



Winsham Parish

Housing Needs Survey

Conducted by

The Community Council for Somerset

23 February 2018

Telephone **01823 331222**

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

| **www.somersettrcc.org.uk**



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

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Introduction

Winsham parish is situated in southern Somerset, close to the Dorset and Devon borders. It consists the village of Winsham and outlying hamlets of Ammerham, Bridge, Leigh, Purtington and Street and Whatley. It is in the South Somerset District Council Authority. The towns of Chard (4 miles) and Crewkerne (6 miles) are close, while the larger towns of Yeovil and Taunton are within an 18-mile radius. All four towns provide commercial and employment centres. The closest city in commuting distance is Exeter, 35 miles west. Crewkerne provides mainline rail access to Exeter, Yeovil and London. There is regular public transport to Chard, Crewkerne and Yeovil. Winsham has a village pub, a community owned village shop and post office and a small primary school providing education for around 40 pupils. The village also has two churches and a village hall.

In the 2011 census the population usually resident in the parish was 748 in 335 households.¹ At October 2017 the number of households in the parish stands at 330 households.²

House prices in the parish are high in relation to average incomes. The Land Registry records 15 residential sales (January 2017 – January 2018) at an average price of £288,033 – the average house price in South Somerset as a whole in 2016 was £233,579, while the average income for a full-time employee in the area is £24,112.³ For South Somerset as a whole, the current ratio of lower quartile house price to lower quartile earnings is 7.79.³ This means that owning a house is out of reach of many, particularly younger people/families wishing to remain in the Winsham.

Just 1 property is currently being marketed in Winsham parish on the Rightmove website (15.2.18) - 6 bedrooms £850,000. 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 within a 3 mile radius. Because of the lack of 1 bed rural properties, properties sold in Chard in the last two years have been used.

The 2011 census found 36 privately rented households.¹ There are currently 2 properties for rent or recently let on the main lettings websites – both are 3 bed properties between £850-£950pcm. The average monthly rent market rent for South Somerset is £600.³ 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. Again, a wider 3 mile radius has been used for rural properties, however, where necessary 1 bed properties in nearby Chard have been used.

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

Property size	Sale price	Private rent weekly (monthly) (rounded £)
1 bedroom	£63,750*	£106 (£460 pcm)*
2 bedrooms	£187,750	£150 (£650 pcm)*
3 bedrooms	£197,750	£159 (£688pcm)*

* Based on 2017 sales in Chard & wider rural area

There are 66 affordable homes in Winsham parish, all owned and maintained by Housing Associations (50 Yarlington, 8 Hastoe and 8 Magna). 33 are social rent, 32 are sheltered social rent and one is a shared ownership home.⁴ The overall number of homes has grown by 11 affordable homes since the 2011 census¹ through expansion of provision from Registered Providers.

There are currently two 2 bed properties advertised on the Homefinder website for Winsham⁵. These are mutual exchange only properties (open to existing 'affordable' tenants to exchange with other existing tenants). In the year from February 2017, 4 social rented properties were let in Winsham.⁵ There is 1 applicant currently choosing Winsham parish as their preferred place to live on Homefinder Somerset.⁶

¹ NOMIS (ONS Census 2011) (KS102EW), (KS402EW): Winsham [accessed 15.2.18]

² South Somerset District Council (SSDC) Electoral Register Team

³ Source: Somerset County Council, Somerset Intelligence Partnership, <http://www.somersetintelligence.org.uk/occupations-and-earnings-sept-2017> and Somerset Joint Strategic Needs Assessment – 2016 <http://www.somersetintelligence.org.uk/house-prices-2016/> [accessed 15.2.18]

⁴ Source: South Somerset District Council Housing Development Officer (Rural) [2.2.18]

⁵ Source: Homefinder Somerset Website, <https://www.homefindersomerset.co.uk/> [accessed 15.2.18]

⁶ Source: Homefinder Somerset Choice Based Lettings Housing Register [accessed 23.1.18]

Aims

Winsham Parish Council previously conducted a housing needs survey of its parishioners in 2013 at the same time as the Parish Plan survey. Since this time, the Parish Council considers that there has been an overall decline in the parish's social housing. With this in mind, and to identify the future needs of parishioners, it has commissioned the Community Council for Somerset to undertake this research to systematically assess the housing needs of the whole parish including the village of Winsham and the wider area including Ammerham, Bridge, Leigh, Purtington and Street and Whatley.

This survey particularly sought to:

- Explore the views of current parish residents to help determine current and future housing needs within the parish, including new open market housing
- Investigate the need for affordable housing for local people in Winsham parish and for those wishing to return. The type of tenure, house size and timescale of need
- Establish opinion in relation to future housing development of affordable homes, and explore potential development sites in Winsham parish, and parishioners' main concerns over future housing

Methodology

330 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, and through large local employers in adjoining parishes.

In total **72 valid responses were received giving a 22% response rate (based on household data)** – 63 paper surveys, 8 online. 3 people 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 District Council and other housing providers.

Research was conducted between 17 November – 8 December 2017.

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

Demographic data:

- 71 people participated in the survey. In CCS's experience the **22% response rate** is an average response from a village community, particularly on a single issue consultation.

Housing Needs and Development in Winsham

- The majority of respondents feel that **more housing is needed** in Winsham (63%), with the largest proportion feeling a few more houses are needed (57%). Around 1 in 3 consider the current level of housing is about right.
- The large majority support **future development** in the parish (75%) if it met the specific needs of people with a local connection. Less than 1 in 4 do not support future development (17%). With the exception of one respondent, all participants expressed a view.
- When asked to consider **suitable sites for building affordable homes**, 65% of respondents expressed a view. Just under half of them indicated no to development sites, while the remaining majority made a variety of suggestions. The most frequently mentioned locations are Western Way, in particular Balsom Close and to a lesser extent land off Davies Close.
- When considering future housing development, a sizeable majority are **most concerned** about busy roads and access issues, with those who commented raising most concerns about lack of parking. Among other concerns are volume of traffic, lack of public footpaths, pollution and noise. Other issues for the majority are the effect of development on the town's services, particularly on the diminishing bus service, and to a lesser extent that open market housing will not be affordable and meet the needs of people with a local connection. Over 9 in 10 respondents expressed a view, with over 1 in 5 respondents expanding on their concerns.

New Open Market Housing

- A small number are interested in **buying a newly-built/converted open market home** in the next 5 years (12 respondents – 17%). For those indicating a **timescale for moving**, most would move in the next 5 years; 3 of them in the short term (2 years) and 3 in the medium term (5 years). 2 respondents plan to move in the next 5-10 years.
- Of those providing a response, the **primary reason for moving** is to downsize as their current home is too large. Others find their home is too expensive to run. Just 2 respondents wish to move to a larger property.
- **Houses** are the narrow preference of the largest proportion of 1 in 3 in this group. Slightly fewer would like a bungalow, and the remaining respondents would consider either option. None want to buy a flat/apartment. **3 bed properties** are preferred by most.
- An enclosed private garden and a garage are the **top property features**. The **maximum price** respondents are prepared to pay is over £500,000. However, most would be looking to spend less than £350,000 (70%).

