

Mendlesham

LOCAL HOUSING NEEDS SURVEY

EXECUTIVE SUMMARY 2025

This HNS report has been prepared by Community Action Suffolk (CAS) at the request of Mendlesham CLT.

In accordance with the signed agreements between Mendlesham CLT and CAS the full report should NOT be used or relied on by other third parties who are not listed as part of the agreement.

The full report contains commercially sensitive information and, except where/if noted (summary section) should under NO circumstances be shared, copied, or reproduced without written permission from Community Action Suffolk. This is to avoid complications that can arise with 'competing' open market developers and any other interested parties that are not listed within the agreement.

CAS advises Mendlesham CLT to inform parishioners with a copy of this summary together with how the Mendlesham CLT wishes to proceed to the next stage.

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Survey Method

The Housing Survey used was compiled by Community Action Suffolk in agreement with Mendlesham CLT. The aim of this survey was to understand the existing and future housing needs for Mendlesham residents including family members (not necessarily living in Mendlesham) and other members of the household. The study was also designed to understand Mendlesham's current housing stock and whether this is affordable to local people.

This study included-

- General information about the current housing in Mendlesham including 2021 Census data.
- A Housing Survey to determine the housing needs of current households.
- Contextual information about Mendlesham.
- Information from the Gateway to Home Choice register to cross check the findings.

714 surveys were distributed by a local team of volunteers in November 2024. The survey contained 38 questions and can be found in Appendix A.

A return rate of 32% was achieved.

225 surveys were returned fully or partially completed via post and on-line. 489 surveys were not returned. Each survey form 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. A 20% sample of the surveys input were checked for accuracy.

	Number	%
Surveys returned completed (full or partial)	225	32%
Surveys not completed or returned or blank	489	68%
Total Surveys distributed	714	100%

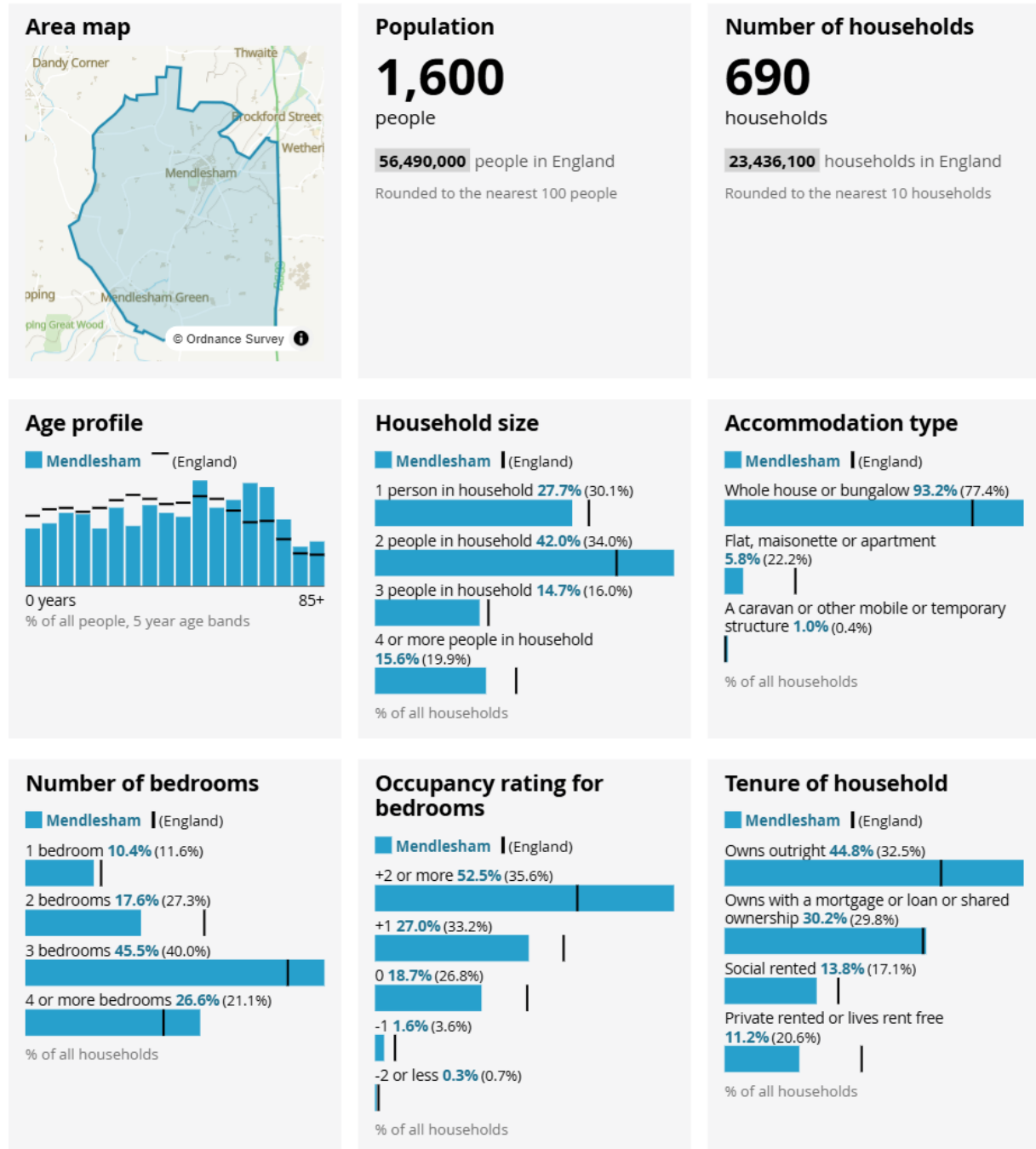
TABLE 1 SURVEY DISTRIBUTION AND RETURNS.

