

Members: Federica Smith-Roberts (Chair), Benet Allen (Deputy Chair),
Chris Booth, Ross Henley, Marcus Kravis, Richard Lees,
Peter Pilkington, Mike Rigby, Francesca Smith and
Sarah Wakefield

Agenda

1. Apologies

To receive any apologies for absence.

2. Minutes of the previous meeting of the Executive

To approve the minutes of the previous meeting of the Committee.

(Pages 5 - 12)

3. Declarations of Interest

To receive and note any declarations of disclosable pecuniary or prejudicial or personal interests in respect of any matters included on the agenda for consideration at this meeting.

(The personal interests of Councillors and Clerks of Somerset County Council, Town or Parish Councils and other Local Authorities will automatically be recorded in the minutes.)

4. Public Participation

The Chair to advise the Committee of any items on which members of the public have requested to speak and advise those members of the public present of the details of the Council's public participation scheme.

For those members of the public who have submitted any questions or statements, please note, a three minute time limit applies to each speaker and you will be asked to speak before Councillors debate the issue.

Temporary measures during the Coronavirus Pandemic

Due to the Government guidance on measures to reduce the transmission of coronavirus (COVID-19), we will holding meetings in a virtual manner which will be live webcast on our website. Members of the public will still be able to register to speak and ask questions, which will then be read out by the Governance and Democracy Case Manager during Public Question Time and will either be answered by the Chair of the Committee, or the relevant Portfolio Holder, or be followed up with a written response.

5. Executive Forward Plan

(Pages 13 - 14)

To receive items and review the Forward Plan.

6. Corporate Performance Report 2019-20

(Pages 15 - 20)

This matter is the responsibility of Executive Councillor for Corporate Resources, Councillor Ross Henley.

This paper provides the end-of-year performance information for a range of key indicators.

7. Hinkley Point C Housing Strategy (Phase 3)

(Pages 21 - 94)

This matter is the responsibility of Executive Councillor for Housing, Councillor Fran Smith.

This report presents the latest HPC housing funding strategy (Phase 3), using the current evidence to identify projects to mitigate impacts on the housing market. This will include taking forward activities that have worked well and adding in new ones to meet new emerging trends. We have in excess of £1.4M to invest that includes unspent funds from the previous strategy.



JAMES HASSETT
CHIEF EXECUTIVE

Please note that this meeting will be recorded. You should be aware that the Council is a Data Controller under the Data Protection Act 2018. Data collected during the recording will be retained in accordance with the Council's policy. Therefore unless you are advised otherwise, by taking part in the Council Meeting during Public Participation you are consenting to being recorded and to the possible use of the sound recording for access via the website or for training purposes. If you have any queries regarding this please contact the officer as detailed above.

Following Government guidance on measures to reduce the transmission of coronavirus (COVID-19), we will be live webcasting our committee meetings and you are welcome to view and listen to the discussion. The link to each webcast will be available on the meeting webpage, but you can also access them on the [Somerset West and Taunton webcasting](#) website.

If you would like to ask a question or speak at a meeting, you will need to submit your request to a member of the Governance Team in advance of the meeting. You can request to speak at a Council meeting by emailing your full name, the agenda item and your question to the Governance Team using governance@somersetwestandtaunton.gov.uk

Any requests need to be received by 4pm on the day that provides 2 clear working days before the meeting (excluding the day of the meeting itself). For example, if the meeting is due to take place on a Tuesday, requests need to be received by 4pm on the Thursday prior to the meeting.

The Governance and Democracy Case Manager will take the details of your question or speech and will distribute them to the Committee prior to the meeting. The Chair will then invite you to speak at the beginning of the meeting under the agenda item Public Question Time, but speaking is limited to three minutes per person in an overall period of 15 minutes and you can only speak to the Committee once. If there are a group of people attending to speak about a particular item then a representative should be chosen to speak on behalf of the group.

Please see below for Temporary Measures during Coronavirus Pandemic and the changes we are making to public participation:-

Due to the Government guidance on measures to reduce the transmission of coronavirus (COVID-19), we will holding meetings in a virtual manner which will be live webcast on our website. Members of the public will still be able to register to speak and ask questions, which will then be read out by the Governance and Democracy Case Manager during Public Question Time and will be answered by the Portfolio Holder or followed up with a written response.

Full Council, Executive, and Committee agendas, reports and minutes are available on our website: www.somersetwestandtaunton.gov.uk

For further information about the meeting, please contact the Governance and Democracy Team via email: governance@somersetwestandtaunton.gov.uk

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SWT Executive - 17 June 2020

Present: Councillor Federica Smith-Roberts (Chair)

Councillors Benet Allen, Chris Booth, Ross Henley, Marcus Kravis, Richard Lees, Peter Pilkington, Mike Rigby, Francesca Smith and Sarah Wakefield

Officers: Dawn Adey, James Barrah, Chris Brown, Paul Fitzgerald, James Hassett, Andrew Low, Gerry Mills, Alison North, Andrew Pritchard, Marcus Prouse, Clare Rendell and Amy Tregellas

Also Present: Councillors Norman Cavill, Simon Coles, Dixie Darch, John Hunt, Libby Lisgo, Janet Lloyd, Hazel Prior-Sankey, Vivienne Stock-Williams, Andrew Sully, Nick Thwaites, Anthony Trollope-Bellew, Ray Tully, Brenda Weston, Keith Wheatley, Loretta Whetlor and Gwil Wren

(The meeting commenced at 6.15 pm)

1. **Apologies**

No apologies were received.

2. **Minutes of the previous meeting of the Executive**

(Minutes of the meeting of the Executive held on 20 May 2020 circulated with the agenda)

Councillor S Wakefield highlighted a typo in minute number 134 to be corrected.

Resolved that the minutes of the Executive held on 20 May 2020, with amendments, be confirmed as a correct record.

3. **Declarations of Interest**

Members present at the meeting declared the following personal interests in their capacity as a Councillor or Clerk of a County, Town or Parish Council or any other Local Authority:-

Name	Minute No.	Description of Interest	Reason	Action Taken
Cllr C Booth	All Items	Wellington and Taunton Charter Trustee	Personal	Spoke and Voted
Cllr N Cavill	All Items	West Monkton	Personal	Spoke
Cllr S Coles	All Items	SCC & Taunton Charter Trustee	Personal	Spoke
Cllr J Hunt	All Items	SCC & Bishop's Hull	Personal	Spoke

Cllr R Lees	All Items	Taunton Charter Trustee	Personal	Spoke and Voted
Cllr L Lisgo	All Items	Taunton Charter Trustee	Personal	Spoke
Cllr J Lloyd	All Items	Wellington & Sampford Arundel	Personal	Spoke
Cllr P Pilkington	All Items	Timberscombe	Personal	Spoke and Voted
Cllr H Prior-Sankey	All Items	SCC & Taunton Charter Trustee	Personal	Spoke
Cllr M Rigby	All Items	SCC & Bishops Lydeard	Personal	Spoke and Voted
Cllr F Smith	All Items	Taunton Charter Trustee	Personal	Spoke and Voted
Cllr F Smith-Roberts	All Items	Taunton Charter Trustee	Personal	Spoke and Voted
Cllr V Stock-Williams	All Items	Wellington	Personal	Spoke
Cllr R Tully	All Items	West Monkton	Personal	Spoke
Cllr B Weston	All Items	Taunton Charter Trustee	Personal	Spoke
Cllr L Whetlor	All Items	Watchet	Personal	Spoke
Cllr G Wren	All Items	Clerk to Milverton PC	Personal	Spoke

4. **Public Participation**

Mr David Redgewell, submitted the following statement on agenda item 6, Recommendation from the Scrutiny Committee:-

There is now an urgency to reopen the Taunton bus and coach station for social distancing measures.

Whilst we fully support the closure of East Reach for social distancing and pedestrian's facilities plus cycling, the Parade and East Reach are main bus departure points for the following:-

Wells bus station via Street and Glastonbury.

Bristol and Bath bus station via route 29.

Service 30 to Chard and Axminster.

Weymouth and Dorchester via Lyme Regis, and Bridport.

Service 99 to Chard.

54 to Yeovil bus station via Langport and Somerton.

21 service to Bridgwater, Highbridge, Burnham on Sea and Weston Super Mare.

Local buses service 6 and park and ride services.

We must keep bus accessibility to Taunton town centre.

We must get proper social distancing on the bus stands in the town centre.

We cannot stack buses in Castle Way and Tower Street.

We need to open the bus station yard and layout bus stands safely for social distancing by taking all the seats and taping some seats off and removing some

of seats the waiting room where people could queue safely with the door open and the tea stall open.

The lease money and departure charges can pay for the maintenance with government grants from the Department for Transport to improve bus station facilities or in the future upgrade the facilities.

A proper lease is required with First Group for the bus station.

Help with this could be sort from Sedgemoor District Council who run the Bridgwater bus station or South Somerset District Council who run the Yeovil bus station and Wincanton bus station or Mendip District Council who run the Wells bus station, Shepton Mallett interchange and Frome coach station.

It is very important that Taunton has a good public transport network and bus service and a modern town centre bus station. A further pick up point could also be located further down East Reach.

I hope you can make progress on closing the town centre to cars and keep buses and taxi services moving, as a single decker bus carries 10 passengers and a double decker 20 passengers at present.

Taunton bus station should be reopened and the Crescent become an access to the car park and a bus route.

This also allows buses to operate from the bus station and Castle Way stops and stop just after the traffic light junction at the top of East Reach with bus services to Wellington, Tiverton, Minehead and Dulverton. And National Express Coaches proper public transport interchange facilities are required at Taunton bus station.

Hope you can find an answer to the bus station and town centre bus stops.

ALEX CARTER FIRST GROUP MD wishes to lease the bus and coach station with National Express Coaches and other operators being able use the council run bus and coach station such as Hatch Green and Berry Coaches.

Taunton is a main south west region centre on the public transport network and the only major centre south west town or city without a bus and coach station.

Whilst we welcome the new bus rail interchange facilities at Taunton railway station, there are not enough bus stands and facilities for bus passengers and no staff accommodation. This design is mainly for departures to West Somerset and Minehead and the town centre.

Of course there is also a need for a community railway service between Bishop Lydeard and Watchet and Minehead as a train could carry 45 passengers on the route and the bus service at present just 11 under social distancing regulations and 20 passengers on a double decker.

So a community railway service on the West Somerset Railway would be very helpful in terms of social distancing.

There is also a need to improve passenger's facilities at Riverside for the National Express Coach service to Plymouth, Bristol, London and the North.

We welcome the scrutiny commission bus coach and public transport working party and the reopening of Wellington Railway station.

But the most important public transport issue in Taunton is to reopen the bus and coach station.

To improve air quality and pedestrianize the town centre.

Please bring to the attention of the cabinet meeting.

DAVID REDGEWELL, SOUTH WEST TRANSPORT NETWORK and Railfuture Severnside

The Portfolio Holders responded:-

The decision to close the bus station was not made by Somerset West and Taunton Council. We had made contact with the Bus Company and were meeting them this week. We would also, where we could, influence the use of the station as a transport interchange moving forward to provide practical destinations for public transport interchanges in the future.

5. **Executive Forward Plan**

(Copy of the Executive Forward Plan, circulated with the agenda).

Councillors were reminded that if they had an item they wanted to add to the agenda, that they should send their requests to the Governance Team.

Resolved that the Executive Forward Plan be noted.

6. **Recommendation from the Scrutiny Committee**

During the discussion, the following points were raised:-

- The Chair of Scrutiny introduced the item to the Executive and gave some background information on why he had requested the item to be discussed at Scrutiny.
- Councillors requested some clarification on the details of the lease between Somerset West and Taunton Council (SWT) and First Bus Group (FBG).
The Portfolio Holder for Planning and Transportation advised that FBG made the decision to close the bus station which was then followed by the sale to SWT. He was not aware that FBG had made contact to agree to lease back the land for their use. FBG had only agreed to a lease for layover use only.
- Concern was raised that Scrutiny had not been kept up to date on all the discussions had between SWT and FBG.
The Portfolio Holder for Planning and Transportation was due to meet with officers from FBG later on in the week to discuss the options available and he would feed back any decisions made at the meeting.
- The Portfolio Holder for Planning and Transportation advised that a Transport Strategy had been drawn up a few years ago but had never been adopted. He was aware that work was being carried out to update the Strategy and hoped the new version would be adopted in the near future.

Resolved that the Executive approved the following recommendations put forward by the Scrutiny Committee at their meeting on the 13 May 2020:-

- 1) The Executive opened discussions with First Group as a matter of urgency for the temporary emergency opening of the bus station with consideration of the Covid-19 situation; and
- 2) The Executive opened discussions with both First Group and Somerset County Council on the Bus Transport Strategy in Taunton and the wider district.

7. **Committee Governance Arrangements Report**

During the discussion, the following points were raised:-

- Councillors shared the Portfolio Holder for Corporate Resources' excitement on the report and were keen to bring forward the project.
- Councillors thanked the Portfolio Holder for his work on the project and wanted to ensure that the best outcome for the Council was delivered for the future.
- Councillors were pleased to see that the Local Government Association had had some input into the options detailed within the report. This was a big project that needed to be carried out properly with a framework put in place to ensure that the discussions were transparent.
- Concern was raised on the staff resources available to carry out the work alongside the Community Governance Review which was due to be carried out at the same time.
- Councillors highlighted that this project was long overdue but stressed that all options needed to be investigated thoroughly and that the outcome needed to be what was best for the Council.
- Councillors were keen to hold the meetings within the public domain to encourage open and transparent debate.

Resolved that the Executive approved the following recommendations to Full Council:-

- a) An all Member 'away day' was arranged to consider the items listed at section 4.5;
- b) A cross party Members Working Group was established to investigate the options and to report back through the appropriate democratic pathway;
- c) The Terms of Reference for the Council Governance Arrangements Working Group (Appendix A) were approved; and
- d) Seven Councillors were selected to form the Working Group along with the Portfolio Holder for Corporate Resources.

8. **Access to Information - Exclusion of the Press and Public**

Resolved that the press and the public be excluded from the meeting for the items numbered 9 (appendices only) and 10 on the Agenda as the items contained exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Local Government Act 1972, and the public interest in withholding the information outweighed the public interest in disclosing the information to the public.

9. **Zero Carbon Affordable Homes Pilot**

During the discussion, the following points were raised:-

- Councillors commended the Portfolio Holder for Housing for bringing this report forward for climate friendly, affordable homes.

- Councillors were very excited for the project to be implemented and hoped that residents would be pleased to see this type of housing being built in the area.
- Councillors were pleased that Somerset West and Taunton Council was one of the first councils to implement such a project.
- Councillors highlighted that the project would guide developers on what type of work could be achieved in the future.
- Councillors were pleased with the locations detailed within the report and that it would help to regenerate some of the areas.
- Councillors requested a consultation plan was put into place and that Ward Councillors were involved in the plan.
- Councillors queried the type of properties that would be built and the life expectancy of the carbon saving.
The approach would look at the quality and life expectancy of the materials used. The procurement process included more detailed information.
- Councillors would like sites across the whole district to be used for the project.

Resolved that the Executive approved the following recommendations to Full Council:-

- a) Approved the development of up to fifty (50) Zero Carbon Affordable Homes;
- b) Allocated a Zero Carbon Affordable Homes Capital budget of £10.8m to deliver up to fifty (50) new homes which would include Right to Buy Receipts on all eligible units plus additional borrowing. This comprised a supplementary capital budget increase of £9.3m and a transfer of £1.5m from the social housing development budget within the existing approved capital programme;
- c) Supported the use of underused SWT garage sites and one temporary housing site for new zero carbon affordable homes;
- d) Delegated authority to the Housing Portfolio Holder and Director of Housing and Communities, in consultation with the Assistant Director – Finance (Section 151 Officer), to sign off the plans for each site;
- e) Delegated authority to the Housing Portfolio Holder and Director of Housing and Section 151 Officer to determine the final funding profile for this scheme once the development plans of each individual site had been finalised to identify which elements qualified for RTB funding;
- f) Noted the use of affordable rents for new build HRA homes in line with the 2020 Rent Setting Policy. The affordable rents would be set to ensure scheme viability at between 60% and 80% of market rent; and
- g) Agreed to suspend investment and letting of garages on the identified sites and support the negotiation of alternative garage accommodation for garage tenants and garage owners, and where required the Director of Housing and Communities negotiated and completed the purchase of privately owned garages.

10. **Commercial Investment Portfolio Review**

Resolved that the Executive recommended that Full Council received and reviewed the delivery of the Commercial Strategy and performance of the

Investment Property Portfolio covering the period 17 December 2019 to 31 May 2020.

(The Meeting ended at 8.08 pm)

Draft

EXECUTIVE

Executive Meeting	Draft Agenda Items	Lead Officer
15 July 2020	Hinkley Phase 3 - Housing Funding Strategy	Mark Leeman
ERD = 3 July	Performance Report	Malcolm Riches
IERD = 9 June		
SMTRD = 27 May		
19 August 2020	Monkton Heathfield Phase 2 Masterplan: Feedback	Andrew Penna/ Nick Bryant
VIRTUAL	2019/20 Financial Outturn Report	Paul Fitzgerald
ERD = 7 August	Firepool (SPV)	Tim Bacon/ Joe Wharton
IERD = 14 July	Tangier	Tim Bacon
SMTRD = 1 July	Monkton Heathfield Country Park (CONFIDENTIAL)	Andrew Penna
	Two Acquisitions (CONFIDENTIAL)	Joe Wharton
16 September 2020	Somerset Wide Climate Change Strategy	Graeme Thompson
venue =	Small Scale Industrial Space LDO	Sarah Povall
ERD = 4 September	Housing Strategy - Action Plan for SWT	Mark Leeman
IERD = 11 August	Firepool LDO	Andrew Penna
SMTRD = 29 July	Taunton Garden Town Implementation Framework & Animation (CONFIDENTIAL)	Natalie Kirbyshire
	Obridge	Tim Bacon
21 October 2020	Firepool (Infrastructure Approval)	Tim Bacon/ Joe Wharton
venue =	Firepool (Commencement of Detailed Planning)	Tim Bacon/ Joe Wharton
ERD = 9 October	Everyone Active Update	Natalie Green
IERD = 15 September	Future SWT Rough Sleeper Provision	Simon Lewis
SMTRD = 2 September	Public Realm Design Guide for Taunton Garden Town - Feedback	Fiona Webb
	Somerset West and Taunton Districtwide Design Guide & Urban Design Masterplan Frameworks - Feedback	Fiona Webb
18 November 2020	Social Value Strategy (linked with LLA)?	Paul Harding
venue =	Financial Assistance for Low Income Owner Occupiers in Priority Areas	Chris Brown/ James Barra
ERD = 6 November		
IERD = 13 October		
SMTRD = 30 September		
16 December 2020	Commercial Investment Portfolio Review	Gerry Mills
venue =		
ERD = 4 December		
IERD = 10 November		
SMTRD = 28 October		

Report Number: SWT 102/20

Somerset West and Taunton Council

Executive – 15 July 2020

Corporate Performance Report 2019/20

This matter is the responsibility of Executive Councillor Member Ross Henley.

Report Author: Malcolm Riches. Business Intelligence and Performance Manager.

1. Executive Summary / Purpose of the Report

This paper provides the end-of-year performance information for a range of key indicators.

2. Recommendations

Councillors are asked to consider the attached performance report.

3. Risk Assessment (if appropriate)

Failure to regularly monitor performance could lead to the council not delivering on some of its corporate priorities.

4. Background and Full details of the Report

As part of the Councils commitment to transparency and accountability this report provides end-of-year performance information for a number of indicators across a range of council services. The format of this report will be developed further from the start of the 2020/21 financial year in order to monitor progress of the Councils Corporate Strategy.

The table in Appendix 1 includes the councils Key Performance Indicators and shows how the council has performed for 2019/20 financial year.

The majority of indicators have are either met or exceeded the target. For the 2 indicators where performance is significantly below target, and the indicator is rated “Red”, commentary is provided below:

Number of complaints responded to in 10 working days.

This has been an area of focus since last summer and has led to a restructure of the management of complaints. Jess McVie was recruited to manage the process (and support Cllrs with their cases) which has led to significant

improvements. However, some areas of the organisation have struggled to respond to complaints as quickly as needed.

Every complaint is assessed and any that are not actually complaints, such as requests for service and appeals against decisions, are reassigned to the specific process. The council does not want to discourage complaints as they are a valuable source of critical feedback, however, while the organisation has traditionally been effective at correcting mistakes (although sometimes not within the timeframes we would like) we have been less effective at implementing effective preventive action and learning from our mistakes to prevent repeat complaints. This is an area of development that has been receiving additional priority.

Prior to the Coronavirus outbreak we had been preparing a series of development workshops to coach teams in how to deal with complaints with a particular emphasis on effective responses and preventative action. This has been temporarily put on hold but will restart as soon as possible.

FOI requests responded to in 20 working days.

To help improve performance a dedicated case manager was recruited last autumn to manage the FOI process, and a new process for submitting FOI requests has been implemented. This had led to significant improvements in performance and for January, 81% of FOIs were responded to on time.

Since the Coronavirus pandemic, the ICO has formally stated that whilst, as a regulator, they are unable to formally extend time limits under the *GDPR, Freedom of Information Act and Environmental Information Regulations*, it is taking a more relaxed approach to time limits. It expects that it might take public authorities longer than the statutory timescales to respond to requests, and it will not necessarily take regulatory action where this is unavoidable.

