

Orford and Gedgrave

LOCAL HOUSING NEEDS SURVEY 2025

EXECUTIVE SUMMARY

This HNS report has been prepared by Community Action Suffolk (CAS) at the request of Orford and Gedgrave Parish Council.

In accordance with the signed agreements between Orford and Gedgrave Parish Council 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 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 Orford and Gedgrave Parish Council to inform parishioners with a copy of the summary together with how the Orford and Gedgrave Parish Council wishes to proceed to the next stage.

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Community Action Suffolk
Brightspace
160 Hadleigh Road
Ipswich
IP2 0HH
Telephone: 01473 345400
Website: www.communityactionsuffolk.org.uk

Survey Method and Return rate.

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

This study included-

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

135 surveys were returned fully or partially completed via post and on-line. 325 surveys were not returned. Data entry of the surveys was undertaken by Community Action Suffolk using bespoke in-house software. 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)	135	29
Surveys not completed or returned or blank	325	71
Total Surveys distributed	460	100

Table 1 Survey distribution and returns.

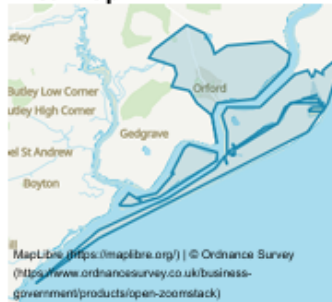
Contextual background

Orford and Gedgrave Parish is in East Suffolk within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty. Lying 9 miles east of Woodbridge, it is located on the edge of River Alde, with views from the Quay of Orford Ness. The parish encompasses amenities such as a primary school, a hotel, town hall, two pubs, social club, village shop, café and restaurants and it is surrounded by the river and farmland. The 2021 census recorded the parish population as 600 people in 300 households.

Area profile – Orford (Comparison with England)

Orford

Area map



Population

2022

600

people

57,144,400 people in England

Rounded to the nearest 10 people

Source: Office for National Statistics – Mid Year Population Estimates

Small area: Output area

Number of households

2021

300

households

23,436,100 households in England

Rounded to the nearest 10 households

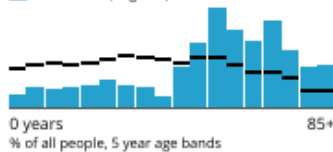
Source: Office for National Statistics – Census 2021

Small area: Output area

Age profile

2022

Orford (England)



Source: Office for National Statistics – Mid Year Population Estimates

Small area: Output area

Household size

2021

Orford (England)

1 person in household **31.8%** (30.1%)2 people in household **48.8%** (34.0%)3 people in household **12.7%** (16.0%)4 or more people in household **6.7%** (19.9%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Accommodation type

2021

Orford (England)

Whole house or bungalow **98.7%** (77.4%)Flat, maisonette or apartment **1.0%** (22.2%)A caravan or other mobile or temporary structure **0.3%** (0.4%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Number of bedrooms

2021

Orford (England)

1 bedroom **7.4%** (11.6%)2 bedrooms **20.4%** (27.3%)3 bedrooms **48.2%** (40.0%)4 or more bedrooms **24.1%** (21.1%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Occupancy rating for bedrooms

2021

Orford (England)

+2 or more **55.7%** (35.6%)+1 **28.9%** (33.2%)0 **15.4%** (26.8%)-1 **0.0%** (3.6%)-2 or less **0.0%** (0.7%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Tenure of household

2021

Orford (England)

Owns outright **48.8%** (32.5%)Owns with a mortgage or loan or shared ownership **15.1%** (29.8%)Social rented **18.1%** (17.1%)Private rented or lives rent free **18.1%** (20.6%)

% of all households

Source: Office for National Statistics - Census 2021

Small area: Output area

Figure 1 Area Profile Orford (Census 2021)

<https://www.ons.gov.uk/visualisations/customprofiles/build/#E04009440>

Orford and Gedgrave parish has an older age profile in comparison to East Suffolk and England with majority of the adults ranging from 50-74. The parish has a high proportion of smaller households i.e., 1 or 2 persons with majority of the households living in homes with 3, 4 or more bedrooms. 48.8% of the households own their property outright with only 18.1% living in socially rented properties.

