Horringer cum Ickworth

LOCAL HOUSING NEEDS SURVEY 2024
EXECUTIVE SUMMARY

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

In accordance with the signed agreements between Horringer cum Ickworth 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 Horringer cum Ickworth Parish Council to inform parishioners with a copy of this summary together with how the Horringer cum Ickworth 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 Horringer cum Ickworth Parish Council.

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

This study included-

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

147 surveys were returned fully or partially completed via post and on-line. 318 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)	147	32%
Surveys not completed or returned or blank	318	68%
Total Surveys distributed	465	

TABLE 1 SURVEY DISTRIBUTION AND RETURNS.

Contextual background

Horringer cum Ickworth is a village in West Suffolk District close to the town of Bury St Edmonds. The population is around 1000 (2021 census) forming 420 households.

The village has a range of facilities including a community centre, a primary school, a public house, a church, and a preschool. There is a bus service to local towns such as Bury St Edmonds.

Horringer cum Ickworth parish has an older age profile than that shown across West Suffolk or across England. Horringer has a particularly low number of adults in the age range 15 – 45 illustrated by a dip in the population graph over this age range.

Despite the parish having a high proportion of smaller (1 or 2 person) households, a high proportion of homes have 4 or more bedrooms. 56% of households have 2 or more unoccupied bedrooms. Homeownership is high at 78 %. Only 7.6% of households live in socially rented properties compared to a district wide percentage of 16.2% and a national percentage of 17.1%.

Area profile – Horringer cum Ickworth (Comparison with England)

