

# Public Agenda Pack



Notice of Meeting of

## **LOCAL COMMUNITY NETWORK - MINEHEAD AND WATCHET**

**Tuesday, 5 December 2023 at 6.30 pm**

### **West Somerset House, Council Chamber**

To: The members of the Local Community Network - Minehead and Watchet

Chair: Councillor Andy Sully

Vice-chair: Councillor Brenda Maitland Walker (Carhampton PC)

Councillor Mandy Chilcott

Councillor Andy Hadley

Councillor Christine Lawrence

Councillor Rosemary Woods

Ash Priors PM

Crowcombe Parish Council

East Quantoxhead PM

Lydeard St Lawrence & Tolland PCI

Monksilver PC

Old Cleeve PC

Stogumber PC

West Bagborough PC

Williton PC

Councillor Hugh Davies

Councillor Marcus Kravis

Councillor Mike Rigby

Bicknoller PC

Combe Florey PC

Dunster Parish Council

Elworthy PM

Minehead TC

Nettlecombe PC

Sampford Brett PC

Watchet TC

West Quantoxhead PC

Withycombe PC

For further information about the meeting, including how to join the meeting virtually, please contact LCN Team [lcn@somerset.gov.uk](mailto:lcn@somerset.gov.uk).

All members of the public are welcome to attend our meetings and ask questions or make a statement **by giving advance notice** in writing or by e-mail to the Monitoring Officer at email: [democraticserviceteam@somerset.gov.uk](mailto:democraticserviceteam@somerset.gov.uk) by **5pm on Wednesday, 29 November 2023**.

The LCN team want everybody to have the opportunity to take part in the LCN meetings and have booked appropriate venues with accessibility requirements in mind. If you have specific access needs, and are at all concerned, please contact the LCN Team so they can provide reassurance or seek solutions beforehand: [lcn@somerset.gov.uk](mailto:lcn@somerset.gov.uk).

Issued by (the Proper Officer) on Monday, 27 November 2023

# **AGENDA**

**Local Community Network - Minehead and Watchet - 6.30 pm Tuesday, 5  
December 2023**

## **Core Membership (Pages 5 - 6)**

### **Click here to join the online meeting (Pages 7 - 8)**

#### **1 Apologies for Absence**

To receive any apologies for absence.

#### **2 Declarations of Interest**

To receive and note any declarations of interests in respect of any matters included on the agenda for consideration at this meeting.

(The other registrable interests of Councillors of Somerset Council, arising from membership of City, Town or Parish Councils and other Local Authorities will automatically be recorded in the minutes: [City, Town & Parish Twin Hatters - Somerset Councillors 2023](#) )

#### **3 Notes from the Previous Meeting (Pages 9 - 18)**

To approve the notes from the previous meeting.

#### **4 An update on Somerset Council's Financial Position**

An urgent item that has been brought forward due to the parishes currently setting their precepts for the forthcoming financial year.

#### **5 Public Question Time**

The Chair to advise of any questions, statements or petitions received that are not covered by items on the agenda for the meeting on which members of the public have requested to speak.

## **6 Feedback from Homefinder Somerset Presentation (Pages 19 - 48)**

On Tuesday 14 November a presentation was held on Microsoft Teams to showcase the Somerset Council Rainbow Way Housing development.

There was also a presentation from Homefinder Somerset, to provide an overview of the process and how it works.

## **7 Feedback from Flooding Recovery Drop In Events**

Two flooding drop-in events were held in Carhampton and Minehead to gather data on the recent flooding which occurred on Sunday 17 September.

A variety of agencies and councillors were in attendance.

## **8 Result of the prioritisation exercise from the previous meeting**

## **9 Action and next steps?**

## **10 Dates of Future Meetings**

## **Core Membership**

Unitary Councillors:

Councillor Andy Sully  
Councillor Mandy Chilcott  
Councillor Hugh Davies  
Councillor Andy Hadley  
Councillor Marcus Kravis  
Councillor Christine Lawrence  
Councillor Mike Rigby  
Councillor Rosemary Woods

City, Town and Parish Councils (one voting member from each):

Ash Priors  
Bicknoller  
Carhampton  
Combe Florey  
Crowcombe  
Dunster  
East Quantoxhead  
Elworthy  
Lydeard St. Lawrence  
Minehead  
Monksilver  
Nettlecombe  
Old Cleeve  
Sampford Brett  
Stogumber  
Tolland  
Watchet  
West Bagborough  
West Quantoxhead  
Williton  
Withycombe

Other Stakeholders (one voting member from each):

Avon and Somerset Police  
NHS  
Devon and Somerset Fire and Rescue  
Education  
Spark Somerset