Affordability of homes within Orford and Gedgrave

Source [Nomis - Official Census and Labour Market Statistics \(nomisweb.co.uk\)](https://www.nomisweb.co.uk)

It is possible to explore the affordability of homes in Orford and Gedgrave and East Suffolk by comparing the house price with the workplace-based earnings. These figures are available on a district level from the ONS.

EAST SUFFOLK 2024	
Median House Price	£280 000
Median Gross Annual Workplace Earnings	£35 107
Ratio of Median house price to median gross annual workplace-based earnings	7.98

Table 2 Ratio of Median House price to Median workplace earnings East Suffolk 2024

From the above it can be seen that across East Suffolk, house prices were over 7 times the median income levels in 2024. Average house prices in and around Orford are significantly higher than the average across East Suffolk District. The average price of homes sold between 1st August 2024 and 31st July 2025 in East Suffolk was £329,796 the average price of homes sold in the IP12 postcode which includes Orford was £415,612.

<https://landregistry.data.gov.uk/app/ukhpi/>

With mortgages typically offered at 3.5 times the household income, a single-income family on low or medium income would be unable to purchase a property on the open market. A two-income household with two median incomes would need a significant deposit to buy on the open market.

Summary of general information from ALL respondents

Section 1 of the survey collected general information from 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.

