



Rural Housing Dataset 2019-21



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Section A: Introduction

This document sets out the Council's approach to the provision of affordable housing in rural locations. For the purpose of this document 'rural' means a Rural Centre or Rural Settlement as defined in the adopted Local Plan and other small villages and hamlets within the wider countryside.

The need for affordable housing in rural settlements is seen as more acute in relative terms with the affordability ratios of market housing often being much higher than in urban settlements. Additionally the sale of former Council stock through the Right to Buy, and (since the stock transfer) Preserved Right to Buy, is disproportionately higher in rural settlements. It should be noted that, by contrast, the absolute level of need for affordable housing in urban settlements is higher, but generally the opportunities exist for greater provision within these localities.

This document sets out the mechanisms available to the Council in providing more affordable housing in rural locations and describes how we intend to use these. In addition this dataset is influenced by and contributes towards the Council Plan (2016-21).

This dataset will also help to contribute to the Somerset Strategic Housing Framework priorities (Priority 2: Provide more affordable homes to support rural economies and communities). The framework is due to be released in early 2019.

Evidence Base

South Somerset District Council covers a large geographical area consisting of 121 parishes over 96,000 hectares. In a survey¹ conducted in October 2008 almost 31% of resident respondents cited affordable housing as a priority area for improvement. On 1st November 2018, there were just under 2,000 households² (in South Somerset) expressing a need for rehousing on the Housing Register, but all the anecdotal evidence suggests that this under-represents the level of need in rural areas where many households do not register (as they have the perception that there is nothing to register for).

In October 2016 the Council published the new Strategic Housing Market Assessment (SHMA) covering the sub-regional housing markets, in conjunction with three neighbouring housing authorities, across most of the county of Somerset. The report identifies a net need for 206 affordable homes per year in South Somerset.

In addition there have been a number of housing needs surveys conducted to identify needs in a particular parish. It should be noted that the primary purpose of these surveys is to provide sufficient evidence to justify the granting of planning permission. Often the surveys expose the level of 'hidden need' not directly measured by the Housing Register because of the reluctance of eligible households to apply for rehousing through the normal channels. However the overall figures produced through the SHMA (Strategic Housing Market Assessment) take into account the 'hidden need'. It should also be noted that in recent years the greater proportion of new affordable housing has been delivered in Rural Centres on sites within development areas and not as a Policy SS2 development (development in Rural Settlements).

¹ Place Survey conducted in 2008 by BMG research on behalf of all Somerset authorities.

² On 01/11/18 there were 8649 households in total on the Somerset Housing Register, of which 1988 were assigned to South Somerset (active total 01/11/18)

Section B: Delivery Over The Past Three Years

Affordable Housing Delivered – 2015/16

Table one below depicts the locations, numbers and partner landlord for each scheme completed in rural areas ³ during the financial year 2015/16. Table one below depicts the locations, numbers and partner landlord for each scheme completed in rural areas during the financial year 2015/16. The total across the district was 120 and rural completions accounted for 17%.

Table One: Affordable Housing completions in Rural Areas during 2015/16

Registered Provider	Scheme	Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total new dwellings
Yarlington	Wheathill Way, Milborne Port	5	2	7	7
Hastoe	Shave Lane, Horton	6	0	6	6
Hastoe	West Camel Road, Queen Camel (CLT)	3	4	7	7
	TOTALS	14	6	20	20

Source: Strategic Housing Spreadsheet

Affordable Housing Delivered – 2016/17

Table Two below depicts the locations, numbers and partner landlord for each scheme completed in rural areas during the financial year 2016/17. The total across the district was 59 and rural completions accounted for 20%.

Table Two: Affordable Housing completions in Rural Areas during 2016/17

Registered Provider	Scheme	Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total new dwellings
Aster	Wheathill Nursery, Milborne Port	7	5	12	12
	TOTALS	7	5	12	12

Source: Strategic Housing Spreadsheet

Affordable Housing Delivered – 2017/18

Table Three below depicts the locations, numbers and partner landlord for each scheme completed in rural areas during the financial year 2017/18. The total across the district was 75 and rural completions accounted for 24%.

