**NEEDHAM MARKET**

**HOUSING & POPULATION DATA PROFILE**

**[Parish level]**



**(Last Updated: October 2019)**

|  |
| --- |
| **This Parish Profile has been produced primarily to help inform local discussion on housing need.** **Most of the data comes from the 2011 Census (accessible via the ONS website). Other data sources have also been used as appropriate, and will be updated periodically.**  |

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **How many people live locally?** | **Children Under****16** | **Working****Age Adults**(16 to 64) | **People****Aged****65 +** | **Dependency Ratio** |
| **4,528** | **742** (16.4%) | **2,717** (60%) | **1,069** (23.6%) | **0.66** |
| 47.8% Males52.2% 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 = 0.63England 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** |
| **433** | **357** | **92** |
| 20.4% of all HouseholdsMid Suffolk Avg = 12.9%England Avg = 12.4% | 16.8% of all Households Mid Suffolk Avg = 12.4%England Avg = 17.9% | 18.1% of all families with dependent childrenMid Suffolk Avg = 17.7%England avg = 24.5% |

[Source: ONS 2011 Census: KS105EW]

|  |
| --- |
| **General Health** (All Usual Residents)  |
| **Very Good****44.1%** | **Good****35.8%** | **Fair****15.7%** | **Bad****3.5%** | **Very Bad****0.9%** |
| Mid Sflk Avg = 47.9%England Avg = 47.2% | Mid Sflk Avg = 35.3%England Avg = 35.2% | Mid Sflk Avg = 12.8%England Avg = 12.8% | Mid Sflk Avg = 3.1%England Avg = 3.6% | Mid Sflk Avg = 0.8%England Avg = 1.0% |

[Source: ONS 2011 Census: QS302EW]

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Total # Occupied****Households** | **Owned (Outright or with Mortgage)** | **Shared Ownership** | **Socially****Rented** | **Privately****Rented** |
| **2,123** | **1,523** (71.7%) | **8** (0.4%) | **264** (12.4%) | **296** (13.9%) |
| 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]

* At the time of the 2011 Census some 69 dwellings (3.1% of all dwellings in Needham Market) appeared to be unoccupied. (Mid Suffolk Avg = 3.8%) [QS418EW]

|  |
| --- |
| **Number of Bedrooms (Occupied Households)** |
| **None** | **1 bed** | **2 bed** | **3 bed** | **4 bed +**  |
| **1** (- %) | **263** (12.4%) | **741** (34.9%) | **800** (37.7%) | **318** (15.0%) |
| 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]

|  |  |  |
| --- | --- | --- |
| **Total # Occupied****Households** | **Total # with Under-Occupied bedrooms** | **Total # with Over-Occupied bedrooms** |
| **2,123** | **1,576** (74.2%) | **36** (1.7%) |
| Mid Sflk Avg = 80.8% / England Avg = 68.7% | Mid Sflk Avg = 1.6% / England Avg = 4.6% |

[Source: ONS 2011 Census: QS412EW]

|  |
| --- |
| **NET NEW RESIDENTIAL COMPLETIONS** (Last 5 Years: April to March) |
| **2013/14** | **2014/15** | **2015/16** | **2016/17** | **2017/18** |
| **48** | **54** | **2** | **10** | **24** |

[Source: Babergh & Mid Suffolk Joint Annual Monitoring Report]

|  |
| --- |
| **Avg Price & No (in brackets) of Properties Sold in IP6 Postcode (Aug 2018) 2015)** |
| **Detached** | **Semi-Det’** | **Terraced** | **Flat** | **All** |
| £350,555 (9) | £242,699 (10) | £211,998 (10) | £0 (0) | £265.585 (29) |

[Source: Right Move website: Market Trends]

**In Mid Suffolk, in 2017 …the average wage was £25,070. The average house prices was £255,000. Therefore, the wage to house price ratio = x 10.17**

[Source: ONS website: Median wages, median house prices and ratio calculation]

|  |
| --- |
| **Other Information*** **County Councillor = Cllr Kay Oakes** (Bosmere Division)
* **District Councillor = Cllr Stephen Phillips & Cllr Mike Norris** (Needham Market Ward)
* Needham Market is identified as a **Town** in Policy CS1 of the Mid Suffolk Core Strategy DPD (Adopted Sept 2008)
* Needham Market is well served by a range of local services, businesses, education, employment and health facilities
* The majority of households (78.3%) in Needham Market with at least one have access to gas-fired central heating [QS415EW]
* Needham Market Town Council is preparing a Neighbourhood Plan. As the first stage in this process, the neighbourhood plan area was designated in September 2013
* The following Housing Association’s (Registered Providers) are known to be active in Needham Market: Flagship, Orbit, Orwell, Sanctuary Housing and Suffolk Housing Society
* The **2014 Suffolk Housing Survey** shows that, across Mid Suffolk district:
	+ 12% of all existing households contain someone looking for their own property over the next 3 years (mainly single adults without children). The types of properties they are interested in are flats / apartments, and smaller terraced or semi-detached houses. Although this is not their first preference, many accept that the private rented sector is their most realistic option.
	+ 25% of households think their current property will not be suitable for their needs in 10 years’ time.
	+ 2 & 3 bed properties are most sought after by existing households wishing to move.
	+ Suitable housing options for more elderly people are less available within the current housing stock. 6% of all households have elderly relatives who may need to move to Suffolk within the next 3 years.
 |