

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:

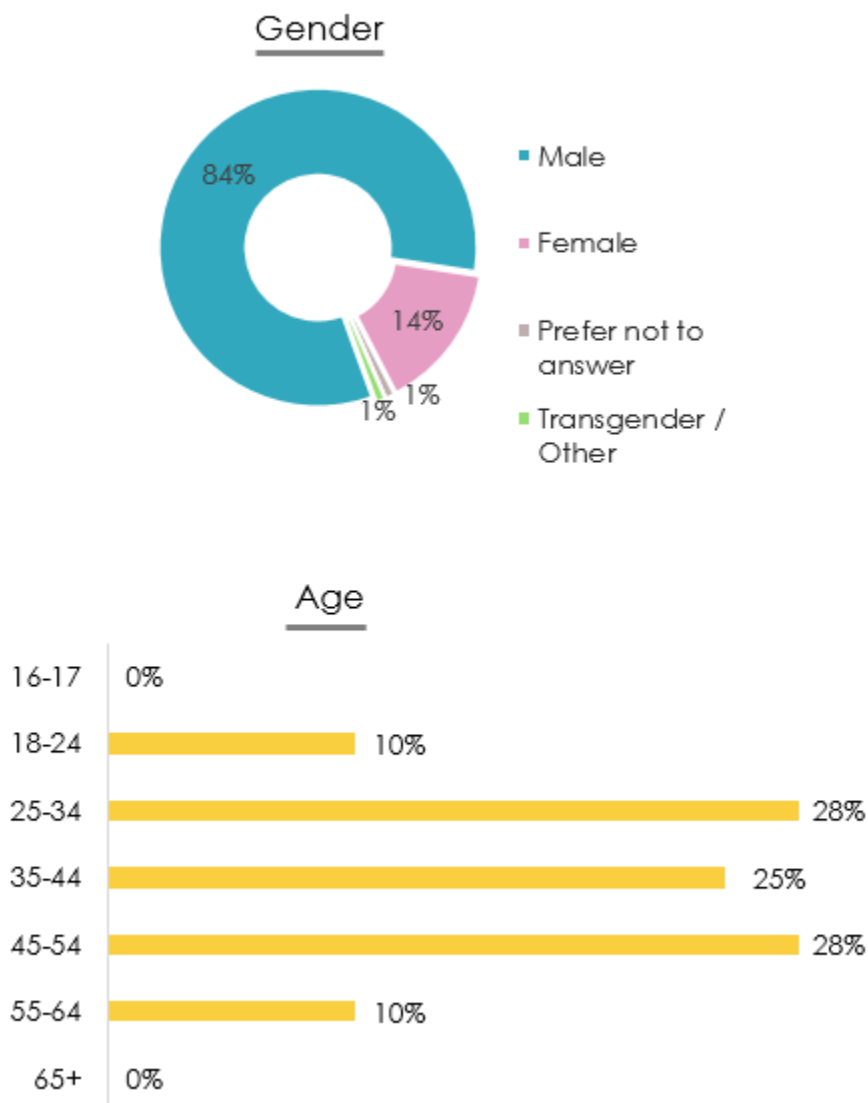


Figure 1: Gender, Age and Ethnic Background of Workforce

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)

