

# Redgrave

## LOCAL HOUSING NEEDS SURVEY 2024 EXECUTIVE SUMMARY

***This HNS report has been prepared by Community Action Suffolk (CAS) at the request of Redgrave Parish Council.***

***In accordance with the signed agreements between Redgrave Parish Council and 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 full 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 Redgrave Parish Council to inform parishioners with a copy of this summary together with how the Redgrave Parish Council wishes to proceed to the next stage.***

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## Survey Method and Return rate.

The Housing Survey used was compiled by Community Action Suffolk in agreement with Redgrave Parish Council. The aim of this survey was to understand the existing and future housing needs for Redgrave residents including family members (not necessarily living in Redgrave) and other members of the household. The study was also designed to understand Redgrave's current housing stock and whether this is affordable to local people.

This study included-

- General information about the current housing in Redgrave including 2021 Census data.
- A Housing Survey to determine the housing needs of current households.
- Contextual information about Redgrave.
- Information from the Gateway to Home Choice register to cross-check the findings.

109 surveys were returned fully or partially completed via post and on-line. 156 surveys were not returned. Data entry of the surveys was undertaken by Community Action Suffolk using bespoke in-house software. Each survey form 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. A 20% sample of the surveys input were checked for accuracy

	Number	%
Surveys returned completed (full or partial)	109	41
Surveys not completed or returned or blank	156	59
Total Surveys distributed	265	100

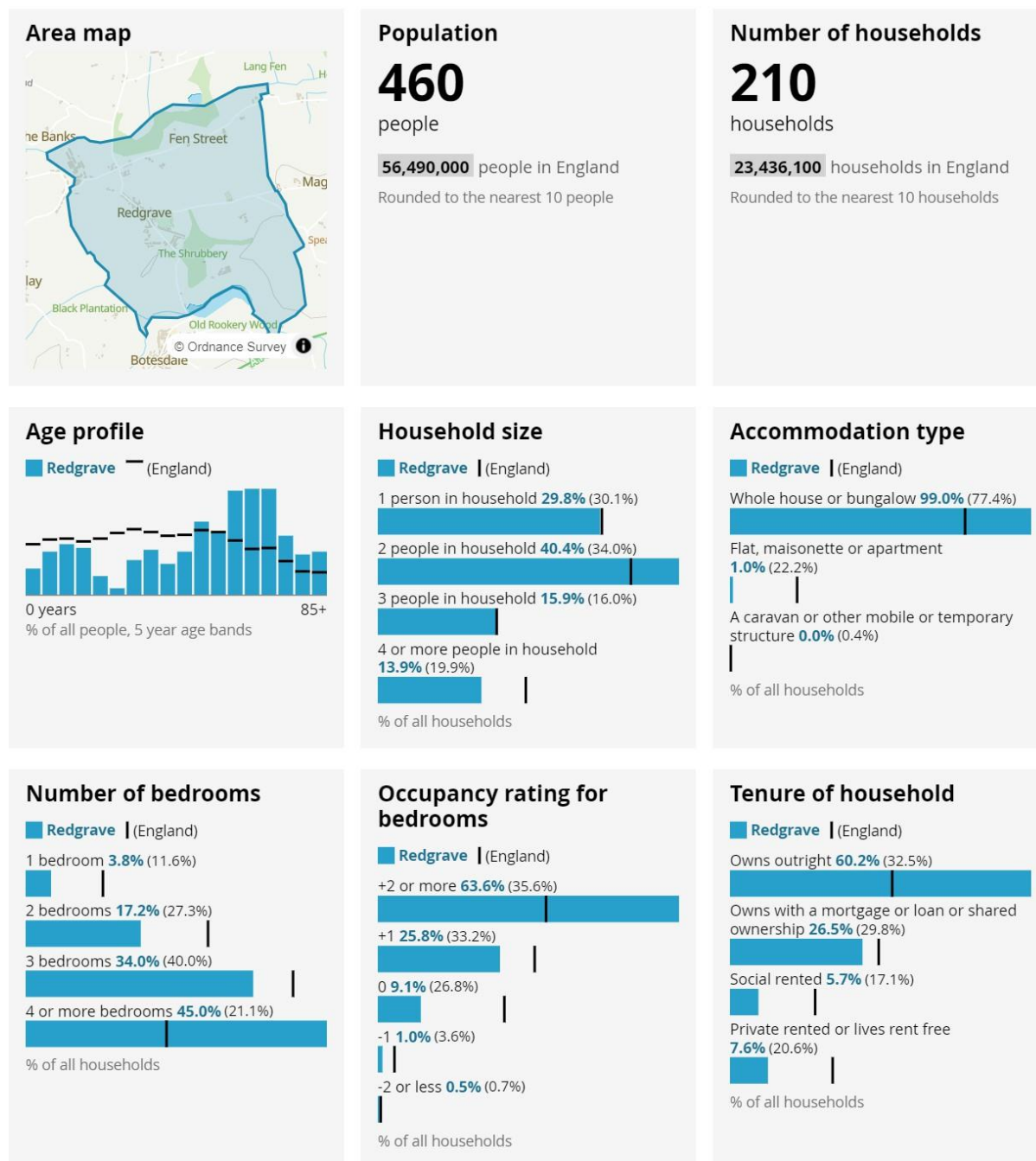
**TABLE 1 SURVEY DISTRIBUTION AND RETURNS.**