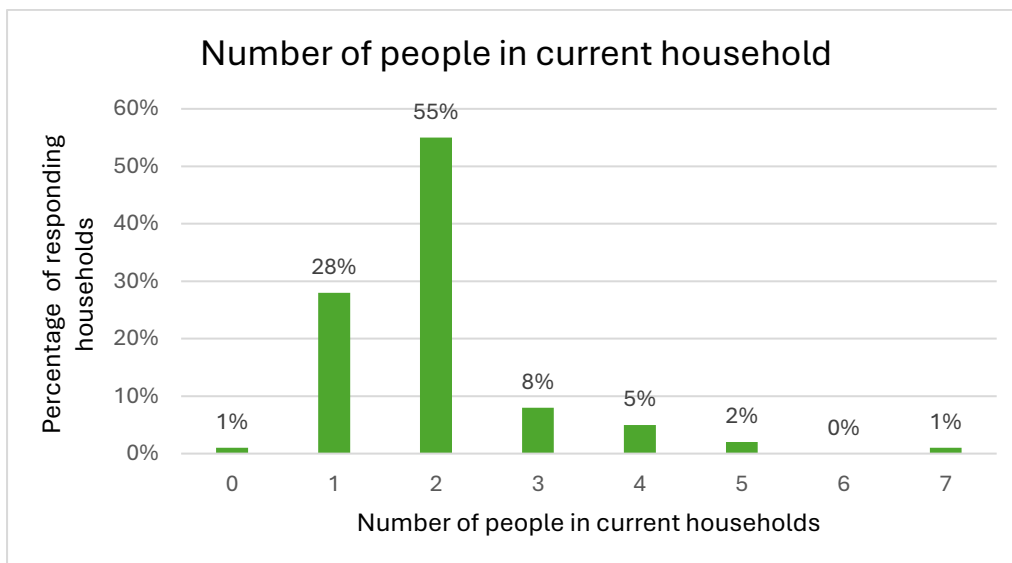


Figure 2 number of people living in household

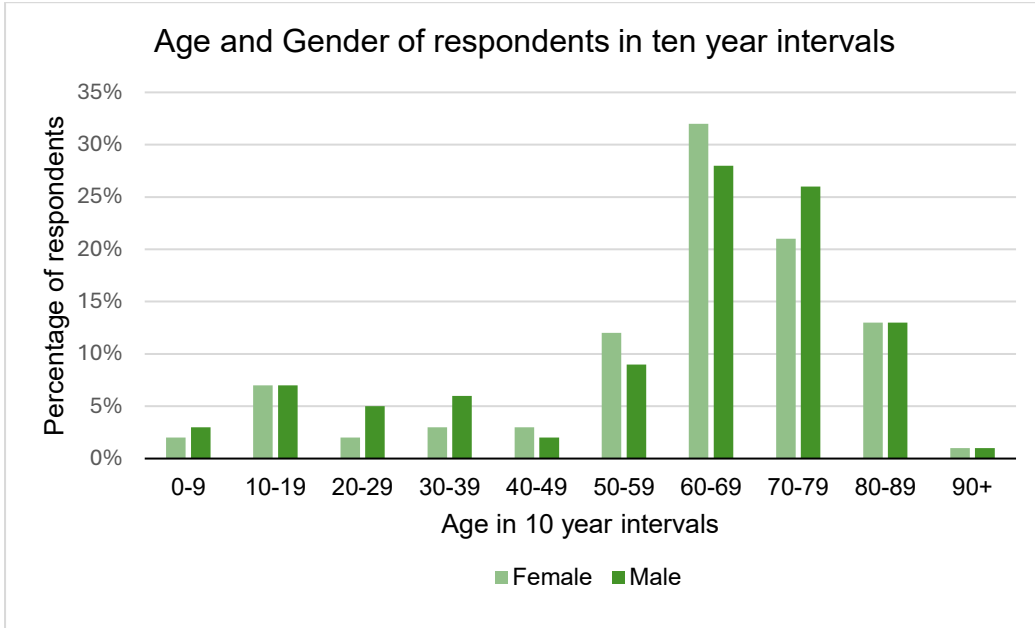


Figure 3 Age and gender of respondents

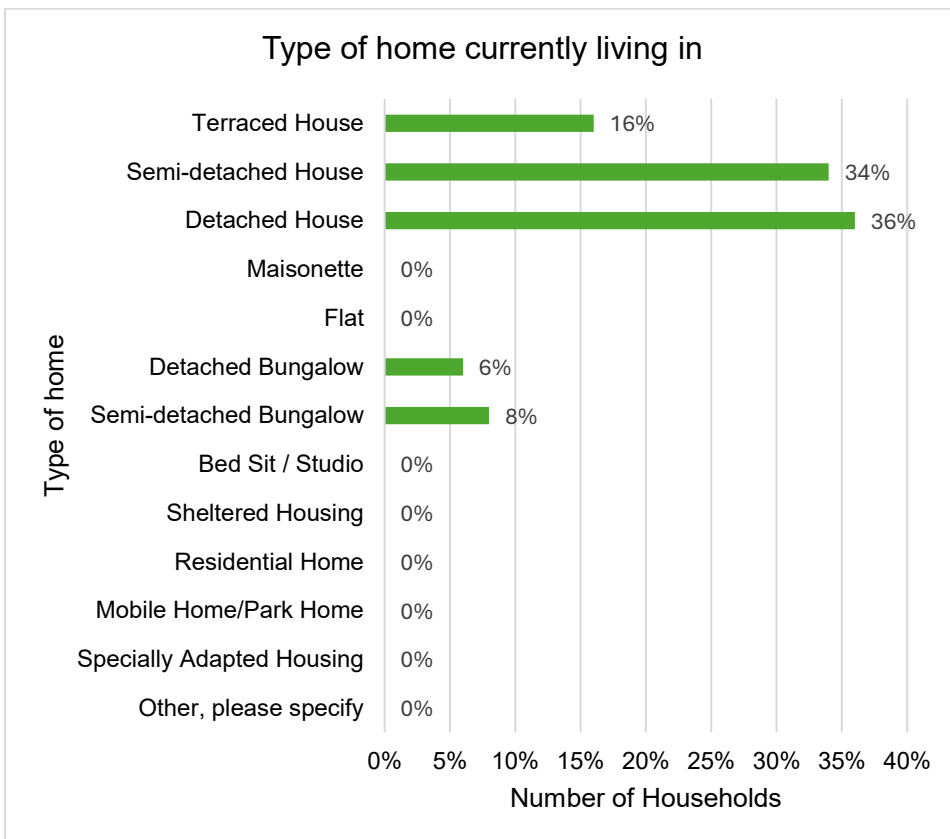


Figure 4 Current accommodation of responding households

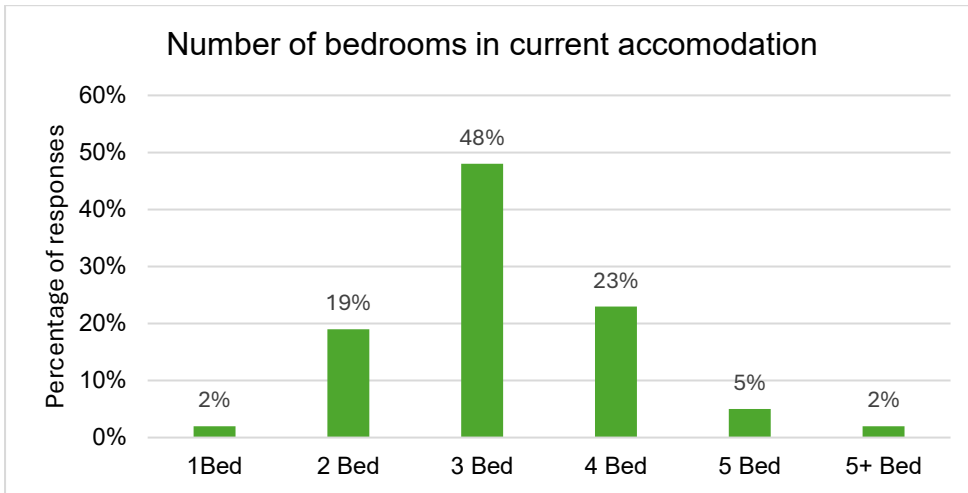