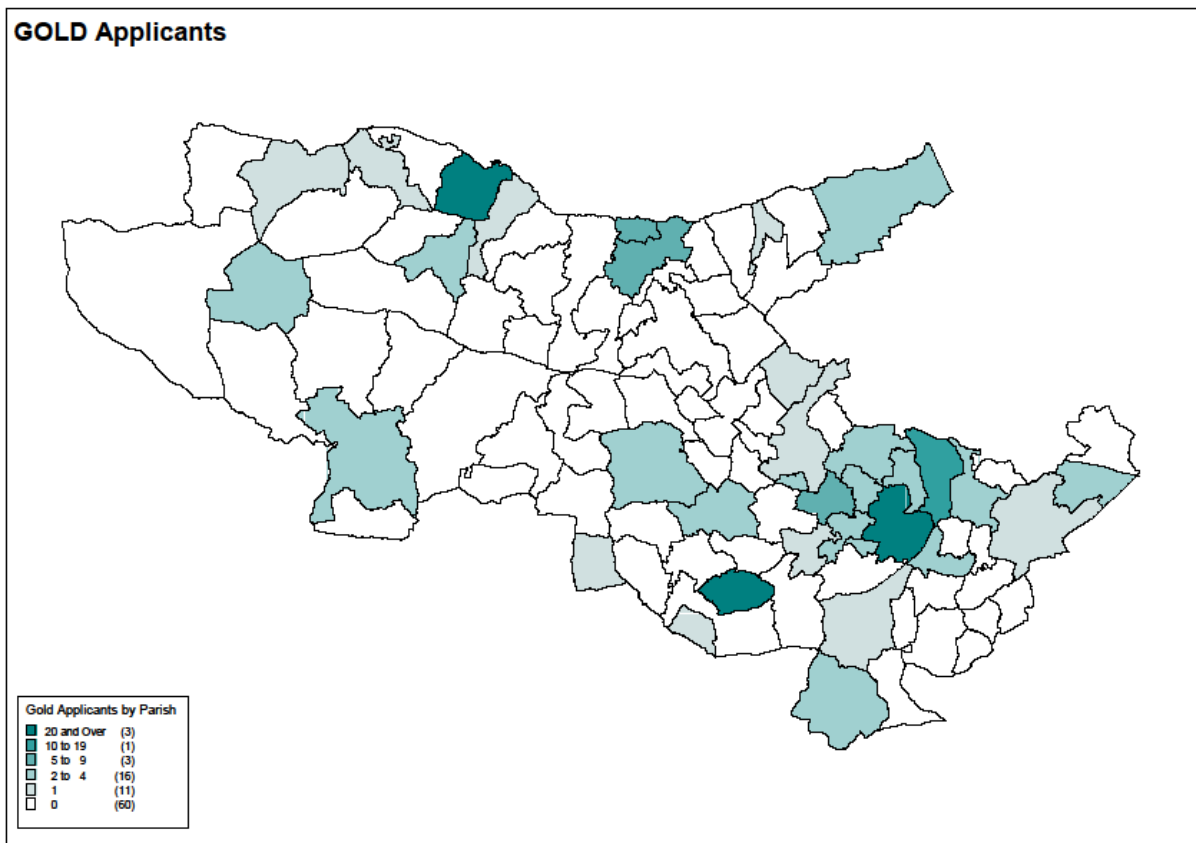


Figure 2: Gold Applicants by parish of residence Thematic Map (Homefinder Somerset May 2020)

SILVER Applicants

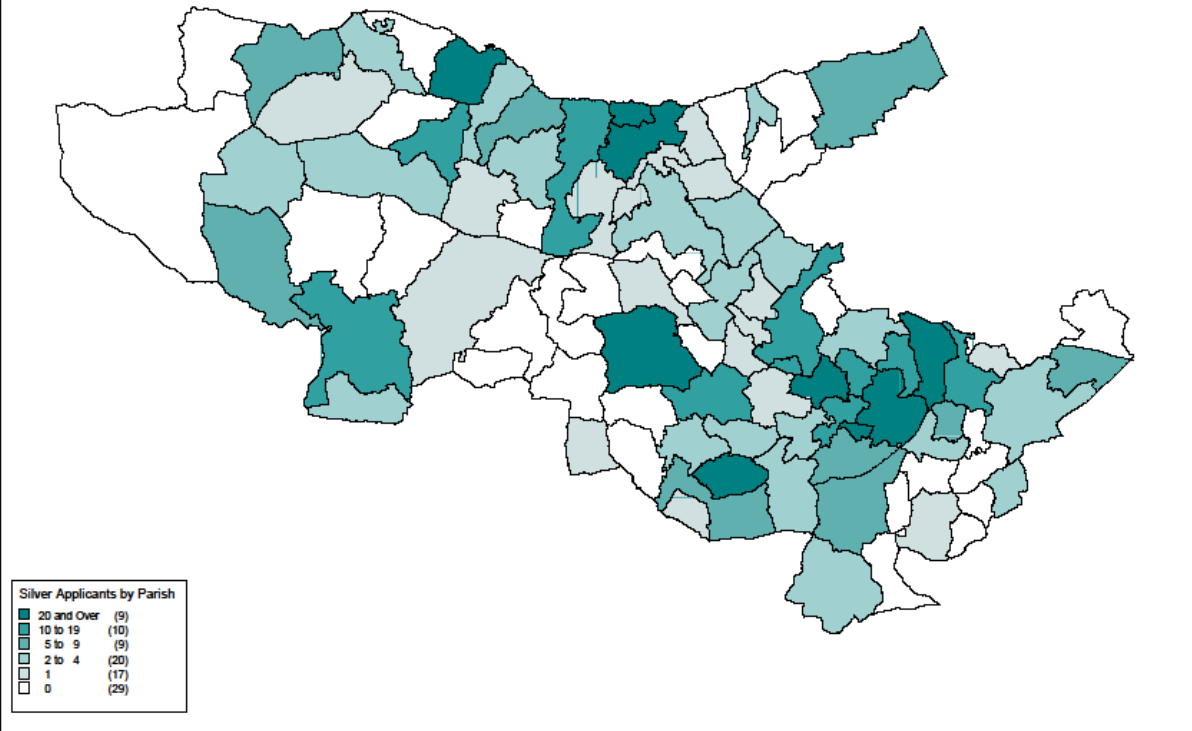


Figure 3: Silver Applicants by parish of residence Thematic Map (Homefinder Somerset May 2020)

