

Oake Parish Council
Heathfield, Hillcommon, Hillfarrance and Oake



Oake Parish

Housing Needs Survey

Conducted by

The Community Council for Somerset

3 July 2018

Telephone **01823 331222**

| Email **info@somersetccc.org.uk**

| **www.somersetccc.org.uk**



Community Council for Somerset, Victoria House, Victoria Street, Taunton TA1 3JZ

The Community Council for Somerset is a Company Limited by Guarantee,
Registered in England & Wales No. 3541219, and is a Registered Charity No. 1069260



© 2018 This report, or any part, may be reproduced in any format or medium, provided that is reproduced accurately and not used in a misleading context. The source must be identified and the title of the publication specified with the copyright status acknowledged.

Contents

Introduction	1
Aims, Methodology, Presentation and Interpretation of Data	2
Summary	3-4
Findings	5-12
New open market housing	5-9
Affordable housing respondents	10-12
Additional comments (see Appendix 2)	12
Appendices	
Appendix 1: Questionnaire	
Appendix 2: Verbatim comments	
Appendix 3: Full Survey Results Summary Tables	
Appendix 4: Affordable Housing Respondent Overview <i>[access restricted to CCS and TDBC employees]</i>	
Tables	
Table 1 Typical property and rental levels (cheapest 25%) for Oake Parish and surrounding area	1
Table 2 Affordable housing - timescale for moving	10
Table 3 Affordable Housing - main reason for needing to move	11
Table 4 Affordable Housing - current tenure	11
Table 5 Affordable Housing - preferred future tenure	11
Table 6 Affordable Housing - preferred property type and size	11
Table 7 Affordable Housing - local connection	12
Table 8a Affordable Housing - Homefinder Somerset status	12
Table 8b Affordable Housing - Homefinder Somerset potential overall housing need: Oak Housing Needs Survey respondents and current Homefinder applicants	12
Table 8c Affordable Housing - Oake Housing Needs Survey Respondent seeking other affordable accommodation in the Parish	4
Charts	
Chart 1 Open market – interest in new homes in the next 5 years	5
Chart 2 Open market – area interested in moving to	6
Chart 3 Open market – timescale for moving	6
Chart 4 Open market – reasons for moving	7
Chart 5 Open market – type of property	8
Chart 6 Open market – property size	8
Chart 7 Open market – additional property features	9
Chart 8 Open market – level of budget	9

Introduction

Oake Parish is situated in the Vale of Taunton Deane. It consists the villages of Oake, Hillcommon, Hillfarrance and Heathfield. It is in the Taunton Deane Borough Council Authority. Wellington (4 miles), Wiveliscombe (6 miles) and the larger town of Taunton (6 miles) are all close. All towns provide commercial and employment centres, while the Parish offers a rural employment base with a number of businesses including working farms, garages, pubs, a nursery and golf course. Taunton provides mainline rail access to Bristol and Exeter, and the closest M5 motorway link is at Wellington. There is a limited public transport service to Taunton and Wiveliscombe. A community transport service operates in the Parish. The Parish has three churches and a village hall. There is also a community owned village shop/Post Office, a small primary school and pre-school.

In the 2011 census the population usually resident in the Parish was 765 in 340 households.¹ At March 2018 the number of households in the Parish stands at 346 households.²

House prices in the Parish are high in relation to average incomes. The Land Registry records 9 residential sales (June 2017 – May 2018) at an average price of £255,889 – the average house price in Taunton Deane as a whole in 2017 was £233,087, while the average income for a full-time employee in the area is £26,031.³ For Taunton Deane as a whole, the current ratio of lower quartile house price to lower quartile earnings is 8.26.³ This means that owning a house is out of reach of many, particularly younger people/families wishing to remain in Oake Parish.

Just 2 properties are being marketed in Oake Parish on the Rightmove website (29.6.18). They range between £399,950 to £450,000. Table 1 – shows the typical prices used to measure what a resident would expect to pay for a property in the **cheapest 25% of homes**. However, this cannot be measured accurately for 1 bed properties due to the lack of sales in the Parish or in the TA4 postcode up to a 5 mile radius. Just one 1 bed property sale has been recorded in the last year. Additionally, property sales in Oake for the **last two years** have been used to calculate the average sale price for **3 bed properties**, again due to only a small number of sales within the 2017-18 period.

The 2011 census found 32 privately rented households.¹ There are currently no properties for rent or recently let on the main lettings websites. The average monthly rent for Taunton Deane is £625.³ Table 1 – shows the typical prices used to measure what a resident would expect to pay to privately rent a property in **the cheapest 25% of these homes**. Many have associated fees and sizeable deposits. A wider 4 mile radius has been used which includes a small number of rural properties and those in Wellington.

Table 1 – Typical property and rental levels lower quartile (cheapest 25%) for Oake and surrounding area

Property size	Sale price	Private rent weekly (monthly) (rounded £)
1 bedroom	£94,000*	£111 (£481 pcm)
2 bedrooms	£167,000	£135 (£586 pcm)
3 bedrooms	£245,375**	£159 (£688 pcm)

* 1 property sale in TA4 postcode

** Based on 2016-17 & 2017-18 sales in Oake

Oake Parish has 27 affordable homes, all are social rent properties – 25 owned and maintained by TDBC, 2 by Liverty (formerly Knightstone).⁴ There has been no increase in the number of these homes since the 2011 Census. There is currently just one 2 bedroom house advertised on the Homefinder Somerset website for Oake.⁵ **It is a mutual exchange property** (open to existing 'affordable' tenants to exchange with other existing tenants). In the year from June 2017, 1 social rented property was let in Oake Parish.⁵ There are 8 applicants choosing Oake Parish as their preferred place to live on Homefinder Somerset (one of them, currently resident in the Parish, has accepted an offer of housing outside the Parish).⁶ 3 applicants have addresses in the Parish and 2 are in neighbouring parishes. There appear to be a very limited number of vacancies created in the current housing stock in Oake.

