

MOULTON

LOCAL HOUSING NEED SURVEY 2023

EXECUTIVE SUMMARY

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

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

©communityactionsuffolk 2022

Community Action Suffolk
Brightspace
160 Hadleigh Road
Ipswich
IP2 0HH
Telephone: 01473 345400
Website: www.communityactionsuffolk.org.uk

SURVEY METHOD AND RETURN RATE.

The Housing Survey was compiled by Community Action Suffolk in agreement with Moulton Parish Council.

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

This study included-

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

141 surveys were returned fully or partially completed via post and on-line. 288 surveys were not returned. A return rate of 33% was achieved. 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. A 20% sample of the surveys input were checked for accuracy.

	Number	%
Surveys Returned Completed (full or partial)	141	33%
Surveys Not Completed or Returned or Blank	288	67%
Total Surveys Distributed	429	100%

Table 1- Survey distribution and returns.

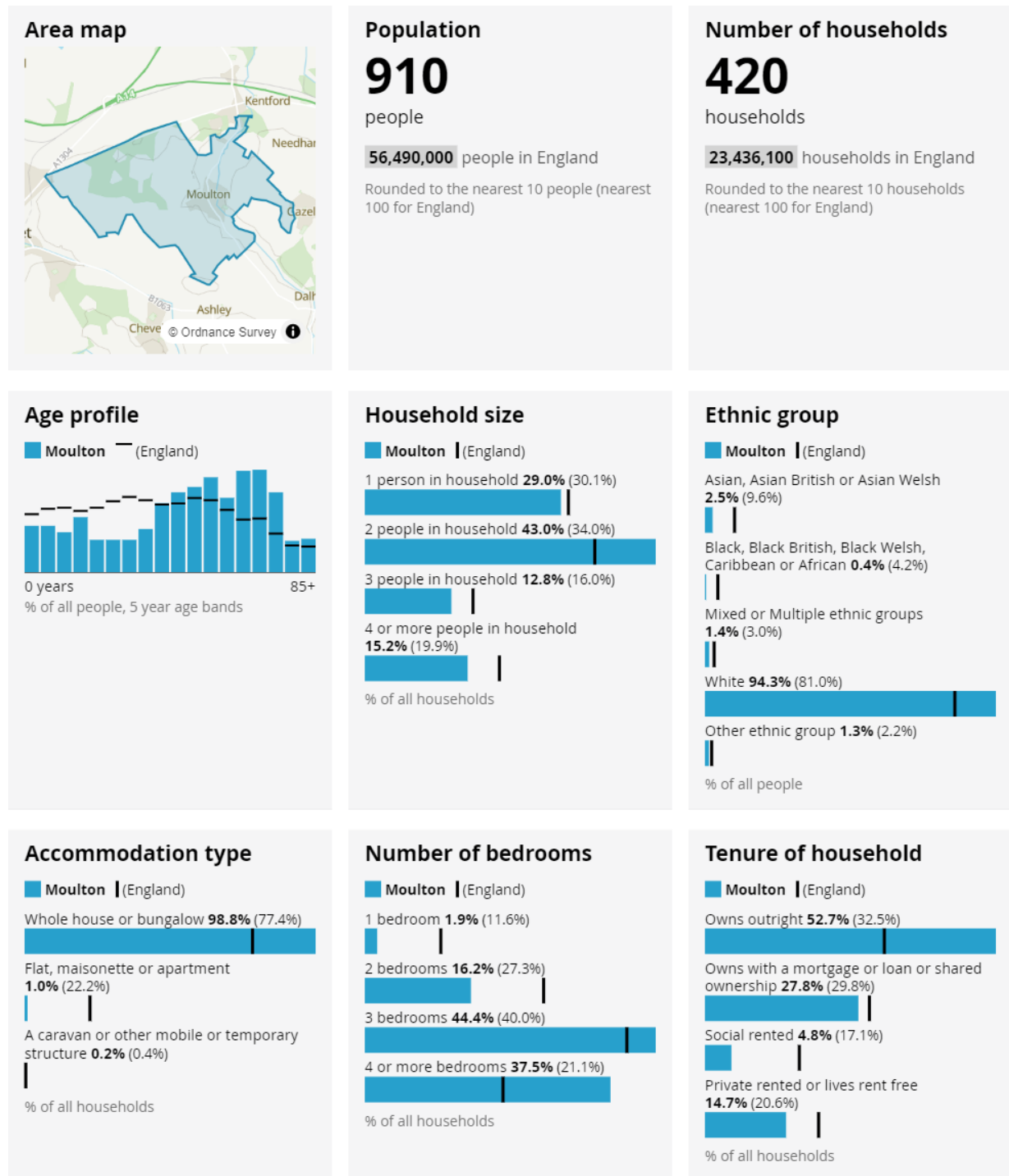
CONTEXTUAL BACKGROUND

Moulton is a village in West Suffolk District close to the town of Newmarket. The population is around 910 (2021 census), there are 420 households.

The village has a range of facilities including a post office and general store, a primary school, a public house, a play area, and a meeting place. There is a limited bus service, many residents rely on private transport (car) for travel to work and other amenities in the local towns such as Newmarket.

AREA PROFILE – MOULTON (COMPARISON WITH ENGLAND)

Moulton



Source: Office for National Statistics - Census 2021

FIGURE 1 AREA PROFILE MOULTON 2021

From the Census 2021 data it can be seen that Moulton parish has an older age profile than that shown across Suffolk or across England.

72% of the parish live in smaller 1 or 2 person households. The parish has a higher number of 3 and 4+ bedroomed homes than is typical across Suffolk or England. Homeownership is high at 80.5 %. Only 4.8% of households live in socially rented properties.

The ratio of median house price to median gross annual workplace earnings has increased steadily over the past years. In 2012 the ratio was 7.34 and by 2022 it was 9.55. Homes in West Suffolk are becoming increasingly less affordable.

With current house prices more than 9 times earnings, those on lower quartile earnings and single income households on median or lower quartile earnings will not be able to purchase 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 closely follows the pattern of the data from the 2021 Census. This indicates that responses came from a representative sample of the population.