BRONZE Applicants

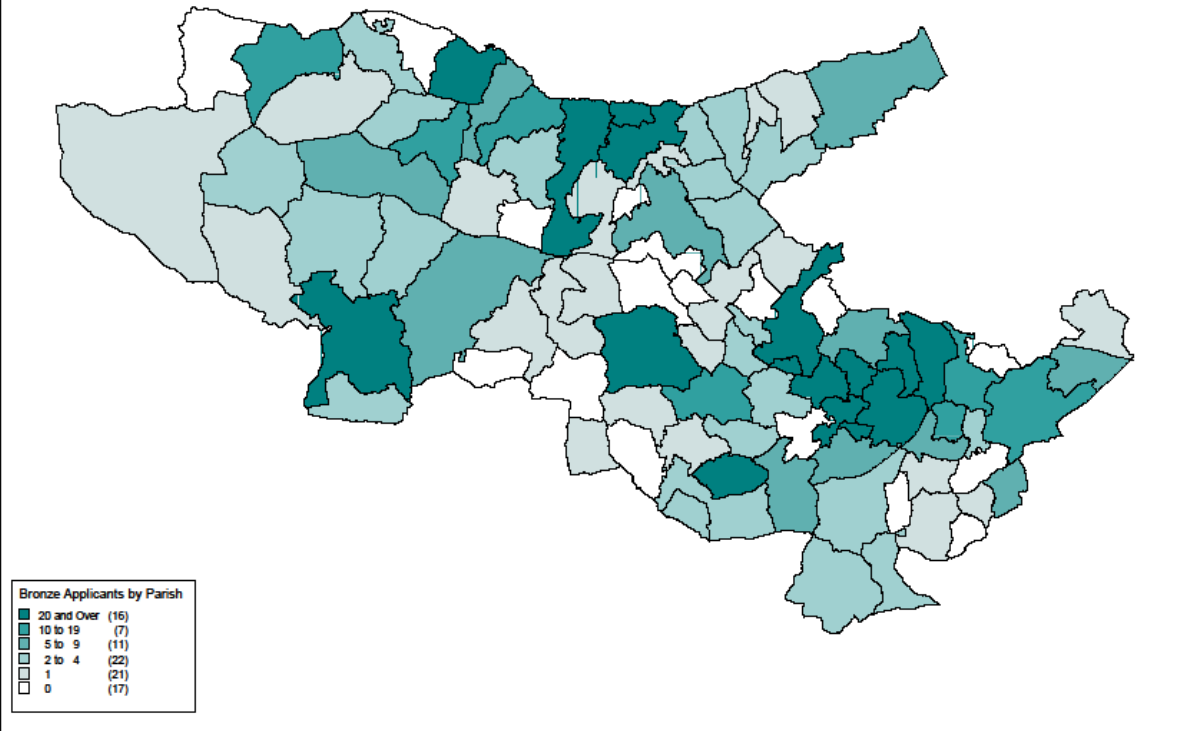


Figure 4: Bronze Applicants by parish of residence Thematic Map (Homefinder Somerset May 2020)

