**HARKSTEAD**

**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** |
| **287** | **49** (17.1%) | **164** (57.1%) | **74** (25.8%) | **0.75** |
| 48.8% males  51.2% 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** |
| **29** | **12** | **2** |
| 23.6% of all Households  (Babergh Avg = 14.1%)  England Avg = 12.4%) | 9.7% of all Households  (Babergh Avg = 14.0%)  (England Avg = 17.9%) | 7.4% 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**  **48.4%** | **Good**  **34.1%** | **Fair**  **14.6%** | **Bad**  **2.1%** | **Very Bad**  **0.8%** |
| 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** |
| **123** | **91** (74.0%) | **0** (0%) | **14** (11.4%) | **15** (12.2%) |
| 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 8 dwellings (6% of all dwellings in Harkstead) 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%) | **3** (2.4%) | **34** (27.6%) | **45** (36.6%) | **41** (33.4%) |
| 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** |
| **123** | **105** (85.4%) | **5** (4.1%) |
| 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** | **2016/17** | **2017/18** | **2018/19** |
| 0 | 0 | 1 | 0 | 3 |

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

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| **Avg Price & No (in brackets) of Properties Sold in IP9 Postcode Area (Aug 18)** | | | | |
| **Detached** | **Semi-Det’** | **Terraced** | **Flat** | **All** |
| £423,250 (8) | £241,100 (5) | £204,000 (1) | £0 (0) | £342,535 (14) |

[Source: Right Move website: Market Trends]

**BABERGH**

**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 David Wood** (Peninsula Division) * **District Councillor = Cllr Mary McLaren** (Stour Ward) * Harkstead is identified as a **Hinterland Village** in Policy CS2 of the Babergh Local Plan 2011-2013 (Core Strategy & Policies) DPD (Adopted Feb 2014) * Harkstead forms part of a wider ‘functional cluster’ that is centred on the Core Village of Holbrook * Local services in Harkstead are limited but include a Parish Church, Village Hall and a Pub / Restaurant * 57% of all households with at least one usual resident in Harkstead rely on oil-fired central heating. A further 19.5% rely on electricity (storage heaters) to heat their homes [QS415EW] * The only Housing Association (Registered Provider) currently known to be active in Harkstead is 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. |