



**Quantock Vale
Housing Needs Survey - 2018**

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

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Summary of Affordable Housing Needs Findings

Number of Surveys sent – 1,031

Number of Responses Received – 286 (27.74%)

33 Respondents stated they anticipated needing to move within 5 years

Current Household Size

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

Current Property Size

- 2 x 1 Bed
- 5 x 2 Bed
- 15 x 3 Bed
- 6 x 4 Bed
- 1 x 5 (or more)
- 4 x Not Stated

Current Tenure

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

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

- 19 x Buy on the Open Market
- 7 x Buy a Discounted Home on the Open Market
- 2 x Buy a Shared Ownership property
- 5 x Rent from a Private Landlord
- 8 x Rent from a Housing Association
- 3 x Other

Introduction

Stogursey lies to the East of West Somerset District, close to the boundary with Sedgemoor District Council. Bordered by the Quantock Hills to the South and the Bristol Channel to the North, the Parish has 649 residential properties. This Survey covers the area of Quantock Vale and also includes 143 residential properties in Holford, 187 in Kilve and 52 in Stringston.

Stogursey is home to a Primary School and Pre School, a Church, a Public House, a Motor Repair Garage a Post Office and a Shop. Further facilities can be accessed in the neighbouring Villages of Cannington, Nether Stowey and Williston or in the larger town of Bridgwater some 9 miles away. The village is poorly served by public transport.

The Village is currently playing host to Hinkley Point C construction project. Hinkley C is the first new nuclear power station to be built in the UK in over 20 years. Between 2013 when the in-principal agreement was made with the Government to the time it goes on-line (currently anticipated to be 2025) it is expected that peak will see some 3,700 non-home based workers will be on site.

Two units of campus accommodation have been built – one on site and one in Bridgwater, however, significant numbers of workers are choosing to find their own accommodation in the Community and this Housing Needs Survey has been undertaken in conjunction with Stogursey Parish Council to:

- understand the effects of the development project at Hinkley Point and its impact on the Housing Market across the survey area,
- identify whether there is a current housing need within the Parish of Stogursey and the wider Quantock Vale and, if so, to ascertain the number, nature type and size of homes that are required.

The survey has been funded using money received from EDF following the breach of threshold numbers of workers taking up accommodation within the Village of Stogursey.

An overview of the survey area

The following tables show the nature and type of dwellings and households within Stogursey, Holford and Kilve Parishes. It is important to note that, whilst this is the most up to date information held from the Office for National Statistics 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 Parish of Stringston.

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

	Stogursey	Stogursey	Somerset	England and Wales
		%	%	%
Total Number of Dwellings	632	100	100	100
Detached	224	35.4	32.3	22.6
Semi-detached	221	35.0	30.4	30.7
Terraced	159	25.2	23.7	24.7
Flats	22	3.4	13	21.6
Caravan or other mobile or temporary structure	6	0.9	0.8	0.4

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

	Stogursey	Stogursey	Somerset	England and Wales
		%	%	%
Total Number of Households	592	100	100	100
Owned : Owned outright	217	36.7	37.8	30.8
Owned : Owned with a mortgage or loan	164	27.7	31.8	32.7
Owned : Shared ownership (part owned and part rented)	8	1.4	0.7	0.8
Social rented : All	95	16	13.5	17.6
Private Rented : Private landlord or Letting Agency	81	13.7	13	15.3
Private Rented : Other	8	1.4	1.7	1.4
Living Rent Free	19	3.2	1.6	1.4

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

	Stogursey	Stogursey	Somerset	England and Wales
		%	%	%
One person household	248	41.9	44.6	42.6
Couple household	298	50.4	45.3	43
Lone parent household	40	6.8	8.4	10.7
Multi-person household	34	5.7	5.5	7.9
Total number of households with dependent children	144	24.3	26.3	29.1

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

	Holford	Holford	Somerset	England and Wales
		%	%	%
Total Number of Dwellings	190	100	100	100
Detached	97	51.1	32.3	22.6
Semi-detached	68	35.8	30.4	30.7
Terraced	23	12.1	23.7	24.7
Flats	1	0.5	13	21.6
Caravan or other mobile or temporary structure	1	0.5	0.8	0.4

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

	Holford	Holford	Somerset	England and Wales
		%	%	%
Total Number of Households	172	100	100	100
Owned : Owned outright	59	34.3	37.8	30.8
Owned : Owned with a mortgage or loan	41	23.8	31.8	32.7
Owned : Shared ownership (part owned and part rented)	0	0	0.7	0.8
Social rented : All	14	8.1	13.5	17.6
Private Rented : Private landlord or Letting Agency	43	25	13	15.3
Private Rented : Other	7	4.1	1.7	1.4
Living Rent Free	8	4.7	1.6	1.4

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

	Holford	Holford	Somerset	England and Wales
		%	%	%
One person household	65	23.8	29.8	30.2
Couple household	82	47.7	45.3	43
Lone parent household	9	5.2	8.4	10.7
Multi-person household	14	8.1	5.5	7.9
Total number of households with dependent children	33	19.2	26.3	29.1

Table 7 : Types of dwelling in Kilve in 2011 (ONS Census, 2011)

	Kilve	Kilve	Somerset	England and Wales
		%	%	%
Total Number of Dwellings	185	100	100	100
Detached	132	71.4	32.3	22.6
Semi-detached	43	23.2	30.4	30.7
Terraced	7	3.8	23.7	24.7
Flats	3	1.6	13	21.6
Caravan or other mobile or temporary structure	0	0.0	0.8	0.4

Table 8 : Tenure of households in Kilve in 2011 (ONS Census, 2011)

	Kilve	Kilve	Somerset	England and Wales
		%	%	%
Total Number of Households	167	100	100	100
Owned : Owned outright	106	63.5	37.8	30.8
Owned : Owned with a mortgage or loan	40	24	31.8	32.7
Owned : Shared ownership (part owned and part rented)	0	0.0	0.7	0.8
Social rented : All	7	4.2	13.5	17.6
Private Rented : Private landlord or Letting Agency	9	5.4	13	15.3
Private Rented : Other	2	1.2	1.7	1.4
Living Rent Free	3	1.8	1.6	1.4

Table 9 : The type of household within Kilve (ONS Census, 2011)

	Kilve	Kilve	Somerset	England and Wales
		%	%	%
One person household	73	43.7	29.8	30.2
Couple household	64	38.4	45.3	43
Lone parent household	9	5.4	8.4	10.7
Multi-person household	10	6	5.5	7.9
Total number of households with dependent children	18	10.8	26.3	29.1

Sale and Rental Housing Market

During the survey period (November 2018) there were 13 properties advertised for sale on Rightmove across the survey area:

Stogursey	Three Bedroom	Semi-detached House	£175,000
Stogursey	Three Bedroom	Semi-detached House	£199,950
Stogursey	Three Bedroom	Detached Bungalow	£220,000
Stogursey	Three Bedroom	Detached Bungalow	£475,000
Stogursey	Eight Bedroom	Detached House	£725,000
Holford	Four Bedroom	Detached House	£399,950
Holford	Five Bedroom	Detached House	£650,000
Kilve	Three Bedroom	Detached House	£395,000
Kilve	Three Bedroom	Detached House	£445,000
Kilve	Four Bedroom	Semi-detached House	£415,000
Kilve	Five Bedroom	Detached House	£585,000
Stringston	Two Bedroom	Semi-detached House	£286,000
Stringston	Two Bedroom	Detached Bungalow	£290,000

The Council has maintained records relating to open market sales since 2012. The Data is split between West Somerset as a Local Authority Area and the 'Hinkley Hotspot' area which incorporates data from East Quantoxhead, Holford, Kilve, Stogursey, Stringston, Watchet, West Quantoxhead and Williton.