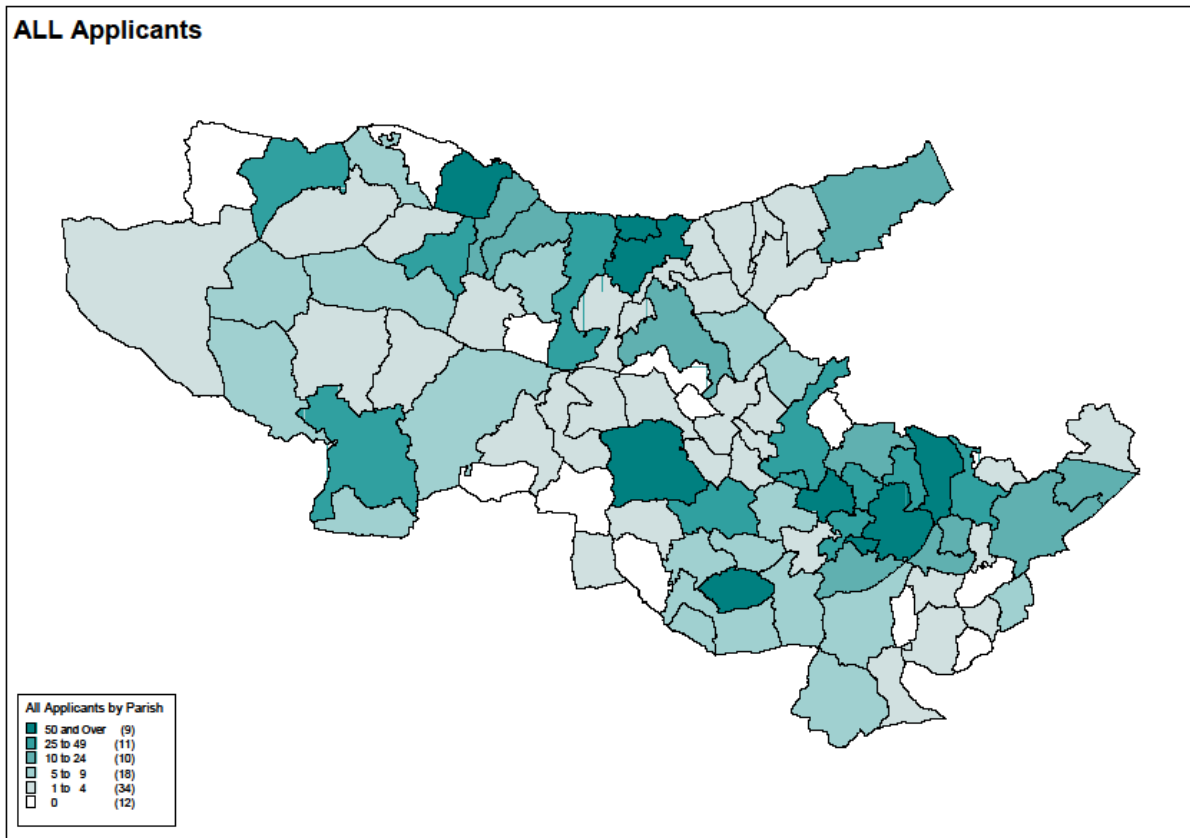


Figure 5: All Applicants by parish of residence Thematic Map (Homefinder Somerset May 2020)

