY IS COMPLETELY CONFIDENTIAL AND WILL NOT BE SHARED WITH MEMBERS OF YOUR PARISH COUNCIL OR ANY THIRD PARTY EITHER INTERNALLY OR EXTERNALLY TO THE COUNCIL.**

## Section One: You and Your Household

Which of the Parishes covered by this survey do you currently live in?

- Porlock                       Oare  
 Selworthy                       Minehead Without

N.B. Luccombe and Wootton Courtenay are contained with a separate planned Housing Needs Survey which will be carried out in due course

Which of the following best describes your current living situation (please tick only one):

- Home Owner                       Living with Parents/Relatives/Friends  
 Renting (Private Landlord)       Renting (Housing Association)  
 Renting (Local Authority)  
 Living in a Shared Ownership Property  
 Living in Tied Accommodation     Other (Please Specify).....

What type of property do you current live in (please tick only one):

- House                                       Bungalow  
 Flat (which Floor ..... )       Other (Please Specify).....

**How many bedrooms does your property have (please tick only one):**

One Bedroom

Four Bedrooms

Two Bedrooms

Five Bedrooms or more

Three Bedrooms

**Including you, how many people live in your household?**

***Please tell us a little more about them.***

<b>Male/ Female</b>	<b>Age</b>	<b>Relationship to you (i.e. son/daughter/mother)</b>	<b>Employment/Education Status (i.e. at school/college, employed full or part time/unemployed)</b>

**Will you, or anyone in your household who will live with you, require any special adaptations, for example wheelchair access, a wet floor shower or a stair lift? Please give details:**

**Have any members of your family moved away as they were unable to afford to buy or rent a property in your village? If yes, please give details.**



**Would they move back to the village if they could afford to buy or rent a home there? If so, what type of accommodation would they require?**

**Do you know of any sites in the village that may be suitable for building affordable homes?**

**If you require affordable housing, please complete Section Two.**

If "No", please go to page four, sign the document and return in the envelope provided – thank you for taking the time to complete the survey.

## Section Two - Affordable Housing Needs

***Please complete this section ONLY if you or anyone in your household needs to move.***

**What is your local connection to the areas covered by this survey?  
Please complete ALL that apply.**

I currently live in the Parish	Porlock		Length of time:	
	Oare		Length of time:	
	Selworthy		Length of time:	
	Minehead Without		Length of time:	
I have previously lived in the Parish	Porlock		Length of time:	
	Oare		Length of time:	
	Selworthy		Length of time:	
	Minehead Without		Length of time:	

I currently work in the Parish	Porlock		Length of time:	
	Oare		Length of time:	
	Selworthy		Length of time:	
	Minehead Without		Length of time:	
My family live in the Parish	Porlock		Length of time:	
	Oare		Length of time:	
	Selworthy		Length of time:	
	Minehead Without		Length of time:	

**Please indicate the reasons you wish to move (please tick all that apply):**

- I need my own home
- I need a larger home
- I need a smaller home
- I need physically adapted accommodation
- A family member (who will live with me) will need adapted accommodation
- I am struggling to afford to live in my current home
- I need to be closer to my place of employment
- I need to be closer to a family/carer to give/receive support
- My current home is in a state of disrepair
- Other (please specify).....

**Which of the following housing options would you prefer? (Please tick all that apply):**

- Buy on the open market
- Buy a Discounted Home on the open market (please see over for details)
- Buy a Shared Ownership Property (please see over for details)
- Rent from a Private Landlord
- Rent from a Housing Association
- Other (please specify).....



## Discounted Housing and Shared Ownership

**Low Cost / Discounted Open Market Housing** is housing provided at a discount to the full market value. The discount will be tied to a Section 106 agreement and be held in perpetuity. The buyer owns the whole of the property, there is no third party.

**Shared Ownership schemes** are provided through housing associations. You buy a share of your home and pay rent on the remaining share, with the option to increase the percentage of your share over time.

If you are interested in renting a property from a housing association, you would need to be registered with Homefinder Somerset (the choice based lettings system).

Please visit [www.homefindersomerset.co.uk](http://www.homefindersomerset.co.uk), or contact West Somerset Council on 01643 703704 for further information.

If you are interested in buying an affordable home, please contact Help to Buy South West (the Home Buy Agent) on 0300 100 0021 or visit [www.helptobuysw.org.uk](http://www.helptobuysw.org.uk).