The following tables give an indication of the impact on house prices over the last 6 years.

	West Somerset District		'Hinkley Hotspot' Area	
	November 2012	November 2018	November 2012	November 2018
1 Bedroom				
Number Advertised	14	22	1	3
Average Asking Price	£99,902	£130,288	£89,950	£128,317
2 Bedroom				
Number Advertised	157	71	39	16
Average Asking Price	£191,784	£236,006	£153,510	£221,897
3 Bedroom				
Number Advertised	235	133	64	32
Average Asking Price	£324,285	£372,365	£276,774	£352,185
4 Bedroom				
Number Advertised	117	75	31	19
Average Asking Price	£460,741	£522,378	£399,864	£360,624
5 Bedroom				
Number Advertised	40	25	8	7
Average Asking Price	£664,986	£702,339	£494,858	£601,246

On average, the number of properties being placed on the open market for sale have more than halved over the last six years. House prices have increased on average by 17% across West Somerset and by 25% in the 'Hinkley Hotspot' areas. The most significant impact is on smaller (1 and 2 bedroom properties) within the Hinkley Hotspot are which have seen an increase of over 40%

There were 4 properties advertised for private rent on Rightmove:

Stogursey	Room	House Share	£520 pcm
Stogursey	Four Bedroom	Bungalow	£1,200 pcm
Stogursey	Five Bedroom	House	£1,650 pcm
Kilve	Three Bedroom	Semi-detached House	£800 pcm

There was also 1 advert on Spareroom promoting House Share opportunities

Stogursey	Room	House Share	£500 pcm
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In addition, the following 6 properties were advertised on Somerset Homelet (the on-line site set up in Partnership with Sedgemoor, North Somerset, West Somerset and Taunton Deane Councils and EDF) targeted potential EDF employees

Stogursey	One Bedroom	Flat	£750 pcm
Stogursey	One Bedroom	Flat	£607 pcm
Stogursey	One Bedroom	Flat	£667 pcm
Stogursey	Two Bedroom	Cottage	£1,274 pcm
Stogursey	Four Bedroom	Cottage	£2,054 pcm
Stogursey	Four Bedroom	Detached House	£4,750 pcm

The Council has also maintained records relating to the private rental market since 2012. This data is recorded on the same geographical basis as the open market sale data above.

The table below gives an indication of the impact on rental values and availability since 2012.

	West Somerset District		'Hinkley Hotspot' Area	
	November 2012	November 2018	November 2012	November 2018
Single Room House Share				
Number Advertised		6		2
Average Rent		£446		£467
Double Room House Share				
Number Advertised		21		16
Average Rent		£458		£461
1 Bedroom				
Number Advertised	18	12	6	4
Average Rent	£491	£538	£483	£628
2 Bedroom				
Number Advertised	42	16	9	6
Average Rent	£594	£662	£571	£714
3 Bedroom				
Number Advertised	35	20	16	7
Average Rent	£701	£831	£639	£690

4 Bedroom				
Number Advertised	8	3	4	
Average Rent	£941	£823	£1059	

One of the visible impacts on the rental market of the last 6 years is the appearance of rooms to rent in shared houses. These began to appear in September 2013, alongside rental properties specifically aimed workers at Hinkley Point with advertisements pointing out their close geographical location to the site or Park and Ride facilities.

Rents have increased and the number of larger family homes has decreased or, in the case of four bedroom homes in the 'Hinkley Hotspot' area, availability has disappeared altogether.

Whilst the increase in rents impacts all tenants, it is particularly hard hitting on those who are claiming Local Housing Allowance. Rates are capped at the levels below (per calendar month):-

Room in a shared house (single or double) - £277.94
 1 Bedroom (self-contained) - £398.88
 2 Bedroom - £523.55
 3 Bedroom - £631.24
 4 Bedroom - £797.81

All of the average rental figures given above and all individual properties advertised for rent in November 2018 are asking payments far in excess of current benefit levels.

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 November 2018, the Homefinder Somerset data shows 9 households highlighting Stogursey to be their first choice (5 x 1 bed, 2 x 2 bed, 1 x 3 bed and 1 x 4 bed).

A further 3 households have highlighted Holford as their first choice area for re-housing (1 x 1 bed, 1 x 2 bed and 1 x 4 bed) and 1 x 4 bed household indicating that Kilve would be their Parish of first choice giving a total of 13 households on the Homefinder system requiring affordable housing across the survey area.

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:

- 57 properties in Stogursey let at Social Rent levels and managed by a Housing Association
- 25 Sheltered properties in Stogursey
- 2 Intermediate Rent properties managed by a private landlord in Stogursey
- 5 Shared Ownership properties in Stogursey
- 6 affordable homes in Burton let at Social Rent levels and managed by a Housing Association
- 10 affordable homes in Holford let at Social Rent levels and managed by a Housing Association
- 7 affordable homes in Kilve let at Social Rent levels and managed by a Housing Association

Empty Properties and Second Home Ownership

At the time of the survey there were 16 properties across the survey area logged with West Somerset Council as being Empty and Unfurnished and having been empty for more than 6 months (Long Term Empty (LTE)) with 7 having been empty in excess of 2 years and attracting a Premium Council Tax rate (PREM). An additional 5 properties had been empty for less than 6 months (U6M)

Stogursey – 14 (4 x PREM, 6 x LTE and 4 U6M)

Holford – 2 (1 x PREM and 1 x LTE)

Kilve – 2 (1 x PREM and 1 U6M)

Stringston – 3 (1 x PREM and 2 x LTE)

In addition there were 26 properties across the survey area that were logged as being Second Homes :

Stogursey - 12

Holford - 6

Kilve – 6

Stringston – 2

Aims of the Survey

Primary Aim:

To understand the effects of the development project at Hinkley Point and its impact on the Housing Market across the survey area and to identify whether there is a current housing need within the Parish of Stogursey and the wider Quantock Vale and, if so, to ascertain the number, nature type and size of 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 housing provision as identified in the recommendations of this report