Affordable Housing

- 3 respondents indicate **a need for affordable housing** in the next five years by completing this section of the survey and providing permission for their details to be shared with South Somerset District Council's Housing Officers (SSDC) and other housing providers. 2 of these respondents already rent properties from the Local Authority or from another social rented sector landlord.
- All 3 respondents **live in Winsham parish** with a length of residency ranging between 2-30 years. 1 has family members living in the parish. All clearly meet the **local connection requirements**.

- 1 respondent is a single person household, 2 respondents are a 2 person household. Both respondents providing the information are looking to **move to an affordable home** in the medium term 1-5 years.
- 2 respondents **need to move** to downsize to a smaller home. The remaining respondent has health needs indicating that they cannot remain in their current home if alterations, adaptations or support were to be provided. They did not provide a required timescale for moving.
- The largest proportion of respondents already rent their homes from a housing association or other social rent landlord. They would like their **tenure to continue** on this basis. The remaining respondent owns their own home. This respondent would like to be considered for owner occupied affordable housing – where they can buy a home with a Local Need Occupancy Tie. 2 respondents would **prefer a bungalow**, while the remaining respondent would like a house (owner occupied affordable housing).
- It would appear from the current financial information provided on income, that the 2 respondents who are already in socially rented properties would both **struggle to afford to buy a property on the open market in Winsham parish**.
- None of the respondents have registered their housing need with **Homefinder Somerset**.

Observations which will require verification from SSDC Housing Officers

Based on the information provided, neither of the two respondents seeking social rented property would be considered in high priority housing need (Gold band). One respondent may have an intermediate level need (Silver) on the basis of their medical needs. The remaining respondent would be likely to fall into the Bronze band.

There are 66 affordable homes in Winsham parish (33 social rent, 32 sheltered social rent, 1 shared ownership home). The overall number of homes has increased by 11 affordable homes in the last 6 years. Two 2 bed properties in Winsham parish are currently being advertised on the Homefinder website, which are mutual exchange (open to existing 'affordable' tenants to exchange with other existing tenants). In the year from February 2017, 4 social rented properties were let in Winsham. On checking the Homefinder 'register' data, there is 1 applicant currently choosing Winsham parish as their preferred place to live (category Bronze). They do not currently live in the parish and have not responded to this survey.

There would appear to be sufficient vacancies created in the current housing stock to meet the need identified in this report for those seeking socially rented homes. 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.

It would however appear there are fewer opportunities in the parish to meet the needs of the remaining respondent who would like an owner occupied affordable housing property.

Additional comments

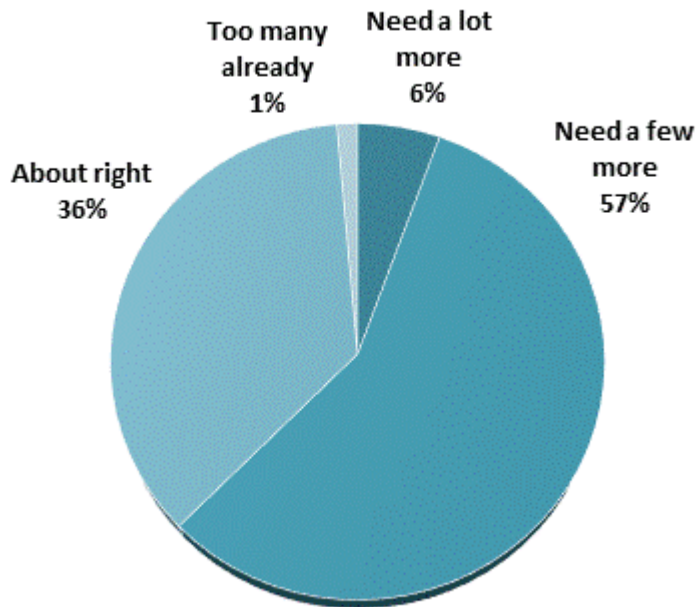
All comments and views expressed by respondents can be found in Appendix 2.

Findings

OVERVIEW OF HOUSING NEEDS AND DEVELOPMENT IN WINSHAM

Chart 1 – Views on amount of current housing in Winsham parish

Respondents: 72

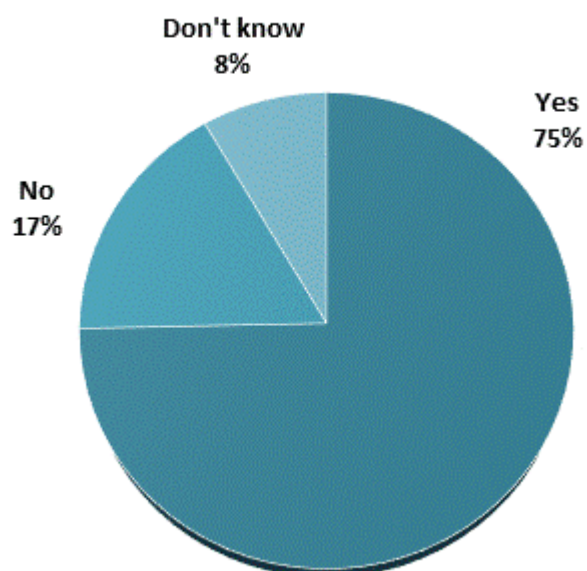


All respondents answered the question, and the comfortable majority feel that more housing is needed in Winsham parish (63% - 45 respondents). The largest proportion feel a few more houses are needed (57%), while a small number feel a lot more housing is needed (6%) - Chart 1.

Around 1 in 3 respondents feel the level of housing is about right (36%), while just 1 respondents feels there is too much housing (1%).

Chart 2 – Level of support for future development in Winsham parish for people with local connection

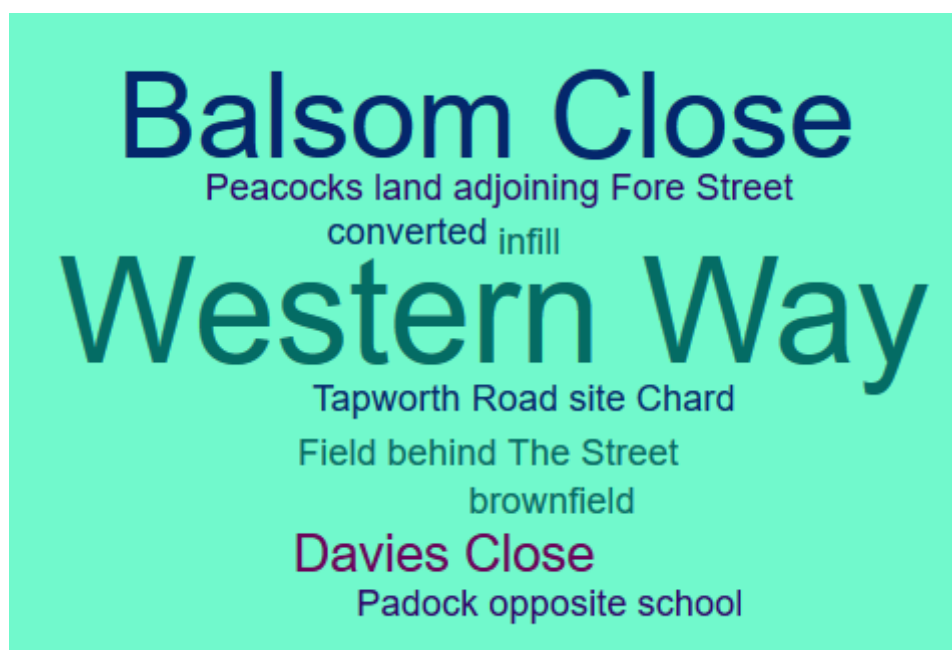
Respondents: 71



99% of respondents expressed a view, and the large majority of them support future development in Winsham (75% - 53 respondents) – Chart 2.