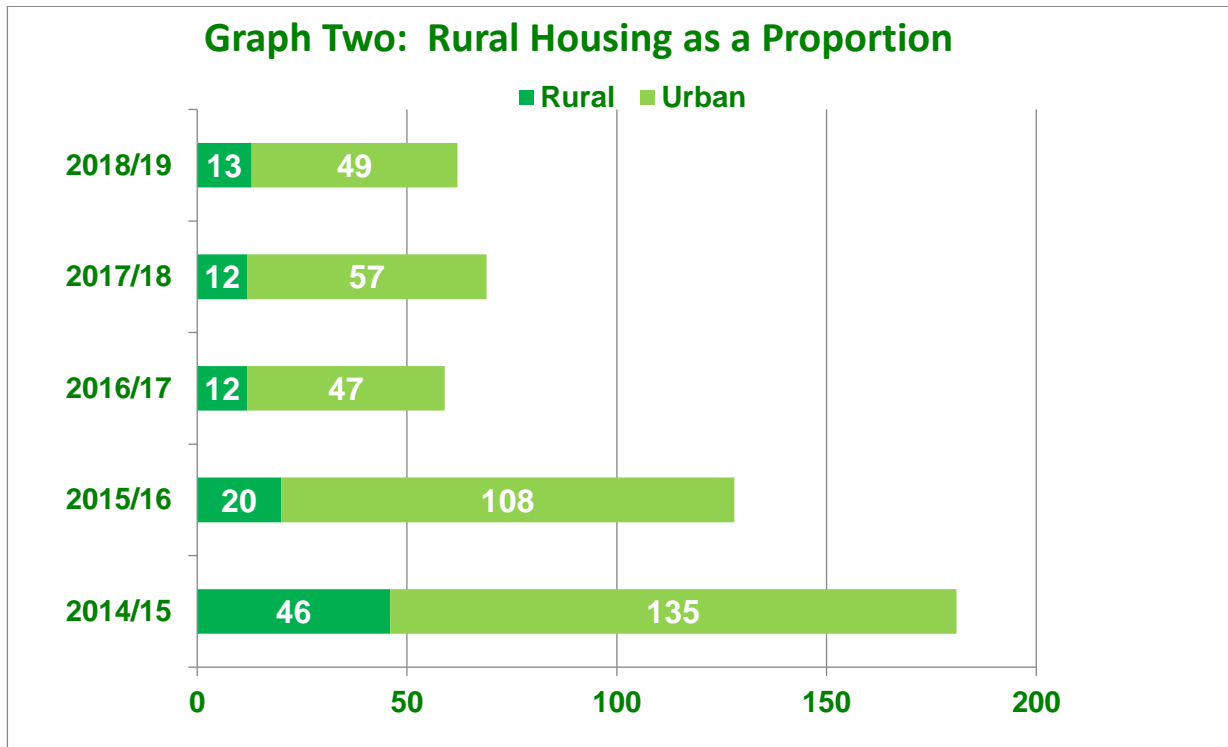
Table Three: Affordable Housing completions in Rural Areas during 2017/18

Registered Provider	Scheme	Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total new dwellings
Yarlington	Tanyards, Broadway	4	2	6	6
LiveWest	East Stoke, Stoke Sub Hamdon	4	2	6	6
Yarlington	South Cadbury	4	2	6	6
	TOTALS	12	6	18	18

Source: Strategic Housing Spreadsheet

The chart below summarises the delivery of affordable homes across the district over the past five years and the proportion of these in rural areas.

³ Rural Areas include rural centres and settlements as defined in Policy SS1 of the adopted South Somerset Local Plan



Source: Strategic Housing Spreadsheet

Section C: Current Position

The Council has set out clearly the importance of housing provision in the new Council Plan (2016-21). Under Homes: it states we will aim:

- “To work with partners to enable the provision of housing that meets the future and existing needs of residents and employers”

The Council has also identified its Priority Projects for 2018-19 which includes housing, detailed below:

- “To facilitate appropriate local development to ensure that local housing and infrastructure needs are met”

Planning Gain

The tables and chart above include some affordable housing units achieved through the planning gain mechanism, i.e. where a developer is obliged to provide some affordable housing alongside market housing in order to obtain planning permission.⁴ Policy HG3⁵ of our adopted Local Plan expects privately developed sites of 6 units or more or 0.2 hectares in all settlements, including rural settlements, to provide 35% affordable housing. However Government Guidance imposed since the Local Plan was adopted effectively increases this threshold to over ten dwellings or more than 1,000 square metres (Gross Internal Area)⁶. Where a site triggers an affordable housing contribution the Council continues to seek 35% of the total number of dwellings as affordable without access to public subsidy, subject to the viability of the site overall.

