

LEIGH ON MENDIP HOUSING NEED SURVEY 2019

HAVE YOUR SAY!



REPORT

7 November 2019



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Summary

Key findings

The survey identified a need for 2 affordable homes within the next 5 years.

Affordability

- The survey found 2 households in housing need who could not afford to buy or rent on the open market.

Tenure

- 1 of the households in need qualified for social/affordable rent, 1 may be able to afford a shared ownership property.

Size of property required

- 1 x 1 or 2 bedroom property for singles/couples
- 1 x 2 bedroom property for a family

None of the properties require level access or adaptations.

Other evidence of housing need

- In addition to this survey's respondents above, there is other evidence of housing need when looking at applicants on Homefinder Somerset, the choice based lettings register. Although these applicants have not been vetted for local connection, one appears to be adequately housed within the parish already. The others have a greater urgency to be housed in a 2 bed sheltered development. Although they are not currently resident in Leigh on Mendip or an adjacent parish it is possible that they may have strong family connection.

Other Findings

- The survey achieved its aim of identifying actual households in need. 254 surveys were delivered and 100 valid responses were received. In Smart Communities' experience the **39% response rate** is a strong response from a community, particularly on a single issue consultation.
- 51% of those who answered the question said they would be in favour of a small development of affordable housing for local people. 40% would not support this type of development. 9 households did not answer this question.
- For those with an opinion (92 respondents), most would support 3 bedroom and 2 bedrooms homes in the parish, with retirement housing being supported by around 1 in 4 of them.
- None of the 4 'older' households that expect to move home within the next 5 years and remain Leigh on Mendip parish qualify for affordable housing (respondents over 55 years completing Part 2 of the survey). They would all require open market housing – all of them wishing to downsize to smaller homes (2 bed and 3 bed properties).
- There were 2 additional respondents to this survey, who might have qualified for affordable housing. However, they either failed to supply sufficient local connection or financial information to verify their need or did not supply their permission for their details to be shared further and their need progressed.

Survey Background

Commenting on planning applications to Mendip District Council (MDC) is a large part of the work undertaken by Leigh on Mendip Parish Council. The Parish Council was offered the opportunity to have the future housing needs of the parish assessed by an independent, experienced team from the charity, Community Council for Somerset (CCS) through their Smart Communities team. The Council are satisfied that CCS is independent, despite the survey being funded by a developer, and the Parish Council have monitored activities to ensure this is so.

The aim of the assessment is to identify the parish's collective view about the types of homes they would like to be available in Leigh on Mendip in the future. This will help Parish Councillors to provide more authoritative comment to MDC as well as enabling informed discussion about future village developments. It will also help MDC in their role of Planning and Housing Authority to recognise the uniqueness of Leigh on Mendip, as well as shared requirements with other villages.

Aims

- Investigate the housing need (over the next 5 years), tenure, house size needed for local people living or working in the parish and for those with a local connection wishing to return.
- Establish the views on future housing in the parish, and gauge the level of support for new homes for local people if a need is identified
- Assist the Parish Council and District Council with future planning for the parish.

Methodology

254 paper surveys were distributed to **every household** on the electoral role in the parish with reply paid envelopes for direct return to Smart Communities. The survey was also available to complete online (see Appendix 1).

The survey was widely promoted through all the available communications channels in the parish, including a special parish meeting where residents could find out more about the survey from Smart Communities staff.

In total **100 valid responses were received giving a 39% response rate**. 25 responses were online, the remaining 75 replied by post.

Data from the paper surveys was input by Smart Communities staff using secure, proprietary online survey software.

Research was conducted between 30 August –30 September 2019 including a 1 week extension to accommodate a late respondent.

Presentation of Data

The sample size is relatively small, therefore undue emphasis should not be placed on specific percentages. Where a number of respondents with a particular view, or response to a question is very low, the report will normally include a 'base' (identify the actual number of responses/opinions involved). Where figures do not total 100% this may be due to computer rounding or the exclusion of 'don't knows'.

Introduction

Leigh on Mendip parish is situated in the Mendip District Council Authority. The parish has a first school, church, pub and village hall as well as a few businesses. There are a range of local facilities including shopping and healthcare in the neighbouring parish of Stoke St Michael and Coleford. Frome, Shepton Mallet and Radstock are medium-sized towns which lie around five miles in each direction. They offer a wide range of facilities, including shops, supermarkets, doctors and other leisure amenities. Bath and Bristol are both within commuting distance, as is Westbury's mainline railway station which has a direct line to London Paddington.

There is a scheduled bus service running in the parish between Frome and Shepton Mallet.

Population

In the 2011 census¹ the population usually resident in Leigh on Mendip parish was 514 in 226 households. The census also records that there were 12 dwellings which were empty properties, second homes or holiday lets.

The **number of dwellings** in the parish currently stands at 254 representing an increase of 16 dwellings in the last eight years (including empty properties).²

Households

Table 1 – Dwellings: type, size and tenure in Leigh on Mendip parish in 2011¹

Housing	Leigh on Mendip		Somerset	England & Wales
	count	%	%	%
Total dwellings	226	100.0%	100.0%	100.0%
Detached	87	38.5%	32.3%	22.6%
Semi-detached	81	25.8%	30.4%	30.7%
Terraced house	47	20.8%	23.7%	24.7%
Flat	11	4.8%	13.0%	21.6%
Caravan/mobile home	0	0.0%	0.8%	0.4%
Tenure			%	%
Households - at least one usual resident	214	100.0%	100.0%	100.0%
Owner occupied	160	74.8%	70.3%	64.3%
Social rented	28	13.1%	13.5%	17.6%
Privately rented	23	10.7%	14.7%	16.7%
Living rent free	3	1.4%	1.6%	1.4%
Bedroom numbers			%	%
Households - at least one usual resident	214	100.0%	100.0%	100.0%
1 bedroom	13	6.1%	9.1%	12.0%
2 bedrooms	45	21.0%	25.8%	27.9%
3 bedrooms	74	34.6%	41.9%	41.2%
4 or more bedrooms	82	38.3%	23.2%	19.0%

Table 1 shows that the parish has a higher than average number of detached and 4 bedroom properties compared to the rest of Somerset and nationally. Further investigation of 1 bedroom properties suggests that at least 8 properties are sheltered housing for older people. There are also fewer 2 bed properties when compared to Somerset and national figures. Taking this all into account, it would suggest that there may be a shortfall of cheaper, more affordable accommodation in the parish.

Earnings

Mendip District has one of the highest disparities between average earnings and average house price in Somerset, and house prices in the parish are high in relation to average incomes. For Mendip as a whole, the 2016 ratio of **lower quartile** house price to lower quartile earnings is 9.92.³ This means that owning a house is out of reach of many, particularly younger people/families wishing to remain in the parish.

Property Prices and Rent

The Land Registry records 14 residential sales in the last year 1 September 2018 – 30 September 2019 (excludes 1 business sale). The average price of these sales is £320,071 – the average house price in Mendip as a whole in 2017 was £274,773.³

3 properties are currently being marketed in the parish on the Rightmove website (2.10.19). These exclude a barn with land marketed with planning permission for re-development. The cheapest is a 2 bed terraced new build house at £225,000, and the most expensive is a 2 bed detached bungalow at £325,000. The average price of houses **currently on the market** in the parish is £290,000.

The 2011 census found 23 **privately rented** households.¹ There is currently just one property for rent in the parish which is a 1 bed house for £625pcm.

To assess whether a household can afford to buy in the open market it is necessary to look at the cost of an entry level property in the local market. Table 2 shows the typical prices a resident would expect to pay to buy or privately rent a property in the **lowest priced 25% of homes** (based on Land Registry sale prices, current market sales and rental prices and average rents of respondents to the survey). Where there are few house sales or rentals in a specific property size in the parish data has been taken from surrounding rural areas.

Table 2 – Typical property prices and rental levels: lower quartile (cheapest 25%)

Property size	Sale price	Private rent weekly (monthly) (rounded £)	Median monthly rent Mendip ⁴
1 bedroom	£115,625*	£109 (£473 pcm)	£650
2 bedrooms	£236,125	£163 (£706 pcm)	
3 bedrooms	£269,750	£192 (£831 pcm)	

* based on 4 flats (2 sheltered accommodation in LOM) – no 1 bedroom houses

Affordable homes

In 2011 there were 28 social rented properties in the parish.¹ As Mendip District Council no longer owns social rented housing in the parish, they have not been able to supply the most current figures for the amount of social rented/housing association/other affordable housing that is provided in the parish within the timeframe of this report.

Currently there are no properties advertised on the Homefinder Somerset website in Leigh on Mendip parish.⁴ In the last year just one property has **come up for re-letting** via Homefinder (2 bed house). Looking back over the last 11 years Homefinder data shows that only 7 properties have been advertised to let in the parish.⁵ It appears that there are very limited vacancies created in the current housing stock in Leigh on Mendip to meet any identified need in this report.

¹ NOMIS (ONS Census 2011) (KS102EW), (KS402EW), (KS403EW) and (LC1402EW): Leigh on Mendip [accessed 2.10.19]

² Mendip District Council Electoral Register Team (data provided to Smart Communities for survey mailing, August 2019)

³ Source: Somerset County Council, Somerset Intelligence Partnership, <http://www.somersetintelligence.org.uk/house-prices-2017/> [accessed 2.10.19]

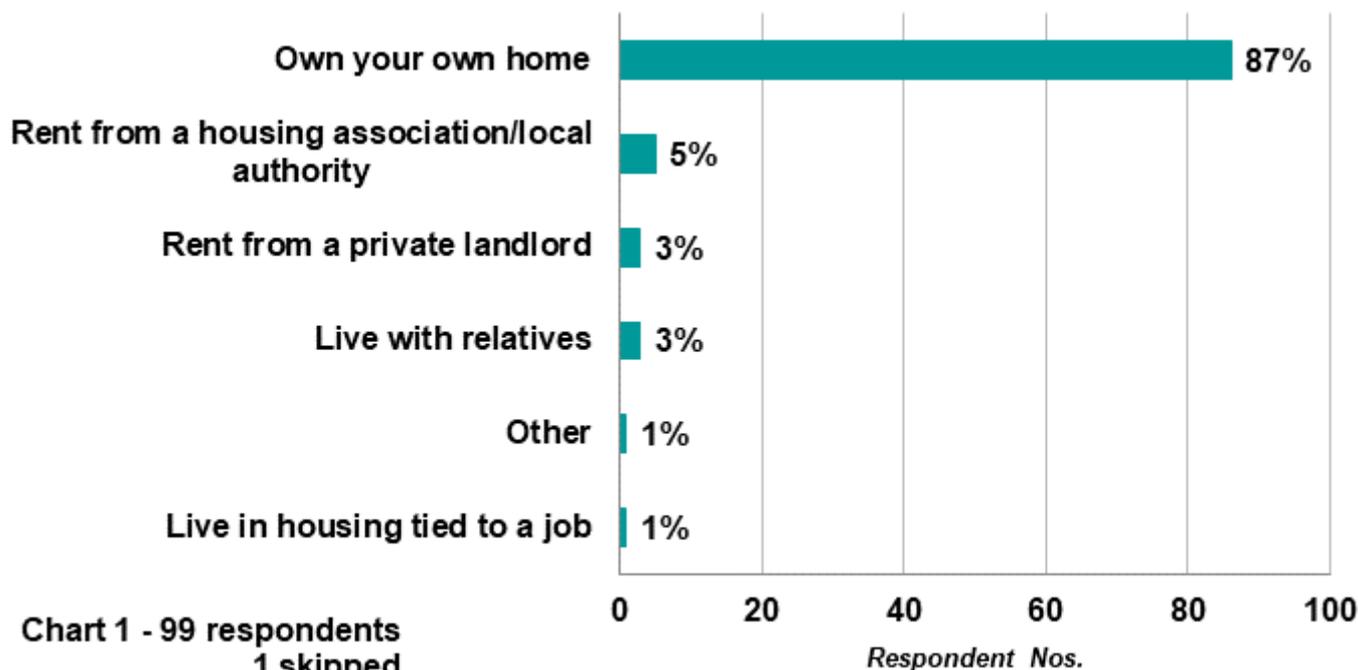
⁴ Source: Homefinder Somerset Website, <https://www.homefindersomerset.co.uk/> [accessed 3.10.19]

