



Housing Need Report Parish of Stogursey



Produced by: Somerset West and Taunton Council
On behalf of: Parish of Stogursey
Date: January 2022

**Somerset West
and Taunton**

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Data Protection Declaration

The information provided via the Housing Needs Survey was used by Somerset West and Taunton to provide information for this Housing Need Report and summary information on rural housing need. No data is included in this report which can identify an individual. Wherever your personal information may be held by us, we will take reasonable and appropriate steps to ensure that it is protected from unauthorised access or disclosure. We may pass your details to partner organisations for affordable housing purposes only. These third parties are obliged to keep your details securely. All data from the Housing Needs Survey will be kept securely for a period of 5 years after which it will be destroyed. The data is retained for 5 years as this is the length of time that the Housing Needs Survey is valid for. If you want your details removed in connection to the Housing Needs Survey at any point, you can contact the Housing Enabling team at Somerset West and Taunton housingenabling@somersetwestandtaunton.gov.uk to request its removal.

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1 Executive Summary

Principal Conclusions

The survey identified a need for 19 affordable homes within the next 5 years:

- Current: 12 households (all need social/affordable rent, including 1 with wheelchair/level access)
- Future (in 1 – 3 years' time): 3 households (all need social/affordable rent, although 1 may be eligible for shared ownership)
- Future (within the next 5 years): 4 households (3 need social/affordable rent including 2 with level access, 1 needs shared ownership)

Recommendations

That the Parish Council should:

- Note this report
- Consider the options for addressing the need for 19 affordable homes.

Key findings

Affordability

- The survey found 11 respondents in housing need who could not afford to buy in the open market. However, 2 of these may be able to afford a shared ownership property.
- A further 8 households in need of affordable housing were identified from Homefinder Somerset applicants who were contacted separately to the survey.
- The survey found that no respondents in housing need could afford to buy a discounted open market property

Local connection

- All of the households in need met the local connection criteria.

House types required

Size of property	No of homes required
1-2 bedroom	10
2 bedroom	4
3 bedroom	2
4 bedroom	1
5 bedroom	2

Other findings

- The survey achieved its aim of identifying actual households in need.

- Surveys were delivered to 707 addresses (including businesses) in the parish and 133 survey forms were returned. The response rate was 19%.
- 62% of those who answered the question said they would be in favour of a small development of affordable housing for local people.
- 3 households expressed an interest in some form of self-build housing.

2 Aims of the Survey

- To investigate the affordable housing need, tenure and house size for local people in the Parish of Stogursey, those wishing to return, and those who work in the Parish.
- To establish the general level of support for a small development of affordable housing for local people with housing needs.

3 Survey history, methodology and response

3.1 History

As part of the Hinckley Point C Mitigation Plan, Stogursey Parish Council decided to carry out a survey to assess the level of local housing need. An Enabler met with Parish Councillors on 21 July 2021 and terms were agreed. The Housing Needs Survey (Appendix 1) was posted to every household in the agreed area. Respondents were able to return the survey in a reply-paid envelope, or to use the online version (via the link detailed on the survey), and to request additional copies of the survey for other relevant parties. The initial deadline for the return of the survey was 25 November 2021, which was extended to 5 December 2021.

3.2 Methodology

The survey was carried out using a standard methodology approved by local planners. Background notes on the methodology can be obtained from the Enabler.

The survey form was in 2 parts. The first section asked a limited number of questions about the type of household and their support for affordable housing. All residents were invited to respond to this part of the survey. The second part of the survey was designed to be completed by households who believe they have a need for affordable housing and wish to remain living in the village. A reply-paid envelope was provided. A reminder was sent to those on the Homefinder Somerset register who did not complete a survey form.

3.3 Response

- 133 surveys were returned, which is a response rate of 19% of all dwelling and business addresses in the parish.
- The survey achieved its aim of identifying actual households in need. Out of the 133 surveys 12 were returned with part two completed to allow analysis of need.
- The majority (97%) of the respondents live in Stogursey parish.

- It should be noted that whilst apparent inconsistencies in responses are followed up, the information given is taken at face value.

4 Introduction and Information about Stogursey

4.1 Overview of Stogursey Parish

Stogursey is a small parish located approximately 8 miles west of Bridgwater, in Somerset West and Taunton. The parish lies to the north of the Quantock Hills, and includes the village of Stolford and the hamlets Burton, Knighton, Shurton, and Wick, as well as the village of Stogursey itself.

The village lies 3 miles from the A39, and the village of Nether Stowey, and only a mile from the sea. It has a church, a 12th century castle with moat, two shops one of which doubles as a Post Office, a school, garage, and two public houses. There is also Victory Hall used for various community events and activities which recently re opened following a major re-build.

Within Stogursey village are 10 Almshouses, six on Lime Street, and four on St Andrews Road. Not far away is Hinkley Point nuclear power station, which provides employment in this mainly agricultural area. The station lies on the coast about a mile from the village and the site is wholly within the Parish boundary.

The Parish has a current affordable housing stock of 92 properties, 89 of which are rented by a Housing Association and 3 are Shared Ownership. Of the rented homes, 25 are part of a sheltered scheme. Table 1 shows the breakdown of the current stock in the Parish.

