

# Report to Shepton Beauchamp Parish Council

## Shepton Beauchamp Village Employment & Housing Survey

The survey form was distributed to every household in the parish of Shepton Beauchamp in October 2009

Total number of households in Shepton Beauchamp	335
Total forms returned (not all questions answered)	135
Percentage return	40%

NB: Not all questions were answered by all who completed the survey, so the numbers do not always equal 135.

### Part 1

#### Section A: Your Current Household

The first question asked for the age ranges of everyone in the household. There were a total of 304 people living in the households that replied to the survey.

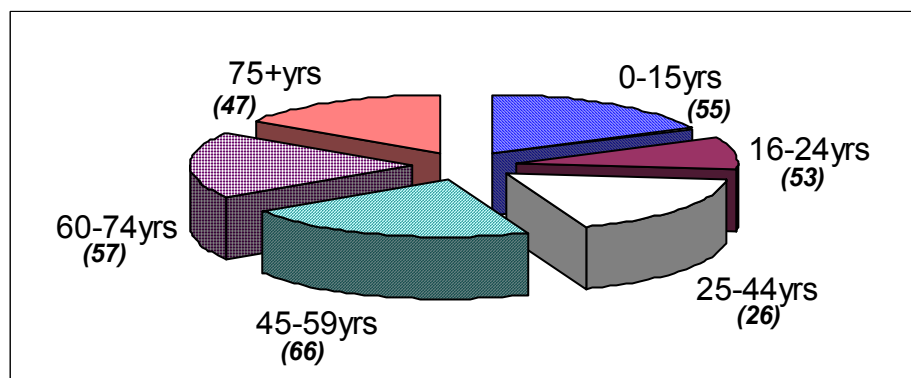
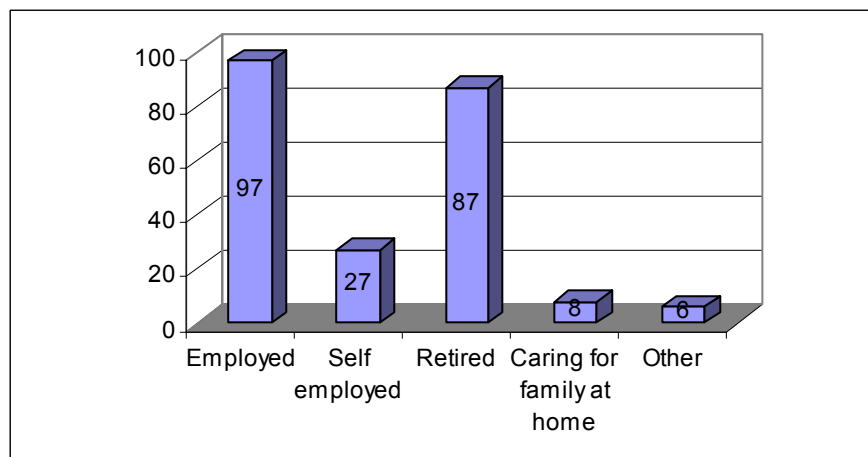


Figure 1 Question: Your current household by age range

#### Section B: Employment.

225 people are employed as follows:



The 'Other' category was filled as: unemployed, looking for work, redundant and a working student

If the people are working do they work full time or part time and where?

Full time	79	Part time	28
Work from home	15	Work elsewhere in Shepton Beauchamp	4

**Figure 2 Question: Are you currently employed?**

Other places they work are: within 30 mile radius, across Somerset, Somerset & Bristol, 2 All over UK, 2 Chard, Creech St. Michael, 2 Crewkerne, 3 Hambridge, 2 Ilminster, Isle Brewers, Langport, Maiden Newton, 2 Martock, Somerton, South Petherton, Stoke S H /Crewkerne, Stoke Sub H/Trowbridge, 3 Taunton, Wellington/Dorchester, West Coker, 7 Yeovil, Yeovil & Chard, Yeovil & Hambridge, 3 Yeovil & Ilminster, Yeovil & Langport, Yeovil & Martock, Yeovil & Salisbury, Yeovil & Wellington and Yeovilton

**Section C: Local Connection**

133 households live in Shepton Beauchamp. 1 household from White Lackington. [1 household did not answer this question.]

36 said they had relatives living in the village. 1 person said they were offered a job in the village but were unable to take up the offer because of a lack of suitable accommodation.

**Section D: Your Current Home/Accommodation**

Home Owner	109
Renting	24
In housing tied to job	1
Lodging with another household	0
Living with parents / relatives	0
Other	0

	6	5	4	3	2	1
How many bedrooms does your current home have?	1	5	29	56	31	6

	0-4	5-9	10-19	20+
How long have you lived in Shepton Beauchamp?	23	19	34	52

**Section E: Housing Intentions**

	Yes	No
Are you or anyone in your family likely to move to another home in Shepton Beauchamp now or in the next 5years?	23	104
Have any of your household moved away from Shepton Beauchamp in the last 10 years?	26	97

If yes, then why did they leave?