Throughout the report figures given in percentages have been rounded to the nearest whole percentage. Totalling percentages for a specific question may not add up to 100% due to the effect of rounding up or down.

Report Summary

Area profile – Mendlesham (Comparison with England)

Mendlesham



Source: Office for National Statistics - Census 2021

FIGURE 1 AREA PROFILE MENDLESHAM 2021

Contextual background

Mendlesham is a village and civic parish within the Mid Suffolk district of Suffolk approximately 5 miles from Stowmarket. The parish includes the hamlet of Mendlesham Green. The parish has a population of 1,600 within 690 households. The village offers a range of community facilities and services including a primary school, GP surgery, church, public house, shops and post office. Mendlesham has regular bus services to Ipswich, Eye, Diss and Stowmarket, these take senior bus passes from 9:30. There is also a Mid Suffolk Taxi-Bus on Monday, Wednesday and Friday to Stowmarket.

Demographic Profile

Mendlesham parish has an older age profile than that shown across England. The parish has a high proportion of smaller (1 or 2 person) households (70%), 52.5% of households live in homes with 2 or more spare bedrooms. A higher proportion of Mendlesham households live in homes with 3, 4 or more bedrooms than is typical across England. Homeownership is high at 75%. 14% of households live in socially rented properties.

Affordability of homes within Mendlesham and Mid Suffolk

Mid Suffolk 2023	
Median house price	£300,000
Median gross annual workplace earnings	£31,592
Ratio of Median house price to median gross annual workplace-based earnings	9.5

TABLE 2 RATIO OF MEDIAN HOUSE PRICE TO MEDIAN WORKPLACE EARNINGS MID SUFFOLK 2023

From the above it can be seen that across Mid Suffolk house prices were 9.5 times the median income levels in 2023.

The ratio of median house price to median gross annual workplace earnings has increased over the past years. Ten years ago, in 2013 the ratio was 7.27 and by 2023 it was 9.5. Homes in Mid Suffolk are becoming increasingly less affordable.

There is limited availability of rental property in Mendlesham either private rentals or affordable rentals.

Summary of general information from all respondents

Section 1 of the survey collected general information from all respondents. The pattern of responses received from the survey follows the pattern of the data from the 2021 Census. This indicates that responses came from a representative sample of the population.