Table 1: Current affordable housing stock in Stogursey Parish

Dwelling size	Number owned by housing association	Number of shared ownership
1 bedroom	24	
2 bedrooms	25	
3 bedrooms	39	3
4 bedrooms	1	

Additional information was obtained from Homefinder Somerset with regards to the renting of housing association owned properties. Table 2 indicates the level of interest in all properties let through Homefinder Somerset since 2019. The data indicates a high level of interest particularly in bungalows, with an average of 97 bids each time a bungalow is available for relet.

Table 2: Homefinder Somerset lets in Stogursey Parish since 2019

Number of beds	Property type	Number of bids placed
3 bedroom	House	43
3 bedroom	House	50
3 bedroom	House	46
1 bedroom	Bungalow	82
1 bedroom	Bungalow	114
1 bedroom	Flat	55
1 bedroom	Bungalow	111
3 bedroom	House	20
3 bedroom	House	27
2 bedroom	Bungalow	99
1 bedroom	Flat	42
3 bedroom	House	33
2 bedroom	Bungalow	31
2 bedroom	Bungalow	95
3 bedroom	House	55

4.2 Population figures

In the 2011 census the usually resident population of Stogursey Parish was 1,385 residents in 592 households. The census also records that there were 40 dwellings which were empty properties, second homes or holiday lets – giving a total of 632 dwellings. Somerset West and Taunton records (December 2021) indicate a total of 652 residential properties, of which 7 are long term empty homes and 13 are second homes.

4.3 Council Tax Bandings

A breakdown of Council Tax bandings in Table 3 shows that there are 284 properties (44% of all dwellings) in the lower two bandings (A and B) out of a total of 652. These represent the entry level properties that people on lower incomes would be able to afford. This is a similar ratio compared to the district as a whole which sees 43% of all dwellings in Band A or B.

Table 3: Council Tax Band distribution in Stogursey Parish

Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Total
110	174	142	110	69	37	9	1	652

4.4 Property prices and rent

In the last 2 years, since 1st December 2019, the Rightmove website has recorded 22 property sales in the parish. The average price of properties across the whole parish was £287,850. However, the average price for properties solely within the village of Stogursey was £188,950. Prices ranged from £115,000 to £250,000 within the village and £475,000 across the whole parish.

There are currently 5 properties listed on the Rightmove website. These are:

- a 3 bedroom semi-detached property for £200,000
- a 3 bedroom terraced house for £265,000
- a 3 bedroom bungalow for £350,000, and
- 2 larger properties (with 5 and 6 bedrooms) for £425,000 and £779,950.

To assess whether a household can afford to buy in the open market it is necessary to look at the cost of an entry level property in the local market. The figures used to assess affordability are set out in Table 4 below.

Property sale prices - In order to obtain a suitable sample size to determine property values for one, two, three and four-bedroom homes, an area of up to a 10 mile radius centred on Stogursey was used. Outliers (properties with a significantly different value from the rest of the data set) were removed, and then an average value calculated in each case.

Property rental values - There are currently no properties advertised by Rightmove for rent on the open market within the parish, and to establish a suitable sample size, an area of a 10 - 15 mile radius centred on Stogursey was used. Outliers were removed, and then an average value calculated in each case. Respondents to the survey had the option to give private rental figures. Nineteen respondents included their private rental costs, but because these figures varied so widely including different types of accommodation, and differed markedly from the figures found on Rightmove, these have not been included in the table below.

Table 4: Average sale price and market rental cost

Property size	Estimated average sale price	Estimated average market rental (pcm)
1 bedroom	£155,000	£650
2 bedrooms	£245,000	£770
3 bedrooms	£285,000	£1,000
4 bedrooms	£440,000	£1,300

The Local Housing Allowance is the figure used to determine the amount of benefit available towards private rental costs. For reference, the Local Housing Allowance figures (as at January 2022) are provided in Table 5. The figures quoted below cover the area of Somerset West and Taunton.

