

Laxfield

LOCAL HOUSING NEEDS SURVEY 2026

EXECUTIVE SUMMARY

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

In accordance with the signed agreements between Laxfield 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 Laxfield CLT to inform parishioners with a copy of this summary together with how the Laxfield 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 Laxfield CLT. The aim of this survey was to understand the existing and future housing needs for Laxfield residents including family members (not necessarily living in Laxfield) and other members of the household. The study was also designed to understand Laxfield's current housing stock and whether this is affordable to local people.

This study included-

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

574 surveys were distributed by a local team of volunteers in April 2026. The survey contained 38 questions.

A return rate of 35% was achieved.

202 surveys were returned fully or partially completed via post and on-line. 372 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)	202	35%
Surveys not completed or returned or blank	372	65%
Total Surveys distributed	574	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

Contextual background

Laxfield is a village and civic parish within the Mid Suffolk district of Suffolk approximately 9 miles from Halesworth. The parish has a population of around 1,200 within 574 households. The village offers a range of community facilities and services including a primary school, church, public house, shop, museum and monthly market.

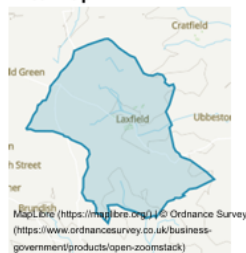
Demographic Profile

Laxfield parish has an older age profile than that shown across England. The parish has a high proportion of smaller (1 or 2 person) households (72%), 48% of households live in homes with 2 or more spare bedrooms. A higher proportion of Laxfield households live in homes with 4 or more bedrooms than is typical across England. Homeownership is at 70%. 17% of households live in socially/affordably rented properties.

Area profile – Laxfield (Comparison with England)

Laxfield

Area map



Population

2024

1,182

people

58,620,101 people in England

Source: ONS – Mid-year estimates

Small area: Output area

Number of households

2021

464

households

23,436,085 households in England

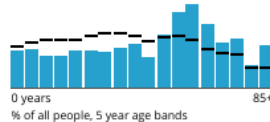
Source: ONS – Census 2021

Small area: Output area

Age profile

2024

■ Laxfield — (England)



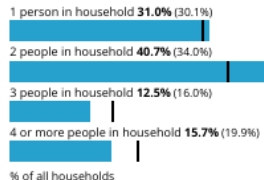
Source: ONS – Mid-year estimates

Small area: Output area

Household size

2021

■ Laxfield ■ (England)



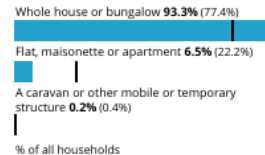
Source: ONS – Census 2021

Small area: Output area

Accommodation type

2021

■ Laxfield ■ (England)



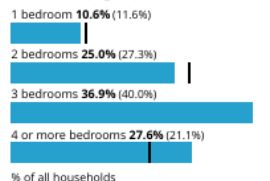
Source: ONS – Census 2021

Small area: Output area

Number of bedrooms

2021

■ Laxfield ■ (England)



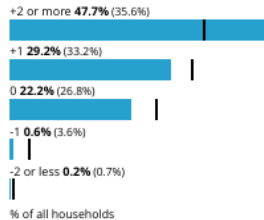
Source: ONS – Census 2021

Small area: Output area

Occupancy rating for bedrooms

2021

■ Laxfield ■ (England)



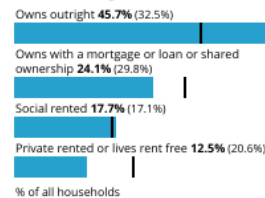
Source: ONS – Census 2021

Small area: Output area

Tenure of household

2021

■ Laxfield ■ (England)



Source: ONS – Census 2021

Small area: Output area

FIGURE 1 AREA PROFILE LAXFIELD 2021

Affordability of homes within Laxfield

MID SUFFOLK 2025	
Median house price	£315,000
Median gross annual workplace earnings	£39,404
Ratio of Median house price to median gross annual workplace-based earnings	7.99

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

It can be seen that across Mid Suffolk house prices were 8 times the median income levels in 2025. With mortgages typically offered at 3.5 times household income, a single-income family on low or medium income would be unable to purchase a property on the open market. A family with two incomes and a deposit should be able to purchase a home from the lower quartile.

