**WHERSTEAD**

**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** |
| **342** | **57** (16.7%) | **206** (60.2%) | **79** (23.1%) | **0.66** |
| 49.7% Males50.3% 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 = 0.65England 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** |
| **10** | **17** | **2** |
| 7.9% of all Households(Babergh Avg = 14.1%)(England Avg = 12.4%) | 13.4% of all Households (Babergh Avg = 14.0%)(England Avg = 17.9%) | 6.7% 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****43.6%** | **Good****35.1%** | **Fair****12.9%** | **Bad****6.7%** | **Very Bad****1.7%** |
| 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** |
| **127** | **95** (74.8%) | **1** (0.8%) | **0** (0%) | **28** (22.0%) |
| 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 5 dwellings (3.8% of all dwellings in Wherstead) 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%) | **2** (1.6%) | **34** (26.8%) | **60** (47.2%) | **31** (24.4%) |
| 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** |
| **127** | **111** (87.4%) | **1** (0.8%) |
| 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** | **2017/2018** |
| 0 | 0 | 0 | 0 | 0 |

[Source: Babergh & Mid Suffolk Housing Monitoring Data]

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| **Avg Price & No (in brackets) of Properties Sold in IP9 Postcode Area (Aug 2015)** |
| **Detached** | **Semi-Det’** | **Terraced** | **Flat** | **All** |
| £353,623 (10) | £198,429 (7) | £307,100 (5) | £65,000 (1) | £283,727 (23) |

[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 Christopher Hudson** (Belstead Brook Division)
* **District Councillor = Cllr Jane Gould** (Orwell Ward)
* Wherstead is identified as a **Countryside Village** in Policy CS2 of the Babergh Local Plan 2011-2013 (Core Strategy & Policies) DPD (Adopted Feb 2014)
* Wherstead is part of two wider ‘functional clusters’, one of which includes other parishes on the Babergh fringe of Ipswich and the other centred on Core Village of Holbrook
* Wherstead is a little odd in that, while it has very few local services (schools, village shop etc.) situated within its parish boundary, it is home to the Suffolk Food Hall, Jimmy’s Farm, the Suffolk Ski-Centre and - at Wherstead Park - the Head Offices of the East of England Co-operative Society
* 56% of all households in Wherstead with at least one usual resident have access to gas-fired central heating. A further 28% are reliant on oil-fired heating [QS415EW]
* There are no Housing Association’s (Registered Providers) currently known to be active in Wherstead
* 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.
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