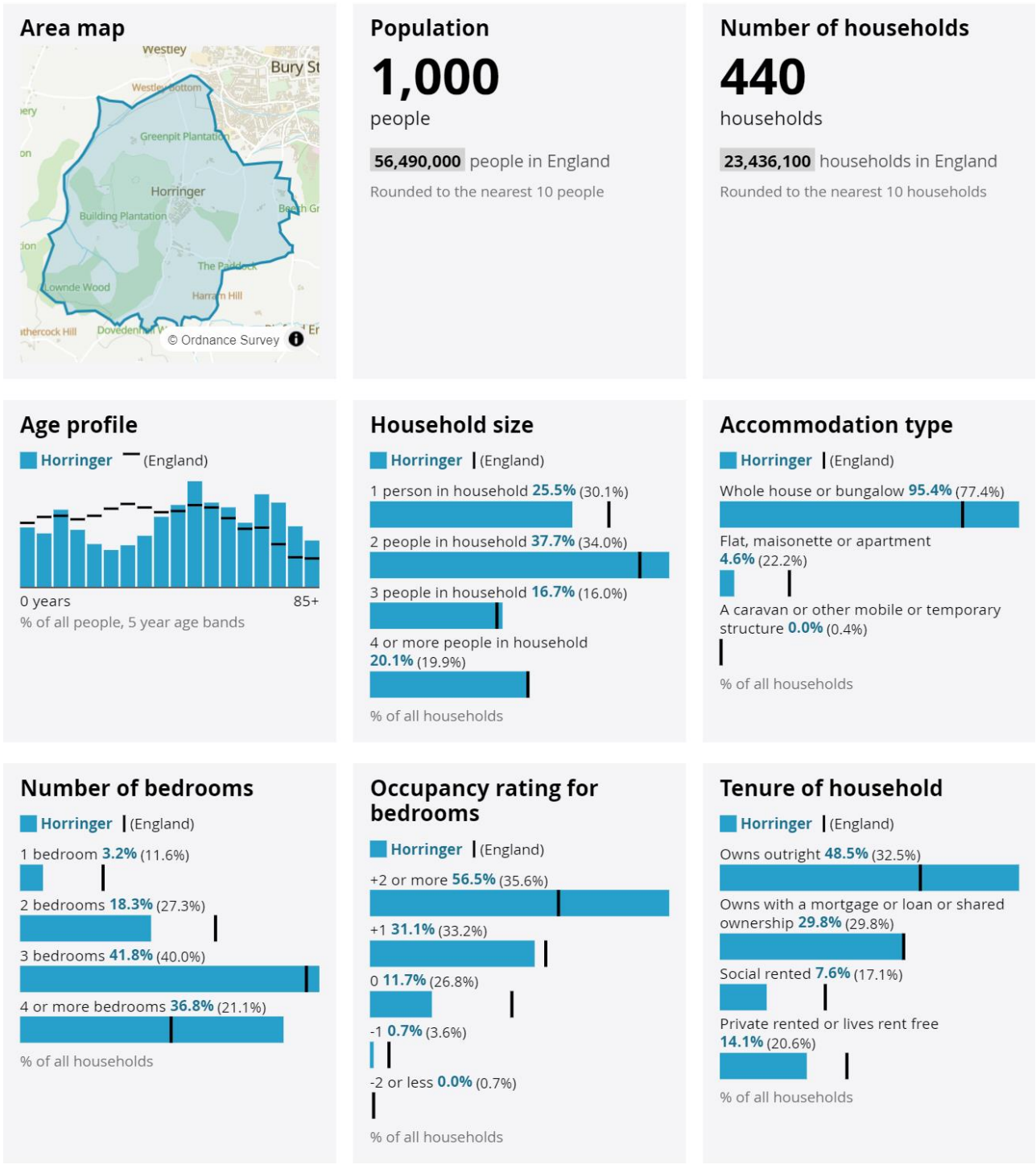

FIGURE 1 AREA PROFILE HORRINGER CUM ICKWORTH 2021

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.

