



Somerset Housing  
strategic housing framework  
**Review 2017**



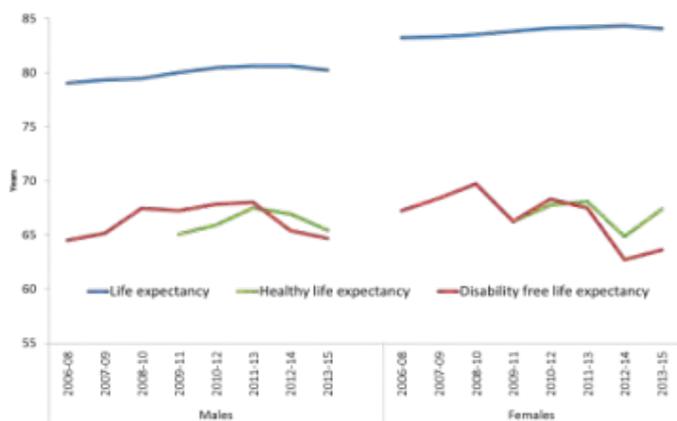
# County Profile: Somerset



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 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.

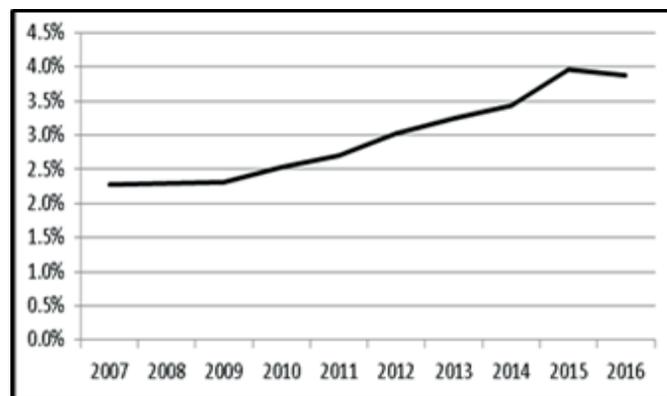
## People

### Healthy Life Expectancy - Somerset

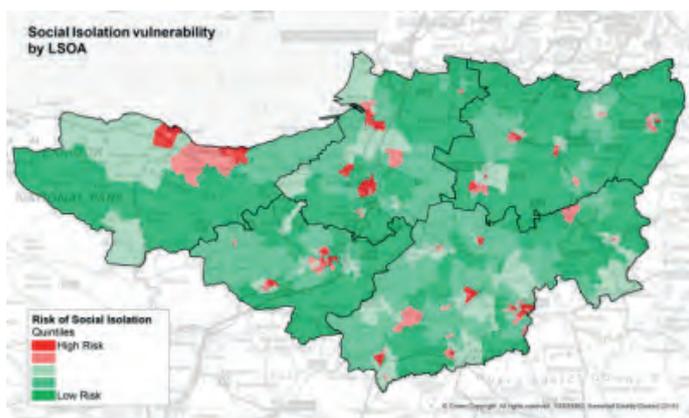


**People** are living longer, but more of our lives are spent in ill health or disability

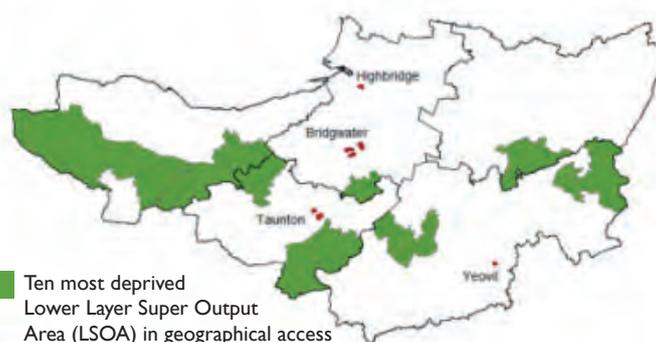
### Dementia Rates - Somerset



If the rates continue to rise, the number of **people** with dementia is projected to double by 2035 to approximately 18,000 people



**People** in poorer communities/Lower Layer Super Output Areas (LSOA) are at higher risk of social isolation



10% of **children** in income deprived families are concentrated in 0.07% of the county area. Elsewhere, sparsity is a challenge for residents and services



# People



Somerset has around **50** rough sleepers.