Methodology

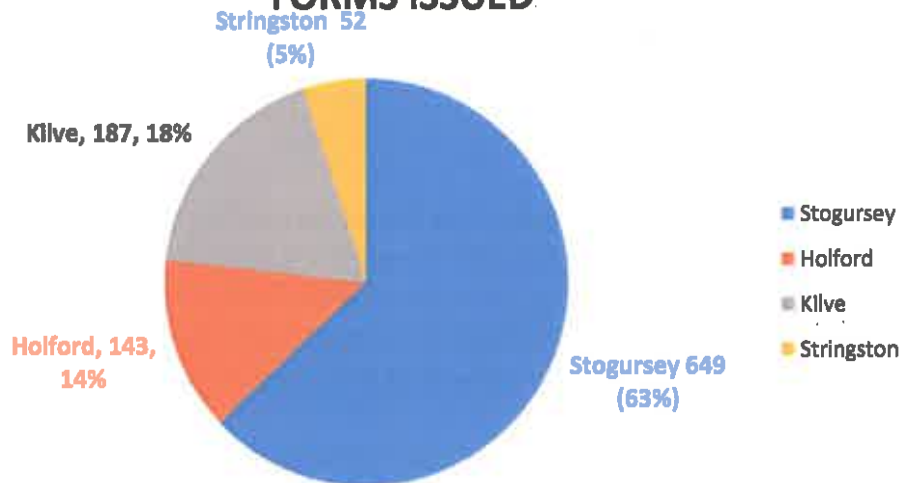
1. Establish the scope of the survey area with Stogursey Parish Council. It was agreed to send the survey to those Parishes within the Quantock Vale area.
2. Check the number of properties and other address details in the survey area via the Council's Electoral Services Team.
3. Draft and amend survey in conjunction with Members of Stogursey Parish Council. The Housing Needs Survey comprised of two sections – all households were invited to complete Section One of the survey, whereas only those households who considered they had a need to move within the next five years were asked to complete Section Two.
4. Post surveys to all households. The dates for posting and returning the survey were agreed with the Parish Council. A total of 1,031 surveys were sent by post to all households in the survey area on 5th November 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.
5. The closing date for surveys to be returned was set at Friday 23rd November 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. 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 286 responses were received, giving a response rate of 27.74% which is deemed good in comparison to the average response to a Housing Need Survey (around 20%). 33 respondents indicated they/their household would need to move within the next 5 years.
7. The findings were assessed and a Housing Needs Survey report prepared and submitted to the Parish Council.

General Survey Findings

Scope of the Survey

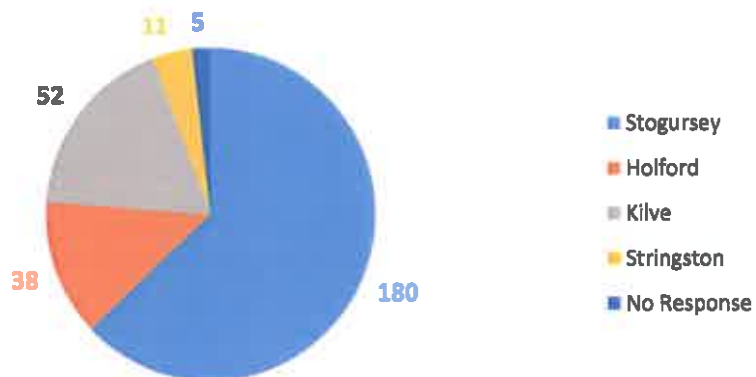
This survey covered the Quantock Vale area. Surveys were posted to 649 households in Stogursey, 143 in Holford, 187 in Kilve and 52 in Strington

GEOGRAPHICAL SPREAD OF SURVEY FORMS ISSUED



Responses received were spread across the Parishes and were made up of 180 from Stogursey, 38 from Holford, 52 from Kilve and 11 from Strington. 5 Respondents did not complete this question.

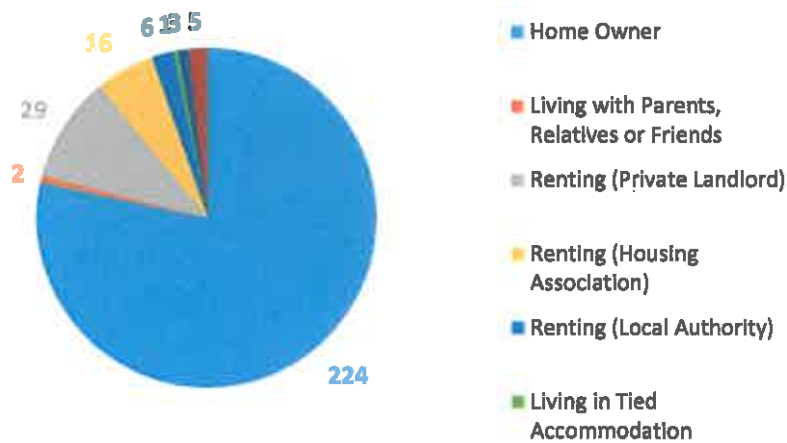
GEOGRAPHICAL SPREAD OF RESPONSES RECEIVED



Current Living Situation of Respondents

The majority of the respondents (224 of the 286) are currently Homeowners, with 45 Renting (29 from a Private Landlord and 16 from a Housing Association). 6 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 22. 1 respondent is living in accommodation tied to their employment and 3 selected 'other' as an option. Details included occupying Alms-houses. 5 respondents failed to answer this question.

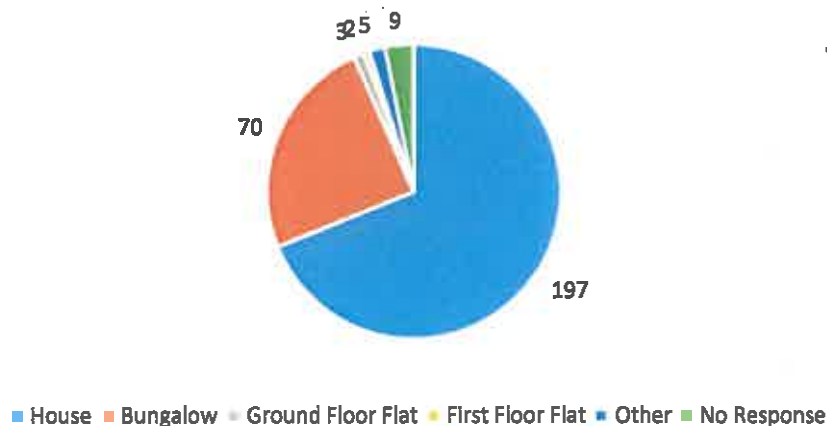
CURRENT TENURE



House Type

A significant proportion of respondents (197) currently live in a House, with a further 70 currently living in a Bungalow. Responses from people living in Flats did not feature highly with 2 occupying a Ground Floor Flat and 3 a First Floor Flat. 5 respondents selected 'Other' as their current house type and the detail included Farms and Static Caravans. 9 Respondents did not provide an answer.