There is very limited availability of rental property in Laxfield 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.

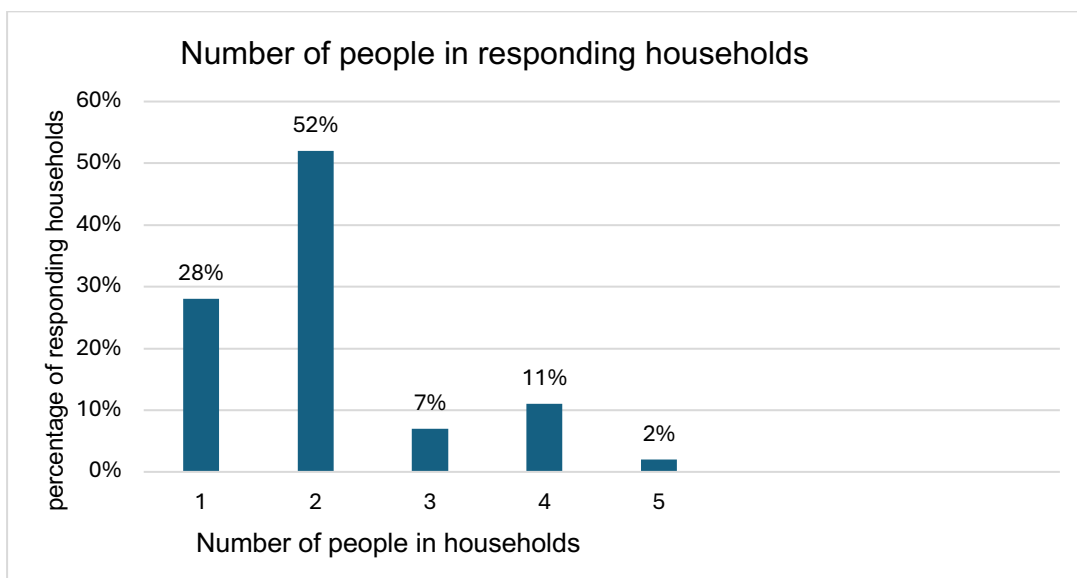


FIGURE 2 NUMBER OF PEOPLE LIVING IN HOUSEHOLD

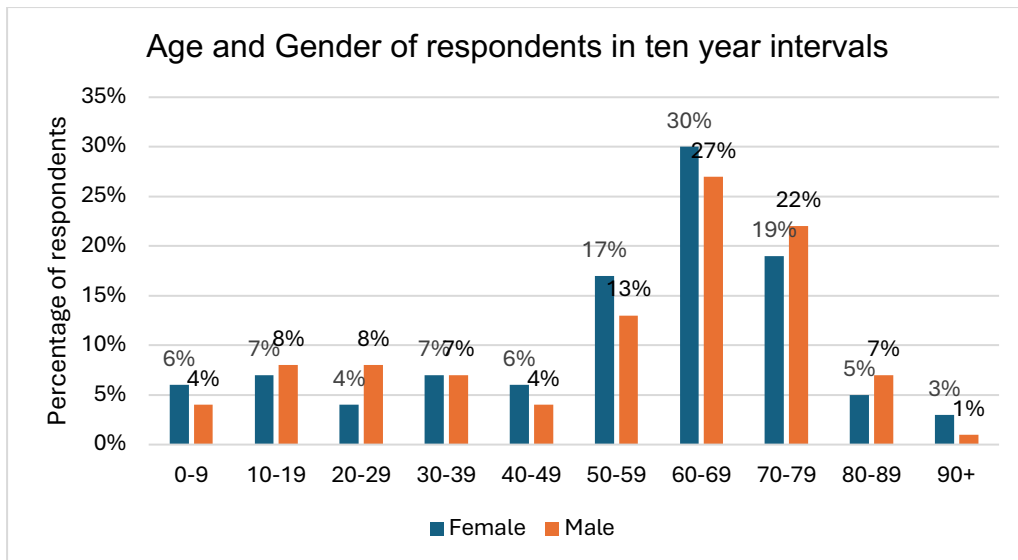


FIGURE 3 AGE AND GENDER OF RESPONDENTS