Society Local Council Clerks  
Somerset Association Local Councils  
Somerset Activity Sports Partnership  
Community Council for Somerset  
Citizens Advice  
Department of Work and Pensions  
Somerset Rivers Authority  
Somerset Local Nature Partnership  
Business Chamber  
The Onion Collective  
West Somerset Flood Group  
Home Start West Somerset  
Minehead and Coast Development Trust  
AONB  
Minehead Eye  
YMCA  
At West  
Watchet Coastal Community Team



## Local Community Network

### Minehead and Watchet LCN

**Tuesday 5<sup>th</sup> December 2023: 6.30pm**

West Somerset House  
Williton  
TA4 4QA

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We'd love to see you in person, but if you can't make it this time, we're trialling a hybrid set-up, so please use this

#### **MS Teams Link**

**Join on your computer, mobile app or room device**

[Click here to join the meeting](#)

Meeting ID: 318 580 959 236

Passcode: wguoWV

[Download Teams](#) | [Join on the web](#)

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#### **Please note:**

Parking is available at West Somerset House.

Disabled facilities parking also available.

All public parking is free after 6pm

We want everybody to have the opportunity to take part in the LCN meetings - fully and comfortably - and have booked appropriate venues with accessibility requirements in mind.

If you've specific access needs, and are at all concerned, please contact us so we can provide reassurance, or seek solutions beforehand:

**[mineheadandwatchetlcn@somerset.gov.uk](mailto:mineheadandwatchetlcn@somerset.gov.uk)**

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## Local Community Network Meeting Notes

Meeting Title: Local Community Network - Minehead and Watchet

Date: Thursday, 19 October 2023

Time: 7.00 pm - 9.00 pm

Location: West Somerset House

Chaired by: Andy Sully (Chair)

### LCN core membership attendance:

<b>Name:</b>	<b>Representing</b>
Mandy Chilcott	Somerset Council
Andy Hadley	Somerset Council
Rosemary Woods	Somerset Council
Cllr Mike Rawle	Bicknoller PC
Cllr Brenda Maitland Walker (Vice Chair)	Carhampton PC
Cllr John Passingham	Combe Florey PC
Cllr Tony Brooks	Crowcombe PC
Cllr Robin Wichard	Nettlecombe PC
Cllr Ian Duncan	Old Cleeve PC
Cllr Jan Swan	Sampford Brett PC
Cllr John Irvin	Watchet Town Council
Cllr Maggie Forkes	West Bagborough PC
Cllr Peter Payne	Williton PC
Cllr Robert Hall	Withycombe PC

## Other attendees:

### Name:

Jacquey Newton (Clerk)  
Alan Parslow  
Geoffrey M Williams  
Julian Russell  
Maggie Philipson  
Paul Mote  
Richard Barnhams  
Loretta Whetlor  
Simon Stanford  
Sgt Jon O'Connor  
Mark Shields / Emily Bishop  
Bel Derring  
Ray Tew  
Martin Stevens  
Katrina Midgely  
Barbara Middleton  
Fiona Toms  
Sylvia Jeromson  
Ian Aldridge  
Hester Watson  
Rev. Andrew Tatham  
Samantha Westmacott

### Representing

Combe Florey PC  
Crowcombe PC  
Old Cleeve PC  
Sampford Brett PC  
West Quantoxhead PC  
West Quantoxhead PC  
Withycombe PC  
Somerset Association of Local Councils  
At West  
Avon & Somerset Police  
Village Agents (CCS)  
Somerset Rivers Authority  
Minehead Coastl Develop Trust  
Watchet Coastal Community Team  
Minehead & WS Food Cupboard  
Accessible Transport WS  
Minehead People Place Partnership  
Williton & District Business Assoc.  
Member of the Public (Williton)  
West Somerset Green Forum  
Quantock Deanery  
Member of the Public (Watchet)

## Virtual attendees:

### Name:

Cllr Craig Palmer  
Zara Aitken  
Paul Matcham  
Sarah Burnett  
Debbie Telling

### Representing

Minehead Town Council  
Minehead Coastal Development Trust  
Minehead Eye / Connect Somerset  
Co-op Community Transport  
Lydeard St Lawrence & Tolland PC

## Officers from Somerset Council

Emma Plummer (LCN Development)  
Pip Hughes (LCN Interim Link Officer)  
Kali Martin (Area Highways)  
Emily Window (Administrator) Online  
Sam Murrell (Clerk)  
Ollie Lindsall (ICT Specialist)

## Summary of discussion:

### **Agenda Summary of key points of discussion and outcome: Action by: item:**

#### Item 9: **Apologies for Absence**

Somerset Cllrs Christine Lawrence, Marcus Kravis and Mike Rigby, Jon Richards (WACET), Amy Wigglesworth (National Trust – Dunster Castle) and Paul Matcham (Minehead Eye / Somerset Connect).

Paul subsequently attended in a virtual capacity.

#### Item 10: **Declarations of Interest**

No declarations of interest were made by those present.

#### Item 11: **To approve the minutes from the Previous Meeting**

The minutes from the previous meeting were agreed as a true record by a show of hands from those present. The Chair signed and returned a copy to the clerk.