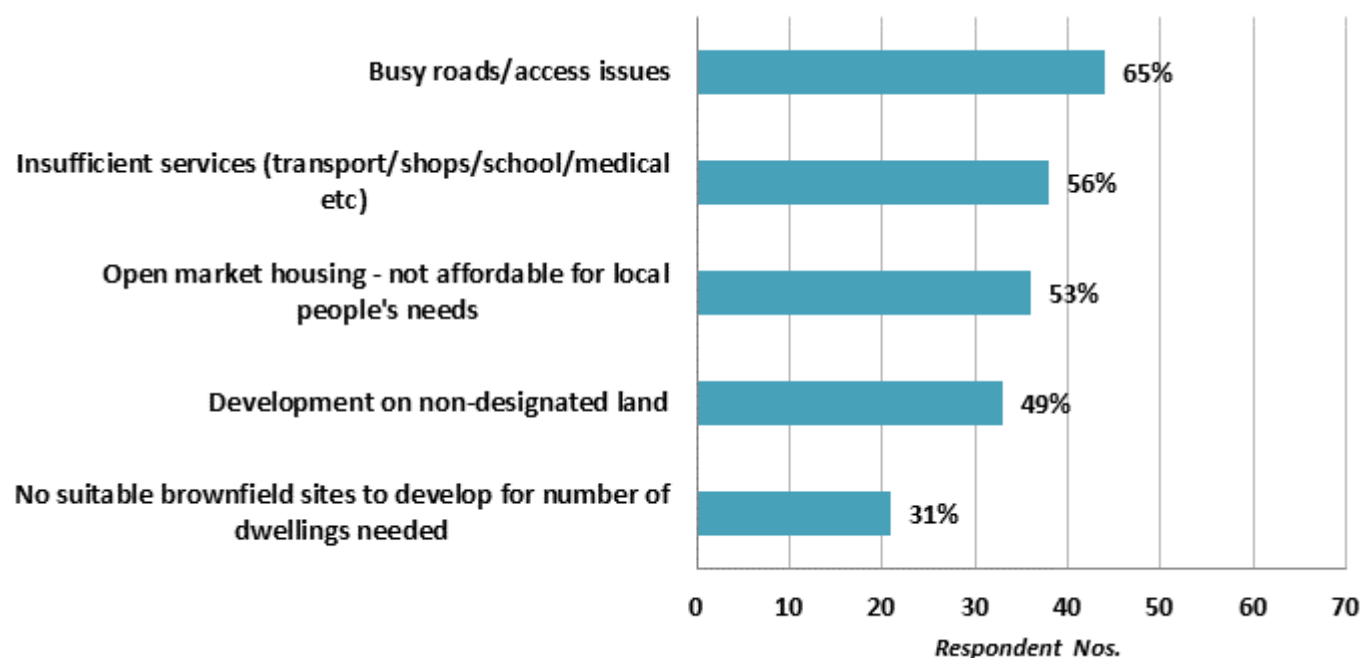
Less than 1 in 4 do not support future development (17%), while a smaller proportion are undecided (8%).

Image 1 – Sites (land and/or buildings) in the parish that may be suitable for building affordable homes
Respondents: 47



65% expressed a view, with just under half the respondents indicating no development sites (22 respondents). The remaining 25 respondents suggested a number of sites, the most frequently mentioned being on Western Way, and in particular Balsom Close and to a lesser extent land off Davies Close. Singular suggestions for other sites in the parish include Church Street, Fore Street, infill sites potentially old farms. All comments and suggestions are listed in Appendix 2.

Chart 3 – Main concerns about future housing development in Winsham parish (*respondents could tick any of the suggested concerns and/or add their own concerns*)
Respondents: 68



94% expressed a view, and the sizeable majority of nearly 2 in 3 respondents are most concerned about busy roads and access issues (65% - 44 respondents) – Chart 3. Lack of parking was raised by the most respondents with concerns on this issue. Among other concerns are volume of traffic, lack of public footpaths, pollution and noise.

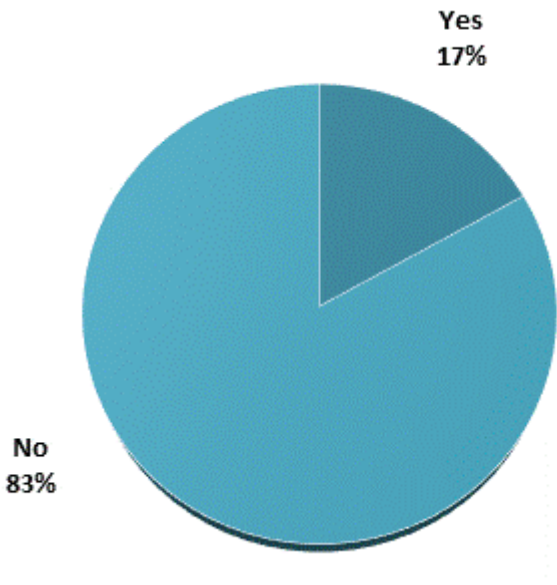
The majority are also concerned about the effect of development on the town’s services (56%). Respondents commented on the diminishing bus service. To a lesser extent, but still an issue for the majority is that open market housing will not be affordable and meet the needs of people with a local connection (53%).

Just under the majority are those who feel that development may take place on non-designated land (49%). Around 3 in 10 do not feel that there are enough suitable brownfield sites to develop to meet the parish’s needs (31%).

Around 1 in 5 expanded on their concerns (22% - 15 respondents), their comments can be found in Appendix 2.

