

Walberswick Housing Needs Survey

Executive Summary and Key Findings

June 2022

Walberswick Parish Council carried out a Housing Survey to determine the level of need for housing across all tenure types (privately owned or rented) in the parish. The Housing Survey used was compiled by Community Action Suffolk in agreement with Walberswick Parish Council. The survey was distributed to each of the 339 households within the parish boundary.

The aim of the survey was to understand the existing and future housing needs for Walberswick residents including family members (not necessarily living in Walberswick) and other members of the household. The study was designed to understand Walberswick's current housing stock and whether this meets the needs of residents and is affordable to them.

This study included-

- General information about existing housing in Walberswick including 2011 Census data
- A Housing Survey to determine the housing needs of current households
- Contextual information about Walberswick
- Information from the Gateway to Home Choice housing register to cross check the findings

Community Action Suffolk have independently undertaken data analysis and the writing of this report.

Please note that the percentages shown in the report have been individually rounded and therefore may not total 100.

Key Findings

	Number	%
Surveys Returned Completed (full or partial)	175	52%
Surveys Not Completed or Returned or Blank	164	48%
Total Surveys Distributed	339	100%

175 completed surveys were returned fully or partially completed via post and on-line. 164 surveys were not returned. The Walberswick Housing Survey 2022 achieved a 52% return rate. The average return rate for HNS is generally between 30 - 40% which indicates that the number of responses received provide a robust sample snapshot of Walberswick parish.

From the 175 surveys returned, 16 households responded indicating a need within existing Walberswick households representing 30 individuals. 19 households

identified a need for 28 family members (people with a local connection) wishing to move or return to Walberswick. Together the responses indicated a need for additional housing by 35 households (58 people).

Of the 175 surveys returned, 70 (40%) indicated that their home in Walberswick was a second home. 30% of the second homeowners indicated that they intended to make Walberswick their main home on retirement.

63% of survey respondents were in favour of new small family homes with 2 or 3 bedrooms and 41% were in favour of homes for older people. The comments on possible new property contained many references to the need for any new properties to be affordable and available only to individuals who had a local connection.

Property in Walberswick is currently valued at more than twice the average value of property across Suffolk. The current average value for a 3-bedroom semi-detached house in Suffolk is £286,326. The current average value of a 3-bedroom semi-detached house in Walberswick is £703,880. ([Area guide for Suffolk - Zoopla](#)) This will impact on those with an average salary looking to rent or buy in Walberswick. It will affect both young adults who have grown up in the village and key workers who provide services for the village throughout the year.

Data from the 2011 census used to compare housing stock between Walberswick, Suffolk and England shows Walberswick to have a lower percentage of one- and two-bedroom properties compared to the average in both Suffolk and England. This will have an impact those looking to down-size as well as those looking to buy or rent their first home.

The current figure for those registered on Gateway to Home Choice provided by East Suffolk District Council is 5 applicants on the housing register indicating a local connection to Walberswick.

The final number of properties will need to be agreed, together with the size, type & tenure of dwellings with the Parish Council, Local Authority, and any appointed Registered Provider. The relevant parties involved may wish to consider providing housing on phased basis and on more than one site.

The final mix of properties will be subject to the constraints of any suitable site(s) together with evidence of people registering their interest as the scheme progresses. When making this decision, all parties should note the need indicated for units to downsize to in the open market sector.

1. Survey Method

The Housing Survey used was compiled by Community Action Suffolk in agreement with Walberswick Parish Council. The survey was distributed to each of the 339 households within the parish boundary by a local team of volunteers from Walberswick. The survey contained 55 questions and can be found in Appendix A. The closing date for the survey was 25th May 2022.

One survey form was provided per household with a unique code to allow the household to complete on-line or send a completed hard copy back. The unique code was to ensure that residents were only able to respond once to prevent the results being skewed. Households that had more than one housing need i.e. two or more people requiring housing going forward in different households could request additional forms from the Parish Council or Community Action Suffolk.

A return rate of 52% was achieved which indicated a need for additional housing by 35 households (58 people). The average return rate for HNS is generally between 30 - 40% which indicates that the number of responses received provide a robust sample snapshot of the parish.

175 surveys were returned fully or partially completed via post and on-line. 164 surveys were not returned. Data entry of the surveys was undertaken by Community Action Suffolk using bespoke in-house software. Each survey form input 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. For quality purposes a 20% sample of the surveys input were checked for accuracy.