Somerset West and Taunton will continue to deal with FOI requests throughout the Coronavirus pandemic and will endeavour to respond within the statutory deadline wherever possible. It is however expected that some officers who would need to respond to those requests may be engaged with priority work in our efforts to manage the Coronavirus and that this may cause some unavoidable delays.

5. Links to Corporate Strategy

This performance report and future development of it will be a key tool for helping to monitor progress with the implementation of the Corporate Strategy.

6. Finance / Resource Implications

The detailed financial out-turn position will be available in a separate report. Future performance reports will include headline financial indicators and will be presented to Committees alongside financial reports, on a quarterly basis.

SWT Performance report 2019/20

Full definition	Target	End of Year	Denominator	End of Year	Numerator	End of Year
% of complaints responded to in 10 working days	90%	52%	Total number of complaints responded to in the year	1073	Number of complaints responded to within 10 working days	560
% of FOI requests responded to in 20 working days	75%	59%	Total number of FOI requests responded to in the year	681	Number of FOI responded to within 20 working days	403
% of calls to Deane Helpine answered in under 60 seconds (in the last month)	90%	95%	Total number of calls to Deane Helpine in the month	337,570	Number of calls answered in under 60 seconds	316,147
Cumulative percentage of the amount of Council Tax collected	97%	97%	Total amount of Council Tax to be collected by 31st March	98,857,031	Amount of Council Tax collected in the year	96,232,587
Cumulative percentage of the amount of Business Rates collected	98%	97.4%	Total amount of Business Rates to be collected by 31st March	60,193,147	Amount of Business Rates collected in the year	58,650,652
Average processing times of new Housing Benefit claims	25days	22days	Number of new Housing Benefit claims received	958	Total number of days	20,682
Average processing times for changes in circumstances for Housing Benefit claims	10days	6days	Number of new Housing Benefit Change of Circumstances received	18,489	Total number of days	114,112
% of reported fly tipping incidents responded to within 5 working days	80%	90%	Number of fly tipping incidents	469	Number of fly tipping incidents responded to within 5 days	436
% of service requests for street cleansing actioned within 5 working days	85%	95%	Number of service requests for street cleansing	285	Number of service requests for street cleansing actioned within 5 working days	271
% Licensing applications processed within timescales	95%	95%	Number of licensing applications processed	1650	Number of licensing applications processed within timescales	1577
% of major planning applications determined within 13 weeks (or within agreed extension of time)	75%	75%	Total number of major planning applications received	40	Total number of major planning applications completed within 13 weeks or agreed extension	30
% of minor planning applications determined within 8 weeks or agreed extension of time	65%	65%	Total number of minor planning applications received	356	Total number of minor planning applications completed within 8 weeks	231
% of other planning applications determined within 8 weeks or an agreed extension of time.	80%	83%	Total number of other planning applications received	780	Total number of other planning applications completed within 8 weeks or an agreed extension	649
% of housing repairs completed within 24 hours	99%	99%	Number of urgent housing repairs completed	2197	Number of urgent housing repairs completed within 24 hours	2176
% of housing repairs completed within timescale agreed with tenant	90%	86%	Number of other housing repairs completed	9361	Number of housing repairs completed within required timescales	8048

Report Number: SWT 103/20

Somerset West and Taunton Council

Executive – 15 July 2020

Hinkley Point C Housing Strategy (Phase 3)

**This matter is the responsibility of Executive Councillor Member for Housing:
Cllr Fran Smith**

Report Authors: Mark Leeman (Strategy Specialist) and Robert Downes (Project Manager – Hinkley Point C)

1 Executive Summary / Purpose of the Report

- 1.1 The construction of the Hinkley Point C nuclear reactor is one of the largest construction projects in Europe, employing (at peak – anticipated during Spring/Summer 2021) 5,600 workers on site. A significant proportion of the workers are not Somerset residents (currently 57%), and so there is an impact on the local housing market as workers seek accommodation, particularly in the private rented sector. These pressures have predicted effects such as limiting availability of accommodation for locals, exacerbating rentals, and in some instances, the displacement of current tenants.
- 1.2 Through Section 106 planning agreements, EDF have made available funding contributions to mitigate the impact of the HPC project. Funding was first released in 2012 and other monies have been made available since. Previously, West Somerset Council and Taunton Deane Borough Council agreed funding strategies (Phases 1 and 2), using EDF money to mitigate the impact of the HPC construction on the local housing market. This mitigation took the form of creating new bed spaces and providing services for those who were struggling and needed advice and support.
- 1.3 This report presents the latest HPC housing funding strategy (Phase 3), using the current evidence to identify projects to mitigate impacts on the housing market. This will include taking forward activities that have worked well and adding in new ones to meet new emerging trends. We have in excess of £1.4M to invest that includes unspent funds from the previous strategy.

2 Recommendation

- 2.1 The Executive recommends to Full Council the adoption of the Hinkley Point C Housing Fund Strategy and supporting project activity
- 2.2 That Executive provides any comment in relation to the supporting project activity for consideration by HPC Housing Delivery Officer (appointment to commence this Summer)

3 Risk Assessment

3.1 This is a major initiative for which EDF have released (via Section 106 planning agreements) significant funding contributions over recent years. This is to help mitigate the impact of the HPC development on the local housing market, principally through the creation of additional new bed spaces and the provision of advice and support services. The initiative is operating in a complex environment, that is significantly impacted by central government funding and changing priorities, coupled with a local scene that is characterised by high house prices/rents and low wages. To this we now need to add the impact of Covid 19, which will create more volatility in the housing market as people lose their jobs, are unable to pay rents/mortgages, and seek help from support services. Also, more people are now predicted to move out of cities to rural counties as they realise that they can now easily work from home. This will create additional pressure on local house prices and rentals. The risk environment is therefore complex, challenging and changing. I have listed below some of the more significant risks:

- The changing nature of the HPC workforce (from manual to operational – this will impact on accommodation requirements e.g. potentially see a move from single units of accommodation to family accommodation) – we may fail to invest in the correct initiatives
- Delivery – individual project targets may not be met (e.g. creation of new bed spaces)
- Capacity within the VCS due to resourcing difficulties – can they complete contracts?
- Support services continue to be impacted by Universal Credit migration, Homeless Reduction Act roll out and Covid 19 – these will exacerbate poverty related issues, complicating factors for all those who are seeking to provide housing and stable support services for vulnerable individuals and families

3.2 One of the specific recommendations of the HPC Fund Strategy (Phase 3) is that we continue to fund a Delivery Officer, whose role it will be to oversee project delivery, manage contracts, monitoring, and risk management.

4 Background and Full details of the Report

4.1 The construction of Hinkley Point C nuclear reactor is one of the largest infrastructure projects in Europe.

4.2 At the 'peak construction' point (predicted early 2021) 5,600 workers are expected on site. The influx of these workers to the local area is impacting on the local housing market in terms of decrease in availability and increased cost of accommodation, particularly in the private rented sector. This has a direct effect on local residents, particularly those on lower incomes, and their ability to access accommodation appropriate to their needs. These issues are of particular concern across the former West Somerset where 50% of coastal business is within the visitor economy (8% in the former Taunton Deane). We are aware of instances where existing (and potentially new) visitor accommodation is being lost to HPC workers.

4.3 It is expected that the type of workers coming into the local area will change as the project progresses. The majority of workers on site are currently within the MEH (Mechanical, Electrical, Heating and Ventilation) phase of the project who effectively fit

out the buildings. The operational workforce (around 900) of which 500 are expected to be on site around the peak of construction, are more likely to make a permanent move.

- 4.4 EDF have provided 'mitigation' monies to fund various housing projects in recognition of the anticipated pressures on the local housing market. The aim being to build capacity in the local housing market. So far, the funding has been made available in two tranches. In 2012, £4m was made available to deliver additional housing capacity in West Somerset and Sedgemoor. This was under section 106 arrangements and relates to the site preparation works (SPW). A Housing Funding Strategy (Phase 1) was agreed with a specific programme of works
- 4.5 In June 2016 a further £3.5m became available when EDF Energy transitioned from the SPW planning permission to the Development Consent Order (DCO). West Somerset and Taunton Deane were awarded ring fenced amounts to be spent on delivering additional housing capacity in their respective areas.
- West Somerset - £500,000
 - Taunton Deane £660,824
- 4.6 In 2017, revised Housing Funding Strategies (Phase 2) were agreed for WSC and TDBC. Again, a specific programme of works were agreed, with a range of providers. The summary detail of this is provided within Appendix A – Evidence of Need and Demand (please refer to section G). From this, you will see that bed space (and other) targets have been exceeded. However, you will also note that some specific projects have not delivered. Each specific project is different and there are a variety of reasons for both success and failure (please refer to Appendix A for details). Needless to say, project performance is an important consideration when considering a future programme of works.
- 4.7 It is important here to make a specific mention of Stogursey. Stogursey has seen a high concentration of HPC workers. The number of workers in the Stogursey cluster is now above the threshold set within the s106 agreement which has led to additional payments being made. We have received an additional £25k to invest within Stogursey. Appendix A provides more detail of the current situation in Stogursey, including rental levels, Homefinder statistics and the result of a recent Housing Needs Survey.
- 4.8 Table 1 below provides a summary of the money that we have been allocated (split according to each funding tranche), the amount of spend, and a remaining balance. You will see that we have approximately £1.1M of remaining money (this assumes an element of uplift). More detail is provided at Appendix B, which shows that the majority of this money comes from a combination of projects that have failed to move towards implementation, and an amount of allocated money that we have yet to draw down from EDF.
- 4.9 In addition to the £1.1M (approx.) there is an unallocated amount of money that was made available via the DCO s106 agreement. This amounts to approx. £650k to be split between SWT, Sedgemoor District Council and North Somerset Council. As three councils, we have reached agreement on an appropriate split. SWT is to receive £290k. EDF have confirmed that we can draw down this money when required. This is factored in to Table 1 below and Appendix B, giving us an anticipated total spend of £1,426,000 (approx.).

Table 1: Allocations, Spend and Balance

	Allocation	Current Spend	Balance
WS SPW Fund	1,285,362	1,127,874.24	157,487.76
WS SPW Stogursey Fund	25,000	315.81	24,684.19
WS DCO Fund	500,000	102,888.69	397,111.31
TD DCO Fund	660,000	186,798.61	473,201.39
Sub Total	2,470,362	1,417,877.35	1,052,484.65
Plus uplift*	83,570.56	N/A	83,570.56
Total			1,136,055.32
Extra Allocation	290,000	Yet to be awarded	290,000
Grand Total			1,426,055.32

* Estimated uplift on monies yet to be drawn down from WS (£66,839.77) and TD DCO (£16,730.79) funds

- 4.10 The purpose of the HPC Housing Funding Strategy – Phase 3, is to decide on an appropriate allocation of this resource, to be split in to various projects. The questions that arise are –
- What is the current impact of the HPC scheme on the local housing market?
 - What interventions have previously worked, and which have failed?
 - What would we consider to be appropriate interventions (mitigation) given available resources?
 - Who is best placed to deliver the interventions?
- 4.11 Appendix A seeks to provide the evidence to inform the first two questions above. We have gathered a range of information as follows:
- HPC workforce surveys
 - Stogursey (Quantock Vale) Housing Needs Survey
 - Homefinder Somerset / Housing Options
 - Rentals data
 - West Somerset Advice – data and insight
 - Houses in Multiple Occupation
 - Hinkley Housing Fund Phase 2 - Project Performance
- 4.12 Appendix A should be read in conjunction with the Equalities Impact Assessment (Appendix C), where there is additional evidence drawn from the following sources
- The Somerset Homelessness and Rough Sleeper Strategy
 - YMCA
 - Magna
- 4.13 Taken with wider strategic housing priorities, the above information has been used to develop the Hinkley Housing Fund Strategy and Action Plan – Phase 3. This is presented at Appendix D.
- 4.14 The Strategy is supported by a range of projects. When considering projects, we have to be mindful of an agreed set of principles within the Section 106 planning agreement. This informs the nature of the projects. The legal agreement states (note, NNB GenCo is a subsidiary of EDF):

2.3 NNB GenCo shall within 30 days of receipt by NNB GenCo of a request from the relevant local authority make a payment from the Housing Fund to the Councils, Taunton Deane

Borough Council and/or North Somerset Council (as the case may be) if in NNB GenCo's reasonable opinion (taking reasonable account of the representations or views of the relevant local authority) the relevant initiative:

- 2.3.1 gives priority to localities within the Administrative Areas where the impacts of the Project are being experienced;
- 2.3.2 would deliver bed-spaces in advance of the peak Workforce being reached;
- 2.3.3 addresses both direct and indirect accommodation demands;
- 2.3.4 is responsive to changes in the housing market;
- 2.3.5 offers the potential for recycling the Housing Fund so that it can be reinvested in other housing initiatives, as far as reasonably practicable and provided that any recycled monies are not considered as unspent parts of the Housing Fund; and
- 2.3.6 is an effective means to mitigate the potential effects of the Project.

- 4.15 In total, we are proposing 11 'projects' (listed A to K within the Strategy) together with money for a Delivery Officer (item L) and funding for marketing, promotion, analysis and consultation (item M) and also a recognition that there are a number of projects from Phase 2 that still ongoing (item N).
- 4.16 We have shared our draft proposals with EDF and they are supportive (in principle) of the emerging strategy and associated projects
- 4.17 This report was considered by Scrutiny Committee on 1st July 2020. Scrutiny Committee made three recommendations
 - 1. A clear desire to have the climate change and social value requirements strengthened to ensure they were compatible with SWT's Climate Change plans.
 - 2. Requested continued dialogue with EDF encouraging an ongoing economic partnership in relation to temporary and affordable housing in the District.
 - 3. A Member Briefing for All Councillors be arranged in the future to keep Councillors updated on this important piece of work.
- 4.18 Recommendation 1 has been addressed through the provision of additional advice at sections 8 and 11 below. Recommendation 2 will be considered and discussed as part of Recommendation 3 (date to be arranged)

5 Links to Corporate Strategy

- 5.1 These proposals relate directly to the Housing and Communities priority, and will help enable the delivery of a number of the supporting objectives:

Homes and Communities	
A district which offers a choice of good quality homes for our residents, whatever their age and income, in communities where support is available for those who need it	
1	Increase the number of affordable and social homes in our urban towns, rural and coastal communities; including those built by the Council.
3	Reduce anti-social behaviour through working with residents and our partners as well as tackle economic, social and health inequalities within

	the groups and communities that need extra support.
4	Work to end homelessness and rough sleeping in the District.
5	Engage with the voluntary sector in their mission to help support our communities

6 Finance / Resource Implications

This Housing Strategy will have no financial impact on the council's general fund. The project in this strategy will be entirely funded by the Development Consent Order s106 funding from EDF.

Under the Development Consent Order agreement, West Somerset Council were allocated £500k and Taunton Deane Borough Council £661k. Both figures excludes index uplift. Both figures include the £60k that each council can allocate to fund a Housing Officer.

Funding for this agreement is paid when the project is agreed and approved by the Council and the funding claimed from EDF. To date, we received £0.159m plus uplift for West Somerset and £0.576m for Taunton Deane

Including uplift that we received already and funding that we due to receive (based on current inflation index), we estimate that the council will receive a total of £0.502m for West Somerset and £0.740m for Taunton Deane.

Although the two authorities have now been replaced with Somerset West and Taunton Council, the area restriction in the agreement still applies.

Also within the agreement is a further £0.641m which is to be shared between Somerset West and Taunton Council, Sedgemoor District Council and North Somerset Council. Out of this further funding, the strategy document assumes that the Council will receive a further £0.243m (excluding uplift). This will be subject to EDF approving how this funding will be spent. *(note; we have now received this approval from EDF)*

7 Legal Implications

- 7.1 The funds have been paid by or are due from the developer (EDF) due to the signing of a Section 106 legal agreement for planning permission to carry out the site preparation works at Hinkley Point C (West Somerset Council Planning Application No: 3/32/10/037) and the Hinkley Point C Deed of Development Consent (21/08/2012).
- 7.2 The Council needs to act in accordance with the s106 and other planning principles and obligations and take into account the objectives for the funds and decision-making criteria as set out in the legal agreements when approving expenditure. If there is an intention to enter into service agreements, partnerships or property development etc there will be procurement and governance regulations to comply with. Housing initiatives will need to comply with current housing regulations and policy (including Homefinder)."

8 Climate and Sustainability Implications

- 8.1 The environmental impacts associated with the wider proposed development of HPC were considered within the Environmental Statement submitted by NNB Genco with the application to carry out Site Preparation Works at HPC, and mitigation measures were secured.
- 8.2 The Council is currently preparing a Carbon Neutrality and Climate Resilience Action Plan (CNCR - to sit beneath the Somerset Climate Change Strategy) and this will be considered by members shortly. Within the emerging CNCR there are emerging themes relating to new build and the retrofit of existing property. These are highly relevant to the HPC Housing Strategy.
- 8.3 The HPC Housing Strategy proposes a range of projects, of which 5 relate to climate change and can have a positive impact:
- Minor Improvement Grant: Excess cold can be tackled through making homes more fuel efficient. This project needs to link with available advice and related funding streams
 - Empty Homes: As above
 - Stogursey Community Action: The preparation of any community / neighbourhood plan should be encouraged to consider climate resilience / carbon reduction
 - Seaward Way – 50 units of affordable housing: These will be built by SWT. The Council is an active developer, building new council homes. Ensuring that what we build is of the highest standards can not only benefit our own carbon footprint, but also reduce fuel bills and improve health outcomes for our tenants. It also enables us to lead by example and show the local development industry what is possible, show the public what they can demand from private developers, and to build the local skills base and supply chain that will be necessary to see zero carbon building standards delivered across the board.
 - Money and Debt Advice: Fuel poverty can be contributing factor to debt related problems. We need to ensure that this project links to other relevant advice and funding, such as the Warm Homes Initiative that is being delivered by the Somerset West Private Sector Housing Partnership
- 8.4 Ultimately these are matters that need to be negotiated within the commissioning arrangements for specific projects. This will be a role for the HPC Housing Delivery Officer, and will be written in to the job specification

9 Safeguarding and/or Community Safety Implications

- 9.1 Delivery partners are encouraged to consider the promotion of community safety and community cohesion as part of their project.
- 9.2 Delivery partners that provide facilities or services to families, young people or vulnerable adults (of which there are a number here, please see the details at Appendix D) are required to provide evidence of their policies and procedures relating to safeguarding, and in particular the requirement for their staff to be appropriately trained and DBS checked.
- 9.3 The requirement for delivery partners to adhere to Safeguarding legislation and to ensure necessary checks are carried out to ensure the suitability of staff or volunteers

involved in the project are included in Service Level Agreements for each initiative.

10 Equality and Diversity Implications

- 10.1 Please see the attached EIA at Appendix C – the content of this has been used to inform the development of the Strategy and Action Plan, and so therefore mitigate potential negative impacts on certain protected characteristics. In addition:
- Delivery Partners are required to ensure their initiative will promote equal opportunities and will be accessible to all people in the community regardless of background, ability or personal circumstances
 - Housing Initiatives that restrict access on the grounds of age, disability, gender, race, sexual orientation, beliefs, background, ability or personal circumstances are unlikely to be funded. Unless the reasons for doing so can be 'objectively justified'
 - Delivery partners are required to provide a copy of their Equal Opportunity Policy to demonstrate awareness of their responsibility to deliver accessible services that advance equality
- 10.2 The initiatives within the HPC Housing Fund Strategy (Phase 3) are designed to promote equality of opportunity when accessing housing and accommodation

11 Social Value Implications

- 11.1 Social and community benefits will be realised as an intrinsic part of project delivery. For example, the various projects will provide/enable the following: identify routes for tenants into training and employment; signposting tenants to a range of services such as debt advice and mental health support; supporting tenants with multiple/complex needs; offering training in money management and opportunities for volunteering; and stabilising and sustaining tenancies, and so reducing churn in the private sector housing market. All the above examples will reduce pressure and costs on other services
- 11.2 The proposals also offer significant opportunities for social value. For example, a number of the projects will be delivered by the voluntary and community sector (VCS). The VCS plays a leading role in helping us to deliver project outcomes, and can often achieve greater value for each £1 invested, compared to the local authority. A key benefit of the VCS is that they are able to access social capital through volunteering, and this includes people who find it difficult to access employment/training/housing
- 11.3 Examples of where we shall be commissioning the VCS include the following: Empty Homes; Tenant Ready, Money and Debt Advice; purchase of additional Temporary Accommodation; and Complex Needs
- 11.4 The purchase of additional Temporary Accommodation provides an example of how we could deliver social value. This scheme will provide ten units of accommodation for single people and families who are at risk of homelessness. This is social benefit. Social value can be achieved by the provider enabling vulnerable clients (within other stock) to help refit and decorate the property. This will deliver useful skills for those who are furthest from the employment market. In addition the provider could provide apprenticeships / direct employment to those with lived experience of homelessness, in the running of the TA facility. Again, this would provide skills / training / employment for

those who may otherwise really struggle to find meaningful work. Certainly, across the range of projects, there is significant potential for the delivery of social value.

- 11.5 Ultimately these are matters that need to be negotiated within the commissioning arrangements for the specific projects. This will be a role for the HPC Housing Delivery Officer, and will be written in to the job specification.

12 Partnership Implications

- 12.1 Somerset West and Taunton Council will work together with a wide range of local partner organisations to ensure the successful delivery of the initiatives within this strategy. Where necessary, partnership agreements and service level agreements will be put in place to ensure that roles and responsibilities are clear, targets are agreed and regular monitoring takes place to reduce risk to delivery.