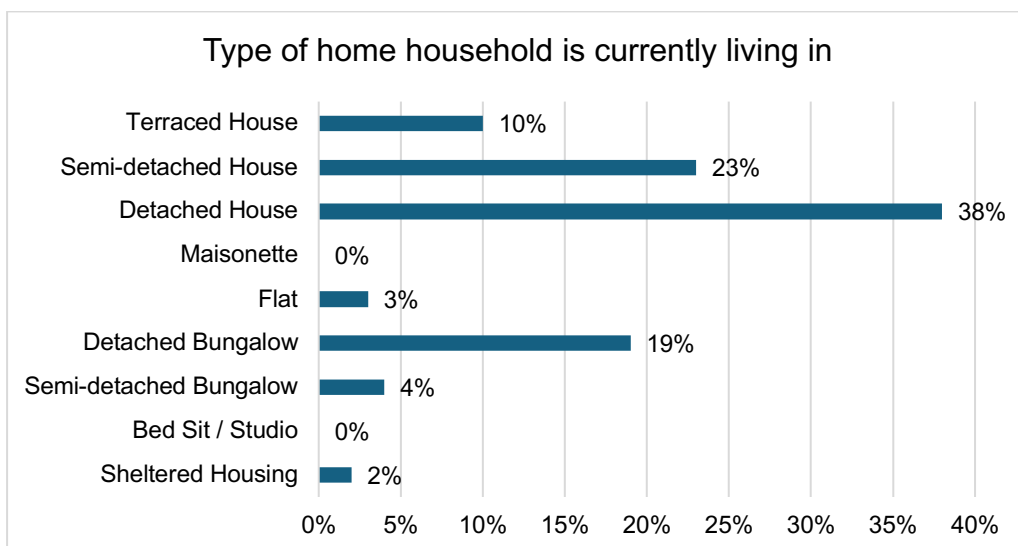


FIGURE 4 CURRENT TYPE OF ACCOMMODATION

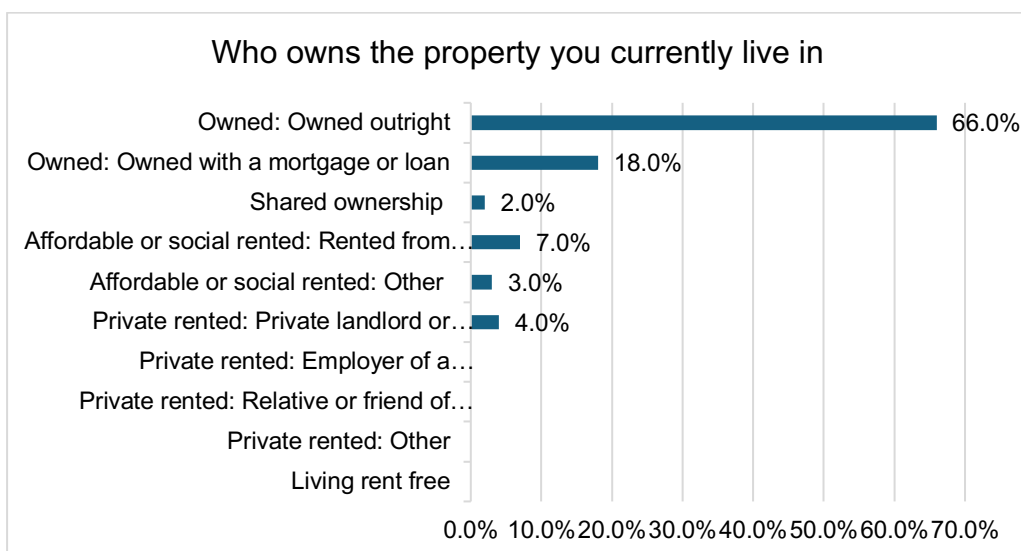


FIGURE 5 CURRENT TENURE OF RESPONDING HOUSEHOLDS

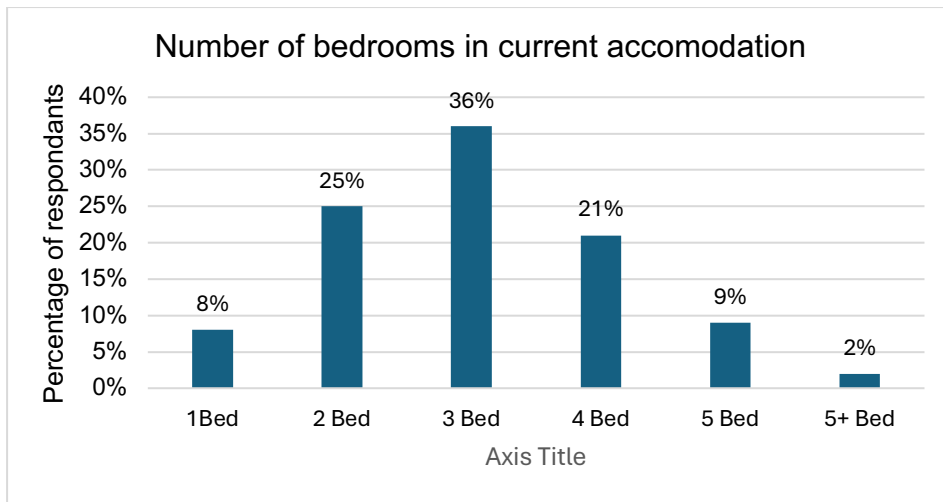


FIGURE 6 NUMBER OF BEDROOMS IN EXISTING ACCOMMODATION