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

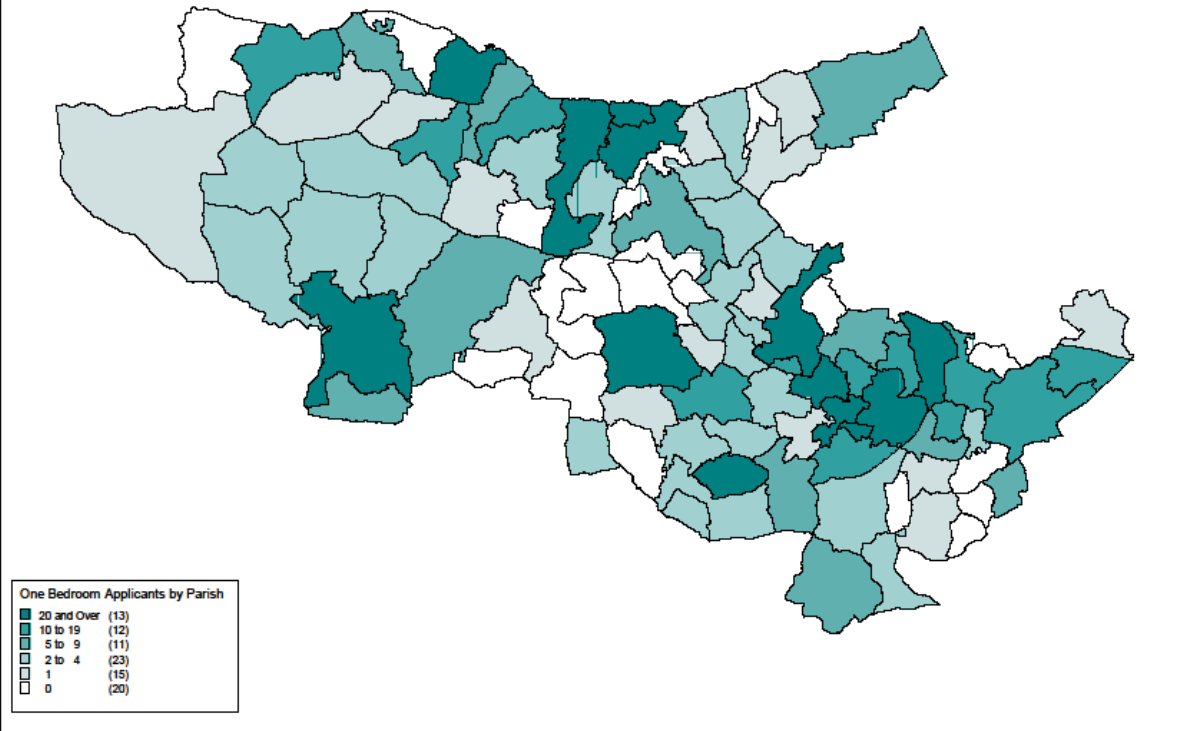


Figure 6: One Bedroom Applicants by parish of residence (Homefinder Monitoring May 2020)

Two Bedroom Applicants

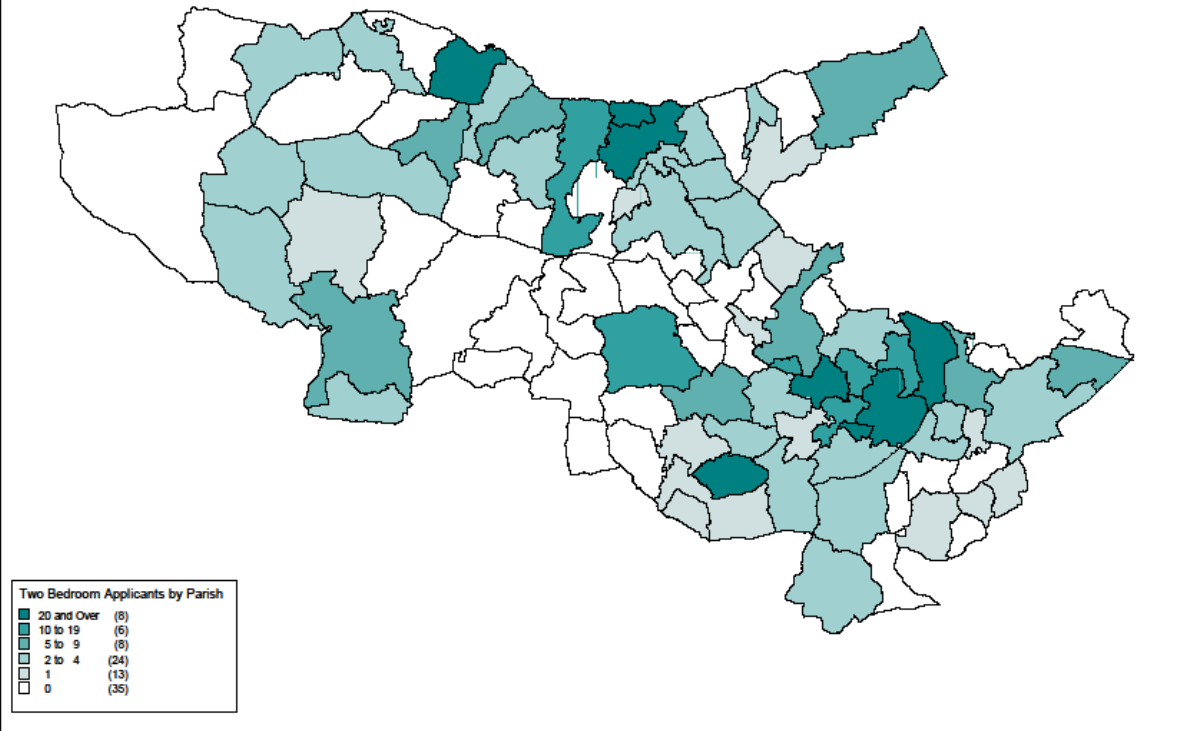


Figure 7: Two Bedroom Applicants by parish of residence (Homefinder Monitoring May 2020)