⁵ Source: Homefinder Somerset Co-ordinator email to Smart Communities, 21.11.19

Survey Findings

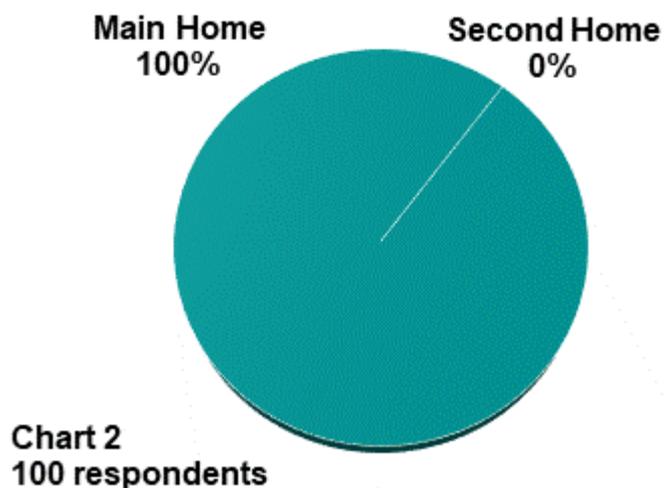
PART 1: ALL HOUSEHOLDS

1.1 Current tenure of respondents



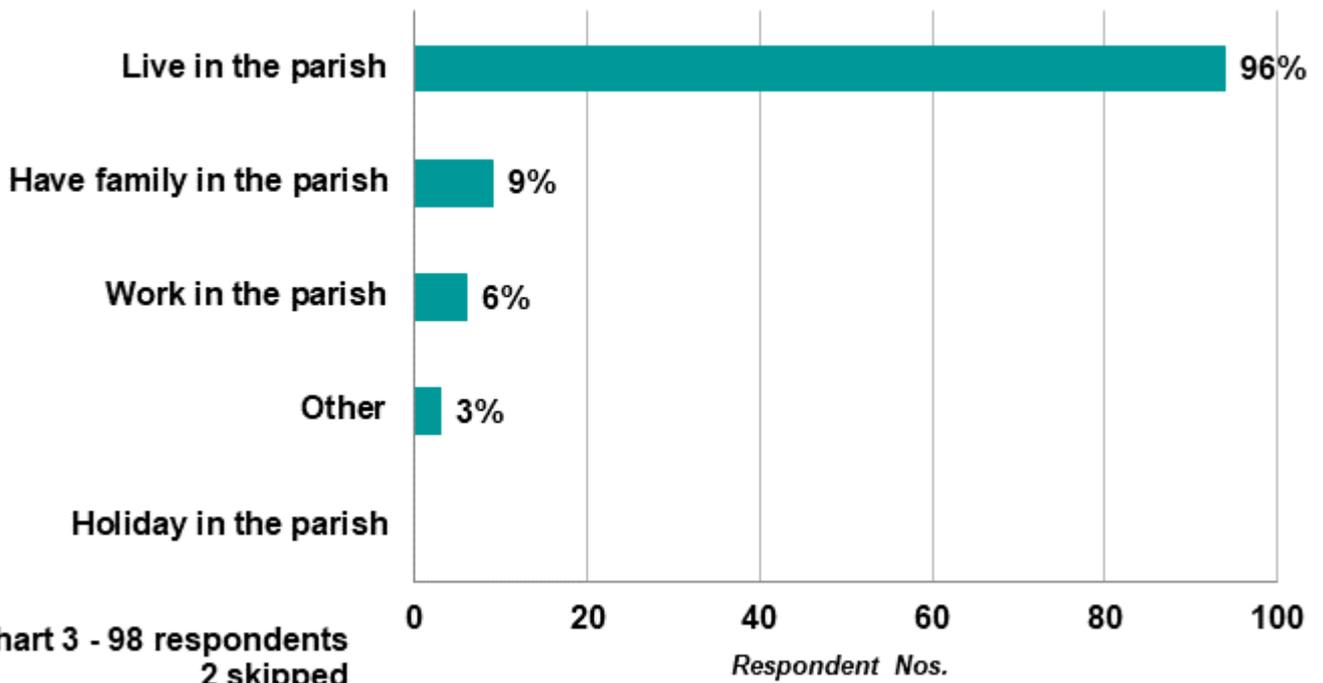
An outstanding majority of respondents own their own home (87% - 86 respondents). A small proportion of 1 in 20 respondents live in social rented housing either provided by a housing association or charity (5%). While an even smaller proportion rent from a private landlord (3%). A few live with relatives (3%) and 1 respondent lives in tied accommodation – Chart 1. 99% of respondents answered the question.

1.2 Second home ownership



None of the respondents taking part in this survey have a second home in the parish – Chart 2. All respondents answered the question

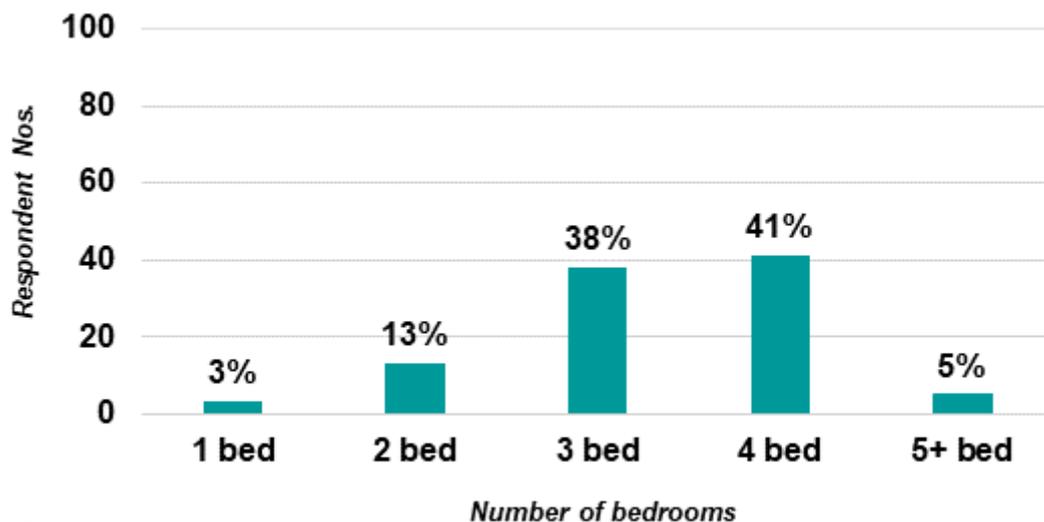
1.3 Parish connections



Respondents were asked what connection they have with Leigh on Mendip parish. The large majority who answered the question live in the parish (96% - 94 respondents). Nearly 1 in 10 also have other family in the parish (9%), and a small number also work in the parish (6%) - Chart 3.

Of those indicating 'other', 3 have family resident in the parish and 2 have connections to the local school. 98% of respondents answered the question.

1.4 Property size



The largest group live in 4 bed homes (41% - 41 respondents) and closely aligned to those in 3 bed properties (38%) – Chart 4. There appears to be a lower response from those living in smaller 2 bed and 1 bed properties when compared to the census figures (see Table 1, p4), however, there has been housing development in the village since 2011 which may affect this balance albeit likely to be nominal. All respondents answered the question.

1.5 Rent levels

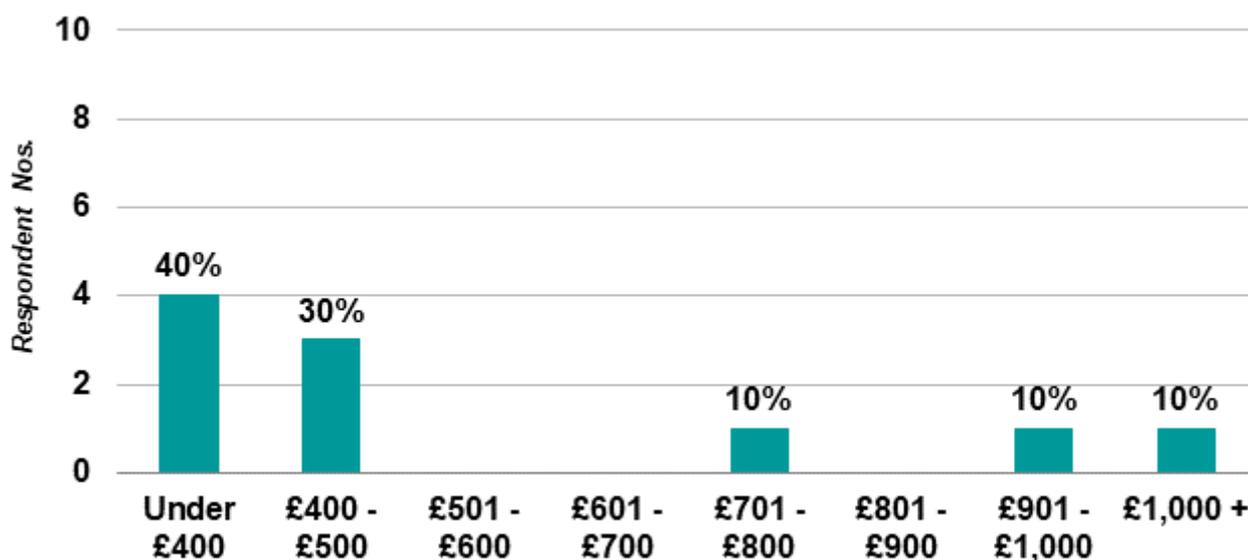


Chart 5 - 10 respondents
90 skipped

Half the respondents rent from a housing association/local authority (50% - 5 respondents). 3 in 10 respondents rent privately (30%), while the remaining respondents either rent from relatives or through their work. – Chart 5. These rents have been used alongside published current private and affordable rents to provide a full picture of typical rents in the parish. 10% of respondents answered the question.