## Contextual background

Redgrave is a village and civil parish in Suffolk, England. The village lies south of the River Waveney that forms the county boundary with Norfolk and is about 4.5 miles (7km) west of the town of Diss. It is in the Rickinghall and Walsham ward of the Mid Suffolk district and is the descendant of the historic Redgrave Manor which contained Redgrave Hall and currently contains the Redgrave Park Farm. The 2021 census recorded the parish population as 460 people in 210 households.

## Area profile – Redgrave (Comparison with England)

### Redgrave



Source: Office for National Statistics - Census 2021

FIGURE 1 AREA PROFILE REDGRAVE 2021

Redgrave parish has an older age profile in comparison to Mid Suffolk or England with majority of adults ranging from 50 – 74. Redgrave has a low number of adults in the age range of 20 -49 illustrated by a dip in the population graph. The parish has a high proportion of smaller households i.e., 1-2 persons with majority of the households living in homes with 3, 4 or more bedrooms. Home ownership is high at 60.02%. Only 5.7% of the households live in socially rented properties.

# Affordability of homes within Redgrave and Mid Suffolk

Source [Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://www.nomisweb.co.uk)

It is possible to explore the affordability of homes in Redgrave and Mid Suffolk by comparing house prices with workplace-based earnings. These figures are available on a district level from the ONS.

MID SUFFOLK 2023	
Median House Price	£310 000
Median Gross Annual Workplace Earnings	£31 592
Ratio of Median house price to median gross annual workplace-based earnings	9.81

**TABLE 2 RATIO OF MEDIAN HOUSE PRICE TO MEDIAN WORKPLACE EARNINGS MID SUFFOLK 2023**

From the above it can be seen that across Mid Suffolk, house prices were over 9 times the median income levels in 2023. This increase of nearly 33% from 2013 demonstrates that housing in Mid Suffolk is becoming increasingly less affordable. With mortgages typically offered at 3.5 times the household income, a single-income family on low or medium income would be unable to purchase a property on the open market. A two-income household with two median incomes would need a significant deposit to buy on the open market.

## Summary of general information from ALL respondents

Section 1 of the survey collected general information from respondents. The pattern of responses received from the survey follows the pattern of the data from the 2021 Census. This indicates that responses came from a representative sample of the population.