- 12.2 Activity to address housing issues (including those proposed within the attached Strategy) are regularly discussed at the West Somerset Housing Forum, the Somerset West Private Sector Housing Partnership, and (where relevant) between SWT and the providers / commissioners of housing support services

13 Health and Wellbeing Implications

- 13.1 The initiatives within the Strategy are designed to assist local people (often the most vulnerable) to access decent standard, affordable and sustainable accommodation and therefore help to improve health and social and emotional wellbeing. Two projects will enable individuals / families with multiple and / or complex health problems to access supported accommodation. Another project will seek to regularise/licence Homes in Multiple Occupation, for the benefit of tenants

14 Asset Management Implications

- 14.1 The Complex Needs Project (depending on its final design) may require the use of one of our HRA properties to facilitate implementation. Seaward Way is being developed by SWT and will become Council stock. Dialogue is ongoing.

15 Data Protection Implications

- 15.1 Delivery partners will be required to ensure that Data Protection issues are considered where data is involved and ensure that a Data Protection Assessment (DPIA) has been completed where necessary to assess any privacy risks. This will be a requirement of all contractual arrangements between SWT (as commissioner) and delivery partners.

16 Consultation Implications

- 16.1 There has been a long process of consultation and iteration with a variety of partners over the course of the development of the HPC Housing Fund Strategy (phases 1 to 3). Partners involved have included the following:

- West Somerset Housing Forum (Magna, Livewest, YMCA, Wessex Resolutions, West Somerset Citizen Advice, HomeFirst Plus etc)
- Feedback from customers and providers involved with Phases 1 and 2 of the HPC Housing Fund Strategy
- SWT and SDC Housing Options

- Somerset West Private Sector Housing Partnership (SWPSHP) and Somerset West Landlord and Tenant Services (SWeLT)
- EDFenergy
- Stogursey – local members / parish council

16.2 The majority of projects (within Phase 3) are a continuation of existing projects (i.e. approved within Phases 1 or 2). There are two new projects where consultation continues: Acquisition of Lambrook House (Minehead) for a continuation of an existing use as supported accommodation, and a proposal for Stogursey to develop a community plan for the local community (consultation with local councillor recently undertaken). In these, and in some other instances, the process of dialogue with communities and providers will continue.

Democratic Path:

- **Scrutiny / Corporate Governance or Audit Committees – Yes**
- **Cabinet/Executive – Yes**
- **Full Council – Yes**

Reporting Frequency: **Once only**

List of Appendices (delete if not applicable)

Appendix A	Workforce, Impact and Current Conditions within the Local Housing Market
Appendix B	HPC Table of income, spend and balance
Appendix C	Equalities Impact Assessment
Appendix D	HPC Housing Fund Strategy

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APPENDIX A: NEEDS ASSESSMENT

We have used a number of sources of information to help build a picture of the current impact of the HPC construction programme on the local housing market, and the need that is being generated.

Below you will find evidence and commentary from the following sources:

- A. HPC workforce surveys
- B. Stogursey (Quantock Vale) Housing Needs Survey
- C. Homefinder Somerset / Housing Options / TA
- D. Rentals data
- E. West Somerset Advice
- F. Houses in Multiple Occupation
- G. Hinkley Housing Fund Phase 2 - Project Performance

The commentary below should be read in conjunction with the Equalities Impact Assessment, where there is additional evidence drawn from the following sources:

- The Somerset Homelessness and Rough Sleeper Strategy
- YMCA
- Magna

The EIA concludes that, without mitigation, there will be negative impacts on various protected characteristics including young, elderly, those with disabilities, those from different ethnic backgrounds, rurality also potentially veterans

A. HPC Workforce Report (November 2019)

EDF are required to undertake a regular (six monthly) accommodation survey of their workers. Highlights relevant to this report include the following:

Workforce Make-Up

The workforce number is steadily rising:

- 3,787 (January 2019)
- 4,313 (June 2019)
- 4,837 (November 2019)

Gender, Age and Ethnic Background of workforce:

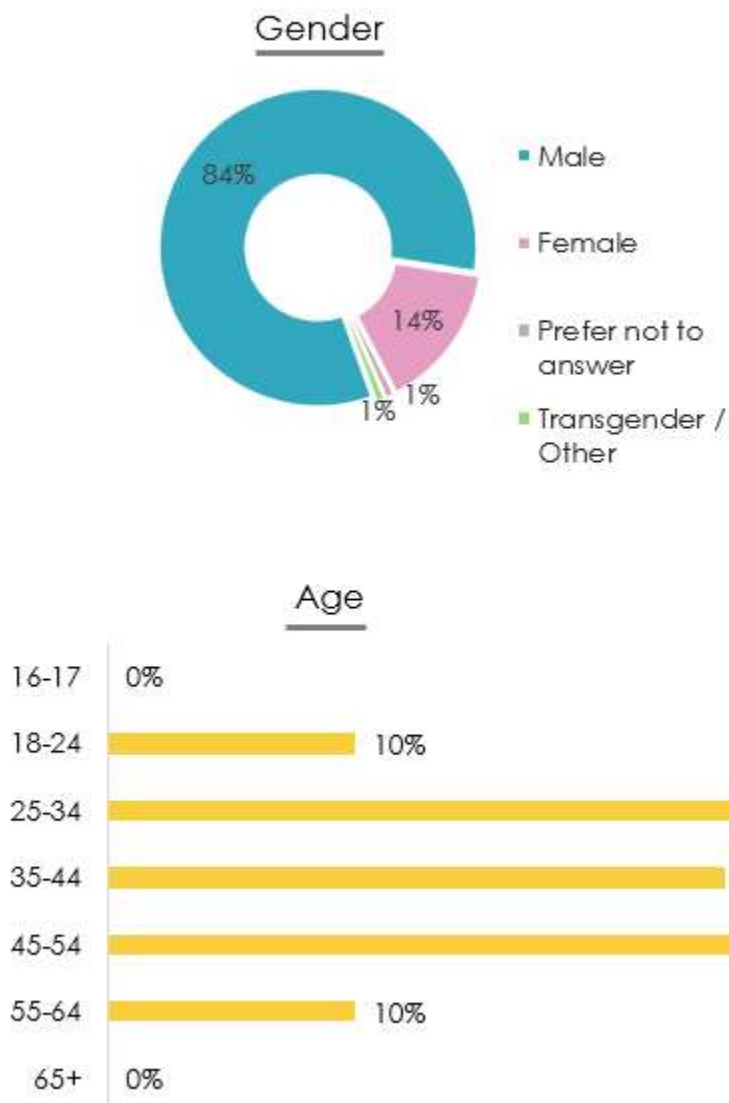


Figure 1: Gender, Age and Ethnic Background of Workforce

40% of the workforce in November 2019 are home-based, down 11% from June 2019.

34% of the home-based workforce in November 2019 are Somerset based, down from 43% in June 2019.

	May 2018	January 2019	June 2019	November 2019	Trend
Workforce number	3230	3787	4313	4,837	Up
Home based	50%	50%	51%	40%	Down
Home based in Somerset	42%	46%	43%	34%	Down

Table 1: Workforce numbers and percentage home based (November 2019)

Accommodation Type – Non-Home Based Workforce – November 2019

	January 2019	June 2019	Nov 2019	Trend	EDF Accommodation Strategy	Current position
Private Rented	59%	28%	27.5%	No change	20% (750)	27.5% (633)
Private rented - Latent		32%	27.5%	Down	11% (400)	27.5% (633)
Caravan/Campsite	15%	12%	9%	Down	16% (600)	12% (276)
Hotel/B&Bs	3%	3%	2%	Down		
Holiday Lets	1%	1%	1%	No change		
Owner occupied	1%	1%	7%	Up	13% (500)	7% (161)
Hinkley House	18%	18%	14%	Down	40% (1500)	21% (484)
Sedgemoor Campus	2%	5%	7%	Up		

Table 2: HPC workforce accommodation choices (June 2019)

In terms of adherence to the original accommodation strategy, as the table above shows it is only Latent Accommodation that is above the originally assessed level, with significant spare capacity in the campuses, tourist and owner occupier accommodation types.

The biggest change has been the % of workers who have purchased property, up to 7% of the non-home based workforce. This is partly due to the change in contractor profile but also reflects that some of the operational workforce have begun to work on the project.

Accommodation Location: Private Rented Sector – Non-Home Based Workforce

Average PRS take-up for each administrative area (non-home based workers)	Value	Value minus latent	S106 Threshold	Hinkley Housing Initiative	Housing Initiative + Threshold	Latest Position
Sedgemoor	1095	559	1005	1,193	2,198	1,639
• Bridgwater	875	525	544	933	1,477	952
• Burnham & Highbridge	13	20	377	214	591	571
• Cannington	139	49	172	46	218	169
Taunton Deane	152	127	372	192	564	437
West Somerset	67	64	436	392	828	765

• Hinkley Point / Stogursey	51	47	49	35	84	38
• Minehead	0	3	261	134	395	393
• Watchet/Williton	13	15	131	223	354	340
North Somerset	27	4	920	273	1,193	1,190
Other	13	10	n/a			

Table 3: HPC workforce location choices (November 2019)

Trigger points (established in the original planning permission) have been breached in Cannington and Stogursey.

Of the non-home based workforce in November 2019:

62% are staying in Sedgemoor (down from 82% from June 2019), 23% in West Somerset (up from 8%), 14% in Taunton Deane (up from 9%) and 2% in North Somerset (no change).

Summary conclusions from the HPC Workforce Report (June 2019):

- A sharp increase in West Somerset reflecting the continued popularity of the HPC Campus and the switch from PRS and caravan accommodation towards campus and owner occupied accommodation.
- Taunton has increased in popularity due to the increase of specific contractors with a higher proportion of non-UK workers.
- Workforce numbers are steadily rising, with peak expected in 2021.
- Of the non-home based workforce, the majority are in the Private Rented Sector, with the majority of these occupying Latent accommodation. However, as a percentage, they are falling compared to other types of accommodation.
- The profile of accommodation types occupied by the HPC workforce is expected to change in the near future, as the nature of the workforce will change.

B. Stogursey (Quantock Vale) Housing Needs Survey

During November 2018, a housing needs survey was undertaken of the parishes of Stogursey, Holford and Kilve (collectively referred to as Quantock Vale). The survey was undertaken by West Somerset Council in conjunction with Stogursey Parish Council. The survey was in response to the council receiving anecdotal evidence suggesting that property prices were increasing and that local people were being pushed out of the market – both in terms of purchasing and renting. The council is also being told that large family accommodation is hard to come by and it is being converted into smaller units of accommodation and let to Hinkley workers, and what is left to local people is often poor quality, expensive and short term. The survey was therefore undertaken to understand the impact of the HPC project across the survey area, and to establish whether there is a current housing need within the Parish of Stogursey and the wider Quantock Vale, and to ascertain the number, nature, type and size of homes that are required.

The survey: On 5th November 2018, a total of 1,031 surveys were sent by post to all households in the survey area. A total of 286 responses were received giving a

response rate of 27.74% which is deemed good in comparison to the average response to a Housing Needs Survey (around 20%).

General observation: The majority of respondents lived in larger houses and were of a smaller household size (1 or 2 person). This largely represents the more elderly, home owning demographic. A significant element indicated that home adaptations would be necessary in the forthcoming years.

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

Household size of those in Housing Need: 2/3 (22 of 33) of all households considered themselves in Housing Need and require smaller 1 or 2 bedroom accommodation being either 1 or 2 person households. Only 2 responses were received from larger families of 5 members or more.

Reasons for households needing to move within the next 5 years: Many of the households requiring affordable housing chose more than 1 reason for needing to move. These ranged across the board from needing independent accommodation to struggling to afford their current home. The largest response was for households requiring smaller accommodation with 10 households indicating a need to downsize. This was closely followed by 9 households stating that they needed their own home.

Preferred housing options for those needing to move: Purchasing a property was the most popular choice with 19 respondents stating that they would like to buy their own home on the open market and 9 households suggesting a form of Low Cost Home Ownership Tenure would be preferable. 13 households suggested that they would consider renting a property with 8 of those indicating a Housing Association would be their preferred choice of Landlord.

Conclusions:

- A number of the 33 in housing need are current homeowners who wish to downsize in to good quality market housing e.g. bungalows.
- 13 households can resolve their own housing needs by selling their current property and downsizing.
- The market for Low Cost Home Ownership remains high across West Somerset as a whole. This is confirmed as being the case in and around Stogursey, with 8 households identified as being able to purchase a property if such options were available to them.
- 6 of the remaining 12 households have been assessed as either having a high level of housing need, having a housing need due to circumstances which meant that their housing situation could worsen significantly in a short period of time or having housing circumstances which meant that they could accept an offer of affordable housing immediately. 4 of these households require Sheltered Accommodation and 2 general needs housing.
- The final 6 households have a low level or longer term need with 2 requiring Sheltered Accommodation and the rest general needs housing (the need for Sheltered Accommodation can be met from existing stock within the village given the levels of both stock and turnover).

It is interesting to note that whilst 12 respondents have expressed an interest in renting from a Housing Association, only 9 households are actually registered for housing on Somerset Homefinder with Stogursey as their first choice parish for re-housing.

Summary of recommendations:

- Look to deliver up to 5 homes for social rent and designed in such a way to be flexible enough to accommodate those with a housing need for 1 or 2 bedrooms.
- Deliver a proportion of 2 or 3 bedroom dwellings either to be sold at a significant discount to market value, or on a shared ownership basis to ensure they are affordable to local people on local incomes.
- Encourage all households in housing need to register on Somerset Homefinder.
- Support and encourage any potential future development to be truly mixed tenure and incorporate good quality private rented housing, open market sale housing suitable for current homeowners downsizing (especially the provision of bungalows) and affordable housing.

C. Homefinder Somerset / Housing Options

Homefinder Somerset is the Choice-Based Lettings (CBL) scheme for Somerset, recording demand for social / affordable / supported accommodation across the county. The latest data (March 2020) is presented below:

Breakdown of Housing Need by Parish

Count of Applicants Parish	Band				Grand Total
	Emergency	Gold	Silver	Bronze	
Ash Priors	0	0	1	2	3
Ashbrittle	0	1	1	1	3
Bathealton	0	0	0	1	1
Bickenhall	0	0	0	1	1
Bicknoller	0	0	1	3	4
Bishop's Hull	0	4	19	20	43
Bishop's Lydeard	0	1	11	24	36
Bradford-on-Tone	0	1	2	0	3
Brompton Ralph	0	0	1	0	1
Brompton Regis	0	0	1	6	7
Brushford	0	0	4	4	8
Burrowbridge	0	0	0	1	1
Carhampton	0	0	9	12	21
Cheddon Fitzpaine	0	2	12	31	45
Churchstanton	0	3	3	3	9
Clatworthy	0	0	0	1	1
Combe Florey	0	0	1	0	1

Comeytrowe	0	3	22	50	75
Cotford St. Luke	0	2	18	25	45
Creech St. Michael	0	3	12	16	31
Crowcombe	0	0	3	3	6
Cutcombe	0	0	2	7	9
Dulverton	0	3	17	23	43
Dunster	0	1	4	6	11
Durston	0	0	1	0	1
East Quantoxhead	0	0	0	2	2
Exford	0	2	2	3	7
Exmoor	0	0	0	1	1
Exton	0	0	0	3	3
Fitzhead	0	0	0	1	1
Halse	0	0	1	3	4
Hatch Beauchamp	0	0	4	5	9
Holford	0	0	0	2	2
Huish Champflower	0	0	0	1	1
Kilve	0	1	2	1	4
Kingston St. Mary	0	2	2	6	10
Langford Budville	0	0	4	1	5
Luccombe	0	0	1	1	2
Luxborough	0	0	1	1	2
Lydeard St. Lawrence	0	0	2	1	3
Milverton	0	2	11	16	29
Minehead	4	29	108	210	351
Monksilver	0	0	1	0	1
Nettlecombe	0	0	1	1	2
North Curry	0	1	4	12	17
Norton Fitzwarren	0	6	36	48	90
Nynehead	0	0	4	3	7
Oake	0	0	1	4	5
Old Cleeve	0	0	19	25	44
Orchard Portman	0	0	0	1	1
Otterford	0	0	0	2	2
Pitminster	0	1	5	2	8
Porlock	0	1	6	18	25
Ruishton	0	0	7	15	22
Sampford Arundel	0	1	1	4	6
Sampford Brett	0	0	1	1	2
Selworthy	0	1	2	4	7
Staple Fitzpaine	0	0	1	1	2
Staplegrove	0	2	13	21	36
Stogumber	0	0	4	7	11
Stogursey	0	2	9	9	20
Stoke St. Gregory	0	3	8	8	19
Stoke St. Mary	0	2	4	5	11
Stringston	0	0	0	1	1
Taunton	2	166	669	1043	1880

Thornfalcon	0	0	0	3	3
Timberscombe	0	2	14	16	32
Trull	0	0	9	9	18
Upton	0	0	0	1	1
Watchet	1	6	41	81	129
Wellington	1	22	153	228	404
Wellington Without	0	0	5	2	7
West Bagborough	0	1	3	1	5
West Buckland	0	0	2	6	8
West Monkton	2	10	29	44	85
West Quantoxhead	0	0	1	3	4
Williton	0	7	38	79	124
Winsford	0	0	0	3	3
Withycombe	0	0	3	4	7
Withypool and Hawkridge	0	0	5	1	6
Wiveliscombe	0	3	26	39	68
Wootton Courtenay	0	0	0	2	2
Grand Total	10	297	1408	2255	3970

Table 4: Breakdown of Housing Need by Parish (Homefinder Somerset May 2020)

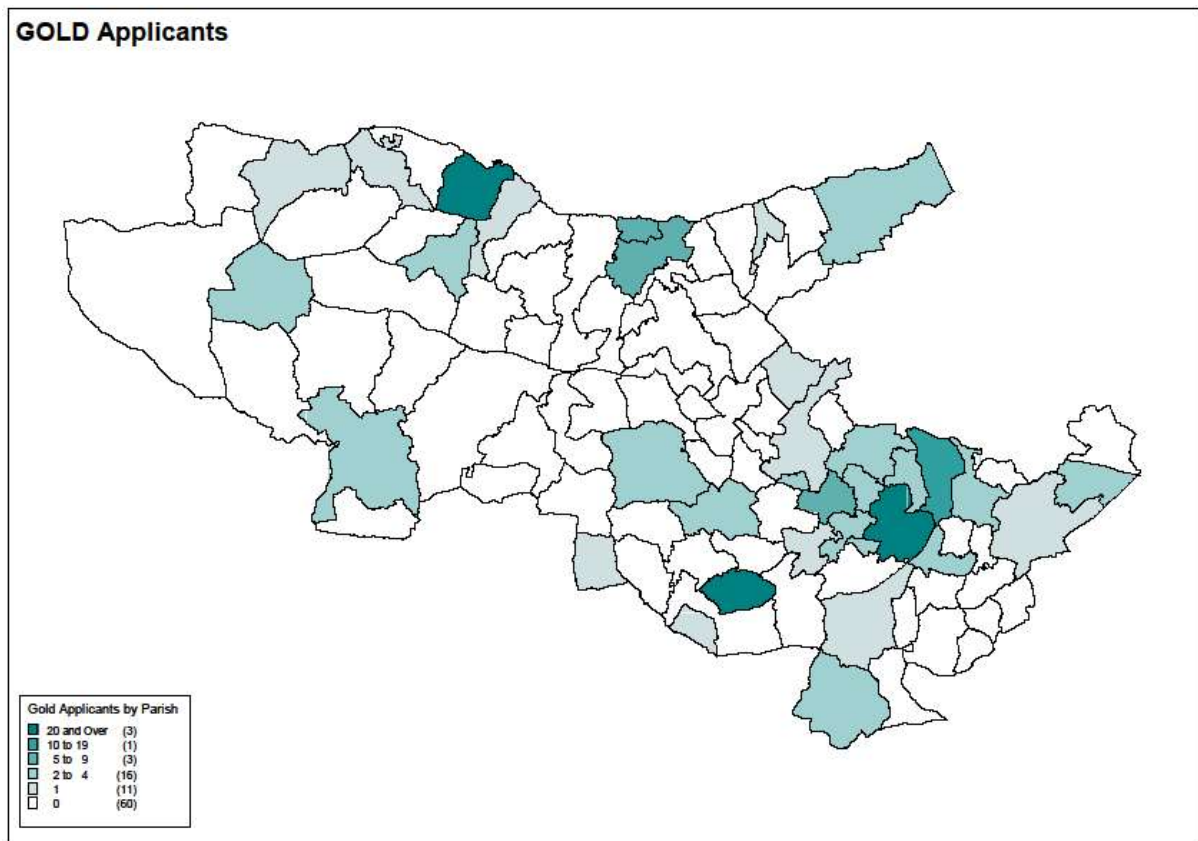


Figure 2: Gold Applicants by parish of residence Thematic Map (Homefinder Somerset May 2020)