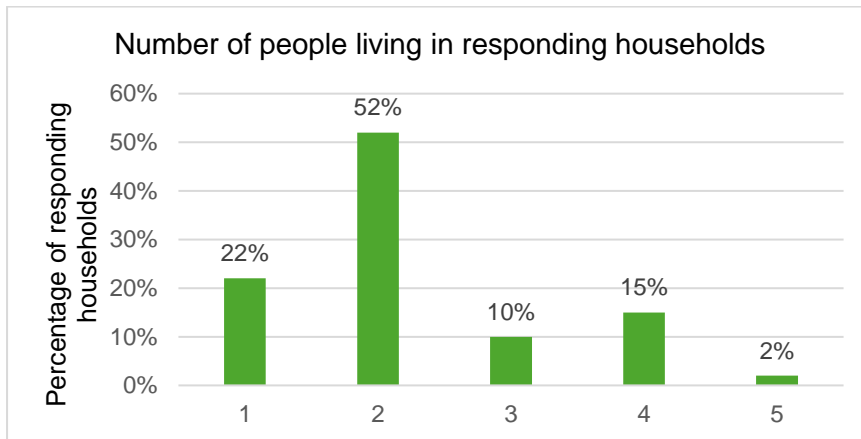


FIGURE 2 NUMBER OF PEOPLE LIVING IN HOUSEHOLD

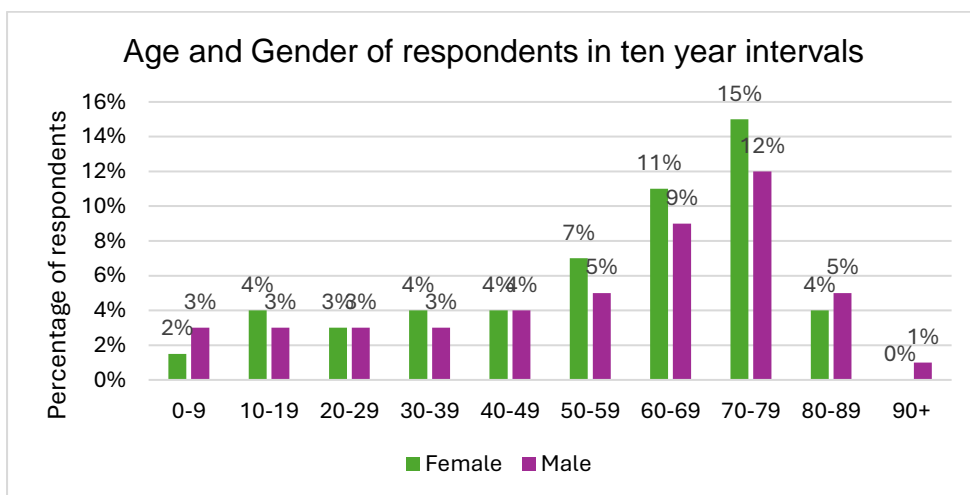


FIGURE 3 AGE AND GENDER OF RESPONDENTS

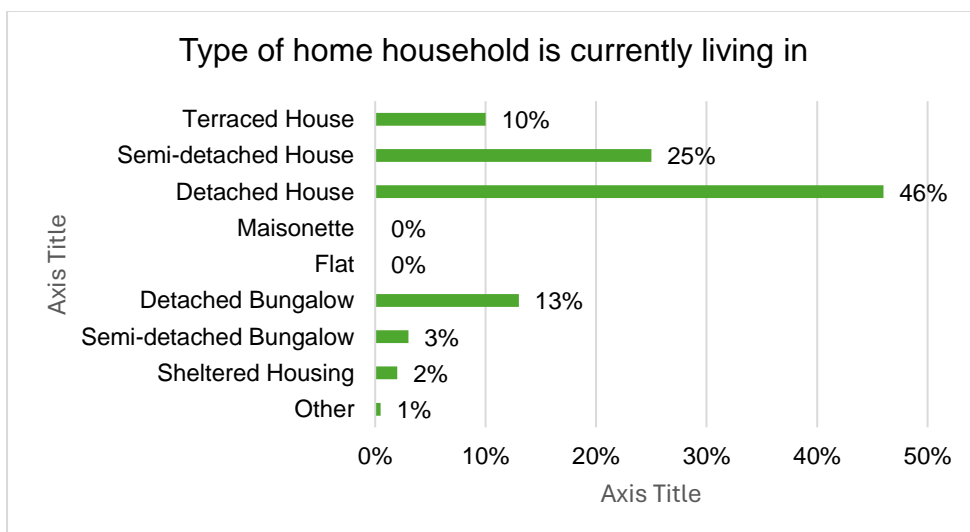


FIGURE 4 CURRENT TYPE OF ACCOMMODATION

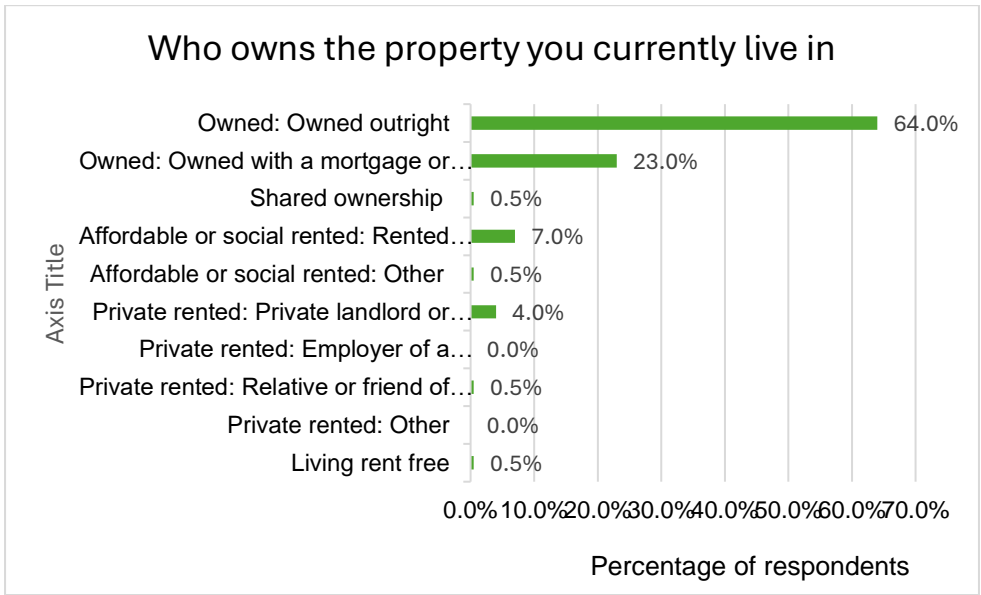


FIGURE 5 CURRENT TENURE OF RESPONDING HOUSEHOLDS

