**STOKE-by-NAYLAND**

**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** |
| **682** | **127** (18.6%) | **402** (58.9%) | **153** (22.4%) | **0.70** |
| 48.7% males51.3% 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** |
| **54** | **45** | **22** |
| 17.5% of all Households(Babergh Avg = 14.1%)England Avg = 12.4%) | 14.6% of all Households (Babergh Avg = 14.0%)(England Avg = 17.9%) | 27.8% 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****46.8%** | **Good****36.7%** | **Fair****11.4%** | **Bad****3.9%** | **Very Bad****1.2%** |
| 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** |
| **308** | **179** (58.1%) | **2** (0.6%) | **46** (14.9%) | **61** (19.8%) |
| 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 19 dwellings (5.8% of all dwellings in Stoke by Nayland) 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 +**  |
| **5** (1.6%) | **18** (5.8%) | **73** (23.7%) | **124** (40.3%) | **88** (28.6%) |
| 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** |
| **308** | **245** (79.5%) | **5** (1.6%) |
| 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 | 0 | 0 | 0 |

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

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| **Avg Price & No (in brackets) of Properties Sold in CO6 Postcode Area (Aug 2018)** |
| **Detached** | **Semi-det’** | **Terraced** | **Flat** | **All** |
| £452,619 (29) | £350,889 (9) | £251,600 (10) | £171,500 (1) | £374,402 (41) |

[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 James Finch** (Stour Valley Division)
* **District Councillor = Cllr Melanie Barrett** (Bures St Mary and Nayland Ward)
* Stoke by Nayland is identified as a **Hinterland Village** in Policy CS2 of the Babergh Local Plan 2011-2013 (Core Strategy & Policies) DPD (Adopted Feb 2014)
* Stoke by Nayland is part of a wider ‘functional cluster’ centred on the Core Village of Boxford
* Local Services in Stoke by Nayland include … a Primary School, General Store / Post Office, Parish Church, Village Hall and two pubs / restaurants. Nearby is the Stoke by Nayland Golf & Country Club
* 56% of all households with at least one usual resident in Stoke by Nayland are reliant on oil-fired heating [QS415EW]
* The following Housing Association’s (Registered Providers) are known to be active in Stoke by Nayland: Flagship and Orbit
* 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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