SILVER Applicants

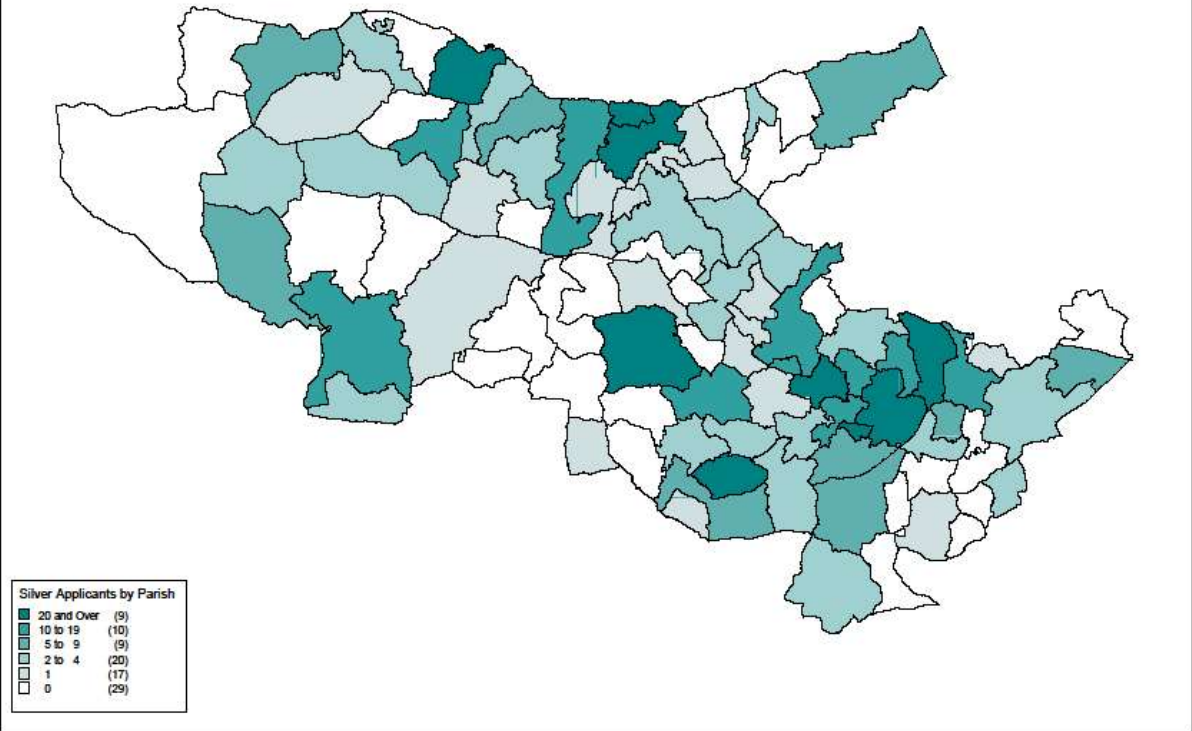


Figure 3: Silver Applicants by parish of residence Thematic Map (Homefinder Somerset May 2020)

BRONZE Applicants

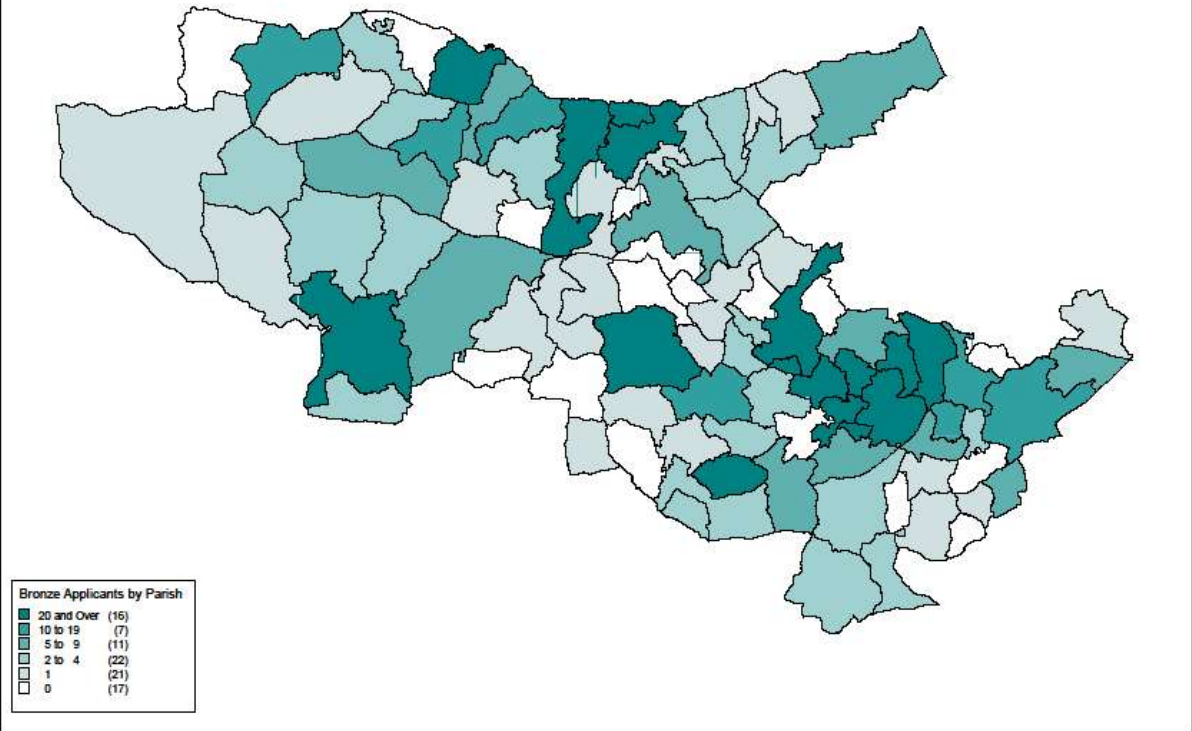


Figure 4: Bronze Applicants by parish of residence Thematic Map (Homefinder Somerset May 2020)

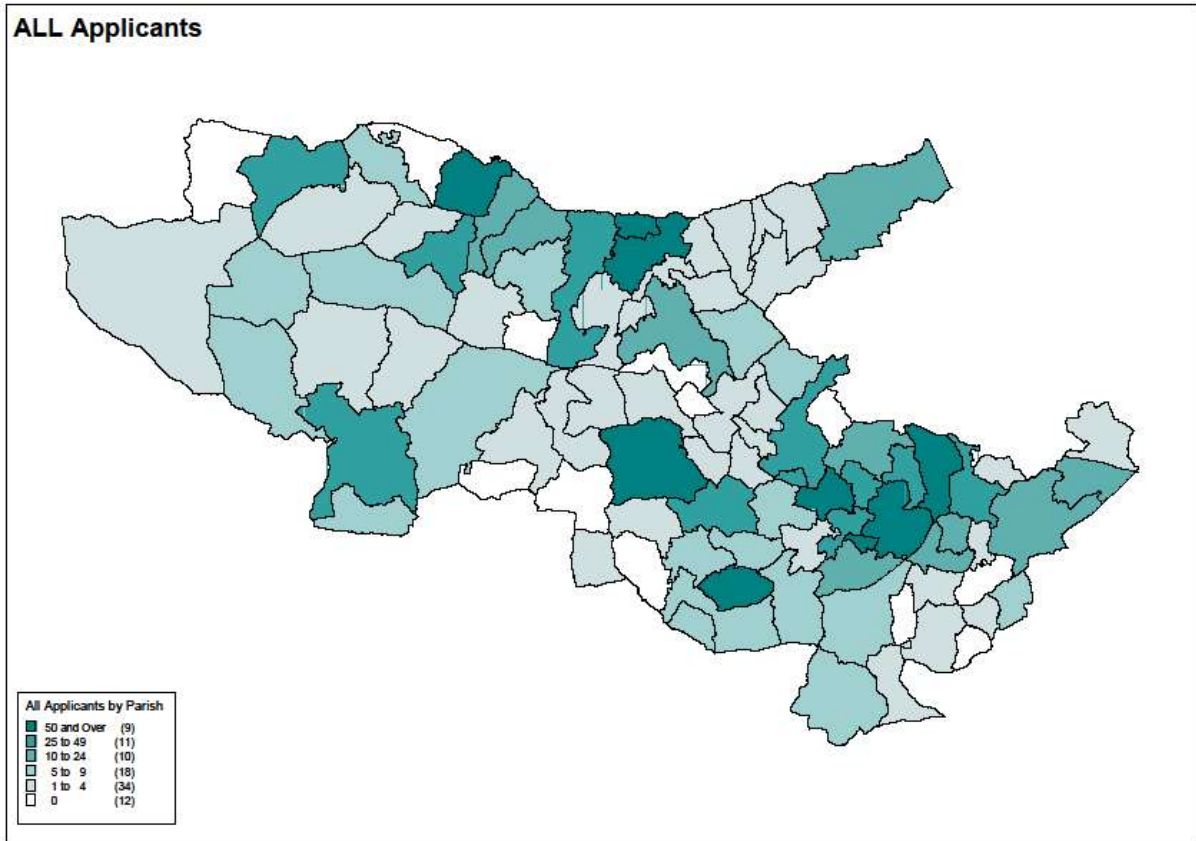


Figure 5: All Applicants by parish of residence Thematic Map (Homefinder Somerset May 2020)

Summary:

- Demand is concentrated in these areas: Taunton (1880), Wellington (404), Minehead (351), Watchet (129), Williton (124), Norton Fitzwarren (90), West Monkton (85), Comeytrove (75), Wiveliscombe (68), Cotford St Luke (45), Cheddon Fitzpaine (45), Old Cleeve (44), Bishop’s Hull (43), Dulverton (43), Bishop’s Lydeard (36) and Staplegrove (36).
- Stogursey (20) continues to have a comparatively higher demand than other similar rural parishes in the area due to the proximity of HPC.

Breakdown of Bedroom Need by Parish

Count of Applicants	Band						Grand Total
	1	2	3	4	5	6	
Ash Priors	2	1	0	0	0	0	3
Ashbrittle	3	0	0	0	0	0	3
Bathealton	1	0	0	0	0	0	1
Bickenhall	0	1	0	0	0	0	1
Bicknoller	2	2	0	0	0	0	4
Bishop's Hull	24	10	8	0	1	0	43

Bishop's Lydeard	20	6	8	2	0	0	36
Bradford-on-Tone	1	1	0	1	0	0	3
Brompton Ralph	0	0	1	0	0	0	1
Brompton Regis	6	0	1	0	0	0	7
Brushford	5	2	1	0	0	0	8
Burrowbridge	1	0	0	0	0	0	1
Carhampton	11	6	2	2	0	0	21
Cheddon Fitzpaine	18	16	8	2	1	0	45
Churchstanton	5	3	0	1	0	0	9
Clatworthy	0	0	1	0	0	0	1
Combe Florey	1	0	0	0	0	0	1
Comeytrove	25	37	10	2	1	0	75
Cotford St. Luke	10	18	14	3	0	0	45
Creech St. Michael	10	9	9	3	0	0	31
Crowcombe	3	2	0	1	0	0	6
Cutcombe	4	4	1	0	0	0	9
Dulverton	30	7	5	1	0	0	43
Dunster	8	2	1	0	0	0	11
Durston	0	0	1	0	0	0	1
East Quantoxhead	2	0	0	0	0	0	2
Exford	3	3	1	0	0	0	7
Exmoor	1	0	0	0	0	0	1
Exton	3	0	0	0	0	0	3
Fitzhead	1	0	0	0	0	0	1
Halse	3	0	1	0	0	0	4
Hatch Beauchamp	8	1	0	0	0	0	9
Holford	1	1	0	0	0	0	2
Huish Champflower	0	0	1	0	0	0	1
Kilve	0	3	0	1	0	0	4
Kingston St. Mary	5	3	2	0	0	0	10
Langford Budville	3	1	1	0	0	0	5
Luccombe	1	0	0	0	1	0	2
Luxborough	1	0	1	0	0	0	2
Lydeard St. Lawrence	3	0	0	0	0	0	3
Milverton	17	8	2	2	0	0	29
Minehead	218	85	34	14	0	0	351
Monksilver	0	1	0	0	0	0	1
Nettlecombe	2	0	0	0	0	0	2
North Curry	11	4	1	1	0	0	17
Norton Fitzwarren	48	32	8	2	0	0	90
Nynehead	2	3	2	0	0	0	7
Oake	2	2	1	0	0	0	5
Old Cleeve	28	12	1	3	0	0	44
Orchard Portman	1	0	0	0	0	0	1
Otterford	2	0	0	0	0	0	2
Pitminster	4	2	2	0	0	0	8
Porlock	16	4	3	1	1	0	25
Ruishton	13	4	5	0	0	0	22

Sampford Arundel	4	1	0	1	0	0	6
Sampford Brett	0	2	0	0	0	0	2
Selworthy	5	2	0	0	0	0	7
Staple Fitzpaine	1	1	0	0	0	0	2
Staplegrove	17	13	3	3	0	0	36
Stogumber	7	2	2	0	0	0	11
Stogursey	6	7	2	4	1	0	20
Stoke St. Gregory	10	7	1	1	0	0	19
Stoke St. Mary	9	2	0	0	0	0	11
Stringston	1	0	0	0	0	0	1
Taunton	1004	546	262	61	6	1	1880
Thornfalcon	2	1	0	0	0	0	3
Timberscombe	18	9	4	1	0	0	32
Trull	12	4	2	0	0	0	18
Upton	1	0	0	0	0	0	1
Watchet	73	42	12	1	1	0	129
Wellington	192	124	60	24	4	0	404
Wellington Without	4	1	2	0	0	0	7
West Bagborough	2	1	1	1	0	0	5
West Buckland	5	3	0	0	0	0	8
West Monkton	33	30	17	5	0	0	85
West Quantoxhead	1	2	1	0	0	0	4
Williton	59	49	10	4	2	0	124
Winsford	2	1	0	0	0	0	3
Withycombe	4	3	0	0	0	0	7
Withypool and Hawkridge	4	2	0	0	0	0	6
Wiveliscombe	39	19	9	1	0	0	68
Wootton Courtenay	1	0	1	0	0	0	2
Grand Total	2105	1170	526	149	19	1	3970

Table 5: Breakdown of Bedroom Need by Parish (Homefinder Somerset May 2020)

One Bedroom Applicants

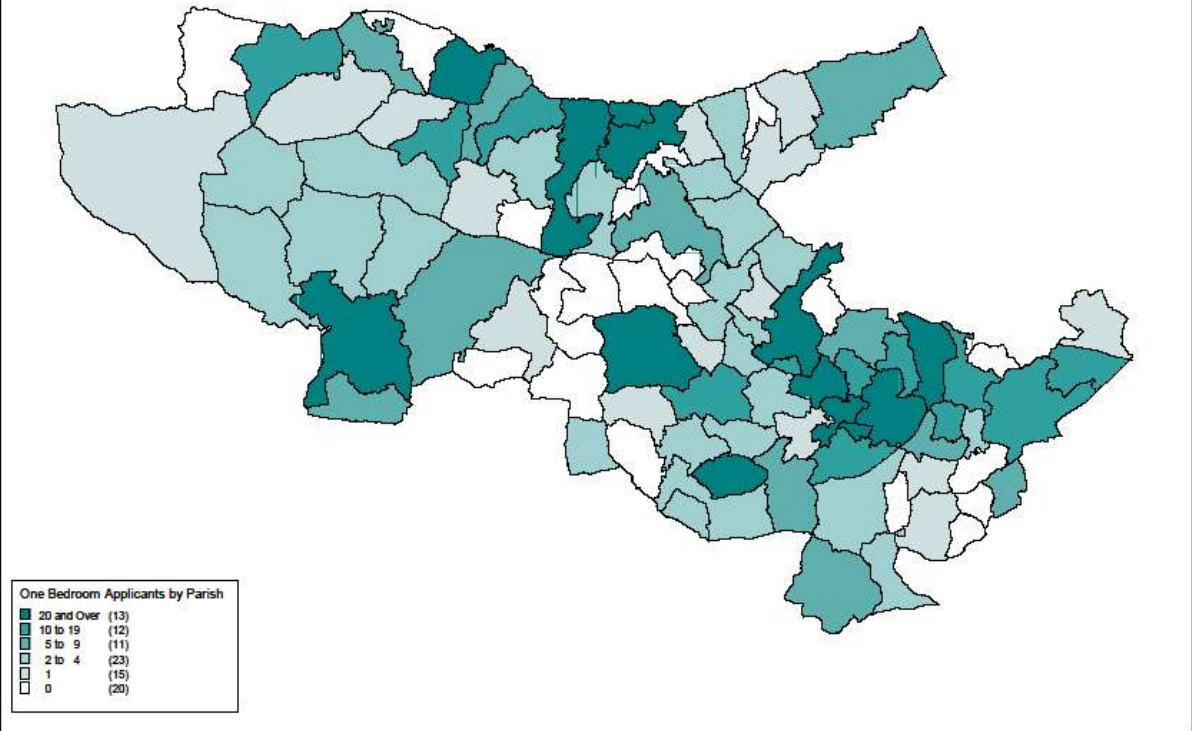


Figure 6: One Bedroom Applicants by parish of residence (Homefinder Monitoring May 2020)

Two Bedroom Applicants

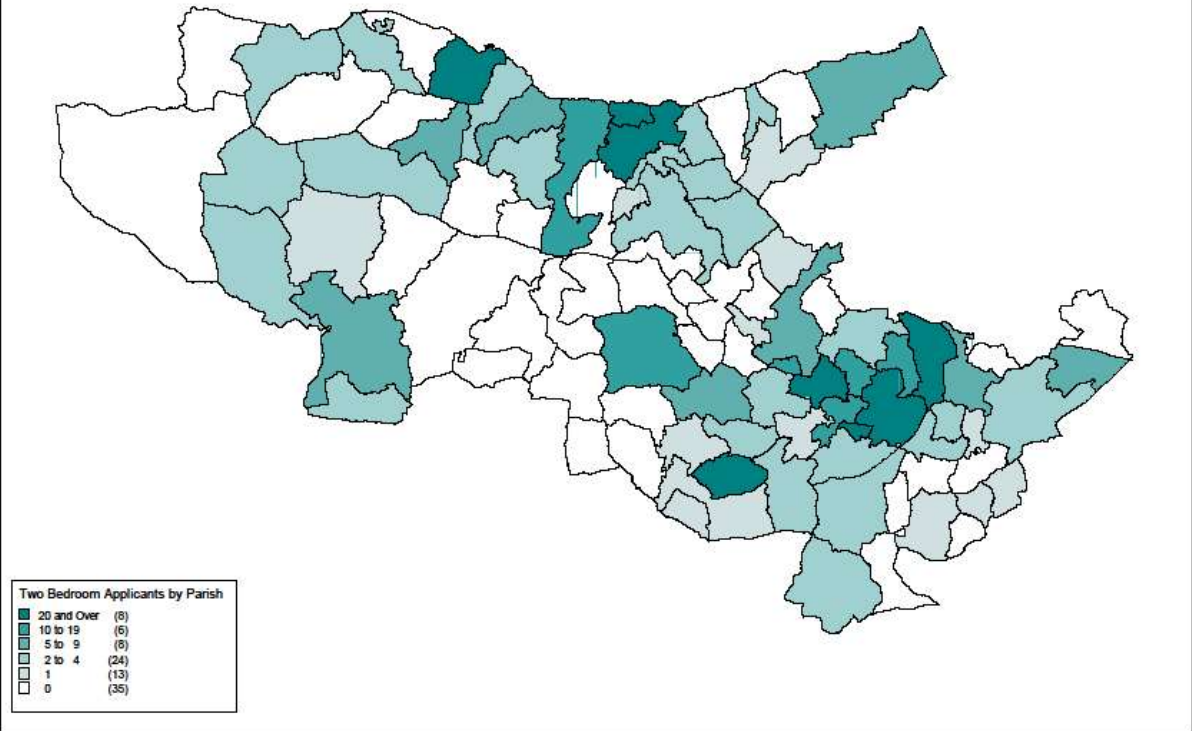


Figure 7: Two Bedroom Applicants by parish of residence (Homefinder Monitoring May 2020)

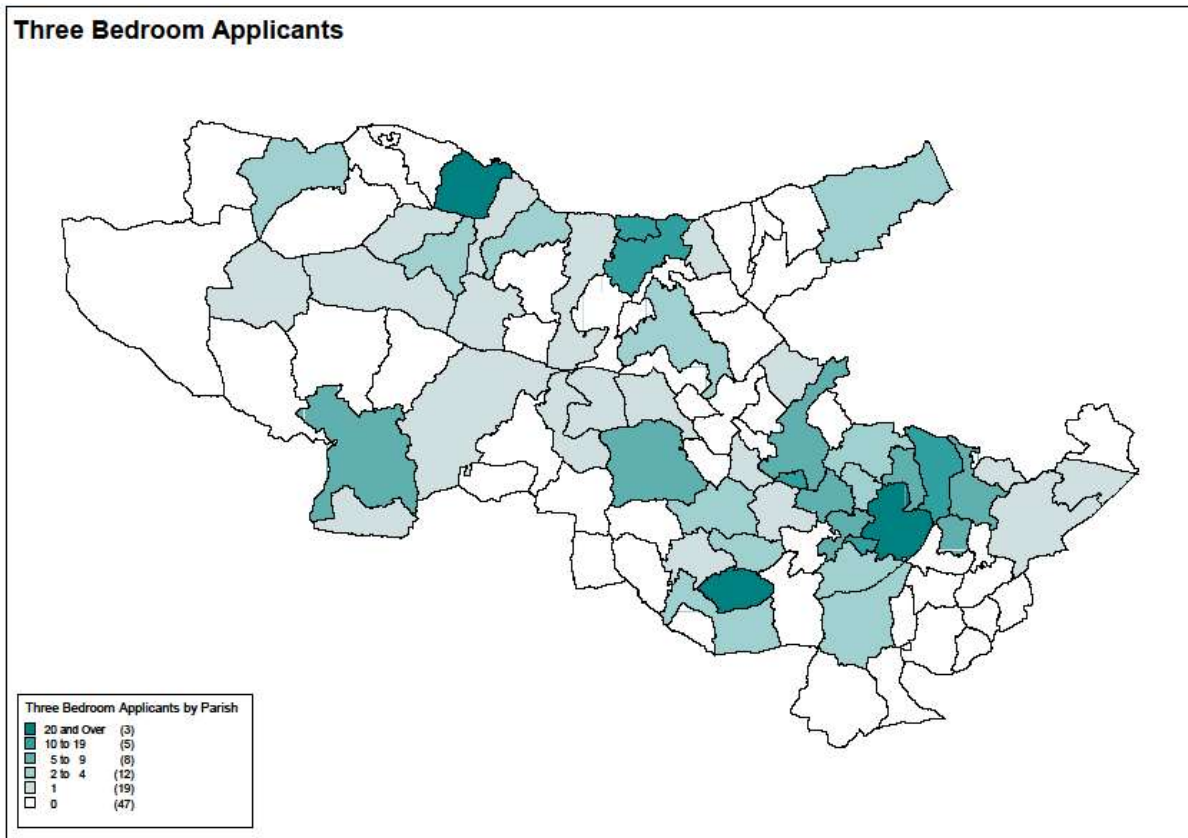


Figure 8: Three Bedroom Applicants by parish of residence (Homefinder Monitoring May 2020)

Summary:

- Demand for 1 bedroom properties are concentrated in these areas: Taunton (1004), Minehead (218), Wellington (192), Watchet (73), Williton (59), Norton Fitzwarren (48), Wiveliscombe (39), West Monkton (33), Dulverton (30) Old Cleeve (28), Comeytrove (25), Bishop's Hull (24), Bishop's Lydeard (20) Cheddon Fitzpaine (18), Staplegrove (17) and Cofford St Luke (10).
- Stogursey (6 1 bed, 7 2 beds, 2 3 beds and 4 4 beds) continues to have a comparatively higher demand than other similar rural parishes in the area due to the proximity of HPC.
- It is also interesting to note that both Comeytrove (25 1 bed, 37 2 beds, 10 3 beds, 2 4 beds) and Cofford St Luke (10 1 bed, 18 2 beds, 14 3 beds, 3 4 beds) have a different demand from the rest of the parishes in that the demand for 2 beds exceeds the demand for 1 bed.