Table 5: Local Housing Allowance

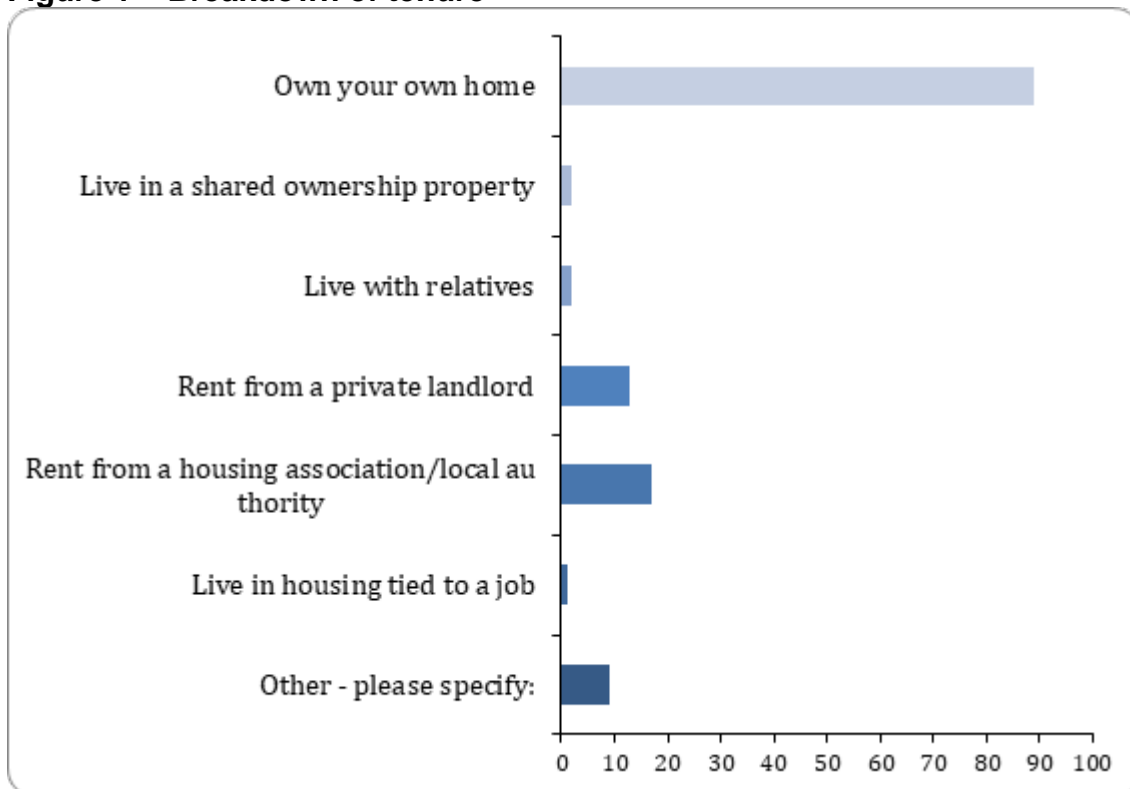
Property size	Local Housing Allowance (pw)	Local Housing Allowance (monthly equivalent)
1 bedroom	£103.56	£448.76
2 bedrooms	£136.93	£593.36
3 bedrooms	£164.55	£713.05
4 bedrooms	£207.12	£897.52

5 General Survey Findings

5.1 Current tenure

Of the 133 respondents who provided details, 67% (89) own their own home, 1.5% (2) live in shared ownership, 1.5% (2) live with relatives, 10% (13) rent from a private landlord, 13% (17) rent from a housing association, 1% (1) live in accommodation tied to their work, and the remaining 9 living in other accommodation – including static caravan, Almshouse and holiday annex. Figure 1 below shows the breakdown of tenure.

Figure 1 – Breakdown of tenure



5.2 Main home

Of the 131 respondents who provided details, 99% (130) indicated the home in Stogursey was their main home, while 1% (1) indicated it was a second home.

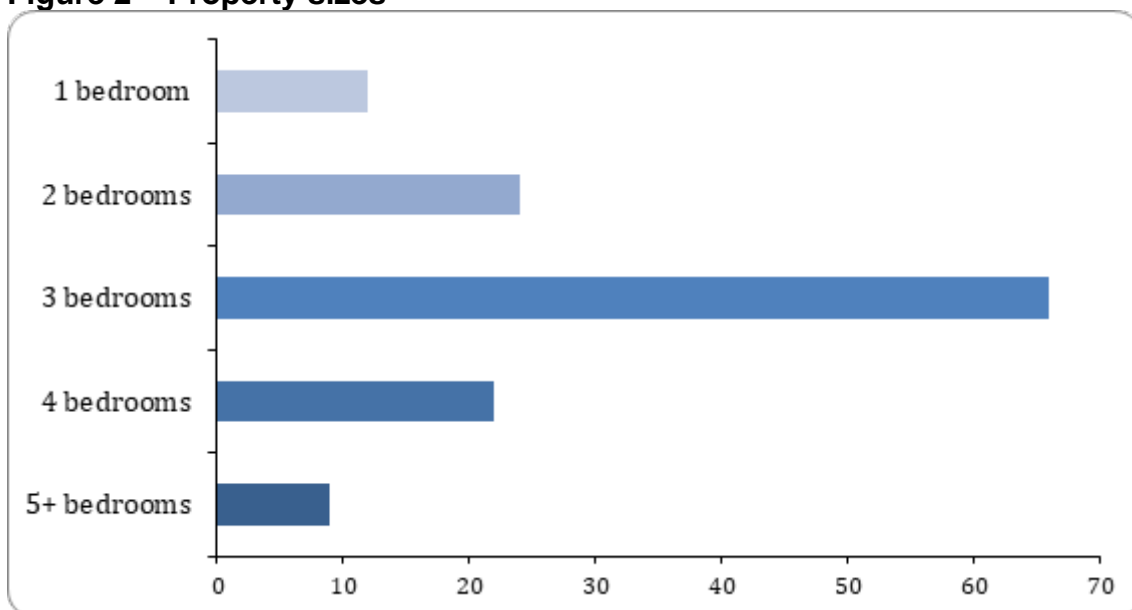
5.3 Place of residence

Of the 127 respondents who provided details, 97% (123) indicated their place of residence was in Stogursey parish, with 3% (4) indicating their place of residence was a neighbouring parish or within the Somerset West and Taunton area.

5.4 Property size

Of the 133 respondents who provided details, 9% (12) indicated their home had one bedroom, 18% (24) had two bedrooms, 50% (66) had three bedrooms, 16% (22) had four bedrooms, 7% (9) had five or more bedrooms. Figure 2 below shows the breakdown of property sizes.