¹ NOMIS (ONS Census 2011) (KS102EW), (KS402EW): Oake [accessed 29.6.18]

² Taunton Deane Borough Council (TDBC) Electoral Register Team (20.2.18)

³ Somerset County Council, Somerset Intelligence Partnership, <http://www.somersetintelligence.org.uk/occupations-and-earnings-november-2017> and Somerset Joint Strategic Needs Assessment – 2017 <http://www.somersetintelligence.org.uk/house-prices-2017/> [accessed 29.6.18]

⁴ Taunton Deane Borough Council Housing Enabling Officer (Rural) [19.6.18]

⁵ Homefinder Somerset Website, <https://www.homefindersomerset.co.uk/> [accessed 11.6.18]

⁶ Homefinder Somerset Choice Based Lettings Housing Register [accessed 25.5.18]

Aims

As part of the process of creating a Neighbourhood Plan, Oake Parish Council needed to assess the future needs of housing needs of the whole Parish including the villages of Oake, Hillcommon, Hillfarrance and Heathfield and the rural areas in between.

A similar Housing Needs Survey was previously conducted in 2014, and the Community Council for Somerset has been commissioned to undertake this new research.

This survey particularly sought to:

- Explore the views of current Parish residents to help determine current and future housing needs over the next 5 years within the Parish, including new open market housing (for Oake and neighbouring parishes)
- Investigate the need for affordable housing for local people in Oake Parish and for those wishing to return. The type of tenure, house size and timescale of need

Methodology

The Housing Needs Survey accompanied a wider Neighbourhood Plan Parish survey also sent to ALL households in the Parish at the same time.

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

The survey was widely promoted through all the available communications channels within the Parish.

In total **29 valid responses were received giving an 8% response rate**. 14 respondents expressed a housing need, from a total of 29 respondents who took part in the survey. 3 respondents indicated an **affordable housing need** by fully completing that part of the survey and providing their permission for their details to be discussed in confidence with the local Borough Council and other housing providers.

Research was conducted between 4 - 25 May 2018.

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

Presentation and Interpretation of Data

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

Summary

This Housing Needs Survey specifically sought to engage those residents who plan to move in the next 5 years, either to new open market homes, or to identify those in need of affordable housing. **14 respondents expressed a need to move within this timescale**, from a total of 29 respondents who took part in the survey.

In CCS's experience the overall **8% response rate** is a little below average from a village community for this type of single issue consultation. However, the response rate needs to be considered in the wider context of the Neighbourhood Plan survey, conducted at the same time, which did engage 2 in 5 residents in the Parish. Within that survey attitudes to housing in the Parish were addressed.

New Open Market Housing

- Most respondents are interested in **buying a newly-built/converted open market home** in the next 5 years either in Oake Parish or neighbouring parishes (13 respondents – 93%). 5 of them also went on to answer all or part of the affordable housing section of the survey.
- For those answering the question, the majority plan to move to a new home in Oake Parish (58% - 7 respondents)
- Most of those indicating a **timescale for moving** plan to move in the next 5 years (6 respondents - 50%); 3 others are looking to move in the short term (0-12 months) and 3 in the next 3 years.
- Of those with a view, the large majority's **primary reason for moving** is to downsize as their current home is too large (64% - 7 respondents).
- There is no strong preference for either **houses or bungalows**. None would be looking to move to a flat or apartment. **2 bed properties** are preferred by most.
- An enclosed private garden and a garage are the **top property features**, although more than half would also like designated parking. The **maximum price** respondents are prepared to pay is over £500,000. However, there is a fairly even spread across the lower price ranges, with the small majority looking to spend less than £300,000 (58% - 7 respondents).

Affordable Housing

- 3 respondents indicate **a need for affordable housing** in the next five years providing signed permission to discuss their case further with TDBC and other social housing providers.
 - 1 respondent has recently had their social rented housing need met, although this will require them to move out of the Parish.
 - 1 respondent lives outside the Parish, has strong family connections and would like to return to the Parish. They are looking for a shared ownership or self build property. From the financial information provided, it appears likely that they would be able to afford at least one of their preferences..
 - 1 respondent currently rents a property from the Local Authority or from another social rented sector landlord in Oake Parish. They would like similar social rented accommodation because they consider their home is in poor condition.
- 2 respondents **live in Oake Parish** with an average length of residency of 7 years.
- Both respondents providing the information are looking to **move to an affordable home** in the medium term 1-5 years.
- All respondents have different reasons for **needing to move**: not being able to afford private rent; living with parents or in someone else's home; the poor condition of their current home.

Observations

Based on the information provided, there do not appear to be any respondents in high priority housing need (Gold band) who have not already been offered a solution to their housing need, albeit not within the Parish. The other respondent looking for social rented accommodation in the Parish, is already living in this type of property and is seeking a solution for what they consider to be poor quality living conditions. They would be likely to fall into the Bronze band were they to apply to Homefinder, although this would require verification from the Homefinder team.

There are **8 applicants** who already appear on the Homefinder Register. 1 applicant also responded to the Oake HNS survey: they are a Gold band applicant whose housing need has been met outside of the Parish.

From the remaining 7 Homefinder applicants, 2 have addresses in the Parish and 2 in neighbouring parishes. Others live further afield, and it is not clear whether all respondents have other local connections.

Looking at Table 8b below, there would appear overall to be **potentially 8 respondents** in housing need for Oake Parish. This figure **includes** the current social rent tenant who responded to the survey. It does **not include** the 'Gold band' respondent whose housing need appears to have now been met.

Table 8b – Homefinder Somerset Potential Overall Housing Need – Social Rented Accommodation: Oake Housing Needs Survey respondents and current Homefinder applicants

		Gold	Silver	Bronze	Total
Homefinder registered stating preference for Oake	Not in Oake HNS	0	3	4	7
	In Oake HNS	0*	0	0	0
Not Homefinder registered	In Oake HNS	0	0	1 (social rent seeking improved condition)	1
Total		0	3	5	8

* EXCLUDES Gold Band respondent whose housing need has been met outside the Parish

Table 8c – Oake Housing Needs Survey Respondent seeking other affordable accommodation in the Parish

Remaining Oake HNS Respondent not seeking social rent accommodation					
Not Homefinder registered: 1 (outside parish, seeking shared ownership or self build)	In Oake HNS	-	-	-	1
Total					1

Overall, the total seeking *affordable housing* in Oake Parish are 9 respondents.