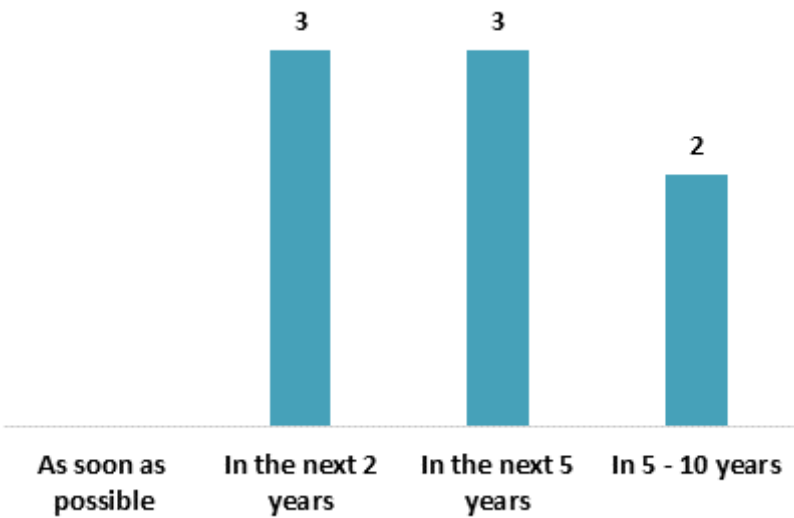
NEW OPEN MARKET HOUSING

Chart 4 – Open market: interest in new homes in the next 5 years
Respondents: 72



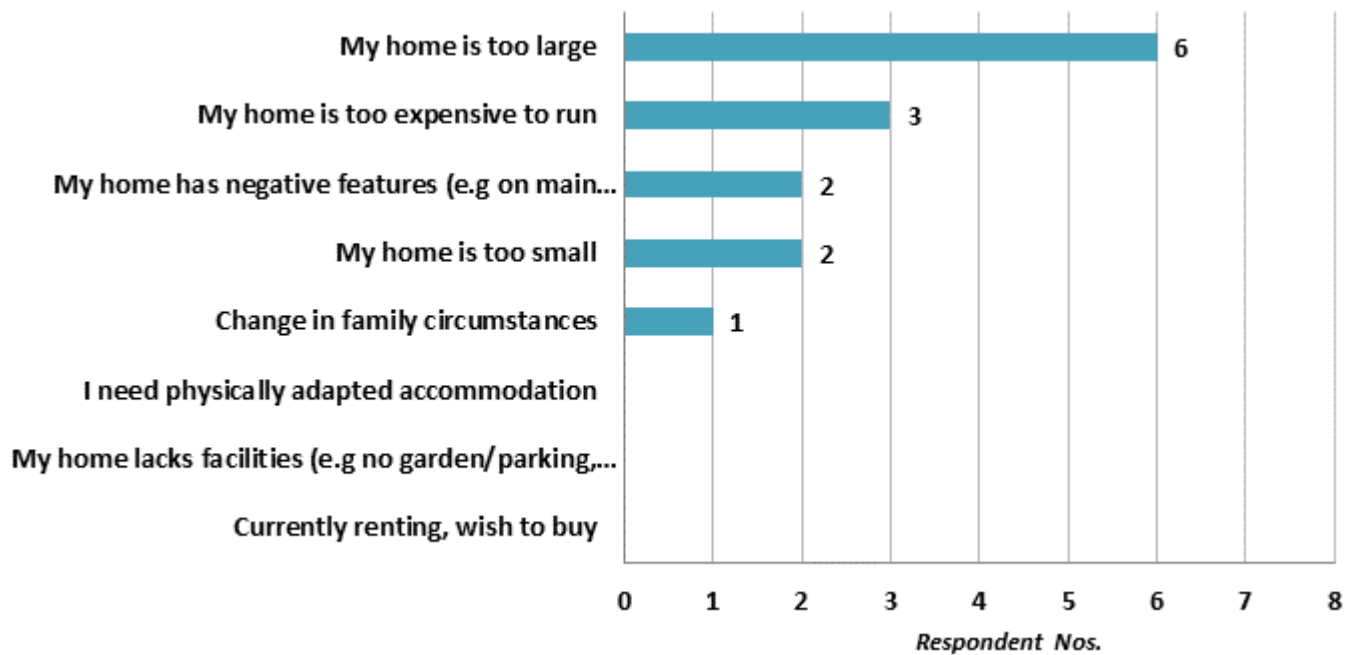
12 respondents (17%) would be interested in buying a newly-built/converted **open market home** in the next 5 years – Chart 4.

Chart 5 – Open market: timescale for moving
Respondents: 8



Of those respondents indicating a **timescale for moving** (8 respondents), most would like to move within the next 5 years; 3 of them in the short term (2 years) and 3 in the medium term (5 years). 2 respondents plan to move in the next 5-10 years – Chart 5.

Chart 6 – Open market: reasons for moving (respondents could tick any of the suggested options and/or add their own reasons)
Respondents: 8

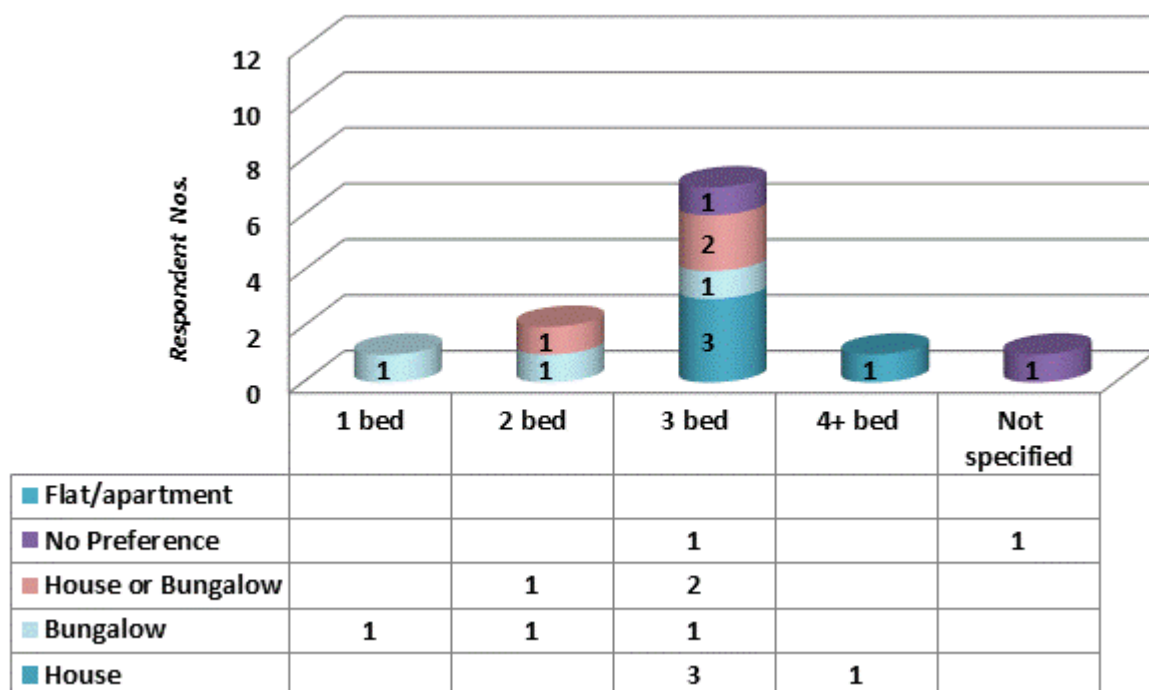


Again 8 respondents answered the question, and the large majority would like to move to downsize as their current home is too large (75% - 6 respondents) – Chart 6.