#### Item 12: **Public Question Time**

Katrina Midgely, Trustee of the Minehead Food Cupboard raised a concern about the lack of basic support from Somerset Council for vulnerable families, and an increasing reliance on the voluntary sector. The Food Cupboard was being approached by a variety of vulnerable people with complex needs and did not have the capacity or resources to help them long-term. It was considered that with the demise of West Somerset Council, the staff had pulled away to Taunton, and now with the onset of Somerset Council, there was a dearth of housing staff actually

resident in the county! West Somerset was feeling forgotten, and the temporary staff currently employed lacked basic local knowledge of the rurality of the LCN area. Although the Food Cupboard tried to help, they were unable to provide sustainable options to tackle some of the more difficult cases. Pippa Hughes agreed to feed back the concerns to the Somerset Council Housing Team, and then liaise with the Food Cupboard independently on a way forward.

Ian Aldridge, Trustee of West Somerset Advice Bureau (WSAB). Asked Somerset Councillors to be mindful when awarding grants, that they didn't overlook the very necessary work of the WSAB. The WSAB is independent from the Somerset Citizens Advice Bureau and as such is funded separately. Could this please be borne in mind, if grant funding is allocated to ensure that the WSAB gets a share.

Item 13: **Highlights of themes discussed at the last meeting**

A presentation of the topics and themes that were discussed at the last meeting can be viewed [here](#).

It was suggested that another tile should be added to the list on the subject of employment – covering access to further education, apprenticeships and training.

A breakdown by post-code would be helpful.

Item 14: **An introduction to the data available**

Data sets based on the Minehead /Watchet LCN were shared.

Ray Tew (MCDT) asked what additional data was available that could also inform decision making and analysis.

A request was made to dig out further data specific to the Minehead & Watchet LCN. Attendees in the room felt it would be important to establish why people moved to the area, and whether they were economically active or moving to West Somerset to retire. A working group was requested to research and analyse this data. (Emphasis on age, income and employment status).

Item 15: **Discussion:**

Each table outlined what their concerns were around the highlighted themes. Some tables made the point that the topics/themes were all interlinked and were difficult to separate such as Young People, Education Health and Wellbeing, Climate/Environment and Flooding. The main discussion points are captured below in no particular order: -

**Public Transport**

- Heavy reliance on 1 bus route (No28) to Taunton. This is the only public service on the main road A39/A358. Villages off this route are cut off. Cuts in the service and timetable have major impact on residents.
- No28 has subsidised fares until March 24. What happens after this point? What has been the take-up and has the reduced fare encouraged greater use of the service?
- No 28 needs to be reliable as access to education and employment.
- Limited tourism offer. Some days full of Butlins passengers and others travelling empty.
- Sometimes the service is pulled without notice due to staff shortages.
- Shouldn't just be confined to public transport and emphasis on the bus service – all transport should be considered.
- Need to raise awareness on alternative transport solutions.
- More subsidies needed to support bus services in rural areas. (Minehead Town Council currently subsidise the Minehead to Porlock service).

***What is already in place?***

- Wivey Link provide a valuable service to residents but reliance on volunteers who cover a limited area. Is there an opportunity to expand this service? Or duplicate it further afield?
- Community Transport Group – Again limited service as reliant on volunteers, but could this offer workable solutions for hospital appointments? Currently serves dementia patients and the elderly/Infirm.
- AtWest Shuttle bus service.

### **Communication: including broadband**

This also linked with public transport, business and employment.

- Broadband – better connectivity needed.
- Openreach is moving towards digital connectivity with fibre and plans to phase out the copper landline. This will mean heavy reliance on electricity supply to maintain the service. If there is a power cut, then land-line telephone communications will go down as a result. In areas with no mobile signal this could remove resilience in the event of civil emergencies. Leaves the elderly and vulnerable at significant risk.

### **Business / Employment**

Business and Employment were considered interlinked

- Not just relating to young people. Also applies to older people who are trying to re-enter the job market.
- More data required – Need to identify the gaps. How many businesses, where are they and how many people do they employ? Broken down into industry categories.
- What can the LCN area offer to make businesses want to come here and create employment opportunities.
- Local employment centres mainly around agriculture and tourism and is low paid.
- There are jobs being advertised but some remain unfilled. What are the barriers to employment – health issues? Lack of transport? Lack of skills? Lack of qualifications?

### **Highways**

This was linked strongly with Flooding, Climate Change and the Environment

- More joined up services would be beneficial at preventing ongoing problems. Examples – Hedge-cutting (more than just 1 cut and using a wider swathe), followed immediately by the street sweeper to prevent debris falling into the gullies. If the gullies are not blocked then there is less need for gully emptying and jetting. Will mean road does not flood, freeze and general integrity of the surface is maintained. Less pot-holes and less response maintenance required.
- More transparency on contracts and policies, works and costs.