Impact of the HRA and the need for Temporary Accommodation

Since the introduction of the Homelessness Reduction Act (HRA) in 2018 we have seen increase in the first year of 130% persons approaching for assistance (17/18 – 478, 18/19 – 1300).

The current situation in regards to Temporary Accommodation (TA) is that we have access to 36 units. This was increased in 18/19 by 9 units from the original of 25 we had available. Within this stock we have 8 (3bed), 11 (2bed), 9 (1bed) and 8 (studio). Of this, we have 3 units in the former area of West Somerset – 2 (2bed) and 1 (3bed), all in Minehead

There has not been a lot of movement on from the TA units due to the limited availability of affordable housing within social housing and the private rented sector. This has been compounded during Lockdown. We have also seen an increase of larger families and singles which prove more difficult when trying to source move-on options.

During the period 18/19 we saw the following number requiring placement in B&B accommodation: Families (61 Adults, 81 Children), Couples (16) and single adults (650). There was a total of 5128 nights in B&B with an average stay of 38.55 days per client.

The figures for Jan/Feb this year show: Jan - 11 families (21 Adults and 15 Children) and 21 Singles, Feb - 8 families (12 adults and 20 children) and 20 singles.

Since the introduction of the HRA, there has been an increase in the amount of people requiring placement in to emergency accommodation, which means we have issues with the availability for both larger families and singles. Within our current TA stock there is a lack these type of accommodation.

We have attempted to interrogate Homefinder data via Jigsaw, to understand some of the pressures within the HPC hotspots (areas with high concentrations of workers) and to demonstrate a direct causal link. Unfortunately this has proved impossible as many entrants to TA are marked as No Fixed Abode, so it is difficult to assess where they were previously living. However, Homefinder data (referred to above) clearly identifies that there are pressure points within the HPC hotspots. Furthermore, the anecdotal evidence that we are hearing from support services clearly indicates that people are losing their assured hold tenancy due to either pressure or expectations regarding HPC workforce. Also, many of these people have an increasing level of complexity. Undoubtedly, a number of these will be initially housed within TA, adding to pressure within such accommodation.

D. Rentals

Below we have chosen a few localities to demonstrate the increase in rentals over the past 18 months. Information source: www.Home.co.uk

Taunton – within 2 miles of the centre				
	Nov '18		Nov'19	
	Average	Count	Average	Count
1	504	33	534	19
2	599	34	682	15
3	825	15	897	12
4	1203	11	950	1
5	-	-	1701	2

Room	488	6	426	10
Flat			571	30
House			851	20

Table 6: Private rental in Taunton (www.home.co.uk)

Watchet (and Williton)				
	Nov '18		Nov'19	
	Average	Count	Average	Count
1	480	2	537	2
2	525	3	658	3
3	786	2	778	3
4	-	1	-	-
5	-	-	-	-
Room	-	-	-	-
Flat			575	3
House			732	5

Table 7: Private rental in Watchet and Williton (www.home.co.uk)

Minehead				
	Nov '18		Nov'19	
	Average	Count	Average	Count
1	487	7	478	2
2	618	6	670	5
3	724	5	1120	5
4	-	-	-	-
5	-	-	-	-
Room	488	2	-	-
Flat			584	7
House			1042	6

Table 8: Private rental in Minehead (www.home.co.uk)

Stogursey (TA5 postcode)				
	Nov '18		Nov'19	
	Average	Count	Average	Count
1	-	-	687	2
2	716	7	991	3
3	-	-	1082	7
4	1295	3	1698	3
5	-	-	-	-
Room	520	1	524	3
Flat			1290	3
House			1150	13

Table 9: Private rental in Stogursey (www.home.co.uk)

Bridgwater				
	Nov '18		Nov'19	
	Average	Count	Average	Count
1	482	20	525	10
2	649	23	654	24
3	772	11	868	15

4	998	3	1526	6
5	-	-	-	-
Room	461	18	479	16
Flat			664	26
House			948	31

Table 10: Private rental in Bridgwater (www.home.co.uk)

Summary conclusions from rental data:

- There is an upward pressure on rentals across the area of focus.
- This places increasing pressure on the more vulnerable, which will be exacerbated by the ongoing freeze on LHA, UC roll out, struggling support services etc.
- Rentals in TA5 (which includes Stogursey) are the highest within the area of focus.

E. West Somerset Advice

West Somerset Advice are commissioned to deliver two projects (via EDF funding) that have a housing focus or a housing element, these being:

- CIM funding for housing debt - July 2018 to June 2020 – total funding over two years = £51k.
- HPC social cohesion – July 2018 to June 2021 - total funding over 3 years = £108,000.

An element of the social cohesion work was the appointment and training of a specialist housing advisor, to work with people who are homeless or threatened with homelessness, linking to services provided by SWT and other providers such as YMCA. WSA are required to submit regular monitoring reports, within which they are asked to assess the impact of HPC. In their latest report (July 2019), WSA provide the following statement in relation to the housing market:

The main impact has been on the shortage of affordable accommodation. This was already a problem in West Somerset due in part to inward migration of older households retiring to the area and the loss of young talent to university towns. The number of private tenants approaching the service has continued to increase from a high of 372 households last year to 426 households during the first year of the service.

Reasons for their problems were:

- *The eviction of families to enable owners to convert the property into single person dwellings.*
- *Eviction to increase rent levels beyond normal annual increases.*
- *Agents proactively contacting landlords to entice them with higher rents, seeking to increase their management portfolio.*
- *Poor condition of property, and the failure of statutory authorities to deal with this effectively when action needs to be taken for disrepair.*

- *The increase in rent levels, together with the freezing of the local housing allowance, has pushed more households into poverty.*

Other factors are clearly involved, the introduction of Universal Credit, decrease in local service provision, movement of services from West Somerset locations to Taunton with the changes to the local authority, poor access to mental health services and decision making processes within the DWP with regard to disability benefits.

Other issues impacting on housing:

- *The implementation of the Homelessness Reduction Act.*
- *West Somerset still has the highest % of workers earning below the national minimum wage.*
- *Publicity around Universal Credit is a disincentive to private landlords to accept tenants within lower income households.*
- *Changes to P21 services for homeless under 25 year olds.*

The service has been overwhelmed by older single people and couples facing eviction after being housed in stable private accommodation (approx 50% aged 50+), some having held tenancies for over 20 years. The age range of people being faced with the need to move was not expected.

Profile of people at risk of losing their home:

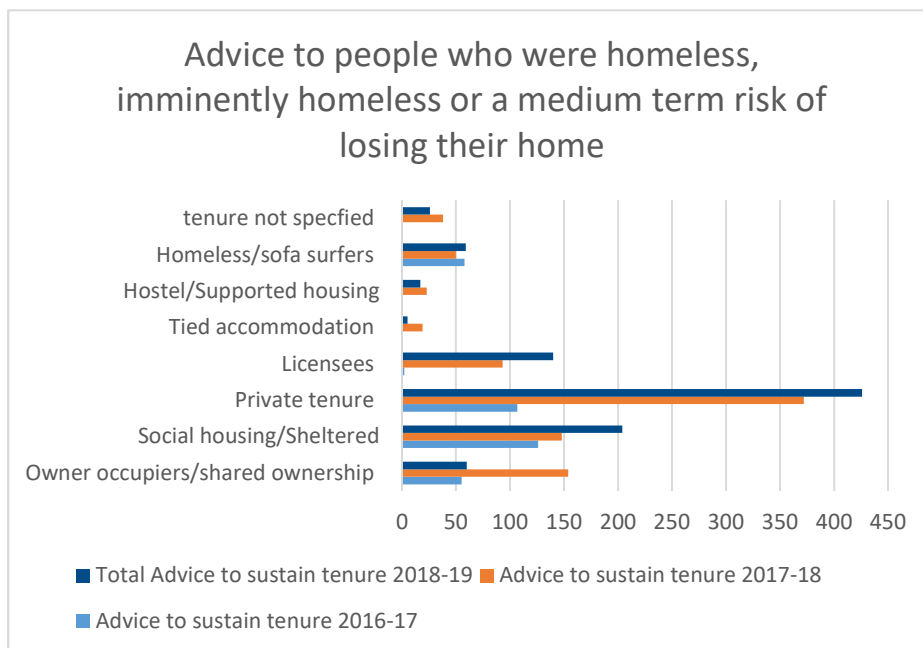


Figure 9: By tenure (WSA)

Profile of those needing advice:

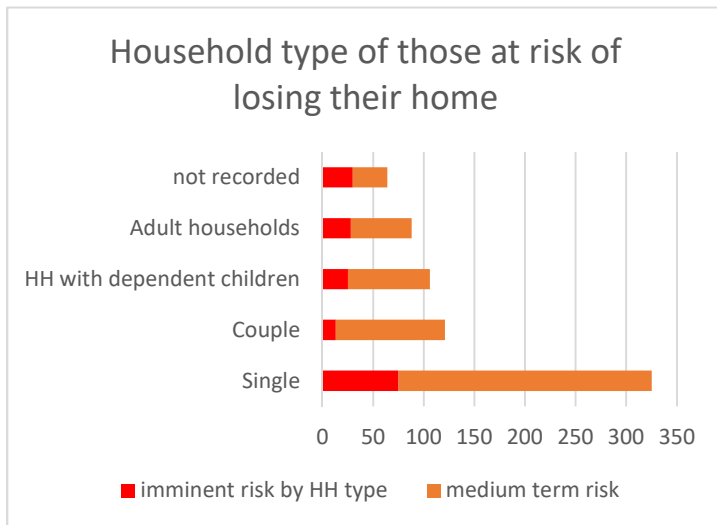


Figure 10: By household type (WSA)

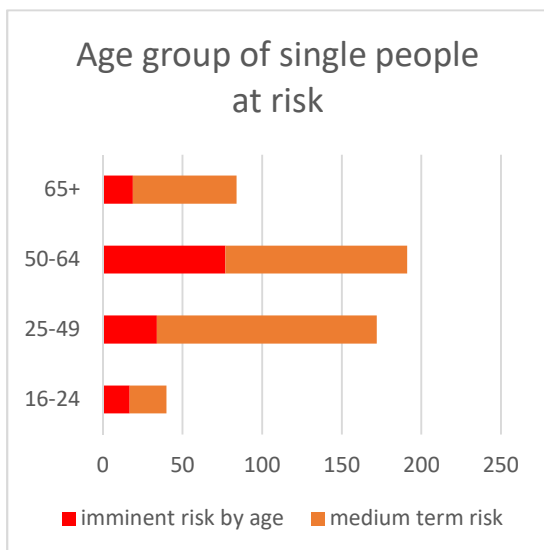


Figure 11: By age (WSA)

Reasons for approaching WSA:

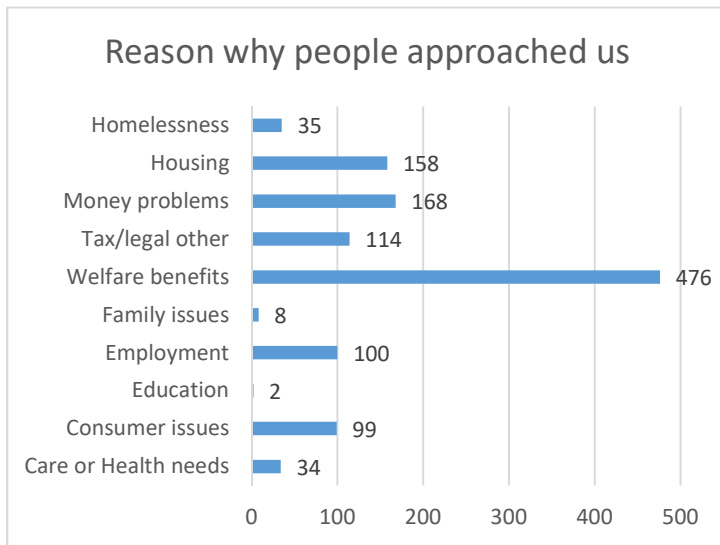


Figure 12: Reasons for approach (WSA)

Employment status of housing case clients:

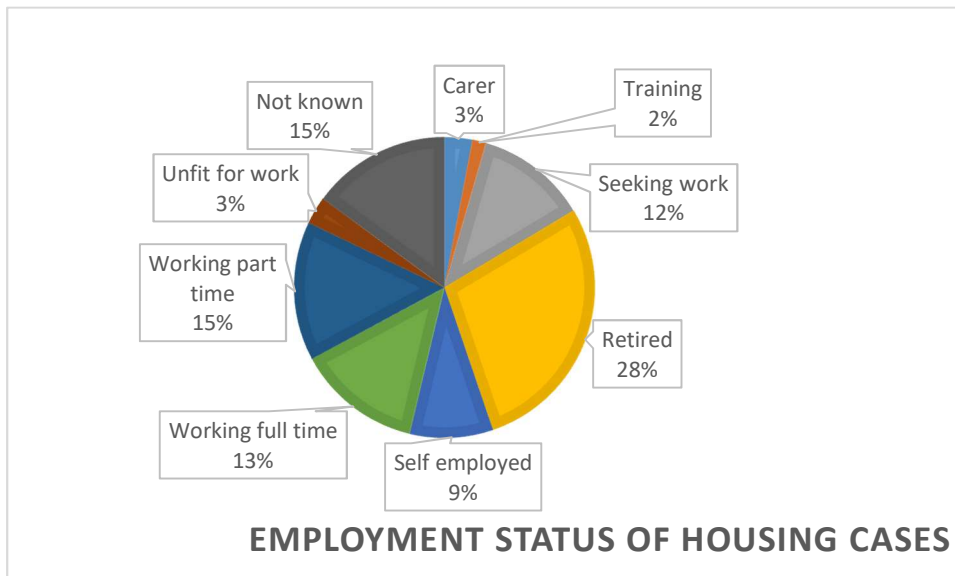


Figure 13: Employment status of housing cases (WSA)

Housing outcomes:

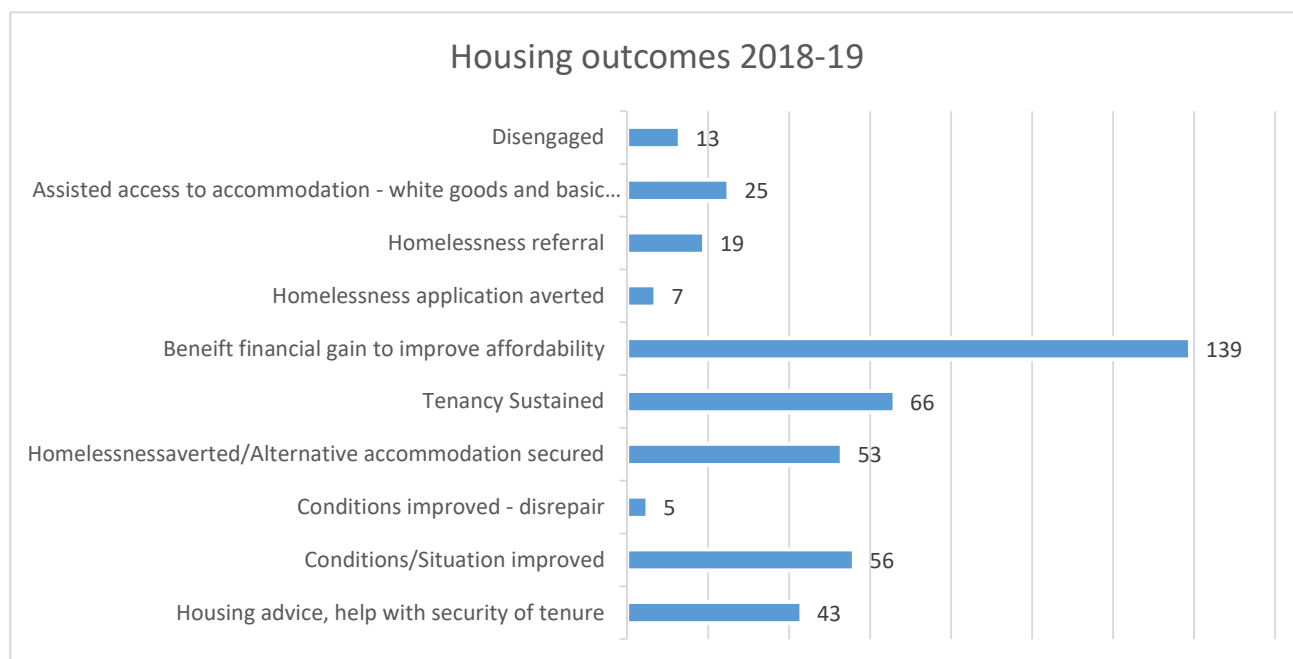


Figure 14: Housing Outcomes 2018-19 (WSA)

Summary conclusions from WSA evidence:

- The HPC development has contributed to rising levels of rent, due to agent/landlord expectation of attracting 'well paid' HPC workers.
- Evictions are increasing (due to a variety of factors, including HPC, UC etc.).
- WSA are dealing with a growing demand for housing and benefits advice.
- The majority of those seeking advice are within the private rented sector.
- There is a wide spectrum of people seeking advice, with a significant proportion being elderly (both working and retired) and single.

F. Houses in Multiple Occupation

Following the award of the Private Rented Sector Innovation and Enforcement Grant from the Ministry of Housing, Communities and Local Government in January 2020, SWT commissioned the Building Research Establishment (BRE) to provide a private rented sector stock assessment based on a combination of modelled and local authority data within SWT district to provide better intelligence for enforcement action. The assessment used a combination of modelled data provided by the BRE combined with Energy Performance Certification, Gas Supply, Tenancy Deposit Scheme and Land Registry information as well as data from a number of the local authority departments (e.g. Council Tax, Housing Benefits etc.) into an integrated stock condition database to be used for the purpose of targeting criminal landlords and supporting vulnerable tenants. The database will be updated on a monthly basis with Land Registry information on changes in commercial and corporate ownership,

allowing new tenancies to be identified and targeted where necessary for enforcement action. The draft report and data was received on 31st March 2020, however we are expecting these results to be verified and a final report and data set to be sent shortly.

From the preliminary data, it has been estimated that we have 1674 HMOs in SWT district, of which 366 come under the mandatory licence scheme (109 we have already licensed though these will need to be cross referenced). The draft report shows the count of mandatory licensable HMOs in different ward areas. There appears to be a particularly dense area in the Porlock and District Ward, which is only seen elsewhere on the map in the South Quantocks which may be due to the proximity of HPC transport links. Below is reproduced a table of the total number of HMOs and the number of licensable HMOs estimated to be in each ward.