3 respondents feel their home is too expensive to run (38%), while for 2 respondents their home has negative features (25%). A further 2 respondents wish to move to a larger property (25%). While the remaining respondent will need to move as a result of changes in their family circumstances (13%).

1 respondent commented, indicating that they would like to live in the village when they can no longer drive.

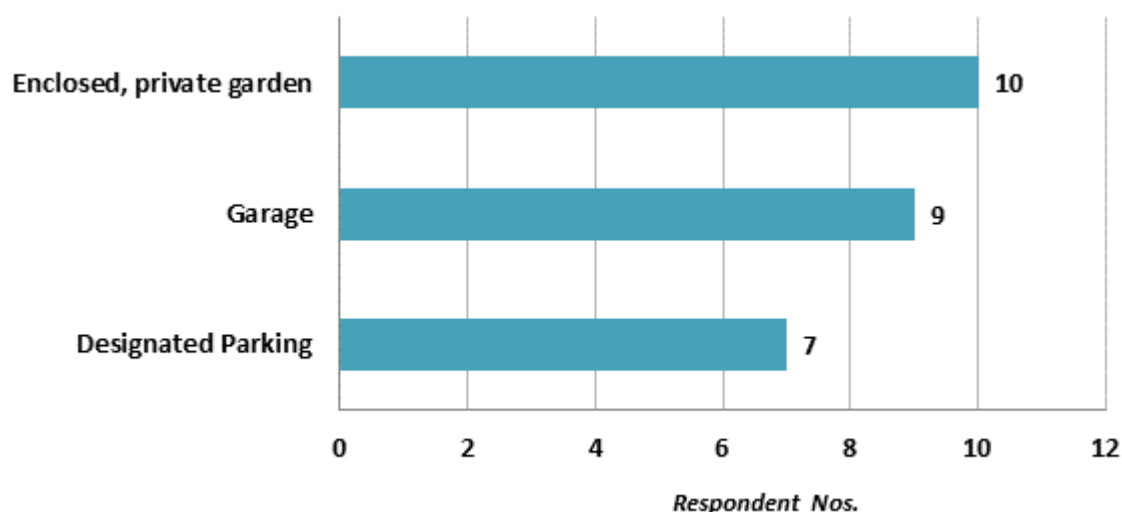
Chart 7 – Open market: type of property vs number of bedrooms
Respondents: 12



Houses are the narrow preference of the largest proportion (33% - 4 respondents). 3 respondents indicate they would consider either a house of bungalow, while a similar number would prefer a bungalow (3 respondents). No respondents would consider a flat/apartment. The majority would buy a 3 bedroom property (58% - 7 respondents) – Chart 7.

Chart 8 – Open market: desired property features (respondents could tick any of the suggested options)

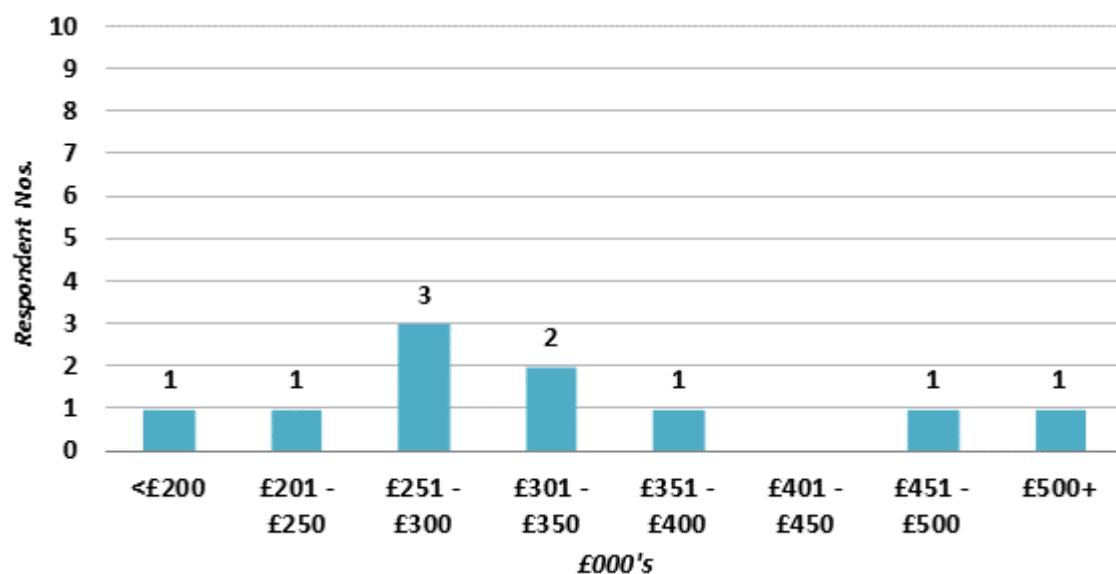
Respondents: 11



9 in 10 respondents would like an enclosed private garden (91% - 10 respondents). A similarly large proportion would require designated parking (9 respondents), while slightly fewer would like a garage (7 respondents) - Chart 8.

Chart 9 – Open market: price

Respondents: 10



The maximum **price** respondents are prepared to pay is over £500,000, however the large majority would be looking to spend less than £350,000 (70% - 7 respondents) - Chart 9.

AFFORDABLE HOUSING

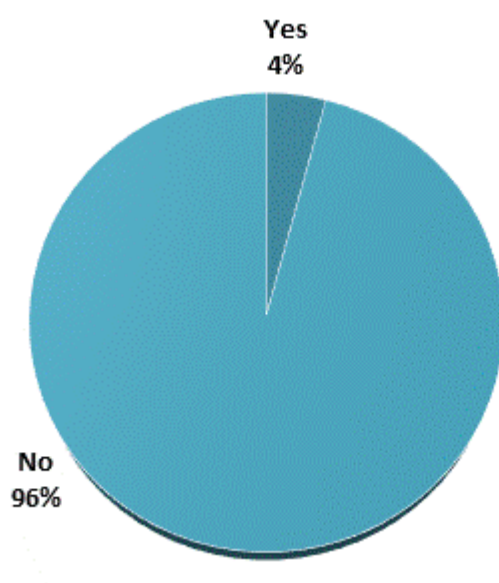
South Somerset District Council (SSDC) and CCS should refer to full summary data provided in Appendix 4.



Winsham HNS
Affordable Respond

[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.](#)

Chart 10 – Affordable Housing - respondents indicating a need
Respondents: 72



3 respondents indicate a need for Affordable Housing, providing signed permission to discuss their case further with SSDC and other social housing providers – Chart 10. 2 respondents currently rent properties from the Local Authority or from another social rented sector landlord. All 3 respondents live in Winsham parish – length of residency from 2-30 years.

Note: some respondents did not complete all questions within the Affordable Housing section.