Oake Parish has 27 affordable homes which are all are social rent properties – 25 owned and maintained by TDBC, 2 by Liverty (formerly Knightstone). There has been no increase in the number of homes since the 2011 Census.

There is currently just one 2 bedroom house advertised on the Homefinder website, which is a **mutual exchange property** (open to existing 'affordable' tenants to exchange with other existing tenants).

In the year from June 2017, just 1 social rented property was let in Oake Parish, this was a 1 bedroom property.

Taking this vacancy rate into account, it appears that there are not sufficient vacancies created in the housing stock to meet the potential need for those seeking or preferring socially rented homes in the Parish. However, this Housing Needs Survey represents the findings at a set point in time. Personal circumstances are constantly changing, and the need for affordable housing in the future may change.

Additional comments

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

Findings

14 respondents expressed a housing need, from a total of 29 respondents who took part in the survey.

These findings are based solely on the 14 respondents who expressed a need to move. The remaining 15 respondents have answered 'No' to Q1 – Open Market Housing Need and/or Q9 – Open Market Housing Need of the survey and have therefore been excluded from the Findings as they have expressed no future housing need.

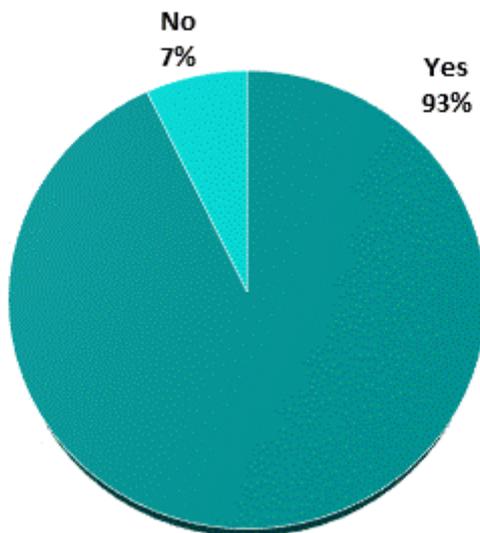
NEW OPEN MARKET HOUSING

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

Question 1 – Interest in buying a newly built or newly converted Open Market home in Oake Parish or neighbouring parishes in next 5 years

Chart 1 – Open market: interest in new homes in the next 5 years

Respondents: 14



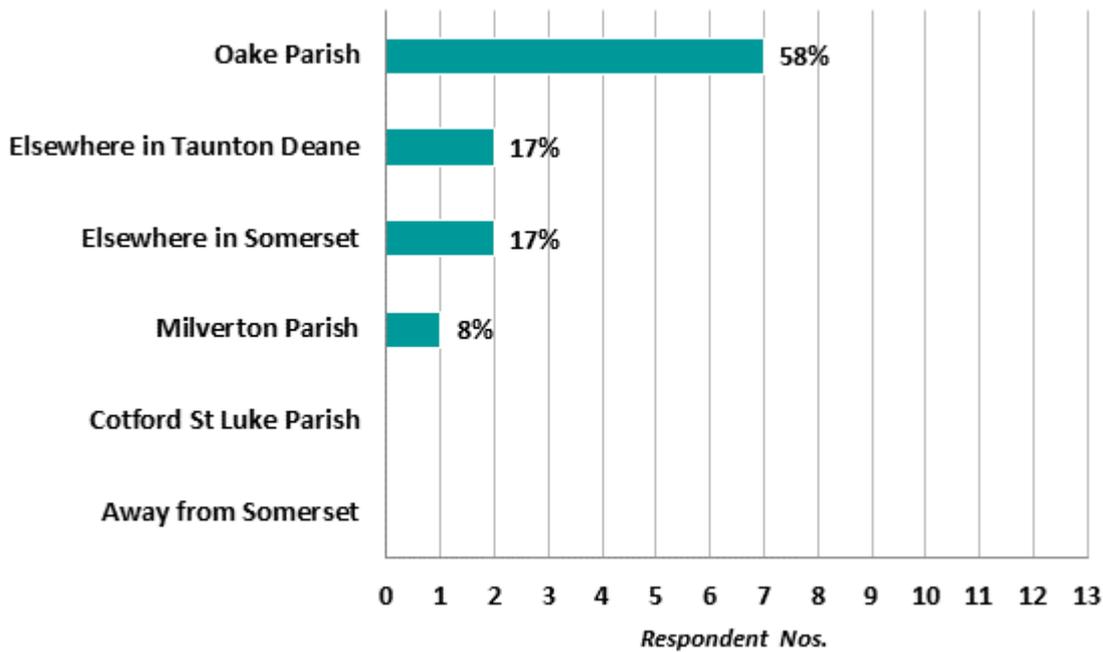
13 respondents (93%) would be interested in buying a newly-built/converted **open market home** in the next 5 years either in Oake Parish or neighbouring parishes – Chart 1.

5 of these respondents also answered all or part of the affordable housing section of the survey.

Question 2 – Which area do you want to move to

Chart 2 – Open market: area interesting in moving to

Respondents: 12



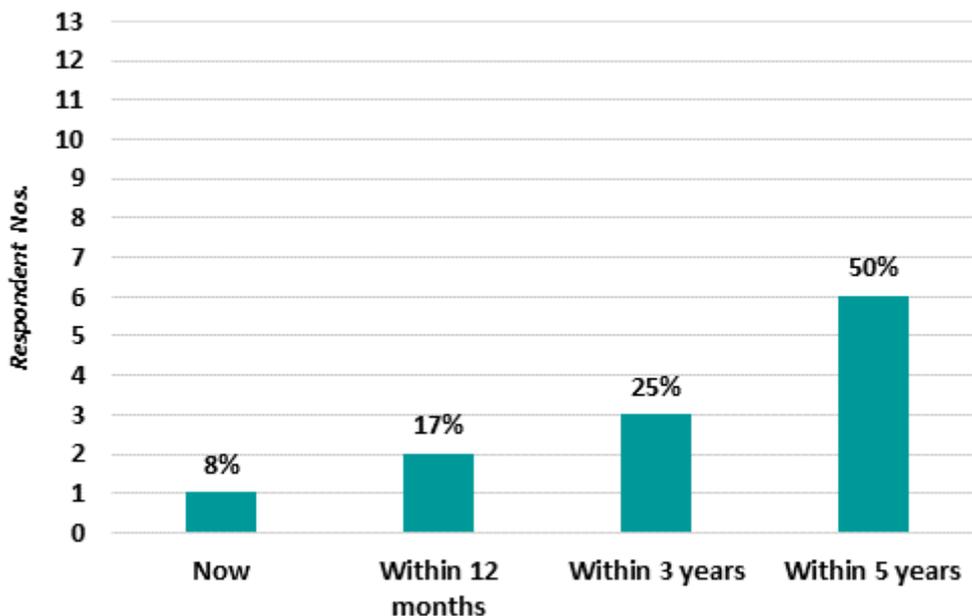
For those respondents answering the question (92% - 12 respondents), the majority plan to move to a new open market home in Oake Parish (58% - 7 respondents) – Chart 2.

