

Executive Summary and Key Findings

Return rate and Headline needs

Stradbroke Community Land Trust carried out a Housing Survey to determine the level of need for housing across all tenure types in the parish.

The aim of this survey was to understand the existing and future housing needs for Stradbroke residents including family members (not necessarily living in Stradbroke) and other members of the household. The study was also designed to understand Stradbroke current housing stock and whether this is affordable to local people.

This study included-

- General information about the current housing in Stradbroke including 2011 Census data
- Contextual information about Stradbroke
- A Housing Survey to determine the housing needs of current households
- Information from the Gateway to Home-Choice register to cross check the findings

Data analysis and the writing of this report have been undertaken by Community Action Suffolk.

Key Findings

	Number	%
Surveys Returned Completed (full or partial)	173	27.38
Surveys Not Completed or Returned or Blank	459	72.62
Total Surveys Distributed	632	100

The Stradbroke Housing Survey 2021 achieved a 27.38% return rate, with respondents in favour of homes for older people, small family homes and homes for couples.

From the 173 surveys returned, 41 households responded that the current households have identified a current need totalling 63 people.

From the 173 surveys returned, 29 of those households responded identifying a need for 63 family members (people with a local connection) wishing to live in or return to Stradbroke.

In total, the response from 70 households identified a housing need for 126 people in Stradbroke.

This report has been compiled based solely on the data from the responses received. These figures may change throughout the report depending on the number of questions completed.

Contextual Information

Stradbroke is a village in High Suffolk with a population of around 1500. Stradbroke serves as a centre for the surrounding villages and hamlets and is identified as a Key Service Centre by Mid Suffolk Core Strategy. As such it has more facilities than might be expected in most villages with a similar size population. There is a Doctors Surgery, a Post Office, a two pubs, several shops and many other local services including a Public Library, a modern Community Centre, a Swimming Pool, and both Primary and High Schools.

From the Mid Suffolk DC Parish profile (ONS 2011 Census)

How many people live locally?	Children Under 16	Working Age Adults (16 to 64)	People Aged 65 +	Dependency Ratio
1,408	246 (17.5%)	780 (55.4%)	382 (27.1%)	0.80
49.8% Males 50.2% Females	Mid Sflk Avg = 18.4% England Avg = 18.9%	Mid Sflk Avg = 61.5% England Avg = 64.7%	Mid Sflk Avg = 20.1% England Avg = 16.3%	Mid Sflk Avg = 0.63 England Avg = 0.55

[Source: ONS 2011 Census: KS101EW & KS102EW] [Dependency Ratio = Ratio of Non-working Age to Working Age Population]

Single Pensioner Households	Single H/holds < 65 years old	Lone Parent Families with Dependent Children
95	69	29
15.3% of all Households (Mid Suffolk Avg = 12.9%) (England Avg = 12.4%)	11.1% of all Households (Mid Suffolk Avg = 12.4%) (England Avg = 17.9%)	19.1% of families with dependent children (Mid Suffolk Avg = 17.7%) (England avg = 24.5%)

From the Mid Suffolk Parish profile

Total # Occupied Households	Owned (Outright or with Mortgage)	Shared Ownership	Socially Rented	Privately Rented
622	455 (73.1%)	5 (0.8%)	89 (14.3%)	58 (9.3%)
	Mid Sflk Avg = 75.1% England Avg = 63.3%	Mid Sflk Avg = 0.8% England Avg = 0.8%	Mid Sflk Avg = 11.3% England Avg = 17.7%	Mid Sflk Avg = 11.2% England Avg = 16.8%

[Source: ONS 2011 Census: QS405EW]

Number of Bedrooms (Occupied Households)

None	1 bed	2 bed	3 bed	4 bed +
0 (0%)	40 (6.4%)	138 (22.2%)	257 (41.3%)	187 (30.1%)
Mid Sflk Avg = 0.1% England Avg = 0.2%	Mid Sflk Avg = 6.0% England Avg = 11.8%	Mid Sflk Avg = 25.0% England Avg = 27.9%	Mid Sflk Avg = 40.4% England Avg = 41.2%	Mid Sflk Avg = 28.5% England Avg = 18.9%