Current Property Type



Property and Household Sizes

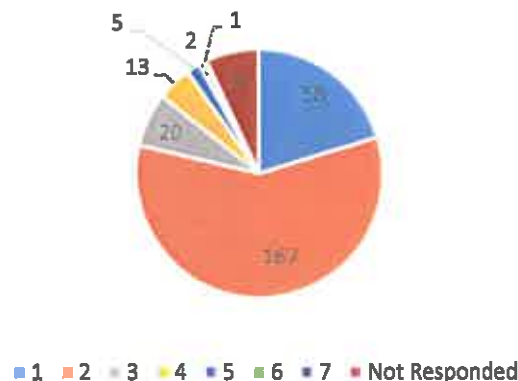
A higher level of respondents live in larger accommodation than in smaller accommodation with 213 respondents living in properties with three or more bedrooms. 14 respondents are currently occupying accommodation with one bedroom, 59 have two bedrooms, 103 have three bedrooms, 71 have four bedrooms and 24 households live in accommodation with five bedrooms or more. 15 respondents did not provide an answer to this question.

Number of Bedrooms in Current Home



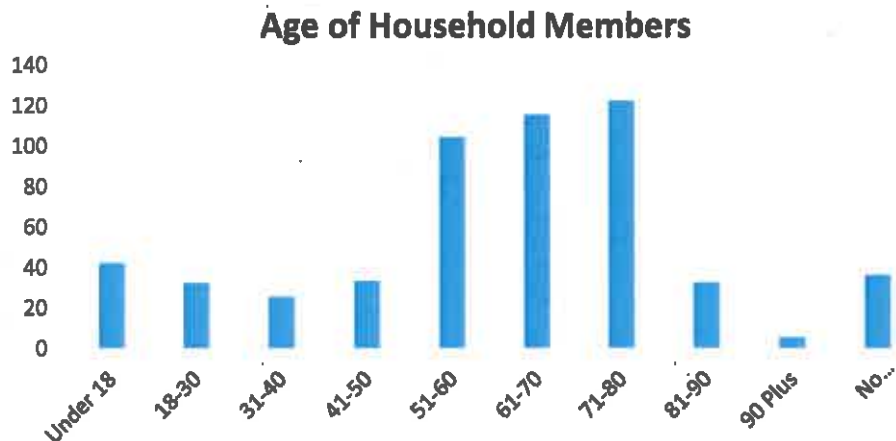
This is in direct contrast to the size of households responding to the survey where there were 58 respondents who were single person households, 167 two person households, 20 three person households, 13 four person households 5 five person households, 2 six person households and 1 seven person household. 20 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 a significant number of respondents are either of or close to retirement age, whilst much fewer households have young people (under the age of 18) in them. The 286 households for which responses were received collectively only contained 43 household members aged under 18, with a further 33 being between the ages of 18 and 30. In comparison, 278 household members were aged 61 or above.



Taking into account this ageing demographic, 43 households responding stated that some form of special adaptation was likely to be needed with a further 9 advising that adaptations such as stair lifts and wet floor showers had already been undertaken. 123 Households are not aware of any changes which may necessitate adaptations within the next 5 years. 111 Households did not provide a response for this question.

Should adaptations be required in the future, 202 households responded that their current property could be adapted with only 61 stating that this would not be possible. 23 Households did not respond to this question.

Overview of Housing Needs in Quantock Vale

Of all 286 respondents, 253 (88%) did not consider themselves to be in need of affordable housing, leaving 33 (12%) that did.

Number of Respondents indicating a need to move within 5 years

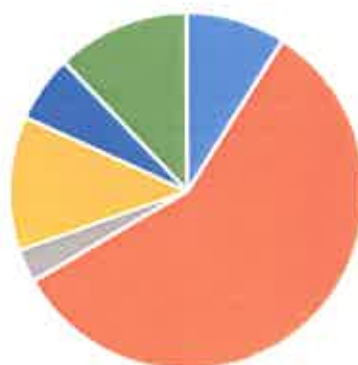


■ No ■ Yes

Household size of those in Housing Need

Two thirds (22 of 33) of all 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 5 members or more.

Household size of those needing to move

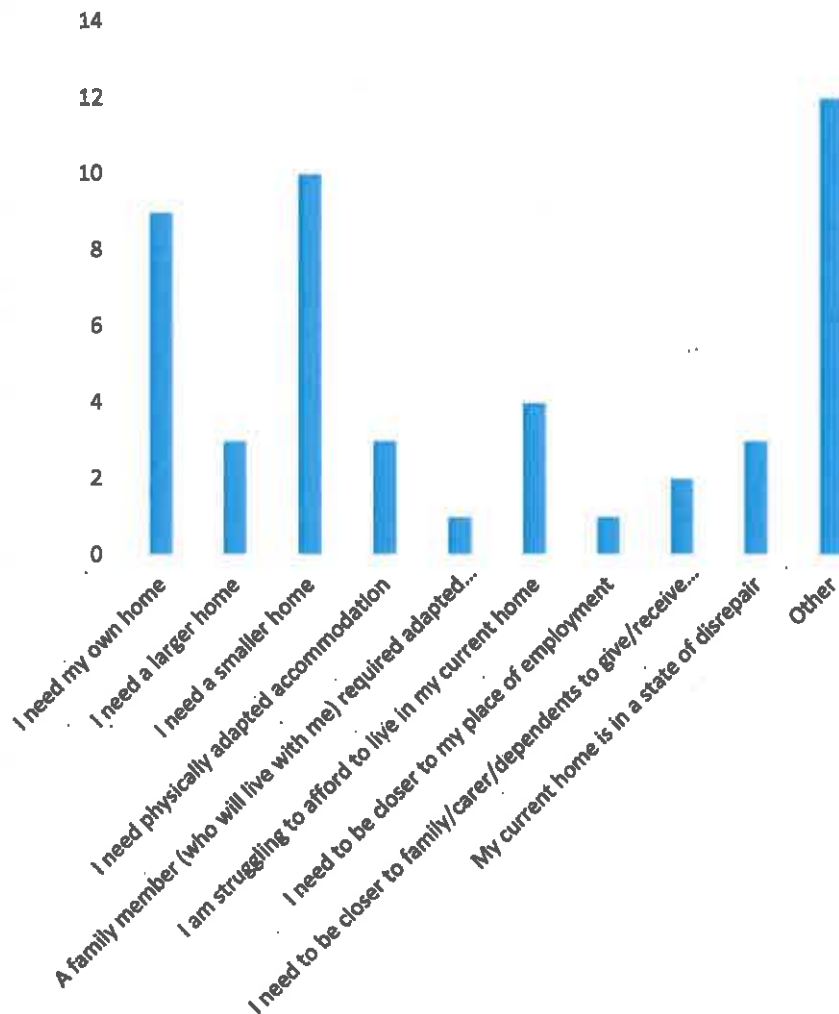


■ 1 ■ 2 ■ 3 ■ 4 ■ 5 (or more) ■ No Response

Reasons for households needing to move within the next 5 years

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 households requiring smaller accommodation with 10 households indicating a need to downsize. This was closely followed by 9 households stating that they needed their own home. A number of the comments in the 'Other' box supplemented other responses – in particular, the need for sheltered housing.