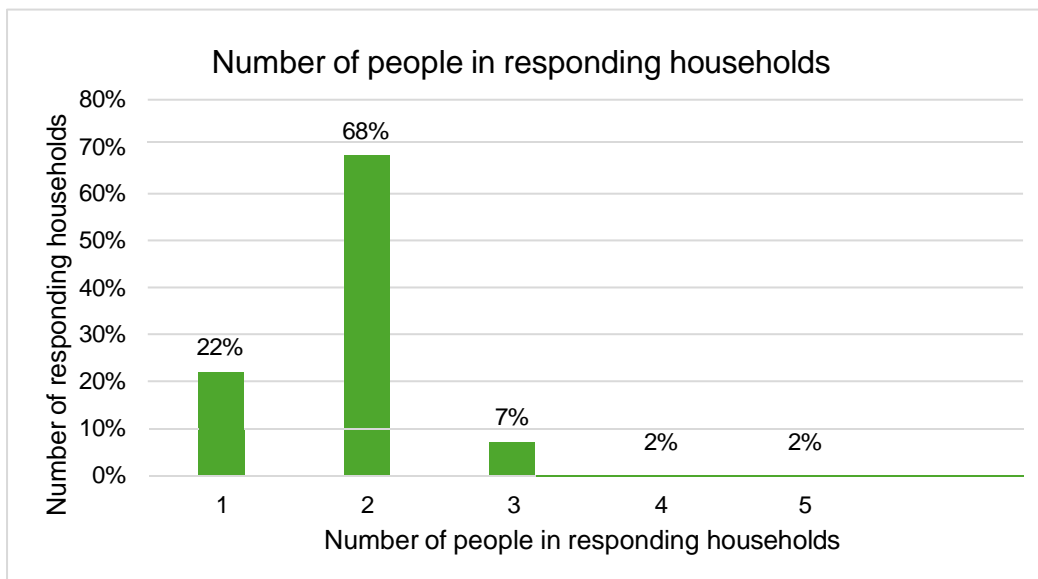


FIGURE 2 NUMBER OF PEOPLE LIVING IN HOUSEHOLD

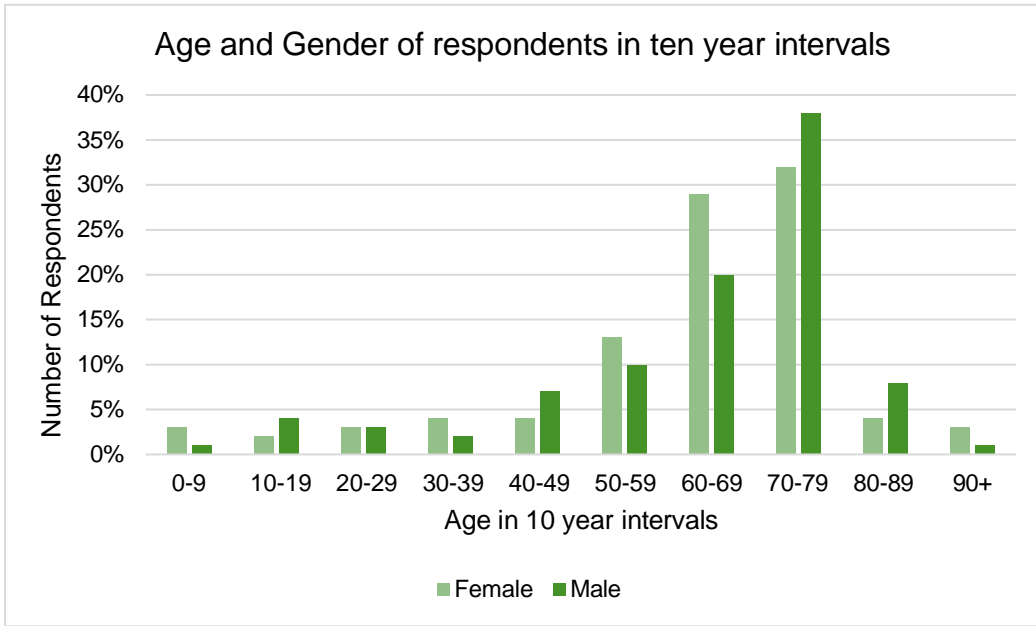


FIGURE 3 AGE AND GENDER OF RESPONDENTS

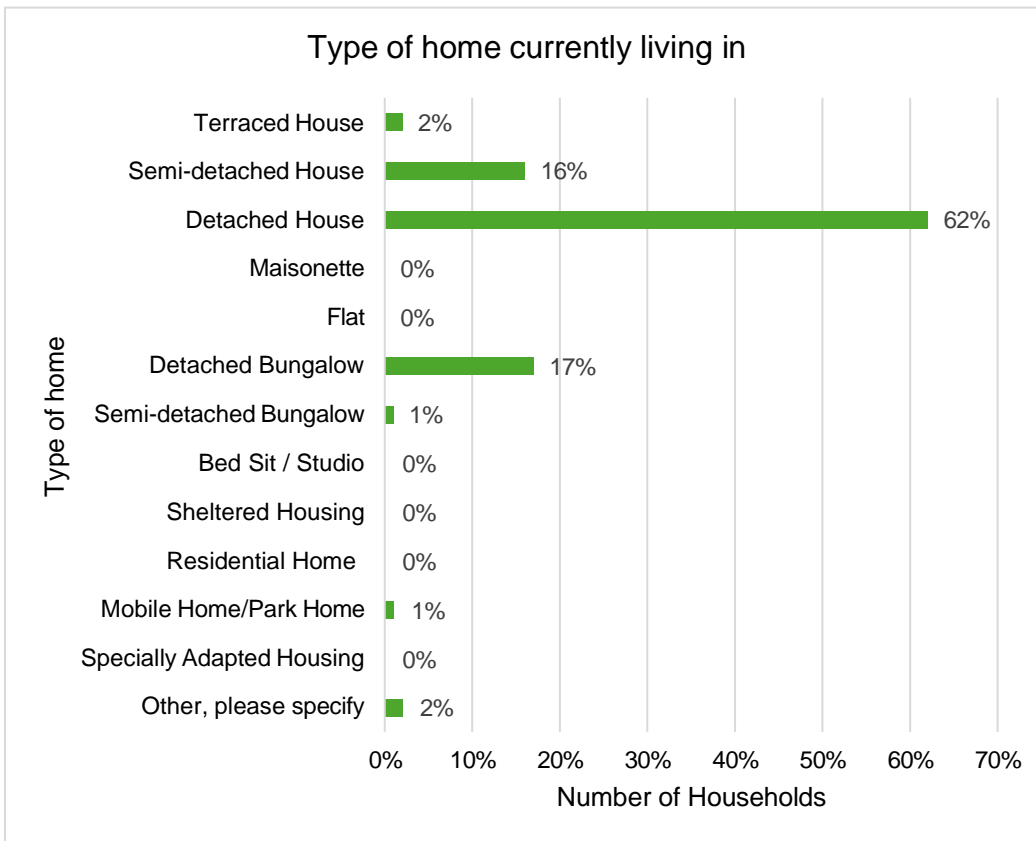


FIGURE 4 CURRENT ACCOMMODATION OF RESPONDING HOUSEHOLDS

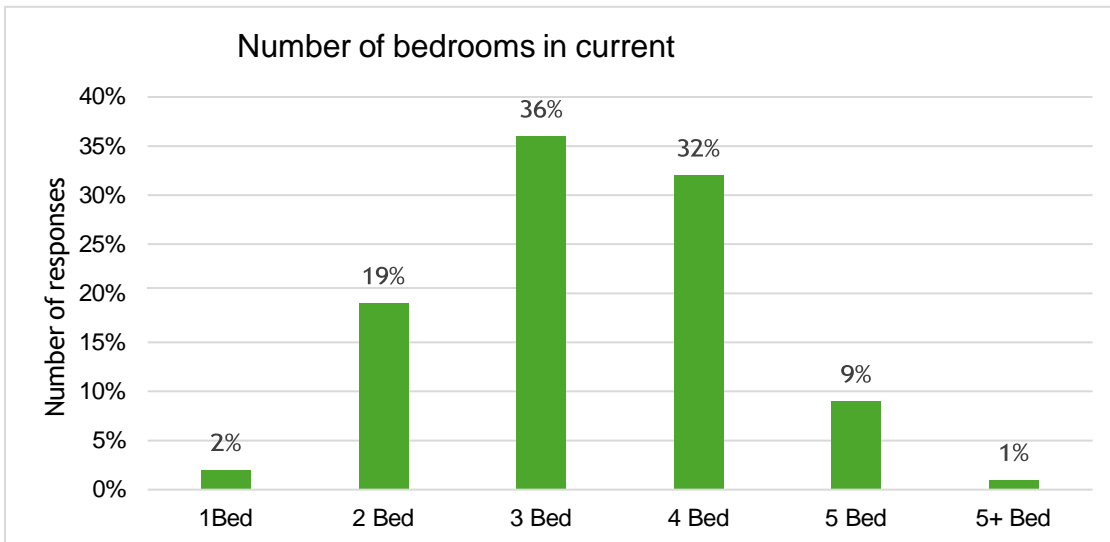