Figure 2 – Property sizes



5.5 Private rental costs

There were 27 respondents who provided their private rental costs, 37% (10) indicated their rental was less than £400pcm, 11% (3) indicated £400-500pcm, 19% (5) indicated £500-£600pcm, 11% (3) indicated £700-£800pcm, 15% (4) indicated £800-£900pcm, and 7% (2) indicated over £1000pcm. These figures are very different from the figures obtained from Rightmove, and they reflect a variety of different circumstances. As the analysis relies on average rents obtained from a nationally recognised source and therefore respondents stated rental costs not included in the analysis of rent prices.

5.6 People forced to move away

10 respondents were aware of family members or people they know who have had to move from the parish due to housing issues they were unable to resolve locally. Table 6 shows the reasons why they believe they had to move away. (Respondents were able to give more than one reason.)

Table 6: Reasons for needing to leave the parish

Reason for needing to leave the parish	No of respondents
A lack of affordable housing in the parish	9
Financial difficulties paying mortgage/rent or other housing costs	4
Couldn't find any accommodation in the parish to suit their needs	6

Where financial difficulties is stated as the reason, mortgage and rental costs are given as the details.

5.7 Struggling with current issues

Respondents were asked if they were struggling with issues which may make them consider a need to move. 12% of respondents (14) indicated they were struggling with one or more reason. Table 7 below shows the breakdown of the reasons. (Respondents were able to give more than one reason.)

Table 7: Reasons for struggling

Reason for needing to leave the parish	No of respondents
A lack of affordable housing in the parish	5
Financial difficulties paying mortgage/rent or other housing costs	7
Couldn't find any accommodation in the parish to suit their needs	3
Other	5

Where financial difficulties are given as the reason, the details stated are rent, utilities, heating and Council Tax. The main reason stated under "Other" is property size.

5.8 Housing support available

Respondents were asked if they were aware of the support available to assist with housing difficulties and needs. There were 119 responses, with 27% (32) of the respondents aware of the support available. Respondents were also asked which of the services they had made use of. There were 15 responses to this question. Table 8 indicates the breakdown of the awareness and use of support. (Respondents were able to give more than one response.)

Table 8: Awareness of housing support

Support	No of respondents aware	No of respondents used
Housing Options Service – SWT Council	7	4
Home Moves Plus – a scheme by Magna Housing	5	0
West Somerset Citizens Advice Bureau	30	4
Other	3	8

Where “Other” is given, Age UK Somerset is the main response stated.

Respondents were asked how they had learned of the services, and there were 28 responses. The breakdown is given in Table 9. (Respondents were able to give more than one response.)

Table 9: Where learned of support available

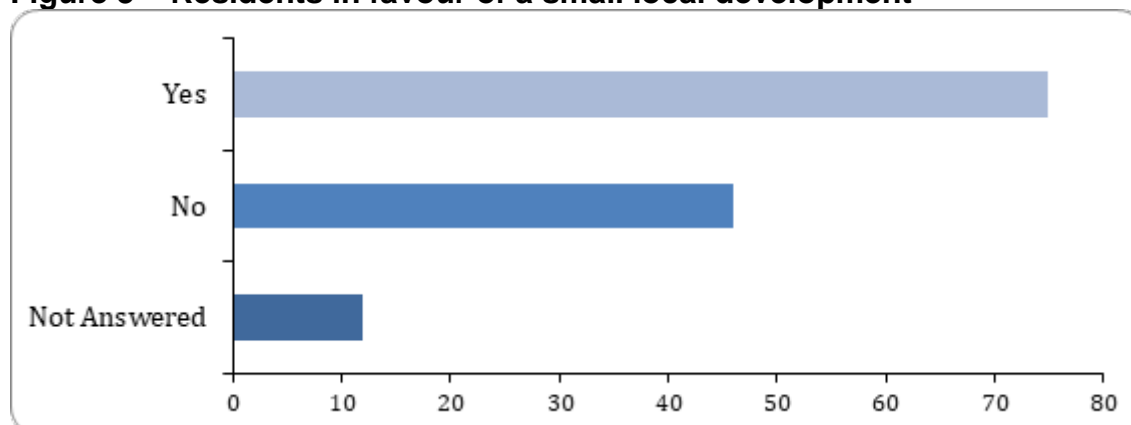
How heard of service	No of respondents
Word of mouth	14
Online promotion (including social media)	1
Local newspaper (digital or paper)	9
Radio or television	3
Other	5

Respondents were asked how they would seek advice if they needed it. There were 78 responses, with the main answers given as Local Council, Housing Association, Citizens Advice Bureau, family and friends, and online search.

5.9 In favour of a small local development

Respondents were asked if they would be in favour of a small number of homes for local people being built if the need for affordable housing were proven. 62% of those answering the question (75 respondents) said they would be in favour. 38% (46) said they were against any development. It should be noted that 12 households did not respond to this question. Fig.3 below shows the breakdown.

Figure 3 – Residents in favour of a small local development



5.10 Suggestions where a development could be sited.

14 suggestions were made, with the majority identifying Paddons Farm, and others suggesting away from the village centre. The full list will be made available to the Parish Council.

Additional comments were made more generally about the provision of new housing. These comments will also be made available to the Parish Council.

5.11 Move home in next 5 years

21 respondents believe they may need to move home in the next 5 years.