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

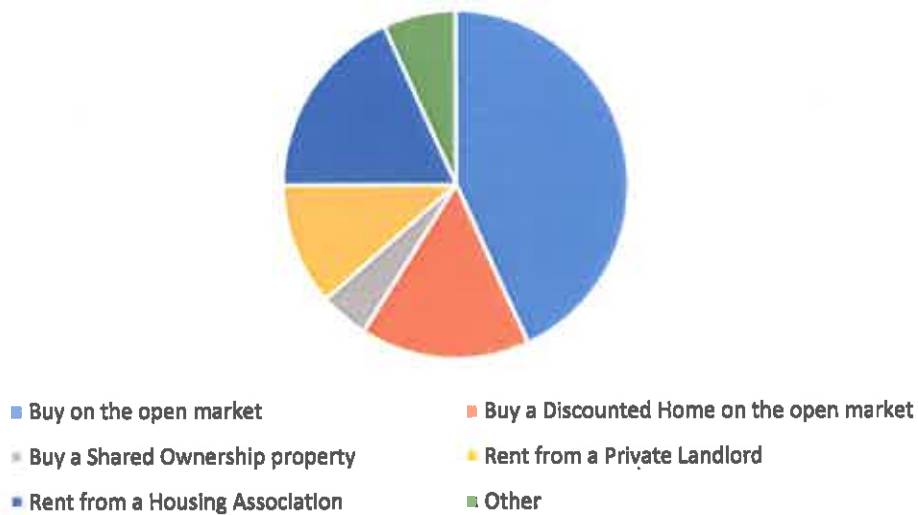


Preferred Housing Options for those needing to move

Households were able to select more than one option, however, purchasing a property was the most popular choice with 19 respondents stating they would like to buy their own home on the open market and 9 households suggesting a form of Low Cost Home Ownership Tenure would be preferable.

13 households suggested that they would consider renting a property with 8 of those indicating a Housing Association would be their preferred choice of Landlord.

Preferred housing options for those needing to move
(Respondents may have selected more than one)



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 housing.

This survey has looked at the impact of the Hinkley C development across Quantock Vale and assessed Housing Need across all tenures – not just affordable housing. The Council hears anecdotally that property prices are increasing and local people are being pushed out of the market – both in terms of purchasing and renting. We are also told that large family accommodation is hard to come by as it is being converted into smaller units of accommodation and let to Hinkley workers. What is left available to local people is often poor quality, expensive and short term.

Some of these issues have been apparent in the responses to the survey but not necessarily to the extent expected.

The circumstances of the 33 applicants who have indicated that they are in housing need have been assessed further and from the information given, there is a strong requirement for current homeowners who wish to downsize into good quality open market housing – particularly bungalows.

The financial information provided by respondents has been assessed and there are 13 households, who are currently in a position to resolve their own housing needs by selling their current property and downsizing. The majority of these households are in the older age range and would only have the equity in their current properties to fund a purchase.

One of the households responding to the survey and having the ability to purchase on the open market has expressed an interest in self-build.

The market for Low Cost Home Ownership remains high across West Somerset as a whole and this is confirmed as being the case in and around Stogursey with 8 households identified as being able to purchase a property if such options were available to them. It is recommended that any proposed Development in the village is used to deliver a proportion of two and/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.

6 of the remaining 12 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. 4 of these households require Sheltered Accommodation and 2 general needs housing.

The final 6 households have a low level or longer term housing need with 2 requiring Sheltered Accommodation and the rest general needs housing.

It is suggested that the need for Sheltered Accommodation can be met from existing stock given the level of stock and turnover in the Village

One 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 five homes for social rent 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 12 respondents have expressed an interest in renting from a Housing Association, only 9 households are actually registered for housing on the Somerset Homefinder Choice Based Lettings system with Stogursey as their First Choice Parish for re-housing. This is the mechanism by which all affordable housing is allocated.

It is not possible do a direct comparison of those responding to the housing needs survey and those who have registered on Homefinder as the option was available to complete the survey anonymously. It would suggest, however, that there are people in housing need who are unable to access affordable housing because they are not registered. Addressing this is likely to be hard to achieve given the lack of resident participation in an event organised by the Council in November of this year to promote the Homefinder system.

If any future new development is forthcoming, potential applicants 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.

Responses show there would also be a market for good quality private rental homes let at market levels.

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 five homes for social rent 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 either to be sold at a significant discount to market value, or on a Shared Ownership basis 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
- Support and encourage any potential future development to be truly mixed tenure and incorporate good quality private rented housing, open market sale housing suitable for current homeowners downsizing (especially the provision of bungalows) and affordable housing
- A housing needs survey is undertaken every 3-5 years to reassess the housing need within the parish

Parish Housing Needs Survey 2018 Appendix 1

The Housing Needs Survey has been commissioned by Stogursey Parish Council to ensure that the effects on the housing market of the current development project at Hinkley Point are fully understood and that future housing development meets the needs of local people in and around Stogursey. 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 Question 20 would be useful. Thank you.

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

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

- | | |
|-------------------------------------|----------------------------------|
| <input type="checkbox"/> Stogursey | <input type="checkbox"/> Holford |
| <input type="checkbox"/> Stringston | <input type="checkbox"/> Kilve |

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

- | | |
|--|--|
| <input type="checkbox"/> Home Owner | <input type="checkbox"/> Living with Parents/Relatives/Friends |
| <input type="checkbox"/> Renting (Private Landlord) | <input type="checkbox"/> Renting (Housing Association) |
| <input type="checkbox"/> Renting (Local Authority) | |
| <input type="checkbox"/> Living in a Shared Ownership Property | |
| <input type="checkbox"/> Living in Tied Accommodation | <input type="checkbox"/> Other (Please Specify)..... |

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

- | | |
|---|--|
| <input type="checkbox"/> House | <input type="checkbox"/> Bungalow |
| <input type="checkbox"/> Flat (which Floor) | <input type="checkbox"/> Other (Please Specify)..... |

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

One Bedroom

Four Bedrooms

Two Bedrooms

Five Bedrooms or more

Three Bedrooms

5. If the housing needs of your household were to change, is your current home adaptable (eg. Could it accommodate a wet room, stair lift or grab rails)?

Yes

No

For further information regarding adaptations together with costs and assistance which may be available, please see contact details on page 7 of this form.

6. Are you currently aware of any circumstances which may mean that, over the next five years, you, or anyone in your household will require any special adaptations, for example wheelchair access, a wet floor shower or a stair lift? Please give details:

7. Including you, how many people live in your household?

8. Please tell us a little more about all members of the household, including yourself:

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

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

10. Would they move back to the village if they could afford to buy or rent a home there? (please tick one box)

- Yes
 No

(If yes, please ask the individual to complete their own Housing Needs Survey and return it to us).

11. If a need for affordable housing is identified, do you know of any sites in the village that may be suitable for building affordable homes?

Next Steps

If you need to move within the parish in the next 5 years, please complete Section 2 of the survey. If you do not need to move house, please go to the final page, sign the document and return it in the envelope provided – thank you for taking the time to complete the survey.

Section Two - Housing Needs

Please complete this section only if your household needs to move within the parish within the next 5 years.

Please ask anyone in your household who needs separate accommodation, or who does not currently live in the parish but would like to move back, to complete their own form.