FIGURE 5 NUMBER OF BEDROOMS IN EXISTING ACCOMMODATION

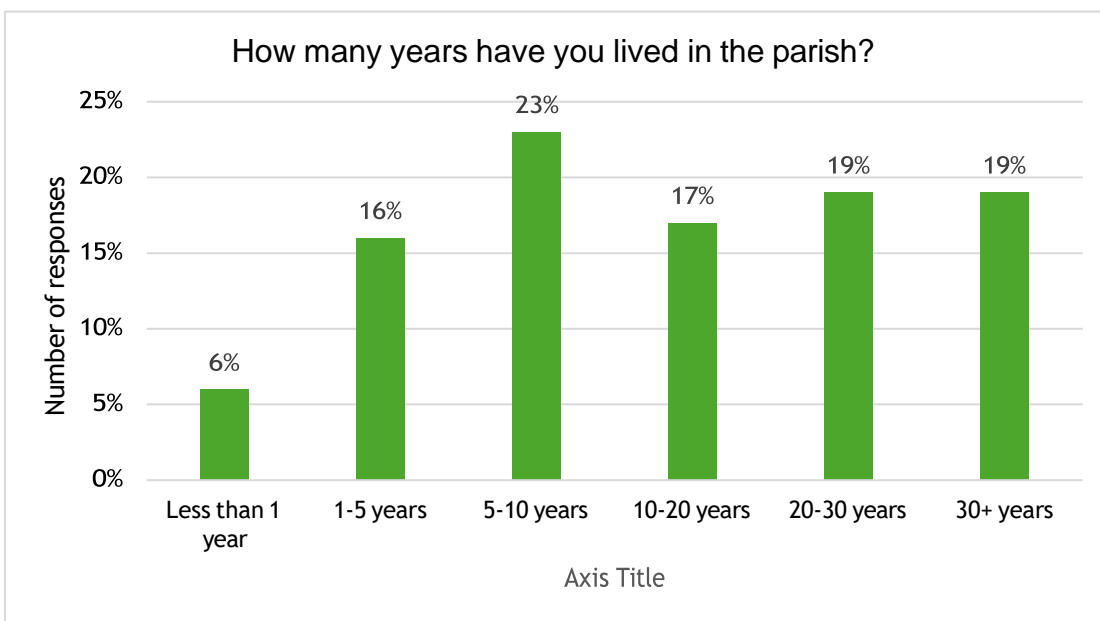


FIGURE 6 LENGTH OF TIME RESIDENT IN PARISH

4 of the responding households indicated having family members move away from the parish in the last 5 years due to the lack of a suitable home in the parish.