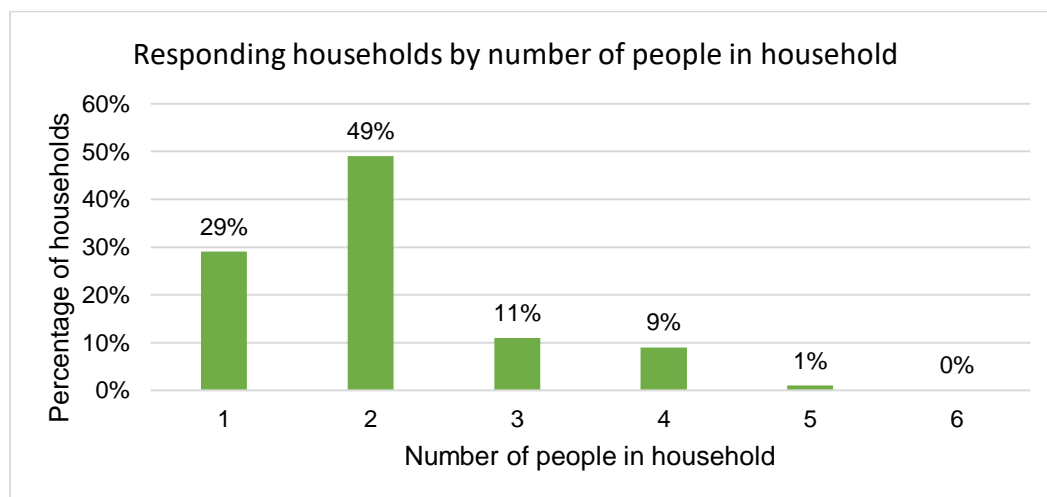


FIGURE 2 NUMBER OF PEOPLE LIVING IN HOUSEHOLD

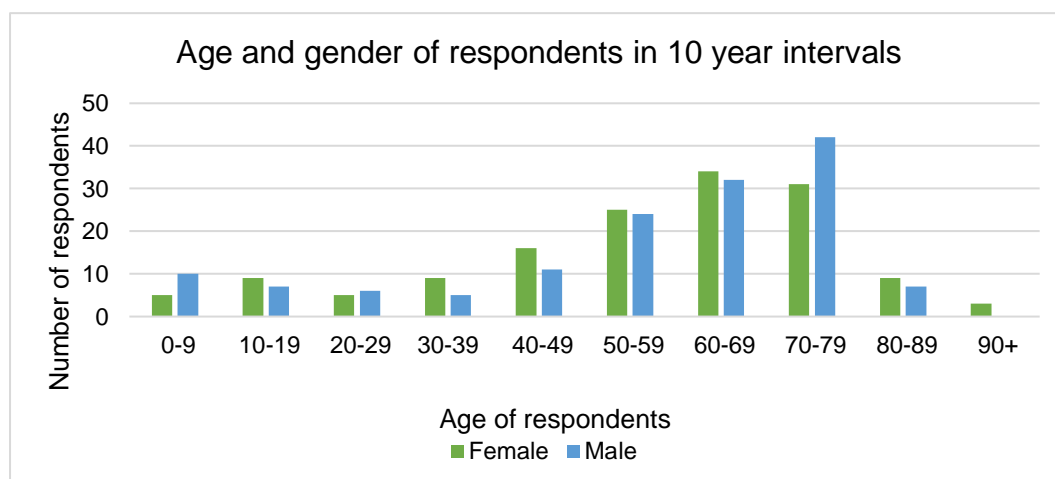


FIGURE 3 AGE AND GENDER OF RESPONDENTS

73% of those represented in the survey were over 50 years old.