Name .....

Address .....

Signed ..... Date .....

**Thank you for taking your time to complete this survey.**

***If anyone else you know requires affordable housing In the Parish, they should complete a separate application form. Further forms are available from***

***Heather Crockford  
Housing Enabling Lead  
of Taunton Deane Borough Council and  
West Somerset Council***

***01984 635297  
[hcrockford@westsomerset.gov.uk](mailto:hcrockford@westsomerset.gov.uk)***

## Survey Results Summary Tables

Appendix 2

**Which of the Parishes covered by this survey do you currently live in (Please tick only one):**

Porlock	196
Oare	2
Selworthy	25
Minehead Without	9
No Response	2
TOTAL	234

**Which of the following best describes your current living situation (Please tick only one):**

Homeowner	169
Living with Parents/Relatives/Friends	3
Renting (Private Landlord)	22
Renting (Housing Association)	24
Renting (Local Authority)	7
Living in a Shared Ownership Property	
Living in Tied Accommodation	2
Other	5
No Response	2
TOTAL	234

**What Type of Property do you currently live in (please tick only one):**

House	174
Bungalow	40
Flat	11
Other	7
No Response	2
TOTAL	234

**How many bedrooms does your property have (please tick only one):**

One	12
Two	68
Three	95
Four	38
Five (or more)	17
No Response	4
TOTAL	234

**Including you, how many people live in your household:**

One	70
Two	112
Three	18
Four	13
Five	5
Six	
Seven	1
No Response	15
TOTAL	234

**Will you, or anyone in your household who will live with you, require any special adaptations, for example wheelchair access, a wet floor shower or a stair lift?**

Yes	11
No	135
Not at present	31
Other	10
No Response	47
TOTAL	234

**Have any members of your family moved away as they were unable to afford to buy or rent a property in your village?**

Yes	27
No	121
N/a	26
Other	6
No Response	54
TOTAL	234

**Would they move back to the village if they could afford to buy or rent a home there?**

Yes	16
No	30
N/a	81
Other	9
No Response	98
TOTAL	234

**In need of Affordable Housing**

Yes	21
No	213
TOTAL	234

**Please indicate the reasons you wish to move (please tick all that apply):**

I need my own home	5
I need a larger home	3
I need a smaller home	5
I need physically adapted accommodation	1
A family member (who will live with me) will need adapted accommodation	
I am struggling to afford to live in my current home	5
I need to be closer to my place of employment	2
I need to be closer to a family/carer to give/receive support	3
My current home is in a state of disrepair	1
Other	7
<b>TOTAL</b>	<b>32</b>

**Which of the following housing options would you prefer (please tick all that apply):**

Buy on the open market	6
Buy a discounted home on the open market	8
Buy a Shared Ownership property	6
Rent from a Private Landlord	6
Rent from a Housing Association	17
Other	4
<b>TOTAL</b>	<b>47</b>

**Would you require any of the following (Please tick all that apply):**

Retirement/Sheltered Housing	3
Accessible/Adapted Housing	1
Ground Floor Only	1
Other	4
<b>TOTAL</b>	<b>9</b>