[Source: ONS 2011 Census: QS411EW]

Stradbroke Housing Needs Survey 2021

Total # Occupied Households	Total # with Under-Occupied bedrooms	Total # with Over-Occupied bedrooms
622	525 (84.4%)	4 (0.7%)
	Mid Sflk Avg = 80.8% / England Avg = 68.7%	Mid Sflk Avg = 1.6% / England Avg = 4.6%

[Source: ONS 2011 Census: QS412EW]

Property value data Stradbroke 2021

Property type	Avg. Current Value	Avg. Beds	Avg. Paid in last 12 months
Detached	£438,036	3.8	£447,847
Semi detached	£275,350	3.1	£346,525
Terraced	£207,268	2.9	£307,139

Table 37. Property Value data/graphs - Source: [Area guide for Stradbroke - Zoopla](#) data 13.10.21

Comparison of house prices to gross annual earnings- Mid Suffolk

Lower quartile house price by local authority district, year ending September 2021 (£) Mid Suffolk £233,000	Lower quartile gross annual workplace-based earnings by local authority district, England and Wales, 2021 (£) £23,328
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Ratio of lower quartile house price to lower quartile gross annual workplace-based earnings by local authority district, England and Wales, 2021. For Mid Suffolk was 9.99

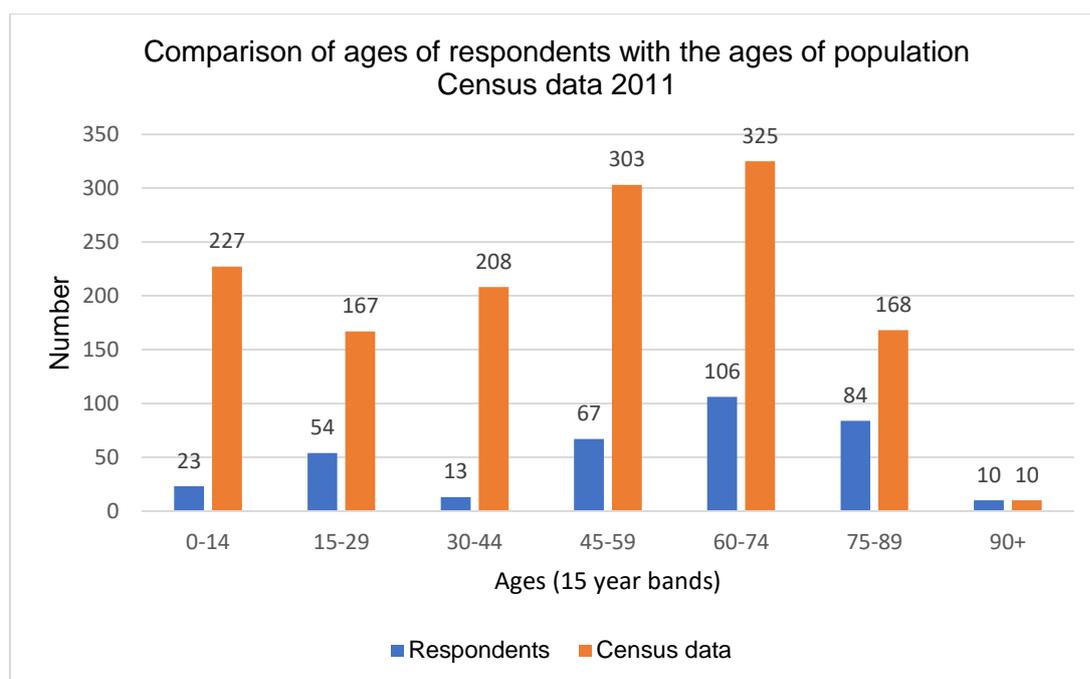
Ratio of median house price to median gross annual workplace-based earnings by local authority district, England and Wales, 2021 for Mid Suffolk was 9.62

With housing costing close to 10x the median Mid Suffolk income it is apparent that the majority of people living and working in Mid Suffolk would find it difficult to purchase a home on the open market unless they have substantial savings or equity.