1.6.1 Overall household age groups

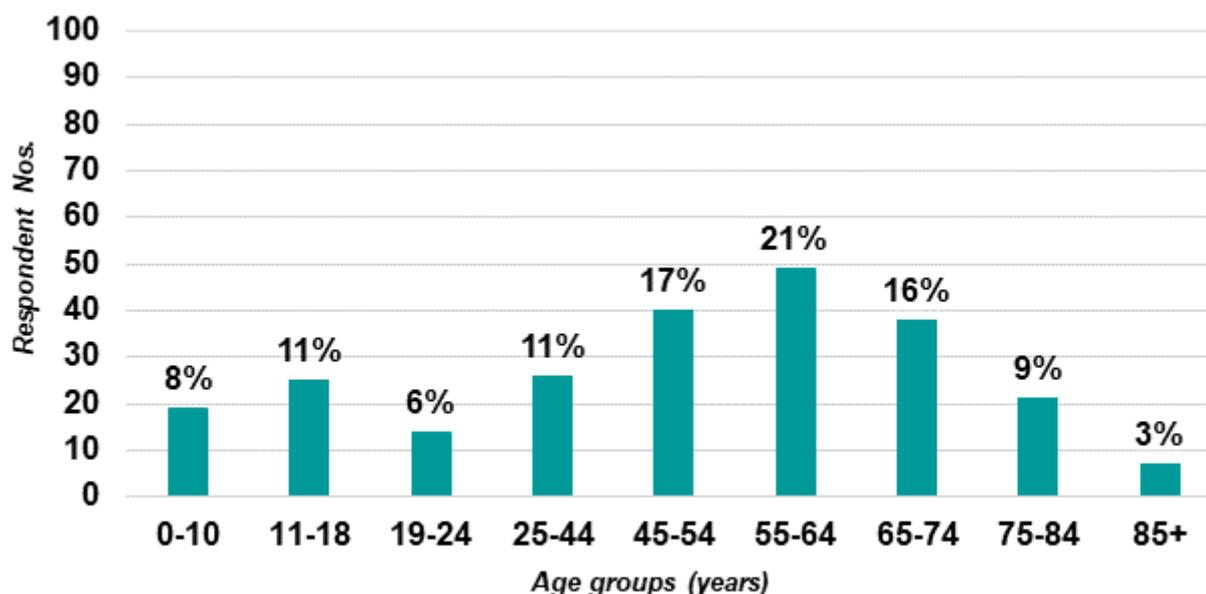


Chart 6a - 99 respondents
1 skipped

Of those answering the question (99% of all respondents), 55-64 year olds are the largest overall population group when looking at **all** household members (21% - 49 people). Those aged 45-54 are the next largest group at 17% - 40 people) and they are closely aligned to 65-74 year olds (16% - 38 people) - Chart 6a. There are more working age people (under 65yrs: 54%) compared to those of retirement age (65+yrs: 28%).

Further analysis shows 1 in 3 households are families with children aged 18 or under (33% - 33 families). 99% of respondents answered the question.

1.6.2 Household size

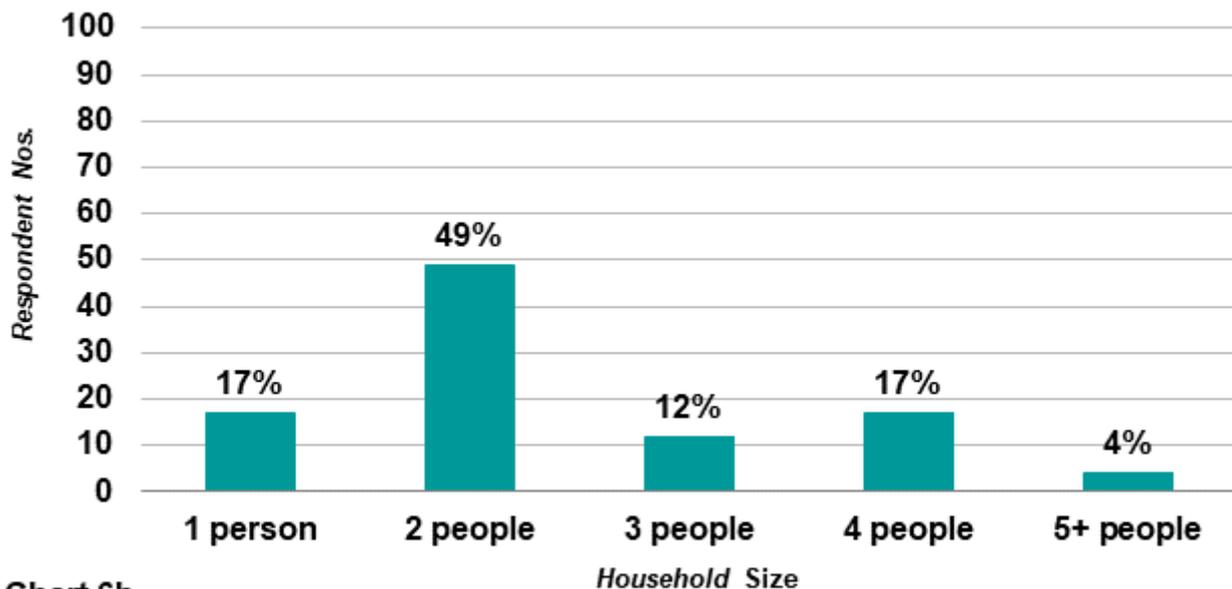
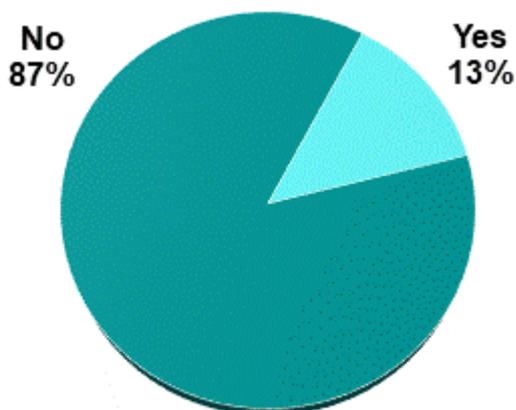


Chart 6b
99 households with 239 people

Nearly half the respondents live in a two person household (49% - 49 respondents) – Chart 6b. Of those who live in a single person household (17% - 17 respondents), all but one person is aged over 65 years (16 respondents). 99% of respondents answered the question.

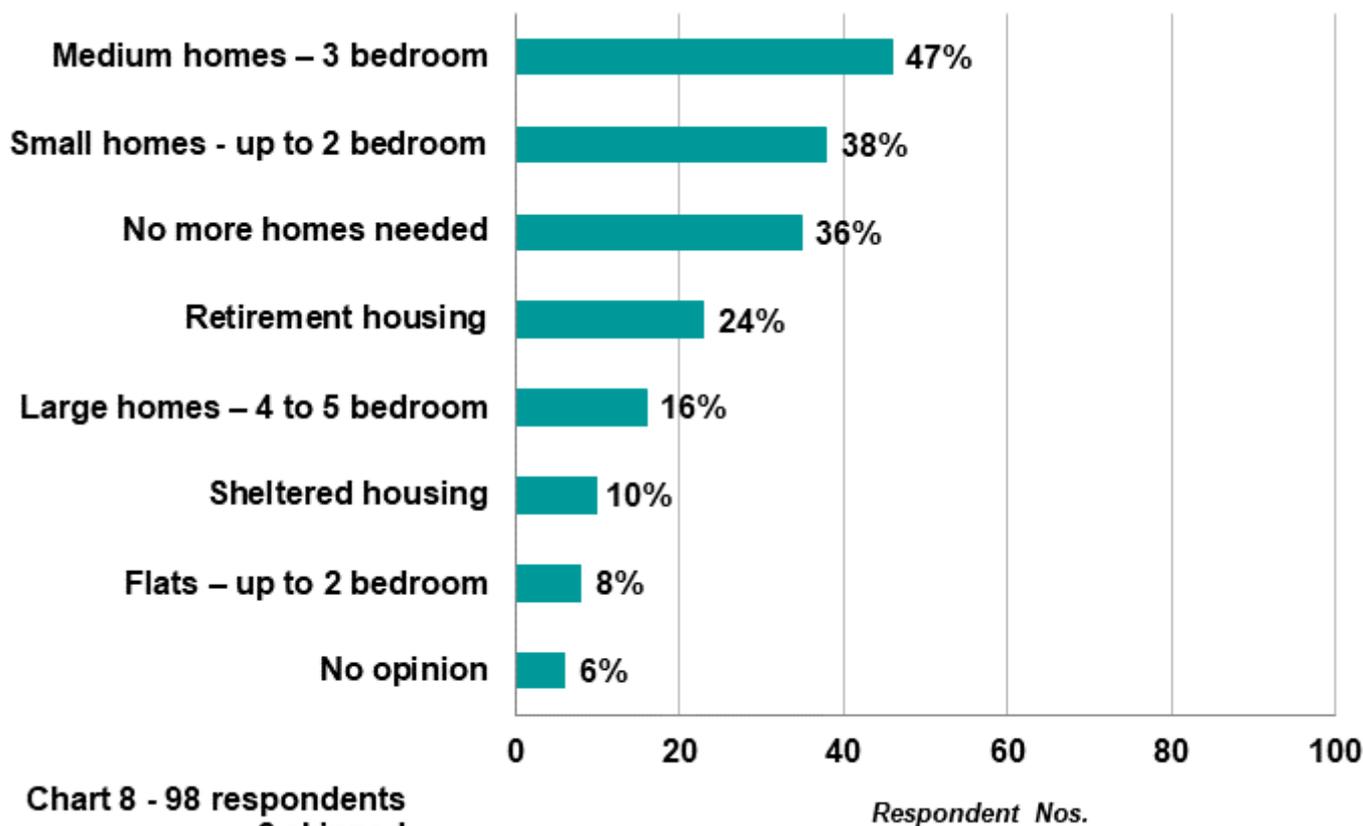
1.7 Knowledge of others who also want to live in the parish



Just over 1 in 10 respondents know other people who want to live in the parish (13% - 13 respondents) – Chart 7. 98% of respondents answered the question.

Chart 7 - 98 respondents
2 skipped

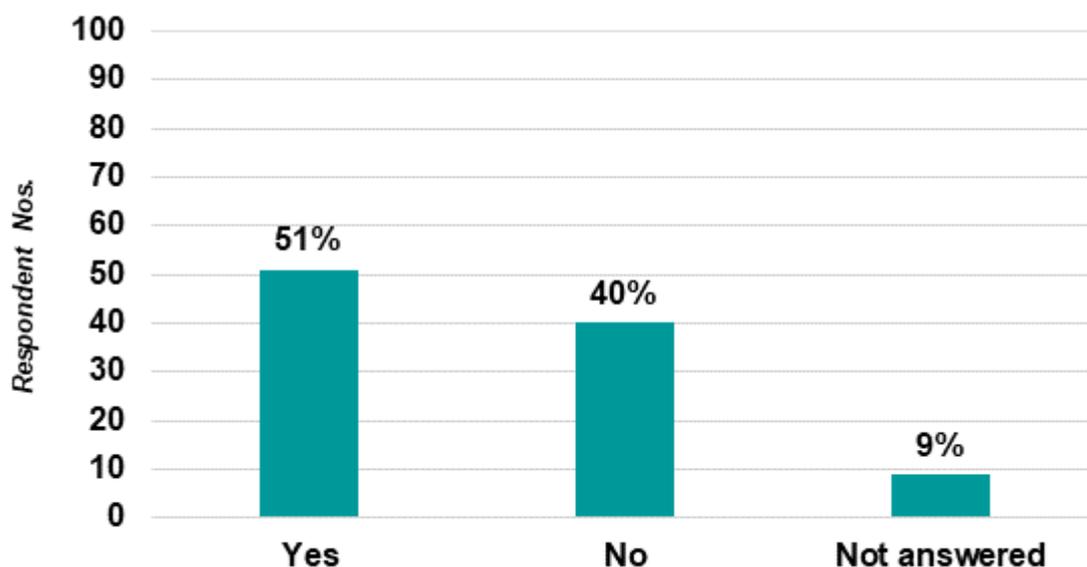
1.8 Type of housing supported



For those answering the question, most respondents would support the development of medium sized 3 bed homes (47% - 46 respondents). Small homes would also appear to have a sizeable amount of support (38%), while around 1 in 4 would support additional retirement housing (24%) – Chart 8. Larger homes, sheltered housing and flats appear to have less support.

More than 1 in 3 respondents feel that no more homes are needed in the parish (36%) – a slightly lower number than those who would not support affordable housing for local people in 1.1 above. 6 respondents did not have an opinion. 98% of respondents answered the question.

1.9 Level of support for a housing development to meet an identified need for affordable housing for local people



For those with a view, if a need for affordable housing is identified the narrow majority would support a housing development to meet that need for local people in the parish (51% - 51 respondents). A sizeable proportion of 2 in 5 respondents would not support this type of development (40%) – Chart 9. 91% of respondents answered the question.