⁴ This is a legal agreement often referred to as a S.106 Agreement

⁵ The South Somerset Local Plan was adopted on the 5th March 2015

⁶ Revised guidance released on the 19 May 2016: <http://planningguidance.communities.gov.uk/revisions/23b/031/>

The latest SHMA ⁷ confirmed that the proportions of affordable housing within this 35% should be 80% for social rent and the remaining 20% for other intermediate solutions, such as shared ownership.

The Housing and Planning Act was passed in May 2016. This act allows the Government to set regulations requiring a percentage of starter homes to be included on residential sites as a condition of securing planning permission. However rural exception sites will be exempt from this requirement. These regulations are yet to be issued; our approach to rural schemes may have to be adjusted in the light of these regulations when they come into force.

Policy HG3 ensures that where a suitable site is brought forward in a rural settlement, a proportion (roughly one third but lower where site viability dictates) is affordable. Where the level of rented housing is insufficient, it may be possible to supplement the planning gain with capital subsidy (from the Council) to increase the rented proportion within the affordable housing being provided under planning gain.

Achieving affordable housing through planning gain cannot address all the housing need (expressed or otherwise) in rural areas. Development will be limited to those settlements where an opportunity exists and where the developer has decided it makes financial sense to bring the site forward in the present economic climate, otherwise viable sites may well be 'mothballed' due to the developer's perception of the market.

The National Planning Policy Framework (NPPF) was updated in July 2018. In this document there is a new definitions of affordable housing which now includes a definition for affordable housing for rent, starter homes, discounted market sales housing and other routes to home ownership

Rural Lettings Policy

The balanced Rural Lettings Policy is designed to give priority to local applicants in rural areas with low social housing stock. It was anticipated that it will go some way to address the problem of families being unable to remain in their local area because of the cost of home ownership and the lack of affordable housing, as people often have to move away from their support networks to urban centres if they want a new home.

The policy applies to every vacancy in rural parishes with 1-10 social housing properties, and to every second vacancy in parishes with 11-24 such properties. There are also, of course, a number of rural parishes with no such stock (and indeed many with more than 24) but most of these are also affected by the policy - indirectly - by virtue of the 'doughnut ring'; that is, when a vacancy affected by the policy arises, if there are no applicants with a local connection to the parish, preference will then go to applicants with a local connection to any adjacent rural parish – its 'doughnut ring'.

Developing the Rural Lettings Policy was a strategic action in the Housing Strategy Implementation Plan, which was approved following consultation in November 2014. Further consultation took place for the stand-alone policy in detail in early 2015. We consulted parish/town councils, district councillors, relevant registered providers, internal consultees such as operational housing, and the district's community land trusts.

At the time of writing, the policy has been active for just over 3 years and 25 vacancies affected by the policy have been advertised since the last Rural Housing Dataset

⁷ The Mendip, Sedgemoor, South Somerset and Taunton Deane Taunton Strategic Housing Market Assessment (Justin Gardiner Consulting published October 2016)

(previously known as Rural Housing Action Plan) was published in 2016. Their outcomes are as follows: twelve to applicants with a connection to a parish or in the 'doughnut ring'; ten to applicants with a connection only to the district; one to an application with a connection to the County. Two properties which became vacant were not let, but sold with vacant possession by Yarlington under their disposals policy.

In 2016 the Scrutiny Task and Finish Group looked at the SSDC policies and practice surrounding the disposal of rural properties. As a result of this a need was identified to revisit the Rural Lettings policy to take into account that there is a diminishing stock available in rural areas and how to mitigate this impact. We now need to revisit this policy to make sure that this is considered.

Appendix 2 (rural parish breakdown by ward) confirms the status of each parish under the balanced Rural Lettings Policy.

Rural Exception Schemes & Local Plan Policy SS2

Rural exception schemes are well established as a mechanism and this tends to be the type of housing most people think of when referring to new rural housing provision. In fact rural exception schemes, whilst significant, in the recent past have produced fewer new rural houses than other routes such as the 35% affordable housing that is obligated on qualifying sites within the settlement.

Rural exception schemes were sites where planning approval has been gained outside of the existing development area for exceptional reasons. In order to build outside of the development area it was necessary to prove that a housing need existed locally, and that no opportunity existed within the development area to meet that need.