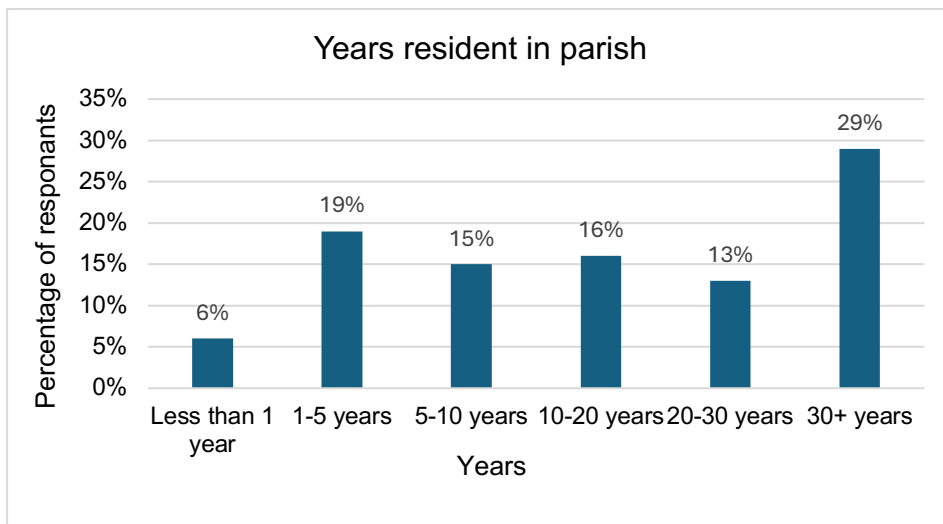


FIGURE 7 LENGTH OF TIME RESIDENT IN PARISH

13 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

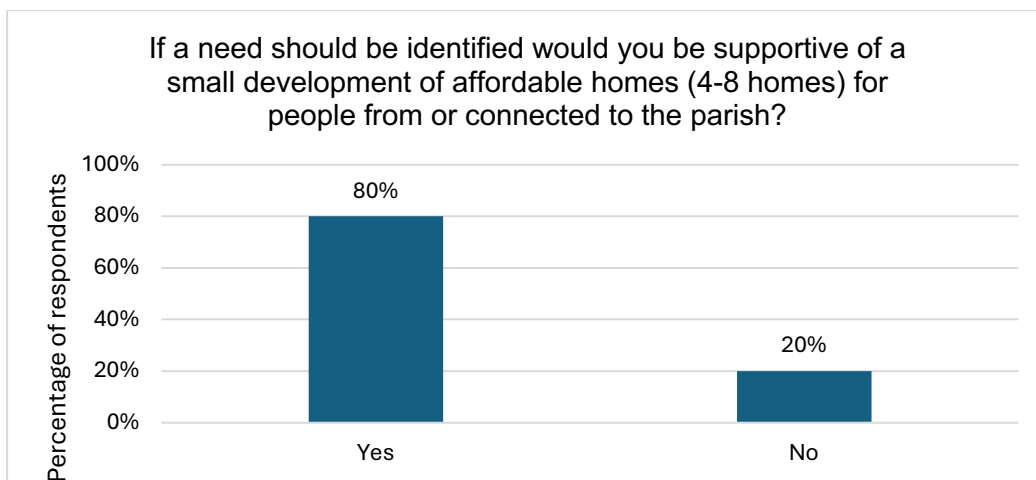


FIGURE 8 SUPPORT FOR SMALL DEVELOPMENT OF AFFORDABLE HOMES FOR LOCAL PEOPLE