1.10 Households considering purchasing a starter home

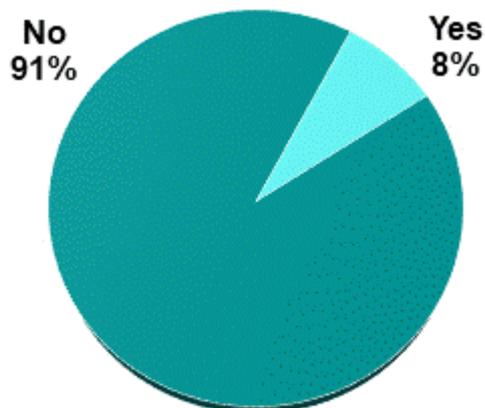


Chart 10 - 99 respondents
1 skipped

8% of respondents indicated that there was someone in their household considering the purchase of a starter home (8% - 8 respondents) - Chart 10.

Further analysis of household composition shows that 7 of these respondents would appear to have household members who meet the age criteria of being under 40 years for this type of housing.

99% of respondents answered the question.

1.11 Main concerns about future housing development in Leigh on Mendip parish

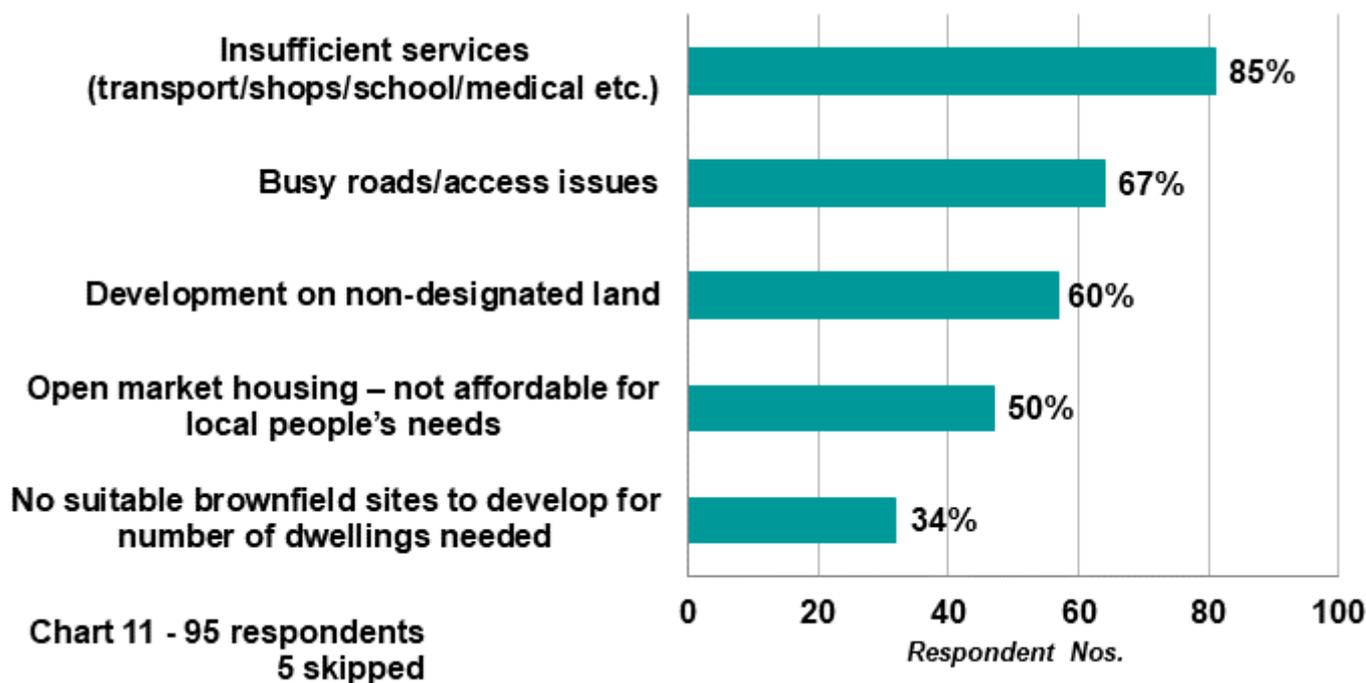


Chart 11 - 95 respondents
5 skipped

For those with a view, the outstanding majority of respondents are concerned about there being insufficient services (transport/shops/school/medical) to support future housing development in Leigh on Mendip parish (85% - 81 respondents). Busy roads and access issues (67%) and development on non-designated land (60%) are also concerns for the majority. While half the respondents have concerns that future open market housing will not be affordable for local people’s needs. Around 1 in 3 feel that there will be no suitable brownfield sites for the number of dwellings needed (34%) – Chart 11. 95% of respondents answered the question.

In addition, over a third of respondents shared their views (38% - 36 respondents). Emerging themes are the pressure new development will place on the school, additional traffic on country lanes and congestion within the village. Other issues are the perceived poor public transport service, lack of amenities and local employment all of which in respondents' views necessitates more traffic pressure, and issues of accessibility for those without transport.

There is also concern about the effect that larger development will have on changing the character of the village, and development on non-designated land. Where developments are suggested, mixed, small and infill are the most common. Comments can be found in Appendix 2.

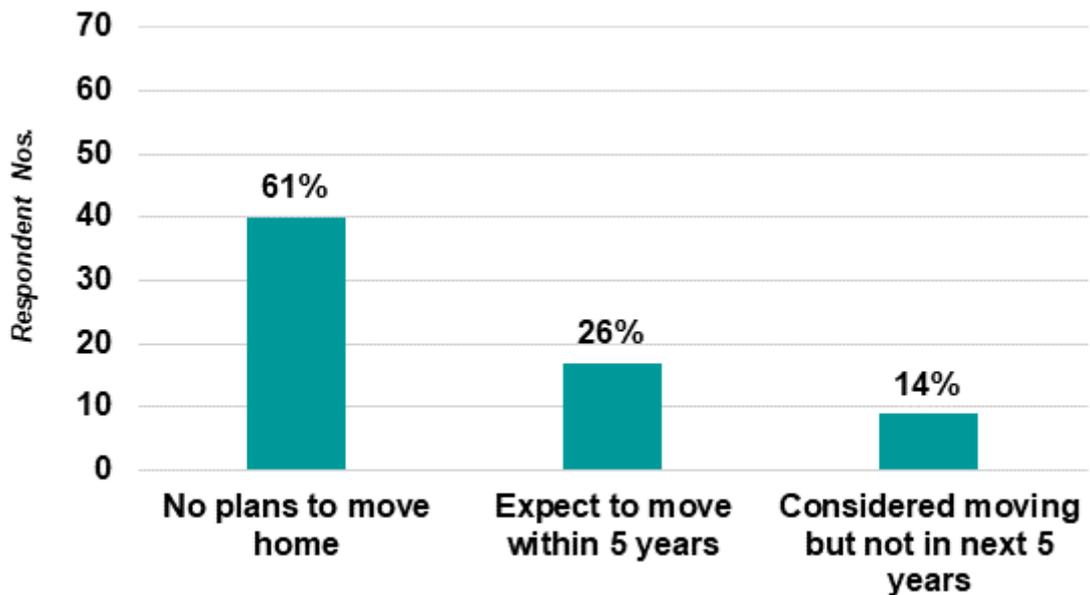
1.12 Future plans to move

11 respondents indicated that they have plans to move within the parish in the next 5 years. They were directed to also complete Part 3 of the survey regardless of the type of housing required. 96% of respondents answered the question.

PART 2: HOUSING NEEDS OF OLDER PEOPLE

7 in 10 respondents live in households with people aged 55 or over (70% - 70 respondents). The large majority of them answered some or all of the questions in Part 2 of the survey (67 respondents).

2.1 Future housing plans



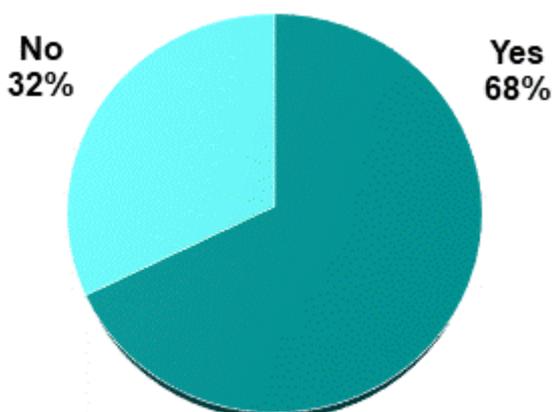
**Chart 12 - 66 respondents
34 skipped**

N.B. computer rounding applies to this chart (see Presentation of Data in the Report Introduction).

The majority of respondents have no plans to move home (40 respondents – 61%). 17 respondents plan to move in the next 5 years (26%), while a further 5 respondents have considered moving, but not in the next 5 years (14%) – Chart 12.

99% of respondents in Part 2 answered this question.

2.2 Adaptability of current home



**Chart 13 - 62 respondents
38 skipped**

The majority answering the question feel their current home can be adapted to meet their changing needs in the future (68% - 42 respondents) – Chart 13.

Further analysis shows that for the 20 respondents who do not feel their home is suitable for adaptation, only 2 of them will be seeking a home specifically designed for older people. None of them would be considering a future move to a residential or nursing home.

93% of respondents in Part 2 answered this

question.

2.3 Type of accommodation preferred by older persons who are considering moving

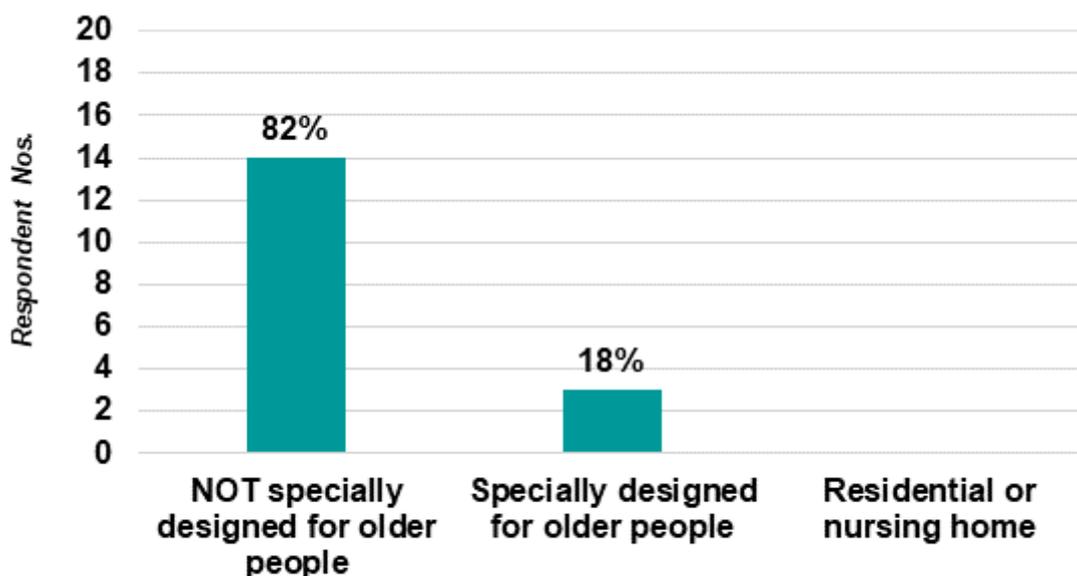


Chart 14 - 17 respondents who expect to move

The large majority who are considering moving would prefer homes which are better suited to their needs, but **not** designed for older people (82% - 14 respondents). Nearly 1 in 5 would consider homes specially designed for older people (23%), however none would consider a residential or nursing home – Chart 14.