6. Assessment of those in need Part 2 survey

39 households completed part 2 of the survey, but of these, only 21 indicated a need to move in the next 5 years

Of the 21 cases being assessed 8 have been excluded as they gave insufficient information to assess, and 1 indicated that they were moving by choice not due to financial reasons. (Respondents who gave insufficient information were contacted by letter or email to request the missing information, and those who replied have been included in the analysis, but responses were not received from 8 of the households.)

Of the 12 remaining households, 1 was assessed as having sufficient capital, assets and/or income to be able to afford to buy on the open market.

This section refers to the remaining 11 households.

6.1 Housing need

Households completing this part of the form were asked to identify details about their circumstances.

- 3 households identified a need for level access, with 1 of those households identifying a need for wheelchair access.
- Households identified the number of bedrooms they would require, with 2 households identifying one bedroom, 6 households identifying two bedrooms, 2 households identifying three bedrooms, and 1 household identifying four bedrooms.

Households were asked to identify why they had a housing need and when they would need to move. They could give more than one reason.

- 4 households indicated a current need to move (i.e. within the next 12 months).
- 3 households indicated a need to move within the next 1-3 years.
- 4 households indicated a need to move within the next 5 years.

Table 10 shows the reasons why people expect to need to move in the future. (Respondents were able to give more than one reason.)

Table 10: Reasons for needing to move

Reason for needing to move	No of respondents
Need to downsize to a home with fewer bedrooms	2
Need to upsize to a home with more bedrooms	2
Sharing kitchen/bathroom facilities with someone who will not be moving with you	2
Need to move for health/mobility reasons	4
Home is in poor condition	3
Struggling to afford current home	2
Private tenancy ending	1
First time buyer	3
Other	3

6.2 Housing options

The housing options available to the households in need with a local connection are now given consideration.

Respondents provided information on income and savings which allows an assessment of what the household can afford to pay for their accommodation. Notes on the methodology are available from the Enabling Team.

Property values were taken from Rightmove, using up to a 10 mile radius around Stogursey to include a large enough sample number to determine market values for one, two, three and four-bedroom properties.

Taking into account the income, savings and assets of the 11 households in housing need, none of them can afford to buy in the open market, however, 4 of them may be able to afford to buy a shared ownership property. Of these 4, 2 respondents indicated interest in First Homes, which is a form of discounted open market housing - another low-cost home ownership option.

The survey also asked households who had a housing need which type of housing they were interested in. The responses are listed in Table 11 below. (Respondents could give more than one option.)

Table 11: Type of housing respondents indicated interest in

Type of housing	Interested
Shared ownership	3
Affordable/Social rented	8
Discount market home (low-cost home ownership)	4
First Homes (low-cost home ownership)	3
Self-build	2
Open market	2

6.3 Local Connection

The definition of which households have a local connection for the Parish of Stogursey is set out below:

(i) immediately prior to the allocation of an Affordable Housing Unit are ordinarily resident within the Parish of Stogursey

(ii) have strong local connections with the Parish of Stogursey including having a Close Family Association in the said parish and/or any periods of ordinary residence in the said parish not immediately before the date upon which any Affordable Housing Unit becomes vacant and/or such persons who have permanent employment in the Parish of Stogursey

(iii) immediately prior to the allocation of an Affordable Housing Unit have been ordinarily resident within the adjoining parishes to Stogursey

Each of those completing part 2 of the form was asked to show how they met these criteria. This information has been used to establish whether respondents meet the test.

On reviewing the circumstances, all 11 of the households in need were found to meet the local connection requirement as set out above, all being currently (and many for several years) resident in the parish.

6.4 Other evidence of housing need

The housing waiting list or register for Somerset West and Taunton is called Homefinder Somerset. While this register provides excellent access to data on Housing Need, it is not a complete list because some households who would be eligible do not register for various reasons. This Housing Needs Survey report can be used in conjunction with Homefinder to provide the full indication of Housing Need.

The Housing Needs Survey asked whether households were already registered on Homefinder Somerset and, if not, the reasons why they had not registered. 7 of the 11 households being assessed, who completed the survey, had not registered on Homefinder Somerset, with 1 confirming they intended to register, 1 identified difficulty registering, 3 said that they had not heard of the system, and 2 gave other reasons.

There are 26 households registered on Homefinder Somerset with a local connection wishing to live in Stogursey. Applicants are given a banding from Gold to Bronze depending on their level of need. Details are set out in Table 12.

Table 12: Current Homefinder registrations for Stogursey

Homefinder Somerset Band	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Gold (High Need)		2		1	1	4
Silver (Medium Need)	1	4	4	2		11
Bronze (Low Need)	6	4		1		11
Total	7	10	4	4	1	26

It appears that only 4 of the households who are registered on Homefinder Somerset completed the survey. Due to this disparity, all those who are registered with Homefinder Somerset with links to the parish were contacted separately by letter and 8 further replies were received. All responses indicated that they still require affordable housing in Stogursey. Therefore these 8 households have been added to the final figures.

6.5 Housing mix

The suggested mix of housing is shown in Table 13 below (this includes the extra 8 Homefinder Somerset households). This takes account of the family makeup as declared on the survey form and whether the householder has a current or future housing need.