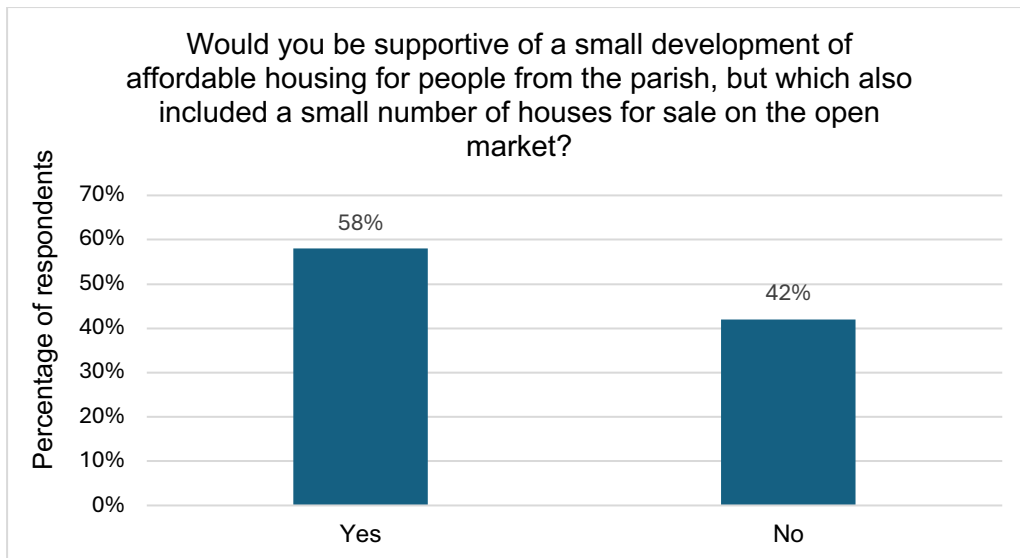


FIGURE 9 SUPPORT FOR SMALL DEVELOPMENT OF AFFORDABLE HOUSING WITH SOME HOMES FOR SALE ON THE OPEN MARKET

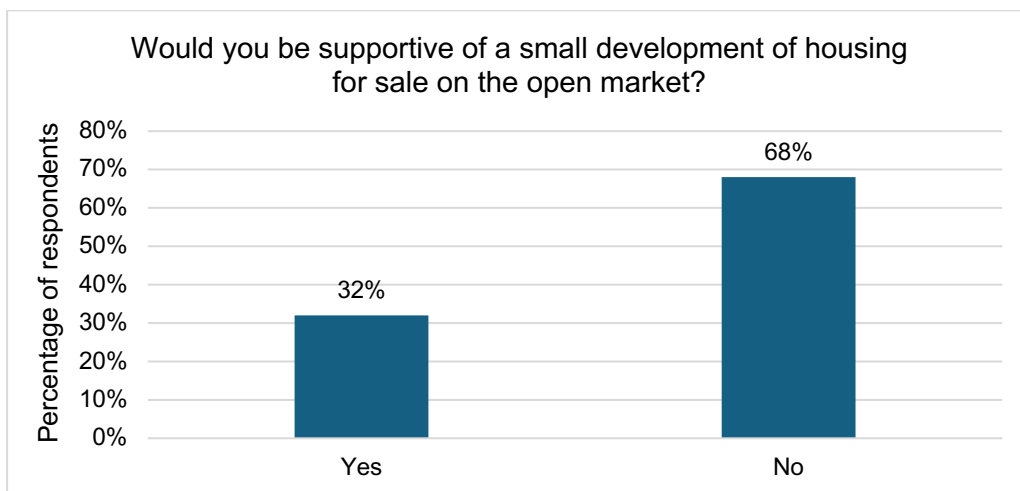


FIGURE 10 SUPPORT FOR SMALL DEVELOPMENT OF OPEN MARKET HOUSING