Under our Local Plan Rural Settlements no longer have a development area. However, affordable housing can be brought forward in Rural Settlements under Policy SS2 which allows for new housing, employment or community uses to meet an identified local need. The development must be in keeping with the scale of the settlement and generally increase sustainability. This means that affordable housing can be brought forward on a site together with a modest amount of market housing which could produce a cross-subsidy, reducing (or eliminating) the need for grant for the affordable units. The emphasis remains on the applicant to provide sufficient evidence to justify the proposed scheme and it is likely to remain the case that a local housing needs survey will be necessary to supplement the contemporary evidence from the Housing Register. Policy SS2 does not prevent a development for 100% affordable housing coming forward.

Once planning permission has been gained the site is subject to a section 106 Agreement (S.106)⁸ controlling the allocation of the dwellings. Typically the S.106 Agreement will dictate that houses are let or leased to eligible households who can demonstrate a connection with the settlement or parish. Where no such household can be identified, a typical S.106 Agreement will allow the landlord or freeholder to consider eligible households who can demonstrate a connection with certain neighbouring parishes (often referred to as the 'doughnut ring'). Finally, the landlord or freeholder would be able to look for eligible households with a connection to the district.

As previously stated, there have been a number of very local parish housing needs surveys conducted to identify needs in a particular parish. The primary purpose of these surveys is to provide sufficient evidence to justify the granting of planning permission outside of the village envelope. Often such surveys expose the level of 'hidden need' not

⁸ Section 106 of the Town and Country Planning Act 1990

directly measured by the Housing Register because of the reluctance of eligible households to apply for rehousing through the normal channels

The table at appendix one summarises the surveys completed between January 2013 and June 2018.

Section D: The Way Forward

The Government has proposed a voluntary “Right to Buy” scheme for Housing Association tenants. The scheme gives the same opportunities to purchase with a discount that currently exist under the council Right to Buy (RTB) scheme. Rural locations are not exempt from the original RTB and a number of Yarlinton tenants still enjoy a preserved RTB which could conceivably reduce the amount of social housing available in rural areas further. As the extended RTB scheme for housing association tenants is voluntary, registered providers shall be unable to sell properties provided through S106 obligations. Any voluntary sales of properties in rural areas not subject to an existing S106 Agreement would only exacerbate the problem of a disproportionate reduction in remaining stock, potentially nullifying (in the long run) the gains made by creating new rural exception schemes.

One possibility that we should explore is the use of the Community Land Trust (CLT) model, where the CLT is seen as a mechanism to create an ‘asset-lock’, keeping the land in control of the trust in perpetuity for the benefit of the community. Another possibility we should explore is the use of existing Almshouse trusts which often are independent charitable foundations with ancient local roots set up to house very local people. In the 2016 budget the Government announced that they will provide £60 million of the additional receipts from higher rates on additional residential properties to enable community-led housing developments, including through Community Land Trusts, in rural and coastal communities where the impact of second homes is particularly acute.

We received £263,222 from the Community Led Housing Fund, and have been supporting communities that want to bring forward housing in their parish. We gave a revenue contribution towards Wessex CLT Project to help increase capacity in the independent support sector. They will increase their capacity with an intention to provide additional support over a four year period with the expanded service becoming fully self-financing in year five. They can provide “end-to-end technical support” to local groups for community housing projects and expand this from supporting the CLT model to include others such as co-housing projects and self-build. We have also funded 7 Housing Need Surveys and provided grants to 2 CLTS’s.

Funding is still available for interested parties, an application form can be obtained by emailing leisa.kelly@southsomerset.gov.uk . Applications can be made for a grant in the following areas:

- Housing Need Surveys
- Small grants (this has been provided so far to CLTs for things such as initials costs etc)
- Planning feasibility

We have kept the largest proportion of the funds set aside for land acquisition. Once acquired it can then be held by the Council until a scheme is ready to be progressed (which in itself is not a short term plan). This could be a ‘rolling programme’ whereby the delivery vehicle (such as a registered provider) buys the land from the Council for a similar sum, thereby replenishing the fund. There could be an element of direct subsidy where

land is handed over to a community led group for less than the sum paid by the Council, potentially with suitable covenants in place.

In addition to the initial money received from the Community Led Housing Fund the Government has now launched the Community Housing Fund and is making £163 million available. Phase 1 was released in July 2018 and Phase 2 was released in September 2018. Phase 1 covers revenue funding for project specific activities and capital bids for local infrastructure projects in order to support community-led housing developments. Phase 2 makes grants available to eligible organisations to help cover the capital costs of acquiring land and building community-led housing schemes. These funds are available for eligible organisations, through the Homes England Bidding Portal. There is also grant funding available to registered providers for developments using the Shared Ownership Affordable Homes Programme (SOAHP).

