



# Housing Need



## Summary

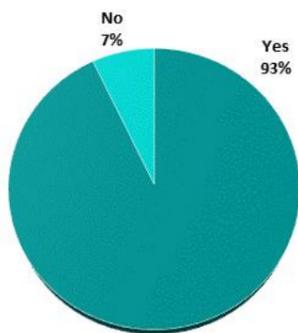
This Housing Needs Survey specifically sought to engage those residents who plan to move in the next 5 years, either to new open market homes, or to identify those in need of affordable housing. 14 respondents expressed a need to move within this timescale, from a total of 29 respondents who took part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

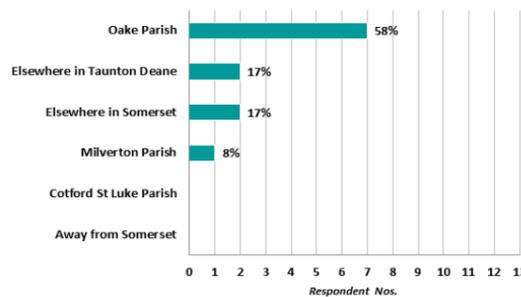
Oake Parish has 27 affordable homes, all are social rent properties – 25 owned and maintained by TDBC, 2 by Liverty (formerly Knightstone).<sup>4</sup> There has been no increase in the number of these homes since the 2011 Census. There is currently just one 2-bedroom house advertised on the Homefinder Somerset website for Oake.<sup>5</sup> 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. 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). 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.

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

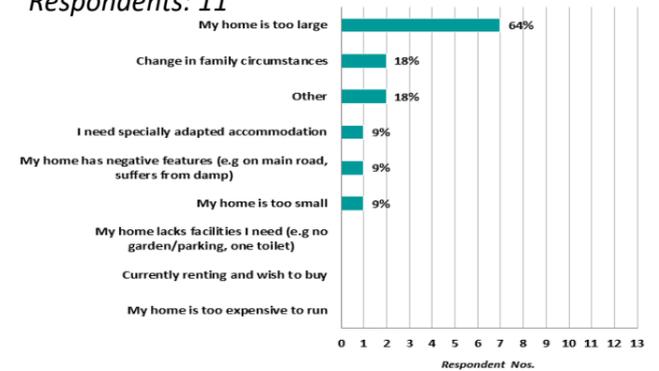
Interest in buying a newly built or newly converted Open Market home in Oake Parish or neighbouring parishes in next 5 years. Chart 1 – Open market: interest in new homes in the next 5 years (Respondents: 14)



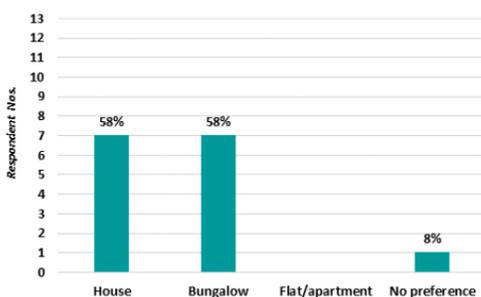
Which area do you want to move to? Chart 2 – Open market: area interesting in moving to (Respondents: 12)



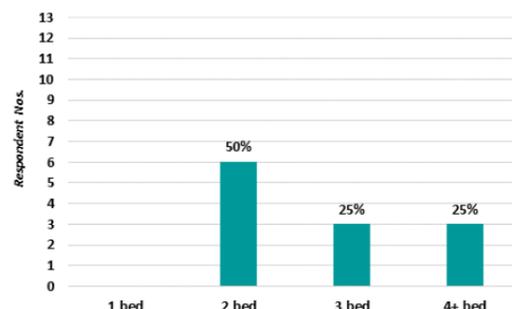
Reasons for wanting to move to a newly-built or newly-converted property - Chart 4 – Open market: reasons for moving (respondents could tick any of the suggested options and/or add their own reasons) - Respondents: 11



Property type preferred - Chart 5 – Open market: type of property (Respondents: 12)



Property size preferred - Chart 6 – Open market: property size (Respondents: 12)



Question 18 – Maximum prepared to spend on a new property in Oake or another parish - Chart 8 – Open market: level of budget (Respondents: 12)



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 – Homefinder Somerset Potential Overall Housing Need: Homefinder property lets in the last year vs. Oake Housing Needs Survey social rent respondents and current Homefinder applicants

OAKE HNS SURVEY	HOMEFINDER APPLICANTS 1 <sup>ST</sup> CHOICE PARISH OAKE* (2 with Oake addresses)			Potential overall need
	Bronze	Silver	Gold	
ALL respondents including non-social rent				
-	3	1	-	4
1 (shared ownership/equity)	1	-	-	1
1 (social rent/Bronze)	-	1	-	2
1 (social rent now housed)	-	1	-	1
-	-	-	-	-
1 social rent (2 other)	4	3	0	8

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

Remaining Oake HNS Respondents not seeking social rent accommodation					
		Gold	Silver	Bronze	
Not Homefinder registered: 1 (outside parish, seeking shared ownership or self-build)	In Oake HNS	-	-	-	1
<b>Total</b>					<b>1</b>

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