25% of respondents in Part 2 answered this question, they represent all of the respondents who plan to move in the next 5 years (17 respondents).

2.4 Preferred locations for future home

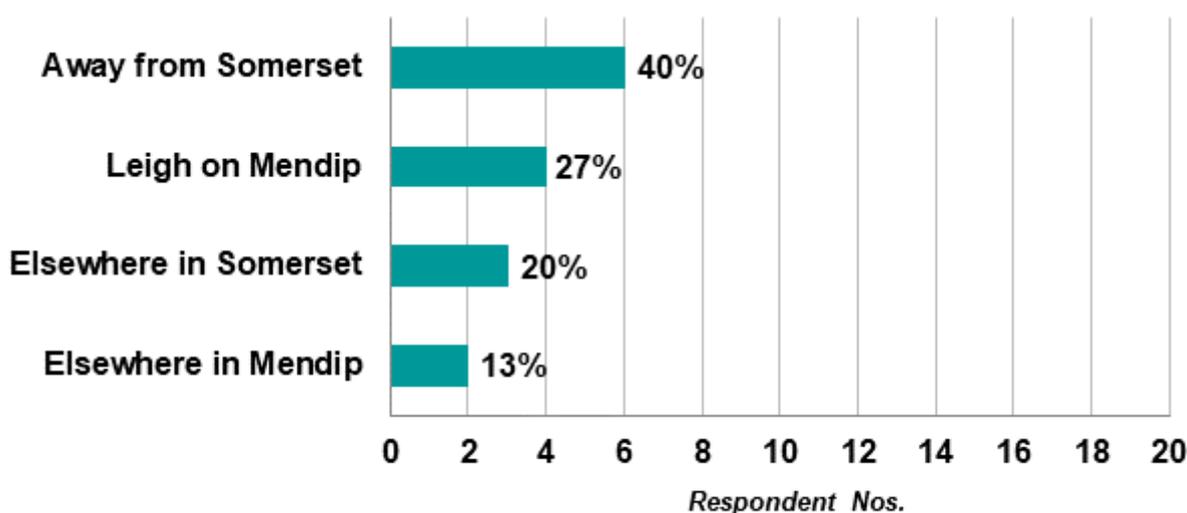


Chart 15 - 15 respondents who expect to move
2 skipped

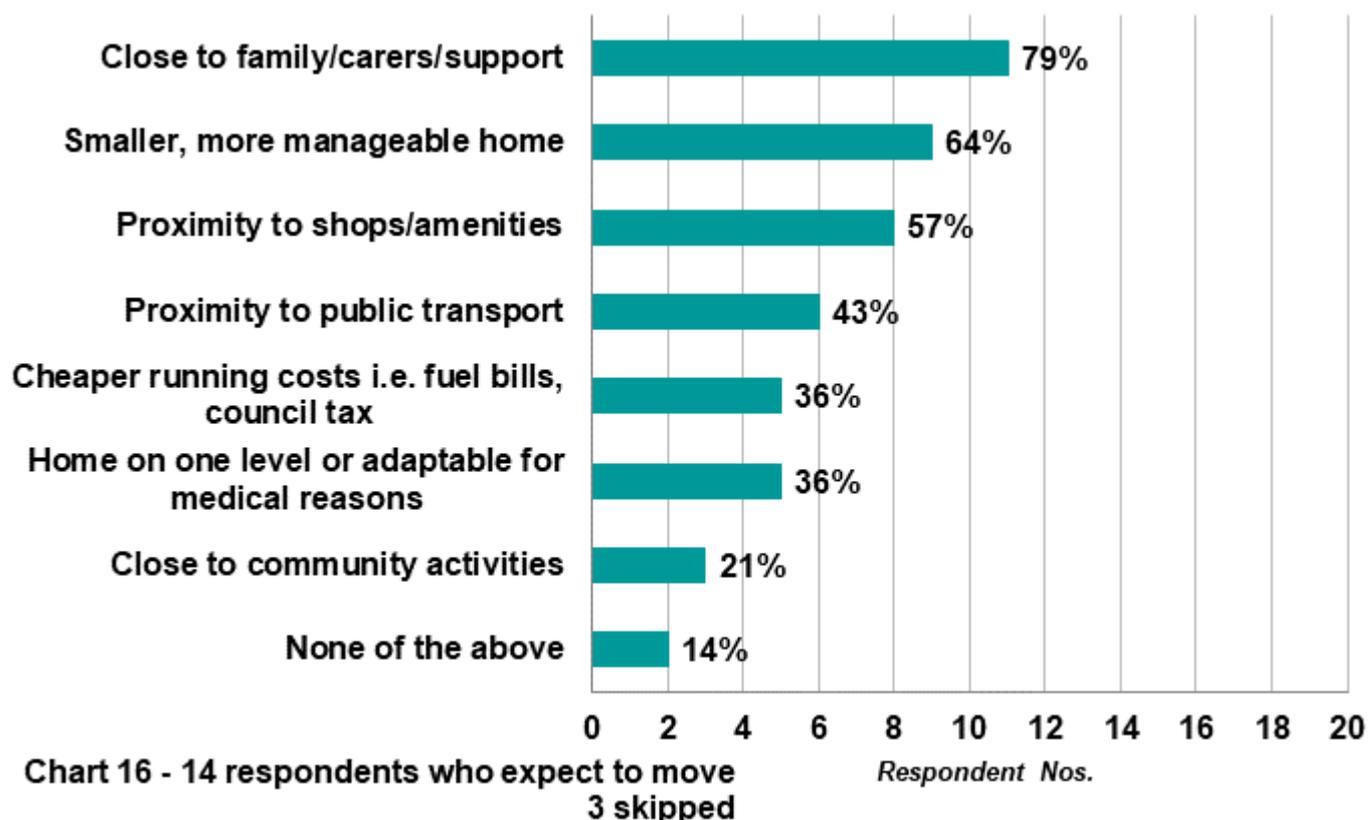
Respondents could tick more than 1 location although none did. **Chart 15 shows the respondents who plan to move within the next 5 years**. Most respondents answering the question are planning to move away from Somerset (40% - 6 respondents). 4 respondents want to remain in Leigh on Mendip parish. While the 5 remaining respondents plan to move within Somerset or the Mendip area. 88% of those expecting to move in the next 5 years answered this question (15 respondents).

A further 8 respondents who have thought about moving also answered the question. Their preferences are listed in Table 3 below. With this group moving away from the parish and from the Mendip area are options considered by most respondents.

Table 3 – Older people: locations - 8 respondents who may move in the longer term (5+ years)

LOCATION	Respondent No.
Elsewhere in Somerset	3
Away from Somerset	3
Leigh on Mendip	1
Elsewhere in Mendip	1

2.5 Most important reasons to move, if moving in the next 5 years



Respondents could tick more than 1 reason for moving. **Chart 16 shows the respondents who plan to move within the next 5 years.**

Most of these respondents want to move to be closer to family or carers for more support (79% - 11 respondents) – further analysis shows the respondents range equally between the age ranges of 55-85+ years. The majority would also like a smaller, more manageable home (64%) and to be closer to shops/amenities (57%) – Chart 14.

For 2 in 5 respondents proximity to public transport contributes to their decision to move, while the need for a property with cheaper running costs or to have a home on one level/adaptable are of equal importance (36%). Around 1 in 5 respondents will move to be closer to community activities, a further 2 respondents had other reasons for their move.

A further 5 respondents who are **not** considering moving in the next 5 years also answered this question. Table 4 below shows the reasons they may have considered for moving in the future.

Proximity to shops/amenities is the strongest consideration in this group, along with the need to downsize to a smaller home.

Table 4 – Older people: reasons for moving - 5 respondents who may move in the longer term (5+ years)

REASON	Respondent No.
Proximity to shops/amenities	4
Smaller, more manageable home	3
Proximity to public transport	2
Close to family/carers/support	2
Cheaper running costs i.e. fuel bills, council tax	2
Home on one level or adaptable for medical reasons	2
Close to community activities	2

2.6 Conclusion – Older Persons Needs

The older persons' survey shows that the majority of households (60%) have no plans to move home. However, the parish do have a number of older households who wish to downsize to smaller accommodation that is easier to maintain, has lower running costs and is close to amenities and support.

None of the 4 older households that expect to move home within the next 5 years and remain Leigh on Mendip parish qualify for affordable housing. They would all require open market housing – all of them wishing to downsize to smaller homes (2 bed and 3 bed properties). Small open market bungalows, flats and houses can be built, however, developers who build open market homes do not usually attach any kind of local connection covenant as this reduces the value of the homes. This means that any open market properties cannot be guaranteed for local people.

PART 3: MOVING IN THE NEXT 5 YEARS IN LEIGH ON MENDIP PARISH

3.1 All respondents wishing to move to a new home in the 5 parish in the next 5 years

All respondents who plan to move in the next 5 years in Leigh on Mendip parish were asked to complete this part of the survey. To help identify those eligible for affordable housing, the questions cover the members of the new household, size of property needed, local connection, reasons for moving and financial details. It also provides information for the parish on those seeking open market housing.

11 households completed Part 3 of the survey. However, 2 stated that they did not want to live in the Leigh on Mendip parish and have been excluded from this section, leaving 9 households. The needs of these 9 households has been included in this section of the survey.

3.2 Timescale for moving

Most respondents would like to move in 1-3 years (7 respondents), while 2 respondents want to move in the longer term in 3-5 years – Table 5.

Table 5 – Part 3 – moving in next 5 years: timescale for moving

Now	Within 12 months	1-3 years	3-5 years	Unspecified
-	-	7	2	-

3.3 Minimum number of bedrooms

Most respondents are looking for a 2 bedroom home (6 respondents), while 1 in 3 are looking for a 3 bedroom home (3 respondents) – Table 6.

For those wanting affordable housing, there are specific criteria that set the number of bedrooms that a household is eligible for. This is based on the number of adults, age and gender of children and any disabilities or particular needs of that household.

Table 6 – Part 3 – moving in next 5 years: minimum number of bedrooms

1 bed	2 bed	3 bed	4 bed	5+ bed	Unspecified
-	6	3	-	-	-

3.4 Preferred tenure (*respondents could choose more than 1 option*)

Most respondents moving in the next 5 years in Leigh on Mendip parish would like shared ownership/equity property (3 respondents). Other options considered by 2 respondents in each case are affordable/social rent, owner occupied/affordable, rent to buy or starter homes. Open market housing and self/custom build are sought by 1 respondent in each case – Table 7.

Table 7 – Part 3 – moving in next 5 years: preferred tenure

PREFERRED TENURE	Respondent Nos.
Shared ownership/equity	3
Affordable/social rent	2
Owner occupied/affordable	2
Rent to buy	2
Starter home	2
Open market housing	1
Self/custom build	1

3.5 Reasons for moving (respondents could choose more than 1 option)

Table 8 below shows the main reasons why these households need to move:

Table 8 – Part 3 – moving in next 5 years: reasons for moving

REASON	Respondent Nos.
Smaller home, fewer bedrooms	4
Concerned about tenancy	2
Move for back to parish/strong local connection	2
Health/mobility	1
Larger home, more bedrooms	1
Leaving home and cannot afford to rent or buy privately	1
Move for work	1
Nearer to school	1
Struggling to afford current home	1
Other	1

3.6 Budget if buying or self-building a new home

Table 9 shows those respondents who indicated that they would like to purchase a home.

Table 9 – Part 3 – moving in next 5 years: budget for new home

£100,000 - £150,000	£150,001 - £200,000	£200,001 - £250,000	£250,001 - £300,000	£300,001 - £350,000	£350,000+
2	4	2	1	-	-

PART 3: ASSESSING THOSE NEEDING AFFORDABLE HOUSING

Mendip District Council (MDC) can refer to Appendix 4 if an overview of individual cases is required.

