

# Trull Parish Housing Needs Report



## Community Council for Somerset: December 2007

### Summary:

To assess the need for affordable housing in Trull Parish, the Parish Council worked with the Community Council for Somerset's Rural Housing Enablers to carry out a survey of housing need. The survey found that **18** households, or individuals within a household, in Trull Parish are currently unable to buy or rent on the open market, and therefore require housing which both suits their needs and is affordable, in order to allow them to remain living, and in some cases working, in the Parish.

### How the survey was carried out:

During October 2007, survey forms were distributed by parish councillors and volunteers to every household in the parish – some 900 in all. Every household, or individual member within a household, was invited to complete the form if they considered themselves in need of affordable housing. The questions were designed to gather details of the reasons for which their current accommodation failed to meet their needs, and the type of accommodation that might be required in the future. A postage-paid envelope was supplied with each survey, for ease of return to the Community Council for Somerset for analysis.

### Key findings of survey:

18 respondents returned the survey, thus expressing a need for affordable housing:

- 14 are current residents of Trull Parish
- 12 have a family connection to Trull Parish
- 2 are currently employed in Trull Parish
- 6 are currently living in unsatisfactory or overcrowded accommodation
- 8 are setting up home for the first time
- 7 are wishing to move out of their parents' home
- 6 have an insecure tenancy agreement.

## Size of accommodation needed:

- 7 respondents to the survey are seeking single bed accommodation, for people living alone
- 6 families with young children need two bed accommodation
- 2 families with older children need three bed accommodation
- 3 respondents didn't answer this question.

## What respondents can afford:

The survey included a question about annual household income. Over half of the respondents have an income of less than £18,000, which puts them in a situation where even renting on the open market is in many cases unaffordable.

- 11 had an annual household income of under £18,000
- 6 had an income between £18,000 and £25,000
- 1 had an income between £25,000 and £30,000.

Table 1  
Average Price of Different Property Sizes in Taunton Deane Borough – December 2007

Property size	Average House Prices (£)
Flat	£132,798
Terraced	£180,858
Semi-detached	£212,123
Detached	£372,478

Table 2  
Average House Prices – December 2007

Area	Average House Prices (£)
South West	£240,359
Somerset	£230,588
Taunton Deane Borough	£234,556

Data Sources Table 1 & 2: <http://news.bbc.co.uk> – Key words: *UK House Prices*

## Conclusions

The survey found that **18 households have a need for affordable housing in Trull**. All of the respondents complied with Taunton Deane Borough Council's definition of local need in the Local Plan.

It must be remembered that this Survey represents a snapshot in time. Personal circumstances are constantly evolving. Any provision of affordable housing would need to take account of this.