



# Housing Market Profile: Mendip



The Somerset Strategic Housing Framework comprises the housing strategy and district based action plans for the county of Somerset. The current Framework was published in 2013 and is now in need of review. To begin this process we have produced housing market profiles for each district, together with a county-wide housing market profile. These profiles highlight key facts about the current housing market including relevant health information. They also highlight recent achievements, current opportunities and immediate challenges. Additional background information can be found on the Council's website.

## Affordability

For **private rentals** -



A **1 bed** is **20%** of the average income



A **2 bed** is **26%** of the average income

*Valuation Office Agency & ASHE 2016*

For **social rentals** -



A **1 bed** is **15%** of the average income.



**2 bed** is **18%** of the average income

*Statistical Data Return & ASHE 2016*

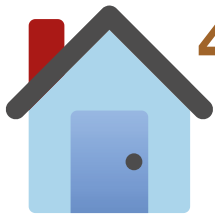


A **terraced house cost** is **7** times the average income and a **flat costs 5** times the average income

*Land Registry Price Paid Data & ASHE 2015*



## Current Housing Stock and Future Requirements



**46,157** properties

**11.9%** affordable / social rented,  
**17.1%** private rented and **71%** owner occupied

*Census 2011*

**152** social extra care properties

**498** dwellings needed per annum until 2039, of which **240** need to be affordable and **81** dwellings need to be specialist housing for **older people**

*Strategic Housing Market Assessment October 2016*





# Housing and Health

- **65%** increase aged **75-84 years old**
- **133%** increase aged **85+** *ONS 2015-2035 projections*
- **29%** living in rural areas **are over 60**

*Census 2011*



**26%** of households have **long term health problems** and **16%** have **dependent children**

*Census 2011*

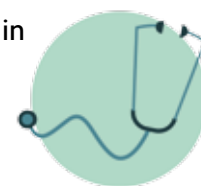


**13%** **single person** households with **73%** **over 50**

*Census 2011*

**10.4%** of those living in **social rented** housing are in **bad health**

*Census 2011*



**Glastonbury Central**  
**Shepton South West**  
**Street Hindhayes/ Leigh Road**  
**Wells North West**  
**Frome Victoria Park**  
have the **loneliest over 65's**



*Census 2011 & Age UK*

# Housing Need

Short of **69** permanent gypsy and traveller pitches by 2015 and **90** by 2021



*De Montford University 2011/13*

There are currently **103** **homelessness** applications with **26** owed a **duty** for 2015/16

*DCLG*



**Rough Sleeping** remains **unchanged** at **16** (2010-16)

*DCLG Homelessness Statistics*

**Fuel Poverty** rose by

**1.2%** (2013- 2014) to

**6,034** households

*Low Income High Costs Indicator*



[homefindersomerset.co.uk](http://homefindersomerset.co.uk)

**1,391** applications on the **Homefinder Somerset** with **156 gold** banded

*Homefinder Somerset March 2016*



## Achievements

- **2,546 new homes** delivered between 2011-2016
- **22%** of the new homes are **affordable**
- Since 2007, **10 rural parish schemes** have been completed in Mendip, and a further **3 rural exception sites** about to complete this year
- **Customer Service Excellence Award** for planning
- Young Persons **Supported Accommodation** with training & employment support
- Highest scoring 5/5 recent CQC report for **Mendip's Extra Care Schemes**
- **Joint working practices** established with Police & Fire Services for community safety, public protection and/ or enforcement requirements
- Many **DFGs** completed & waiting list reduced

## Opportunities

- **Strategic Master Plan sites** for Shepton Mallet & Street
- **Integrating** housing and health services to create better health and healthy living
- Local Authority owned **Housing Company** to develop private housing to meet our demographic needs
- **Bath & West** employment & economic growth opportunities
- **'Red Brick Building'** in Glastonbury for community, socio-economic led to live/ work opportunity
- **Ongoing private landlord training** to support landlords & tenants in light of new regulations
- **Promoting closer working** & referral process with **public health professionals**
- **Considering** the use of **enforcement** on long-term **empty properties**
- **Glastonbury Festival** & presence of **Millfield School** to help drive the local economy & housing market

## Challenges

- **Lack of land**
- **Loss of employment sites**
- Poor A roads and no motorways. **Unable to improve** some geographical areas, because of the building landscape i.e. listed buildings or areas of historical heritage

- **Insufficient transport/ bus/ rail links** for new employment opportunities or workforce retention
- **Hinkley** (increased rental demand within commutable distance)
- Mendip's position with the **LEP**
- **Incomers/ purchasers from Bristol & Bath** areas taking advantage of lower house prices
- **Welfare reform**
- **Older Persons** housing needs
- **Vulnerable & single unemployed** people affected by the short supply of 1 & 2 bed homes
- Higher need for **1 beds** throughout the district
- High level of **empty properties**

## Be Part of the Change

Does this district profile provide an accurate picture of the current local housing market?

Are you aware of other housing / housing related achievements, opportunities and challenges that we should highlight?

Are some of these challenges more important than others?  
If yes, please explain why?

**Please respond by September 30th 2017**

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Your responses will be used to inform the content of a draft revised Housing Framework. This will be published during Autumn 2017.