Figure 5 Number of bedrooms in existing accommodation

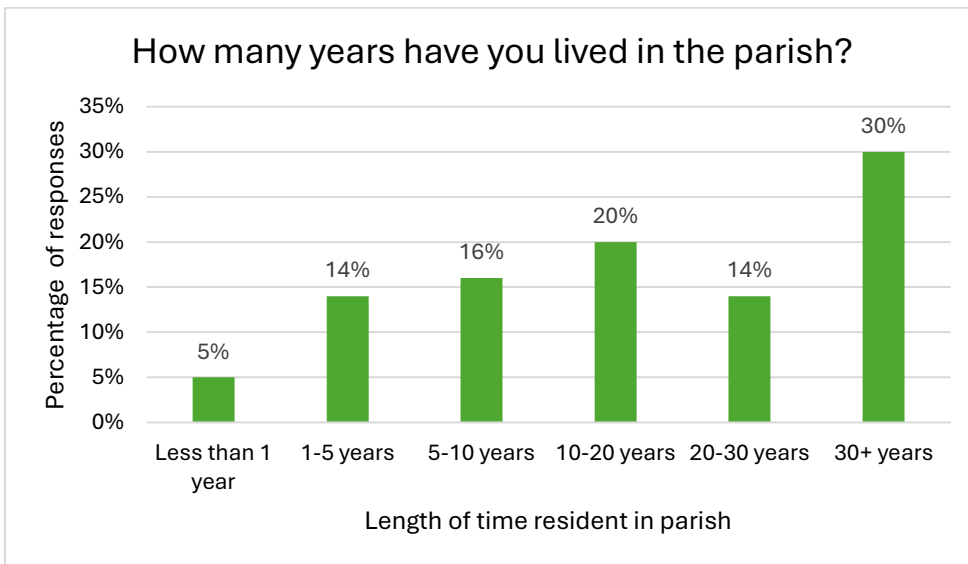


Figure 6 Length of time resident in parish

9 of the responding households indicated having family members move away from the parish in the last 5 years due to the lack of a suitable home in the parish.