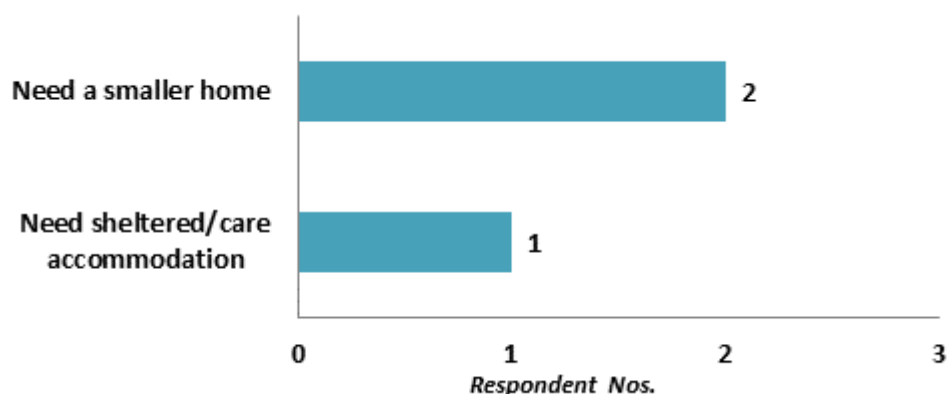
Table 2 – Affordable housing: household size needing to move and timescale for moving

Number of respondents	Size of household moving	Timescale for moving
Respondent 1	1	NA
Respondent 2	2	1-3 years
Respondent 3	2	3-5 years

1 respondent is a single person household, 2 respondents are a 2 person household. Both respondents providing the information would like to move in the medium term 1-5 years – Table 2.

Chart 11 – Affordable Housing – main reason for needing to move

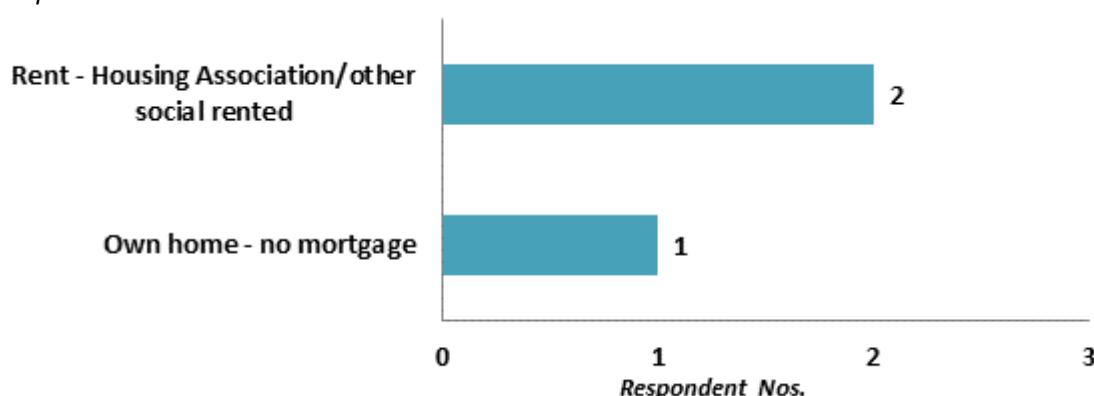
Respondents: 3



Two respondents will need to move to downsize to a smaller property – Chart 11. The remaining respondent has health needs indicating that they cannot remain in their current home if alterations, adaptations or support were to be provided. They did not provide a required timescale for moving.

Chart 12 – Affordable Housing – current tenure

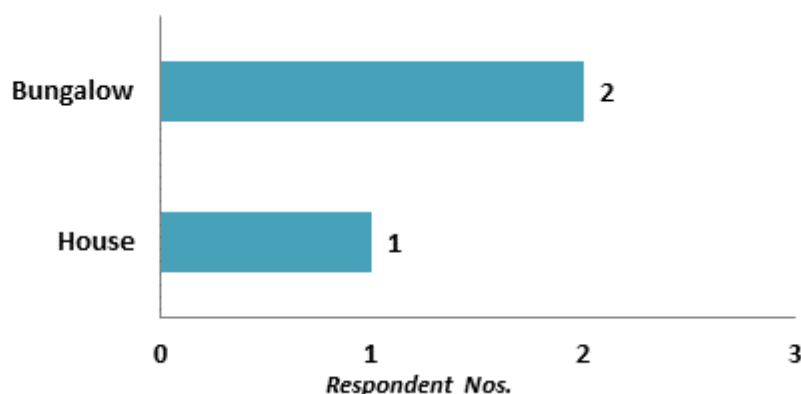
Respondents: 3



The largest proportion of respondents already rent their homes from a housing association or other social rent landlord. They would like their **tenure to continue** on this basis. The remaining respondent owns their own home. This respondent would like to be considered for owner occupied affordable housing – where they can buy a home with a Local Need Occupancy Tie – Chart 12.

Chart 13 – Affordable Housing – preferred property type (*respondents could tick more than 1 option*)

Respondents: 3



Two respondents would prefer bungalows (existing Housing Association/social rented tenants). The remaining respondent would like a house (owner occupied affordable housing) – Chart 13.

Homefinder Somerset

None of the respondents have registered their housing need with Homefinder Somerset.

On checking this register, there is 1 applicant currently choosing Winsham parish as their preferred place to live on Homefinder Somerset. They do not currently live in the parish and have not responded to this survey.

ADDITIONAL COMMENTS

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

Appendix 1 – Questionnaire

Housing Needs Assessment Survey WINSHAM PARISH

**Have your say! Win a voucher worth £30 of your choice.
To enter, complete the survey with your details on the back.**

Closing date: 8th December 2017

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

Statement from the Chair of Winsham Parish Council

Greetings one and all,

As you may or may not be aware, the most recent survey regarding housing needs that Winsham Parish Council arranged took place as part of the Parish Plan questionnaires, back in 2013.

The council now considers it the right time to assess properly the housing needs of the whole parish; this of course includes the village and also the wider area including Leigh, Whatley, Street, Bridge, Ammerham and Purtington. The assessment will of needs is for both current and future, particularly with the added impetus of the recent decline in our Social Housing.

The council is mindful of people who wish to remain or come and live in Winsham, but no suitable housing is available. These people may have local employment commitments, family already resident in the village, or links within the parish. The new survey is intended to determine and clarify the views of parishioners as well as those views of people who no longer live here, but would like to.

It is a vital part of establishing the future of Winsham, therefore it is in all our interests and for the future of the whole parish if you take the time to complete the form and return it by the specified date.

By responding to the questionnaire, somebody will be drawn at random from responses to the survey (if they have indicated they wish to be included in the Prize Draw) and will receive a **£30 voucher of their choice!**

So don't forget, complete your details on the final page of the survey for inclusion in the prize draw.

Thank you.

Jason Stevens

Chairman, Winsham Parish Council

The survey is also available to complete online at

www.surveymonkey.co.uk/r/winsham-hns

Thank you for taking the time to complete this survey.