2 respondents would like to move elsewhere in Taunton Deane but not in neighbouring parishes, and a further 2 respondents would move to another part of Somerset. Just 1 respondent plans to move to Milverton Parish (for an open market home).

Question 4 – When move

Chart 3 – Open market: timescale for moving

Respondents: 12

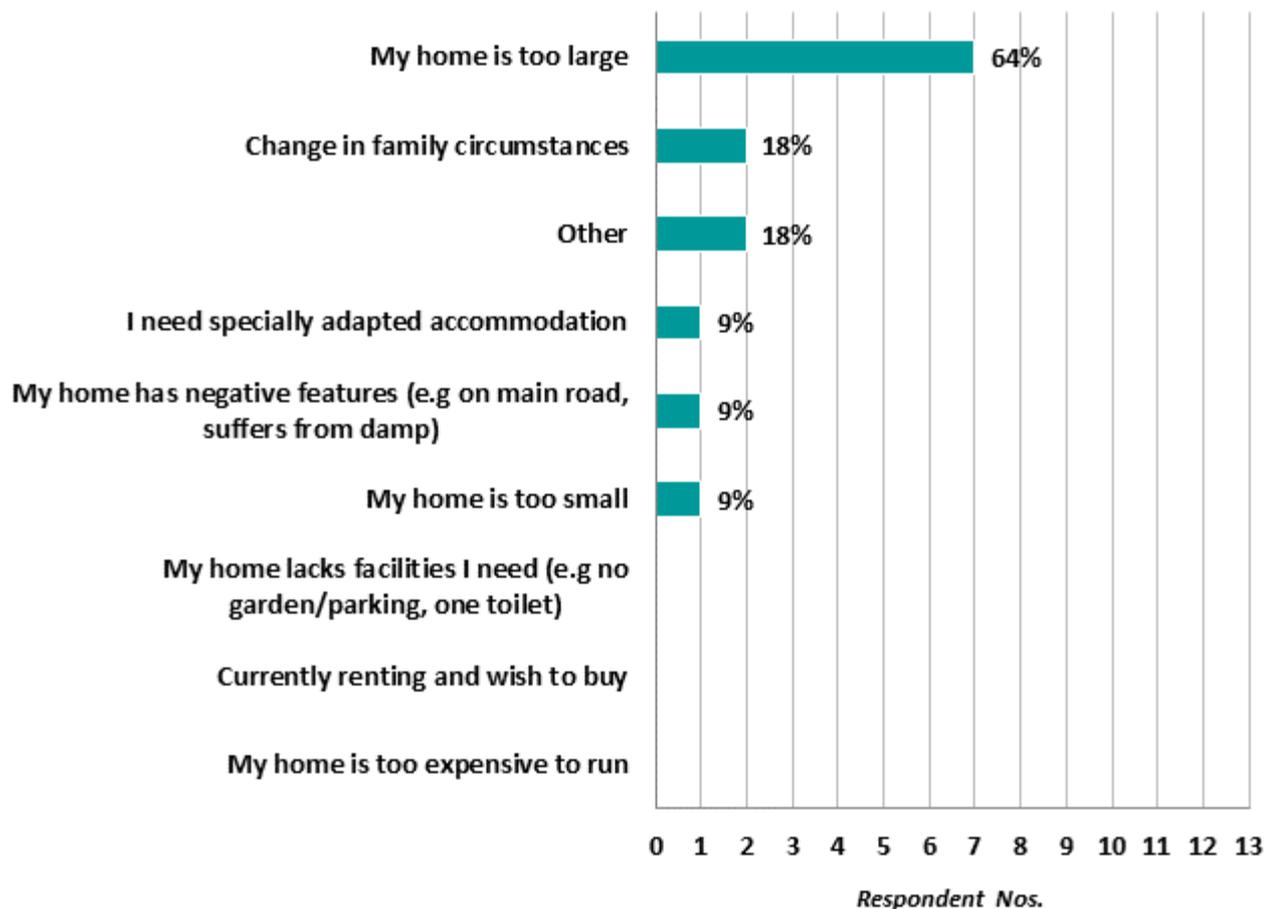


For those respondents answering the question (92% - 12 respondents), most would like to move within the next 5 years (50% - 6 respondents) – Chart 3. 1 respondent is looking to move now, and 2 further respondents in the next 12 months. The remaining 3 respondents plan to move in 3 years.

Question 3 – Reasons for wanting to move to a newly-built or newly-converted property

Chart 4 – Open market: reasons for moving (respondents could tick any of the suggested options and/or add their own reasons)