- Better communication between Highways and the parishes. Knowing who the contractors is so that contact can be made at early stages and prevent need for repeat visits.
- Cutting back growth around signs – sign washing and maintenance.
- Hedge cutting – more than just 1 cut a year. A wider swathe is required to ensure a higher cut and prevent pedestrians/cyclists having to use the central carriageway of the road.

## **Flooding / Climate and Environment**

Linked with Highways

- Learning from recent flooding incidents. Gathering the data so that resilience can be improved. Examining the causes and mitigate accordingly. Inviting residents to share their experiences.
- Better highway maintenance – regular gully clearance, surface water drains unblocked. Removal of debris from ditches and grips.
- Communication between street sweeping contractor and parishes so that residents' vehicles etc can be moved to facilitate better access.
- Riparian owners being held to account on their responsibilities towards stream/riverbank maintenance.
- Educating landowners/farmers on good agricultural practice to prevent water run-off from fields and flooding the Highway.
- Somerset Council working with the West Somerset Flood Group to share good practice from the bottom up. This used to work well under the former West Somerset Council but has since been disbanded and the links broken.

## **Health and Wellbeing**

- Very difficult to access NHS dental services and GPs are stretched.
- No A&E hospital – patients need to go to Taunton.
- Due to lack of transport routine medical appointments in Taunton can be missed.
- Ambulance waiting times are long.
- Lack of a public swimming pool.

- Cultural provision – not just physical needs. Mental health is important too. Volunteering benefits people through working together and combats loneliness. Community assets such as the Regal Theatre need to be promoted as ways of bringing people together.
- Low social mobility and areas of deprivation.
- Better utilisation of Minehead Hospital – could it be used as a health hub?
- Data for Health & Wellbeing can be gathered by linking in with “Living Better” (GP surgeries).

## **Housing**

This was linked very strongly with Health & Wellbeing as a basic need.

- Clearer understanding on Homefinder letting policy. There is no transparency and local connection is often overlooked in favour of people from outside the parish.
- Better infrastructure management at the planning stages to ensure that new housing development has adequate services such as bus stops, access to GP/dental care, schools and employment. Flood plain management also to be taken into consideration.
- Where do people go for advice and support? There is no local service provision and heavy reliance on voluntary sector. No housing service offered locally.
- No temporary accommodation in local area. Homeless families are signposted/transferred to Taunton or Bridgwater, Highbridge Travelodge as nearest option. This takes them away from local support network, employment and schools.
- All Somerset Council housing options staff are temporary – nobody with local knowledge!
- Very large catchment area to deal with homelessness.
- Lack of council housing and affordable housing in the private rented sector. More families resorting to expensive private rented market.
- Second homes / Airbnb take local housing out of the market. What can be done to prevent this?
- Magna Housing is the biggest social housing provider in the LCN area. Need greater accountability.



## **Young People / Education**

All attendees considered young people and education to be interlinked.

- Limited education opportunities. Only one option in LCN area for GCSE provider – West Somerset College. If parents/children dissatisfied only other choice is home education.
- Lack of Special Educational Need (SEN) provision.
- Long bus journeys to access training and further education 16+ opportunities in Bridgwater and Taunton.
- Social exclusion and isolation. High area of deprivation as highlighted in the West Somerset Opportunity Area report.
- Due to lack of transport, many children cannot attend after school activities. Few opportunities to mix with friends out of school.
- Limited employment opportunities which force young people out of the area. (They have no incentive to train and work here). We need more health professionals as GP surgeries/dentists are struggling.
- More youth club provision, training and opportunities needed.

## **Planning Enforcement**

- Lack of planning enforcement in the area. No accountability on developers.

### **Item 16: Next Steps**

At the end of the discussion time, each table was asked to prioritise their 3 main themes. This was to reach a consensus on the way forward. It was agreed that the LCN team would take away the worksheets and evaluate via a scoring system the top 3 themes that the meeting had wanted to prioritise. Working groups could then be established to explore these issues.

The Chair advised that drop-in meetings could be facilitated in Minehead and Carhampton for members of the public to report in on the recent flooding incidents. These would also help to increase resilience, advice and support and a number of partner agencies such as Somerset Rivers Authority, Environment Agency and emergency services could be on hand to provide

advice. Attendees considered this to be a good idea, especially if data on recent flooding incidents could be collated and shared. There was consensus that the West Somerset Flood Group should also be included in the discussions. Cllr Ian Aldridge requested that a meeting should also take place in Williton as it was the focal point of the district and also suffered regularly from flooding. It was agreed to feed the information back to the community resilience team.

**Post Minute Note:**

Flooding Drop In Meetings have now been booked for :-

- Wednesday 9 November at Carhampton Village Hall from 4-7pm,
- Wednesday 15 November at Minehead Community Centre, Alexandra Road, Minehead 4-7pm.