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

I currently live in the Parish	Stogursey		Length of time:	
	Stringston		Length of time:	
	Holford		Length of time:	
	Kilve		Length of time:	
I have previously lived in the Parish	Stogursey		Length of time:	
	Stringston		Length of time:	
	Holford		Length of time:	
	Kilve		Length of time:	
I currently work in the Parish	Stogursey		Length of time:	
	Stringston		Length of time:	
	Holford		Length of time:	
	Kilve		Length of time:	
My family live in the Parish	Stogursey		Length of time:	
	Stringston		Length of time:	
	Holford		Length of time:	
	Kilve		Length of time:	

13. 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).....

14. Will you be looking for accommodation in the Parish where you currently live?

- Yes
- No (Please state your preferred location

**15. 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).....

16. What type of property would you prefer? (Please tick all that apply):

- | | |
|---|---|
| <input type="checkbox"/> House | <input type="checkbox"/> Bungalow |
| <input type="checkbox"/> Flat | <input type="checkbox"/> Luxury Housing |
| <input type="checkbox"/> Retirement/Sheltered Housing | <input type="checkbox"/> Accessible/Adapted Housing |
| <input type="checkbox"/> Other (Please Specify)..... | |

17. How many bedrooms will you need?

IMPORTANT

Please note that the information you provide will *only* be used by West Somerset Council to provide information for the Housing Survey Report and summary information on housing need. No data will be published which can identify an individual, nor shared with the Parish Council or any other third party.

18. Roughly how much income per month comes into your household (please only tick one)

- | | |
|--|--|
| <input type="checkbox"/> £0 - £500 | <input type="checkbox"/> £501 - £1000 |
| <input type="checkbox"/> £1001 - £1500 | <input type="checkbox"/> £1501 - £2000 |
| <input type="checkbox"/> £2001 - £2500 | <input type="checkbox"/> £2501 - £3000 |
| <input type="checkbox"/> £3000 plus | |

19. Do you have a deposit towards a home? If so, please tell us how much:

£.....

20. Please provide any other comments you wish to make:

Next Steps:

Please complete your details on the next page and return the completed survey in the enclosed envelope

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, 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.

If you are interested in finding out more information about the types of adaptations which may be available, the cost which may be incurred and any assistance which might be available to meet these costs, please contact Somerset Direct on 0300 123 2224

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***

Survey Results Summary Tables

Appendix 2

All Respondents

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

Stogursey	180
Holford	38
Stringston	11
Kilve	52
No Response	5
TOTAL	286

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

Homeowner	224
Living with Parents/Relatives/Friends	2
Renting (Private Landlord)	29
Renting (Housing Association)	16
Renting (Local Authority)	6
Living in Tied Accommodation	1
Other	3
No Response	5
TOTAL	286

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

House	197
Bungalow	70
Ground Floor Flat	3
First Floor Flat	2
Other	5
No Response	9
TOTAL	286

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

One	14
Two	59
Three	103
Four	71
Five (or more)	24
No Response	15
TOTAL	286

If the housing needs of your household were to change, is your current home adaptable (i.e. could it accommodate a wet room, stair lift or grab rails)?

Yes	202
No	61
No Response	23
TOTAL	286

Are you currently aware of any circumstances which may mean that, over the next five years, you, or anyone in your household will require any special adaptations, for example wheelchair access, a wet floor shower or a stair lift?

Yes	43
No	123
Property already has adaptations	9
No Response	111
TOTAL	286

Including you, how many people live in your household?

One	58
Two	167
Three	20
Four	13
Five	5
Six	2
Seven	1
No Response	20
TOTAL	286

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

Yes	15
No	36
N/A	95
No Response	140
TOTAL	286

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

Yes	17
No	61
N/A	28
No Response	180
TOTAL	286

In need of Affordable Housing

Yes	33
No	253
TOTAL	286

Households who have indicated they will need to move within 5 years

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

Stogursey	22
Holford	6
Kilve	3
Stringston	1
Elsewhere	1
TOTAL	33

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

Homeowner	13
Living with Parents/Relatives/Friends	1
Renting (Private Landlord)	12
Renting (Housing Association)	4
Renting (Local Authority)	1
Other	1
No Response	1
TOTAL	33

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

House	22
Bungalow	6
Ground Floor Flat	1
Other	3
No Response	1
TOTAL	33

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

One	2
Two	5
Three	15
Four	6
Five (or more)	1
No Response	4
TOTAL	33

If the housing needs of your household were to change, is your current home adaptable (i.e. could it accommodate a wet room, stair lift or grab rails)?

Yes	20
No	8
No Response	5
TOTAL	33

Are you currently aware of any circumstances which may mean that, over the next five years, you, or anyone in your household will require any special adaptations, for example wheelchair access, a wet floor shower or a stair lift?

Yes	10
No	11
Property already has adaptations	1
No Response	11
TOTAL	33

Including you, how many people live in your household?

One	3
Two	19
Three	1
Four	4
Five	2
No Response	4
TOTAL	33

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

I need my own home	9
I need a larger home	3
I need a smaller home	10
I need physically adapted accommodation	3
A family member (who will live with me) will need adapted accommodation	1
I am struggling to afford to live in my current home	4
I need to be closer to my place of employment	1
I need to be closer to a family/carer to give/receive support	2
My current home is in a state of disrepair	3
Other	12
TOTAL	48

Will you be looking for accommodation in the Parish where you currently live?

Yes	16
No	13
No Response	4
TOTAL	33

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

Buy on the open market	19
Buy a discounted home on the open market	7
Buy a Shared Ownership property	2
Rent from a Private Landlord	5
Rent from a Housing Association	8
Other	3
TOTAL	44

What type of property would you prefer? (Please tick all that apply):

House	18
Bungalow	19
Flat	2
Retirement/Sheltered Housing	6
Accessible/Adapted Housing	2
Other	1
TOTAL	48

Summary of Additional Comments Received

Appendix 3

Comments on circumstances which may require adaptations within the next 5 years
It is likely that as we get older we may need to adapt the house or move into a care home
My partner and I are pensioners and may have to face a reduction in mobility in the next 5 years
Yes. As a recent amputee my needs may change
This is a possibility as we have a disabled relative living with us
Not aware of any today – but we are 64 now and will be 69 in 5 years – so adaptations may be needed
I already need and live in sheltered housing
Not at the moment
Bungalow already has a wet room
At this time none
Maybe as we get older
We are now getting on in years
I have a stair lift
Unsure – but a possibility at some point that some adaptations may be necessary
Possible wheelchair access
Already have wet room and grab rails
Possibly if my arthritis gets too bad
We are 75 and 76 years old – anything might happen!
Old age
I am nearly 80 years old and very healthy and mobile – but who knows? Five years is a long time
Already have a wet room. Wet room is 10 years old and may need updating in the future
No awareness
Husband is 80 years old
Wife has increasing mobility problems due to a failed hip replacement. Wears pacemaker and currently has other cardiac problems. I have cardiac issues – due to cardioversion and have a leaking aortic valve
Have already
Wheelchair access
Currently awaiting heart surgery
C.O.P.D. Heart
Yes. We are both over 80
I am disabled and may need wheelchair access, wet floor shower and a stair lift
Old Age
Both OAP's with health conditions
Possibility my Mother/Father may need to move in and whichever, I would need to create a downstairs wet room
Nothing immediate
Declining health and mobility of both occupants may make changes a necessity
Wife is not very mobile
Not at present
Already have stair lift and walk in shower
Bath changed to shower/wet floor shower
Not as we know
A wet room
I have spinal issues which mean I may need a stair lift