Respondents: 11



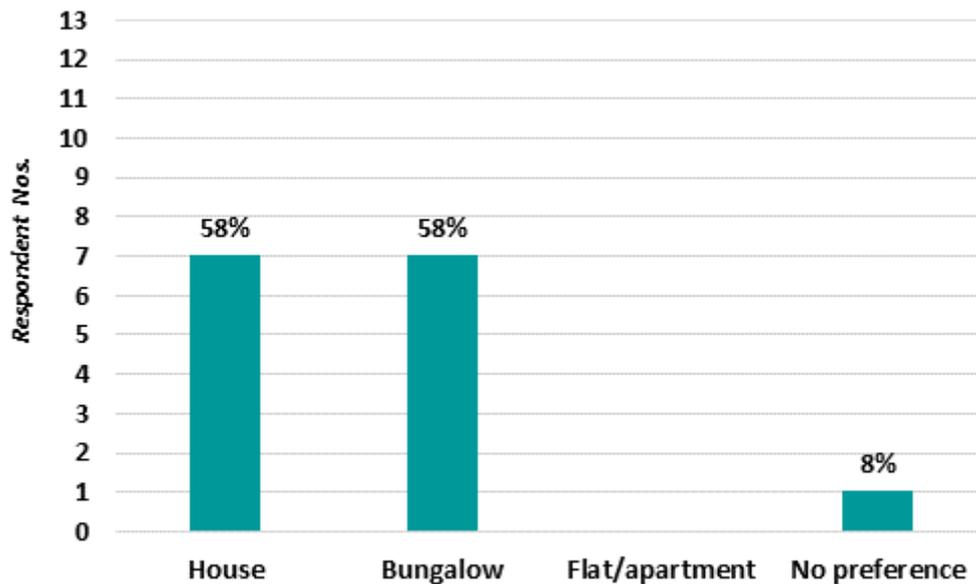
11 respondents answered the question (85%), and the large majority would like to move to downsize as their current home is too large (64% - 7 respondents) – Chart 4.

2 respondents need to move due to a change in family circumstances. Other respondents need to move for a variety of reasons: a specially adapted home; home has negative features; home too small; wanting to buy an affordable home in the area they grew up in; may need to move pending a negative result of a planning application.

Question 5 – Property type preferred

Chart 5 – Open market: type of property

Respondents: 12

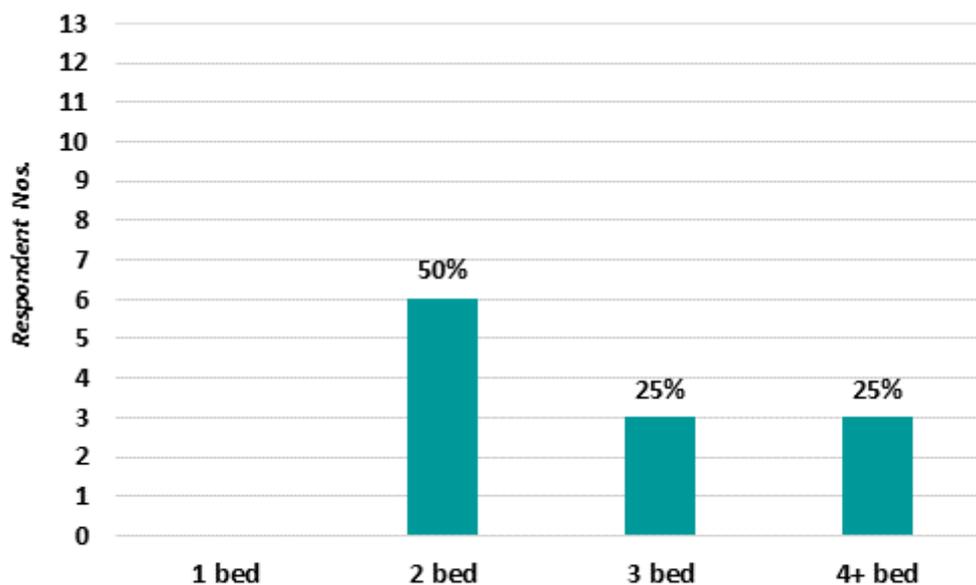


12 respondents answered the question (92%), and there is an even split between those wanting a house or bungalow for their next property (58% - 7 respondents in each case) – Chart 5. 1 further respondent has no preference. None would choose to move to a flat/apartment.

Question 6 – Property size preferred

Chart 6 – Open market: property size

Respondents: 12

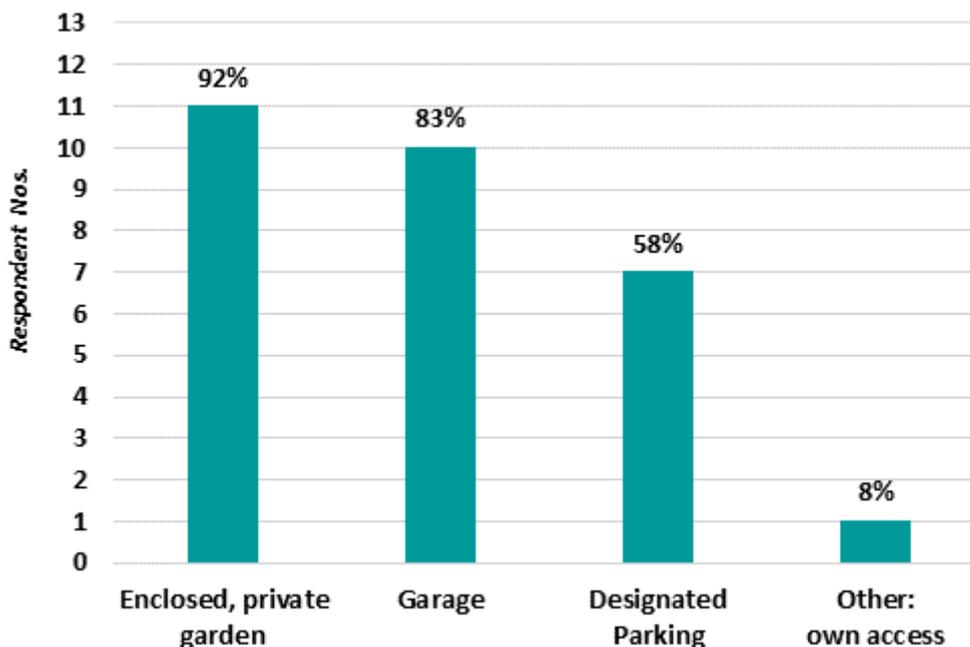


Again, 12 respondents answered the question (92%). Most respondents would prefer a 2 bedroom property (50% – 6 respondents) - Chart 6. 3 respondents would be looking to buy a 3 bedroom property or 4+ bedroom property.

Question 7 – Additional property features

Chart 7 – Open market: desired property features (respondents could tick any of the suggested options, some expressed more than one preference)

Respondents: 12



12 respondents answered the question (92%). The outstanding majority would like an enclosed, private garden (92% - 11 respondents) – Chart 7. A similarly large proportion would like a garage (10 respondents) and the majority would also need designated parking (7 respondents). 1 respondent would like their own access to their property.