The Chair also advised that he wanted to convene a Homefinder presentation to update the LCN on the local lettings policy and housing allocations in Somerset. It was hoped that this could be done via Teams so that the presentation could be recorded, and members of the LCN could watch at their leisure.

**Item 17: Dates for future meetings**

Tuesday 5 December 2023  
Wednesday 7 February 2024

Attendees asked if the West Somerset House Council Chamber could again be booked for future meetings.

Contact officer for meeting: LCN Team [lcns@somerset.gov.uk](mailto:lcns@somerset.gov.uk)

# Rainbow Way, Off Seaward Way Minehead

**Wendy Lewis**

Housing Development Manager Specialist



**Somerset**  
Council

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10. Tenancies
11. Ongoing monitoring

# Tackling the Climate Emergency

## **Somerset West and Taunton Council declared a climate change emergency in 2019**

Right to Buy Receipts to be used to part fund new development together with other grant funding where possible, to build Council homes to low or zero carbon standards.

Challenges to be met are:

- Low carbon homes & fuel poverty implications – capacity, skills/expertise
- Time / evidencing success
- Costs for increased specification inc. risk pricing due to current market uncertainty
- Phosphate Mitigation affecting a large area of the County.
- Site in Flood Zone 3 – attenuation pond, rhyes on two sides and additional ground level height

# Providing Social Housing in Minehead

- First Council homes built in the area for over 30 years
- Sustainable location
- No requirement for Phosphate mitigation
- Land owned by Council
- Two phases
- First phase for 2 industrial units – Snazaroo and Tool Station
- Infrastructure to access housing provided using grant of c., £1m from Homes England



**SUSTAINABLE SITE LOCATION:**  
Sustainable position with cycle and walking routes  
50m Bus Stop  
Hospital 5 min walk  
Shops 5-10 min walk  
Town Centre 15 min Walk  
Play area on site  
Gardens and Balconies

# Zero Carbon

**Low Energy Transformation Initiative (LETI)** criteria used to assess the zero carbon criteria for construction.

An Exemplar scheme for 54 rented Council homes approved by Council in December 2020.

	<b><u>LETI</u></b> <b><u>TARGET</u></b>
<b>Average SAP rating for all homes</b>	<b>A / &gt;92</b>
<b>Average Energy Use Intensity of all homes (regulated energy)</b>	<b>≤ 35 kWh/m<sup>2</sup></b>
<b>Space Heating Demand</b>	<b>≤ 15 kWh/m<sup>2</sup></b>
<b>Carbon Generated by the Development as a whole (regulated energy)</b>	<b>Zero</b>
<b>Air Tightness</b>	<b>&lt;1 m<sup>3</sup>/h/m<sup>2</sup></b> <b>@ 50Pa</b>
<b>U value targets:</b>	
○Roof:	<b>&lt;0.09 Wm<sup>2</sup>K</b>
○Ground Floor:	<b>&lt;0.9 Wm<sup>2</sup>K</b>
○Walls:	<b>&lt;0.15 Wm<sup>2</sup>K</b>
○Windows (triple glazing)	<b>&lt;0.85 Wm<sup>2</sup>K</b>
○Windows g-value	<b>0.50-0.60</b>

# Planning

**The site already had a planning consent for 40 social houses, but the Housing Association decided not to pursue the scheme.**

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The Council then stepped in and re-designed the site to achieve 54 homes with a mix of:

- 21 Houses with 2, 3 and 4 bedroom homes Inc. two chalet bungalows for wheelchair use.
- 33 one and two bedroom flats over 4 storeys, Inc. one flat with garden for wheelchair use.
- Planning consent was granted in July 2021

It was established that the Highways condition as part of the planning consent required the Technical Approval for the highways to be approved prior to commencement of the road works, and this in turn would severely delay the construction of the properties.

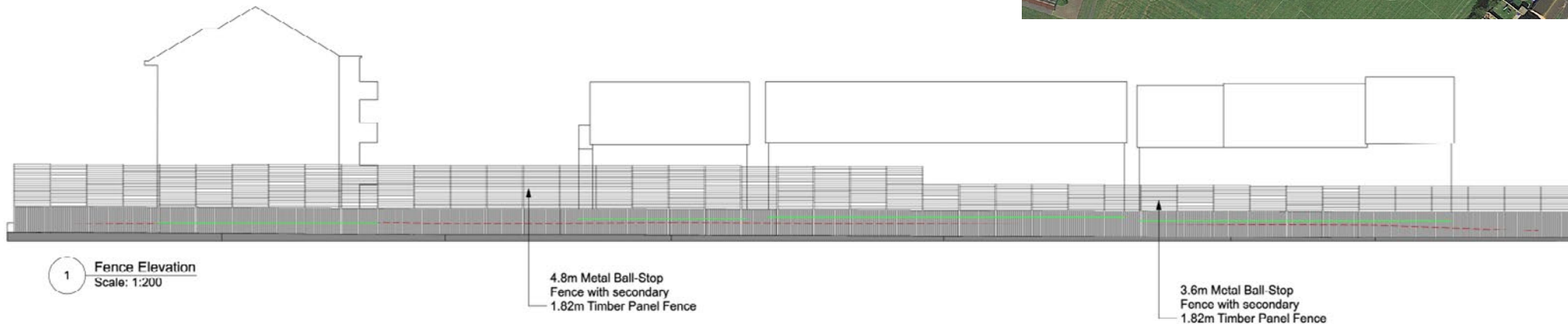
A revised Section 73 application was then made, following discussions and agreement by Highways, to amend this requirement to post- occupation was granted in April 2022.



