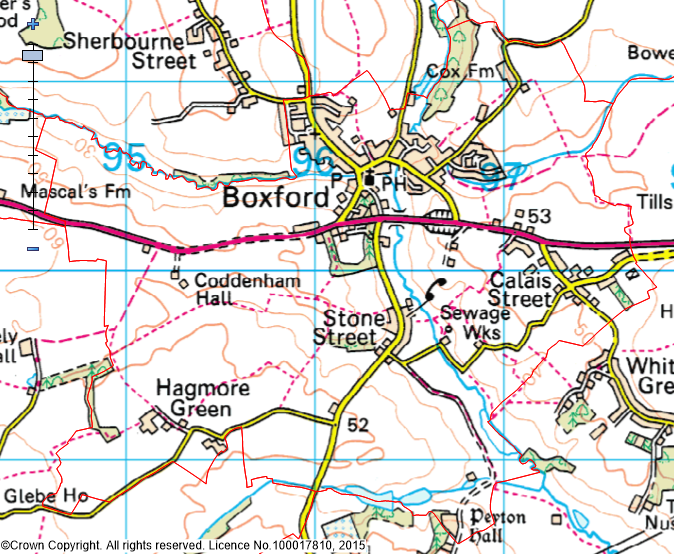
**BOXFORD**

**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** |
| **1,221** | **221 (18.1%)** | **698 (57.2%)** | **302 (24.7%)** | **0.75** |
| 50% males  50% females | Babergh Avg = 18.1%  England Avg = 18.9% | Babergh Avg = 60.5%  England Avg = 64.7% | Babergh Avg = 21.4%  England Avg = 16.3% | Babergh Avg = 0.65  England 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** |
| **84** | **58** | **16** |
| 16.3% of all Households  (Babergh Avg = 14.1%)  (England Avg = 12.4%) | 11.2% of all Households  (Babergh Avg = 14.0%)  (England Avg = 17.9%) | 11.6% of all families with dependent children  (Babergh Avg = 19.1%)  (England avg = 24.5%) |

[Source: ONS 2011 Census: KS105EW]

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| **General Health** (All Usual Residents) | | | | |
| **Very Good**  **47.7%** | **Good**  **35.2%** | **Fair**  **13.2%** | **Bad**  **3.2%** | **Very Bad**  **0.7%** |
| Babergh Avg = 46.6%  England Avg = 47.2% | Babergh Avg = 35.8%  England Avg = 35.2% | Babergh Avg = 13.2%  England Avg = 12.8% | Babergh Avg = 3.5%  England Avg = 3.6% | Babergh Avg = 0.9%  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** |
| **516** | **409** (79.2%) | **1** (0.1%) | **58** (11.2%) | **40** (7.7%) |
| Babergh Avg = 71.9%  England Avg = 63.3% | Babergh Avg = 0.5%  England Avg = 0.8% | Babergh Avg = 13.1%  England Avg = 17.7% | Babergh Avg = 12.6%  England Avg = 16.8% |

[Source: ONS 2011 Census: QS405EW]

* At the time of the 2011 Census some 24 dwellings (4.4% of all dwellings in Boxford) appeared to be unoccupied. (Babergh Avg = 3.8%) [QS418EW]

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| **Number of Bedrooms (Occupied Households)** | | | | |
| **None** | **1 bed** | **2 bed** | **3 bed** | **4 bed +** |
| **0** (0%) | **24** (4.6%) | **89** (17.3%) | **224** (43.4%) | **179** (34.7%) |
| Babergh Avg = 0.1%  England Avg = 0.2% | Babergh Avg = 6.3%  England Avg = 11.8% | Babergh Avg = 25.4%  England Avg = 27.9% | Babergh Avg = 42.0%  England Avg = 41.2% | Babergh Avg = 26.2%  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** |
| **516** | **437 (84.7%)** | **3 (0.6%)** |
| Babergh Avg = 80.6% / England Avg = 68.7% | Babergh Avg = 1.5% / 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** |
| **0** | **1** | **2** | **21** | **25** |

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

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| **Avg Price & No (in brackets) of Properties Sold in CO10 Postcode Area (Aug 2018)** | | | | |
| **Detached** | **Semi-Det** | **Terraced** | **Flat** | **All** |
| £414,610 (25) | £274,596 (26) | £227,560 (25) | £154,128 (7) | £292.441 (83) |

[Source: Right Move website: Market Trends]

**In Babergh, in 2017 …the average wage was £24,499.  The average house price was £269,498.  Therefore, the wage to house price ratio = x 11.00**

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

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| **Other Information**   * **County Councillor = Cllr James Finch** (Stour Valley Division) * **District Councillor = Cllr Bryn Hurren** (Box Vale Ward) * Boxford is identified as a **Core Village** in Policy CS2 of the Babergh Local Plan 2011-2013 (Core Strategy & Policies) DPD (Adopted Feb 2014) * Boxford forms part of a wider ‘functional cluster’ which includes the following hinterland villages: Assington, Edwardstone, Groton, Kersey, Layham, Leavenheath, Lindsey, Little Waldingfield, Milden, Monks Eleigh, Newton, Polstead, Shelley and Stoke-by-Nayland * Local Services in Boxford include … a Primary School, Village Store / Post Office, Parish Church, Village Hall, Garage and Public Houses * 71.5% of all households with at least one usual resident in Boxford are reliant on oil-fired heating [QS415EW] * The following Housing Association’s (Registered Providers) are currently known to be active in Boxford: Flagship and Orwell Housing * The **2014 Suffolk Housing Survey** shows that, across Babergh 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. |