Magna Housing already adapted bungalow with all needed
Increasing age means that adaptation would be necessary
Mobility difficulties. Possible knee surgery. Sight deterioration
We both have arthritis so a wet room would be a great bonus. Property could accommodate a wet room but not a stair lift
Already have a wet room
Mother-in-law (86) may need to move in with us at some point
Both occupiers in 70's
Age restrictions or possible ill health
Yes possible wet room
Recent deteriorating health conditions may require either or both wet floor shower or stair lift
All fitted
Wheelchair access. Stair lift. Wet floor shower
Not required at present. Need to move to true bungalow
None in the next few years, but possibly in the longer term
Yes. My husband has Parkinson's Disease. There is a possibility that he will find this house as it is currently very challenging
Stair lift
We may have age related problems
As my husband is in his 70's we are entering the 'unknown zone' however he is pretty active at present
Comments on people forced to move away due to affordability
Yes. Son aged 19. Possible would move back is more affordable housing was available
Rent is already pretty high
2 "children" (40 and 38 years) left home for careers. Now each in own homes, mortgaged
Daughter – now moved to London since August 2018
Daughter moved to Bridgwater to buy own house
Yes
Grand-daughter and Great-grandsons
Not a problem. Plenty of low price housing in the area
Yes
Told to work harder/longer
Moved away for employment
Still all live at home as cannot afford to move out
Son – aged 31
2 Sons moved out of immediate area
We needed to help our daughter buy a house
Only for work purposes
Son could not afford to buy or rent property. Insufficient funds/income
Son moved to Bridgwater but would love to live here if he could afford to
My daughter moved away because she could not afford to stay. Now lives and owns home in Germany. I doubt whether she would wish to come back.
All away now
Yes, children
Yes my son and family
Have not reached that point (still living at home)
No but would worry for my children in the future

Comments on any suitable sites
Bottom of my garden
No – Village has already reached saturation. Too many vehicles with insufficient parking areas and a huge influx of people working as contractors at Hinkley C Power Station
Not aware of any areas around Kolve at this time unless farm land was considered
Land adjoining Green Close/Village Hall
I do not think affordable housing is a good idea until the bigger picture is looked at. There is a considerable amount of struggling rural poor in Stogursey trapped and unable to move on with their lives due to the lack of affordable transport, limited employment and nursery places. I think selling homes cheap to landlords is wrong and perpetuates the situation of 'haves' and 'have nots'.
Castle Street, Plowright Farm
There are no obvious sites. Holford is a very old established village and no one that I know here, including ourselves, wants to see green fields used for new housing developments – it is appropriate to point out that Holford is on the edge of the Quantocks – an area of SSSI etc.
Saturated point as regards car parking
Farmland near the Church's old burial ground
Bottom of Castle Street
No. We need better roads if more houses are built
Farm land around village
Glebe Field, Holford
I don't see it as an issue. We have plenty of low price housing in the area
None at all. Not needed or wanted. Moved for green fields and open space. Enough houses in Bridgwater, stick them there unless they are prepared to work and buy a house like everyone else
Fields opposite Babbling Brook Pub, Shurton
Unfinished development at Paddons Farm
Not known – would approve
Not in Stolford
Paddons development site. Tanyard Castle Street. Land behind Northfields and Town Close
Two areas within Lonlay and one area just outside Lonlay
Yes – Shurton, between Babbling Brook and Amani. Area is outside of village, though housing to the North, South East and West. 10 affordable homes could easily be built to modern sustainable standards and easily connected to all mains services. Has never flooded and new entrance could easily be built opposite HPC Emergency Exit
Yes. Farrington Hill, Fairfield area. In fields either side of the road to Stringston
The old chicken farm near the junction
Not aware
No – the impact on parking/access etc. on the existing properties would be unacceptable. If you expand the size of the village what's the impact on evacuation should an emergency arise? The lanes out of the village cannot support more vehicles without serious risk of accident to pedestrians, cyclists and horse riders
West side of the A39, opposite the orchard?
Stogursey is not suitable for any more building – there is no infrastructure to support this – no buses, no doctors, no employment, no room! The village is not accessible easily "affordable housing" would encourage people who have no jobs and would bring nothing to Stogursey!
Not without Compulsory Purchase
No : Shurton is a tiny unspoilt village!
There is a need, but do not know of any sites

?
No. We recently had Lonlay Meadows developed with approximately 50 dwellings. We are a village!
Unfortunately no
Yes, we have a 1 hectare field which could be built on, but it is within the Quantock Hills AONB
None. It's a village next to a Nuclear Power Station with limited resources
Unsure
Near A39, south of village
Nothing suitable
None that I'm aware of
I am concerned about over development in the village. Perhaps the land next to Victory Hall or the land opposite Paddons Farm Estate, to avoid too much extra traffic on the High Street. At busy times the High Street is dangerous for both drivers and pedestrians. Visibility is poor and parking is already very difficult for residents. Emergency vehicles would struggle at times to get through, in fact, when my partner needed an ambulance it had to park in someone's driveway on the other side of the road. Struggling to park delayed my husband's treatment and was very upsetting for me
Where the old poultry sheds are at the Little House site
Don't know village well enough yet to comment
? Sea Lane
Mostly National Trust/AONB/SSSI
Comments on reasons applicants wish to move
Another house with more land (acres)
We would like to have a family. If we do it in our current accommodation we'll be breaking our contract
Old Age – Sheltered Housing
We may need to move to Sheltered Accommodation or a Care Home
My Daughters live abroad
Disabled
My interest only mortgage runs out
Only on a 1 year contract. Hoping for 5 years soon
Accessible transport needed
I need two bedrooms downstairs
May need to move if impact of Hinkley continues to adversely affect the Parish
Want to buy my own house
Comments on preferred housing option
Warden controlled
Depends on cost
Self-build
General Comments
Need for more areas for children to play safely – play park – more accessible footpath needed from Kilve towards Holford and connecting villages. Cycle paths needed. More affordable housing and local amenities would be welcomed
Personally I think too many low cost affordable homes are being built. If you really want something you should save hard to achieve this goal. Everyone these days wants a new car, new furniture, top of the range electronics and are willing to sacrifice nothing

