**LAXFIELD**

**HOUSING & POPULATION DATA PROFILE**

**[Parish level]**

**(Last Updated: October 2019)**

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| **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.**  |

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| **How many people live locally?** | **Children Under****16** | **Working****Age Adults**(16 to 64) | **People****Aged****65 +** | **Dependency Ratio** |
| **910** | **154** (16.9%) | **505** (55.5%) | **251** (27.6%) | **0.80** |
| 51.4% Males48.6% 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]

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| **Single Pensioner Households** | **Single H/holds****< 65 years old** | **Lone Parent Families****with Dependent Children** |
| **85** | **46** | **15** |
| 20.4% 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%) | 15.6% of all families with dependent children(Mid Suffolk Avg = 17.7%)(England avg = 24.5%) |

[Source: ONS 2011 Census: KS105EW]

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| **General Health** (All Usual Residents)  |
| **Very Good****45.6%** | **Good****34.3%** | **Fair****16.4%** | **Bad****2.8%** | **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]

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| **Total # Occupied Households** | **Owned (Outright or with Mortgage)** | **Shared Ownership** | **Socially Rented** | **Privately Rented** |
| **416** | **286** (68.8%) | **3** (0.7%) | **68** (16.3%) | **47** (11.3%) |
| 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]

* At the time of the 2011 Census some 41 dwellings (9% of all dwellings in Laxfield) appeared to be unoccupied. (Mid Suffolk Avg = 3.8%) [QS418EW]

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| **Number of Bedrooms (Occupied Households)** |
| **None** | **1 bed** | **2 bed** | **3 bed** | **4 bed +**  |
| **1** (0.2%) | **46** (11.1%) | **106** (25.5%) | **164** (39.4%) | **99** (23.8%) |
| 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]

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| **Total # Occupied****Households** | **Total # with Under-Occupied bedrooms** | **Total # with Over-Occupied bedrooms** |
| **416** | **317 (76.2%)** | **4 (0.9%)** |
| Mid Sflk Avg = 80.8% / England Avg = 68.7% | Mid Sflk Avg = 1.6% / England Avg = 4.6% |

[Source: ONS 2011 Census: QS412EW]

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| **NET NEW RESIDENTIAL COMPLETIONS** (Last 5 Years: April to March) |
| **2013/14** | **2014/15** | **2015/16** | **2016/17** | **2017/18** |
| **1** | **6** | **0** | **5** | **7** |

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

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| **Avg Price & No (in brackets) of Properties Sold in IP13 Postcode (Aug 2018)** |
| **Detached** | **Semi-det** | **Terraced** | **Flat** | **All** |
| £461,066 (15) | £248,000 (5) | £203,333 (3) | £165,000 (1) | £372,124 (24) |

[Source: Right Move website: Market Trends]

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

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

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| **Other Information*** **County Councillor = Cllr Guy McGregor** (Hoxne and Eye Division)
* **District Councillor = Cllr Julie Flatman** (Stradbroke and Laxfield Ward)
* Laxfield is identified as a **Primary Village** in Policy CS1 of the Mid Suffolk Core Strategy DPD (Adopted Sept 2008)
* Local Services in Laxfield include …a Local Store, Pub, Village Hall and Primary School
* Just under a half (49.5%) of all household with at least one usual resident in Laxfield are reliant on oil-fired heating. About one-third (29%) rely on electricity for their heating needs. [ONS 2011 Census: QS415EW]
* Only one Housing Association (Registered Providers) is currently known to be managing stock in Laxfield: Flagship Housing
* 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.
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