## Summary of Additional Comments Received

## Appendix 3

<b>Comments on special adaptations required</b>
I am disabled and have had some adaptations
Not yet – will move if so
Yes – with stairs and bath
Given our ages we could require quite a lot though for the present we are doing pretty well in our current accommodation
None but I am 83 and might need them in the future
Shower. Stair lift. I have lived in this house all my life in fact was born here and my parents moved in when the house was first built in April 1939
My husband is disabled. We have adapted our house
I am not a clairvoyant. These things may be necessary in the future
Separate shower would be good
Very offensive question. Be more thoughtful to families who have lost people to sudden illness. Don't have a crystal ball so can't answer this one. Hopefully not but fate can be cruel
Unlikely
Done - wet floor bathroom, stair lift
We hope not
Stair Lift. Grab Rails
Silly question - in what timescale? I hope not, but one day I guess
Yes. Wheelchair, Stair lift and Shower
Raised toilet seat, bannisters and bars so far, expect more as we age
Not at the moment but could be at a later date (shower unit etc)
Wheelchair Access, Stair lift, Shower Room
Easy access for ambulance/medical equipment
Supported Housing
Downstairs toilet and shower or stair lift
Stair lift may be needed in 2-3 years time. Wife has replacement hip/knee joints (all 4!) and can climb stairs at present but - ?
<b>Comments on people forced to move away due to affordability</b>
Both children to obtain employment
No - we retired here after family married
Yes - Daughter, partner and 3 children
Yes - Son and partner. If I was able I would build a bungalow within grounds of property
Yes - Daughter - due to house prices locally. Moved to buy in a cheaper area. Sister may need to move away as will not be able to afford 'Affordable Housing' due to losing family tax credit. She has a disabled son. She can only afford social housing. Why is there no mention of social housing on this form as rents are cheaper than affordable housing.
Family have not been able to afford to buy. One sister has chosen to live in Cardiff. Another sister is moving out of village as needs a larger rental home. We are likely to move out of village as need to buy larger house and can't afford one in village
No jobs
Yes. Flat or small house
Yes - children moved to Watchet as housing is more affordable to buy
I have a younger married brother who lives in Minehead as he could not afford to buy a house in Porlock. There were not enough houses available in Porlock at that time
Yes - Daughter and Sister

No. They moved because they wanted to. Absolutely nothing to do with housing
Yes - 2 Daughters
Yes - Friends moved to Sweden - far cheaper
Yes - Indirectly - one. Moved away for work but will not have been able to afford a house here
None - yet! One going to University in September 2018
They moved away to find employment
Son - unable to set up home with partner as unable to afford local house prices
All three children moved away for jobs many years ago
Yes - Son aged 25
Yes - both our children
Both Sons moved away due to lack of employment in area
Our youngest daughter couldn't afford to live in Porlock
No but my Mother is struggling to find anywhere in her price range
Yes, our daughter bought a property in Minehead
Yes. We will all have to move away in April as we cannot afford anywhere to live in this area due to lack of social housing availability
Not yet, but will have to in April 2018
Yes to another Parish
Son rents - National Trust. Daughter buying - Allerford
Son and daughter-in-law and children moved to Alcombe. Daughter and son-in-law and children moved to Minehead. Moved by choice not because Porlock was unaffordable
Yes - moved to Minehead where property cheaper
I have found it very difficult to find somewhere to rent as the rents are too high
<b>Comments on people wishing to move back</b>
All children employed in London. All grandchildren in education or higher education in Middlesex
Doubtful
Son - 2 Bedroom
Yes - 4 Bedroom rented
Yes - 2 Bedroom
Possibly - would want to buy
Yes - 4 Bed House
No. No jobs. Poor public transport
Yes probably - a house to buy in Porlock but too many people from away are able to either purchase at a high price (to either live here or use it as a second home)
I am unsure whether they would move back to the village, however, they would require a good size house as they have children and grandchildren who visit
Yes - 1/2 Bed House or Flat
No. Why is the assumption that people who moved away only did so because they couldn't afford a house. Please ask more objective questions
Probably not as their work is elsewhere
Yes. 2 Bedroom house, flat or bungalow
No - only because insufficient employment opportunities
Would like to rent in Porlock/Porlock Weir or buy if affordable - starter home, flat or house
Yes - 1 or 2 bed property
No (no suitable jobs!)
Not sure about daughter living in Australia but our son currently living away would love to return
Settled where they are
I don't think so as settled in Taunton now