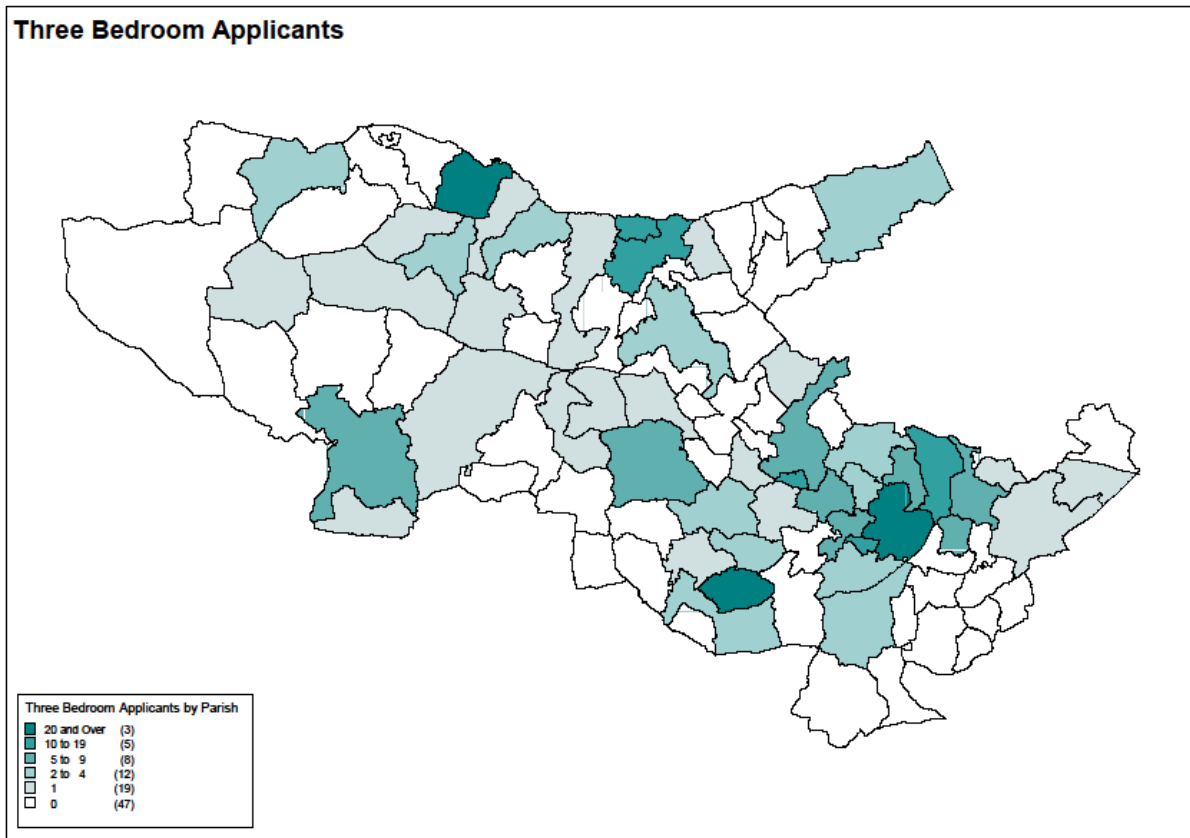


Figure 8: Three Bedroom Applicants by parish of residence (Homefinder Monitoring May 2020)

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:

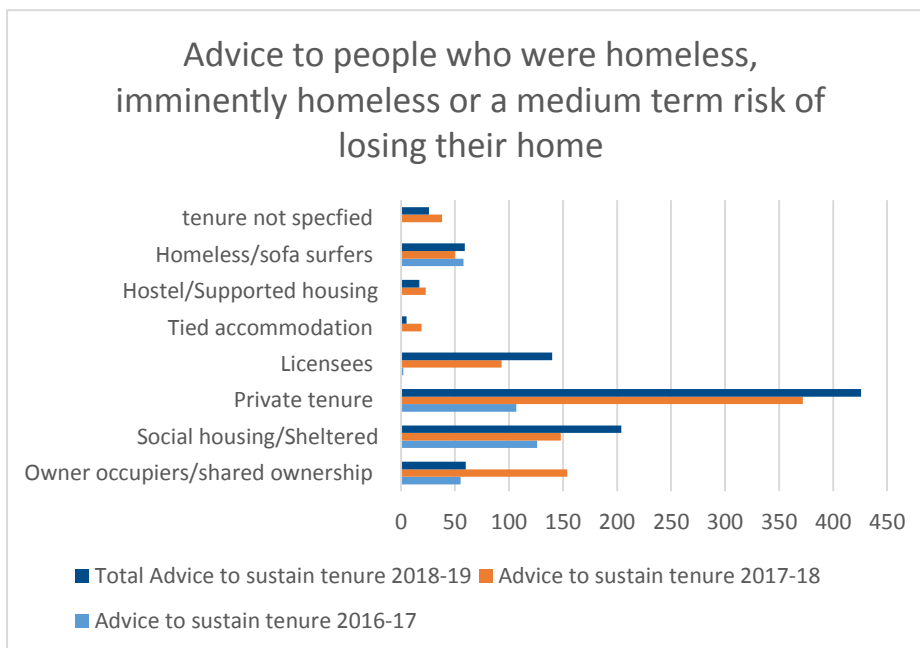


Figure 9: By tenure (WSA)