[House price to workplace-based earnings ratio - Office for National Statistics \(ons.gov.uk\)](#)

Summary - General information from respondents

The respondents to the survey/included in household responses covered all age ranges. However, in comparison to the ONS census data there was a greater response from the over 75 year olds in the HNS than from other age groups and the responses from 30-44 year olds and under 14 year olds were particularly low in comparison to other age groups.



Q2 on Ethnicity was answered by most respondents and reflected closely the ethnicity of the population as recorded by the 2011 Census.

97% were white from the UK or Northern Ireland. 1 % from other white backgrounds. 1% multiple ethnic background, 1% Asian, less than 1% black/African/British/black/Caribbean.

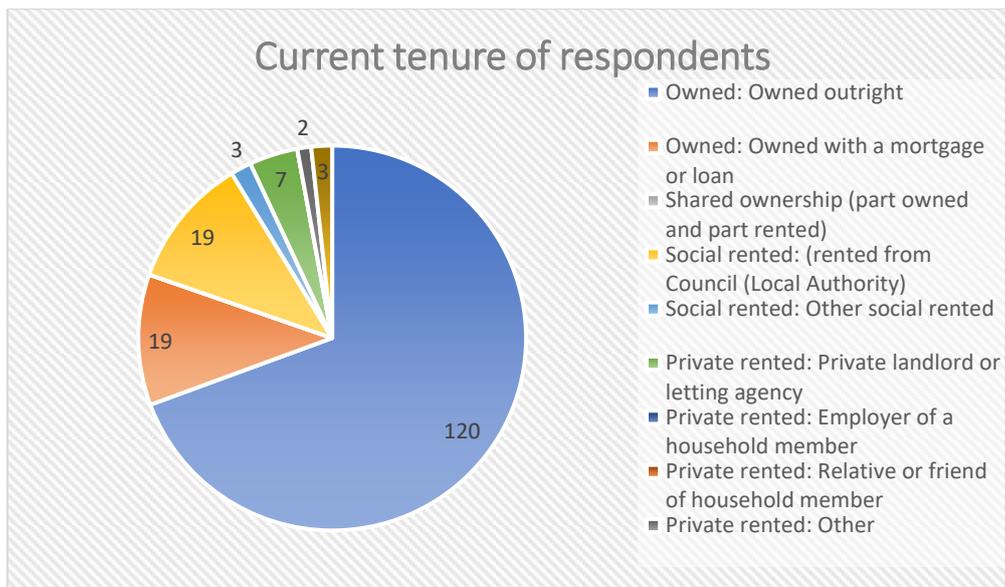
Length of residency

79% of those responding to the survey had been resident in Stradbroke for more than 4 years, 53% had been resident for more than 10 years, however 8% had lived in Stradbroke for less than a year. Whilst this shows a relatively stable population, with 8% having arrived in the last year there is also significant movement.