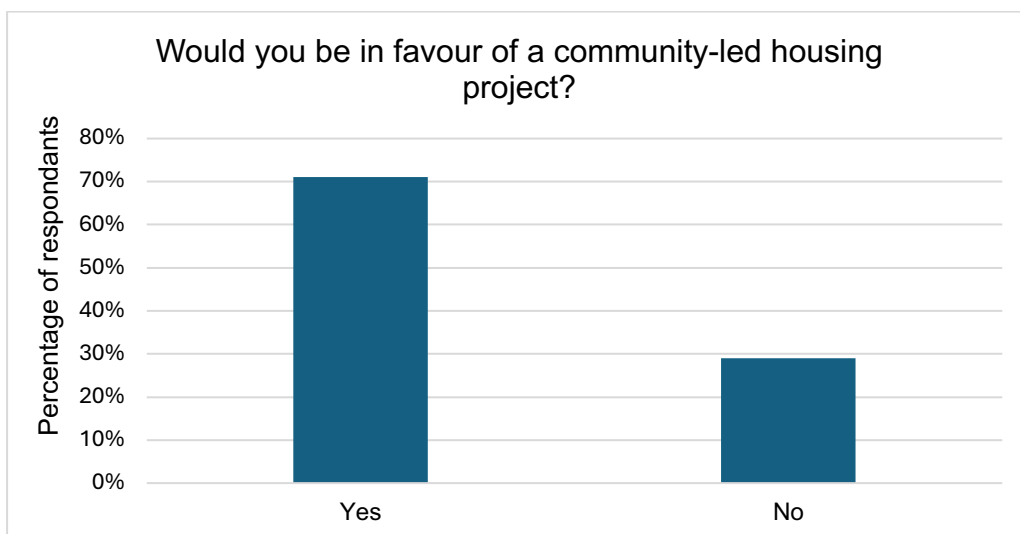


FIGURE 11 WOULD YOU BE IN FAVOUR OF A COMMUNITY-LED HOUSING PROJECT

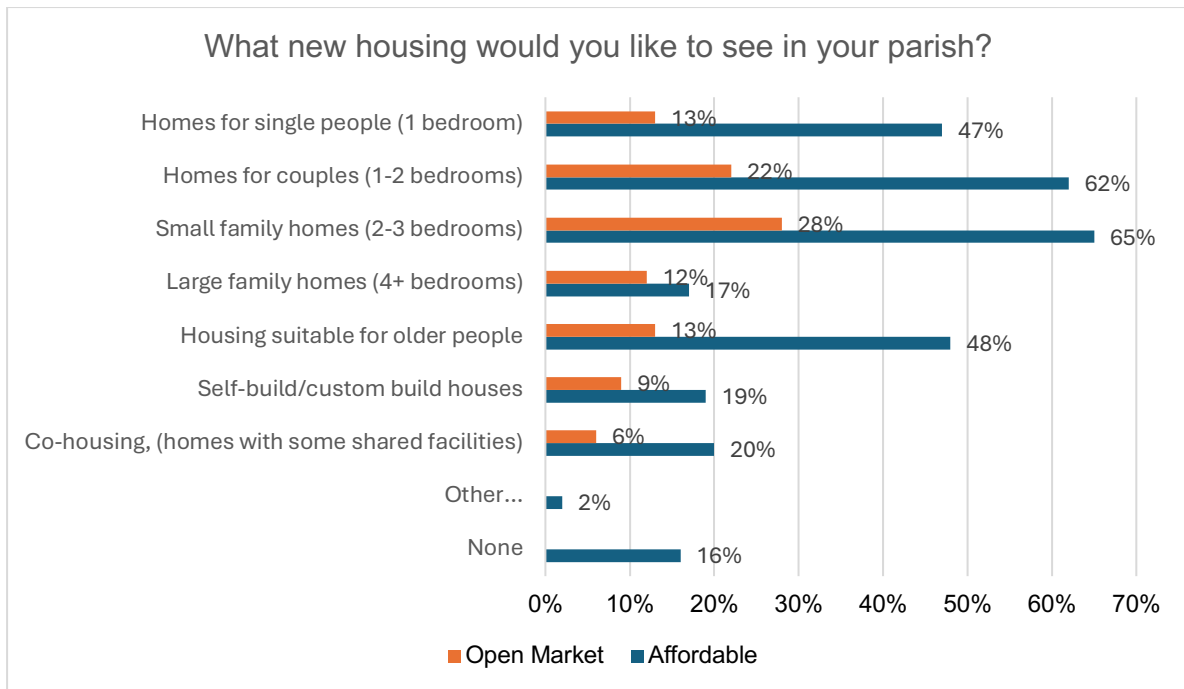


FIGURE 12 PREFERRED TYPES OF NEW HOUSING

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 of these households were either resident