Yes 3 Bedroom property to rent
Two bedroomed house with garden
Perhaps
Yes. Social housing
Social housing not affordable
Probably not, 2 out of 3 live abroad (USA and NZ) and are unlikely to return within our lifetime
? Don't know
Prices seem fair and affordable: Our children will move back in a few years as the area is lovely and house prices much cheaper than where they currently live
Yes - 2 bedrooms
<b>Comments on any suitable sites</b>
It would be nice to see some down West Porlock
Those in Villes Lane recently built have not been in great demand. We need employment opportunities first (not sure how affordable they turned out to be there)
Picnic area in central car park. Abattoir
Field behind Hare Park
Unsure
By old Abattoir. Down by GP surgery
Villes Lane. Sparkhayes Lane
Can't think of any.
There is a long narrow field at the village end of Villes Lane near the War Memorial. There is space around the tennis/basketball nets in the recreation ground
Minehead Road opposite Doverhay House. Doverhay at fork in road on farm field
Not that I can think of
Next to Chadwyck Close
Pollards Court Picnic Area. The Abattoir Site
A second Pollards Court on the Abattoir site?!!
Possibly
No. Building new homes would be harmful to the remaining countryside
No. No space and no infrastructure
The Old Abattoir
The Old Gerald David Abattoir Site
Can only think of green fields on edge of village
No as any green space left is essential to be kept green
Picnic (?) field by Central Car Park
Yes - sites in Allerford and the National Trust may have buildings for conversion
No. Surrounded by farm fields and Exmoor National Park
Doverhay Place. 3 Sites for Affordable self-build and 2 sites for open market
Old slaughter yard - BUT this should be used to establish business and employment opportunities before more affordable homes are built
Fields North of A39 between Doverhay Place and Old Lane
No due to flood risk
Next to Chadwyck Close, Villes Lane, Porlock
Allerford House Garden (NT). Hare Park
Only lived in Somerset for 3 months
West end of Porlock, behind caravan site?
Affordable is too expensive - Porlock needs social housing. Fields behind camp site near Doctors
Affordable homes are pointless, what is needed is social housing i.e. fair, affordable rents
Yes but not allowed!!

Yes 1. Gerald David's abattoir. 2. Public space adjacent central car park/Riverside Row.  
3. Adjacent Villes Lane

If all the second homes, that stood empty for the best part of the year, were brought back into use, you would have enough housing to go round without the need to build more.

Abattoir Site. East side of Villes Lane

Not too sure if you can build there, but where Gerald David's Abattoir is

NOT the old abattoir site due to access issues at an already difficult junction

The field presently used as the 'Dog Walking Field' adjacent to the Recreation Ground

Picnic Site, Abattoir Site.

NONE. We have built on enough land

#### Comments on reasons applicants wish to move

Garden too big

I shall need to live separately from my parents when I complete my studies

Would like to move to village when retired

Need will be 5-10 years time

My house is unsuitable for my physical needs

Need social housing not affordable

Cheaper housing

#### Comments on preferred housing option

I would consider anything to be able to live in my own home

Rent at a social level not "Affordable"

Rented social supported housing

Social housing

Social Housing

#### General Comments

Retired to Porlock in 1984. Love living here but only while I can drive! Transport is poor so will leave for a town (Taunton?) when I give up my car

No new houses in Porlock

I do not wish to complete this section as it is irrelevant, as I do not require affordable housing at this time

My family require social housing not affordable. We need social housing in Porlock as rents are cheaper than affordable housing. Please ensure that the people of the Parish have explained to them the difference between social and affordable housing (it's 60% v 80% of market rent) and are offered the choice of social housing too. The young and those on benefits cannot afford affordable housing but will be able to afford social housing.

I was born, bred and currently live in Porlock, with the forever rising costs of houses in the village I doubt I would ever be able to afford one. However, I don't want to move from the village

The comments in Sections 2 and 3 refer specifically to the 3rd current occupant. The first two occupants will die/need to move to smaller accommodation in the future, at which point he will need to find independent accommodation

Very little of this survey seems to be relevant to my circumstances

We very much appreciate the good work that the West Somerset Council does. Thank you! Keep the #10 bus running please!

Your quote 'go to page four' is very misleading as there are only three pages to this questionnaire (document) and page four is part of Section Two which I should not complete. Good luck with your compiling

Not really clear if this survey is for every one of just those with housing needs which might decrease your participation rate

Private rentals in Porlock are too expensive for me, my three part-time jobs are in Porlock and as I do not drive I need to live close by

Would like to move into sheltered housing when I retire

Please stop making these questionnaires sound as if the whole of the population can't afford to live here because of house prices alone. Instead look at the type of employment available locally and the skills base that is available and accept that many families have been raised in the villages in the past 60+ years by living in local authority housing and private rental. There are no major employers or transport infrastructure to allow for a population that requires employment to purchase housing. By virtue of this we are a retirement area backed up by tourism. Lose the tourism and it will all implode

Please be aware, you are ruining our little villages with all this building. There will be no green spaces left soon, then where will your tourism be?!

While I am luck to live and own my own home in Porlock, I know of a number of local families unable to afford their own home.