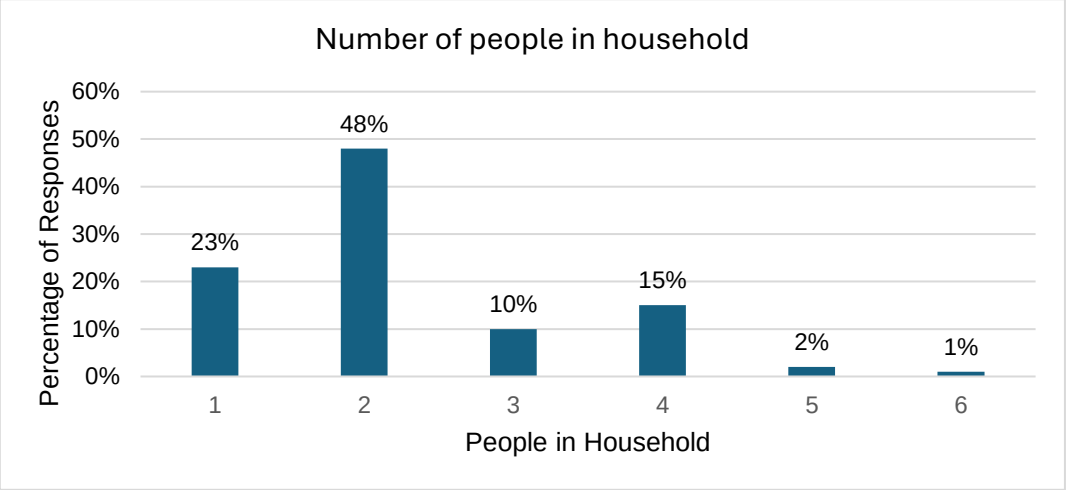

FIGURE 2 NUMBER OF PEOPLE LIVING IN HOUSEHOLD

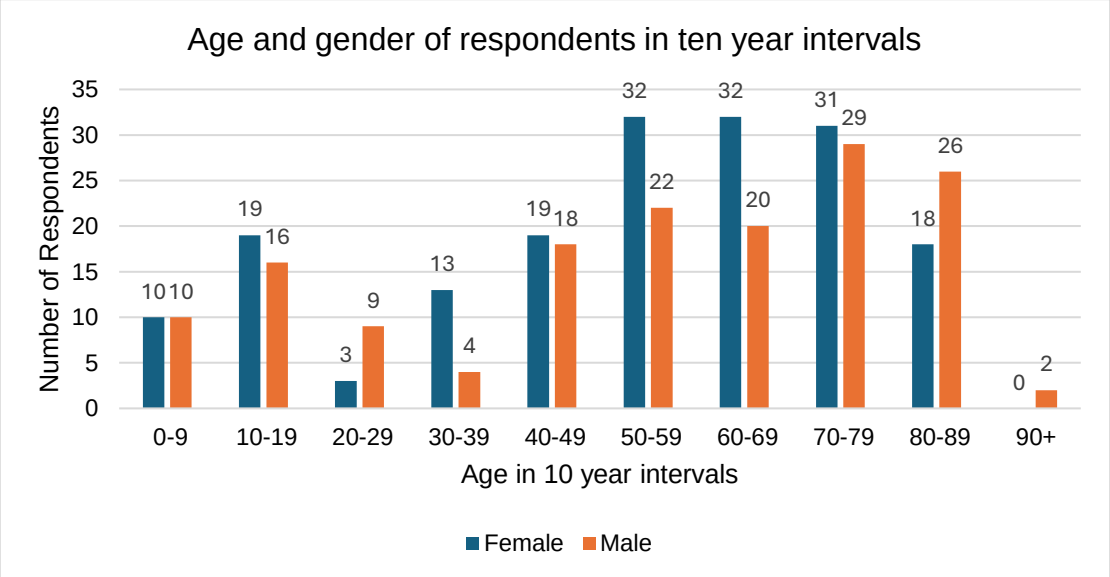

FIGURE 3 AGE AND GENDER OF RESPONDENTS

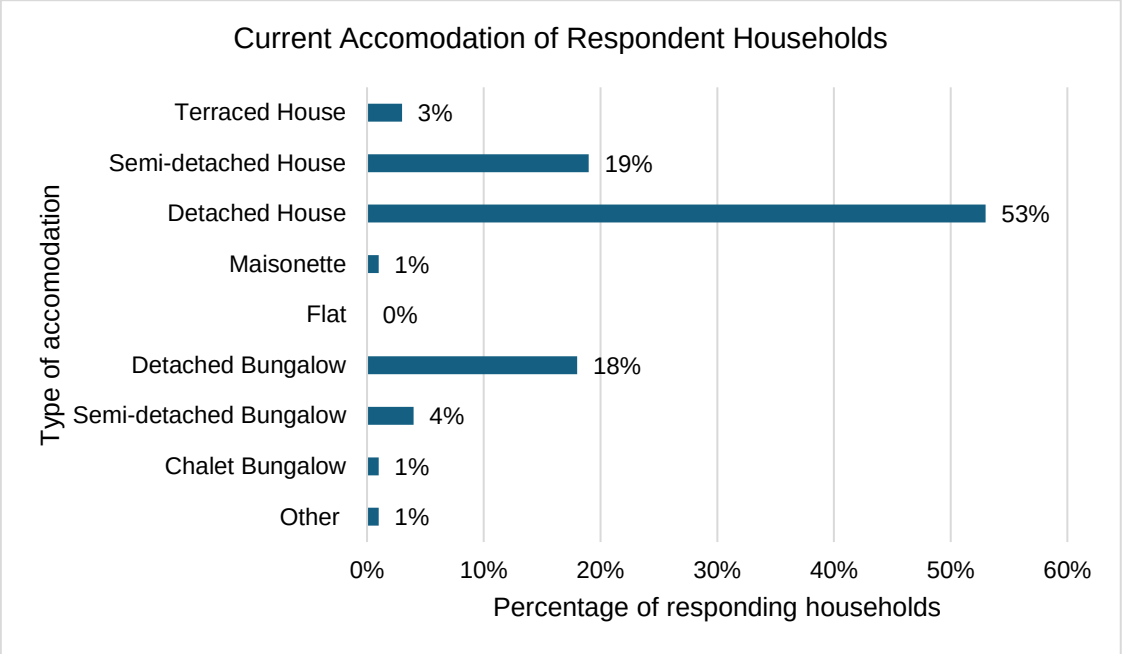

FIGURE 4 CURRENT ACCOMMODATION OF RESPONDING HOUSEHOLDS