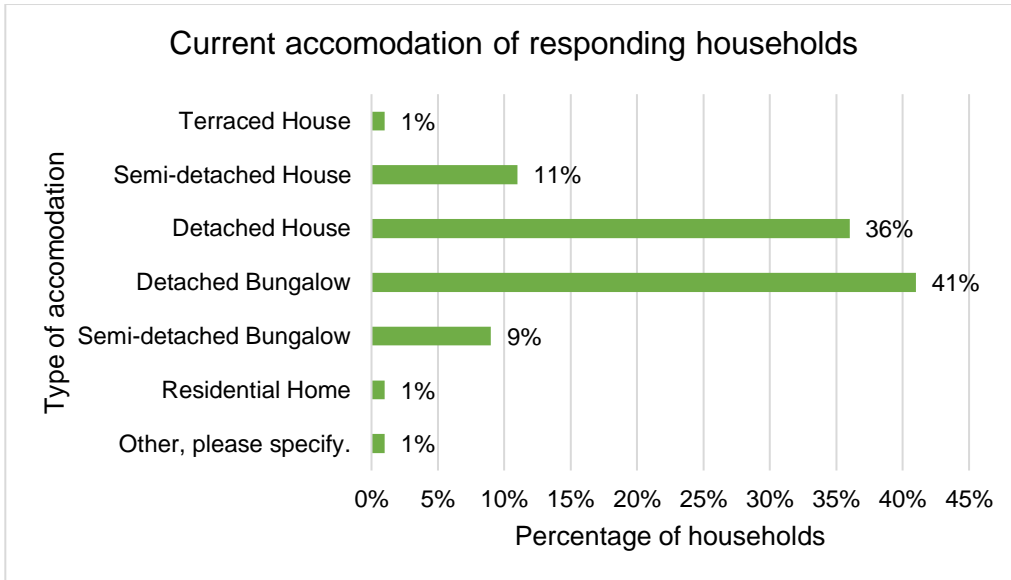


FIGURE 4 CURRENT ACCOMMODATION OF RESPONDING HOUSEHOLDS

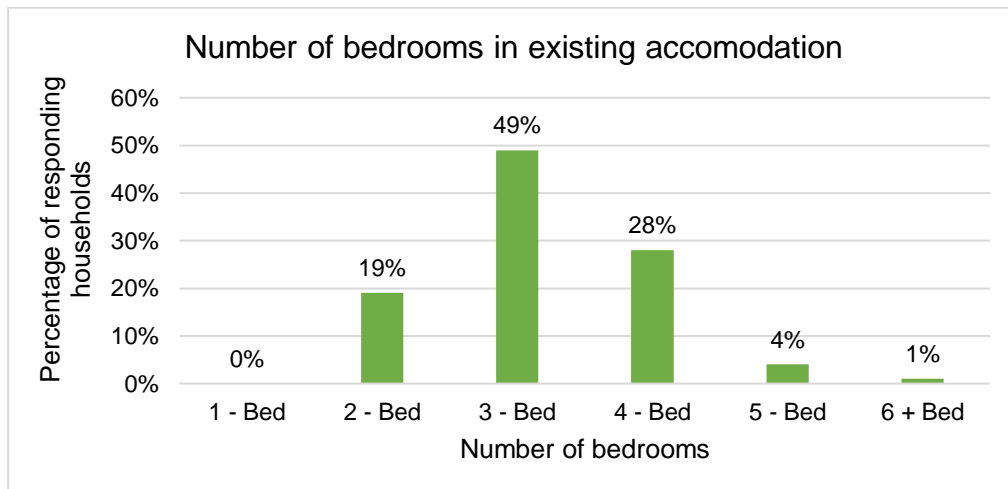


FIGURE 5 NUMBER OF BEDROOMS IN EXISTING ACCOMMODATION

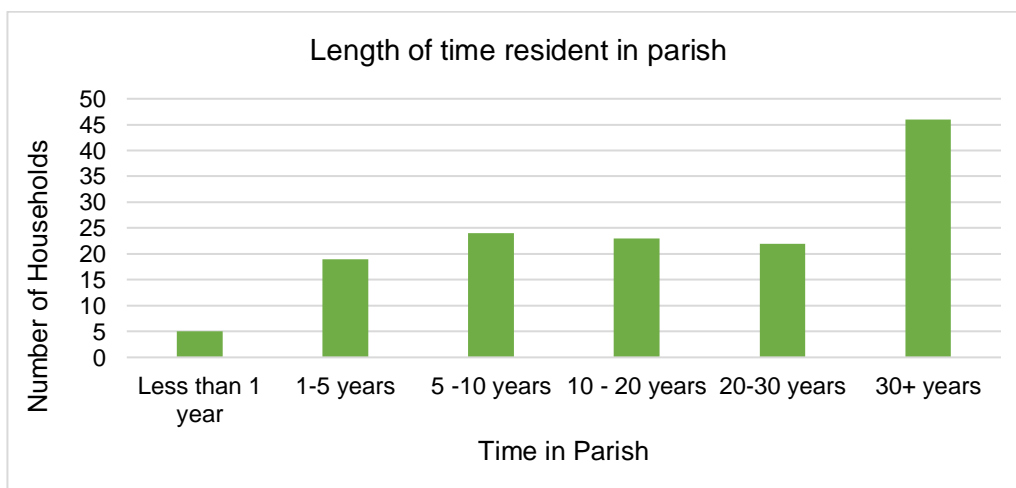


FIGURE 6 LENGTH OF TIME RESIDENT IN PARISH

Five households have had family members move away from the parish in the last 5 years due to the lack of suitable housing.