Ward Name	Number of Licensable HMOs	Total Number of HMOs
Alcombe	4	13
Bishop's Hull	9	38
Bishop's Lydeard	15	40
Blackdown	14	24
Bradford-on-Tone	7	19
Brendon Hills	1	5
Carhampton and Withycombe	3	9
Comeytrove	8	63
Crowcombe and Stogumber	7	11
Dulverton and District	9	15
Dunster and Timberscombe	3	10
Greater Exmoor	3	6
Milverton and North Deane	7	12
Minehead Central	13	106
Minehead North	10	22
Monument	5	12
Neroche	6	9
North Curry and Stoke St Gregory	9	21
Norton Fitzwarren	3	31
Old Cleeve	6	14
Porlock and District	7	17
Quantock Vale	2	7
Ruishton and Creech	4	17
Staplegrove	11	43
Taunton Blackbrook and Holway	5	62
Taunton Eastgate	30	262
Taunton Fairwater	42	220
Taunton Halcon	6	49
Taunton Killams and Mountfield	7	20
Taunton Lyngford	24	101

Taunton Manor and Wilton	21	94
Taunton Pyrland and Rowbarton	6	39
Trull	2	9
Watchet	7	26
Wellington East	11	43
Wellington North	6	24
Wellington Rockwell Green and West	7	51
West Monkton	14	53
West Quantock	1	3
Williton	5	19
Wiveliscombe and West Deane	7	18

Table 11: HMO numbers (BRE)

G. Project Performance

West Somerset Delivery Phases 1-2

Enabling Schemes	Total Targets	Total Delivery	% Achieved to Date	Measure	Provider
Empty Homes/ LOT	16	13	81.3	New Bedspace	HomeFirst Plus
DIY Empty Homes	8	14	175.0	New Bedspace	Wessex Resolutions
Minor Improvement Grant/ Loan	50	50	100.0	New Bedspace	SWT- Housing Standards Wessex Resolutions
First Time Buyer Loan	1	4	41.7	New Bedspace	Wessex Resolutions
Lodgings Scheme	25	30	120.0	New Bedspace	YMCA DG
Home Moves Plus	45	62	137.8	New Bedspace	Magna
Donniford Road, Watchet Development	355	355	100.0	New Bedspace	Summerfield & SHAL
Former Croft House	56	56	100.0	New Bedspace	Somerset Care
Prospect House	9	9	100.0	New Bedspace	YMCA DG
TOTAL	576	594			
Tenancy Support Schemes					
Somerset Homelet	800	1922	240.3	Recycled Bedspace	EDF
Flexible Rent Support/ Furniture Fund	60	0	0.0	Persons Helped	SWT- Housing Options
Floating Tenancy Sustainment Support	126	54	42.9	Persons Supported	SWT- Housing Options
Sustainable Management Scheme	40	5	12.5	Recycled Bedspace	ARK Housing Association
Money & Debt Advice	223	325	145.7	Persons Supported	West Somerset Advice
Tenant Ready Scheme	20	41	205.0	Persons Completed Course	YMCA DG
Landlord Training	10	10	100.0	Sessions Provided	SWELT

Social Enterprise	8	0	0.0	Persons provided with work experience	HomeFirst Plus
Bridgwater Credit Union	15	3	20.0	Persons Supported	BDCU
GRAND TOTAL	1878	2954			

Table 12: West Somerset Project Performance

Taunton Deane Delivery Phases 1- 2

Enabling Schemes	Total Targets	Total Delivery	% Achieved to Date	Measure	Provider
Empty Homes/ LOT	20	0	0.0	New Bedspace	HomeFirst Plus
DIY Empty Homes	15	0	0.0	New Bedspace	Wessex Resolutions
Minor Improvement Grant/ Loan	10	62	620.0	New Bedspace	SWT- Housing Standards Wessex Resolutions
Lodgings Scheme	40	26	65.0	New Bedspace	YMCA DG
Home Moves Plus	60	116	193.3	New Bedspace	SWT- Lettings
Complex Needs Housing	6	0	0.0	New Bedspace	TBC
TOTAL	151	204			
Tenancy Support Schemes					
Somerset Homelet	2000	2502	125.1	Recycled Bedspace	EDF
Floating Tenancy Sustainment Support	80	187	233.8	Persons Supported	SWT- Housing Options
Sustainable Management Scheme	80	36	45.0	Recycled Bedspace	ARK Housing Association
Tenant Ready Scheme	40	46	115.0	Persons Completed Course	YMCA DG
Landlord Training	10	10	100.0	Sessions Provided	SWELT
GRAND TOTAL	2361	2985			

Table 13: Taunton Deane Project Performance

Review of Phases 1 & 2

The majority of schemes have met or are on track to meet their target bed spaces by the end of Phase 2.

The Minor Improvement Grant and Home Moves Plus have been very successful in creating new bedspaces in Phase 2 and will be continued into Phase 3. It is to be noted that the Minor Improvement Grant was underperforming in Phase 1. The Grant element has been very successfully turned around by the Implementation Officer after barriers were identified and strategies applied. However, the Loan element, which was to be a top-up, has had a low take up and will be discontinued for Phase 3.

The Tenant Ready Scheme, the Floating Tenancy Sustainment Support and Money & Debt Advice have been successful in providing tenancy support in Phase 2 and will be continued into Phase 3. Tenancy Sustainment is now provided as a core offer from SWT Housing Options and will not be subject to funding from EDF mitigation monies.

Although the Flexible Rent Support was very successful in Phase 1 for West Somerset, it experienced a decline in Phase 2 due to staffing shortages in the housing team. It was decided that the funds will be transferred for use by the successful Floating Tenancy Sustainment Support Scheme instead in Phase 2.

Somerset Homelet was a successful partnership tool for advertising vacant bedspaces in Phase 1. However, as other more prominent accommodation websites came online at the same time that upgrade costs were about to be incurred by the partnership, the decision was made to cease the funding of the website. EDF have continued to fund and administer the site, ensuring adequate accommodation for their workforce.

The Lodgings Scheme although successful in Phase 1 has struggled in Phase 2 to convert enquiries into certified accommodation. In Phase 2, the majority of applicants' properties were not in a good condition, most often devoid of any relevant certificates, and electrical and housing standard inspections revealed many problems that needed attention especially in West Somerset, due to the age of the properties. The decision has also been informed by the shift in housing requirements of the HPC workforce from single persons to families.

The Sustainable Management Scheme struggled in Phase 1 despite extensive publicity and a regular presence in West Somerset. The decision to discontinue was due to a low proportion of buy to let properties and existing landlords with smaller portfolios preferring established letting agents. Although identified as a project in Taunton Deane, it never began and it was agreed that the funding would be diverted to funding the Floating Tenancy Sustainment Support Scheme.

Funding provided to the Bridgwater Credit Union was used to upgrade the website successfully. However, despite advertising and marketing at events, take up in West Somerset has been very low.

Empty Homes Grant/ LOT continue to struggle due to the length of the agreements and the limitations imposed by the funding. In Phase 3, funding will still be made available for West Somerset due to commitments already in place and the provision will be reviewed in 12 months. However, there was no take up in Taunton Deane and accordingly will be discontinued for Phase 3.

DIY Empty Homes Loan was successful in Phase 2 in West Somerset and will continue to be offered in Phase 3. However, there was no take up in Taunton Deane and accordingly will be discontinued for Phase 3.

The First Time Buyers Loan in West Somerset has ceased due to limited take up and was never offered in Taunton Deane.

Landlord Training will no longer be offered as SWELT has since been discontinued.

It was envisioned that the Complex Need Housing Scheme would run in partnership and in tandem with Sedgemoor. Due to staff shortages, Taunton Deane was delayed and since then Sedgemoor has discontinued the scheme. However, Taunton Deane is keen to refine and enhance the Sedgemoor model to reflect Housing First principles and will embark on progressing it in Phase 3.

APPENDIX B - INCOME, SPEND & BALANCE

Remaining Housing Funds	Key	Capital Spend	Revenue Spend	Funds committed		
	Left WS SPW Enabling	Left in WS SPW PRS	Left WS DCO	Left WS Stogursey	Left TD DCO	Total

TABLE 1 - New Activity

A	1	Minor Improvement Grant	£	-	£	24,600.00			£	24,600.00
B	2	Homes Moves Plus	£	23,591.00	£	8,409.00			£	32,000.00
C	3	Stogursey Community Plan Delivery					£	24,684.19	£	24,684.19
D	4	Empty Homes now remaining	£	30,000.00			£	-	£	30,000.00
E	11	Seaward Way							£	-
F	5	HMO Officer							£	-
G	6	Flexirent / Furniture Fund	£	20,524.07					£	20,524.07
H	7	Tenant Ready Scheme							£	-
I	9	Complex Housing Needs							£	-
J	10	Lambrook House							£	-
K	8	Money and Debt Advice							£	-
L	12	Delivery Officer					£	60,000.00	£	60,000.00
M	13	Delivery Budget							£	-
	14a	Capital Current Commitments (Empty Homes)	£	30,000.00					£	30,000.00
	14b	Revenue Current Commitments (MIG £19.6k, Homelet £1,360, Home Moves Plus TD £42.7k)	£	680.00	£	1,600.00	£	15,400.00	£	45,378.00
Sub-Total			£	680.00	£	105,715.07	£	48,409.00	£	24,684.19
							£	105,378.00	£	284,866.26
							£	179,488.26		

TABLE 2 - Discontinued Activity

DIY Home Loans not used						£	70,000.00	£	70,000.00			
Minor Improvement Grant Admin			£	2,000.00				£	2,000.00			
Minor Improvement Loan not used						£	50,000.00	£	50,000.00			
Empty Homes unused funds		£	30,000.00			£	100,000.00	£	130,000.00			
Tenancy Sustainment Officer								£	-			
Contingency								£	-			
WS DCO Uplift left				£	6,611.31			£	6,611.31			
Landlord Accreditation Training	£	197.00						£	197.00			
Admin Fees	£	7,656.70	£	16,051.49				£	23,708.19			
TRS extension (from admin fees)			-£	2,812.50		-£	2,812.50	-£	5,625.00			
TD DCO Uplift						£	65,382.00	£	65,382.00			
WS Money & Debt overspend	£	-	£	-	-£	500.00		-£	500.00			
Sub-Totals	£	7,853.70	£	43,238.99	£	8,111.31	£	-	£	282,569.50	£	341,773.50
						£	59,204.00					

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TABLE 3 - Amounts Remaining

Totals remaining for existing activity	£	680.00	£	105,715.07	£	48,409.00	£	24,684.19	£	105,378.00	£	284,866.26
Totals remaining for new activity	£	7,853.70	£	43,238.99	£	8,111.31	£	-	£	282,569.50	£	341,773.50
Sub-Totals and Current e5 Balance	£	8,533.70	£	148,954.06	£	56,520.31	£	24,684.19	£	387,947.50	£	626,639.76
Total Capital part of balance	£	-	£	90,000.00	£	-	£	-	£	100,000.00	£	190,000.00
Money to draw down	£	-	£	-	£	340,591.00	£	-	£	85,254.00	£	425,845.00
Estimated Uplift of money drawn down	£	-	£	-	£	66,839.77	£	-	£	16,730.79	£	83,570.56
Sub-total for money to be drawn down	£	-	£	-	£	407,430.77	£	-	£	101,984.79	£	509,415.56
Sub-Totals (including TD total in red)	£	8,533.70	£	148,954.06	£	463,951.08	£	24,684.19	£	489,932.29	£	1,136,055.32
WS sub-total (in red box)						£	646,123.03					
Extra Allocation plus estimated uplift											£	290,000.00
GRAND TOTAL											£	1,426,055.32
						£	466,634.77	£	466,634.77			
						£	756,634.77					

APPENDIX C: Equality Impact Assessment

Organisation prepared for	Somerset West and Taunton Council		
Version	V2	Date Completed	June 2020
Description of what is being impact assessed			
Hinkley Housing Fund Strategy – SWT (Phase 3) 2020-2023			
Evidence			
<p>What data/information have you used to assess how this policy/service might impact on protected groups? Sources such as the Office of National Statistics, Somerset Intelligence Partnership, Somerset’s Joint Strategic Needs Analysis (JSNA), Staff and/ or area profiles,, should be detailed here</p>			
<p>Below we have collated current evidence from three sources to help inform equalities considerations within the development of the HPC Housing Funding Strategy (Phase 3) and Action Plan :</p> <p>Strategic: The Somerset Homelessness and Rough Sleeper Needs Assessment 2019 (see report to SWT Executive – February 2020)</p> <p>Strategic & Operational: HPC workforce and impact on the local housing market – issues and need (see Appendix A to main report)</p> <p>Operational: Direct evidence from those delivering HPC Housing Fund supported services</p> <p><u>Somerset Homelessness and Rough Sleeper needs assessment 2019</u></p> <p><i>The HPC development cannot (in isolation) be held accountable for the trends highlighted below. However, it is part of the complex picture of pressures on the local housing market. In that context, the information below is relevant and should be used to inform relevant interventions via HPC (EDF) funded housing interventions.</i></p>			

The assessment outlines the extent of homelessness and rough sleeping across Somerset at district authority level, evaluating existing provision and identifying gaps in provision

Main points relevant to this EIA:

- As at date of needs assessment (December 2019) there were 10,043 people across the county currently expressing a need for affordable housing, of this 4,065 are within the SWT area (although noting that 'data cleansing' is required). One bedroom accommodation is most in demand, especially in the former Taunton Deane
- The highest age prevalence is in the age range 25-59, except West Somerset, where the highest age group is 45-59 and 65-74.
- In Taunton there is a slightly higher proportion of 25-44 year olds
- In West Somerset 42% are 60 year or over, compared to 33% for Somerset as a whole
- To afford to buy a home in Somerset would require 7.6 time their earnings, although there is wide disparity in affordability across the Somerset districts. The highest ratio is in Mendip and West Somerset where in 2017 a household would have required more than 10 times their earnings to afford a home.
- There is a widening gap in affordability to rent, with median monthly rent accounting for an average of 36% of gross monthly pay, an increase since 2015
- In all districts the highest need is for social rented dwellings which account for 70-80% of overall need
- Taunton Deane has the highest combined number of 'Gold' and emergency need households
- There were 223 (West Somerset) and 453 (Taunton Deane) long term empty dwellings (October 2018)
- In 2018/19 indicative figures indicate that the districts delivered the following number of affordable homes
 1. Mendip – 100
 2. Sedgemoor – 130
 3. South Somerset – 122
 4. Taunton Deane – 218
 5. West Somerset – 3
- The outcome of homeless applications can be seen as follows

	Mendip	Sedgemoor	South Somerset	Somerset West and Taunton
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Eligible, unintentionally homeless and is priority need	10	84	83	62
Eligible, homeless, in priority need but intentionally homeless	4	7	9	0
Eligible, homeless but not in priority need	18	38	25	7
Eligible but not homeless	2	14	2	2
Lost contact prior to assessment	2	3	0	0
Withdrew prior to assessment	1	0	1	89
Not eligible for assistance	0	1	4	10
Total	37	147	124	170

- There are a number of reasons why an individual contacts the local authority with a threat of Homelessness, including
 1. Loss of Assured Shorthold Tenancy
 2. Family no longer able/willing to accommodate
 3. Non-violent breakdown in relationship
 4. Domestic abuse
- In 2018/19 the following number of applicants were accepted by the Somerset local authorities as homeless and in priority need:
 1. Mendip - 10
 2. Sedgemoor – 84
 3. South Somerset – 80
 4. Taunton Deane and West Somerset – 41
- Priority need groups include:
 1. Households with dependent children
 2. Pregnant women
 3. People who are 'vulnerable' in some way, e.g. because of mental illness and physical disability
 4. Aged 16-17

5. Aged 18 to 20 who were previously in care
 6. Vulnerable as a result of time spent in care, in custody, or in HM Forces
 7. Vulnerable as a result of having to flee their home because of violence or the threat of violence
- The main reason for priority need is having dependent children
 - 55% of applicants who are owed a main housing duty are aged 25-44
 - 16-24 year old, who disproportionately make up 25% of the applicants
 - Using MOD data from 2017, they estimated that 49,000 veterans live in Somerset of which 75.64% own a house, 23.19% rent a property. The balance, 1.17% (568) would imply are potentially homeless
 - P2i is a multi-agency homelessness prevention service for young people aged 16-25 who reside in or have a local connection to the Somerset area. The age demographic for P2i as at 28/3/19 is as follows:

	16/17	18/21	22 and over
Mendip	4	30	5
Sedgemoor	10	19	9
South Somerset	5	17	9
West Somerset and Taunton	2	22	12
Total	21	88	35

- There 2 predominant reasons why the P2i service is contacted and they are threatened with homelessness (71.6%) and Homeless tonight (25.2%).
- Positive lives is a multi-agency, cross sector alliance, which delivers creative solutions for entrenched adults with complex needs.
- Step Together is commissioned by SCC for adults in Somerset who are homeless or at risk of homelessness and also have a mix of mental health needs, drug and alcohol problems, behavioural issues, debt or have been involved in the criminal justice system
- Rough sleeping – based a single snapshot in autumn every year using street counts and intelligence drive estimates, in 2018 the following numbers were the extent of rough sleeping:

Mendip 14 Sedgemoor 3 South Somerset 3 Taunton Deane 14 West Somerset

Initial assessment of statutory homelessness duties owed – ethnicity- January to March 2019

	Total owed a duty	White British	White Irish	White Gypsy and Traveller	White Other	Black, African Caribbean	Asian	Mixed	Other	Unknown
SDC	155	134	3	2	9	1	2			4
SSDC	127	115			8		3		1	
MDC	236	199	3	2	10	1		3	2	16
Taunton	149	128		1	7	3	7	1	1	1
West Somerset	35	33				2				

Priority need category of households owed a main duty by LA – January to March 2019

	Total	HH with dependent children	HH with pregnant women	Total Vulnerable household	Old Age	Physical, ill health	Mental Health	Young	Other
SDC	26	19	0	7	0	3	2	0	0
MDC	2								
Taunton	7	4	0	3	0	1	1	0	1
West Somerset	2								
SSDC	19	12	3	4	0	1	1	0	1

Rough Sleeping by age, nationality and gender – January to March 2019

	Total	UK	EU	Non EU	Not known	Under 18	18-25	26 and over	Not known	Male	Female
SDC	3	1	1	0	1			3		3	
MDC	14	11	2	1	0			13	1	9	5
SSDC	3	3						3		3	
Taunton	14	13	1				1	12	1	14	
West Somerset	2	2						2		2	

HPC workforce and impact on the local housing market – issues and need

(please refer to Appendix A of the main report)

Specific equalities related issues include:

- Young people and people with young families are under-represented on housing needs surveys
- Young people are not actively engaging with homefinder – this is a consistent theme across recent studies and is a particular issue for rural localities
- There has been a sharp rise in elderly people seeking advice and support from West Somerset Advice – many of these currently live within the private rented sector

- Young people are probably under-represented on all calculations of need

Direct evidence from those delivering HPC Housing Fund supported services

YMCA

The YMCA (Dulverton Group) provide a range of housing support services to vulnerable individuals across the SWT area, including Pathways to Independence (youth housing) and Positive Lives (housing for vulnerable adults). They have specific units of accommodation in Minehead (P2I and Positive Lives) and Taunton. They also provide the HPC (EDF) funded Tenant Ready Scheme

The information below is gathered mainly from non HPC funded projects, but is included as it demonstrates the complexity of the more vulnerable who are homeless and are trying to access housing

Taunton & Minehead - Supported Housing for 16- 25 year olds- Pathways to Independence Contract

- Mental Health issues – increasing (both in numbers and complexity).
- Drugs and Alcohol – a definite increase in the number of young people smoking cannabis (most use cannabis). A reduction in those who have issues with alcohol
- Disability – a consistently low level of referrals for people with physical disabilities
- Age – referrals are getting younger (majority less than 20 years of age)
- Gender – out of 40 residents, 25 identify as male (which includes 4 who previously identified as female and are transitioning)
- Support – it has been a consistent pattern that young people who are coming out of private provision have arrived with very few life-skills and not able to care for themselves properly. The 16+ panel is aware of this and SCC have been doing a lot of work on what is expected of those private providers.

West Somerset –Supported Housing for Over 25- Referrals from Council

- Prospect House – clients are mainly male and the majority have some sort of Mental Health need.

Floating Support for 16-25 years olds Pathways to Independence Contract

- Mental health

The majority of referrals include clients with MH needs, with increasingly complex issues and significantly less, to no MH support from other professionals. FS is often the only support they receive.

- Disability

Very few referrals with physical disabilities. However, at least 50% of current caseload has learning difficulties, mainly dyslexia (moderate to severe). This has impacted significant areas of their lives, such as how they are able/unable to read letters, manage tenancies, manage money, etc.

Tenancy Training

- There is a growing demand for those aged 25+ to access the course

Magna

Magna provide the HPC funded Home Moves Plus project. Included below are their observations on equalities related issues:

The proportion of downsizers with complex social, financial, personal and/or health issues increased over phases 2 and 3 of the project reaching at least 33% at any point in time. Developing an action plan with multi-discipline/agency support is essential to successfully working with this cohort. Rent arrears and property condition are the most frequent barriers to these downsizing moves with mental health a common issue. These tenancies are at risk. The Magna downsizing fund and any other sources of financial support in these cases is an essential component of the tenant(s) achieving their action plan and becoming move ready rather than providing an “incentive” to move. These moves would not be possible without Home Moves Plus support and have

taken a minimum of 7 months with work on-going with many and exceeding 1 year. The fact that the project funding has run over 3 phases has meant that it has been possible to provide a high level of support over long periods to these households. The number of households with landlords other than Magna supported by the project has increased with the majority having complex issues as barriers to their moves. These landlords may have hardship funds but do not generally have a downsize incentive fund so effort needs to be made to find funding from other sources if possible.

The most cost effective means of downsizing moves by mutual exchange. The project has run to a target of to a target of 33% of moves by mutual exchange. The opportunity for exchanges has decreased and therefore the trend is towards achieving bed-spaces through transfer. Working in the lettings team to use preference labelling of adverts has achieved a significant number of up and downsizing moves. The factors that limit opportunities for mutual exchange include:

Availability of 3 plus bedroom properties in high demand areas

Availability of ground floor 1 and 2 bedroom properties. This is exacerbated by the fact that those 55+ with sheltered housing(SH) support needs who are of working age and on UC do not have the sheltered support service charges covered by housing element of UC. This often makes SH properties an unaffordable option.