in Laxfield or had a close connection to Laxfield.

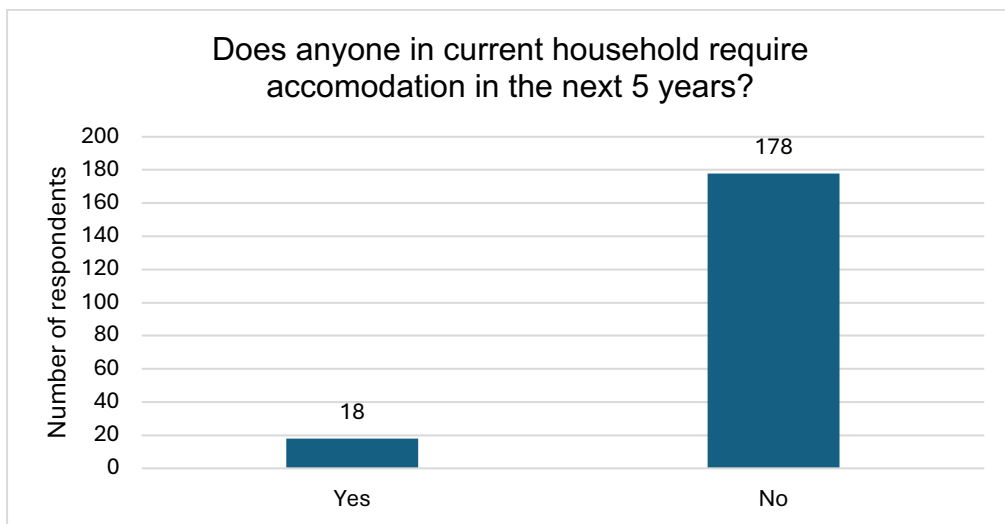


FIGURE 13 HOUSING NEED IDENTIFIED BY RESPONDING HOUSEHOLDS

Living in the parish	12
Live outside parish but have lived in parish in the last 5 years	2
Live in adjoining parish	0