The following is an assessment of the number of households who would qualify for an affordable home in the parish, based on their household income, savings and local connection.

4.1 Exclusions

All 9 respondents who plan to move in the next 5 years and remain in Leigh on Mendip parish have been assessed for their eligibility for affordable housing. 7 of them have been excluded from further analysis for the following reasons:

- 5 already own their own home with adequate resources to meet their needs – 4 of them are older respondents.
- 1 gave insufficient details to assess their eligibility for affordable housing at this time (they are an existing housing association tenant)
- 1 withheld permission to discuss details further and failed to provide their contact details

This leaves 2 households who may qualify for affordable housing. It is likely that neither of these respondents are registered on Homefinder Somerset, the County's choice based lettings system. At the time of issuing this draft report, Smart Communities are waiting for Mendip District Council to provide the data from Homefinder for this parish.

4.2 Local Connection

In order to qualify for affordable housing, respondents must have a local connection to Leigh on Mendip parish. This is defined by Mendip District Council as:

- you have lived in that area for six of the last twelve months
- you lived in that area for 3 out of the last 5 years
- you have employment in that area on a permanent basis
- you have strong family connection in the area and the family member or members have lived there for a minimum of 5 years

The family members who give a family connection are:

- a mother
- father
- brother
- sister

In some special circumstances other family members may be considered.

Both households meet the local connection criteria.

4.3 Preferred tenure (respondents could choose more than 1 option)

Most respondents would like affordable/social rent among other options – Table 10.

Table 10 – Part 3 – affordable housing: preferred tenure

PREFERRED TENURE	Respondent Nos.
Rent to buy	1
Starter home	1

4.4 Housing options

Respondents provided information on income and savings which allows an assessment of what the household can afford to pay for their accommodation. Table 11 shows household incomes.

Table 11 – Part 3 – affordable housing: household incomes

< £20,000	£20,001- £25,000	£25,001- £30,000	£30,001- £35,000	£35,001- £40,000
-	2	-	-	-

Looking at all the financial information provided, 1 respondent may be able to afford a 1 bed shared ownership or rent to buy home. They expressed interest in a 2 bed starter home, which at the current market value in the cheapest 25% of homes (see p.5) would be unaffordable for them based on their income and savings.

The remaining respondent would require affordable rented housing as the rent to buy option for a 2 bed home would not be a feasible option based on their household income.

4.5 New benefit rules for single under 35s

New benefit rules now exist limiting the amount of housing benefit paid to single people under the age of 35 with no dependents. Single people under 35 are only be able to claim the shared accommodation level of housing benefit rather than benefit for a 1 bedroom property.

This has an effect on the way that affordable housing is allocated to individuals in this category. Housing associations need to consider the person's ability to pay their rent and consider whether letting to those under the age of 35 who are in employment is wise, as if they lose their job they may struggle to pay their rent.

It is possible that some housing associations will not consider individuals who fall into the single under 35s category in any new affordable housing development. The survey has identified one person that falls into this category. Their preferred tenure is a starter home, however, their current financial situation indicates that they are unable to afford this option based in current house prices in the area.

4.6 Other evidence of housing need

In addition to this survey there is other evidence of housing need when looking at the applicants on Homefinder Somerset, the choice based lettings register. Applicants are given a banding between Emergency, Gold, Silver and Bronze based on their level of need.

At the time of this report there are 2 households registered on Homefinder Somerset wanting to live in Leigh on Mendip parish. **Neither of these households who are registered on Homefinder Somerset completed the survey.** These are a guideline figures since detailed vetting of a local connection is undertaken at the housing allocation stage. Details of their need is set out below in Table 12:

Table 12 – Part 3 – current registrants Homefinder Somerset – LoM 1st choice

	Current situation	Bedroom need	Local connection*	Homefinder Somerset level of need
1	HA tenant	2 bed sheltered	Unknown (Mendip resident not currently in a neighbouring parish)	Silver
2	HA tenant	1 bed	Yes	Bronze

4.7 Housing Mix

The suggested mix of housing is shown in Table 13 below. This takes account of the family makeup declared on the survey form and the type of housing required.

Table 13 – Part 3 – affordable housing: suggested housing mix for survey respondents

Type/size of property	Affordable Rent	Shared Ownership	Totals
1-2 bed property for single people	0	1	1
2 bedroom property for a family	1	0	1
Totals	1	1	2

None of the properties require level access or adaptations.

5. Conclusion – Future housing need for Leigh on Mendip parish

Based on the findings in this survey together with current level of Homefinder applicants and lettings rate there appears to be only a small number of vacancies created in the current housing stock in Leigh on Mendip parish. None of the survey respondents were identified to be in high priority housing need, while one Homefinder registrant appears to have a medium priority need (assessed by Homefinder Team as Silver band).

It is worth noting that this Housing Needs Survey represents the findings at a set point in time. Personal circumstances are constantly changing, and the need for affordable social rented housing in the future may change. However, given the level of response to the survey and in spite of the potential for circumstances to change, the Parish Council can feel confident in the results of this survey. The survey has identified a need in the near future for 2 units of affordable housing.

As the needs of households are constantly evolving the level and mix of need in this report should be taken as a guide. In particular, it may be appropriate to vary the mix of sizes provided. This report remains appropriate evidence of need for up to five years.

Recommendation

It is recommended that the Parish Council

- **Note this report**
- **Consider the options for addressing the need for 2 affordable homes.**

LEIGH ON MENDIP HOUSING NEED SURVEY 2019

HAVE YOUR SAY!



-  We need you to complete this important survey about housing for your community and its future.
-  You can also complete the survey online at: www.surveymonkey.co.uk/r/leighonmendip

Closing date: 23rd September 2019



Viney Court, Viney Street, Taunton, TA1 9FB
Smart Communities is a Company limited by guarantee.
Registered in England and Wales No. 1040430, VAT
Registration No. 271 6264 70



Dear Resident of Leigh on Mendip,

Commenting on planning applications to Mendip District Council (MDC) is a large part of the work undertaken by your Parish Council. Recently the Council has been offered a great opportunity to have the future housing needs of the parish assessed by an independent, experienced team from the charity, *Community Council for Somerset* (CCS) through their *Smart Communities* team. The Council are satisfied that CCS is independent, despite the survey being funded by a developer, and the PC has plans to monitor activities to ensure this is so.

The aim of the assessment is to identify the parish's collective view about the types of homes we would like to be available in Leigh on Mendip in the future. This will help Parish Councillors to provide more authoritative comment to MDC as well as enabling informed discussion about future village developments. It will also help MDC in their role of Planning and Housing Authority to recognise the uniqueness of Leigh on Mendip, as well as shared requirements with other villages.

The information for the assessment is gathered by a Housing Needs Survey (HNS) and the Parish Council has agreed the questionnaire with CCS and MDC, whilst recognising proposals from developer. The questionnaire is being posted to every known address in the parish. If more than one copy is required or if householders know of people outside the parish who would like to move into the village, they can arrange for additional questionnaires to be provided by contacting CCS. The questionnaire can also be completed online, using the link on the front cover of this survey.

The questionnaire looks long but you only need to respond to the sections that apply to you:

- *Part 1* is for everyone to complete;
- *Part 2* is only for families with a member over the age of 55;
- *Part 3* is only for those who plan to move in the next five years.
- *Part 4* is only for those who wish to be considered for a type of affordable housing

The contact details at the end of the survey are only necessary for those considering an affordable home and a signature is only required if you wish your need for affordable housing to be discussed with housing providers, including Mendip Council.

The more people who respond to the survey the more the results will reflect the views of the whole parish. Please complete it as soon as you can and send it back in the prepaid envelope that comes with the form or respond online; this all helps to make "*Leigh on Mendip a Better Place to Live*".

Many thanks,

Leigh on Mendip Parish Council

Please complete Part 1 of the form, even if you do not have a housing need, and return it in the envelope provided.

Completed surveys must be received by

Monday 23rd September 2019



What do we mean by affordable housing?

STARTER HOMES – currently defined as new homes, to be made available at a minimum of 20% discount on market-value to eligible first-time buyers under the age of 40.

SHARED OWNERSHIP – this is where you buy a share of your home (25% to 80% of the home's value) and pay rent on the remaining share. You'll need to take out a mortgage to pay for your share of the home's purchase price. You can have a household income of up to £80,000 and still be eligible for a shared ownership property.

SHARED EQUITY – this is similar to shared ownership. However, unless you buy the remainder, the developer and/or Government own the remaining share, you do not pay rent on it.

AFFORDABLE RENTED AND SOCIAL RENTED – this is where you pay a percentage of market rent to a housing association, local authority or similar organisation.

OWNER OCCUPIED AFFORDABLE HOUSING – where you buy a home with a Local Need Occupancy Tie – this can include housing sold at a discount below the open market cost.

SELF-BUILD / CUSTOM BUILD – this is where you are involved in the construction of your home, this can be individually or as a group. The extent of your involvement will be decided by the type of scheme. You must have an affordable housing need to be eligible for an affordable self-build home.

RENT TO BUY – this scheme allows working households to rent a home at an Affordable Rent before having the option to buy after a set period of time. To be eligible, tenants must be first time buyers or those returning to the market following a relationship breakdown. As with shared ownership, tenants can have a household income of up to £80,000 to be eligible.

9) If a need for affordable housing is identified, would you support a housing development to meet that need for local people?

- Yes No

10) Is there anyone in your household considering the purchase of a starter home?

- Yes No

11) What, if any, are your main concerns about any future housing development in Leigh on Mendip parish?

- Busy roads/access issues
 Insufficient services (transport/shops/school/medical etc.)
 Development on non-designated land
 Open market housing – not affordable for local people's needs
 No suitable brownfield sites to develop for number of dwellings needed

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

12) Do you want to move to a new home in Leigh on Mendip parish in the next 5 years?

- Yes (*please also complete part 3*) No



Part 2: Housing Needs of Older People

Please complete this part of the survey if at least one member of your household is 55 years or over.

13) Which of these statements best describes your future housing plans? *(please tick one)*

- I have no plans at the moment to move home
- I may wish to move home within 5 years
- I have thought about moving home, but do not expect to do so in the next 5 years

14) Do you think your current home is adaptable to meet your changing needs?

- Yes
- No

If you would like to discuss adaptations to your current home, contact Somerset Care & Repair www.somersetcareandrepair.org on 01749 345 379 or email office@somersetcareandrepair.co.uk.

15) If you expect to move, what type of accommodation do you think you will need?

- A home which better meets your needs but is not specially designed for older people
- A home which has been specially designed for older people
- A residential or nursing home

16) Where do you want to move to, when you next move home?

- Leigh on Mendip
- Elsewhere in Mendip
- Elsewhere in Somerset
- Away from Somerset

17) If you hope to move within the next 5 years, which reasons listed below will be the most important when you choose your next home?

- Close to family/carers/support
- Close to shops/amenities
- Smaller, more manageable home
- Close to public transport
- Cheaper running costs i.e. fuel bills, council tax
- Home on one level or adaptable for medical reasons
- Close to community activities
- None of the above



Part 3: Moving in the next 5 years

Please only complete this form if you think you may need to move to a new home in Leigh on Mendip parish within the next 5 years.

Please answer all questions relevant to your household as fully as possible, to ensure that your housing need can be accurately assessed.

A separate form for each household that wants to move must be completed. For example, each grown up child or adult in a family, who wants to set up their own home, should complete a separate form, giving their own financial details and personal circumstances, not that of the main household.