These factors also influence the chance to achieve downsizing moves by transfer.

A significant number of households overcrowded in smaller properties benefit from the project as supporting them releases properties for downsizers.

Who have you consulted with to assess possible impact on protected groups? If you have not consulted other people, please explain why?

The HPC Housing Fund Strategy – Phase 3 is an amendment to existing strategy and so a full and comprehensive consultation exercise is deemed unnecessary. Many of the suggested projects are a continuation of successful initiatives. However, we have sought and used appropriate evidence:




To support the development of the Somerset Homelessness and Rough Sleeper needs assessment 2019, a homelessness survey was available throughout November and December 2018. The survey was sent to a sample of homeless applicants and all stakeholders. Responses were received from 43 applicants and 73 stakeholders




We have sought feedback from those providers and services who are supporting the vulnerable, including YMCA, Magna, West Somerset Advice and SWT Housing Options Service













It is acknowledged that we need to be more proactive in capturing equalities data and input – and this will be included as an action going forward

Analysis of impact on protected groups

The Public Sector Equality Duty requires us to eliminate discrimination, advance equality of opportunity and foster good relations with protected groups. Consider how this policy/service will achieve these aims. In the table below, using the evidence outlined above and your own understanding, detail what considerations and potential impacts against each of the three aims of the Public Sector Equality Duty. Based on this information, make an assessment of the likely outcome, before you have implemented any mitigation.

Protected group	Summary of impact	Negative outcome	Neutral outcome	Positive outcome
Age	<ul style="list-style-type: none"> • Age is being captured by all housing support services • There no evidence that those in any age group are disadvantaged in their access to a service or housing assistance • The needs assessment (June 2019) showed that 58% of applicants owed a main duty were aged 25-44 • 25% of the applicants were 16-24 years old • The highest proportion of youths needing help in 2018/19 were aged 18 to 21 years old with the main reason for presenting being the threat of homelessness 			

	<ul style="list-style-type: none"> • P2i works to prevent youth homelessness for the age 16 to 25. • West Somerset in particular has a significant over 60 year old population with 42% over 60 in comparison to 33% for Somerset as a whole • West Somerset Advice are seeing a greater percentage of elderly people seeking housing advice (see Appendix A to main report) 			
<p>Disability</p>	<ul style="list-style-type: none"> • Positive lives is a multi-agency, cross sector alliance, championing a new approach for the most entrenched adults with complex needs. • Step Together is a new support service (2019) for adults who are homeless or are at risk of homelessness and have a mixture of mental health needs, drug and alcohol problems, behavioural issues. • Finding suitable temporary accommodation for people with disabilities is an issue • The incidence of mental health is rising, as is the complexity of those who may be suffering with MH issues (often individuals can have MH, drug and alcohol problems, as well as other challenging circumstances). The creates problems for providing services and keeping people (all customers) safe • The term mental health covers a wider spectrum of conditions and it is often unclear when the term is used what sort of mental illness the client is suffering from (from anxiety to psychotic illness) 			

Gender reassignment	<ul style="list-style-type: none"> • We have no evidence to suggest that applicants from this group are disadvantaged in any way by the revisions to this strategy • They may be at risk of homelessness arising from transphobic reactions, Hate Crime and harassment by family, neighbours or members of local communities • Complex Needs – needs could be addressed? 			
Marriage and civil partnership	<ul style="list-style-type: none"> • Applicants are not disadvantaged by either being married or on a civil partnership or not when accessing affordable housing on terms of the housing register or by accessing an EDF funded support service • Registered civil partners have the same rights as married heterosexual spouses 			
Pregnancy and maternity	<ul style="list-style-type: none"> • Since the 1st April 2004, it has been unlawful for local authorities to house families with children and pregnant women in bed and breakfast accommodation for more 6 weeks, which has increased pressure on the housing system • Of the 56 in priority need where owed a main duty by local authority, for the period January to March 2019, 3 were pregnant 			
Race and ethnicity	<ul style="list-style-type: none"> • Using ONS Mid-Year Population estimates (2017), 94.06% of SWT residents are white British. 2.37% are from BME backgrounds, with the remainder being non British white, Irish white or white gypsy and traveller. • Based on the H-CLIC data for January to March 2019, of the 702 for that period where an initial assessment of statutory duty owed, 10.3% were from nationalities other White British. 			

	<ul style="list-style-type: none"> • In respect of rough sleeping for the period January to March 2019, of the 36 rough sleepers in the County, approximately 14% were from either the EU or non EU country • Language barriers and lack of understanding of the housing system are potential challenges in accessing support 			
Religion or belief	<ul style="list-style-type: none"> • There is no evidence to suggest that applicants from this group are disadvantaged in anyway by the strategy • Assessment of need and Personal Housing Plans should take account of specific beliefs and religion • Setting the Local Housing Allowance at 30% of the rate of private rents in the area, and not having an LHA for more than 4 bedrooms, could therefore disproportionately affect some religious groups who may be more likely to have multi-generational/larger families living in one property 	□	⊗	□
Sex (gender)	<ul style="list-style-type: none"> • Providing comprehensive advice services across all tenures will benefit women, especially those at risk of domestic abuse and who could be at risk through the impact of welfare reform • Since 1st April 2004, it has been unlawful for local authorities to house families with children and pregnant women in bed and breakfast accommodation for more than six weeks, which has put increased pressure on the housing system • For the period January to March 2019, of the 36 rough sleepers in Somerset, approximately 85% are male and 15% female, with Mendip and Taunton Deane having the highest percentage of rough sleepers • Programmes are in place to support vulnerable adults including Positive Lives and Step Together. You Trust has been 	□	⊗	□

	commissioned to deliver the Somerset integrated domestic abuse service (SIDAS) from April 1 st 2020			
Sexual orientation	<ul style="list-style-type: none"> Assessments of need and Personal Housing Plans may be a suitable way to determine what types of dwellings are required which could include location and neighbourhood to avoid harassment or discrimination In a survey with LGBT young people in Somerset, 85% of the respondents indicated that they had either been bullied, witness bullying or both with 86% had experienced verbal abuse 	□	⊗	□
Armed Forces Veterans	<ul style="list-style-type: none"> 568 Armed Forces Veterans who neither own or rent a property and who could potentially become homeless. Homeless veterans tend to be older and more likely to have alcohol-related problems Other factors that could contribute to homelessness amongst single veterans include their experience of service, including unfamiliarity with civilian life, making it difficult to secure housing and to manage tenancies 	⊗	⊗	□
Rurality	<ul style="list-style-type: none"> Somerset is a predominantly rural county Transport is a significant issue for Somerset and can lead to isolation in some of the more rural areas of the county In census 2011 around 10% of White British households in Somerset do not access to a car, compared to 15-16% of all other ethnic groups 	X		

	<ul style="list-style-type: none"> • Internet connectivity is an issue in a number of rural communities which can impact on people being to access services as they go increasingly online • Lambrook • Stogursey • WSA • HMP – Magna • Seaward Way 			
<p>Negative outcomes action plan +Where you have ascertained that there will potentially be negative outcomes, you are required to mitigate the impact of these. Please detail below the actions that you intend to take.</p>				
Action taken/to be taken	Date	Person responsible	How will it be monitored?	Action complete
<p>Negatives are recorded against age, disability, ethnicity, armed services and rurality. This is due to the fact that impacts on the housing market tend to adversely affect the more vulnerable in society. The strategy proposes a range of interventions that will assist:</p> <ul style="list-style-type: none"> • Tenant Ready Scheme – will help vulnerable young people find affordable / supported accommodation • Home Moves Plus will enable elderly residents to downsize and create churn within the housing market for the benefit of all, including families with young children. It will also help secure adapted properties for those with disabilities 	<p>To commence during 2020</p>	<p>The Delivery Officer will be responsible for coordinating the delivery of the various schemes (but noting that items such as Seaward Way will be subject to separate</p>	<p>The Delivery Officer will monitor scheme performance against agreed targets 9to include equalities related targets)</p>	

<ul style="list-style-type: none"> • Debt and Housing Advice will help both young and elderly to become financially stable and find appropriate accommodation solutions • Lambrook House will provide temporary accommodation to those who are vulnerable to pressures within the housing market, including young (including pregnancy), elderly, those from different ethnic backgrounds and veterans. It will also contain adapted units for those with physical disabilities. • The Complex Needs project will provide accommodation to those who are vulnerable to pressures within the housing market, including young, elderly, those from different ethnic backgrounds, those undertaking gender reassignment who may find themselves homeless due to rejection, and veterans etc. It will provide support to those with complex mental and physical health problems (e.g. hep C). It will provide accommodation for rough sleepers (the majority of which are male) including female rough sleepers who are especially vulnerable • Seaward Way will provide 50+ units of affordable accommodation with a proportion designed to accessible housing standards <p>Lambrook House, Seaward Way, Complex Needs, community Action in Stogursey and Homes Moves Plus (West Somerset) will also help to mitigate the impact of</p>		<p>project management)</p>		
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housing pressures within the predominately rural setting of West Somerset				
Make sure that the edf funded housing projects record and report appropriate equalities information – this to be agreed and monitored by the soon-to-be appointed 'HPC Housing Delivery Officer'	Select date			<input type="checkbox"/>
Delivery Officer to work with Housing Options team and analyse District specific reports on race from the housing system to establish if there are any trends or issues	Select date			<input type="checkbox"/>
Work with housing enablers and the housing options team on both housing needs surveys and Homefinder, to encourage young people to participate so that we obtain a clearer idea of demand and issues. This includes Stogursey where the response to the recent housing needs survey did not adequately capture the views of young people	Select date			<input type="checkbox"/>
	Select date			<input type="checkbox"/>
	Select date			<input type="checkbox"/>
	Select date			<input type="checkbox"/>
If negative impacts remain, please provide an explanation below.				
The above interventions should move the negative impacts towards neutral/positive				

Completed by:	ML
Date	04/06/2020
Signed off by:	
Date	
Equality Lead/Manager sign off date:	
To be reviewed by: (officer name)	
Review date:	

Somerset West and Taunton

Hinkley Point C Housing Strategy (Phase 3 - 2020- 2023)

Strategic Context

The construction of the Hinkley Point C (HPC) nuclear reactor is one of the largest construction projects in Europe, employing (at peak) 5,600 workers on site. Peak construction is estimated to occur during Summer/Autumn 2021. The majority of the workers are not Somerset residents, and so there is an impact on the local housing market as workers seek accommodation, particularly in the private rented sector. These pressures have been building since construction commenced, and have resulted in predicted effects such as limiting availability of accommodation for local residents, exacerbating rentals, and in some instances, the displacement of current tenants.

Through Section 106 legal agreements, EDF have made available funding to mitigate the impact of the HPC project. Funding was first released in 2012 and other monies have been made available since. Previously, West Somerset Council and Taunton Deane Borough Council agreed HPC housing strategies (Phases 1 and 2), using EDF money to mitigate the impact of HPC construction on the local housing market. This mitigation took the form of creating new bed spaces and providing services for those who were struggling and in need of advice and support.

The previous HPC housing strategy (phase 2) was approved in early 2017. The rapidly- changing nature of the local housing market is such that it is now timely to undertake a review. Also, we have a revised set of strategic policies that are relevant to help inform interventions within the housing market.

The strategic policy context is provided by the following:

- Somerset Improving Lives (Health and Wellbeing Strategy): 2019-2029
- Somerset Housing Strategy: 2019-2023
- Somerset Homelessness and Rough Sleeper Strategy: 2019-2023

Figure 1 below provides a visual explanation of the strategic policy landscape, and how it relates to this current HPC Housing Strategy – Phase 3

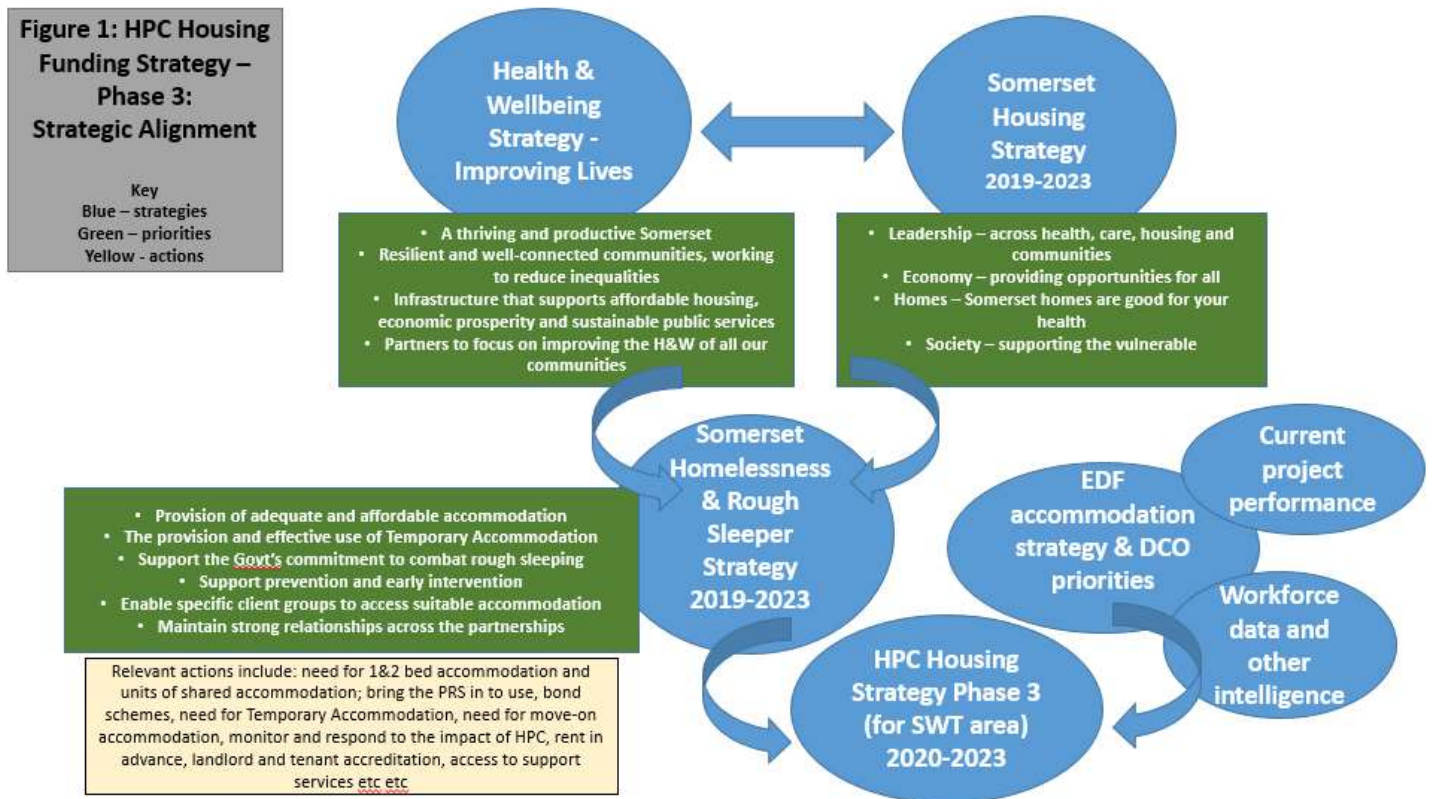
Some of the key drivers are to

- Enable thriving communities
- Deliver more affordable housing
- Provide and enable housing that is healthy
- Support the vulnerable
- Provide suitable accommodation for specific client groups (including Temporary Accommodation)
- Prioritise prevention and early intervention

The above needs to be considered against the specific requirements of the legal agreements that exist between SWT and EDF concerning the spending of EDF money on housing interventions. These factors, along with the actual impact of the

workforce on the local housing market, have been used to develop a Mission, Priorities and specific activity that comprise the HPC Housing Strategy Phase 3.

Figure 1



Background

As far back as 2009 there was consensus between all main parties (EDF, local district councils, SCC) on the potential impact and the legacy of the HPC development. A Planning Performance Agreement (2009) established a vision for the development and priorities for a range of topic areas. For housing this included reference to:

- Integration of HPC workers and their families with the local community
- Make positive contributions to the councils' Housing Strategies
- Work together to ensure effective delivery of our shared aims to meet local and EDF housing needs, using the full suite of powers to enable delivery e.g. Compulsory Purchase Order (CPO)
- Minimise the risk of local people being disadvantaged as a result of the HPC development, through robust mitigation proposals for the housing sector to maintain the current and planned affordable housing stock level and minimise impact on housing support service and voluntary advice services. Or ensuring the development does not adversely impact on the availability or affordability of housing and accommodation for the local community
- Work together to promote opportunities and leave a housing legacy that meets the needs of local people in a range of tenures that they can afford and in a way that supports rural sustainability

- To promote and deliver housing solutions that are to the agreed environmental and safety standards

Following the grant of planning permission, and consistent with the above, the subsequent Section 106 legal agreement sought to establish the type of activity that would be an appropriate use of housing mitigation funding. This included accreditation of landlords; stimulating new supply in the private rented sector; bringing empty homes back in to use; rent deposit schemes; facilitating household moves from the social rented / private rented sectors; tackling under-occupation; investment in enabling schemes to bring forward new housing, leveraging in funding from Homes England; any other initiatives that would deliver additional housing capacity; the funding by the council of housing officers; and the provision of emergency housing services

EDF have made available Section 106 funding contributions in two tranches. In 2012, £1.285M (approx.) was made available to deliver additional housing capacity in West Somerset. This relates to the site preparation works (SPW). A Housing Funding Strategy (Phase 1) was agreed with a specific programme of works

In June 2016 a further £1.16M became available locally when EDF Energy transitioned from SPW planning permission to the Development Consent Order (DCO). Of this, West Somerset received £500,000 whilst Taunton Deane received £660,000 to be spent on delivering additional housing capacity in their respective areas. A Phase 2 Housing Funding Strategy was agreed with a specific programme of works.

Table 1. below present a very simplified view of the amount of money awarded, current spend to date, and the balance remaining.

Table 1: Funding, spend and balance			
	Allocation	Current Spend	Balance
WS/SDC SPW Fund	1,285,362	1,127,874.24	157,487.76
WS SPW Stogursey Fund	25,000	315.81	24,684.19
WS DCO Fund	500,000	102,888.69	397,111.31
TD DCO Fund	660,000	186,798.61	473,201.39
Sub Total	2,470,362	1,417,877.35	1,052,484.65
Plus uplift*	83,570.56	N/A	83,570.56
Total			1,136,055.32
Extra Allocation	290,000	Yet to be awarded	290,000
Grand Total			1,426,055.32

* Estimated uplift on monies yet to be drawn down from WS (£66,839.77) and TD DCO (£16,730.79) funds

Impact of HPC Housing Funding Strategy - Phases 1 and 2

Targets

Much has been achieved since 2012. A range of enabling schemes (i.e. creating new bedspace) together with tenancy support schemes (helping tenants to access or stay within accommodation) have achieved the following headline results:

	West Somerset	Taunton Deane
Enabling target	576	151
Enabling delivery	594	204
Tenancy support target	1878	2361
Tenancy support delivery	2954	2985

The headline results show that overarching targets have been met and exceeded, proving the worth and value of the financial intervention. However, these figures do hide particular project successes and failures. It is important that we learn from this. More detail is provided on Tables 3 and 4 including a breakdown by specific project.

Table 3.

West Somerset Delivery Phases 1-2

Enabling Schemes	Total Targets	Total Delivery	% Achieved to Date	Measure	Provider
Empty Homes/ LOT	16	13	81.3	New Bedspace	HomeFirst Plus
DIY Empty Homes	8	14	175.0	New Bedspace	Wessex Resolutions
Minor Improvement Grant/ Loan	50	50	100.0	New Bedspace	SWT- Housing Standards Wessex Resolutions
First Time Buyer Loan	1	4	41.7	New Bedspace	Wessex Resolutions
Lodgings Scheme	25	30	120.0	New Bedspace	YMCA DG
Home Moves Plus	45	62	137.8	New Bedspace	Magna
Donniford Road, Watchet Development	355	355	100.0	New Bedspace	Summerfield & SHAL
Former Croft House	56	56	100.0	New Bedspace	Somerset Care
Prospect House	9	9	100.0	New Bedspace	YMCA DG
TOTAL	576	594			

Tenancy Support Schemes					
Somerset Homelet	800	1922	240.3	Recycled Bedspace	EDF
Flexible Rent Support/ Furniture Fund	60	0	0.0	Persons Helped	SWT- Housing Options
Floating Tenancy Sustainment Support	126	54	42.9	Persons Supported	SWT- Housing Options
Sustainable Management Scheme	40	5	12.5	Recycled Bedspace	ARK Housing Association
Money & Debt Advice	223	325	145.7	Persons Supported	West Somerset Advice
Tenant Ready Scheme	20	41	205.0	Persons Completed Course	YMCA DG
Landlord Training	10	10	100.0	Sessions Provided	SWELT
Social Enterprise	8	0	0.0	Persons provided with work experience	HomeFirst Plus
Bridgwater Credit Union	15	3	20.0	Persons Supported	BDCU
GRAND TOTAL	1878	2954			

Table 4.