Table Four below lists the net increases of overall housing provision expected in rural centres and settlements detailed in the adopted local plan. It also indicates how much affordable housing might be expected to be delivered at 35%, if the additional housing is all brought forward on sites that qualify for an affordable housing obligation. It is recognised that 35% affordable housing may not always be achieved either due to viability or because sites come in below the threshold.

Table Four: Rural Centres with proposed additional housing in the adopted South Somerset Local Plan

Parish/es	Additional Housing Provision Required 2006 - 2026	Net Affordable in Best Case Scenario	Affordable Provided Since Adoption of the Local Plan in 2015
Bruton	100	35	0
Ilchester	140	49	0
Martock	124	43	4
Milborne Port	77	27	19
Stoke Sub Hamdon	44	15	6
Rural Settlements	911	319	34

Proposed Affordable Housing Programme 2018/19

A number of affordable housing schemes had commenced at the end of March 2018, due to complete during 2018/19. During this financial year the Council expects to enable a total of 62 new affordable homes across the district, of which 28 will be for rent and the remainder to be made available on a shared ownership basis or rent to buy tenure. Of the 62 being provided 13 will be in rural areas (i.e. rural centres and settlements as defined in Policy SS1 of the adopted South Somerset Local Plan).

Table five below depicts the locations, numbers and registered provider for each scheme.

Table Five: Affordable Housing Programme in Rural Areas during 2018/19

Registered Provider	Scheme	Rent	Shared Ownership/ Intermediate	Net Gain New Homes	Total new dwellings
Magna	Maple Drive - Curry Rivel	5		5	5
Summerfield	Maple Drive - Curry Rivel		5	5	5
Seavington CLT*	Seavington St Michael	3		3	3
* not a registered provider	TOTALS	8		13	13

Source: Strategic Housing Spreadsheet

Review of Local Housing Needs Evidence

This document replaces the previous Rural Housing Plan and allows us to focus on those parts of the district where

- no survey has been conducted in the past decade *or*
- a survey has been conducted and local need identified, but to date no provision made in response

Parishes yet to be surveyed are highlighted in the appendix. In many cases the timing of the survey should be dependent on the stage at which the parish has reached in developing its overall parish plan.

We can also take into account the current level of need expressed through the Housing Register. As discussed earlier, this may not reflect the true level of need as often those with a very local connection to a village do not register as they see little point, especially where there are rarely vacancies arising from within the existing stock, if any. Having said that, the number of households on the register is an indicator of the level of need, the 'tip of the iceberg', and may be a good pointer to where a local survey might reveal further needs. It is also possible that the number of local households on the register is, in itself, sufficient evidence to justify a rural exceptions scheme.

Taking this into account our most immediate task is to target those parishes where the current level of need, as expressed on the register, seems to indicate that there may be more 'hidden' need to be revealed by a potential survey. Where the need for a survey is identified, the District Council will continue to support Parish Councils and local groups such as Community Land Trusts.

Taking Action Where Need Is Already Identified.

In addition to developing a programme for targeting the remaining parishes, we also need to consider how to address the issues that have slowed down or ceased work in parishes where need has already been established through a local survey.

Grant funding is available for the provision of shared ownership and affordable rent products by registered providers. Grant funding is still not able to be obtained for social rent dwellings despite the government reintroducing this in some areas⁹. We will work with Parish Councils, registered provider and Community Land Trust partners and Wessex Community Assets to investigate new forms of provision which may provide cross subsidy. For example where some market based housing may be justified under the Local Plan Policy SS2 (for example provision of bungalows for local owner occupiers who wish to downsize) this could provide the cross subsidy needed to help with things such as providing social rented dwellings.