RESIDENTS VIEWS ON HOUSING DEVELOPMENT

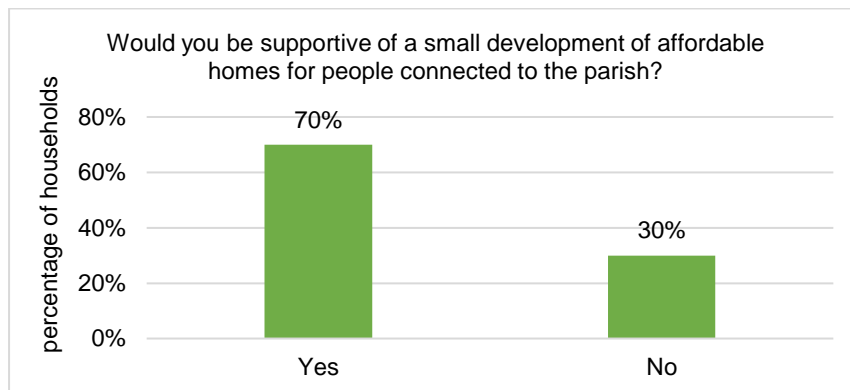


FIGURE 7 SUPPORT FOR SMALL DEVELOPMENT OF AFFORDABLE HOMES FOR LOCAL PEOPLE

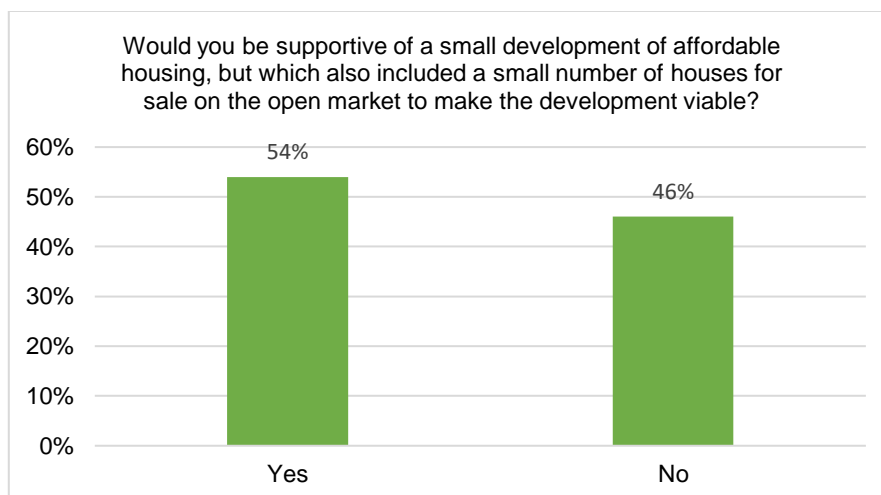


FIGURE 8 SUPPORT FOR SMALL DEVELOPMENT OF AFFORDABLE HOUSING WHICH INCLUDES SOME HOUSES FOR SALE ON THE OPEN MARKET

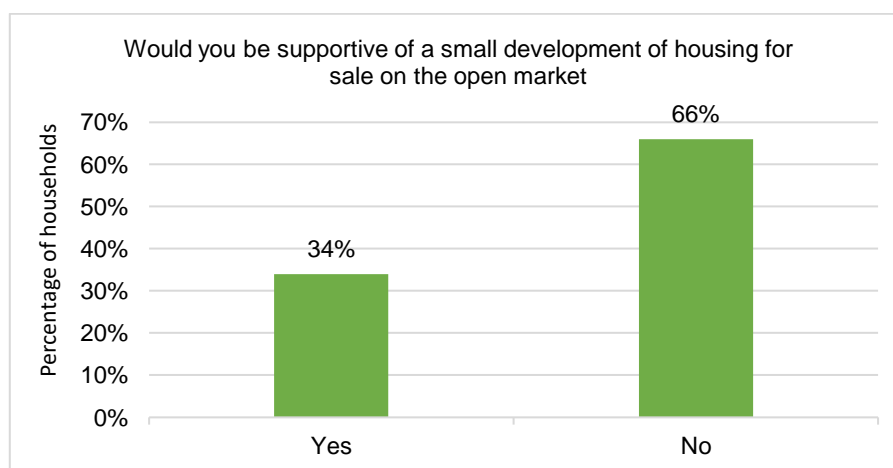