Please complete one form per household, plus a separate form for anyone connected with you, who does not currently live in the parish but would like 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 1 – FOR ALL HOUSEHOLDS TO COMPLETE

1. What do you think about the amount of housing currently available in Winsham parish?
☐ Need a lot more ☐ Need a few more ☐ About right ☐ Too many already
2. Would you support future development in Winsham parish specifically to meet the housing needs of Winsham parishioners or those with a genuine local connection to the parish?
☐ Yes ☐ No ☐ Don't know
3. Do you know of any sites (land and/or buildings) in the parish that may be suitable for building affordable homes?
4. What, if any, are your main concerns about future housing development in Winsham parish?
☐ Busy roads/access issues
☐ Insufficient services (transport/shops/school/medical etc.)
☐ Development on non-designated land
☐ Open market housing – not affordable for local people's needs
☐ No suitable brownfield sites to develop for number of dwellings needed

Please tell us more (continue on a separate sheet if needed):

NEW OPEN MARKET HOUSING

Open Market Housing can be bought or rented by anyone. It has no occupancy restriction or legal tie.

5. Are you interested in buying a newly-built or newly-converted 'Open Market' home in Winsham parish at some point in the next 5 years if these homes were available?
☐ Yes ☐ No (please go to Part 2)
6. What are your reasons for wanting to move to a newly-built or newly-converted property in Winsham parish? (tick any that apply)

<input type="checkbox"/> My home is too small	<input type="checkbox"/> My home lacks facilities (e.g. no garden/parking, one toilet)
<input type="checkbox"/> My home is too large	<input type="checkbox"/> My home has negative features (e.g. on main road/suffers from damp)
<input type="checkbox"/> My home is too expensive to run	<input type="checkbox"/> I need physically adapted accommodation
<input type="checkbox"/> Currently renting wish to buy	
<input type="checkbox"/> Change in family circumstances	
<input type="checkbox"/> Other (please tell us) _____	
7. When would you like to be able to move? (tick one)

<input type="checkbox"/> As soon as possible	<input type="checkbox"/> In the next 5 years
<input type="checkbox"/> In the next 2 years	<input type="checkbox"/> In 5-10 years

8. What type of property would you prefer?

- ☐ House
☐ Flat/apartment

- ☐ Bungalow
☐ No preference

9. How many bedrooms would you need?

- ☐ 1 bedroom
☐ 2 bedrooms

- ☐ 3 bedrooms
☐ 4 or more bedrooms

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

- ☐ Garage
☐ Designated parking

- ☐ Enclosed, private garden
☐ Other _____

11. What would be the maximum you would be prepared to spend on a new property in Winsham parish?

- ☐ Less than £200,000
☐ £201,000 - £250,000
☐ £251,000 - £300,000
☐ £301,000 - £350,000

- ☐ £351,000 - £400,000
☐ £401,000 - £450,000
☐ £451,000 - £500,000
☐ Over £500,000

PART 2 – AFFORDABLE HOUSING NEEDS

Please complete this part if you think you may need to move to an affordable home in Winsham parish now, or in the next 5 years.

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 set up 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 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@somersetcc.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 now 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, while 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.

12. 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 Winsham parish?

- ☐ Yes ☐ No (please go to the last page/contact details for prize draw entry)

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

13. When do you need to move?

- ☐ Now ☐ Within 12 months ☐ Within 3 years ☐ Within 5 years

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

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

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

16. Please complete the table below for anyone in your household needing to move with you, starting with yourself on the first line (please continue on a separate sheet if needed):

Relationship to you e.g. partner, son, daughter	Age	Male / Female	Employment/Education Status (i.e. at school/college, employed full or part time/unemployed, retired)
<i>My own details</i>			

17. How many bedrooms does your home have?

☐ 1 bedroom ☐ 2 bedrooms ☐ 3 bedrooms ☐ 4 bedrooms ☐ 5 or more bedrooms

18. Which of the following best describes your current living situation?

- | | |
|-------------------------------------------------------------------------|--------------------------------------------------------------------|
| <input type="checkbox"/> Rent - Council | <input type="checkbox"/> Own home – no mortgage |
| <input type="checkbox"/> Rent - Housing Association/other social rented | <input type="checkbox"/> Shared ownership (part owned/part rented) |
| <input type="checkbox"/> Rent - private (landlord/letting agency) | <input type="checkbox"/> Live with parents/family |
| <input type="checkbox"/> Rent - relative or friend | <input type="checkbox"/> Lodging with another household |
| <input type="checkbox"/> Own home – with mortgage | <input type="checkbox"/> Tied accommodation (job) |
| <input type="checkbox"/> Other (please explain) _____ | |

19. What type of home do you need? And how many bedrooms do you require?

- | | |
|---------------------------------------------------------------|------------------------------------------------------------------|
| <input type="checkbox"/> Flat – <i>number of rooms</i> _____ | <input type="checkbox"/> Bungalow – <i>number of rooms</i> _____ |
| <input type="checkbox"/> House – <i>number of rooms</i> _____ | <input type="checkbox"/> Other (please tell us) _____ |

20. Which of the following housing options would you prefer? In Part 1 of this form we explain the different types of housing. Please indicate which types of housing you would be interested in by ticking the boxes below. You may tick more than one box.

- | | | |
|----------------------------------------------------|-------------------------------------------------|----------------------------------------------|
| <input type="checkbox"/> Shared Ownership/Equity | <input type="checkbox"/> Affordable/Social Rent | <input type="checkbox"/> Self/Custom Build |
| <input type="checkbox"/> Owner-occupied Affordable | <input type="checkbox"/> Home Rent to buy | <input type="checkbox"/> Open Market Housing |

21. Does anyone in your household wishing to move need any of the following? (tick any that apply)

- | | |
|--------------------------------------------------|-----------------------------------------------------|
| <input type="checkbox"/> Wheelchair access | <input type="checkbox"/> Single level accommodation |
| <input type="checkbox"/> Sheltered accommodation | <input type="checkbox"/> Accommodation with care |

Please tell us about any mobility or health problems which affect your housing needs

22. Could you remain in your current home if alterations, adaptations or support were provided?

- ☐ Yes ☐ No

23. What is your connection to Winsham 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 or adjoining rural parishes (*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

24. 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.

£_____ per annum

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

£_____

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

☐ Under £400

☐ £401 - £550

☐ £551 - £700

☐ £701 - £850

☐ £851 - £1,000

☐ Over £1,000

27. 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 the 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 contact South Somerset District Council on 01935 462462 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)

☐ Please enter me for the Prize Draw to win a voucher of my choice (open to 18 years and over only).

Please provide your contact details below.

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 District 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
8th December 2017.**

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. If you are a winner of the prize draw your contact details will be also be passed to the Parish Council, for the sole purpose of presenting your prize.



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



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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.

Q3 – SITES IN PARISH SUITABLE FOR AFFORDABLE HOUSING

Suggested sites in parish (24)

Balsom Close.

Back of Balsom Close.

Balsom Close Western Way. Paddock opposite school playing field.

Next to Balsom Close.

Rear of Balsom Close.

After Balsom Close, towards Forde Abbey.

Land near Balsom Close - Western Way.

Behind Balsom Close. Field behind the street to the south beyond 'Heyton', Western Way.

Behind the old garage in Church Street?

Field beyond Davies Close .