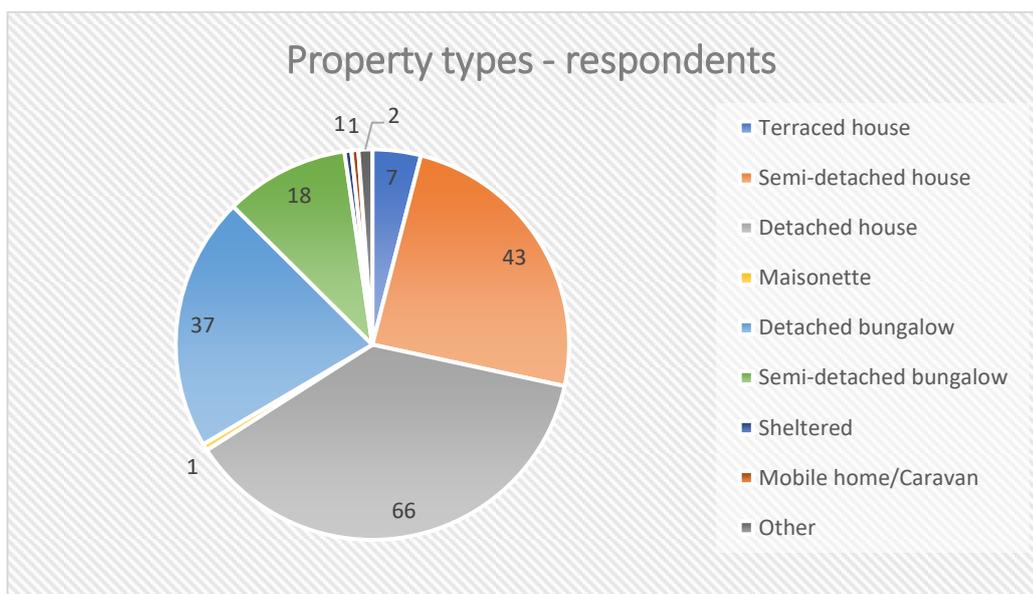
Current tenure of respondents

Nearly 70% of respondents owned their homes outright, 11% owned them with a mortgage or loan. 13% were in social/council rented property. 5% were in privately rented property.

Stradbroke Housing Needs Survey 2021



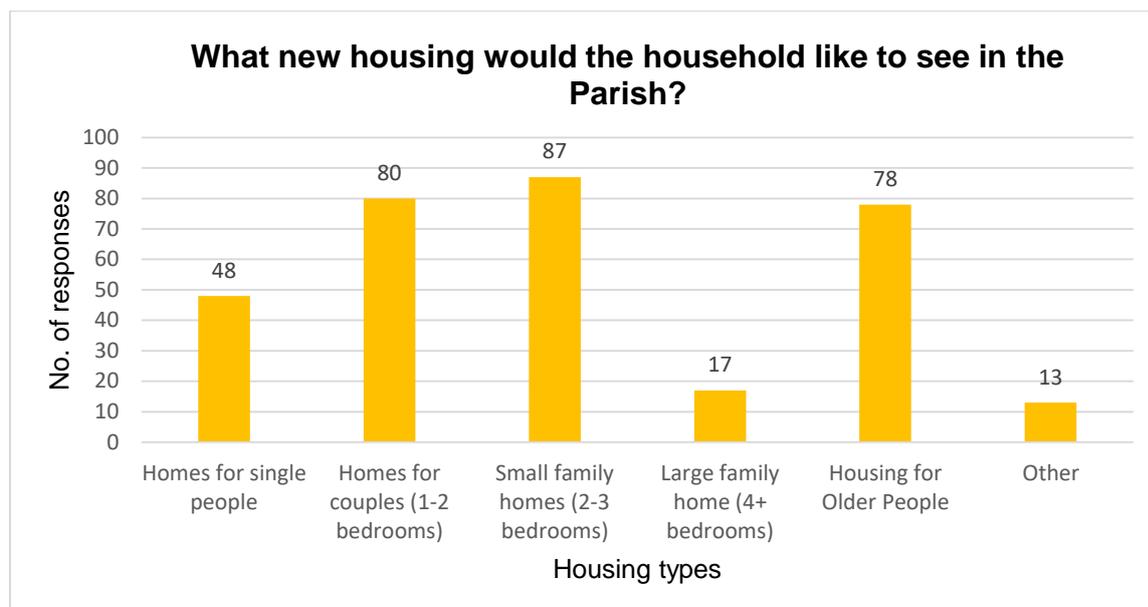
Detached houses, semi-detached houses and detached bungalows were the most common property types of the respondents. These three property types accounted for 83% of the responses. The largest group of respondents live in detached houses.