Table 13: Suggested housing mix required

Type of Property	Affordable/ Social Rent		Shared Ownership		Discounted Open Market/First Homes	
	Current Need	Future Need	Current Need	Future Need	Current Need	Future Need
1 or 2 bedroom property for single people		1				
1 or 2 bedroom property for couples	5 (inc 1 LA/WC)*	3 (inc 2 LA)**		1		
2 bedroom property for families	3	1				
3 bedroom property for families	1	1***		(1)***		
4 bedroom property for families	1					
5 bedroom property for families	2					
Totals	12	6	0	1	0	0

* 1 x 1-2 bed property is required with level access and to be wheelchair accessible.

** 2 x 1-2 bed properties are required with level access

*** It should be noted that one respondent qualifying for 3 bedroom Social/Affordable rent may also be eligible for shared ownership.

7. Location where housing is needed

Somerset West and Taunton Council is concerned that affordable housing is built in the right locations. Stogursey is identified as a 'primary village' under Policy SC1 Hierarchy of Developments of the Adopted West Somerset to 2032 Local Plan as it is considered to be a viable and sustainable place to live. Policy SC1 guides that limited development in such areas could be considered, as long as the development would contribute to the wider sustainable benefits of the area, it must be within or in close proximity (within 50 metres) to contiguous built-up area, and it must demonstrate the following;

- a) It is well related to existing essential services and social facilities;
- b) There must be safe and easy pedestrian access to services and social facilities;
- c) Development respects the historic environment and complements the character of the existing settlement;
- d) Development does not generate significant additional traffic movements over minor roads to and from National Primary and County Highway network;
- e) The development does not harm the amenity of the area and of adjoining land uses.:

The Housing Needs Survey included a series of questions intended to help understand if the local housing need could be accommodated in any alternative nearby locations. Respondents were asked about any affect that residing in an alternative location instead of Stogursey would have on their situation.

Of the 11 households being assessed, 11 indicated that they would like to remain in Stogursey, although 9 of these indicated they would consider moving to another area.

Of the 9 households who indicated that they would consider moving, favourable locations were surrounding parishes. However, 3 of these households indicated this would increase their reliance on travel by car.

Of the 11 households being assessed, 3 listed societies or clubs. Of these, 3 households, 2 listed clubs and activities in Stogursey only, and 1 listed clubs and activities both in Stogursey and the wider area.

Of the 11 households being assessed, 10 responded to whether moving away from Stogursey would affect access to the local amenities. Of the 10 households, 2 indicated a move would affect them, 2 indicated a move would possibly affect them, and 6 households indicated a move would not affect their access to amenities.

Of the 11 households being assessed, 5 indicated that they did have family members and/or support network living locally, while 6 households replied that they did not.

In summary, this section shows that 9 of the respondents would consider moving, and, overall, respondents indicate that this would not adversely affect their access to family, support network or amenities. However, as the preference of all who answered the question was to remain in the parish of Stogursey rather than move to

another area, then it seems appropriate for provision of affordable housing to be situated within the parish of Stogursey.

8. Conclusion - Future Housing Need for Stogursey

Overall, it must be remembered that this Housing Needs Survey represents a snapshot in time. Personal circumstances are constantly evolving. Any provision of affordable housing, would, by necessity, need to take account of this. However, given the level of response to the survey, and in spite of the potential for circumstances to change, the Parish Council can feel confident in the results of this survey. The survey has identified a need, in the near future for 19 units of affordable housing, with a tenure mix of social/affordable rent and shared ownership. The respondents have indicated that any new housing would be best placed within Stogursey parish.

As the needs of households are constantly evolving the level and mix of need in this report should be taken as a guide. In particular it may be appropriate to vary the mix of sizes provided, and specific individual assessment would be required in developing the sizes and numbers of accessible properties. This report remains appropriate evidence of need for up to five years. However, if there is a significant development of affordable housing in the parish which is subject to a local connection requirement and substantially meets the need identified in the report it will normally be necessary to re-survey the parish before any further development to address local needs is considered.

Recommendation

It is recommended that the Parish Council:

- **Note this report**
- **Consider the options for addressing the need for nineteen affordable homes within Stogursey**

Appendix 1 – Housing Needs Survey

Stogursey Parish Housing Needs Survey

Thank you for taking the time to complete this form - you are helping to contribute towards local housing improvements for you and your community.

Submit your completed form for your chance to win £100 of Sainsbury's vouchers. Every form submitted will be entered automatically into our prize draw!

You can complete this form online at:

<https://yoursay.somersetwestandtaunton.gov.uk/hns/stogursey>

Please submit your survey online if possible, or by freepost, by 23rd November 2021.

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

Please complete Part One of the form even if you don't think you have a housing need.

Please be assured that the information you provide will be made anonymous and will be stored securely and confidentially. To fully understand how we protect your data, please see our full data protection statement at the end of this form.