The national average age of death of a homeless person is **47** for a man and **43** for a women

DCLG (2010-2016)

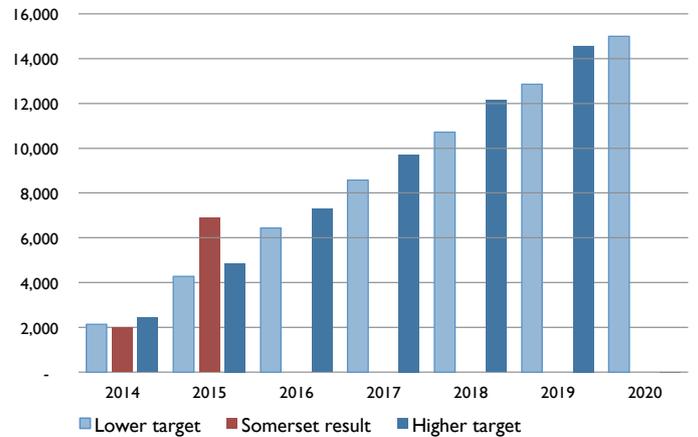


Net migration figures within the UK show that many young **people** leave the county for education and work



Could the 260 adults with learning disability in care or nursing homes live more independently?  
Are the future needs of the 660 with family and friends being addressed?

Additional **jobs** have also been on the **rise**



Somerset Growth Plan Monitoring

**90%** of **pupils** are in outstanding or good schools (2017)



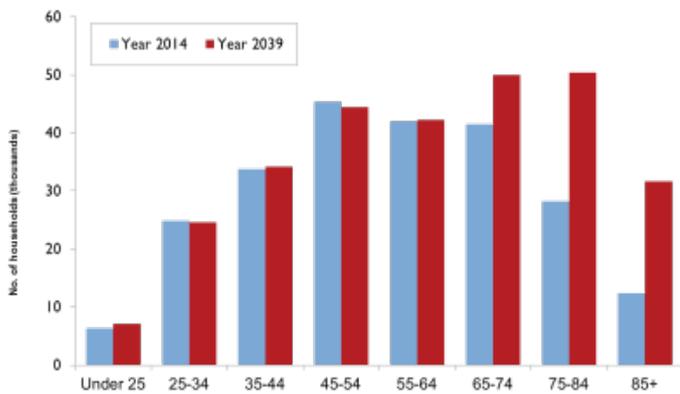
The proportion of pupils going to Higher Education (HE) is below average at **46%** compared to **59%** nationally (2015)



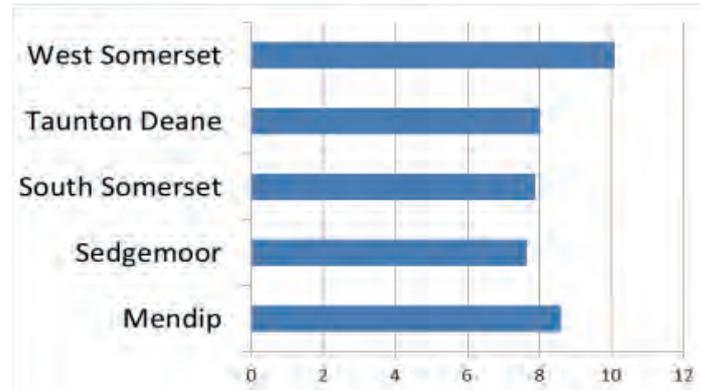
Approximately **150,000** residents volunteer at least once a month



# Places



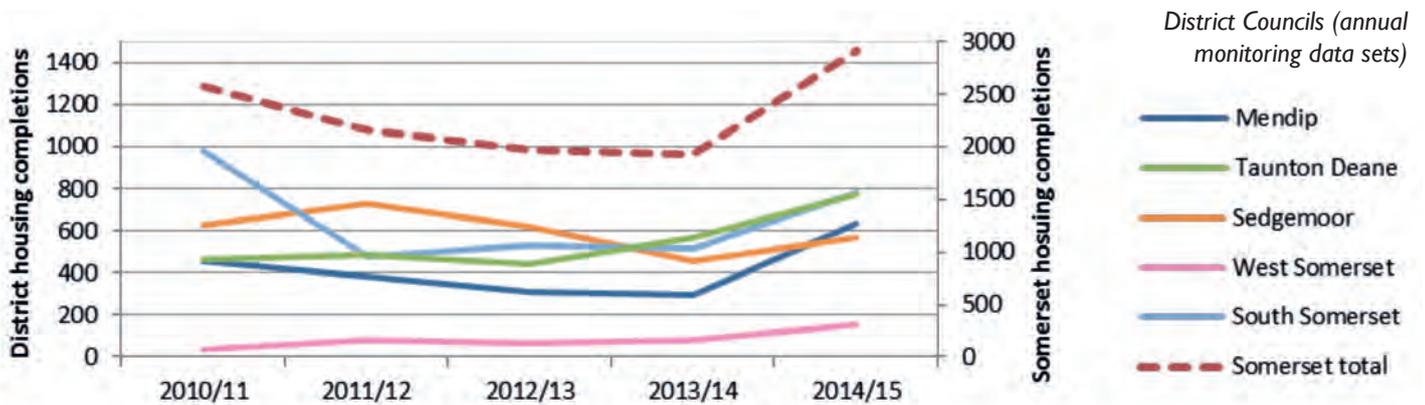
All the net need for **new housing** in the next 20 years will be for households over 65