Summary - Opinions on types of development

Respondents were asked what types of new housing they would like to see in the parish. 164 responses were received to this question. Respondents were able to choose as many or as few types of housing as they wished. There was a clear preference for smaller homes and housing for older people.

Stradbroke Housing Needs Survey 2021



Potential Sites for New Housing in Stradbroke

Several suggestions were received regarding potential sites for new homes. 17 responses were received regarding empty homes in the parish and 8 responses for redundant buildings.

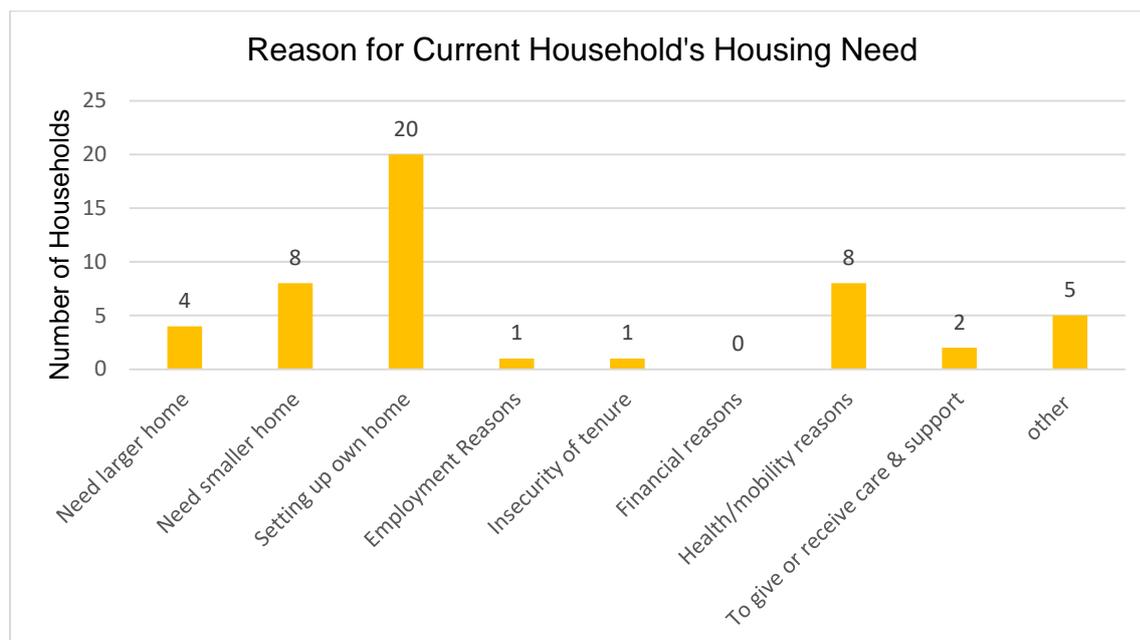
Many commented that sites were already shown on the Neighbourhood plan. The old garage site was mentioned, and a significant number of responses were concerned about stress on the village infrastructure and the amount of traffic on the roads in Stradbroke that would be caused by new housing development.

Summary - Break down of housing need.

Households within Stradbroke

Out of the 173 household responses received, 41 households living within Stradbroke identified a total of 63 individuals who would have a need for housing in the next 10 years.