PART ONE

All households should answer questions 1-16

1 Please tick one of the following. Do you:

- | | |
|--|--|
| <input type="checkbox"/> Own your own home | <input type="checkbox"/> Live in a shared ownership property |
| <input type="checkbox"/> Live with relatives | <input type="checkbox"/> Rent from a private landlord |
| <input type="checkbox"/> Rent from a housing association/local authority | <input type="checkbox"/> Live in housing tied to a job |
| <input type="checkbox"/> Other - please specify: | |

2 This is your: Main home Second home

3 In which parish do you live?

4 How many bedrooms does your current home have?

- 1 bedroom 2 bedrooms 3 bedrooms 4 bedrooms 5+ bedrooms

5 If you rent privately, how much rent do you pay per month?

- | | | | |
|-------------------------------------|------------------------------------|-------------------------------------|------------------------------------|
| <input type="checkbox"/> Under £400 | <input type="checkbox"/> £400-£500 | <input type="checkbox"/> £500-£600 | <input type="checkbox"/> £600-£700 |
| <input type="checkbox"/> £700-£800 | <input type="checkbox"/> £800-£900 | <input type="checkbox"/> £900-£1000 | <input type="checkbox"/> £1000 + |

6 Do you know of anybody who has had to move out of the parish in the last five years due to housing issues which they were unable to resolve locally?

- Yes No

If yes, please forward this link to them so that they can complete the questionnaire online: <https://yoursay.somersetwestandtaunton.gov.uk/hns/stogursey> Alternatively, email housingenabling@somersetwestandtaunton.gov.uk to request extra paper form(s).

7 If you answered 'yes' to question 6, and you know the reason, please identify why that person had to leave (you can choose more than one):

- A lack of affordable housing in the parish (for the definition of 'affordable housing', please see the enclosed flyer)
- Financial difficulties paying mortgage/rent or other housing costs - please specify which:
- Couldn't find any accommodation in the parish to suit their needs
- Don't know the reason
- Other - please specify:
-

8 Do you consider yourself/your household to be struggling with any of the following issues, and therefore considering a move elsewhere (you may choose more than one option):

- A lack of affordable housing in the parish (for the definition of 'affordable housing', please see the enclosed flyer)
- Financial difficulties paying mortgage/rent or other housing costs - please specify which:
- Couldn't find any accommodation in the parish to suit your needs
- Not struggling
- Other - please specify:
-

9 Do you feel as though you/your household are aware of what support is available - through your Local Authority and associated housing partners - to assist with your housing difficulties and needs?

- Yes No If you answered 'No' go straight to question 13

10 If you answered 'yes' to question 9, which support services are you aware of?

- Housing Options Service - SWT Council
- Home Moves Plus - a scheme by Magna Housing - www.magna.org.uk
- Tenant Ready Scheme - a scheme by the YMCA - www.ymca-dg.org
- West Somerset Citizens Advice Bureau - www.westsomersetadvice.org.uk
- Other - please specify:
-

11 If you answered 'yes' to question 9, which support services have you made use of?

- Housing Options Service - SWT Council
- Home Moves Plus - a scheme by Magna Housing
- Tenant Ready Scheme - a scheme by the YMCA
- West Somerset Citizens Advice Bureau
- Other - please specify:

12 If you answered 'YES' to Q9, please let us know how you found out about these services:

- Word-of-mouth
- Online promotion, including social media channels
- Local newsletter (digital or paper)
- Radio or television
- Other - please specify:

13 If you answered 'NO' to Q9, please let us know how you would seek advice and support, should you need it:

14 If a need for affordable housing is identified, would you support a housing development for local people to meet that need?

- Yes No

Any development would be wholly or predominantly affordable homes (rented or shared ownership). The number of open market homes built would be the minimum required to make the scheme economically viable.

15 Do you have any suggestions for a suitable site for affordable housing in the village or any other comments regarding housing in the village?

.....

.....

.....

.....

16 Do you think you might need to move home within the parish in the next 5 years?

- Yes No

Please complete the very last section of the form with your name and contact details. This applies to everyone. Thank you.

PART TWO

Please only complete this part of the form if you think you may need to move home within the next five years and would like to remain in the parish of Stogursey.

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

A separate form for each household that wants to move must be completed. For example, each grown up child (over 18) within a family, who wants to set up their own home, should complete a separate form, giving their own financial details and personal circumstances - not that of the main household.

The separate household members can complete the form online at:

<https://yoursay.somersetwestandtaunton.gov.uk/hns/stogursey>

Alternatively, if you require extra paper copies or have any queries, please contact: housingenabling@somersetwestandtaunton.gov.uk

In order to accurately assess housing needs, to help benefit you and people in your local area, we have to ask for some sensitive information. No data will be published which can identify an individual and no sensitive information will be passed to any other organisation or agency without your permission, including the Parish Council. **Please see end of the form for full data protection statement.**

17 Please complete details of all persons who would need to live in the new household, including the person completing the form (please continue on a separate sheet if needed).

PERSON 1 - Your details:

Name: Age:

Gender you identify with:

Is wheelchair accommodation required? Yes No

Is level access required? Yes No

PERSON 2

Name: Age:

Gender you identify with:

Is wheelchair accommodation required? Yes No

Is level access required? Yes No

PERSON 3

Name: Age:

Gender you identify with:

Is wheelchair accommodation required? Yes No

Is level access required? Yes No

PERSON 4

Name: Age:

Gender you identify with:

Is wheelchair accommodation required? Yes No

Is level access required? Yes No

PERSON 5

Name: Age:

Gender you identify with:

Is wheelchair accommodation required? Yes No

Is level access required? Yes No

PERSON 6

Name: Age:

Gender you identify with:

Is wheelchair accommodation required? Yes No

Is level access required? Yes No

If you have a specific need which is not covered above, please provide details here:

18 What is the minimum number of bedrooms you believe would require in a new home:

.....