<p>Just my view – I think it's like any place you want to live. If you can't afford to buy there, then move to another place you can. There are plenty of areas in and around Bridgwater and surplus tonnes of homes. Don't spoil a village by building more un-needed property</p>
<p>We feel that in the area of Stringston, the property prices have not been impacted by the Hinkley Point C construction</p>
<p>Development of any brown field sites should/must be done over green field development</p>
<p>Further to my comments on the previous page. Rents and availability of property have made it impossible for local people to move within the Parish. I knew of one family about to be made homeless because of the sale by the landlord of their home. They can't afford the £1,000 a month for one house and aren't quite hard up enough for social housing. These high rents and lack of availability are down to HPC. There is nothing else available.</p>
<p>We would love a 2 bedroom property in this lovely village. My fiancé's family are from the area many years ago. We want to have family and are faced with moving for find a 2 bed as no-one will swap with us</p>
<p>Retired. Long-term house owner and occupier</p>
<p>We hope to be able to stay on in our home without moving – if we can manage in it as we increasingly age</p>
<p>If and when me and my husband decide to relocate it will be to the South Coast</p>
<p>It seems households with older children who are able to drive all have cars. 3 vehicles for some and so the village is choked with cars and parking on pavements etc. The parking situation needs to be sorted before more houses are built.</p>
<p>We do not wish to complete this form. There would be no point as we live in a Conservation Area - with pockets of National Trust land surrounding us, therefore planning for any affordable housing would be opposed and permission would doubtfully be allowed</p>
<p>This property is an Annexe – no-one lives here</p>
<p>We live in Sheltered Housing. Have been here for 8-10 years. Have no desire to move</p>
<p>Would need to move when both my children move out as I will be under-occupying</p>
<p>As much as we love our house - we have no central heating or hot running water. Our rayburn and both chimneys are condemned. The house is mouldy - poor double glazing and covered in ash from the fires. We want to buy as we want to get onto the property ladder before Hinkley really kicks off and we are out priced by everyone</p>
<p>There is plenty of work in the area from HPC. If people want housing they should work for it. My partner and I saved all our lives, every penny, living frugally year after year and with help from our families during the recession when we both lost our jobs. Our hard work allowed us to buy outright. People fritter their money on new smart phones, cars, TV., eating out and then wonder why they can't afford a house</p>
<p>If housing is built then each property will need parking for 2 cars as most households these days seem to have 2 cars or more. The roads are very narrow and during the week particularly they are full of parked cars making it difficult to drive around the village. It is a serious problem for large vehicles trying to get into the side roads in particular emergency services</p>
<p>Parking for vehicles is at a limit. Every road is full</p>
<p>We are still Farming until one of us dies we will carry on</p>
<p>Currently renting. Rent is £875pm - Am struggling to lead a decent life - C. Tax 160 pm</p>
<p>Moved here to be away from more houses being built. Will sell and move out of the village if more houses are being built. Leave the village how it is</p>
<p>This form is really not at all appropriate to us but I've done the best I can</p>
<p>Land suitable for housing is very difficult to find in Kolve, let alone 'affordable' housing. Our house has been built in the last five years - with possibly another in the planning stage and neither are at the cheaper end of the market. Kolve has a lot of older people as residents so at present the needs of younger, less well-off people, are poorly represented</p>
<p>Adaptable housing needed, not only for families/workers, retirees</p>
<p>Need a living room, 2 bedrooms and a dedicated office, so this usually = 3rd bedroom space</p>

We are concerned that properties within the Parish that have previously accommodated families are being converted into bed-sits for multiple occupancy
No family or employment in the area
Parking is the biggest challenge due to EDF workers parking in Stogursey
It is sad to see rental accommodation prices too high for local people. This summer, friends of ours are having to move to another rental property within the village. They have taken a 2 bedroom terraced house, rent £1,000 pm. Because they know the owner, the rent has been reduced somewhat
Present landlord increases rent regularly. Why do the Council make planning applications so difficult for locals applying, when it appears Hinkley seem to get anything they want rubber stamped? Result spoiling the area plus a tremendous increase in outside workers demanding accommodation
As per 11. The field adjoining Amani whilst outside the village limits for planning is dead centre of the village, and sits between the Pub and the Ford area. It would make a great plot for assisted living/affordable housing. It could site say 8, 2 Bed affordable homes and 4 disabled access bungalows all to modern sustainable standards. Please consider updating the village plan.
Most of this survey doesn't apply to my Father
When we move we will be downsizing and into a community instead of an isolated property as now
Since Hinkley Point have provided accommodation close to the site, and in Bridgwater, for their workforce, there does not seem to be a pressing need for new homes in Stogursey. The roads are already congested so more housing would just add to this and once the horrible project is finished there could well be a surplus of houses in an area where there is no longer even a bus service
Holiday Let
I currently have one room rented with a private landlord. I have family that I would like to be able to visit and stay over as they are spread internationally. Deposit will be available when Divorce is finalised
Currently happy with housing but they have increased rents and should they continue to rise it is possible that I may not be able to afford it as my work as a gardener is seasonal
I have lived in Stogursey for 31 years and don't wish to move
I would like to add that the impact of Hinkley C workers lodging in the village has been huge (parking/late night noise/rubbish/early morning noise plus all the buses) and even though we are currently over the allocated number, still people are doing up places in the hopes of having more with no thought to the residents with regard to exacerbating the above list of issues
We feel Stogursey has enough housing and extra traffic in small lanes has problems enough without adding more chaos to it
Currently healthy but a move would be for health reasons
My husband and I own our home outright
My Grandchildren growing up in Stogursey will have to move and never come back. This place is dying fast like me. This village is like a Cancer treated with promises e.g. new village hall, no bus service, no heart
Answers to 13-19 will depend entirely on future health and financial circumstances
No more houses needed. Unable to sell the properties currently on the market
I would like to buy the home I rent from Magna, but I'm not allowed to as this is a scheme they don't do. I think this is unfair. I have been renting for 27 years, 26 of these have been with a Housing Association. Such a lot of rent has been paid but I'm still not allowed to buy
The property we live in has large gardens and we tried to obtain planning to build a smaller property to assist our abilities. We cannot maintain the grounds
Deposit subject to sale of current home

My wife and I are both retired and live in a large 4 bedroom detached property in Kilve. We have lived in the village for 36 years. Our income is purely from pensions. Our son and his family have recently moved back into the village and our daughter is desperate to re-locate back into the village

I grew up in the village of Kilve moving away due to a job when I was 19 years of age and I am desperately trying to get back to the village of Kilve to live. I currently own my own house which is mortgaged

The compiler of this survey may need to check his/her understanding of the abbreviation i.e. which has, perhaps, been confused with e.g. in question 8 (please don't take offence!)

Due to Hinkley C being built and the mass of traffic, noise and people that just use the local villages as a holiday camp, house prices are and will be pushed out of the reach of normal families that want to live and stay in the area. After the end of the next 10 years one Hinkley has been finished there will not be many families living in the local villages. I hope this doesn't happen but I cannot see any other way this will change. As long as Hinkley Point is having construction then houses will be out of reach of normal families

Rented as a Holiday Let

My partner and I recently moved to Stogursey because we were looking for a small quiet home. We were really pleased to have found a home in a conservation area. Although I appreciate the need for housing I am very concerned that the village could easily end up over developed and does not have the infrastructure to cope. There are already houses being built in Cannington and Bridgwater

This area is seriously overdeveloped. HPC have put paid to High Street parking. We have no public transport. School, Doctor and other Care Services already over-subscribed. One garage and 2 shops our only retail service.

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