Residents' views on future housing development

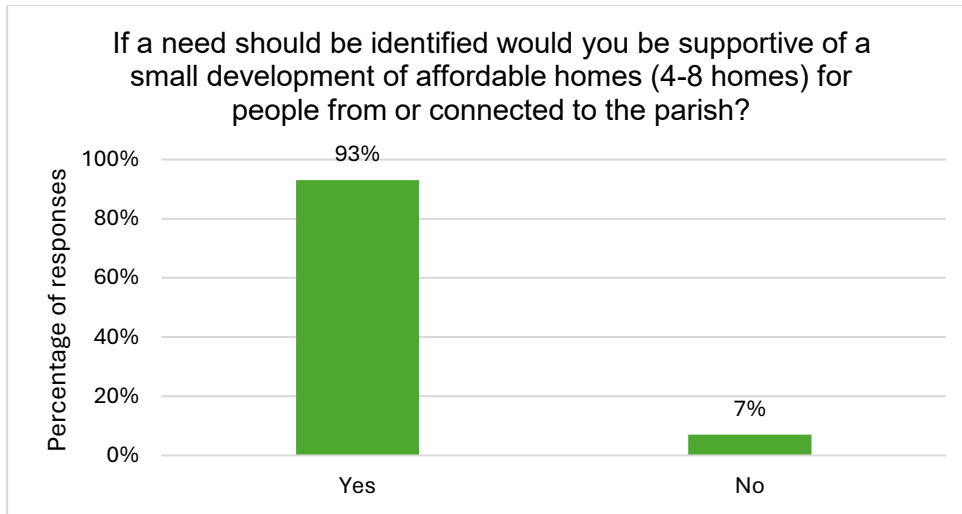


Figure 7 Support for small development of affordable homes for local people

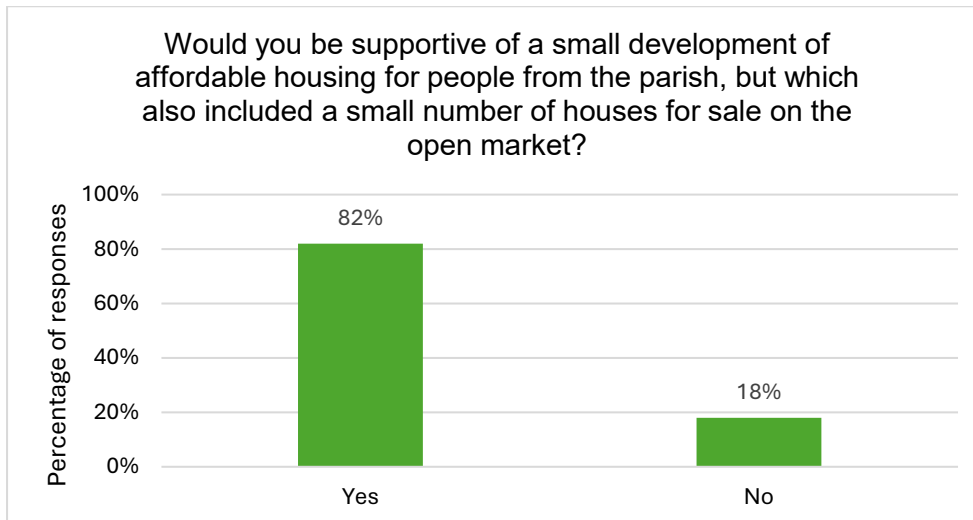


Figure 8 Support for small development of affordable housing which includes some houses for sale on the open market