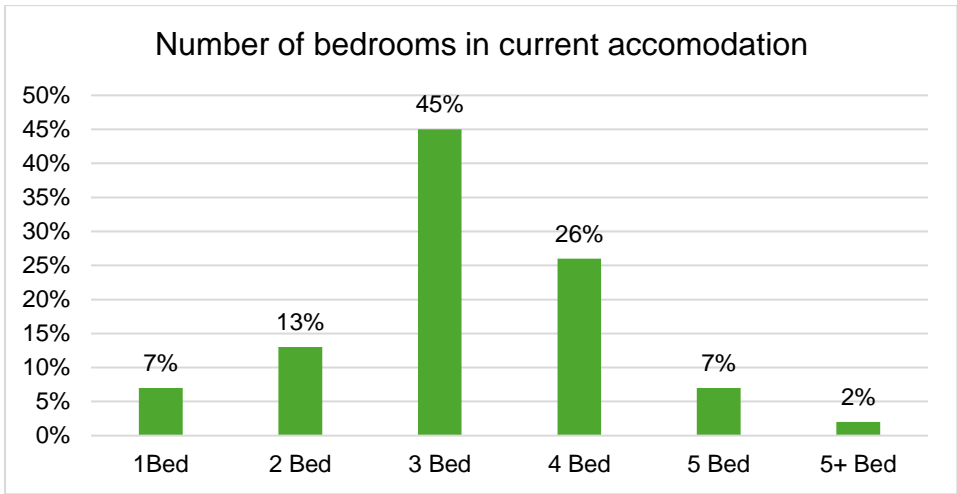


FIGURE 6 NUMBER OF BEDROOMS IN EXISTING ACCOMMODATION

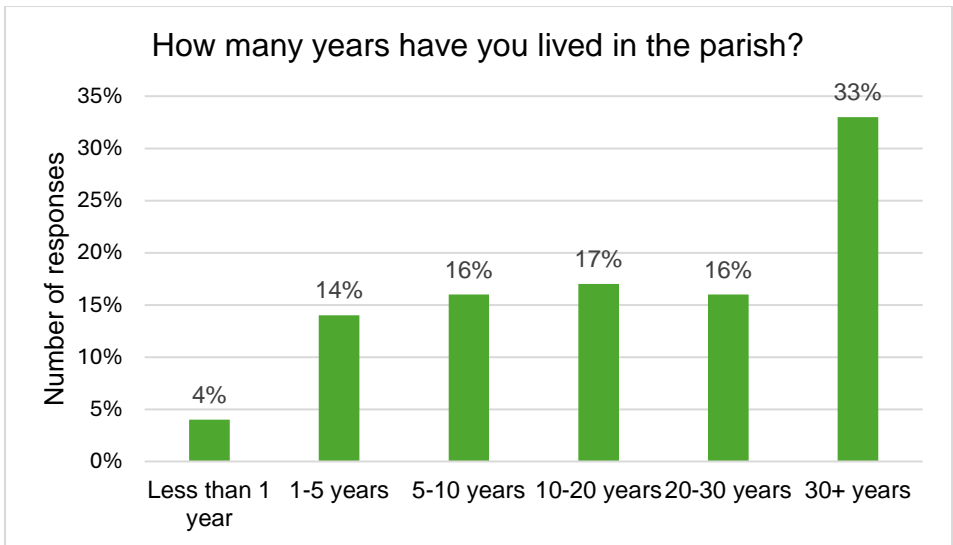


FIGURE 7 LENGTH OF TIME RESIDENT IN PARISH

Ten households have had family members move away from the parish in the last 5 years due to the lack of suitable housing.