Question 18 – Maximum prepared to spend on a new property in Oake or another parish

Chart 8 – Open market: level of budget

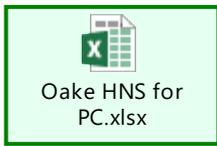
Respondents: 12



The **maximum price** respondents are prepared to pay is more than £500,000. While there is a fairly even spread across the lower price ranges, the small majority would be looking to spend less than £300,000 (58% - 7 respondents) - Chart 8.

AFFORDABLE HOUSING NEEDS

Taunton Deane Borough Council (TDBC) and CCS should refer to full summary data provided in Appendix 4.



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

3 respondents indicate a need for Affordable Housing, providing signed permission to discuss their case further with TDBC and other social housing providers.

- 1 respondent has recently had their social rented housing need met, although this will require them to move out of the Parish.
- 1 respondent lives outside the Parish, has strong family connections and would like to return to the Parish. They are looking for a shared ownership or self build property. From the financial information provided, it appears likely that they would be able to afford at least one of their preferences if these type of property were available in the Parish.
- 1 respondent currently rents a property from the Local Authority or from another social rented sector landlord in Oake Parish. They are seeking similar social rented accommodation as they consider their home to be in poor condition.

ADDITIONAL RESPONDENTS NOT INCLUDED IN AFFORDABLE SOCIAL RENTED HOUSING FINDINGS

2 other respondents indicated an affordable housing need but **did not provide permission** or their contact details. Both respondents would be **looking to buy** affordable properties in the Parish in the next 5 years.

- 1 respondent was a parent answering the survey on behalf of their child who would like to live in the Parish because this is where they grew up.
- The other respondent would be looking to buy an owner-occupied single level home which is adapted for their medical needs. Neither have made an application to Homefinder. Summary details of their answers have been included in a separate table for TDBC, to demonstrate the level to which they might have been considered for affordable housing.

Additionally, 1 further respondent accessing the survey online indicated need for affordable housing, however, they did not complete any details or provide a name, address or permission.

Question 10 – When need to move

Table 2 – Affordable housing: timescale for moving

	Timescale for moving
Respondent 1	3-5 years
Respondent 2	1-3 years
Respondent 3	Not stated

Neither of the respondents answering the question are indicating an immediate need to move.

Question 12 – Why need to move – MAIN REASON

Table 3 – Affordable housing: main reason for needing to move

Main reason for moving	
Respondent 1	Cannot afford to rent from private landlord
Respondent 2	Living with parents/in someone else's home
Respondent 3	Home in poor condition [existing social rent tenant]

Question 15 – Current living situation

Table 4 – Affordable housing: current tenure

Current tenure	
Respondent 1	Rent private
Respondent 2	Living with parents/in someone else's home
Respondent 3	Rent Council/other social rent landlord

Question 16 – Preferred future housing options

Table 5 – Affordable housing: preferred future tenure (*respondents could tick more than 1 option*)

Preferred tenure	
Respondent 1	Shared Ownership/Equity, Owner-occupied affordable or Rent to buy
Respondent 2	Shared Ownership/Equity or Self build
Respondent 3	Rent (Council/HA)

It is not possible to comment on Respondent 1's ability to afford the options they have selected since they have not provided any financial detail. However, they will leave the Parish to move to affordable social rent accommodation elsewhere.

Respondent 2 is seeking low cost options, which given the details provided for their income, would indicate that this may be achievable.

Respondent 3 – already being a social rent tenant would need to liaise directly with their landlord to be assessed for an alternative property.

Question 17 – Type and size of future home

Table 6 – Affordable housing: preferred property type and size (*respondents could select more than 1 option*)

Preferred property type and size	
Respondent 1	4 bedroom house
Respondent 2	2 bedroom house
Respondent 3	3 bedroom house

All respondents would prefer a house. Respondent 1 would not qualify for a 4 bedroom social rent property, however, they were indicating their future stated property preference relating to other affordable housing options.

Question 20 – Connection to Oake Parish

Table 7 – Affordable housing: local connection (respondents could select more than 1 option)

Reason for wanting to live in Oake	
Respondent 1	Currently lives in Parish
Respondent 2	Born in Parish. Would like to return to Parish. Family ties in Parish.
Respondent 3	Currently lives in Parish

All respondents have a connection to Oake Parish with 2 currently resident in the Parish (average length of residency 7 years). Respondent 2 was born in the Parish, has family ties and would like to return.

Question 24 – Homefinder Somerset Registration

Table 8a – Affordable housing: Homefinder Somerset status

Main reason for moving	
Respondent 1	On Homefinder: will be housed outside the Parish
Respondent 2	NOT on Homefinder: not seeking affordable social rent property
Respondent 3	NOT on Homefinder: already social rent tenant

Table 8b below shows there are **7 Homefinder applicants with** Oake Parish as their preferred place to live (Respondent 1 excluded from Table 8b). 2 have addresses in the Parish and 2 in neighbouring parishes. Others live further afield, and it is not clear whether all respondents have other local connections.

Looking at Table 8b below, there would appear overall to be **potentially 8 respondents** in housing need for Oake Parish. This figure **includes** the current social rent tenant who responded to the survey. It does **not include** the ‘Gold band’ respondent whose housing need appears to have now been met.

Table 8b – Homefinder Somerset Potential Overall Housing Need – Social Rented Accommodation: Oake Housing Needs Survey respondents and current Homefinder applicants

		Gold	Silver	Bronze	Total
Homefinder registered stating preference for Oake	Not in Oake HNS	0	3	4	7
	In Oake HNS	0*	0	0	0
Not Homefinder registered	In Oake HNS	0	0	1 (social rent seeking improved condition)	1
Remaining Oake HNS Respondent not seeking social rent accommodation					
Not Homefinder registered: 1 (outside parish, seeking shared ownership or self build)	In Oake HNS	-	-	-	-
Total		0	3	5	8

* EXCLUDES Gold Band respondent whose housing need has been met outside the Parish

ADDITIONAL COMMENTS

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

Appendix 1 – Questionnaire

Housing Needs Assessment Survey OAKE PARISH

Closing date: Friday 25th May 2018

(please complete ONE survey per household and return in the prepaid envelope)

Please complete PART A of this survey. Please only complete PART B of this survey if you think you may need or qualify for affordable housing

Dear Residents,

As you may know, Oake Parish Council is putting together a Neighbourhood Plan and in order to help us write this, we wish to know what is needed in the way of housing for our residents. The last survey – called a Housing Needs Survey – was done in 2014. This is now 4 years out of date and so the time has come to redo the survey to find out what is needed now and for the future. The survey covers the villages of Oake, Hillcommon, Hillfarrance and Heathfield and the rural areas in between. The results can also be used to help plan the design of any proposed housing developments and help guide the Parish Council when considering planning decisions.