FIGURE 9 SUPPORT FOR SMALL DEVELOPMENT OF OPEN MARKET HOUSING

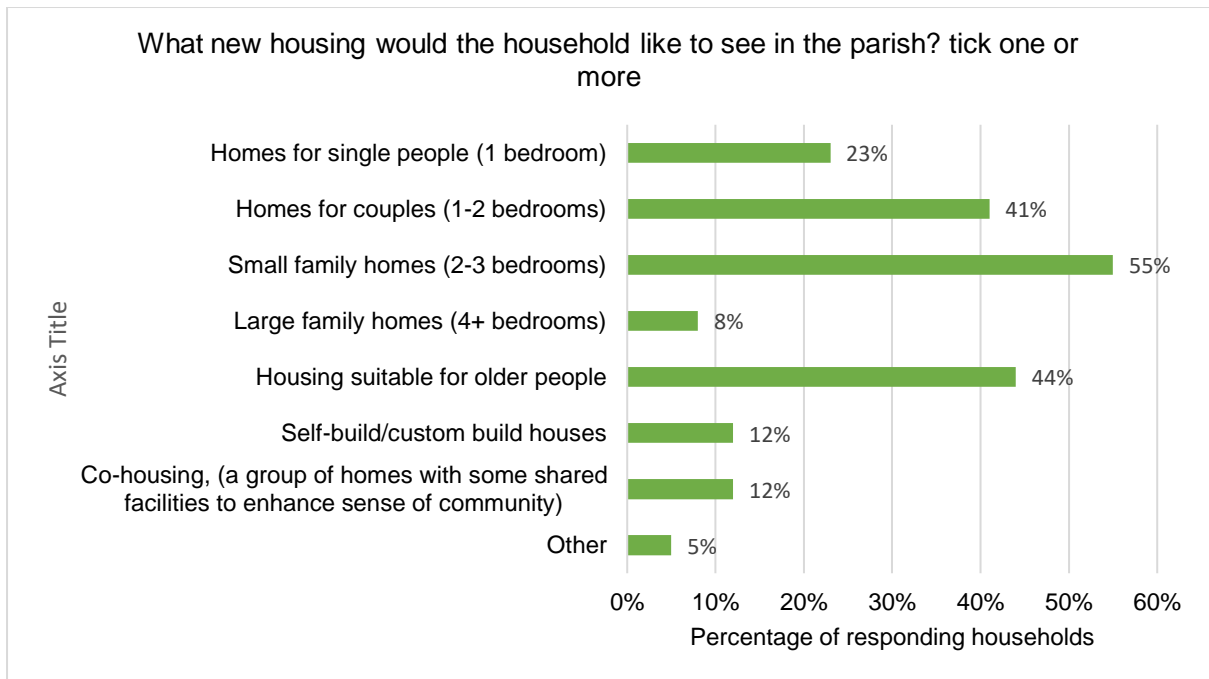


FIGURE 10 PREFERRED TYPES OF NEW HOUSING

SUMMARY OF HOUSING NEED

Of the 141 responding households 7 indicated that they had a housing need. All 7 households were currently resident in Moulton. 6 of the 7 completed enough questions to analyse the housing need in detail.