If you need extra forms or have any queries, please contact Ade Murphy or Jane Birch on 01823 331222.

To accurately assess housing need, we have to ask for some sensitive information. Please see our Privacy Statement at the end of the survey for more information on how we analyse, process and store data.

18) Please complete the table below listing all persons who would need to live in the new household including the person completing the form: *(please continue on a separate sheet if needed)*

Relationship to you e.g. partner, son, daughter	Age	Wheelchair accommodation needed?	Level access needed?
<i>My own details</i>		YES / NO	YES / NO
		YES / NO	YES / NO
		YES / NO	YES / NO
		YES / NO	YES / NO
		YES / NO	YES / NO
		YES / NO	YES / NO

If you have a specific need which is not covered above please provide details on a separate sheet.

19) What is the minimum number of bedrooms you would need in your new home?

- 1 bedroom 2 bedrooms 3 bedrooms 4 bedrooms
 5 or more bedrooms (please specify number) _____

20) When do you think you will need to move house? *(please tick one)*

- Now Within 12 months 1-3 years 3-5 years



21) Which area do you want to move to when you next move home?

- Leigh on Mendip Elsewhere in Mendip
 Elsewhere in Somerset Away from Somerset

22) Please indicate your reasons for wishing to move home below? (tick any that apply)

- I need or will need to downsize to a home with fewer bedrooms
 I need or will need a larger home with more bedrooms
 I need to move for health/mobility reasons
 My home is in poor condition
 I am struggling to afford my current home
 I will be leaving home and do not expect to be able to rent or buy privately
 I am concerned about my tenancy
 I wish to move back to the parish and have a strong local connection
 I need to move for work
 I need to move to be nearer to a school
 I need to move to be nearer to transport links
 Other (please specify) _____

23) What type of housing are you interested in?

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

- Starter Home (first time buyers under the age of 40)
 Shared ownership/equity Affordable/social rent Self/custom build*
 Owner occupied affordable Rent to buy Open market housing

**If you are interested in building your own home please register your interest on the website at <https://www.mendip.gov.uk/article/7351/Self-Build-and-Custom-Housebuilding-Register-Application-and-Headline-Data>*

24) If purchasing a new home, what would your budget be?

- £100,000 - £150,000 £150,001 - £200,000 £200,001 - £250,000
 £250,001 - £300,000 £300,001 - £350,000 £350,000 +

25) Do you believe that you have enough income and savings (including equity in your existing home) to be able to buy a suitable property on the open market where you live?

- Yes No

If you have answered NO to Question 25 above please complete Part 4: Questions which will help us to assess what type of affordable housing will meet your need.



Part 4: Being assessed for affordable housing

IMPORTANT

We can only assess your eligibility for affordable housing if we have full income and financial details. Without these, we will not be able to process this form or include your household in the affordable housing need figures. In accordance with our Privacy Statement, this financial information will remain confidential and will not be seen or passed on to any other organisation, including the Parish Council, without your permission.

Please note: Single people wishing to set up a new home alone i.e. children moving out of family home, should give their income and financial details only, not that of their parents or other household members who will not be re-housed with them.

26) Income

What is your estimated **gross annual income**? (before deductions) including benefits and pensions. For couples this should be the combined income.

- Less than £20,000 £20,001 - £25,000 £25,001 - £30,000 £30,001 - £35,000
 £35,001 - £40,000 £40,001 - £45,000 £45,001 - £50,000 £50,001 - £55,000
 £55,001 - £60,000 £60,001 - £70,000 £70,000 - £80,000 £80,000 +

27) Savings, investments and assets

Please give the amount of any savings and investments you have to the nearest £1,000

£

Do you potentially have access to a deposit in addition to any savings? If so how much?

£

If you own a home we need the following information to make a proper assessment of whether you could potentially qualify for an affordable home

What is your estimate of the current value of your home?

£

What is your estimate of how much you still owe on your mortgage?

£

28) Will you be reliant on housing benefit to pay all or part of your rent?

- All rent Part rent



29) Do you have a local connection to Leigh on Mendip parish?

- Yes No

If any affordable homes are provided in Leigh on Mendip parish, they will be for people living or working in the parish, or for those who can show that they have a long-term connection with the parish. Please answer the following questions, if they do not apply please put 'n/a'.

Is a member of your household currently resident in Leigh on Mendip parish?

(state how long) _____ years

Is a member of your household currently employed in Leigh on Mendip parish?

(state how long) _____ years

Do you have other strong local connection with the parish, for example by upbringing?

Please specify: _____

30) Have you registered your housing need with Homefinder Somerset?

- Yes No

What is Homefinder? If you are looking for social housing anywhere in Somerset, you can complete one application form and your needs will be assessed against the same criteria set out in the policy, no matter where you live. You will then be able to use their Choice Based Lettings service to apply for homes that you are interested in. To find out more visit www.homefindersomerset.co.uk or Housing Options Team on 0300 303 8588

31) If you have not registered with Homefinder Somerset, please give reasons why:

- | | |
|---|--|
| <input type="checkbox"/> Have tried to register but was refused | <input type="checkbox"/> Form was too long and complicated |
| <input type="checkbox"/> Waiting list too long | <input type="checkbox"/> Lack of affordable housing in the village |
| <input type="checkbox"/> Didn't think it was relevant to me | <input type="checkbox"/> Hadn't heard of it |
| <input type="checkbox"/> Other (please explain) _____ | |

If you consider that your household is in affordable housing need, it is important that you register with Homefinder Somerset at

www.homefindersomerset.co.uk



CONTACT DETAILS (please write clearly)

Affordable Housing

Please provide your contact details and sign/date below, in case any clarification is required. If a need is identified, it may be necessary to stay in touch to ensure that you have the best chance of receiving an offer of housing if your need is verified. Your details will not be passed to any other organisation unless you have given your signed consent. This would be only to officers of your local District Council and other housing providers such as a Housing Association as it is their duty to provide such housing. This is in accordance with our Privacy Statement.

Name: _____

Address: _____

Postcode: _____

Tel: _____ Email: _____

PERMISSION: I have supplied information on my household's affordable housing needs and I give my permission for this information to be passed in confidence in discussions of my specific housing need with Mendip District Council and other housing providers.

SIGNED: _____ DATE: _____

Thank you for taking the time to complete this survey.

**Please return your signed form in the prepaid envelope by
Monday 23rd September 2019.**

Privacy Statement: Smart Communities Ltd uses personal/sensitive data to provide information for the Housing Needs Survey Report and summary information on rural housing need. Data is captured for legitimate and contractual purposes. No data will be published which can identify an individual without their consent. All consented data is shared with Mendip Council and other housing providers to enable direct engagement with these agencies for future housing provision. Analysis will be conducted by Smart Communities Ltd part of Community Council for Somerset (CCS). Information is collected and analysed in accordance with Smart Communities Ltd role as Data Controller and Data Processor. Hard copies of consultation surveys are kept for the duration of the consultation period and destroyed after the final report is signed off by the commissioner of the survey. Digital copies are retained for 12 months and deleted after this period. Any personal data that is captured is anonymised with the report and held securely for the purposes of analysis. If you would like to find out more about how we use your data or want to see a copy of information about you that we hold, please contact info@somersetcc.org.uk or call 01823 331222. Protecting your Personal Data is important and we fully comply and adhere to the Principles of Data Protection set out in our Data Protection / Privacy Policy visit: www.somersetcc.org.uk/smart-communities-policies



Appendix 2 –Verbatim comments

Where respondents have commented on multiple issues, comments are sorted according to the first aspect commented on. Where a comment might identify a respondent, this has been edited or removed to protect their anonymity.

Q11 – FUTURE HOUSING DEVELOPMENT CONCERNS/COMMENTS (grouped under primary concern stated)

Busy roads/access

1. Large executive homes may mean each household having 3-4 cars - too many for our roads.
2. We should not be developing outside the designated parameters.
3. Greedy landowners only interested in their profit and self-interest, not the village. 50 homes on the site in question is far too many.

Amongst other things, the lack of transport (particularly public) has caused the warden supported flats to be downgraded as not fit for the people they were built for.

Almost non-existent public transport. Few amenities for families, and none for young people. Mendip District Council have declared Leigh-on-Mendip "a dormant village".

There are few transport services and no shops or medical services within 1.4 hilly miles in narrow lanes. There is little designated land and a wealth of non-designated land associated with this linear village.

No local employment so all people in village need to travel out of village for work. Any new housing will increase traffic through village. Bus service is awful, infrequent and expensive. Previous experience is that affordable housing turns into luxury housing courtesy of Mendip District Council allowing amendments to planning applications. New housing changes the character of village.

The infrastructure does not support more housing in the village - all routes in and out of village impact on narrow lanes

The infrastructure in and around Leigh is not suitable to support further development. The village has 'small village status' and is an historic linear village and should be left as such. Further development is not needed.

The transport infrastructure i.e. roads, were built for horses and carts. They are already being destroyed by massive tractors and lorries, add to that the 4x4s that people seem to think they need when they move into the countryside. Any affordable homes are soon negated by the need to travel to work, so why build them out in the countryside? Common sense.

Parking is a big issue. New houses must have at least two parking spaces each to avoid further pressure. I answered no to Q9 because you have not given any options other than yes/no. I would absolutely not support a large housing development - it would be out of proportion to the village and its facilities, services etc and damage the quality of life for current residents. However, over the past few years we have had small developments that have integrated well, with the smaller ones, of between 2-6 houses integrating best as they were less disruptive and put less strain on current villagers, roads, parking, services and so on.

The infrastructure and amenities in the village will not support any significant developments. An odd 'in-fill' build maybe but nothing more. The unique isolated situation has to be considered.

Until the infrastructure is developed the lanes available to access the village are not suitable for further housing. Blackers Lane has become a racetrack, an accident waiting to happen!

Extra homes means more traffic, road repairs are few and far between as it is. Bringing in families means you will need to arrange funding for regular bus routes so they can access secondary schools, nurseries and college. Investments will be needed to input community groups/youth clubs/sports areas or clubs. A shop in the village? Many affordable housing areas are for low income families that sometimes can't or don't have access to vehicles so more amenities will be

required to assist their living rather than increase their outgoings with transportation costs or delivery charges for basic needs like schooling or groceries. Elderly housing as a residential premises that is run/managed by a company would be OK for them as all of these details are arranged and assisted; however sheltered accommodation would still leave transport and basic needs issues. Once housing development starts in an area, especially villages, it's never just 10 houses to compliment the area, it soon spreads to massive housing estates and invariably people who have moved to a village location to escape the hum drum of the larger towns and cities then start moving out to find the quieter villages again! Leigh on Mendip consists of mainly retired and restful people and it only has a public house. No shop, health centre or youth club. So unless the investment is for a whole new re-vamp of community amenities and activities (elderly & young alike). I hope that Leigh stays as the 500 strong single pub, small village that we have come to love.

Services/amenities

No shops, irregular bus service, insufficient off road parking, medical facilities - 1 mile away with unsuitable pedestrian route. There is a good school.

School cannot take more pupils. No shops in village. Very restricted parking facilities. Roads too narrow for more vehicles. Additional housing would adversely affect the village.

The village is too small and the school too small to support a big development. Plus the lovely countryside would be ruined. It isn't fair to build a large development where you have small country roads and not enough amenities. There will be accidents on the road with an increase of people and also around the school the village would it be able to handle the increase.

Already had 22 new houses over 18 months - far more than the village & roads can support.

The village is struggling to adequately support its residents.

Village community/character

Limited "organic" housing growth is a good thing. However this village does not need any further housing developments which would impact on the character of the village and its residents. The current MDC Planning Policy which restricts further development in small villages (i.e. neither primary nor secondary villages) has been supported by the Parish Council and its residents.