19 When do you think you will need to move to a new home? (please tick one box)

Now or within the next 12 months Within 1-3 years Within 3-5 years

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

- You need or will need to downsize to a home with fewer bedrooms
- You need or will need to upsize to a home with more bedrooms
- You are sharing kitchen/bathroom facilities with someone who will not be moving with you
- You need to move for health/mobility reasons
- Your home is in poor condition
- You are struggling to afford your current home
- You will be leaving home and do not expect to be able to rent or buy privately
- You have a private tenancy ending
- You wish to move back to the parish and have a strong local connection
- You need to move for work
- You are a first-time buyer looking to buy your first home
- Other - please specify

.....

21 What type of housing are you interested in?

The enclosed flyer explains the different types of housing. Please indicate which types of housing you would be interested in below. You may tick more than one box.

- | | | |
|---|---|---|
| <input type="checkbox"/> Shared ownership | <input type="checkbox"/> Affordable/social rent | <input type="checkbox"/> Discounted market home |
| <input type="checkbox"/> First homes | <input type="checkbox"/> Open market housing | <input type="checkbox"/> Self/custom build* |

**If you are interested in building your own home, please register your interest by visiting www.somersetwestandtaunton.gov.uk and searching for: 'Self-build and custom house-building projects'*

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

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

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

- Yes No

Important: Please note that we can only assess your eligibility for affordable housing if we understand your income level and financial details. Unfortunately, without these, we won't be able to process this form or to include your household's information with the figures of those in housing need.

24 What is your household's gross annual income? (before deductions) including benefits and pensions. This should be the combined income for couples.

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

25 Savings, investments and assets

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

£

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

£

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

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

£

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

£

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

26 Will you be reliant on benefit to pay all or part of your rent?

All Part

27 Do you have a local connection to Stogursey Parish?

If any affordable homes are provided in the parish of Stogursey, they will be for people living or working in the parish, or for those who can show that they have a long-term connection with the parish.

Please answer the following questions; if they do not apply put not applicable.

Is any member of the household currently resident in the parish?

Yes No Not applicable

If you answered Yes, for how many years?

Is any member of the household currently employed in the parish?

Yes No Not applicable

If you answered Yes, for how many years?

Do you have any other strong local connection with the parish - for example, are you connected by your upbringing, or by close family living here? Please detail:

If you consider that your household has an affordable housing need, it is important that you register with Homefinder Somerset at: <https://www.homefindersomerset.co.uk>

People who are registered with Homefinder Somerset can view the homes being advertised and record which ones they would like to be considered for.

Homefinder also log the demand for supported accommodation across the county.

28 Have you registered your housing need with Homefinder Somerset?

Yes No

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

- Have tried to register but was refused Form was too long and complicated
 Waiting list is too long Lack of affordable housing in the village
 Hadn't heard of it Other- please explain below:

Further information to help indicate where housing is needed

30 If you are in housing need, would you want to live in Stogursesey Parish?

Yes No

Would you consider any other areas?

Yes No

If Yes, please state other areas:

31 If you moved into another area away from Stogursesey would this increase your reliance on travel by car?

Yes No

If Yes, please give details:

34 Do you have other family members or support network that you rely on living locally in Stogursey or nearby?

Yes No

If Yes, please state relationship and location:

Relationship to you

Where do they live?

.....
.....
.....
.....
.....

Feedback

To help us make improvements to surveys such as this one, please provide some feedback below. Thank you.

35 Do you prefer to complete surveys online or on paper?

Online Paper and post

36 Did you have to ask for help with completing this survey?

Yes No

37 Was the survey easy to complete?

Yes No Some of it

38 How could this survey be improved?

Please complete this section with your name and contact details. Thank you.

**Data Protection Declaration -
Reassurance for you, regarding your personal information**

The information you provide in this survey will be analysed and used by SWT Council to produce a Housing Survey Report on rural housing need in the parish of Stogursey. No data will be published which can identify an individual. Wherever your personal information may be held by us, we will take reasonable and appropriate steps to ensure that it is protected from unauthorised access or disclosure.

We may pass your details to partner organisations for affordable housing purposes only. These third parties are obliged to keep your details securely. All data from the housing needs survey will be kept securely for a period of five years after which it will be destroyed. The data is retained for five years as this is the length of time that the housing needs survey is valid for. If you want your details removed at any point, you can contact us at Somerset West and Taunton to request its removal.

Please sign below to confirm that you have read and understood the above declaration and that you agree to SWT retaining and sharing your contact information as detailed above.

Name:

Address:

..... **Postcode:**

Telephone number:

Email:

I agree to SWT retaining my contact information and sharing it with the local authority and any other relevant organisations where this is to assist them in providing appropriate housing.

Signed:

Date:

Please return the survey form in the pre-paid envelope provided by 23 November 2021.

Thank you for taking the time to complete this form and for providing feedback - it really will help the Council to help people in your community.

For further information

If you have any questions about this report, please feel free to contact us.



Online

www.somersetwestandtaunton.gov.uk

[my.somersetwestandtaunton.gov.uk/service/General enquiry](http://my.somersetwestandtaunton.gov.uk/service/General%20enquiry)



By Telephone

Somerset West and Taunton Council 0300 304 8000



By Post

Somerset West and Taunton Council

Deane House

Belvedere Road

Taunton

Somerset

TA1 1HE



www.somersetwestandtaunton.gov.uk