A form should be completed for each household – particularly those in need of housing. If there are people in your house who are over 18 and want to set up their own home in the parish, they should also complete their own form. If you know anyone who would like to live in Oake Parish for work, family support or who have left the area because they could not afford local prices or find suitable accommodation, please tell them about the survey and where they can get a form. We want as many people as possible to take part.

The Housing Needs Survey is important as it will give us the information to help us write a Neighbourhood Plan which truly reflects the wishes and needs of our residents and so we hope that you will take time to complete the form and return it by the closing date.

Thank you.

Cllr Sue Davies
Chairman, Oake Parish Council

**This survey is also available to complete online at:
www.surveymonkey.co.uk/r/oake-hns**

Please complete one form per household, plus a separate form for anyone connected with you, who does not currently live in the Parish but feels that they need to. If you do not wish to complete the survey, please provide a brief comment in the box, where indicated, on the last page. Thank you.



CCS is a completely independent Somerset based organisation with many years of experience in conducting Housing Needs Surveys. **Confidentiality and Data Protection: The information you provide will be used by CCS to provide information for the Housing Survey Report and summary information on rural housing need. No data will be published which can identify an individual.**

PART A - NEW HOUSING (EITHER OPEN MARKET OR AFFORDABLE)

Open Market Housing is full price and can be bought or rented by anyone. It has no restriction on who can live there.

1. Are you interested in buying a newly-built or newly-converted 'Open Market' home in Oake Parish, or neighbouring parishes at some point in the next 5 years if these homes were available?

Yes No (*please go to Part B*)

2. Which area do you want to move to when you next move home? (*tick one*)

Oake Parish Elsewhere in Taunton Deane
 Milverton Parish Elsewhere in Somerset
 Cotford St Luke Parish Away from Somerset

3. What are your reasons for wanting to move to a newly-built or newly-converted property? (*tick any that apply*)

My home is too small My home lacks facilities I need (e.g. no garden/parking, one toilet)
 My home is too large My home has negative features (e.g. on main road, suffers from damp)
 My home is too expensive to run I need specially adapted accommodation
 Currently renting and wish to buy
 Change in family circumstances
 Other (please tell us) _____

4. When would you like to be able to move? (*tick one*)

Now Within 3 years
 Within 12 months Within 5 years

5. What type of property would you prefer?

House Bungalow
 Flat/apartment No preference

6. How many bedrooms would you need?

1 bedroom 3 bedrooms
 2 bedrooms 4 or more bedrooms

7. Which of the following additional features would you need the property to have? (*tick any that apply*)

Garage Enclosed, private garden
 Designated parking Other _____

8. What would be the maximum you could afford to spend to buy a new property in Oake or another parish?

Less than £200,000 £351,000 - £400,000
 £201,000 - £250,000 £401,000 - £450,000
 £251,000 - £300,000 £451,000 - £500,000
 £301,000 - £350,000 Over £500,000

PART B – AFFORDABLE HOUSING NEEDS

Please complete this part if you think you may need or qualify for an affordable home in Oake Parish now, or in the next 5 years. If you are unsure if you might qualify for affordable housing please complete the survey anyway. A separate form for each household in need of housing must be completed. For example, each grown up child (over 18) in a family, who wants to obtain their own home, **should complete a separate form**, giving their own financial details and personal circumstances, not that of the main household.

Forms can also be completed by anyone who needs to live in the Oake Parish for work or for family support (this could include members of your family who left because they could not afford local prices). For extra forms or if you have any questions, please contact the Community Council for Somerset (CCS) on 01823 331222 or email: info@somersetccc.org.uk or complete the survey online (web link on front page).

What do we mean by affordable housing?

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

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

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

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

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

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

9. Within the next 5 years is any member of your household likely to be in need of affordable accommodation as they are unable to afford housing on the open market in Oake Parish?

- Yes No *(please go to additional comments on the back page, and then return your survey)*

Please tick JUST ONE BOX for each question unless otherwise indicated.

10. When do you need to move to affordable accommodation?

- Now Within 12 months Within 3 years Within 5 years

11. Why do you need to move? *(tick any that apply)*

- | | |
|---|--|
| 1) <input type="checkbox"/> I need my own home | 8) <input type="checkbox"/> I need to be closer to my work |
| 2) <input type="checkbox"/> I need a larger home | 9) <input type="checkbox"/> I moved away and would like to return |
| 3) <input type="checkbox"/> I need a smaller home | 10) <input type="checkbox"/> Family break-up or separation |
| 4) <input type="checkbox"/> I cannot afford the rent on my home | 11) <input type="checkbox"/> I need to be closer to a carer or dependent to give/receive support |
| 5) <input type="checkbox"/> I cannot afford the mortgage on my home | 12) <input type="checkbox"/> I need a specially adapted home |
| 6) <input type="checkbox"/> My current home is in poor condition | 13) <input type="checkbox"/> I am currently living with parents/in someone else's home |
| 7) <input type="checkbox"/> I need more security (private renting) | 14) <input type="checkbox"/> I am currently homeless |
| 15) <input type="checkbox"/> Other – please tell us _____ | |

12. Which of the above is your main reason? *(please choose one number only)* _____

20. What is your connection to Oake Parish? (tick any that apply and give details)

- Born/grew up in the Parish (state year born) _____
- Currently live in the Parish (state how long) _____
- Work in the Parish (state how long and who you work for) _____
- _____
- Close family ties (which family members live in the Parish) _____
- _____
- If employed only in Parish and not resident, where do you live now? _____
- Offer of job in the Parish
- Other (please tell us) _____

Your Income and Financial Details – AFFORDABLE HOUSING

21. Please provide an indication of your total yearly household income (combined income for couples), which will help to assess the type of housing that you may be eligible for.