Residents' views on future housing development

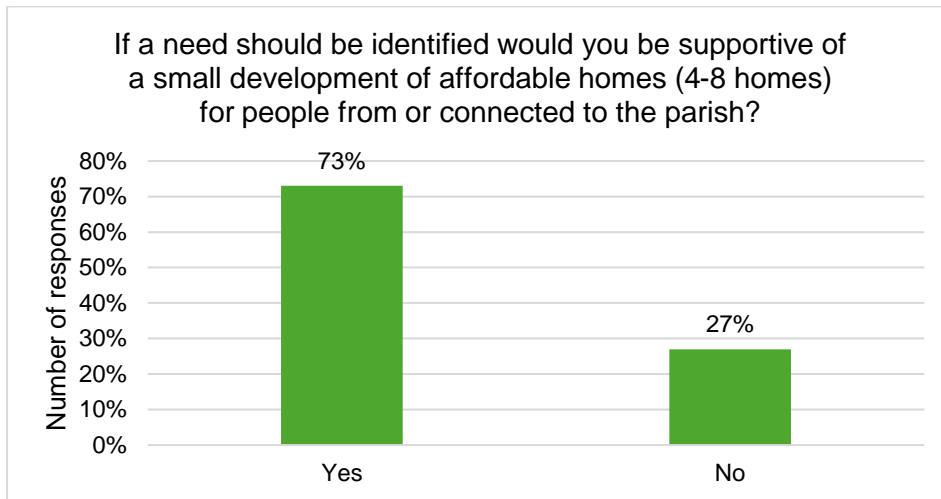


FIGURE 8 SUPPORT FOR SMALL DEVELOPMENT OF AFFORDABLE HOMES FOR LOCAL PEOPLE

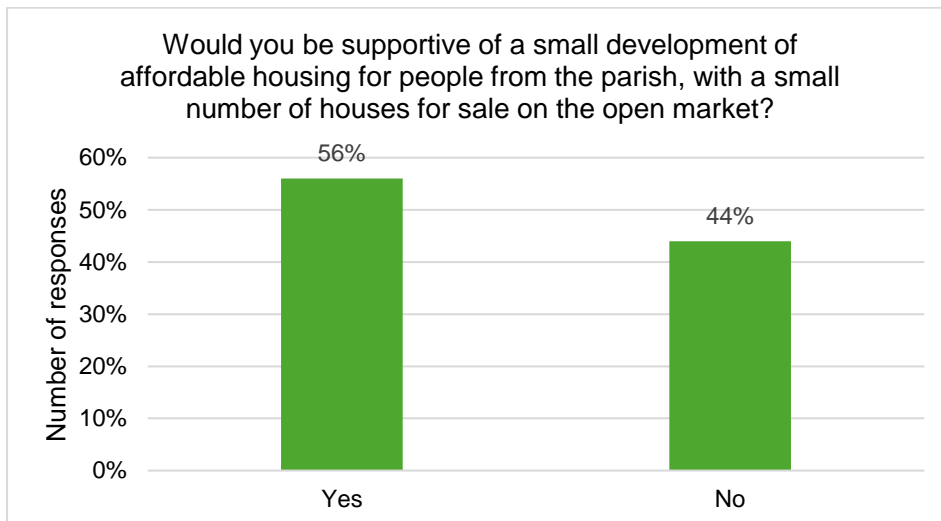


FIGURE 9 SUPPORT FOR SMALL DEVELOPMENT OF AFFORDABLE HOUSING WITH SOME HOMES FOR SALE ON THE OPEN MARKET

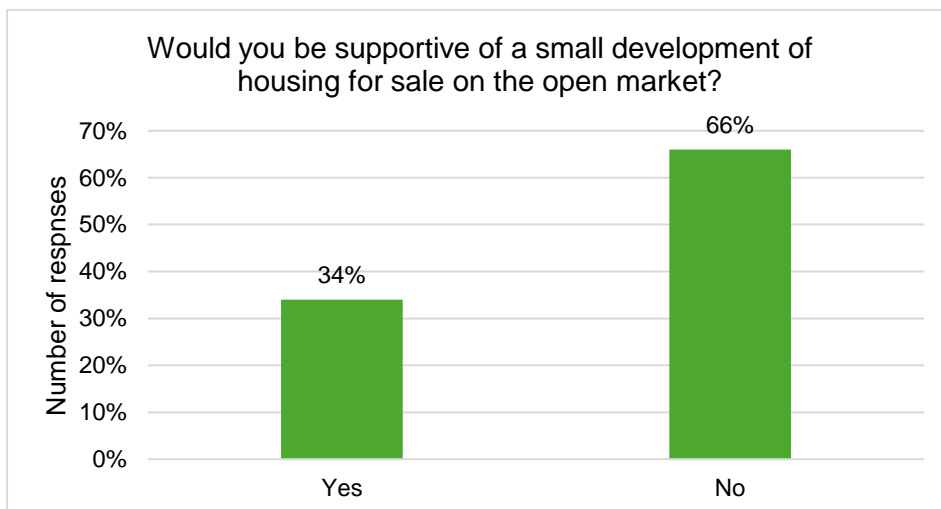


FIGURE 10 SUPPORT FOR SMALL DEVELOPMENT OF OPEN MARKET HOUSING

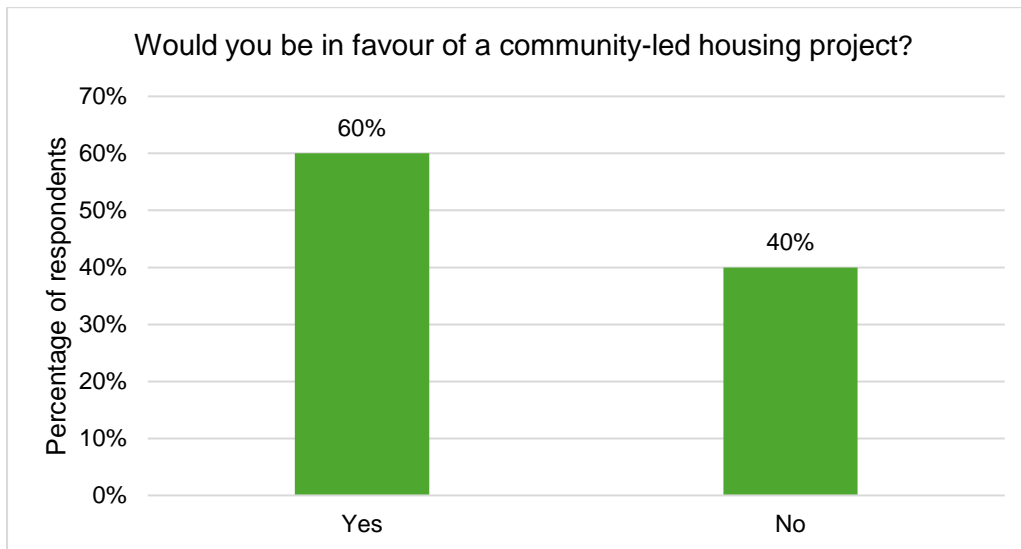