1 Davies Western Way.

Western Way. (2)

Western Way development opportunity.

The already proposed Western Way site.

The land that is currently up for sale on Western Way.

There is land up for sale with permission to build on, as I am for social living.

Yes, but had a negative response from planners.

Some of Peacocks land adjoining Fore Street.

There are some small infill sites and possibly brownfield in old farms.

Yes, 1. Too many still churches without any footfall. 2. Farm land re-classification static! 3. see also no. 4 below.

[some areas flood, insufficient services, open market not affordable, many holiday homes]

Yes.

Possibly.

Not specifically (but there is a neighbour who has planning permission - and there are forum buildings that could be converted - and of course lots of fields).

Outside the parish (1)

Tapworth Road site in Chard.

No sites (22)

No/None (21)

There isn't any as far as I know.

Q4 – FUTURE HOUSING DEVELOPMENT CONCERNS *(grouped under primary concern stated)*

Busy road/access

Parking. (2)

Lack of parking.

Huge problem with parking. I am often not able to get out of my drive as people park on the road opposite me. It is also quite dangerous to pull out onto the main street from Court Street as visibility is impaired by parked cars.

As with most villages in the area residential street parking causes issues. Winsham has a considerable amount of traffic including the local bus, large lorries etc and farm vehicles. Church street is often difficult to negotiate due to these. Any future housing must provide provision for parking and if possible provide additional parking to the flow of traffic to move easily. Especially important for emergency vehicles.

Many roads existing are narrow and do not have footpaths. If you do not own a car - public transport is not easy to access Dr's, hospital and longer journeys to Taunton for work.

If you build more houses in Winsham, you will only introduce more noise, more cars, more pollution, more unruly children mulling under windows. Do we really need that in the village? Why spoil it?

Infrastructure/amenities/services

Small village without facilities for further development.

Village infrastructure needs to watch the need.

Bus service has reduced over past few years already. Must keep school open.

Insufficient Bus service

Affordability

Affordable homes for village locals only. No expensive properties.

Any future housing developments must include affordable housing

Flooding

1.Certain areas flood 2. Insufficient services 3. Many holiday homes here! 4. Am told Broadband (fast/fibre) and mobile phone reception which I know to be a prehistoric disaster 5. Too many vested interests.

How many more needed?

Q6 – OPEN MARKET: REASONS FOR MOVING

Prefer to live in the village when we are no longer able to drive.

ADDITIONAL COMMENTS

I am not completing this survey as my address in Winsham is a second home.

Appendix 3 – Full Survey Results Summary Tables

PART 1 – HOUSING NEEDS AND DEVELOPMENT IN WINSHAM PARISH

Q1. What do you think about the amount of housing currently available in Winsham parish?

Answer Choices	Responses	
Need a lot more	5.56%	4
Need a few more	56.94%	41
About right	36.11%	26
Too many already	1.39%	1
Answered		72
Skipped		0

Q2. Would you support future development in Winsham specifically to meet the housing needs of Winsham parishioners or those with a genuine local connection to the parish?

Answer Choices	Responses	
Yes	74.65%	53
No	16.90%	12
Don't know	8.45%	6
Answered		71
Skipped		1

Q3. Do you know of any sites (land and/or buildings) in the parish that may be suitable for building affordable homes?

Answered 47
Skipped 25

Q4. What, if any, are your main concerns about future housing development in Winsham parish?

Answer Choices	Responses	
Busy roads/access issues	64.71%	44
Insufficient services (transport/shops/school/medical etc)	55.88%	38
Open market housing - not affordable for local people's needs	52.94%	36
Development on non-designated land	48.53%	33
No suitable brownfield sites to develop for number of dwellings needed	30.88%	21
Please tell us more		15
Answered		68
Skipped		4

Q5. Are you interested in buying a newly-built or newly-converted 'Open Market' home in Winsham parish at some point in the next 5 years if these homes were available?

Answer Choices	Responses	
Yes	16.67%	12
No	83.33%	60
Answered		72
Skipped		0

Q6. What are your reasons for wanting to move to a newly-built or newly-converted property in Winsham parish? (tick any that apply)

<i>Answer Choices</i>	<i>Responses</i>	
My home is too large	75.00%	6
My home is too expensive to run	37.50%	3
My home is too small	25.00%	2
My home has negative features (e.g. on main road/suffers from damp)	25.00%	2
Change in family circumstances	12.50%	1
Currently renting, wish to buy	0.00%	0
My home lacks facilities (e.g. no garden/parking, one toilet)	0.00%	0
I need physically adapted accommodation	0.00%	0
Other (please tell us)	12.50%	1

Answered 8

Skipped 64

Q7. When would you like to be able to move? (tick one)

<i>Answer Choices</i>	<i>Responses</i>	
As soon as possible	0.00%	0
In the next 2 years	37.50%	3
In the next 5 years	37.50%	3
In 5 - 10 years	25.00%	2

Answered 8

Skipped 64

Q8. What type of property would you prefer?

<i>Answer Choices</i>	<i>Responses</i>	
House	58.33%	7
Bungalow	50.00%	6
No preference	16.67%	2
Flat/apartment	0.00%	0

Answered 12

Skipped 60

Q9. How many bedrooms would you need?

<i>Answer Choices</i>	<i>Responses</i>	
3 Bedrooms	63.64%	7
2 Bedrooms	18.18%	2
1 Bedroom	9.09%	1
4 or more Bedrooms	9.09%	1

Answered 11

Skipped 61

Q10. Which of the following additional features would you like the property to have? (tick any that apply)

<i>Answer Choices</i>	<i>Responses</i>	
Enclosed, private garden	90.91%	10
Garage	81.82%	9
Designated Parking	63.64%	7
Other (please tell us)		

Answered 11

Skipped 61

Q11. What would be the maximum you would be prepared to spend on a new property in Winsham parish?

<i>Answer Choices</i>	<i>Responses</i>	
Less than £200,000	10.00%	1
£201,000 - £250,000	10.00%	1
£251,000 - £300,000	30.00%	3
£301,000 - £350,000	20.00%	2
£351,000 - £400,000	10.00%	1
£401,000 - £450,000	0.00%	0
£451,000 - £500,000	10.00%	1
Over £500,000	10.00%	1
Answered		10
Skipped		62

PART 2 – AFFORDABLE HOUSING – (DETAILED RESULTS TO SSDC/CCS ONLY)**Q12. 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 Winsham parish?**

<i>Answer Choices</i>	<i>Responses</i>	
Yes	4.17%	3
No	95.83%	69
Answered		337
Skipped		0

PRIZE DRAW**Would you like to be entered for the prize draw? (open to 18 years and over only)**

<i>Answer Choices</i>	<i>Responses</i>	
Yes	44.44%	32
Answered		32
Skipped		40

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

3 respondents indicate a need for Affordable Housing, providing signed permission to discuss their case further with SSDC.

Appendix 5– Prize Draw

Prize Draw – 32 entered

Prize Draw Winner: Using random selection formula in Excel. Prize Draw took place 23.1.18

Mr Mark Galpin	Winsham	
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