## Residents' views on future housing development

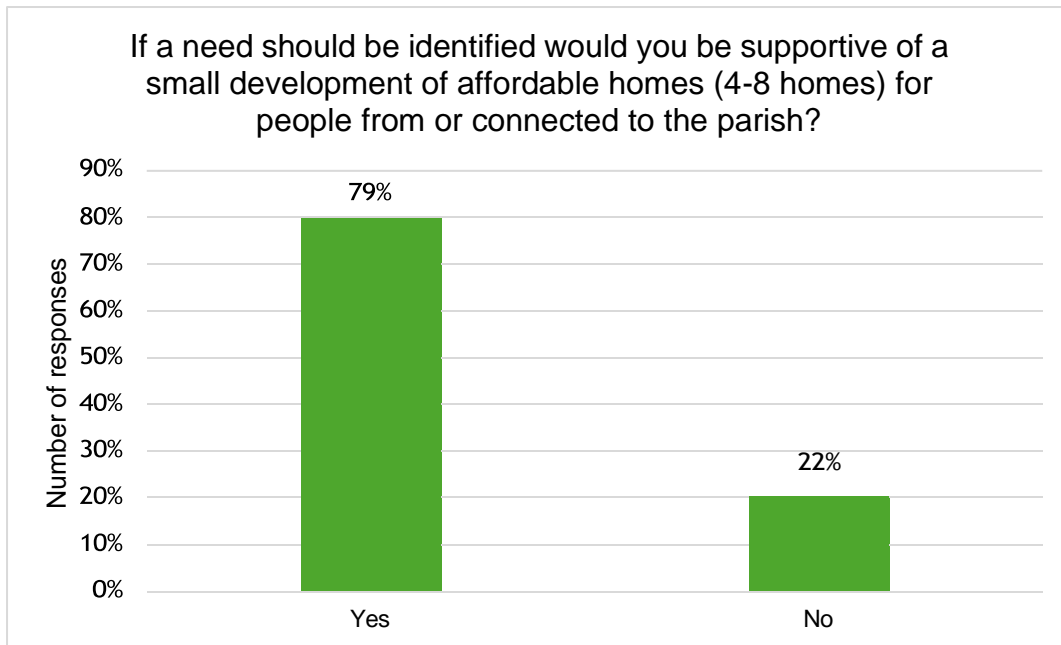


FIGURE 7 SUPPORT FOR SMALL DEVELOPMENT OF AFFORDABLE HOMES FOR LOCAL PEOPLE

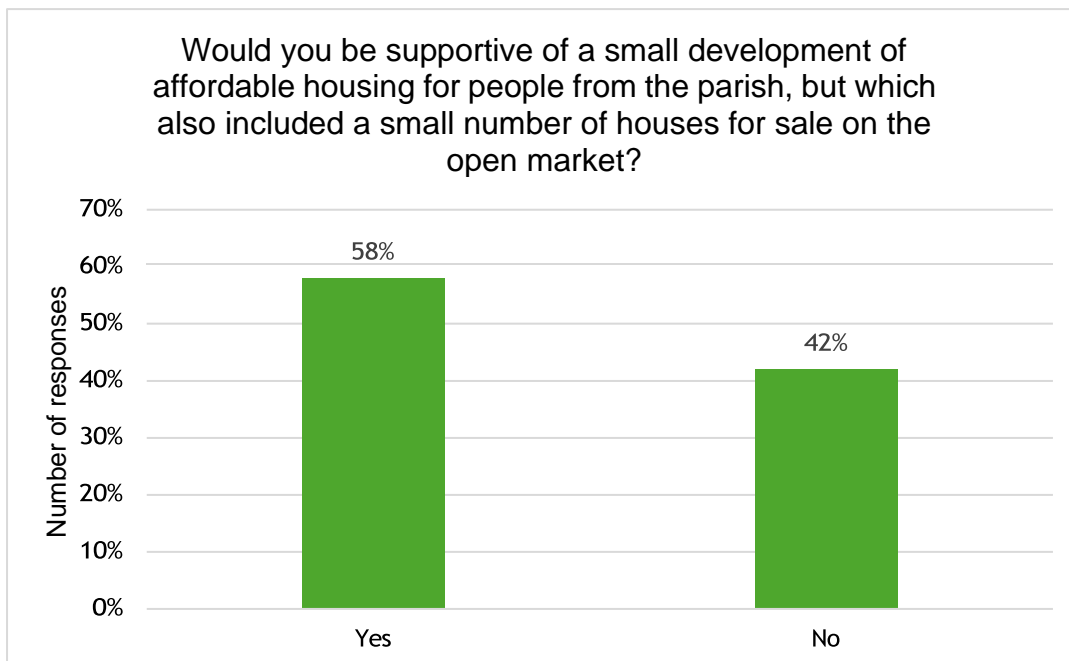


FIGURE 8 SUPPORT FOR SMALL DEVELOPMENT OF AFFORDABLE HOUSING WHICH INCLUDES SOME HOUSES FOR SALE ON THE OPEN MARKET

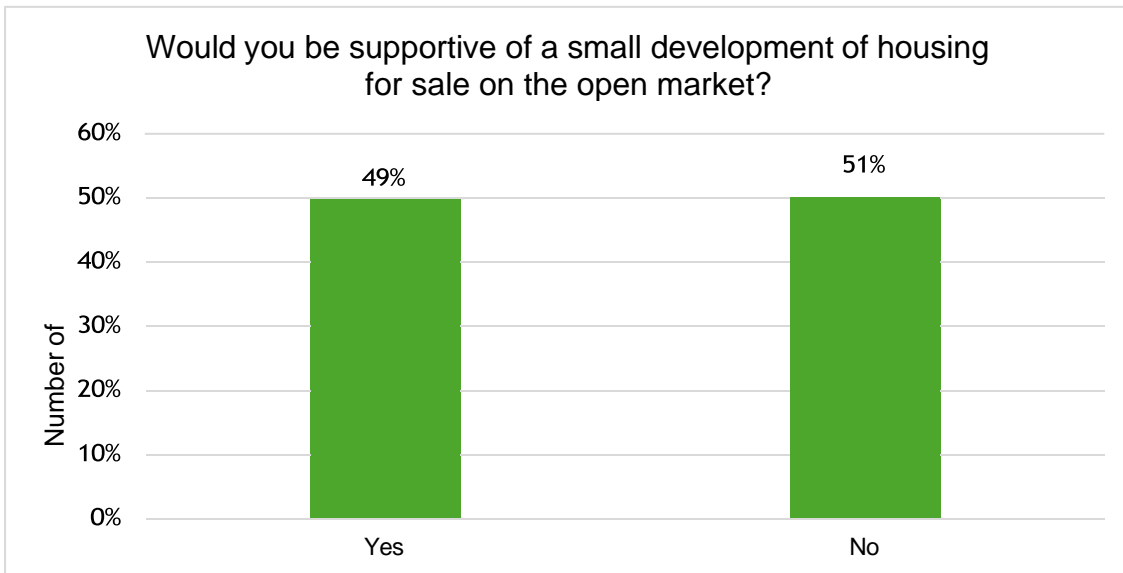


FIGURE 9 SUPPORT FOR SMALL DEVELOPMENT OF OPEN MARKET HOUSING