N.B. I think you are asking the wrong questions - I ask

1. What is "Affordable Housing"?
2. How many properties are available at a 35% discount below market rates?
3. How many people take up this opportunity?
4. When I was renting out my property at below market value no-one wanted it because it was "too far from Minehead"!
5. If private landlords were forced to bring down rents then more people could afford to rent privately. The rented market is causing too much stress on employers and the Government

There weren't enough local people to occupy the last build of affordable housing (Chadwyck Close) - so outsiders came in! Conclusion - is the need an imaginary one?

Whilst realising and understanding affordable housing is needed, can't understand where in Porlock there is land available to build any. In an area of protected National beauty, hopefully this will be taken into account

Do not allow Second Homes

We do not need affordable housing, but we are aware of several young people who do. We will try to ensure they fill in their survey

Making it easier/less costly to develop/renovate housing in the area may open up opportunities for people struggling with housing. We have recently been through a lengthy/protracted planning application where we incurred unnecessary expense due to internal differences of opinion in the Planning Department (Exmoor National Park). It is an extension of modest size and impact on the local area.

How much time is wasted thinking up ridiculous job titles - and money spent on thinking about issues and never resolving them!!

Son moved away as could not afford to rent or buy

Need jobs for people not just housing

House used for retirement/holidays

Make it easier to claim allowance for pensioners

The rent in this area is done by looking at the National Trust cottages which are priced due to their appearance and area. People can't afford to pay £700+ for 3 bedroomed properties. The rents need to be lower!

There is no social housing available in Porlock. Please not including 'Affordable' homes is of no use to local people, it is too expensive for both local wages and disabled people and their carers. This questionnaire should include social housing needs!!!

When I finish at College I will need a social housing flat with support. I want to stay in Porlock with my family. I don't have much money so I can't afford private or affordable housing.

I need social housing. I can't afford private or 'affordable' rents. One bedroom flats for young people

As well as "Affordable" homes there is a need for additional small market price homes. This would allow those currently in larger homes to downsize as we get older, and also allow those wishing to get on the housing ladder to do so even if they do not qualify for subsidised affordable property

Porlock would benefit greatly from a swimming pool. I have only moved here 1 year ago and think that a pool would be not only a healthy workout, but a sociable way of meeting local neighbours

The A39 is a total nightmare past Minehead. There is no point in building houses when workers have to drive to Taunton/Bridgwater for work. Dangerous and far too expensive

The village needs more than just housing, it needs a reason for people to live here i.e. jobs. Easy to say though .....

Investigate empty/unlived in properties in West Somerset with a view to getting them available to be back in the housing chain for occupation

The National Park is not interested in helping anyone other than farmers to build/self-build. There have been a number of new builds approved by the Committee but not by planning officers, for builds on farms for farmers to use - 4/5 beds and the older parents still have the 4/5 bed farm house - why?? Build a 2 bed bungalow for parents and use farm for family or maybe turn one into a B&B in the future!! Not right and stinks of corruption on Committee.....of farmers

I am disappointed that this survey does not address any needs of younger people or the affordability of properties to purchase and to rent. There is a severe lack of affordable properties in West Somerset villages for younger people, meaning that they have to move out of the area. This survey has not asked the right questions to establish the reality of the housing situation in West Somerset villages and the results will be misleading. This is not a housing needs survey - it is a collection of demographic information.

I wish to downsize my home in the near future when I retire, in a couple of years, but fear I will have to move from this area (Porlock) as there seems to be nothing available within my price range, or a very limited range (2 bed property would be ideal)

This area (Porlock, Oare, Selworthy, Luccombe etc) is in need of social housing - both for sale and to rent - to provide a base for younger people to stay close to their homes, to work from home and to provide the 'missing' layer of the community between children and the elderly

Bring all second homes back into use, they are killing the village, they contribute absolutely nothing

I think Porlock and surrounding areas really need affordable housing. Me and my husband currently live in a 2 bedroom property and have 3 children in 1 room and as we are not in a position to buy we are desperate to move and trying to get a house is pretty much impossible

I have a disability and am struggling to stay in work, so I may need housing. As my income is low, I will not be able to manage the 'affordable' housing. I will need social housing.

There are a lot of holiday homes, second homes and empty homes in the Exmoor area. Enough to house everybody. Holiday homes and second homes need to be outlawed and empty homes need to be requisitioned. I even know of so called affordable homes that were bought and are now let as holiday homes

Please note that some of the above comments have been edited or amended to preserve anonymity