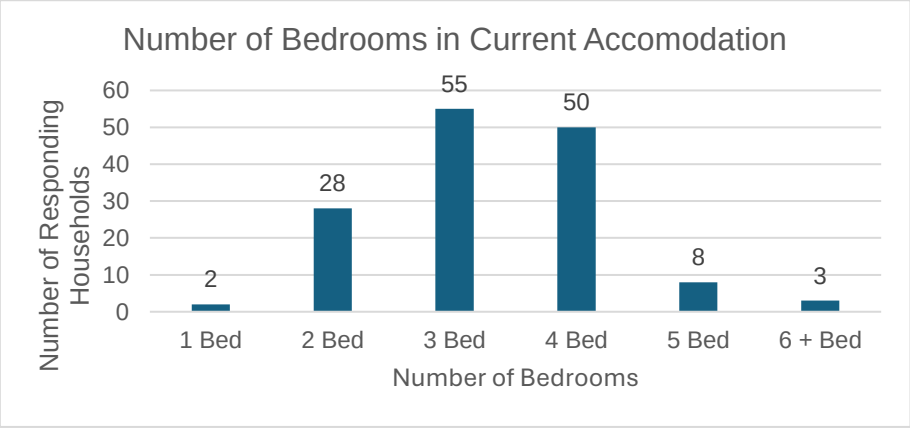

FIGURE 5 NUMBER OF BEDROOMS IN EXISTING ACCOMMODATION

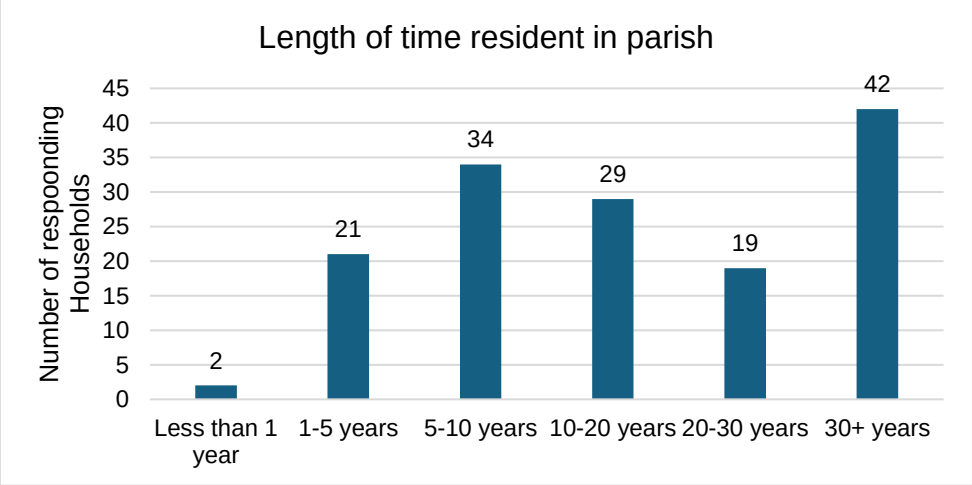

FIGURE 6 LENGTH OF TIME RESIDENT IN PARISH

Seven 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 future *housing* development