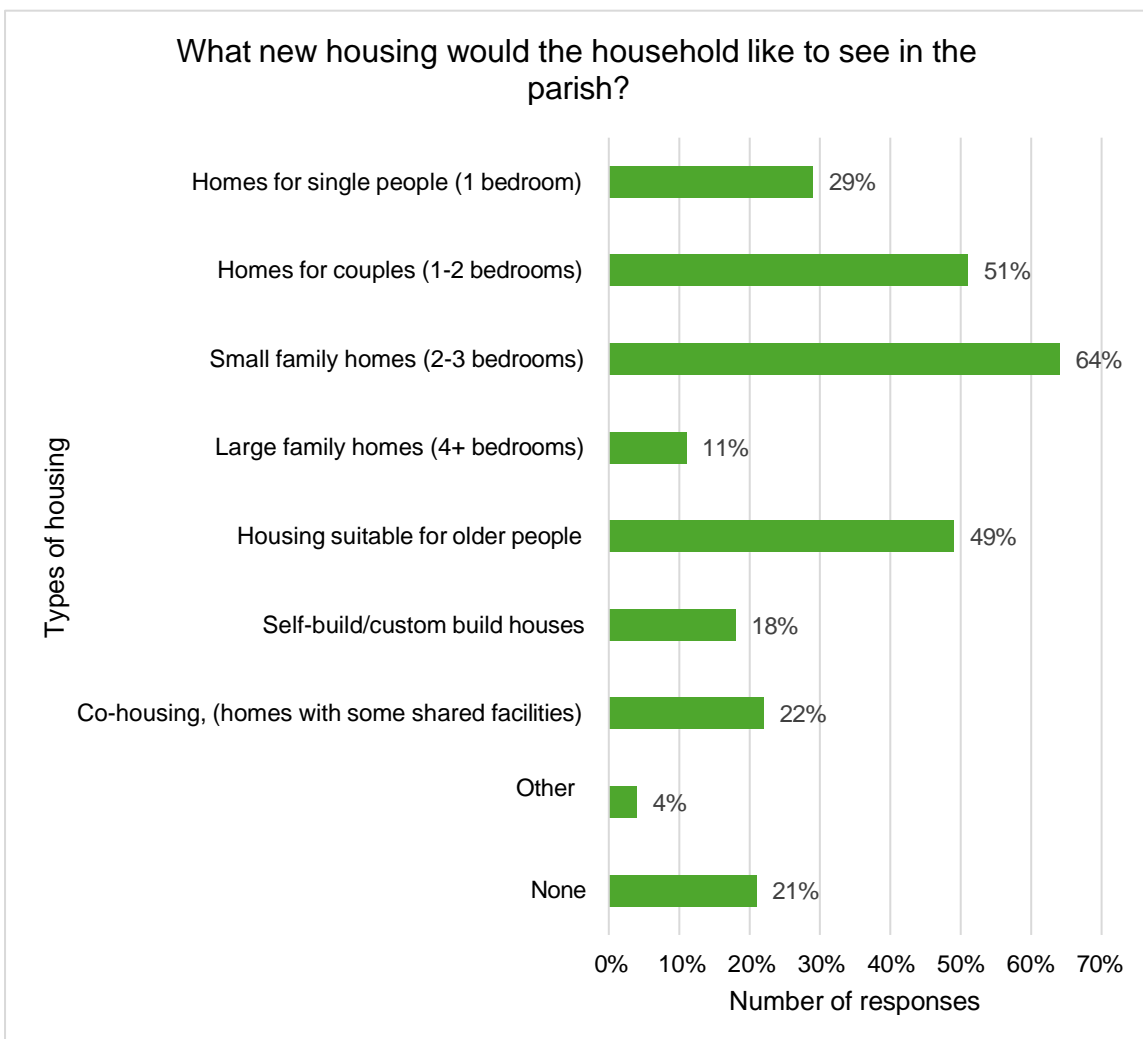


FIGURE 10 PREFERRED TYPES OF NEW HOUSING

## Summary of housing need

Section 2 of the survey was designed to be completed only by those households with a housing need. The following analysis is of the 14 households who responded YES to question 17 indicating that they had a housing need. 14 of these households were currently residents in Redgrave.