Lack of affordable housing	5
Lack of public transport	1
Lack of suitable housing	2
Take up employment elsewhere	10
Go to college / university	5
Other	2

	Yes	No	Unknown
Do they intend to return home within the next 5 years?	4	10	10

## Part Two

20 people, where the person is considering moving within Shepton Beauchamp or they hope to move to the village in the future, completed this section of the questionnaire.

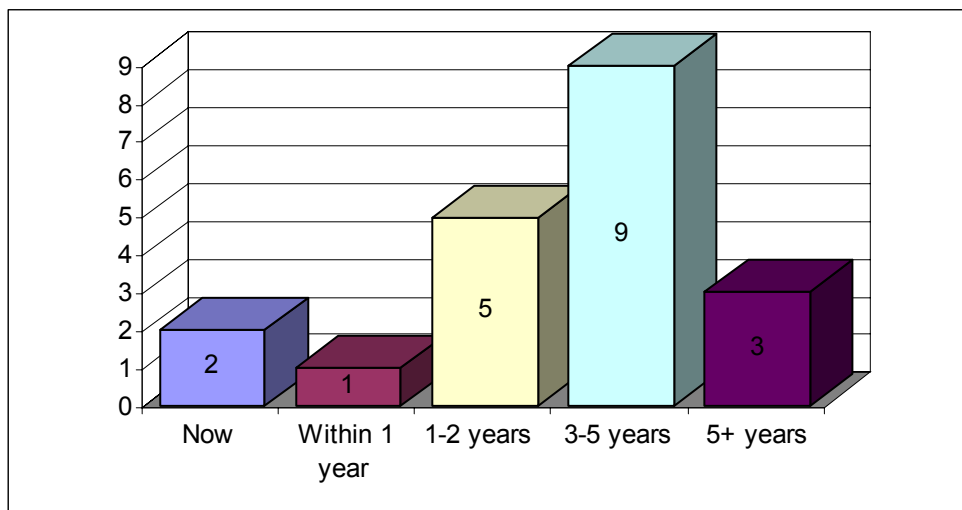


Figure 3 Question: When will you need to change your accommodation?

## Section F: Housing Need

### Why do you need to move?

Renting / would like to buy	3	
Require separate accommodation	2	
Present home too expensive	4	
Need specially adapted home	0	
Living in unsuitable home	6	Reasons: Bigger House Downsize Self build Small Too big

	Yes	No
Is your household unable to move because of high rents or properties too expensive to buy?	9	2
Are you registered on Homefinder?	1	10

If you wish to rent how much could you afford to pay per month? (4 replies received to this question)	£375
	£400
	£625
	£700

### **Section G: Your Future Household**

How many people will be part of your household?

Households with:	2 adults + 1 child	3
	2 adults + 2 children	5
	2 adults	6
	3 adults	1

### **Section H: Type of Housing Required**

What type of home do you need?

	1 bed	2 bed	3 bed	4 bed	5 bed
Flat	0	0	0	1	0
Bungalow	0	2	2	0	0
House	1	4	7	5	0

<b>Rented</b>		<b>Ownership</b>	
Housing Association	1	Open market	16
Private rented	2	Low cost ownership	4
Residential care	0	Other	0
Warden assisted	1		

### **Section I: Contact Details (Optional)**

7 requested information on affordable housing and 34 would like a copy of the completed survey report.

## Section J: Comments

The following comments were provided under the heading "Are there any other comments you would like to make to Shepton Beauchamp Parish Council or South Somerset District Council.

The following comments are slightly edited to avoid individuals being easily identified. Direct questions or issues for either the district or county council have been provided to the relevant service.

### Housing

- Young people have left home and moved out of Shepton as prices in the village are too high to buy or rent for the youngsters, some have moved to towns where rent is much cheaper, but travel back to village to socialise, ie football, pub
- The cost of living and lack of transport (especially non-drivers) can prevent young families from staying here. They need affordable housing and accessible services.
- There are a number of young people each year who want to live in the village and/or were born and raised here, but they can't afford to buy a home here. We desperately need more affordable housing -which stays affordable, and/or social housing.
- More cheap housing should be available in the village to stop our young people moving out. Housing should be at a realistic price.
- A couple have left Shepton because of the cost of housing in the village and they would very much like to return if affordable housing was available.
- Shepton Beauchamp is a village of very mixed housing. I would like to see it stay that way, whatever future development is proposed.
- So many houses in our village are small 2 bed houses, in consequence when a couple have 2 children they generally have to move to another village or town in order to buy a decent 3 bed house with parking and a garden. People moving in to the village either are first time buyers or those that are able to afford the large 4 bedded houses that have been arrive at by combining 2 or more 2 bed houses together.
- When the time comes, I would hope to be able to move to a house like in Buttle Close. People living in larger houses with a housing association, should be helped to move to more suitable homes when you are elderly. This would release 2-3 bedroom homes for families.
- Shepton Beauchamp needs more homes to keep school shop & pub open
- Not averse to releasing some/more land for further development
- The village will stagnate if it is not expanded and new builds not allowed. If you look at aerial photographs you will see that from the 70's it has progressed and therefore village facilities have survived we cannot cocoon ourselves we need to embrace the future and expand gently.
- Shepton is a lovely place to live with a great community atmosphere; especially to newcomers. I do have concerns that should we wish to move in the future we