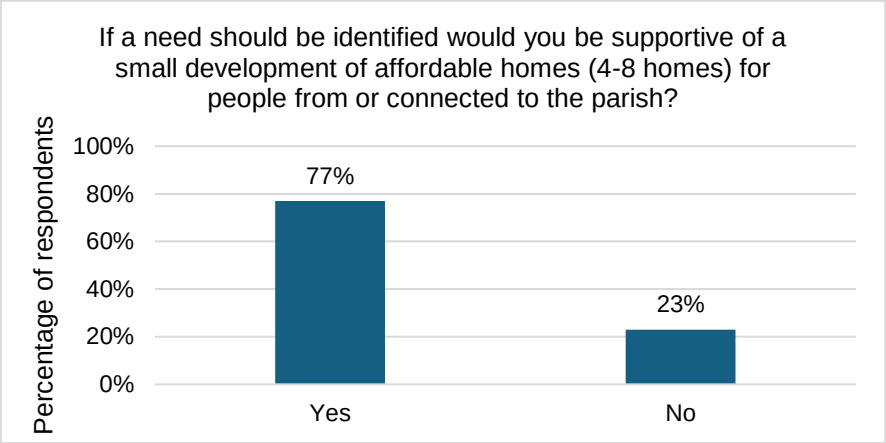

FIGURE 7 SUPPORT FOR SMALL DEVELOPMENT OF AFFORDABLE HOMES FOR LOCAL PEOPLE

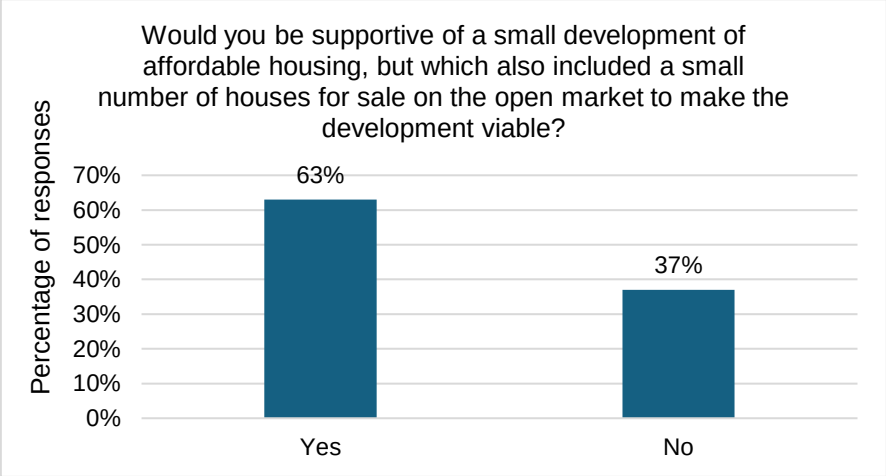

FIGURE 8 SUPPORT FOR SMALL DEVELOPMENT OF AFFORDABLE HOUSING WHICH INCLUDES SOME HOUSES FOR SALE ON THE OPEN MARKET

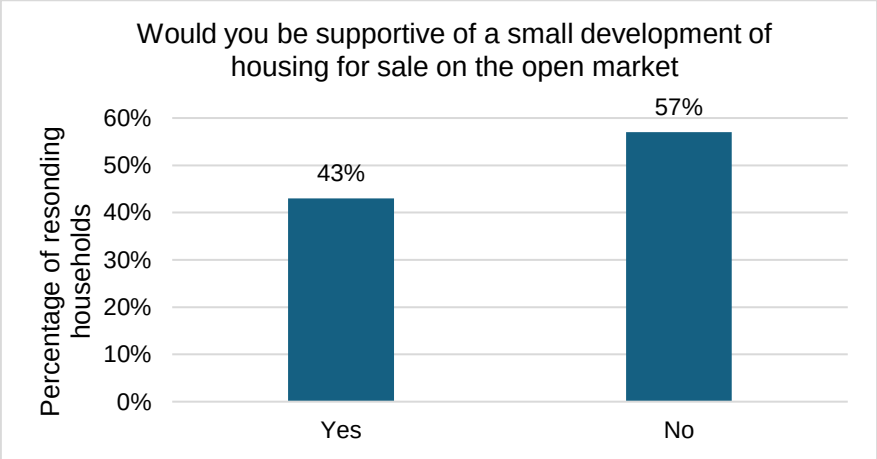