⁹ <https://www.gov.uk/government/publications/shared-ownership-and-affordable-homes-programme-2016-to-2021-prospectus>

Appendix One: Parish Housing Needs Surveys Completed Since January 2013

Parish/es	Date	Pop 2011 Census	H'Holdes 2011 Census	Need	Developed	Date
Broadway	July 16	740	318	5	6	2017
Carymoor	Apr-16	536	233	1		
Charlton Horethorne	Jan 16	591	265	6		
Curry Rivel	July-13	2148	975	14 based on analysis by Strategic Housing team of survey results	10	2018
Hardington Mandeville	Aug-13	585	242	5		
Henstridge	May 18	1814	773	Up to 7 intermediate dwellings and up to 12 social rented dwellings to include some bungalows		
Hinton St George	March-13	442	229	3 (+ 5 downsizing owners)		
High Ham	Nov 17	909	397	Up to 5 1 social rented dwelling and up to 4 Intermediate dwellings		
Limington	June-18			Empirical evidence for up to 5 intermediate dwellings. This would probably be for shared ownership dwellings although some expressed a desire for discounted market homes		
Long Sutton	Feb-13	332	145	8		
Merriott	Apr-18	1979	882	Expressed need for 10 Intermediate dwellings but insufficient evidence to verify this		
Milborne Port	Oct-18	2802	1231	expressed need for up to 19 affordable dwellings, split as up to 13 for social rent and 6 other intermediate solutions (low cost home ownership/shared ownership). There was a higher proportion expressing a need for the intermediate solutions but the evidence only supported the provision of up to 6.		
North Perrott	Sept 13	246	109	1 downsize and 1 affordable		
Queen Camel	Dec-17	908	355	up to 6 affordable dwellings, probably split as 1 social rented dwelling and 5 Intermediate dwellings mix required was 2- 4 bedroom dwellings, with the possibility of a bungalow within the mix.		
Shepton Montague	July-13	208	87	0		
South Petherton	Jan-16	3367	1637	11		

Parish/es	Date	Pop 2011 Census	H'Holdes 2011 Census	Need	Developed	Date
The Charltons (Charlton Adam, Charlton Mackrell, Cary Fitzpaine, Lytes Cary, Welham and West Charlton)	Jan-17	1073	470	Up to 4 social rented & shared ownership, 1 downsizing bungalow & up to 3 identified with a need for a single room rate (shared house)		
West Coker	Feb-17	2018	947	9 with up to 3 being shared ownership		
Winsham	Feb18	748	362	Expressed need for a 1 bedroom and 2 bed bungalow.		

Appendix Two: Rural Parish Breakdown (by Ward)

The table below shows current stock managed by Registered Providers in South Somerset, in Rural Centres or Rural Settlements as defined in the Adopted South Somerset Local Plan, i.e. excluding Yeovil, Chard, Crewkerne, Castle Cary & Ansford, Martock, Langport & Huish Episcopi, Ilminster, South Petherton, Somerton and Wincanton. It also gives an indication of the number of applicants on the Housing Register as at 01/11/18 for each parish.

Parish (by Ward) EAST Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RP)	Other Registered Providers (RP)	Status under Rural Lettings Policy ¹⁰
BLACKMOOR VALE						
Abbas & Templecombe	1560	16	102	14	Housing 21, LiveWest & Signpost	Ring
Charlton Horethorne	591	3	20	6	Hastoe	50%
Compton Pauncefoot	139	0	0	0		100%
Corton Denham	189	0	1	0		100%
Henstridge	1814	18	131	23	Housing 21, LiveWest and Hastoe	Ring
Holton	238	0	2	0		100%
Horsington	571	2	5	12	Hastoe	100%
Maperton	140	0	0	0		Ring
North Cheriton	208	0	7	0		100%
Total	5450	39	268	55		
BRUTON						
Bruton	2907	12	159	36	Hastoe, LiveWest and Magna	Ring
Total	2907	12	159	36		
CAMELOT						
Marston Magna	523	0	28	0		Ring
Queen Camel	908	7	48	21	Hastoe & Stonewater	Ring
Rimpton	235	0	3	0		100%
Sparkford	617	3	29	16	LiveWest & Stonewater	Ring
West Camel	459	1	16	1	Stonewater	50%
Total	2742	11	126	38		

¹⁰ Please note that the status may not necessarily tally up with the stock levels listed here. The stock described here is for all housing owned by registered social landlords, including sheltered and shared ownership, whereas the Rural Lettings Policy is only concerned with general needs stock. For more information regarding understanding status column please refer back to the [Rural Lettings Policy](#)