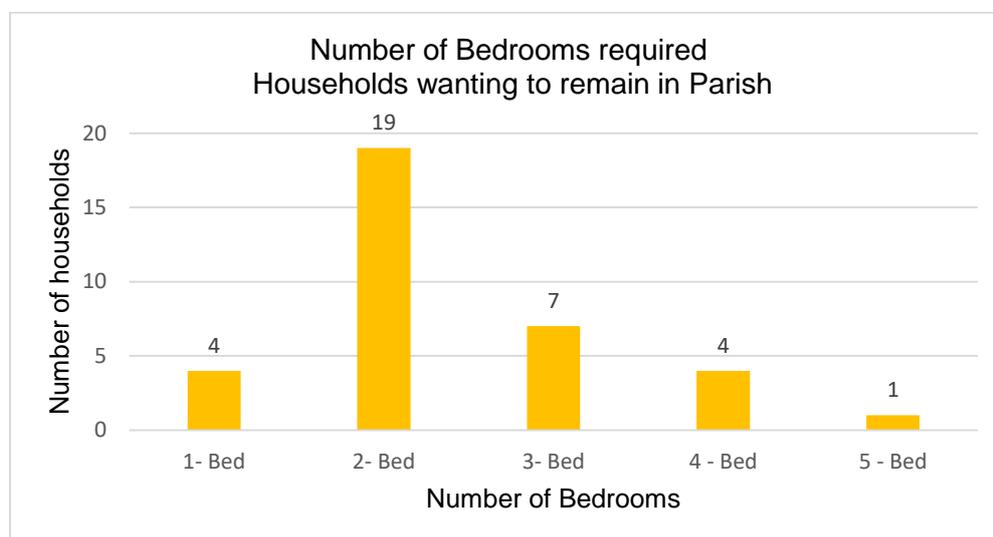
Stradbroke Housing Needs Survey 2021



20 households needed to set up their own home, 8 needed a smaller home and 8 would need to move for health and mobility reasons.

Of the 41 households currently in Stradbroke who identified a housing need, 35 households wished to remain in Stradbroke.

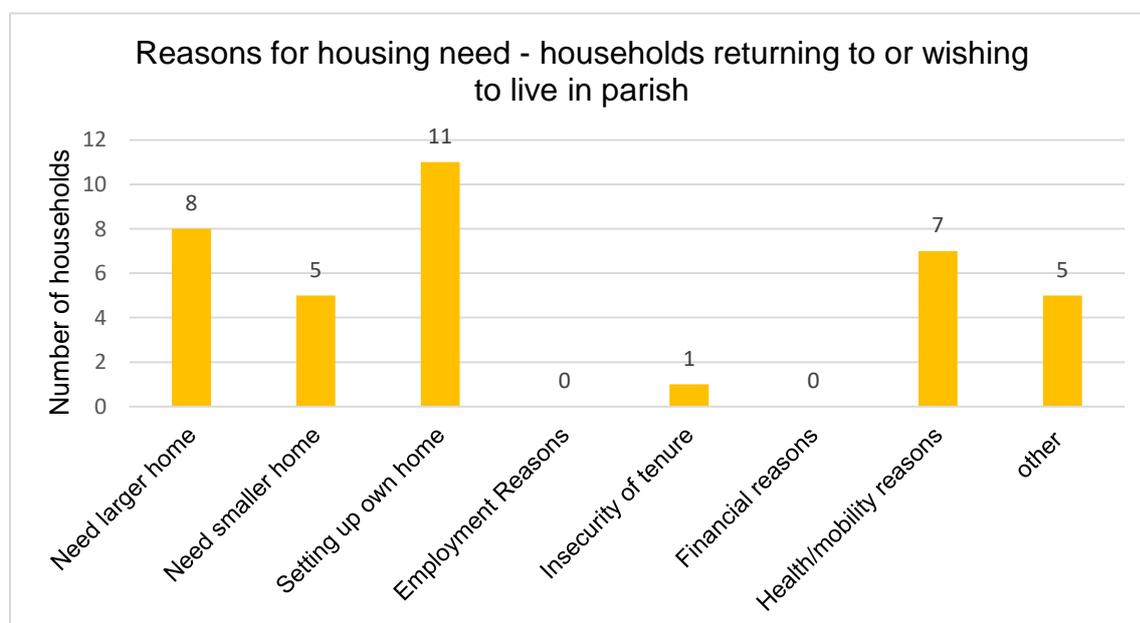
Of the 35 households who wished to remain in Stradbroke, 34 answered the question how many bedrooms would you like to have.