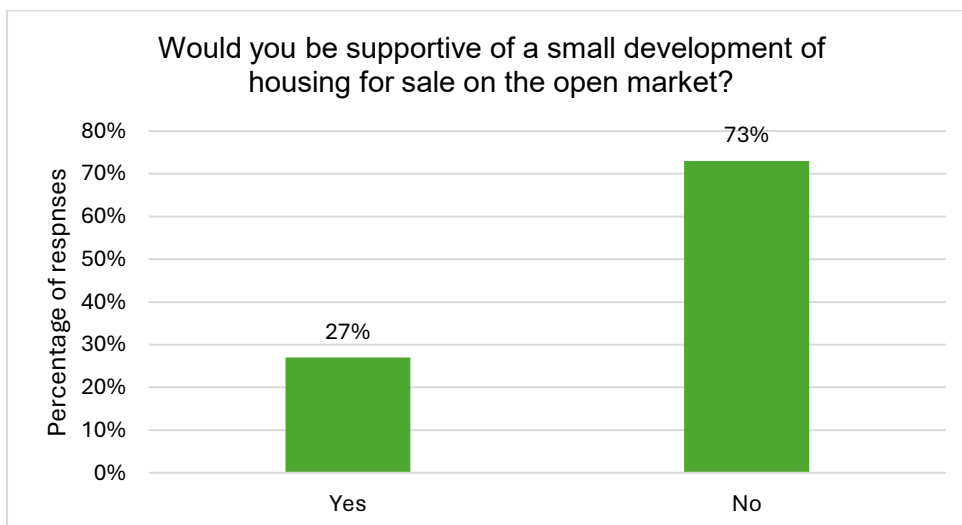


Figure 9 Support for small development of open market housing

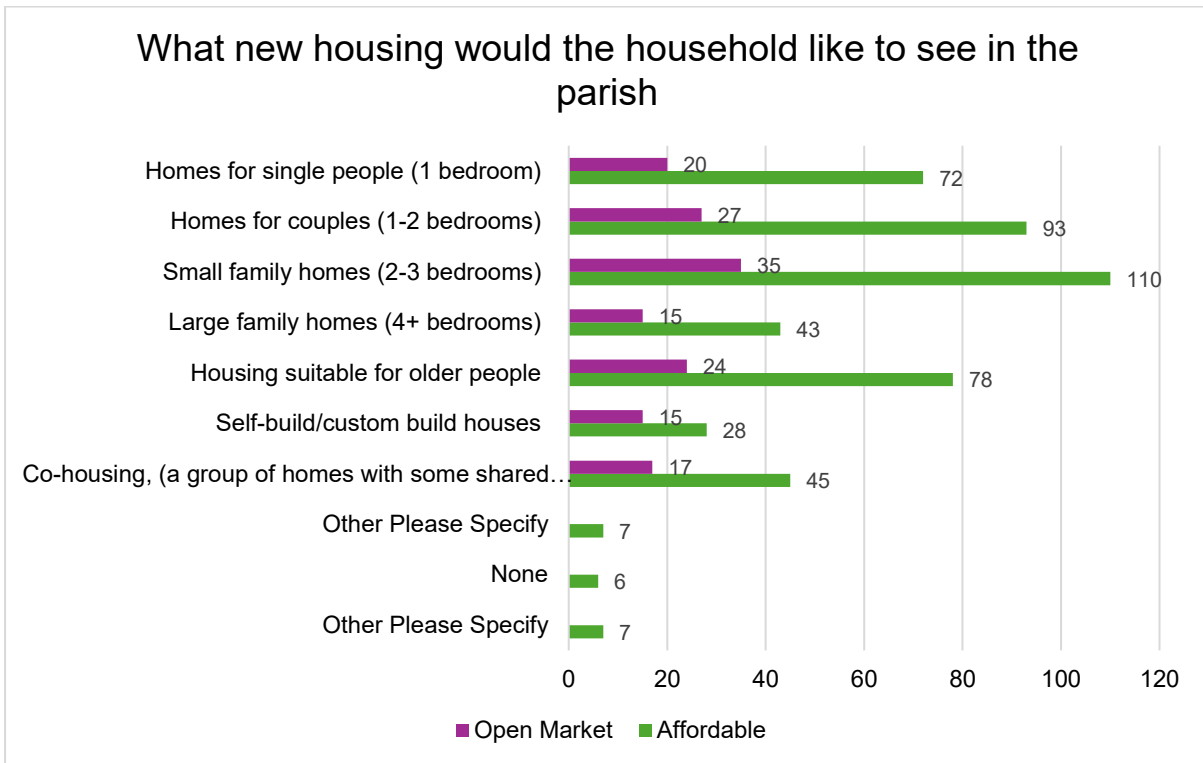


Figure 10 preferred types of new housing

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 17 households who responded YES to question 17 indicating that they had a housing need. 16 of these households were currently residents in Orford.