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Parish (by Ward) EAST Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RP)	Other Registered Providers (RP)	Status under Rural Lettings Policy ¹⁰
CARY (excl. Castle Cary & Ansford)						
Alford		0	0	0		Ring
Babcary	248	1	1	1	Hastoe	100%
Lovington	141	1	5	0		100%
North Barrow	233	1	0	0		Ring
North Cadbury	950	2	15	2	Hastoe	50%
South Barrow	162	0	5	0		100%
South Cadbury	284	3	15	0		100%
Yarlington	123	0	1	0		100%
Total	2141	8	42	3		
IVELCHESTER						
Chilton Cantelo	445	0	0	0		Ring
Ilchester	2153	12	68	9	LiveWest & Magna	Ring
Limington	203*	0	6	3	Magna	100%
Mudford	696	7	53	3	Magna	50%
Yeovilton	1226	1	2	0		100%
Total	4723	20	129	15		
MILBORNE PORT						
Milborne Port	2802	30	136	36	Stonewater & Aster	Ring
Total	2802	30	136	36		
NORTHSTONE						
Barton St David	561	1	8	13	Stonewater	50%
Charlton Mackrell	1073	0	40	10	Hastoe	Ring
Keinton Mandeville	1068	2	8	6	Hastoe	50%
Kingsdon	303	1	16	0		50%
Kingweston		1	0	0		Ring
Total	3005	5	72	29		
TOWER						
Bratton Seymour	104	0	1	0		100%
Brewham	441	1	4	0		100%
Charlton Musgrove	398	0	3	0		100%
Cucklington	173	1	7	0		100%
Pen Selwood	273	0	8	0		100%
Pitcombe	532	1	5	0		100%
Shepton Montague	208	0	2	0		100%
Stoke Trister	313	0	1	0		100%
Total	2442	3	31	0		

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Parish by Ward SOUTH Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RP)	Other Registered Providers (RP)	Status under Rural Lettings Policy
COKER						
Barwick	1221	14	146	3	Aster & LiveWest	Ring
Closworth	220	0	1	0		100%
East Coker	1667	5	46	0		Ring
Hardington Mandeville	585	1	2	1	Hastoe	100%
Odcombe	759	4	39	11	Hastoe	Ring
West Coker	2018	11	96	13	Stonewater	Ring
Total	6470	35	330	28		

Parish (by Ward) NORTH Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RP)	Other Registered Providers (RP)	Status under Rural Lettings Policy
BURROW HILL						
Barrington	438	0	20	0		50%
Kingsbury Episcopi	1307	3	28	17	Hastoe & LiveWest	Ring
Muchelney	195	0	2	0		100%
Puckington	117	0	0	0		Ring
Stocklinch	154	0	3	0		100%
Total	2211	3	53	17		
CURRY RIVEL						
Drayton	379	0	7	0		100%
Curry Rivel	2148	13	129	19	LiveWest & Magna	Ring
Total	2527	13	136	19		
HAMDON						
Norton Sub Hamdon	743	5	41	12	Hastoe	Ring
Stoke Sub Hamdon	1968	26	143	24	Stonewater, Live West, SW Housing Society	Unaffected
Total	2711	5	184	36		
ISLEMOOR						
Beercrocombe	134	0	5	0		100%
Curry Mallett	306	0	10	9	Hastoe & LiveWest	50%
Fivehead	609	0	31	0		100%
Hambridge & Westport	N/A	1	6	0		100%
Ilton	854	7	71	7	LiveWest	Ring
Isle Abbotts	205	0	5	0		100%
Isle Brewers	150	0	4	0		100%
Total	2258	8	132	16		
MARTOCK (excluding Martock)						
Ash	626	3	19	0		50%
Long Load	332	1	2	5	Hastoe	100%
Total	958	4	21	5		
ST MICHAEL'S						
Chilthorne Domer	574	2	28	6	Hastoe	Ring
Montacute	831	9	68	0		Unaffected
Tintinhull	902	7	82	1	LiveWest	Ring
Total	2307	18	178	7		

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Parish (by Ward) NORTH Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RP)	Other Registered Providers (RP)	Status under Rural Lettings Policy
SOUTH PETHERTON (excluding South Petherton)						
Lopen	260	0	7	0		100%
Seavington St Mary	384	0	18	0		50%
Seavington St Michael	127	0	2	0		100%
Shepton Beauchamp	728	3	45	0		Ring
Total	1499	3	72	0		
TURN HILL						
Aller	410	0	15	1	Stonewater	50%
High Ham	909	1	9	6	LiveWest	50%
Long Sutton	833	1	27	2	Hastoe	Ring
Pitney	374	0	1	0		100%
Total	2526	2	52	0		
WESSEX (excluding Somerton)						
Compton Dundon	705	4	16	8	Hastoe	Unaffected
Total	705	4	16	8		