FIGURE 11 WOULD YOU BE IN FAVOUR OF A COMMUNITY-LED HOUSING PROJECT

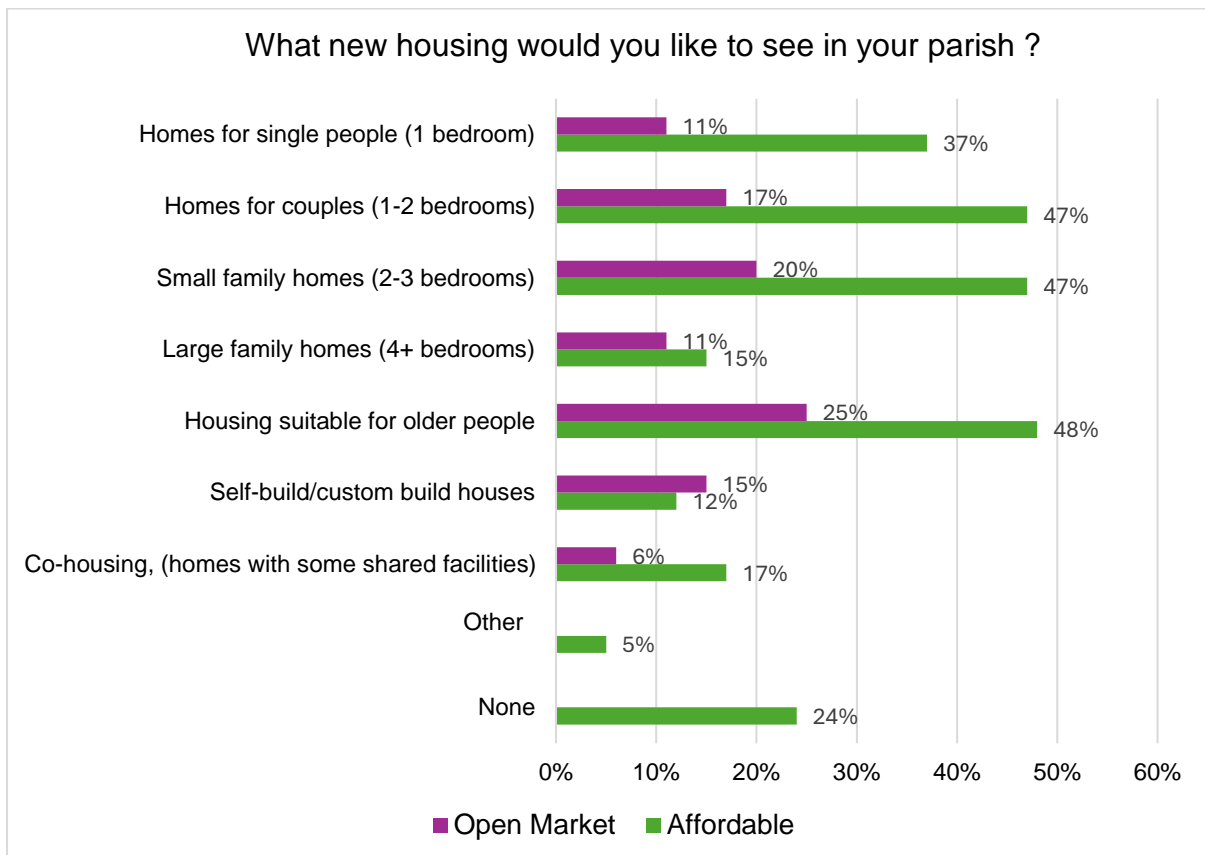


FIGURE 12 PREFERRED TYPES OF NEW HOUSING

Summary of housing need

Section 2 of the survey was designed to be completed only by those households with a housing need. The following analysis is of the answers from the households who responded YES to question 17 indicating that they had a housing need. All 19 of these households were currently resident in Mendlesham.