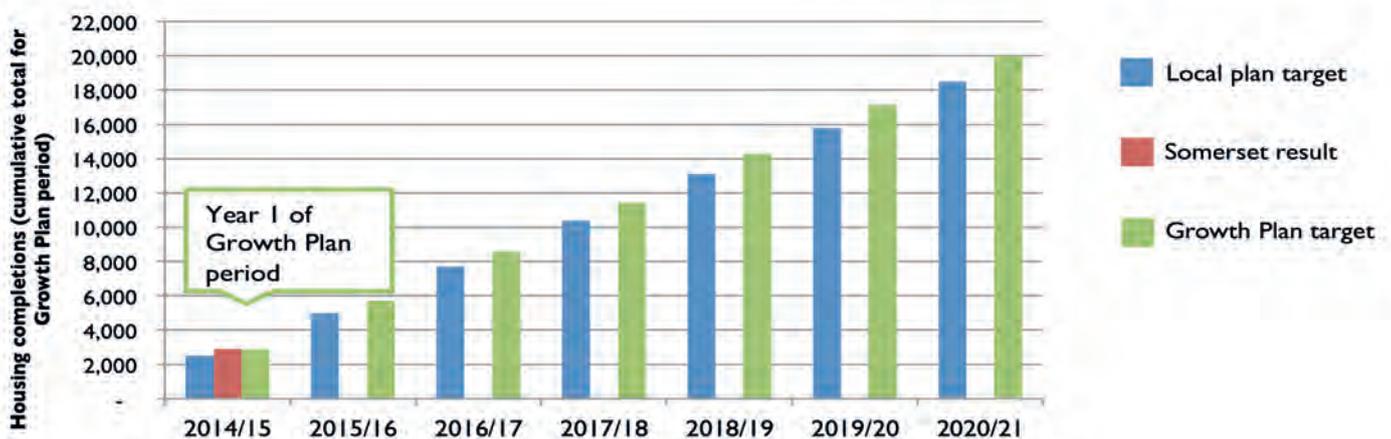
The ratio of wages to house prices means that **housing** can be unaffordable for key workers and young people, especially in rural areas

Housing **delivery** has been on the rise

## Somerset housing completions 2010/11 - 2014/15



Somerset Growth Plan **target** aspires for **20,000** new homes by 2020.



## Achievements

- **Housing growth** and **sustained high quality** of our built and natural environment
- **Solid partnership working** across Somerset and the Heart of the South West on health, economic growth, housing, planning and flood resilience
- **Winning a disproportionately high share** of the Government's Growth Deal 3 award - over £27m of the £43.57m allocated to the Heart of the South West
- **Improvement of Adult Social Care** with future goals to be achieved

## Opportunities

- Deriving **maximum countywide benefit** from the £16 billion development of **Hinkley Point C**
- Exploiting our **central location** within the south west peninsular: good strategic north-south links M5/A38 to Bristol and Exeter and east-west links (A38/A358/A303) and mainline rail link to London
- **Garden towns / garden village status** in **Taunton**
- **Proposed dualling** of the A303/A358
- **Health and Social Care Integration** through the Somerset Suitability and Transformation Plan

## Challenges

### Demographics -

- An **ageing population** of 65+ and 85+ with **mismatch of property types**
- A need for more **flexible models of supported housing** which enable independent living
- **Out migration** of **young people**
- **Low pay economy** in comparison to other regions and this contributes to the **affordability gap**
- **In migration of 40+** seeking lifestyle change, using capital asset of homes in higher house price areas to **outbid / out compete local people**

### Spatial geography / settlement pattern -

- Compared to neighbouring counties, **relatively small** and **dispersed market towns / urban areas**
- **Poor transport infrastructure resilience** with specific problems on the motorway (M5) and strategic (A358/A303) network

## Be Part of the Change

Does this county 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**

**TDBC are coordinating responses to this consultation**

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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.