would have problems selling the house - some houses similar to our in the village have been on the market for nearly 2 years.

- We are renting from South Somerset Yarlington Homes. We do not wish to move but would like some small adjustments made to our home to make life easier. We are concerned we may have to pay twice – once to install and once to replace if we leave. [Query referred to SSDC Housing and Yarlington Homes]
- We suffer from Lime Scale.
- Affordable housing for Shepton's youngsters will never happen. It has been tried before and could lead to more council tenants from anywhere in Somerset moving in and that's also not where landowners/builders make money!  
*[Comment from SSDC – an affordable housing scheme in a village like Shepton Beauchamp would be for people with a local connection only. There is very little gain for a landowner from affordable housing above agricultural land value.]*

## **Parking**

- At least one car park must be made available for visitors, tourists etc, also lock up garage sites for residents who have nowhere to park their cars. I know this could be contentious, but must be addressed as the village is becoming a one way system in parts and gridlocked. It is a nightmare for delivery of oil, also buses, and large lorries, fire engines etc.
- Flooding in this village is a problem that needs addressing, I feel that landowners and farmers need to take more responsibility for water run off from the fields and land slides of mud -reinstate hedgerows and trees on banks and also in strategic locations in fields, to help stop this continuing problem. The Cowleaze Meadow project is slowly getting underway and hopefully will obtain lottery funding. I think this area will become a real asset to the village in the future. Parking is also becoming cramped and access through the village is sometimes difficult, especially on the corner by the Duke of York, perhaps some sort of traffic management could be considered. I love living here, this village has all you need and a good community, in a wonderful landscape.
- Stop congested traffic along Silver Street, opposite school. Suggest parking only allowed when school goes in and out. And when church service is on Time limits displayed.
- Parking is a serious problem now in the village. Rarely can I park outside our home and sometimes many residents are forced to park in places which are dangerous to children crossing to school and where vision is severely restricted at crossings and junctions. Consideration must be given when deciding to grant further housing developments in our village.
- Parking! / provide parking (two comments)
- Something needs to be done about parking (very urgent).

## **Highways**

- 20mph through Main Street. Consider new village Hall elsewhere in village with far better access and parking (Like Barrington) Resurface diabolically potholed Lambrook Road.

- It would make living in this village even better if the roads were not full of potholes in the surrounding area. Some of them must be really bad for the cyclists in particular.
- Living at the bottom of Brimgrove Lane we are very concerned about the amount of traffic and what appears to be excessive speed though the village especially the blue tractors & trailers running in convoy in the evenings, I presume these are contractors probably on bonus, I'm sure they couldn't stop in an emergency. The roads are also in a terrible state now and these tractors will soon reduce the roads into rough farm tracks if continuing as they do at present. I invite your comments on this.
- We are unsure about who is responsible for the state of the road surfaces in and around Shepton. However there is one word to describe them, diabolical
- We are concerned about the siting of new housing with regards to the roads infrastructure and the loss of existing open spaces.
- We think the speed restriction should be lowered if possible
- Yes – I take my grandson up to playing fields, would like to see speed bumps at bottom of Brimgrove Lane and up it. Boys with motor bikes - it's not safe. If I drive up in week cannot park or turn at top should there be a turning point.
- Disabled access to pavements. This is very good in the south of the village but not in the north west corner.

### **StreetScene**

- How long is the great pile of rubble going to last in Love Lane?
- Lets do a better, more thorough job of cleaning the streets in the village, especially the side roads, such as Love Lane and Robins Lane. The latter, Robins Lane is not treated at all.
- Yes: when the sweeping lorry does come to clean the roads and lanes it do not clean Robins lane at all and Buttle Close. The council is wasting money.

### **General / Other**

- I moved to Shepton on retirement from work 19 years ago. I was happy to move here in the first place, and have never had reason to regret doing so. Shepton Beauchamp is a lovely village to live in. Long may it continue to be so!!
- Brimgroves JCC Carnival Club Shepton Beauchamp requested support to develop the club.
- Landowners usually get elected to committee to be able to seek planning - seen it time and again. It makes me wonder if a member of the 'Parish Council' happens to have some land and/or has received planning to build to provoke this survey.