# Planning: Cricket Ball Stop Fencing

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Section 73 application currently submitted to amend invalid Condition 14.



## KEY:

- Finished Floor Level
- Top of Bank

# Design



- Accommodate the systems into NDSS sized units
- Sufficient PVs correct orientation
- Where to put the ASHP and MVHR in flats
- Locating the communal EVCPs
- Fire Strategy considerations
- Inc. points for electric bikes/scooters
- Parking below SCC requirements (72 spaces)
- Reduced development area due to rhynes
- Regarding of site to build 7m above datum
- Piled foundations
- Air tightness testing controls
- Induction for tenants
- Measure actual performance against targets

# Materials and Specification

- Employers Requirements set an ambition
- Contractor, Classic Builders, propose solutions
- Contract confirms the requirements

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## Solutions for Seaward way Inc.:

- Built with Porotherm Blocks
- Photo Voltaic panels
- Smart controllers
- Air Source Heat Pump
- Mechanical Ventilation & Heat Recovery
- High performance insulation and glazing
- Air tightness target <1m3
- Large Balconies to flats
- Bin & Bike stores with Sedum green “living roof”
- Electric car charging points

	Target	Prediction following Design
Average SAP rating for all homes	A / >92	A / 101
Average Energy Use Intensity of all homes	≤ 35 kWh/m <sup>2</sup>	28 kWh/m <sup>2</sup>
Carbon Generated by the Development as a whole	Zero	-130 CO <sub>2</sub>



# Specification and Zero Carbon



Roof Trusses in short supply and causing delays



Switchee smart thermostat

Porothersm blocks making quick progress. Monitoring to ensure air tightness.



Pictured Porothersm mortar hopper – specifically designed to lay an even bed of jointing mortar. Classic Builders' team of site



Electric Vehicle Chargers for Communal Car Park

# Construction: Current Position - Houses

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# Construction - Flat Blocks



# Rainbow Way: Proposed Handovers

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**Houses in Blocks 1 to 6 – anticipated by March 24 (inc 2 x disabled)**  
**Flats in Blocks 7 to 9 – 33 x 1 & 2 bedroom – anticipated Summer 2024 (inc 1 x disabled)**

Next 'Drop In' event to be held in January – date TBC.

Next Newsletter out est. December 23.

# Rainbow Way: Tenancies

All properties to be advertised on Homefinder Somerset once we receive 8 week notice from the Contractor.

Local Lettings Policy in place to prioritise those with a local connection to Minehead and surrounding parishes of Minehead without Selworthy, Wootton Courtenay, Timberscombe and Dunster

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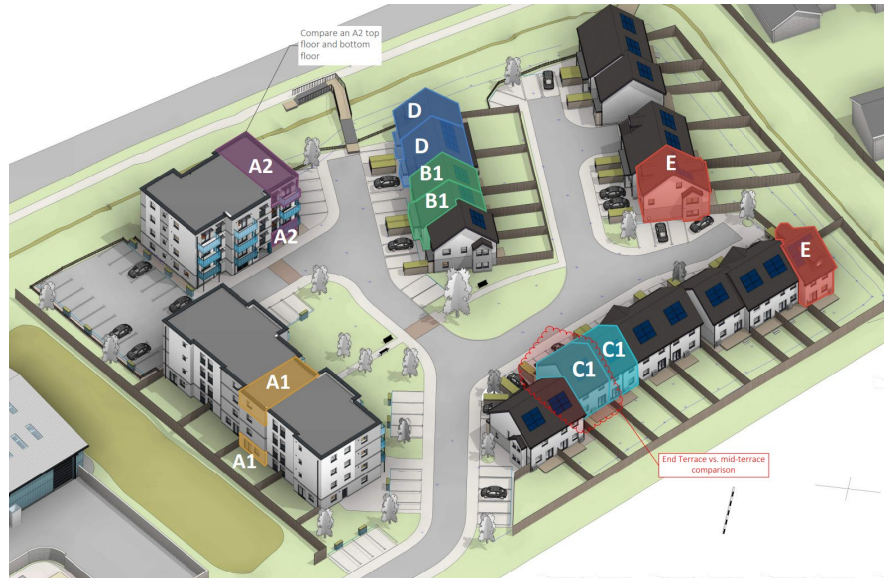




# Monitoring Carbon, Energy Costs Whole House Costs

- Aware that the performance gap is a phenomena
- Different house types to be compared
- Sample Units indicated
- Automated sensors downloading information direct to University for analysis
- Monitoring for 5 years

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# Time for Questions?