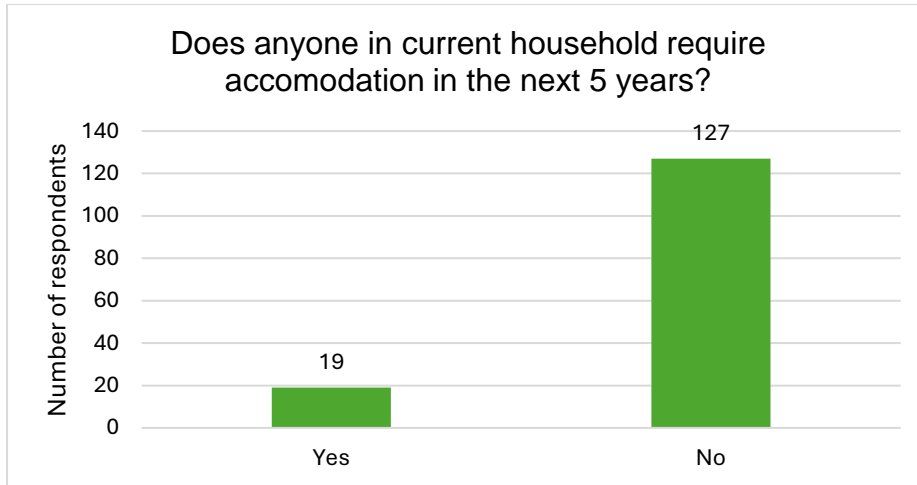


FIGURE 13 HOUSING NEED IDENTIFIED BY RESPONDING HOUSEHOLDS

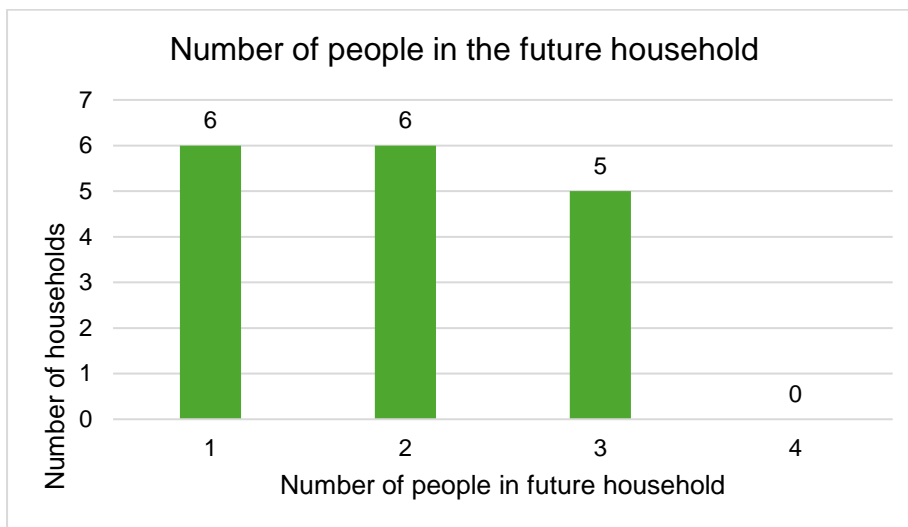


FIGURE 14 NUMBER OF PEOPLE IN THE FUTURE HOUSEHOLD

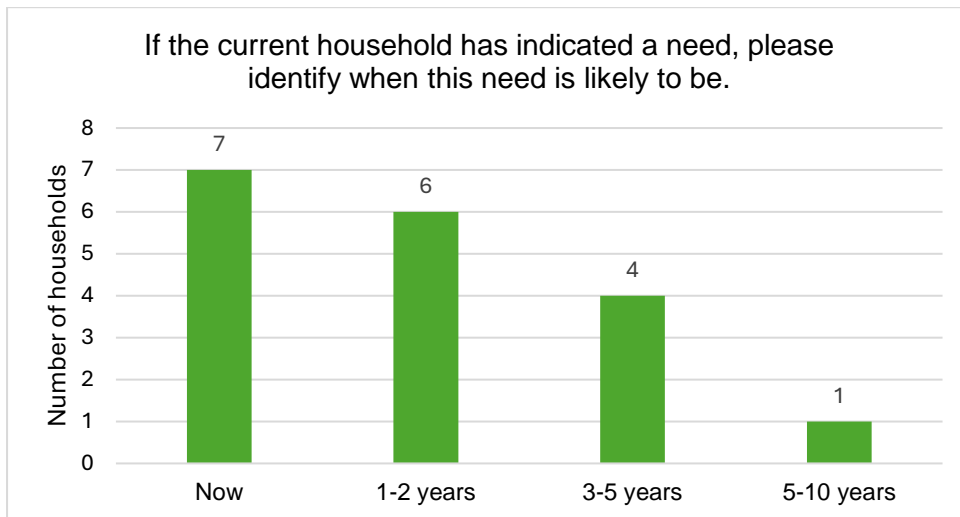


FIGURE 15 WHEN WILL HOUSING BE NEEDED

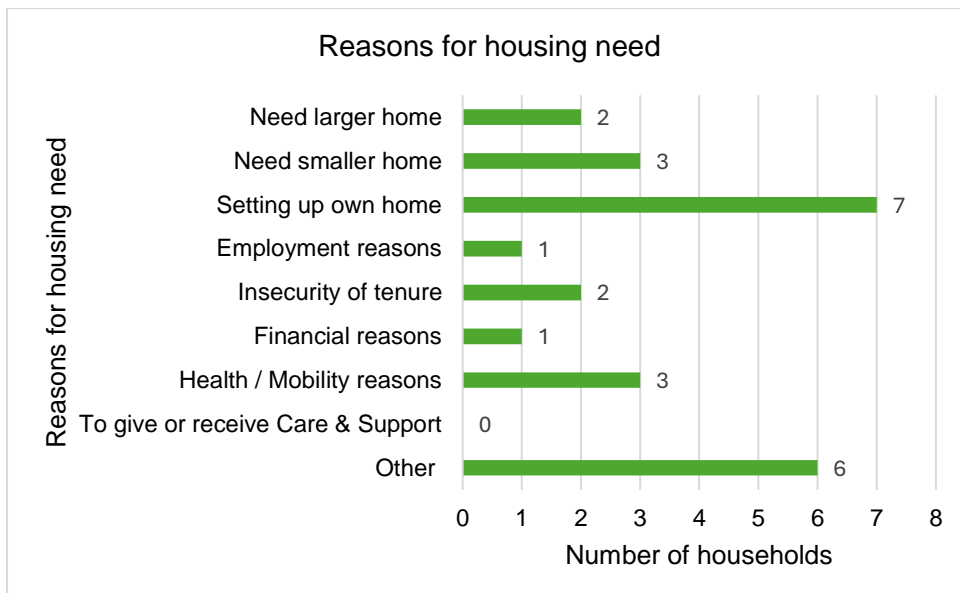


FIGURE 16 REASONS FOR HOUSING NEED

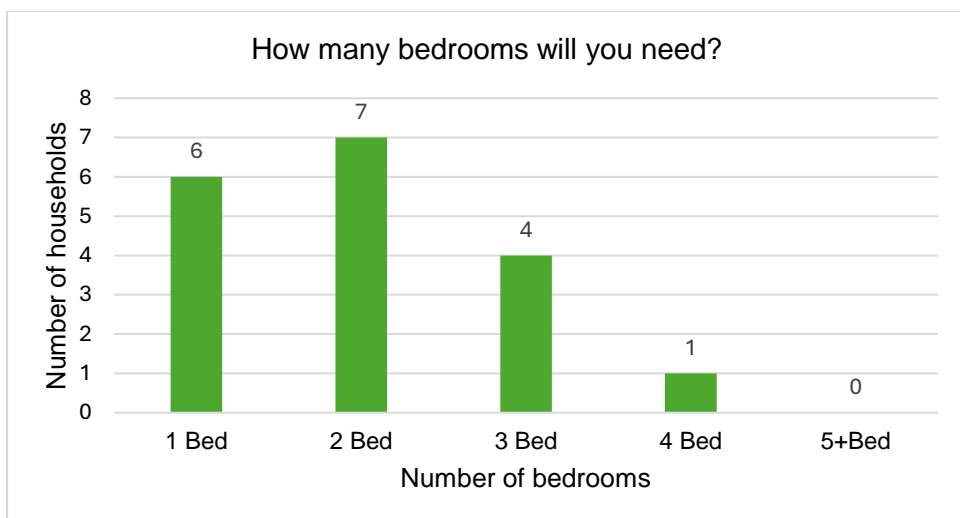


FIGURE 17 NUMBER OF BEDROOMS NEEDED

19 households indicated a need in question 17 however 8 of these households did not wish to remain in the parish. One household did not complete any further questions in Section 2 so it was not possible to analyse their need. The responses of the remaining 10 households were then used to assess the size, tenure and type of property that would best meet the housing need.

The survey responses used to assess the size and tenure appropriate for the households who had identified a need, included the makeup of the household, the savings, equity, income and the employment status of the household. The number of bedrooms allocated for the open market homes were based on respondents' choice not on household make-up.

Housing Need	Open Market	Affordable/ Social Rent	Affordable Purchase	Self-build	Total
1 Bed		3 (2x bungalow)	1		4
2 Bed	1 (bungalow)	2	1		4
3 Bed		2			2
4 Bed					
5 Bed					
Total	1	7	2		10

TABLE 3 HOUSING NEED IN MENDLESHAM IDENTIFIED BY HNS SURVEY 2024

The local housing register, Gateway to Home Choice shows 8 applicants with a local connection to Mendlesham. Four of the survey respondents indicating a housing need indicated that they had registered with Gateway to Home Choice.

This suggests that there are at least 4 additional households with a local connection to Mendlesham with a housing need.

Band	Housing Need					Total
	A	B	C	D	E	
1 Bed			2		1	3
2 Bed		1	2		2	5
3 Bed						
4 Bed						
		1	4		3	8

TABLE 4 HOUSING NEED IN MENDLESHAM IDENTIFIED BY HOMELINK REGISTER 2024

Conclusions

Mendlesham is a village and civic parish within the Mid Suffolk district of Suffolk. The parish has a population of 1,600 within 690 households. The village offers a range of community facilities and services including a primary school, GP surgery, church, public house, shops and post office. Mendlesham has regular bus services to Ipswich, Diss, Eye, and Stowmarket.

From the ONS statistics and Rightmove house price guide it is apparent that the current price of property is too high for those on median or lower incomes to be able to purchase on the open market. Property prices are currently 9.5 times the median workplace income in Mid Suffolk district. Availability of rental homes, from either the affordable housing sector or private rented sector is limited