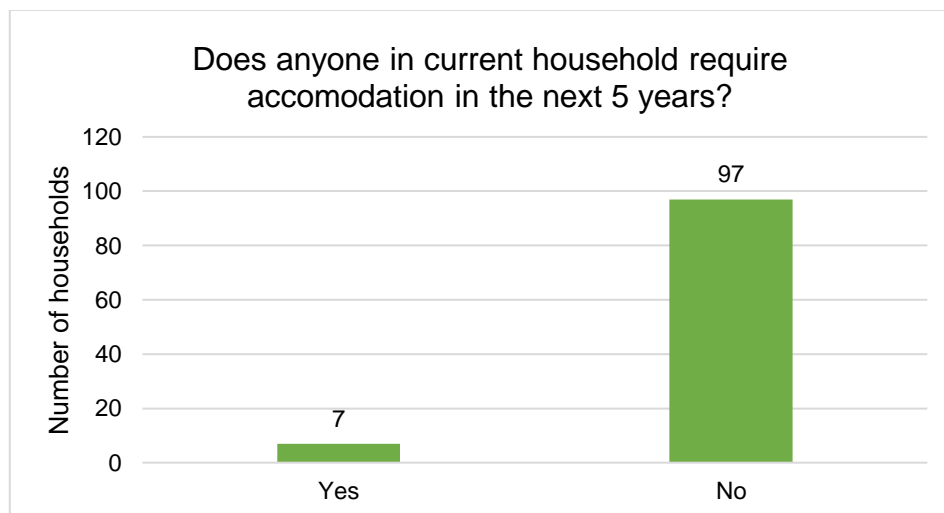


FIGURE 11 HOUSING NEED IDENTIFIED BY RESPONDING HOUSEHOLDS

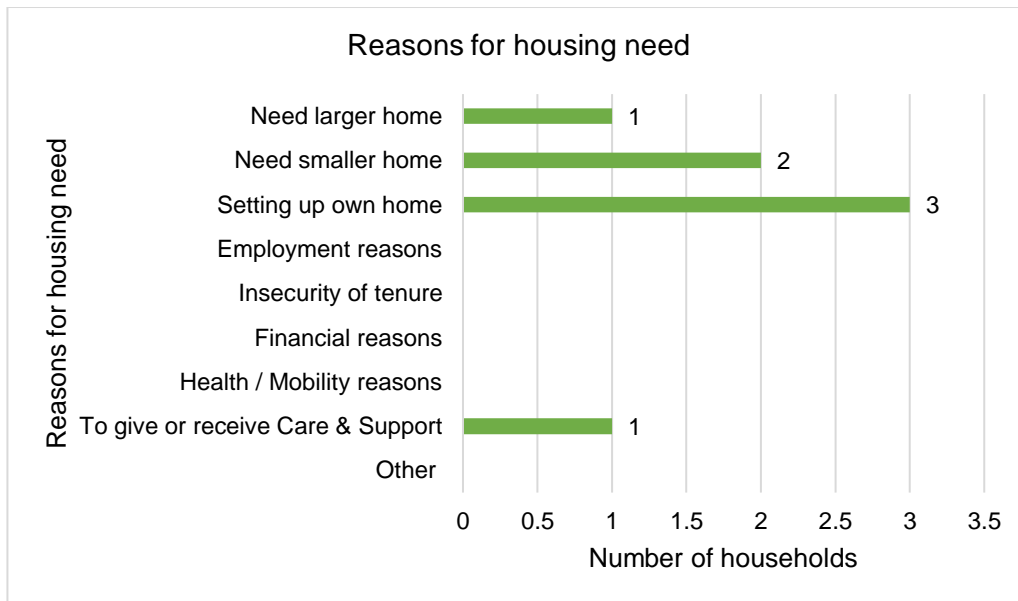


FIGURE 12 REASONS FOR HOUSING NEED

In addition to the households who indicated a housing need in the survey, the local housing register had 17 households with a housing need. Of the 17 only 2 were currently residing in Moulton. This indicates 15 households outside Moulton with a local connection who wish to live in Moulton. Those in Homelink bands a-c were assumed to require social rent property those in Homelink band d were assumed to require affordable purchase.

AGGREGATED HOUSING NEED FROM HOUSING NEED SURVEY AND HOME-LINK REGISTER

Tenure	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	Total
Social rented	3	7	1	1	12
Affordable purchase (Shared ownership/discount purchase/first homes)	4	3	0	0	7
Open market purchase	1			1	2
Total	8	10	1	2	21

TABLE 2 AGGREGATED HOUSING NEED MOULTON 2023

CONCLUSIONS

From the ONS 2021 data and Rightmove house price guide it is apparent that the current price of property is too high for those on lower than median incomes to afford to purchase on the open market. Property prices are currently more than 9 times the median workplace income. There is very limited availability of rental homes from either the social housing or private rental sector.

Moulton has a higher proportion of 4-bedroom homes and lower proportion of 1- and 2-bedroom homes than is typical across England. Moulton has a higher proportion of small, 1- or 2-person households than is typical across England.

70% of respondents were in favour of a small development of affordable housing.

Survey respondents were in favour of smaller housing types such as small family homes, housing for older people and 1- or 2-bedroom homes for couples. Large family houses were the least popular choice of new housing development. 24% were not in favour of any new housing.

The survey showed the greatest housing need to be for starter homes and homes for young families.

In total 21 households show a housing need and either live in or have a local connection to Moulton. 19 of these households are assessed as looking for social rent or affordable purchase housing.

These numbers do not include any unidentified need from those who did not respond to the survey and those looking to move into Moulton who have not already been identified by close family living in Moulton or registered with Home-link.

The final number of properties will need to be agreed, together with the size, type and tenure of dwellings with the Parish Council and Local Authority. The number and mix of properties will be subject to the constraints of any suitable site(s) together with evidence of people registering their interest.