Taunton Deane Delivery Phases 1- 2

Enabling Schemes	Total Targets	Total Delivery	% Achieved to Date	Measure	Provider
Empty Homes/ LOT	20	0	0.0	New Bedspace	HomeFirst Plus
DIY Empty Homes	15	0	0.0	New Bedspace	Wessex Resolutions
Minor Improvement Grant/ Loan	10	62	620.0	New Bedspace	SWT- Housing Standards Wessex Resolutions

Lodgings Scheme	40	26	65.0	New Bedspace	YMCA DG
Home Moves Plus	60	116	193.3	New Bedspace	SWT- Lettings
Complex Needs Housing	6	0	0.0	New Bedspace	TBC
TOTAL	151	204			
Tenancy Support Schemes					
Somerset Homelet	2000	2502	125.1	Recycled Bedspace	EDF
Floating Tenancy Sustainment Support	80	187	233.8	Persons Supported	SWT- Housing Options
Sustainable Management Scheme	80	36	45.0	Recycled Bedspace	ARK Housing Association
Tenant Ready Scheme	40	46	115.0	Persons Completed Course	YMCA DG
Landlord Training	10	10	100.0	Sessions Provided	SWELT
GRAND TOTAL	2361	2985			

Successful initiatives

From an enabling perspective, particular success has been achieved through supporting *affordable housing schemes* such as Donniford Road, Watchet; *Homes Moves Plus* (facilitating downsizing and upsizing of tenant moves across the housing market – provided by Magna and SWT); and *Minor Improvement Grants* that provide a small sum to renovate property to help create additional bedspace.

For tenancy support, success has been achieved with *Somerset Homelet* (a tool for advertising vacant bedspaces, now wholly funded by EDF); the provision of *money and debt advice* for those in need of support (provided by West Somerset Citizens Advice); the YMCA have delivered *tenant ready* which provides those in supported accommodation with the knowledge and skills to maintain a tenancy when they move on; and *tenancy support* (helping tenants maintain their tenancy, now to be provided and funded by SWT)

Unsuccessful initiatives

A look at Table 1 and 2 would suggest that some schemes such as *complex needs housing (Taunton)* and *flexible rent support/furniture fund (West Somerset)* have failed. However, in reality, these schemes never actually got going due to capacity issues within our housing options teams.

The *Lodgings Scheme* (stimulating supply by bringing spare rooms up to standard) struggled in Phase 2 due to the poor condition of many properties that we coming forward. There has also recently been a shift in housing requirements of the HPC workforce, moving away from single persons to families.

The *Sustainable Management Scheme* (identifying a portfolio of properties for tenants with support needs) struggled in Phase 1 despite extensive publicity and a regular presence in West Somerset. The decision to discontinue was due to a low proportion of buy-to-let properties and existing landlords with smaller portfolios preferring established letting agents. Although identified as a project in Taunton Deane, it never commenced.

Empty Homes Grant/ Living Over The Shop continue to struggle due to the length of the agreements (7 years of nomination rights to the local authority) and the limitations imposed by the funding. In Phase 3, funding will still be made available for West Somerset due to commitments already in place and the provision will be reviewed in 12 months (early 2021). There was no uptake in Taunton Deane. Similarly, *DIY Empty Homes Loan* was successful in Phase 2 in West Somerset and will continue to be offered in Phase 3. However, there was no take up in Taunton Deane and accordingly will be discontinued for Phase 3.

The *First Time Buyers Loan in West Somerset* has ceased due to limited take up and was never offered in Taunton Deane.

Landlord Training will no longer be offered as the partnership arrangements around this have been discontinued.

Information concerning the relative success of schemes within Phases 1 and 2 are important considerations when deciding activity to support Phase 3. This information needs to be considered alongside the latest intelligence regarding the HPC workforce and current conditions within the local housing market.

HPC workforce and current issues and challenges within the local housing market

Context

Prevailing conditions within the local housing market are an important consideration for both understanding the impact of specific activity and for developing coordinated interventions. Some of the key issues and challenges are referenced below, with more detail to be found within the Somerset Housing strategy (2019-2023) and the Somerset Homelessness and Rough Sleeper Strategy (2019-2023).

- There is a significant *affordability gap* for both buying and renting, and this is particularly pronounced across the former area of West Somerset
- *Zero hour contracts* can make it difficult to obtain accommodation
- *Universal Credit*
- Continued gap between *Local Housing Allowance* and private sector rentals

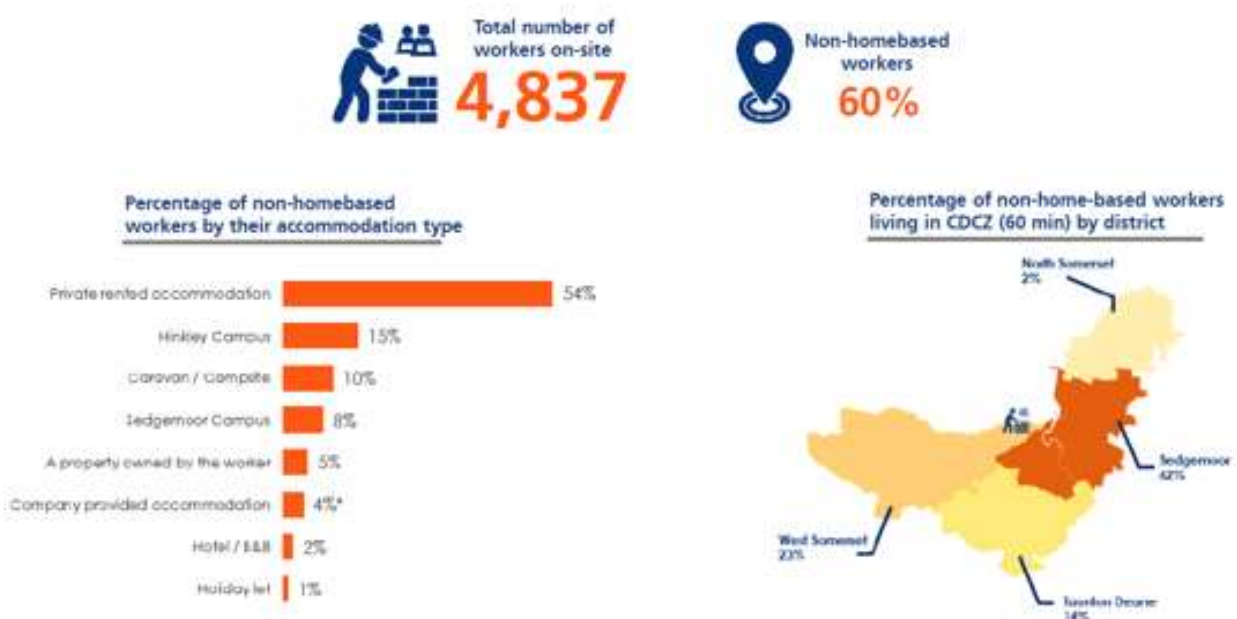
- For new build, there is a need for *70-80% of new properties to be for social rent*, with intermediate housing and affordable rented accounting for 10-15% each
- 4,000 current enquiries on Homefinder Somerset (for SWT area), with *3,400 seeking 1 and 2 bed properties*
- The top reason for initial contact with the housing options service is '*loss of assured shorthold tenancy*'
- There is a *growing need for more Temporary Accommodation* across SWT
- The introduction of the *Homelessness Reduction Act* has placed an increased strain on housing options services
- There is a significant issue with *empty homes* across the former West Somerset

Workforce numbers and accommodation choices

- Workforce numbers continue to rise and we are seeing a growing percentage living within the SWT area
- The nature of the workforce is changing (a gradual move towards a greater number of longer term / operational staff) which has resulted in a growing trend of more home-ownership, with a falling percentage of those within the Private Rented Sector (PRS). However, this is all relative to an expanding workforce – there are still very significant numbers within the PRS
- The number of unlicensed HMOs continues to rise – intelligence suggests that some of this could be in-part attributable to the HPC workforce
- Peak construction workforce is expected to occur during Summer 2021

Figure 2 provides a visual summary of the geographic distribution of the HPC workforce

Figure 2



Stogursey

Stogursey is a particular hotspot. The number of workers in the Stogursey cluster is now above the threshold set within the s106 agreement which has led to additional payments being made. Stogursey has:

- Some of the highest rents and house prices
- Undertaken a housing needs survey identifying specific areas of need for the elderly and general population
- Pressure for additional open market housing development

The response to the recent housing needs survey was skewed towards an elderly demographic. More work is required in Stogursey to identify appropriate solutions

Rentals

Rental levels are rising across the SWT area, particularly for smaller units of accommodation (1 and 2 bed units)

View from support services

During Phases 1 and 2 a number of partners were commissioned to provide support services. These include YMCA, Magna and West Somerset Citizens Advice. Their views on current conditions within the housing market includes:

- The HPC development has exacerbated a shortage of affordable accommodation
- Landlords are increasing rents that results in a rising level of evictions
- Significant instances of PRS accommodation in poor condition
- Within the PRS, advice services are supporting a large cohort of elderly and singles/couples
- Those with support needs often show signs of mental health problems
- Caseload comprises an increasing number of individuals with complex issues
- The ability to create churn in the housing market through downsizing / upsizing is frustrated by
 - Lack of 3 bed properties in high demand areas
 - Lack of ground floor 1 and 2 bed properties
- For working age elderly with support needs, there is a lack of sheltered housing options where UC does not cover SH support charges

Equalities Impact Assessment

This strategy is supported by a robust EIA. The EIA brings together relevant data including that collected in the needs assessment to the recently adopted Somerset Homelessness and Rough Sleeper Strategy, and the views of support services. This, combined with the evidence base outlined above, suggests that without mitigation, the HPC development would deliver negative impacts on a range of protected characteristics such as the young, elderly, those with disabilities (particularly mental health), ethnic minorities, veterans and those within rural areas. This is not unexpected, as pressures within housing markets often have negative effects on

such cohorts. The priorities and actions within this strategy will seek to mitigate those negative impacts.

HPC Housing Strategy – Phase 3

This strategy is designed to mitigate the impact of a peak construction workforce of a maximum of 5,600 during 2021.

This is a three year strategy covering the period 2020-2023 but with an emphasis on commencing all project delivery during Autumn 2020.

The following Mission and Priorities are informed by the evidence base outlined above, and are supported by a range of project activity.

Mission

To mitigate the impact of the HPC development on the local housing market by working in partnership to: increase capacity and quality of accommodation in the private rented and affordable housing sectors; support the vulnerable and prevent homelessness, and by leaving a legacy of new accommodation and initiatives within which to tackle ongoing housing challenges

Priorities

1. Increase the stock of accommodation by:
 - Make best use of existing accommodation such as social housing and empty homes
 - Identify new opportunities for bed space within the private rented sector
 - Support housing enablers to identify and deliver opportunities for new affordable housing development
2. Work with landlords to improve the quality of properties to let (including Houses in Multiple Occupation – HMO) and to keep them available on the open market for local residents
3. Support tenants, and in particular the vulnerable, to improve their chances of accessing and remaining in rented properties, preventing homelessness
4. Regularly monitor the impact of the Hinkley workforce on both the local housing market and local communities, and regularly review strategies and actions to maximise opportunities and mitigate impacts

Resources

Table 1 illustrates that we currently have £1,136,055.32 (legacy from Phases 1 and 2) to invest in projects as part of this Phase 3 strategy review.

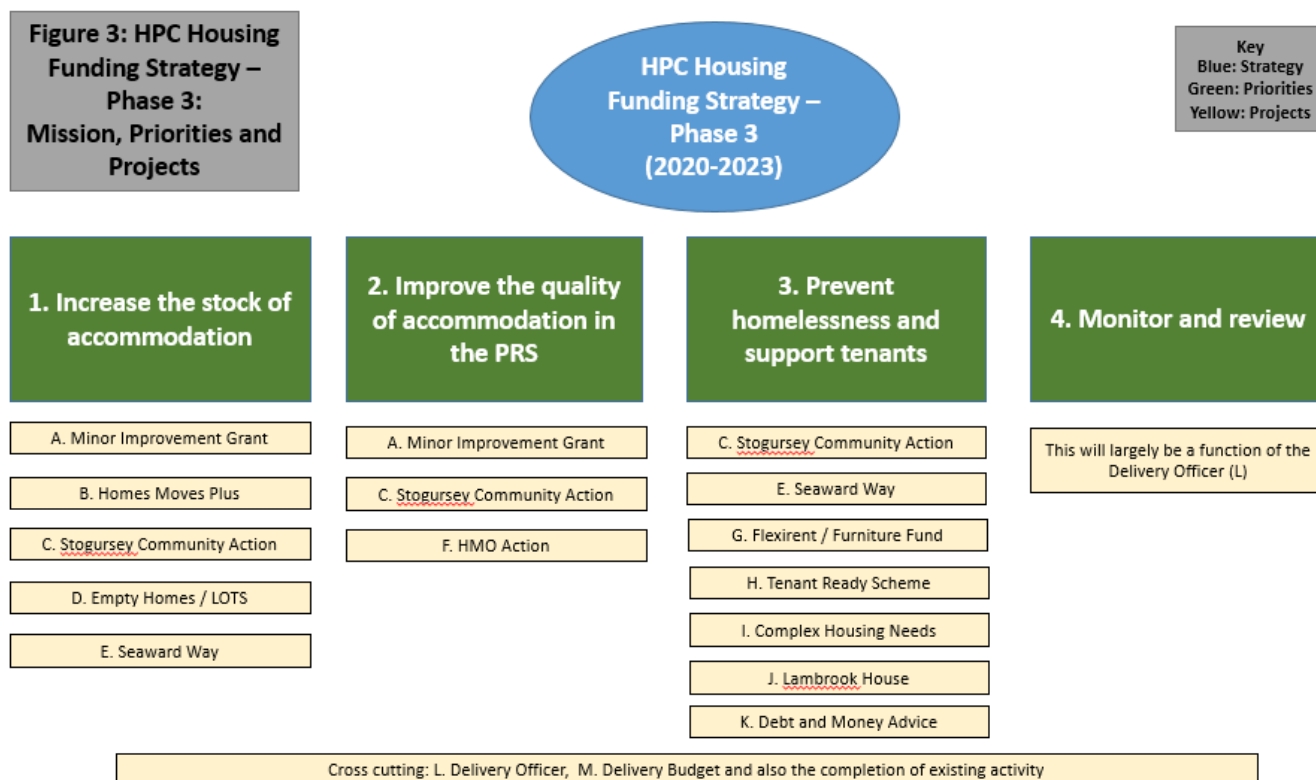
EDF have made available an additional sum of money that SWT, Sedgemoor and North Somerset councils can bid for. The three local authorities have agreed a split that would see SWT receiving (with uplift) an additional £290,000. This brings a total of £1,426,055.32 to invest in project activity.

Proposed Projects – description

A range of projects have been identified to support the delivery of this Strategy. These are listed and described in Table 5 below. Figure 3 below explains the relationship between the Mission, the Priorities and the Projects.

Table 5: Projects		
Project	Priorities	Name and description
A	1 & 2	Minor Improvement Grant: Grants to homeowners and landlords to bring properties up to the decent homes standard, ready to rent
B	1	Homes Moves Plus: Officers x 2 (1 for Magna, one for SWT) to support those in social housing that are under or over occupying properties and need to move to a more appropriately sized home
C	1, 2 & 3	Stogursey Community Action: Delivery Officer (item L below) to support Stogursey Parish Council in creating a Community Plan and to support the delivery of appropriate housing initiatives designed to mitigate HPC impact
D	1	Empty Homes and Living Over The Shop: Grants to bring empty homes and space over shops back into use
E	1 & 3	Enabling – Seaward Way: Creation of 50+ affordable homes in Minehead to ease pressures on PRS
F	2	HMO Action: Generate extra capacity in licensing and enforcement around Homes of Multiple Occupancy in order to help improve Housing Standards
G	3	Flexirent / Furniture Fund: Support for vulnerable clients to access and sustain their places in PRS (e.g. paying deposits, rent in advance, buying furniture).
H	3	Tenant Ready Scheme: Equipping potential tenants with the skills and knowledge to access and maintain rentals
I	3	Complex Needs: Intensive housing support service for entrenched rough sleepers and those with complex needs, following the Housing First Model
J	3	Enabling – Purchase of additional Temporary Accommodation (Lambrook House): Temporary accommodation for homeless families – purchase of Lambrook House, Minehead
K	3	Money and Debt Advice: Bespoke support in helping people acquire and maintain tenancies by providing advice and solutions relating to debt and money
L	All	Delivery Officer: 2 year post to oversee, promote, manage, monitor all housing initiatives and deliver some specific activity (e.g. Minor Improvement Grant)
M	All	Delivery budget: Fund for the Delivery Officer to use for events, promotion, surveys and reacting to new trends and changes
N	All	Current Activity: Completion of existing contracts and commitments

Figure 3



Proposed Projects – Funding and Targets

Table 6 below provided a summary of the various projects together with the specific targets for each.

The Delivery Officer will undertake regular review of project performance, and this will be reported quarterly to both STW (via Housing Briefing) and EDF

It is our ambition that work towards the implementation of each project shall have commenced by Autumn 2020

Table 6.

SWT HPC Housing Strategy - Strategic Action Plan 2020-2022

Overview: The new strategy and plan follows two previous versions from 2014 and 2017 and utilises the remaining HPC S106 allocations for the West Somerset and Taunton Deane areas. Targets centre around creating new bed spaces and supporting individuals within the wider context of increased pressures from the HPC workforce on the housing and rental markets. To date 6,737 bed spaces and people have been supported from a target of 4,966.

Allocations to be used on already agreed activity	£	284,866	
Allocations being redirected or that need drawing down	£	851,189	
Further Allocations available once the above funds have been spent	£	290,000	£243,816.36 plus estimated uplift based on current RPI
Total allocations remaining	£	1,426,055	£ 1,141,189

New Initiative	Description	Existing	Remodelled	Start	Finish	Delivery	Targets	
							Bed Spaces	People Supported
A Minor Improvement Grant	Grants to homeowners and landlords to bring properties up to the decent homes standard, ready to rent.	£ 24,600	£ 25,400	Oct 20	Jul 22	Requires Housing Standard level inspections. New Delivery Officer at a higher level to deliver.	110	0

B	Homes Moves Plus	Supporting those in social housing that are under or over occupying properties and need to move to a more appropriately sized home.	£	32,000	£	98,000	Jul 20	Jun 22	WS contract with Magna runs to Jul-21 and will be extended for another year. TD to deliver in house using existing staffing.	70	100	
C	Stogursey Community Action	Delivery Officer to support Stogursey Parish in creating a Community Plan and then to deliver housing initiatives.	£	24,684	£	20,316	Oct 20	Sep 22	Funding is available specifically to support Stogursey. 2 year Delivery Officer post will lead this work.	25	25	
D	Empty Homes and Living Over the Shop	Grants to bring empty homes and space over shops back into use.	£	30,000	£	-	Jul 20	Mar 21	Continuation of existing West Somerset contract until Mar-21 using £30k. If unspent money will be returned.	10	0	
E	Seaward Way	Creation of 50 affordable homes in Minehead to ease pressures on PRS.	£	-	£	470,000	Oct 20	Mar 22	HE bid being made ready. Funding used as match. Targets and activities to be refined.	150	0	
F	HMO Officer	Responsible for licensing and enforcement action around Homes of Multiple Occupancy in order to help improve Housing	£	-	£	65,000	Oct 20	Mar 22	Delivery will be carried out by existing staffing in Housing Standards.	125	0	
G	Flexirent / Furniture Fund	Support for vulnerable clients to access and sustain their places in PRS (e.g. paying deposits, rent in advance, buying furniture).	£	20,524	£	14,476	Jul 20	Jun 22	Funds being provided on TD side to match what is currently available on the WS side. Will be utilised by Floating Tenancy Officers.	0	100	
H	Tenant Ready Scheme	Equipping potential tenants with the skills and knowledge to access and maintain rentals.	£	-	£	48,000	Jul 20	Jun 22	Contracts are in place in WS and TD with YMCA until end of June 2020. New contracts required for 18-24 months.	0	80	
I	Complex Needs - Rough Sleepers	Intensive housing support service for entrenched rough sleepers and those with complex needs, following the Housing First Model.	£	-	£	150,000	Oct 20	Mar 22	Cannonsgrove is one option being explored. Business Cases being pulled together to define.	100	100	
J	Lambrook House	Temporary accommodation for homeless families – purchase of Lambrook House, Minehead	£	-	£	112,000	Oct 20	Mar 21	Funding to support the YMCA purchase of Lambrook House in Minehead to create new temporary accommodation.	10	20	
K	Money and Debt Advice	Bespoke support in helping people acquire and maintain tenancies by providing advice and solutions relating to debt and money.	£	-	£	80,000	Jul 20	Mar 22	Contract with WS CAB finishes in July 2020. Aim is to re tender for work for SWT area for a 18 month period.	0	350	
L	Delivery Officer	2 year post to oversee, promote, manage, monitor all housing initiatives and deliver some activity.	£	60,000	£	40,000	Oct 20	Sep 22	G grade post for 2 years - a higher level required with Housing Standards experience.	0	0	
M	Delivery Budget	Fund for the Delivery Officer to use for events, promotion, surveys and reacting to new trends and changes.	£	-	£	17,997	Oct 20	Sep 22	Budget supports delivery officer in achieving targets.	0	0	
N	Current Activity	Completion of existing contracts and commitments	£	93,058	£	-	Jul 20	Sep 20	Funds will go in the next 3 months.	25	0	
Totals			£	284,866	£	1,141,189			£	1,426,055.32	625	775