Profile of those needing advice:

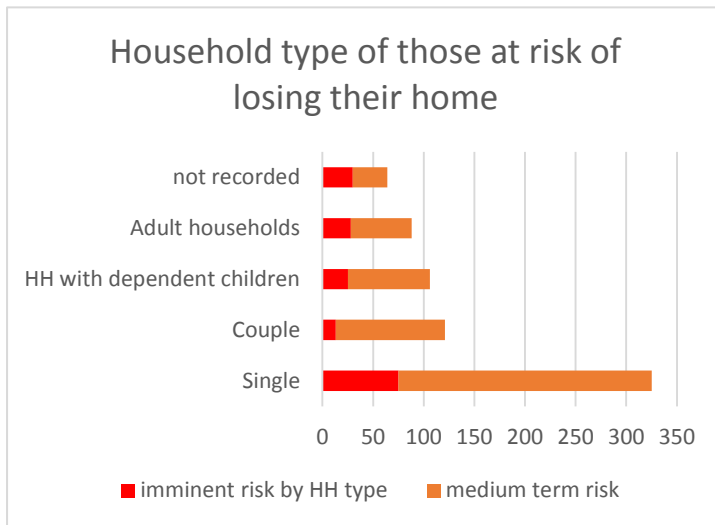


Figure 10: By household type (WSA)

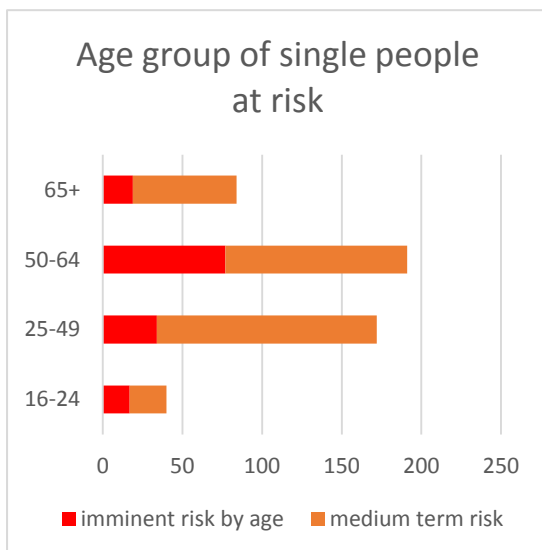


Figure 11: By age (WSA)

Reasons for approaching WSA:

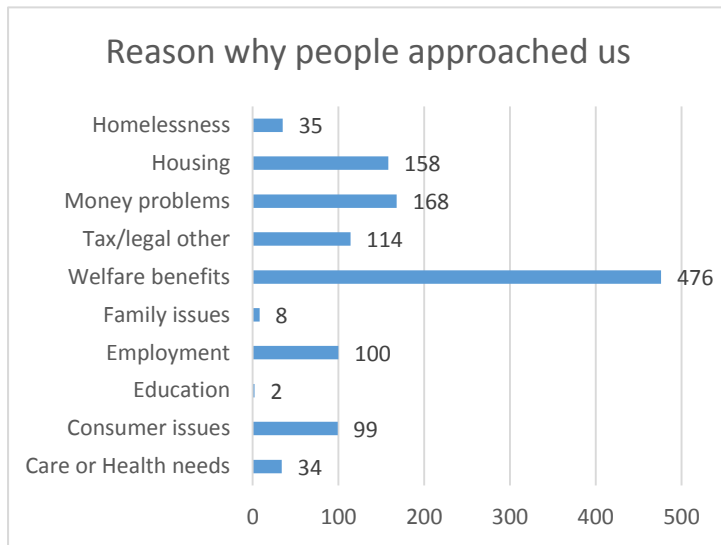


Figure 12: Reasons for approach (WSA)

Employment status of housing case clients:

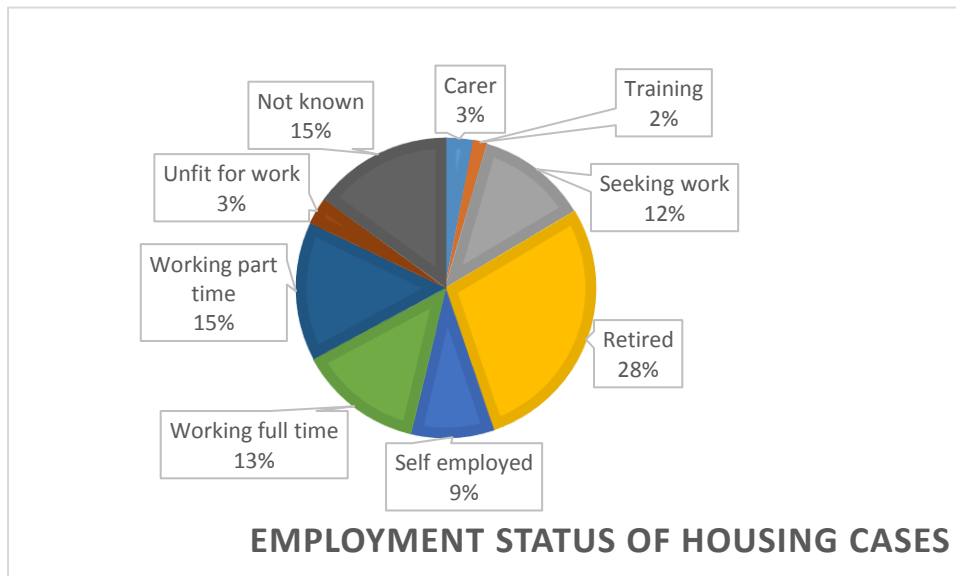


Figure 13: Employment status of housing cases (WSA)

Housing outcomes:

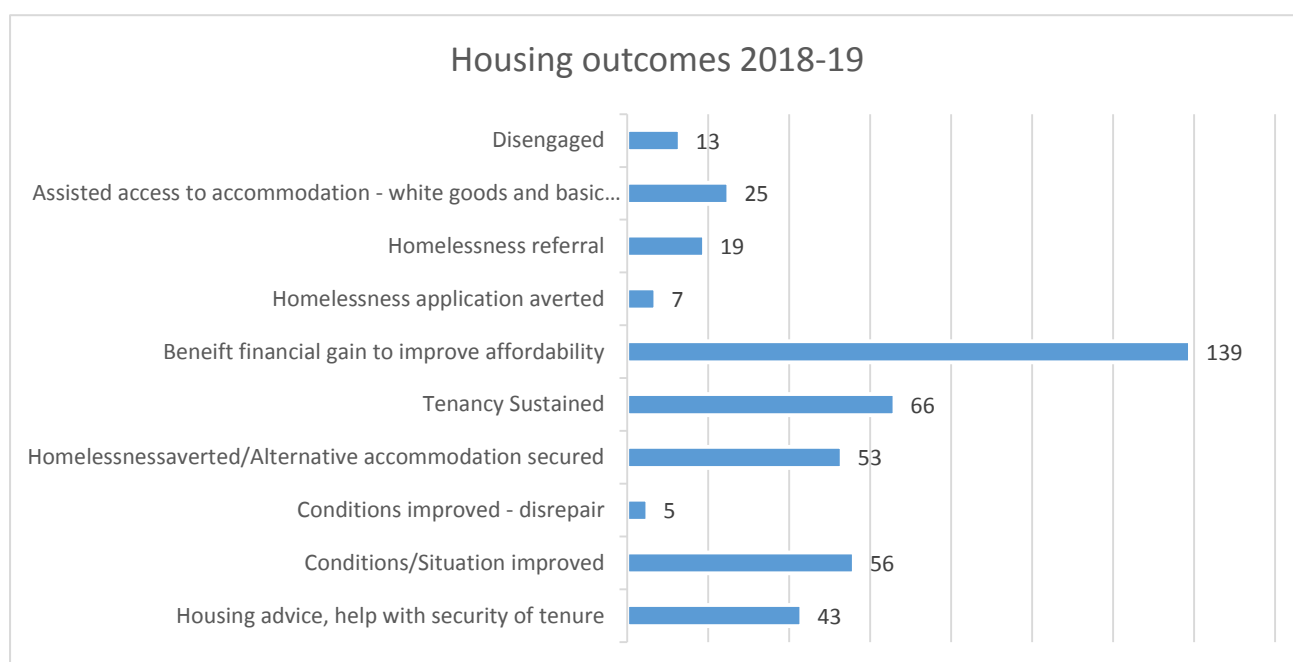


Figure 14: Housing Outcomes 2018-19 (WSA)

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.