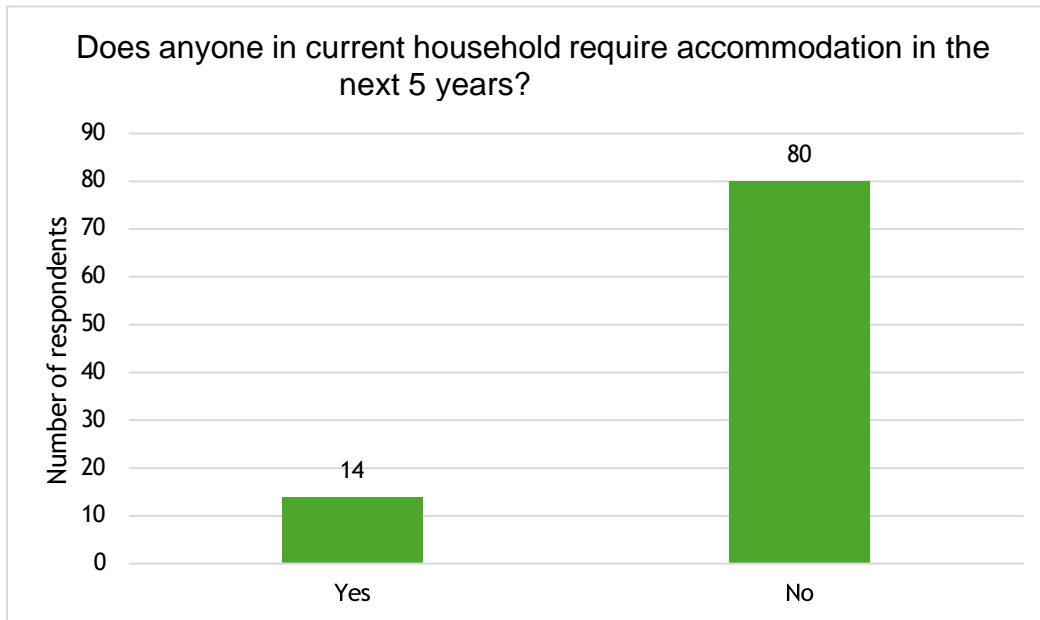


FIGURE 11 HOUSING NEED IDENTIFIED BY RESPONDING HOUSEHOLDS

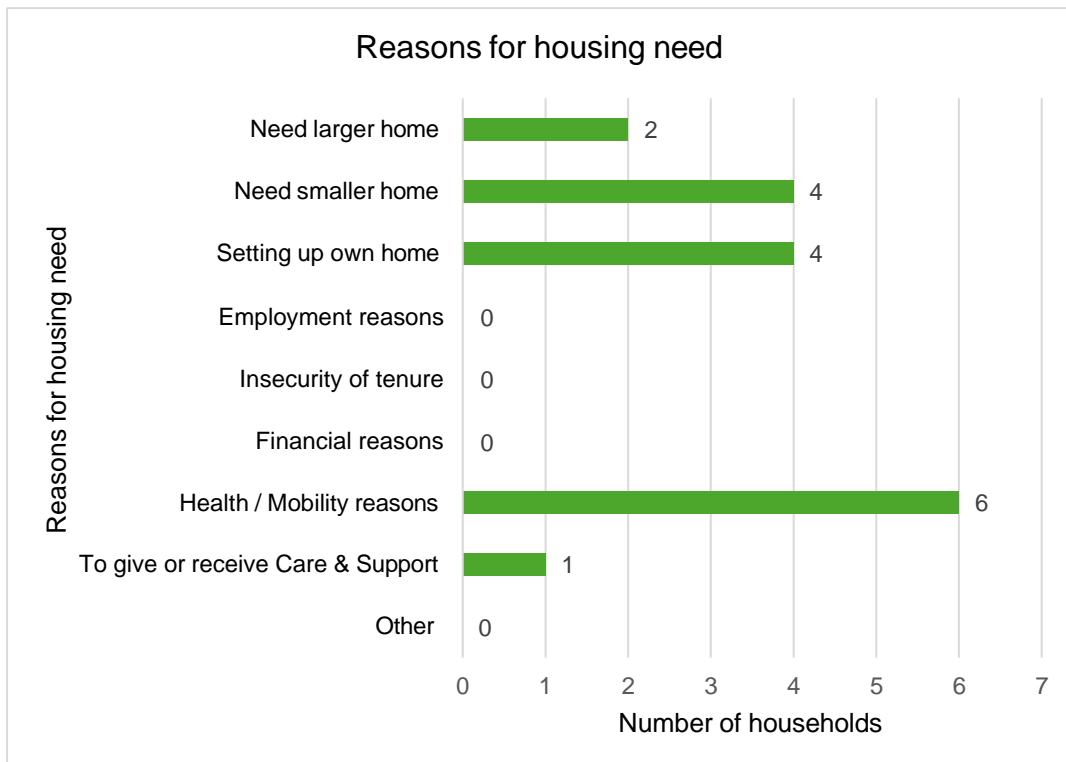


FIGURE 12 REASONS FOR HOUSING NEED

14 households indicated a housing need in question 17 with 12 households wanting to live in the parish and 1 household wanted to live outside the district council area but within Suffolk. The remaining 1 household indicated that they are not sure yet. The responses of the 12 that wanted to live in the parish were used to assess the size, tenure and type of property that would best meet their housing needs. This included looking at the makeup of the household, the savings, equity, and employment status. The number of bedrooms allocated for the open-market homes were based on respondents' choice not on household make-up.

Housing Need	Open Market	Affordable / Social Rent	Affordable Purchase	Self – Build / Custom build	Affordable Self-build	Total
1 Bed						
2 Bed	2	1				3
3 Bed	5		1			6
4 Bed					1	1
5 Bed	1			1		2
<b>Total</b>	<b>8</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>12</b>

TABLE 2 HOUSING NEED IN REDGRAVE IDENTIFIED BY HNS SURVEY 2024

	Open Market	Affordable / social rent	Affordable purchase	Affordable self-build	Self-build	Total
1 Bed						
2 Bed	2 (bungalow)	1 (bungalow)				3
3 Bed	5 (2 bungalow, 2 house, 1 cohousing)		1 (house)			6
4 Bed				1 (house)		1
5 Bed	1 (house)				1 (house)	2
<b>Total</b>	<b>8</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>12</b>
Not included: 1 Affordable rent – No. of bedrooms not included						
: 1 Affordable purchase 2-bed house outside the District Council but within Suffolk						

TABLE 3 PREFERRED TYPE OF PROPERTY

The local housing register, Gateway to Home Choice, shows 2 applicants with a local connection to Redgrave. Only one of the survey respondents indicating a housing need indicated that they had registered with Gateway to Home Choice. From this it can be assumed that there is at least 1 additional household with a local connection to Redgrave in housing need.

Housing Need					
Band	A	B	C	D	E
1 Bed					
2 Bed					
3 Bed		1			
4 Bed					1

TABLE 4 HOUSING NEED IN REDGRAVE FROM GATEWAY TO HOME CHOICE 2024

## Conclusions

From the ONS statistics and Rightmove house price guide, it is apparent that the current price of property is too high for those on median or lower income to be able to purchase on the open market. Property prices are currently more than 9 times the median workplace income in the Mid Suffolk district. The availability of rental homes, from either the affordable housing sector or private rented sector is limited. Redgrave has a high percentage of 3- and 4-bedroom houses and a lower percentage of 1 bedroom houses than is typical across England. 90% of households within Redgrave contain only 1 or 2 persons.

