



Summary of
LAXFIELD LOCAL HOUSING NEEDS
SURVEY REPORT

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Full copies of this report have been sent to Laxfield Parish Councillors and the Housing Enabling Team at Mid Suffolk District Council.

Summary

402 local housing needs survey forms were hand delivered to all homes in Laxfield in June 2008.

128 completed surveys were returned; giving a 32 % return rate.

Parish housing information:

Age: People aged 60 and over made up 41%, and 24% are under 25 years old. This indicates a slightly older age profile than other villages surveyed.

Properties: 66% have three or more bedrooms indicating a possible shortage of smaller properties.

Tenure: 77% of homes are owned either outright or with a mortgage; this is slightly lower than other parish surveys where the range is between 70 and 80%. 6 % of survey returns were in local authority or housing association housing.

Opinion:

91% were in favour of a scheme; this shows excellent overall support for a small scheme for local people and one of the highest % support from any parish survey to date. Only 10 respondents said No, which is 8.4% of respondents, and 13.4% (13) did not know.

Need indicated by survey returns:

9 x 1 bed for young/middle aged single or couple households, 6 to rent, 2 shared ownership although some are not sure at this stage on tenure required.
2 x 2/3 bed families, one to rent and 1 for shared ownership.

In addition 4 households indicated that a family member who has had to leave the parish to find suitable accommodation and there may be possibilities that they may like to return. The latest Housing waiting list figures from Mid Suffolk District Council show that there are 55 registered who would be considered living in Laxfield, and 47 may have a local connection.

Recommendation

The Laxfield survey has shown a smaller need than may have been expected but taking into account the 10 households which completed the survey indicating a need and the large potential need from MSDC, the recommended number and mix of properties to meet the identified need is an initially small scheme of 4-6 properties to take account of the current need. The situation could be monitored to ascertain if a second stage development is needed following completion of the first stage. The mix should be of mainly smaller properties, possible flats for single and couples,

4 x 1 bed – 3 to rent, one shared ownership.

2 x 2 bed- 1 to rent, 1 shared ownership.