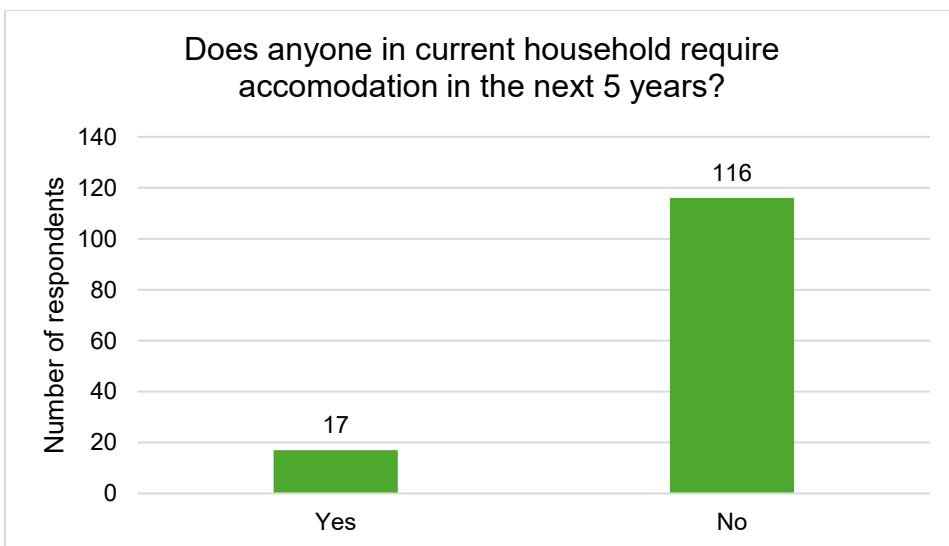


Figure 11 housing need identified by responding households

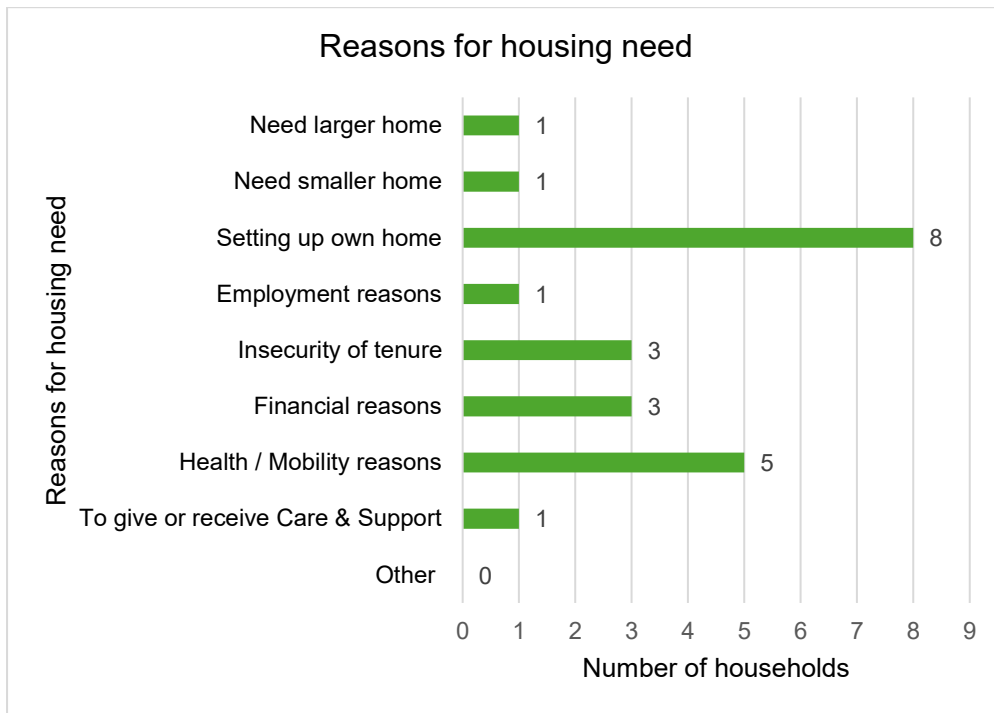


Figure 12 Reasons for housing need

17 households indicated a housing need in question 17 with 13 households wishing to live in the Parish, 1 household in the adjoining parish and 3 households within the district council area. The responses of the 13 wishing to live in the parish were used to assess the size, tenure and type of property that would best meet their housing needs. 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 and not on the household make up.

Housing Need	Open Market	Social rent	Affordable Rent	Shared ownership	Discount sale	Total
1 Bed		1	2	1		4
2 Bed	1	4	1		1	7
3 Bed	1					1
4 Bed				1		1
5 Bed						
Total	2	5	3	2	1	13

Table 2 Housing need in Orford identified by HNS survey 2025

The local housing register, Gateway to Home Choice, shows 13 applicants with a local connection to Orford and Gedgrave. Five of the survey respondents indicating a housing need indicated that they had registered with Gateway to Home Choice. From this it can be assumed that there are at least 8 additional households with a local connection to Orford and Gedgrave in housing need.

Housing Need						Total
Band	A	B	C	D	E	
1 Bed	1	1	1	1	4	8
2 Bed		1	1		2	4
3 Bed						
4 Bed					1	1
Total	1	2	2	1	7	13

Table 3 Housing need in Orford from Gateway to Home Choice 2025

Conclusion

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 income to be able to purchase on the open market. Property prices are currently more than 7 times the median workplace income in East Suffolk. The availability of rental homes, from either the affordable housing sector or private rented sector is limited.

Orford and Gedgrave parish has an older age profile in comparison to East Suffolk and England with majority of the adults ranging from 50-74. The parish has a high proportion of smaller households i.e., 1 or 2 persons with majority of the households living in homes with 3, 4 or more bedrooms. 48.8% of the households own their property outright with only 18.1% living in socially rented properties.