79% of the respondents were in favour of a small development of affordable housing for local people. When asked what new housing they would prefer to see in the parish, the response (64%) was in favour of small family homes (2-3 bedrooms). 51% of the respondents were in favour of 1–2-bedroom homes, 49% were in favour of housing suitable for older people, 29% were in favour of 1-bedroom homes, 22% in favour of co-housing and 18% in favour of self-build houses. Only 11% were in favour of large family homes. 21% of the respondents were not in favour of any new housing.

To assess the size and tenure appropriate for the households who had identified a need, the survey responses to questions on the makeup of the household, savings, equity, income, and employment status were used. The number of bedrooms allocated for the open market homes was based on the respondents' choice and not on household make-up.

Of the 109 responding households, 14 indicated that they had a housing need. 12 of these households wished to remain in Redgrave, 1 wished to live outside the District Council area but within Suffolk and 1 was not yet sure. The responses of the 12 were used to assess the size, tenure and type of property that would best meet their housing needs.

The survey showed a housing need for 2-, 3- and 5-bedroom homes on the open market suitable for older people in need of smaller homes, for health and mobility reasons and for young families in need of a larger house. The affordable purchase housing need was for young families in need to set up their own home. The survey also showed a self-build housing need for couples and young families.

5 households wished to downsize from five- and four-bedroom houses to three- and two-bedroom houses. This could, in turn, lead to larger homes being available, which may help to meet the housing needs of those looking to upsize.

These numbers do not include any unidentified need from those who did not respond to the survey and those looking to move into Redgrave who have not already been identified by close family currently living in Redgrave or registered with Gateway to Home Choice. They also do not include those looking to move outside of the Parish.

The final number and mix of properties will be subject to the constraints of any suitable site(s) together with evidence of people registering their interest.