9 Residents within Stradbroke within the ages 14 -18 indicated a need for their own homes in the next few years. This indicates that the young people of Stradbroke are aware that staying in the village and finding accommodation that they can afford is difficult and some thought should be put into providing housing for 18-25 year olds who wish to remain in the village.

Summary - Households wishing to return to/move to Stradbroke

Out of the 173 household responses received, 29 households identified a total of 63 household members that would have a need for housing in the next 10 years.



Conclusions

From the 173 surveys returned, 41 households responded that the current households have identified a current need totalling 63 people.

29 households responded identifying a need for 63 family members (people with a local connection) wishing to live in or return to Stradbroke.

In total, the response from 70 households identified a housing need for 126 people in Stradbroke.

From the detailed analysis of the housing need identified in the survey it is clear that Stradbroke currently has a need for housing. The housing required is for smaller properties, 1, 2 and 3 bed properties.

There is a need for properties for people to down-size to. These are needed both on the open market and as socially rented property. These properties will need to be suitable for older people and some will need to provide for people with mobility issues.

The provision of homes for people to downsize should release larger 3 or 4 bed properties both in the social rented sector and in the open market. This makes it unlikely that any more 4- or 5-bedroom properties are required in the village.

This is supported by the opinions of all respondents (both those with a housing need and those without a need) who were mainly in favour of new developments being smaller houses (1,2, or 3 bed) and homes suitable for elder people.

Stradbroke Housing Needs Survey 2021

There is also a need for starter homes for couples and small families. Many of these would need to be at affordable rent or discount market ownership.

There were a number of respondents (9) within Stradbroke between the ages of 14 - 18 who indicated a need for housing in the next 10 years. Thought should be given to providing housing that is suitable for young adults 18-25 years old who wish to remain in the village.

The final mix of properties will be subject to constraints of any suitable site(s) together with evidence of people registering their interest as any scheme progresses. When making this decision, all parties should note the need indicated for units to downsize to in the open market sector.

1. Survey Method

The Housing Survey used was compiled by Community Action Suffolk in agreement with Stradbroke CLT. The survey was distributed to each of the 632 households within the parish boundary by a local team of volunteers from Stradbroke. The survey contained 45 questions and can be found in Appendix A. The closing date for the survey was 17th June 2021.

One survey form was provided per household with a unique code to allow the household to complete on-line or send a completed hard copy back. The unique code was to ensure that residents were only able to respond once to prevent the results being skewed. Households that had more than one housing need i.e. two or more people requiring housing going forward in different households could request additional forms from Community Action Suffolk.

A return rate of 27.38% was achieved which indicated a need for additional housing by 70 households (126 people). The average return rate for HNS is generally between 30 - 40% which indicates that the number of responses received provide a slightly less robust sample snapshot of the parish.

173 completed surveys were returned fully or partially completed via post and on-line. 459 surveys were not returned. Data entry of the surveys was undertaken by Community Action Suffolk using bespoke in-house software. Each survey form input was allocated a unique code so that the data could be cross referenced to provide a comprehensive level of information. Individual people or households were not able to be identified. For quality purposes a 10% sample of the surveys input was checked for accuracy.

This HNS report has been prepared by Community Action Suffolk (CAS) at the request of Stradbroke Community Land Trust.

In accordance with the signed agreements between Stradbroke Community Land Trust & CAS the full report should NOT be used or relied on by other third parties who are not listed as part of the agreement.

The report contains commercially sensitive information and, except where/if noted (summary section) should under NO circumstances be shared, copied, or reproduced without written permission from Community Action Suffolk. This is to avoid complications that can arise with 'competing' open market developers and any other interested parties that are not listed within the agreement.

CAS advises Stradbroke Community Land Trust to inform parishioners with a copy of the summary together with how the Stradbroke Community Land Trust wishes to proceed to the next stage.