93% of the 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, 84% of the respondents were in support of affordable small family homes of 2-3 bedrooms. 71% of the respondents were in favour of affordable 1–2-bedroom homes, 60% were in favour of affordable housing suitable for older people, 55% in favour of 1 -bed affordable homes for single people, 34% in favour of affordable co-housing, 33% in favour of affordable large family homes of 4+ bedrooms and 21% in favour of affordable self-build houses. 5% of the respondents were not in favour of any new housing.

Of the 135 responding households, 17 households indicated a housing need in question 17 with 13 households wishing to live in the Parish. The responses of the 13 were used to assess the size, tenure and type of property that would best meet their housing needs.

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 employment status were used. The number of bedrooms allocated for the open market homes was based on the respondents' choice and not on household make-up.

The survey showed a need for social rent and affordable rent for households in need of setting up their own home, for health and mobility reasons, financial reasons and for young families in need of larger homes. The survey also showed a need for open market, shared ownership and discount sale homes for respondents wishing to downsize for health and mobility reasons, financial reasons, and insecurity of tenure.

These numbers do not include any unidentified need from those who did not respond to the survey and those looking to move to Orford and Gedgrave parish who have not already been identified by close family currently living in Orford and Gedgrave or registered with Gateway to Home Choice. They also do not include those looking to move outside of the Parish.

The final number of properties, together with the size, type, and tenure of the dwellings should be discussed with the Parish Council, 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.