# Homefinder Somerset

- ▶ Background
- ▶ Aims of Homefinder Somerset
- ▶ How Homefinder Somerset works
- ▶ Any questions/ comments

# Background

- ▶ In operation since December 2008
- ▶ Covers the Somerset Council area
- ▶ 10,732 households registered across Somerset

# Profile of households registered on Homefinder Somerset (14 November 2023)

## Number of bedrooms needed

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	1	2	3	4	5	6	7	Total
Emergency	12	1	1	3				17
Gold	419	222	145	89	40	6	1	922
Silver	1,803	1,242	1,004	329	17	3		4,398
Bronze	3,322	1,520	499	48	6			5,395
<b>Total</b>	<b>5,556</b>	<b>2,985</b>	<b>1,649</b>	<b>469</b>	<b>63</b>	<b>9</b>	<b>1</b>	<b>10,732</b>

# Homes let

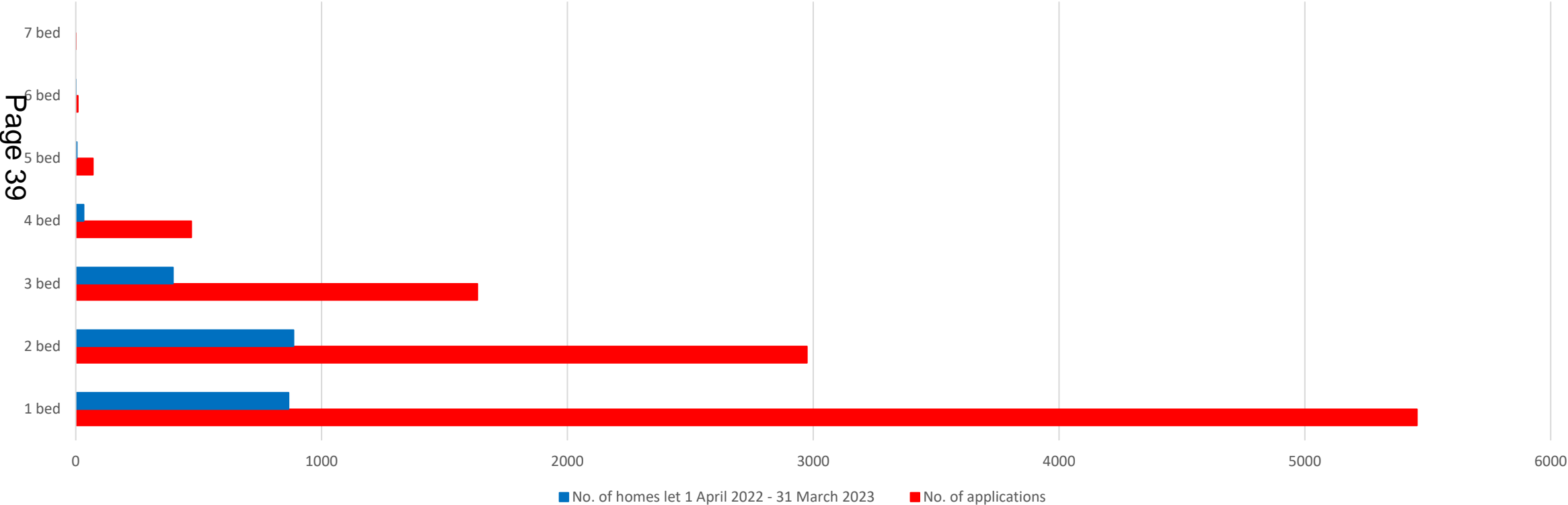
- ▶ 37,000 homes let through Homefinder Somerset since 2008. 2,185 between 1 April 2022 – 31 March 2023

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## No. of bedrooms in homes let in Somerset between 1 April 2022 – 31 March 2023

	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed	6 Bed	Total	%
East (former Mendip DC area)	159	174	44	7	1		<b>385</b>	<b>18%</b>
North (former Sedgemoor DC area)	182	152	115	11	1		<b>461</b>	<b>21%</b>
South (former South Somerset DC area)	315	289	126	8	1		<b>739</b>	<b>34%</b>
West (former Somerset West & Taunton area)	210	271	111	6	1	1	<b>600</b>	<b>27%</b>
<b>Total</b>	<b>866</b>	<b>886</b>	<b>396</b>	<b>32</b>	<b>4</b>	<b>1</b>	<b>2,185</b>	
<b>% of total</b>	<b>40%</b>	<b>41%</b>	<b>18%</b>	<b>1%</b>	<b>0%</b>	<b>0%</b>		

