

HOUSING GROUP – REPORT FOR OCTOBER MEETING

Background: *The existing situation.*

There is currently a grand total of 148 residences in Bredfield, the bulk of which, 103, are detached houses or bungalows. The majority of these are owned outright whilst the minimum are occupied by rent paying tenants. The existing Physical Limits Boundary (PLB) fits tightly around the present settlement, leaving limited room for any extensive development. Under the Local Plan, Suffolk Coastal District Council envisages building at least 7,900 new homes over the 17 year plan period, an average of 465 new houses per annum. For this to be achieved, Local Service Centres, such as Bredfield, will have to provide some of this new housing stock and under the current outline plan, a total of ten new houses would be our share – although with some recent building, SCDC would not be looking for more than a small development, of up to 7 new houses in the Parish.

There is currently an imbalance in the type of properties available in the village, with a preponderance of detached houses with little opportunity for first time buyers or affordable rented accommodation. Some concern has been expressed over the resulting makeup of the village, with the population of Bredfield being predominantly older – the median age is 51 years, with about a quarter being over the age of 65 years. The village is classified, according to demographic profiles, as being occupied by “Wealthy Achievers” or well-off “Country Living” homeowners.

The future: *what Bredfield will look like if your Group achieves its’ aim*

To meet the provision of new houses in Bredfield proposed by the Local Plan over the next fifteen years, then we should make sure that the type of houses are in line with the wishes of the majority of the residents and also meet the needs of potential residents and should be built on a site acceptable to the majority. Putting it simply we should make sure that any development is what we all want and it is done in the right way and in the right place. To overcome the imbalance of housing types and widen the social background, a small development of 5 – 7 houses suitable for first time buyers would be the ideal. Younger families and first time buyers would help keep the village alive and not allow it to become a dormitory for the wealthy retired.

Methodology:

A full housing survey was carried out during 2010 – 11 by Suffolk ACRE on behalf of the Parish Council. A check on the results of that survey by conducting a shortened version was carried out during June 2015. Previous Village Appraisals (1978 and 1990) and the more recent Parish Plan (2006) which consulted all villagers, asked for views on the need and scale of any future development, and the 2015 survey revisited this by posing similar questions.

Issues Identified:

The 2011 Housing Survey established the fact that there was no need for affordable housing from within the existing population. The more recent 2015 check survey confirmed the findings of the 2011 questionnaire by again showing that no one currently residing in the village was in need of affordable housing. The Parish Plan (2006) had indicated that most villagers would support a small development and this fact was confirmed by the majority of responders to the 2015 survey. It may be noted that the earlier Village Appraisals (1978, 1990) had also produced similar results. None of the surveys have tackled the location of any development and this remains an outstanding point.

Supporting evidence:

The evidence was drawn from conducting a housing survey, the result of which were compared to an earlier, similar survey, and by comparison with similar questions posed in the Parish Plan (2006) and Village Appraisals (1978 / 1990).

For the June 2015 survey a total of 120 questionnaires were delivered, with 47 being returned, a response of 39.1% and representing 113 individuals or 33.2% of the total population of the village.

This may be compared to the 2011 survey, which had a 31% return rate. Only ten respondents indicated that they wished to move, and of those that gave a reason, six were because their current house was too big and they wanted to downsize, whilst two required a larger house, because their current house was too small. When questioned on whether or not they would be in favour of a small development of affordable houses, the majority – 37 – supported the idea. These results tended to confirm the earlier results of the 2006 Parish Plan survey which had shown the majority supporting a small development of up to 5 houses, preferably for young families.

Housing figures were drawn from Suffolk Coastal Local Plan.

Details of the social demographic breakdown were obtained from the Office of National Statistics (ONS) and the current housing state from the 2011 Census, both made available through Suffolk Observatory.

Objectives:

The main questionnaire should be used to consolidate the findings of the surveys mentioned above and confirm the scale of development that would be acceptable and the type of housing required. The future location of any development must also be determined. Various potential sites have been offered, and these should be included in the questionnaire to obtain a majority view on which is the most acceptable. This should allow site(s) to be identified which may be offered as potential for meeting the objectives of the Local Plan.

NOTES:

From the 2011 Census

Total number of dwellings in Bredfield:	148
Detached:	103
Semi-detached:	40
Terraced:	4
Flat conversion:	1

% owned outright:	55.8%
% with mortgage:	37.7%
Rented:	6.5%

From Office of National Statistics (ONS) 2013:

Total number of residents in Bredfield:	337
Males:	170
Females:	167

Of these 28.78% were over the age of 64

The median age is 51 yrs.

The village is classified by demographers as being occupied by:

: 'Wealthy Achievers'. This is defined as being "Executives, Affluent Greys, and Flourishing Families", typically meaning mature professionals, well off commuters, retired couples or well-off working families. (source:CACI/Acorn)

: "Rural Living" = well-off homeowners who live in the countryside often beyond easy commuting reach of major towns and cities. Some people are landowners or farmers, others run small

businesses from home, some are retired and others commute distances to professional jobs.
(Experian/Mosaic)