FIGURE 9 SUPPORT FOR SMALL DEVELOPMENT OF OPEN MARKET HOUSING

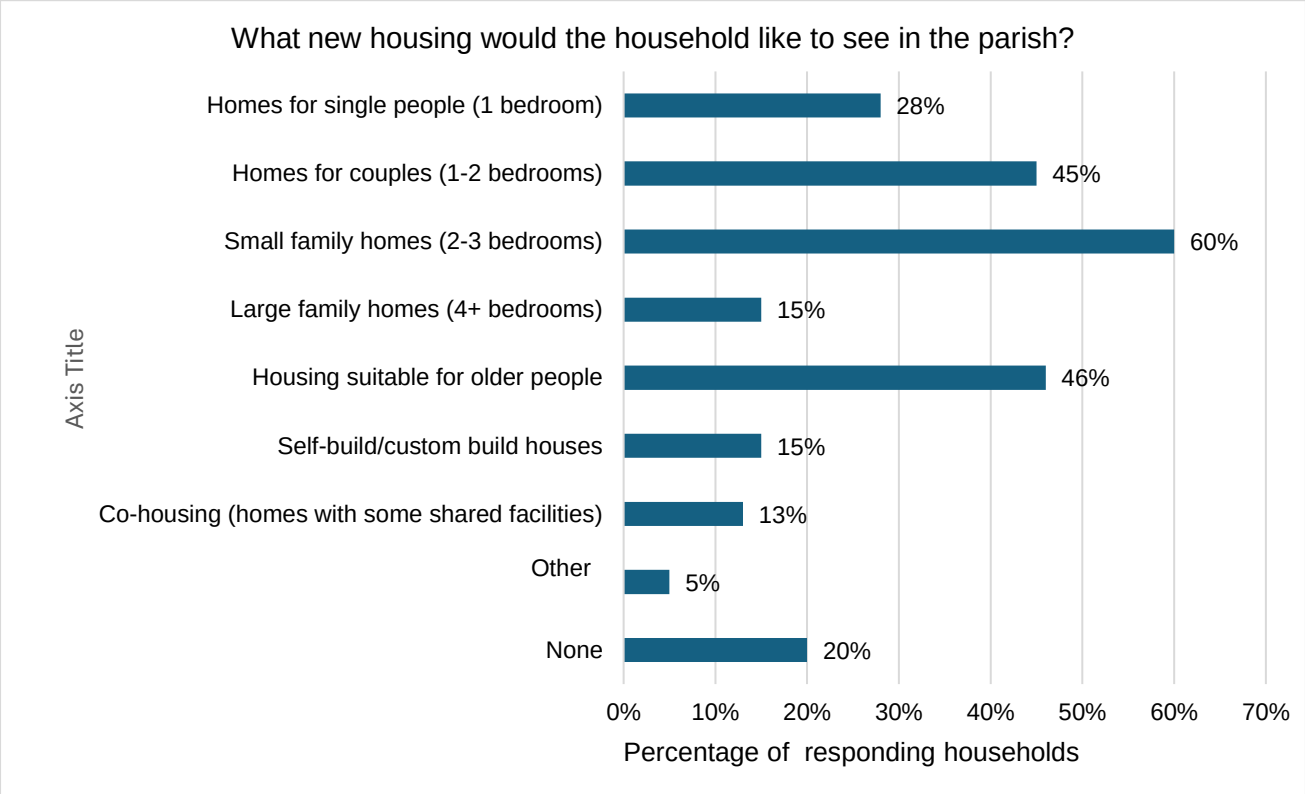

FIGURE 10 PREFERRED TYPES OF NEW HOUSING

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 15 households who responded YES to question 17 indicating that they had a housing need. 14 of these households were currently resident in Horringer cum Ickworth.