Mendlesham has and a lower percentage of 1- and 2-bedroom homes than is typical across England. 53% of homes in Mendlesham have 2 or more spare bedrooms compared to an average across England of 36%. 70% of households within Mendlesham contain only 1 or 2 persons.

73% of respondents were in favour of a small development of affordable housing for local people. When asked what new housing they would prefer to see in the parish the response was in favour of smaller housing types. 47% of respondents were in favour of small affordable family homes, 48% in favour of affordable housing for older people and 47% in favour of 1- or 2-bedroom affordable homes for couples. Affordable housing development of all sizes was preferred to open market housing. 24% were not in favour of any new housing.

Of the 19 responding households that indicated that they had a housing need, 1 did not complete any further questions from Part 2 and have not been included in the analysis. Of the remaining 18 households 10 wished to remain in Mendlesham.

To assess the size and tenure appropriate for the households who had identified a need, the survey responses to questions on the makeup of the household, savings, equity, income and the employment status were used. The number of bedrooms allocated for the open market homes were based on respondents' choice not on household make-up.

Responding households were able to identify more than one reason for the housing need. The most frequently chosen reason was 'setting up own home'. 'health and mobility reasons' and need a 'smaller home' were both identified by 3 households. 2 households identified insecurity of tenure.

The analysis showed a need for 7 homes for affordable/social rent (3x 1 bed, 2x 2 bed and 2x 3 bed.) It showed a need for 2 homes for affordable or discount purchase (1x 1 bed and 1x 2 bed.) There was also a need shown for 1x 2 bed open market home.

These numbers do not include any unidentified need from those who did not respond to the survey and those looking to move into Mendlesham who have not already been identified by close family currently living in Mendlesham or registered with Gateway to Home Choice.

The final number of properties will need to be agreed, together with the size, type & tenure of dwellings with the CLT, Local Authority, and appointed Registered Provider. The number and mix of properties will be subject to the constraints of any suitable site(s) together with evidence of people registering their interest.