£ _____ (total income - before deductions including benefits and pensions)

22. Do you have a deposit towards a home? If so, please tell us how much you might have by the time you move:

£ _____

23. How much per month could you afford to pay for your monthly rent or mortgage payments?

- | | | |
|--------------------------------------|--|--------------------------------------|
| <input type="checkbox"/> Under £400 | <input type="checkbox"/> £401 - £550 | <input type="checkbox"/> £551 - £700 |
| <input type="checkbox"/> £701 - £850 | <input type="checkbox"/> £851 - £1,000 | <input type="checkbox"/> Over £1,000 |

24. Are you registered on Homefinder Somerset (Local Authority Housing Register/Waiting List)?

- Yes No Application submitted

If you are interested in renting a property from Taunton Deane Borough Council or a housing association, you would need to be registered with Homefinder Somerset (the choice based lettings system). Please visit www.homefindersomerset.co.uk, or Taunton Deane Borough Council's Housing Enabling Officer on 01823 356330 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 1000021 or visit www.helptobuysw.org.uk.

CONTACT DETAILS (please write clearly)

Affordable Housing

Please provide your contact details and sign/date below, in case any clarification is required. If a need is identified, it may be necessary to stay in touch to ensure that you have the best chance of receiving an offer of housing if your need is verified.

Name: _____

Address: _____

Postcode: _____

Tel: _____ Email: _____

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

SIGNED: _____ DATE: _____

Thank you for taking the time to complete this survey.

Please return your signed form in the prepaid envelope by
Friday 25th May 2018.

ADDITIONAL COMMENTS

Data Statement

Analysis will be conducted by CCS. Individual information will be treated as confidential and anonymous. Information is collected and analysed in accordance with CCS' role as Data Controller and Data Processor.



Community Council Somerset, Victoria House, Victoria Street, Taunton TA1 3JZ
01823 331222 | email: info@somersetccc.org.uk | www.somersetccc.org.uk



A Company limited by Guarantee, registered in England & Wales No. 3541219, and a
Registered Charity 1069260.



Appendix 2 – Verbatim comments [comment/links in square brackets are the surveyor's]

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

ADDITIONAL COMMENTS

I have just accepted a council property [outside the Parish]. I move [soon]. I would like to move back to Oake and do help to buy, I intend to save for a deposit.

My son has already bought a house in Bathpool. This form is far too confusing, whom are we referring to - myself or my son?

Appendix 3 – Full Survey Results Summary Tables

PART A – NEW HOUSING (EITHER OPEN MARKET OR AFFORDABLE)

Q1. Are you interested in buying a newly-built or newly-converted 'Open Market' home in Oake Parish, or neighbouring parishes at some point in the next 5 years if these homes were available?

Answer Choices	Responses	
Yes	92.90%	13
No	7.10%	1
		Answered 14
		Skipped 0

Q2. Which area do you want to move to when you next move home?

Answer Choices	Responses	
Oake Parish	58.3%	7
Elsewhere in Taunton Deane	16.7%	2
Elsewhere in Somerset	16.7%	2
Milverton Parish	8.3%	1
Cotford St Luke Parish	0.0%	0
Away from Somerset	0.0%	0
		Answered 12
		Skipped 1

Q3. What are your reasons for wanting to move to a newly-built or newly-converted property? (tick any that apply)

Answer Choices	Responses	
My home is too large	63.6%	7
Change in family circumstances	18.2%	2
Other (please tell us)	18.2%	2
My home is too small	9.1%	1
My home has negative features (e.g. on main road, suffers from damp)	9.1%	1
I need specially adapted accommodation	9.1%	1
My home is too expensive to run	0.0%	0
Currently renting and wish to buy	0.0%	0
My home lacks facilities I need (e.g. no garden/parking, one toilet)	0.0%	0
		Answered 11
		Skipped 2

Q4. When would you like to be able to move?

Answer Choices	Responses	
Now	8.3%	1
Within 12 months	16.7%	2
Within 3 years	25.0%	3
Within 5 years	50.0%	6
		Answered 12
		Skipped 1

Q5. What type of property would you prefer?

Answer Choices	Responses	
House	58.3%	7
Bungalow	58.3%	7
No preference	8.3%	1
Flat/apartment	0.0%	0
		Answered 12
		Skipped 1

Q6. How many bedrooms would you need?

Answer Choices	Responses	
1 Bedroom	0.0%	0
2 Bedrooms	50.0%	6
3 Bedrooms	25.0%	3
4 or more Bedrooms	25.0%	3
	Answered	12
	Skipped	1

Q7. Which of the following additional features would you need the property to have? (tick any that apply)

Answer Choices	Responses	
Enclosed, private garden	91.7%	11
Garage	83.3%	10
Designated Parking	58.3%	7
Other (please tell us)	8.3%	1
	Answered	12
	Skipped	1

Q8. What would be the maximum you could afford to buy a new property in Oake Parish?

Answer Choices	Responses	
Less than £200,000	16.7%	2
£201,000 - £250,000	25.0%	3
£251,000 - £300,000	16.7%	2
£301,000 - £350,000	8.3%	1
£351,000 - £400,000	16.7%	2
£401,000 - £450,000	0.0%	0
£451,000 - £500,000	8.3%	1
Over £500,000	8.3%	1
	Answered	12
	Skipped	1

PART B – AFFORDABLE HOUSING NEEDS— (DETAILED RESULTS TO TDBC/CCS ONLY)

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

DETAILED SPREADSHEET NOT INCLUDED IN VERSION DISTRIBUTED TO PARISH COUNCIL.

3 respondents indicate a need for affordable social rented housing, providing signed permission to discuss their case further with TDBC.

1 respondent has recently had their social rented housing need met, although this will require them to move out of the Parish.

1 respondent currently rents a property in the Parish from the Local Authority or from another social rented sector landlord and is seeking similar social rented accommodation.

The remaining respondent lives outside the Parish, has strong family connections and would like to return to the Parish. This respondent would like a shared ownership or self build property.