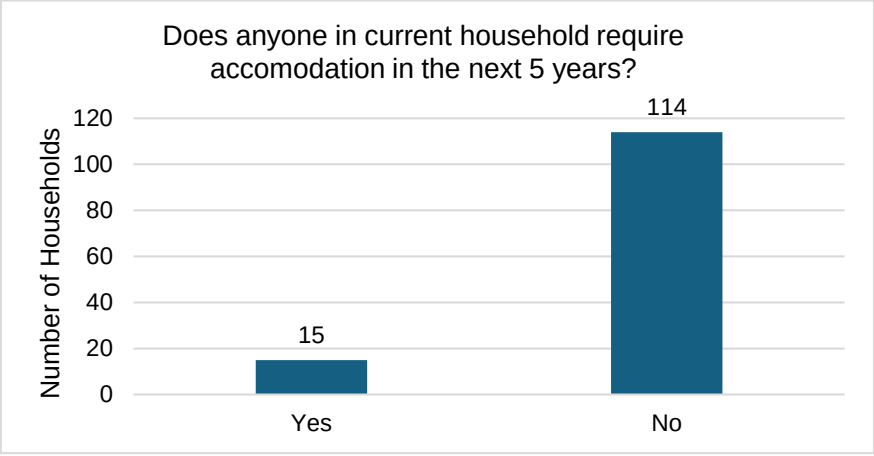

FIGURE 11 HOUSING NEED IDENTIFIED BY RESPONDING HOUSEHOLDS

Please tick all that apply. No. of responding households – 19

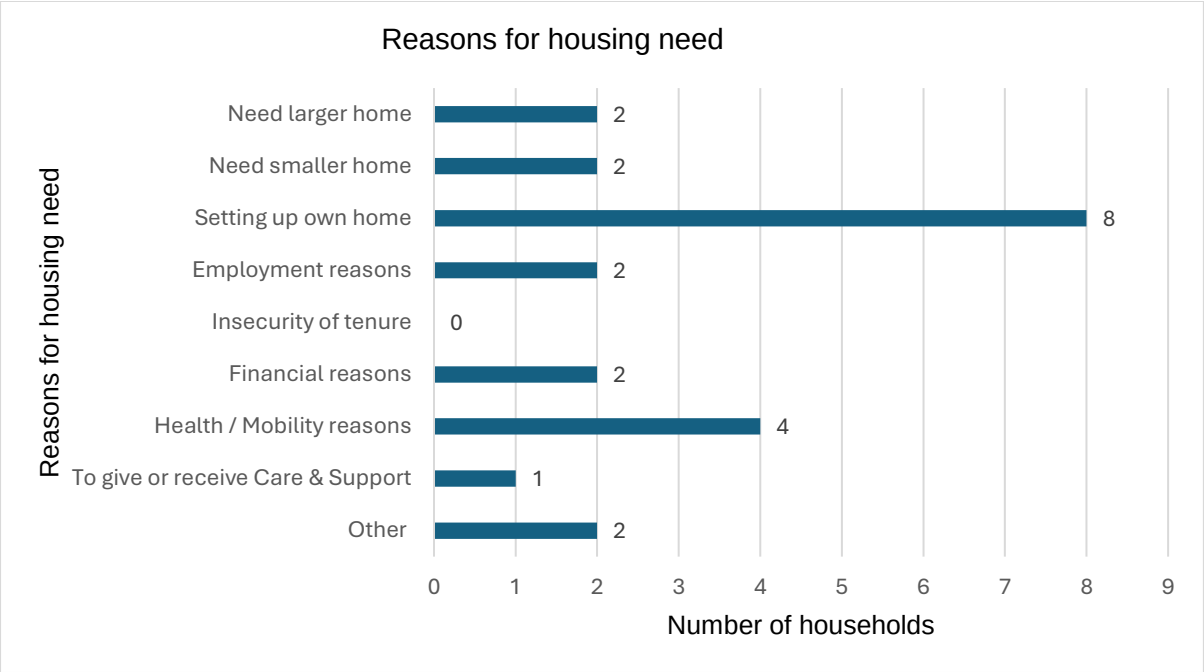

FIGURE 12 REASONS FOR HOUSING NEED

5 of the 15 households wanted to move outside of the parish. The responses of the remaining 10 households were then used to assess the size, tenure and type of property that would best meet their housing need.

The responses considered included 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 (self-funded)	Sheltered Housing (open market	
1 Bed	0	1	0	0	0	**1**
2 Bed	1 Bungalow	2	1	0	1	**5**
3 Bed	1 Bungalow	1	0	0	0	**2**
4 Bed	1	0	0	1	0	**2**
5 Bed	0	0	0	0	0	**0**
Total	**3**	**4**	**1**	**1**	**1**	**10**

TABLE *2* HOUSING NEED IN HORRINGER CUM ICKWORTH IDENTIFIED BY HNS SURVEY 202*4*

In addition to the households who indicated a housing need in the survey, the local housing register HomeLink had 19 households with a connection to Horringer registered. Of the 19 only 2 were currently residing in Horringer cum Ickworth. This indicates 17 households outside Horringer cum Ickworth with a local connection who wish to live in Horringer cum Ickworth. One HNS responding household was registered with HomeLink which indicates that there are 18 households on the HomeLink register whose information was not included in the survey.

Housing Need	HomeLink Band					
	A	B	C	D	D*	
1 Bed	0	1	4	3	0	**8**
2 Bed	0	0	2	2	0	**4**
3 Bed	1	1	0	1	0	**3**
4 Bed	1	3	0	0	0	**4**
	2	**5**	**6**	**6**	**0**	**19**

TABLE *3* HOUSING NEED IN HORRINGER CUM ICKWORTH IDENTIFIED BY HOMELINK REGISTER *2024*

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 median or lower incomes to purchase on the open market. Median property prices are currently more than 9 times the median workplace income. There is limited availability of rental homes from either the social housing or private rental sector.

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

77% of respondents were in favour of a small development of affordable housing.

When asked what new housing they would prefer to see in the parish the response was strongly in favour of smaller housing types. 60% of respondents were in favour of small family homes, 46% in favour of housing for older people and 45% in favour of 1- or 2-bedroom homes for couples. Only 15% were in favour of larger family homes. 20% 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.

Of the 147 responding households 15 indicated that they had a housing need.10 of the households wished to remain in Horringer. The survey showed the greatest housing need in the affordable/social sector was for starter homes and homes for young families. The survey also showed a housing need for homes on the open market suitable for older people. including bungalows.

These numbers do not include any unidentified need from those who did not respond to the survey and those looking to move into Horringer cum Ickworth who have not already been identified by close family living in Horringer cum Ickworth 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.