I am concerned about large developments. We have had a succession of small ones (up to about 10 houses) which have integrated well into the village. A large development in our small community would threaten our lovely ethos.

Developments should be limited to no more than a dozen mixed-size units located on infill sites to maintain cohesiveness of community.

Limited infill and replacement dwellings only considered appropriate in order to maintain village character.

A large housing development would ruin the character of the village. This survey is an attempt by a developer to justify building more houses that we do not need. We will look to move away from Leigh on Mendip if this development goes ahead.

A large development would be inappropriate in the village.

There is neither a need nor a justification for further housing in the village. The essence and attraction of the village is that it is relatively small and quiet. There is currently a balance between the population and the services, amenities and infrastructure that serve it. This should remain so. Developers and builders - often acting on behalf of , or in conjunction with, landowners - are profit motivated and do not have the quality of life too high on their list of priorities.

Development on non-designated land

Over-development leading to spread of housing outside of usual village bounds. Lack of services to support more houses. Increased traffic on narrow lanes endangering pedestrians, cyclists and other vulnerable users.

Affordable Housing

I would like to see affordable housing for the young people growing up in the village.

There are too many large houses - does not meet the need for single youngsters and retired people, as usually too expensive! Many retired or single people living in homes too large for their need but nowhere financially viable to move to.

Do not want some of the problems associated with social housing (anti-social behaviour, etc.).

Other development issues

Enough houses have been built over the last few years. The village should be left as it is.

1. The speed in which new homes are selling in this village e.g. Knapp Hill is v slow, indicating no need. 2. Small affordable houses have already been built, therefore no need for more. 3. Quarry is expanding, therefore less desirable village to move to.

Generally

If more housing is required, this village would be best served by a mix of housing, offering choice. This would also ensure a better balance in the social make up of our community, than planning for only one type of house.

We only need small developments of 1 or 2 houses each year not a large development.

There have been more than 40 houses built in Leigh in the *[two decades]* we have lived here yet Mells and Nunney have had almost none in that time yet they have more facilities.

There should be more encouragement of development - not an automatic "no" to everything. Villages can only thrive with people.

Appendix 3 – Full Survey Results Summary Tables

PART 1 – HOUSING NEEDS AND DEVELOPMENT IN THE 5 PARISH

Q1. Please tick one of the following. Do you

Answer Choices	Responses	
Own your own home	86.9%	86
Rent from a housing association/local authority	5.1%	5
Live with relatives	3.0%	3
Rent from a private landlord	3.0%	3
Live in housing tied to a job	1.0%	1
Other (please specify)	1.0%	1
	Answered	99
	Skipped	1

Q2. Is this your:

Answer Choices	Responses	
Main Home	100.0%	100
Second Home	0.0%	0
	Answered	100
	Skipped	0

Q3. What is your connection with Leigh on Mendip parish? (tick any that apply)

Answer Choices	Responses	
Live in the parish	95.9%	94
Have family in the parish	9.2%	9
Work in the parish	6.1%	6
Holiday in the parish	0.0%	0
Other (please specify)	3.1%	3
	Answered	98
	Skipped	2

Q4. How many bedrooms does your current home have?

Answer Choices	Responses	
1 bedroom	3.0%	3
2 bedrooms	13.0%	13
3 bedrooms	38.0%	38
4 bedrooms	41.0%	41
5 or more bedrooms (please specify number)	5.0%	5
	Answered	100
	Skipped	0

Q5. If you rent, how much rent do you pay per month?

Answer Choices	Responses	
Under £400	40.0%	4
£400 - £500	30.0%	3
£501 - £600	0.0%	0
£601 - £700	0.0%	0
£701 - £800	10.0%	1
£801 - £900	0.0%	0
£901 - £1,000	10.0%	1
£1,000 +	10.0%	1
	Answered	10
	Skipped	90

Q6. How many people are living in your home, in each of the following age groups?

Answer Choices	Percentage of all respondents	All household members
0-10 years	7.9%	19
11-18 years	10.5%	25
19-24 years	5.9%	14
25-44 years	10.9%	26
45-54 years	16.7%	40
55-64 years	20.5%	49
65-74 years	15.9%	38
75-84 years	8.8%	21
85+ years	2.9%	7
	TOTAL	239

Q7. Do you know of anybody who also wants to live in Leigh on Mendip?

Answer Choices	Responses	
Yes	13.3%	13
No	86.7%	85
	Answered	98
	Skipped	2

Q8. Which types/size of housing, if any, would you support in Leigh on Mendip parish?

Answer Choices	Responses	
Medium homes – 3 bedroom	46.9%	46
Small homes - up to 2 bedroom	38.8%	38
No more homes needed	35.7%	35
Retirement housing	23.5%	23
Large homes – 4 to 5 bedroom	16.3%	16
Sheltered housing	10.2%	10
Flats – up to 2 bedroom	8.2%	8
No opinion	6.1%	6
	Answered	98
	Skipped	2

Q9. If a need for affordable housing is identified, would you support a housing development to meet that need for local people?

Answer Choices	Responses	
Yes	51.0%	51
No	40.0%	40
Not answered	9.0%	9
	Answered	100

Q10. Is there anyone in your household considering the purchase of a starter home?

Answer Choices	Responses	
Yes	8.1%	8
No	91.9%	91
	Answered	99
	Skipped	1

Q11. What, if any, are your main concerns about any future housing development in Leigh on Mendip parish?

Answer Choices	Responses	
Insufficient services (transport/shops/school/medical etc.)	85.3%	81
Busy roads/access issues	67.4%	64
Development on non-designated land	60.0%	57
Open market housing – not affordable for local people's needs	49.5%	47
No suitable brownfield sites to develop for number of dwellings needed	33.7%	32
Please tell us more		36
	Answered	95
	Skipped	5

Q12. Do you want to move to a new home in Leigh on Mendip parish in the next 5 years?

Answer Choices	Responses	
Yes	11.5%	11
No	88.5%	85
	Answered	96
	Skipped	4

PART 2 – HOUSING NEEDS OF OLDER PEOPLE

Q13. Which of these statements best describes your future housing plans?

Answer Choices	Responses	
I have no plans at the moment to move home	60.6%	40
I expect to move home within 5 years	25.8%	17
I have thought about moving home but do not expect to do so in the next 5 years	13.6%	9
	Answered	66
	Skipped	34

Q14. Do you think your current home is adaptable to meet your changing needs?

Answer Choices	Responses	
Yes	67.7%	42
No	32.3%	20
	Answered	62
	Skipped	38

Q15. If you expect to move, what type of accommodation do you think you will need?

Answer Choices	Responses	
A home which better meets your needs but is not specially designed for older people	82.4%	14
A home which has been specially designed for older people	17.6%	3
A residential or nursing home	0.0%	0
	Answered	17
	Skipped	83

Q16. Which area do you want to move to when you next move home?

Answer Choices	Responses	
Away from Somerset	40.0%	6
Leigh on Mendip	26.7%	4
Elsewhere in Somerset	20.0%	3
Elsewhere in Mendip	13.3%	2
	Answered	15
	Skipped	2

Q17. If you hope to move within the next 5 years, which reasons listed below will be the most important when you choose your next home?

Answer Choices	Responses	
Close to family/carers/support	78.6%	11
Smaller, more manageable home	64.3%	9
Proximity to shops/amenities	57.1%	8
Proximity to public transport	42.9%	6
Home on one level or adaptable for medical reasons	35.7%	5
Cheaper running costs i.e. fuel bills, council tax	35.7%	5
Close to community activities	21.4%	3
None of the above	14.3%	2
	Answered	14
	Skipped	3

PART 3 – MOVING IN THE NEXT 5 YEARS (DETAILED RESULTS TO MDC ONLY)

SENSITIVE DATA TABLES REMOVED

Q19. What is the minimum number of bedrooms you would need in your new home?

Answer Choices	Responses	
1 bedroom	10.0%	1
2 bedrooms	60.0%	6
3 bedrooms	30.0%	3
4 bedrooms	0.0%	0
5 or more bedrooms (please specify number)	0.0%	0
	Answered	10
	Skipped	90

Q20. When do you think you will need to move house?

Answer Choices	Responses	
Now	0.0%	0
Within 12 months	0.0%	0
1 - 3 years	70.0%	7
3 - 5 years	30.0%	3
	Answered	10
	Skipped	90

Q21. Which area do you want to move to when you next move home?

Answer Choices	Responses	
Leigh on Mendip	81.8%	9
Elsewhere in Mendip	9.1%	1
Elsewhere in Somerset	9.1%	1
Away from Somerset	9.1%	1
	Answered	11
	Skipped	89

Q22. Please indicate your reasons for wishing to move home. (tick any that apply)

Answer Choices	Responses	
I need or will need to downsize to a home with fewer bedrooms	36.4%	4
I am concerned about my tenancy	18.2%	2
I wish to move back to the parish and have a strong local connection	18.2%	2
I need or will need a larger home with more bedrooms	9.1%	1
I need to move for health/mobility reasons	9.1%	1
I am struggling to afford my current home	9.1%	1
I will be leaving home and do not expect to be able to rent or buy privately	9.1%	1
I need to move for work	9.1%	1
I need to move to be nearer to a school	9.1%	1
I need to move to be nearer to transport links	9.1%	1
My home is in poor condition	0.0%	0
Other (please specify)	18.2%	2
	Answered	11
	Skipped	89

Q23. What type of housing are you interested in?

Answer Choices	Responses	
Shared Ownership/Equity	27.3%	3
Open Market Housing	27.3%	3
Starter Home (first time buyers under the age of 40)	18.2%	2
Affordable/Social Rent	18.2%	2
Owner occupied affordable	18.2%	2
Rent to Buy	18.2%	2
Self/Custom Build*	9.1%	1
	Answered	11
	Skipped	89

Q24. If purchasing a new home, what would your budget be?

Answer Choices	Responses	
£100,000 - £150,000	20.0%	2
£150,001 - £200,000	40.0%	4
£200,001 - £250,000	20.0%	2
£250,001 - £300,000	0.0%	0
£300,001 - £350,000	20.0%	2
£350,000+	0.0%	0
	Answered	10
	Skipped	90

Q25. Do you believe you have enough income and savings (including equity in your existing home) to be able to buy a suitable property on the open market where you want to live?

Answer Choices	Responses	
Yes	63.6%	7
No	36.4%	4

Answered 11
Skipped 89

SENSITIVE DATA TABLES REMOVED

Q29. Please answer the following questions. If they do not apply, please put n/a

Answer Choices	Responses	
Is a member of your household currently resident in Leigh on Mendip parish? (state how long)	100.0%	4
Is a member of your household currently employed in Leigh on Mendip parish? (state how long)	25.0%	1
Do you have other strong local connection with the parish, for example by upbringing? Please specify:	75.0%	3

Answered 4
Skipped 96

Q30. Have you registered your housing need with Homefinder Somerset?

Answer Choices	Responses	
Yes	0.0%	0
No	100.0%	3

Answered 3
Skipped 97

Q31. If you have not registered with Homefinder Somerset, please give reasons why:

Answer Choices	Responses	
Didn't think it was relevant to me	33.3%	1
Hadn't heard of it	33.3%	1
Have tried to register but was refused	0.0%	0
Waiting list too long	0.0%	0
Form was too long and complicated	0.0%	0
Lack of affordable housing in the village	0.0%	0

Other (please explain)

33.3% 1
Answered 3
Skipped 97

Appendix 4 – Affordable Housing Respondent Overview (signed to allow release of details to MDC and other housing providers)

Mendip District Council (MDC) can refer to Appendix 4 if an overview of individual cases is required (where permission has been given to share data).

Click the icon below to access the summary spreadsheet