# Comparison between demand & supply



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# Minehead & Watchet LCN - Demand

	1 bed need	2 bed need	3 bed need	4 bed need	5 bed need	Total
Minehead	193	66	40	8	1	308
Watchet	79	31	16	4	2	132
Williton	52	35	18	4	2	111
Dunster	31	8	13	1		53
Champton	18	6	9	3		36
Old Cleeve	4	4	6	1		15
Crowcombe	7	1				8
West Bagborough	5	1	2			8
Withycombe	6		1			7
Stogumber	4	1	1			6
Lydeard St Lawrence	1	2	2			5
West Quantoxhead	2	1	1			4
Bicknoller	3					3
Monksilver	1	1				2
Sampford Brett	1	1				2
Ash Priors	1					1
East Quantoxhead			1			1
Tolland	1					1
Combe Florey						0
Elworthy						0
Nettlecombe						0
<b>Total</b>	<b>409</b>	<b>158</b>	<b>110</b>	<b>21</b>	<b>5</b>	<b>703</b>



# Minehead & Watchet LCN – Supply.

## Homes let 1 Aug 21 – 14 Nov 23

	1 Bed		2 Bed		3 Bed		4 Bed		Total	
	No. of homes let	Average no. of Bids	No. of homes let	Average no. of Bids	No. of homes let	Average no. of Bids	No. of homes let	Average no. of Bids	No. of homes let	Average no. of Bids
Williton	12	129	39	86	22	75	3	89	<b>76</b>	<b>90</b>
Minehead	26	133	27	76	4	70	1	54	<b>58</b>	<b>101</b>
Watchet	11	85	22	103	14	68			<b>47</b>	<b>88</b>
Old Cleeve	6	129	5	64	1	48			<b>12</b>	<b>95</b>
Carhampton	2	117	5	122	4	92			<b>11</b>	<b>110</b>
Stogumber	6	111	4	164	1	38			<b>11</b>	<b>124</b>
West Bagborough	2	80	1	235	2	196			<b>5</b>	<b>157</b>
Withycombe			2	51	2	125			<b>4</b>	<b>88</b>
Crowcombe			2	65					<b>2</b>	<b>65</b>
Dunster	2	225							<b>2</b>	<b>225</b>
Lydeard St L					1	150			<b>1</b>	<b>150</b>
<b>Total</b>	<b>67</b>	<b>123</b>	<b>107</b>	<b>91</b>	<b>51</b>	<b>81</b>	<b>4</b>	<b>81</b>	<b>229</b>	<b>98</b>

# Impacts of the mis-match between demand and supply

- ▶ Households may wait longer or may not be successful
- ▶ Households may have to consider a wider area
- ▶ Households will need to consider all housing options
- ▶ Increases in the number of households in temporary accommodation
- ▶ More difficult for households to move on from temporary or supported accommodation

# Aims

- ▶ Homefinder Somerset aims to provide
  - ▶ Choice for people seeking housing
  - ▶ A common scheme across Somerset that provides a single point of access for applicants, is transparent, easy to understand and accessible to all

# How it works

- ▶ Under Homefinder Somerset there is a common:
  - ▶ Application form
  - ▶ Housing register
  - ▶ Approach to assessing housing needs and awarding priority
  - ▶ Way of advertising properties

# How it works

## Policy & User Guide available online

- ▶ Applications are placed in one of the following Bands:
  - ▶ Emergency (Bed blocking, severe health/welfare, urgent disrepair, fleeing serious violence, traumatic event)
  - ▶ Gold (Accepted homeless, lacking 2+ bedrooms, harassment, health/welfare, disrepair, move on from supported accommodation etc.)
  - ▶ Silver (Homeless – Prevention/ Relief/ Other, lack 1 bedroom, health/welfare, disrepair, dependent child & sharing facilities etc.
  - ▶ Bronze (Adequately housed, adequate financial resources, no housing need)

# How it works

- ▶ Assess the size of home a household needs. One bedroom usually allowed for:
  - ▶ A single applicant or couple
  - ▶ 2 children of the same sex under the age of 16
  - ▶ 2 children under 10 irrespective of sex
  - ▶ Any other person aged 16 or over

# How it works

- ▶ Homes are advertised each week (Wednesday – Sunday)
- ▶ Applicants can bid for up to 3 homes each week
  - ▶ Online
  - ▶ Contact local authority
  - ▶ Autobid

# How it works

- ▶ Shortlisting to select the successful applicant
  - ▶ Households who have bid are ranked by Band & how long been in that Band
  - ▶ Landlords work down the list to find first suitable applicant (& who meets any preferences/ requirements stated on the advert)
  - ▶ Landlords undertake verification process to assess suitability as a tenant and finances
  - ▶ Landlords must provide a reason for rejecting an applicant