Parish (by Ward) WEST Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RP)	Other Registered Providers (RP)	Status under Rural Lettings Policy
BLACKDOWN						
Buckland St Mary	521	1	5	7	Hastoe	50%
Combe St Nicholas	1373	7	57	1	Hastoe	50%
Wambrook	184	0	0	0		Ring
Whitestaunton	256	0	1	0		Ring
Total	2334	8	63	8		
CREWKERNE (excluding Crewkerne)						
Misterton	826	1	35	3	LiveWest	50%
Total	826	1	35	3		
EGGWOOD						
Dinnington	61*	0	1	0		100%
Hinton St George	442	0	1	0		100%
Merriott	1979	14	112	11	LiveWest	Ring
Total	2482	14	114	11		
NEROCHE						
Ashill	529	1	2	0		100%
Broadway	740	5	9	2	Hastoe	100%
Donyatt	347	1	19	0		50%
Horton	812	2	44	16	Hastoe	50%
Total	2428	9	74	18		
PARRETT						
Chiselborough	275	0	11	1	Hastoe	50%
East Chinnock	479	0	4	1	Hastoe	100%
Haselbury Plucknett	744	2	59	0		Ring
North Perrott	246	1	0	0		Ring
West Chinnock	592	1	35	0		Ring
Total	2336	4	109	2		

Rural Housing Dataset

Parish (by Ward) WEST Parishes highlighted are those where no survey has been conducted to date.	2011 census	Housing Register Data	Yarlington	Total (other RP)	Other Registered Providers (RP)	Status under Rural Lettings Policy
TATWORTH & FORTON						
Tatworth & Forton	2660	11	87	16	Hastoe	Ring
Total	2660	11	87	16		
WINDWHISTLE						
Chaffcombe	229	0	0	0		Unaffected
Chillington	164	0	0	0		Ring
Cudworth	49*	0	0	0		Ring
Cricket St Thomas	64*	2	0	0		Unaffected
Dowlish Wake	277	0	7	1	Sanctuary	100%
Kingstone	103	0	0	0		Ring
Knowle St Giles	244	0	0	0		Ring
Wayford	115*	0	3	1	Magna	100%
West Crewkerne	631	4	2	3	Hastoe	100%
Winsham	748	3	50	16	Hastoe & Magna	Ring
Total	2624	9	62	21		

**data used is from the parish population 2010 mid-year estimates*

Appendix Three Action Plan 2019-2021

The activities identified within the dataset are detailed below, including how they are going to be dealt with:

Activity	Action
Work with parishes, registered providers and other organisations to increase the provision of affordable housing in rural areas; we will also investigate new forms of provision for housing which may provide cross subsidy (i.e. profit from open market dwellings for downsizing households could then be used to fund social rented dwellings)	<p>This has been identified in the Council Plan 19/20</p> <p>Protecting Core Services – Housing</p> <ul style="list-style-type: none"> • Maximise the number of affordable homes including providing more affordable homes to support rural economies and communities <p>This will also be covered in the Housing in South Somerset - Priority Outcomes for 2019/20 Actions</p>
Continue to monitor rural lettings within the District	Ongoing
Revisit the Rural Lettings Policy taking into account the diminishing stock available and look at how to mitigate this	Work has already started on this so should be completed by April 2019
Provide support with Housing Needs Surveys - we have a template that can be used, we would also verify the need and record this detail in future Rural Housing Plans.	<p>This have been identified in the Council Plan 19/20</p> <p>Area Key Priorities</p> <ul style="list-style-type: none"> • Promote and Support new Community Land Trusts where appropriate • Complete Housing Needs Surveys when requested <p>This will also be covered in the Housing in South Somerset - Priority Outcomes for 2019/20 Actions</p>
Support Parishes in the creation of a Community Land Trust	<p>This have been identified in the Council Plan 19/20</p> <p>Protecting Core Services – Housing</p> <ul style="list-style-type: none"> • Support Communities to develop and implement Community Land Trusts • Ensure development which is sustainable, where people want to live and communities can thrive <p>Area Key Priorities</p> <ul style="list-style-type: none"> • Promote and Support new Community Land Trusts where appropriate • Complete Housing Needs Surveys when requested <p>This will also be covered in the Housing in South Somerset - Priority Outcomes for 2019/20 Actions</p>

Rural Housing Dataset

Activity	Action
Continue to manage the Community Led Housing Fund grants, allocating money to suitable requests.	Ongoing