Work in the parish	0
Have close family in the parish	3
Other	1

TABLE 2 CURRENT LOCATION OF HOUSEHOLDS INDICATING HOUSING NEED.

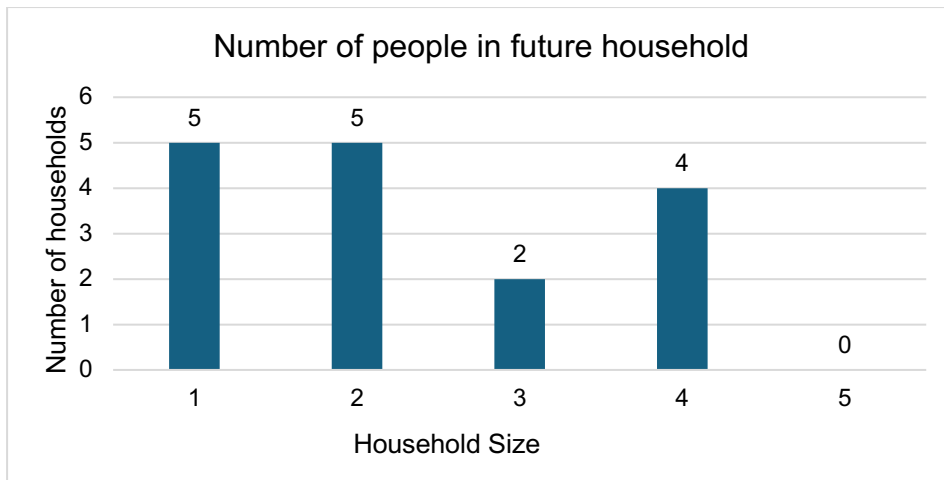


FIGURE 14 NUMBER OF PEOPLE IN THE FUTURE HOUSEHOLD

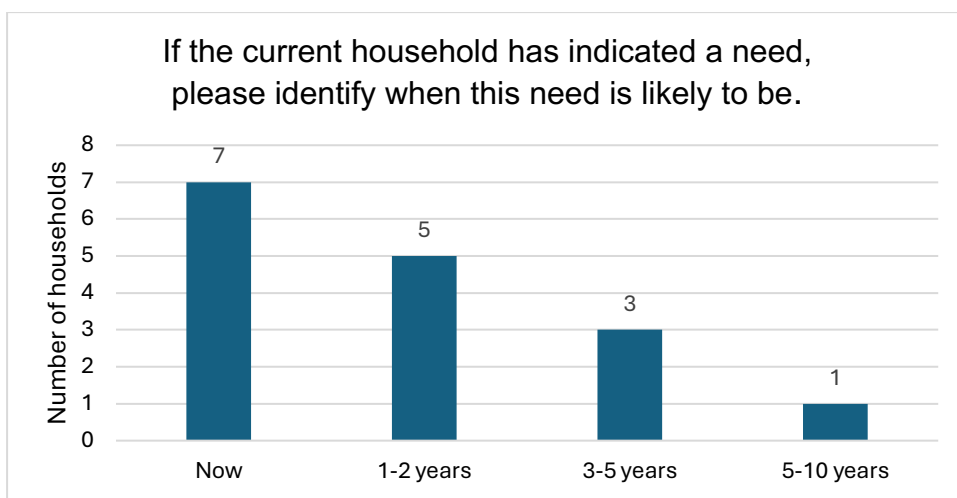


FIGURE 15 WHEN WILL HOUSING BE NEEDED

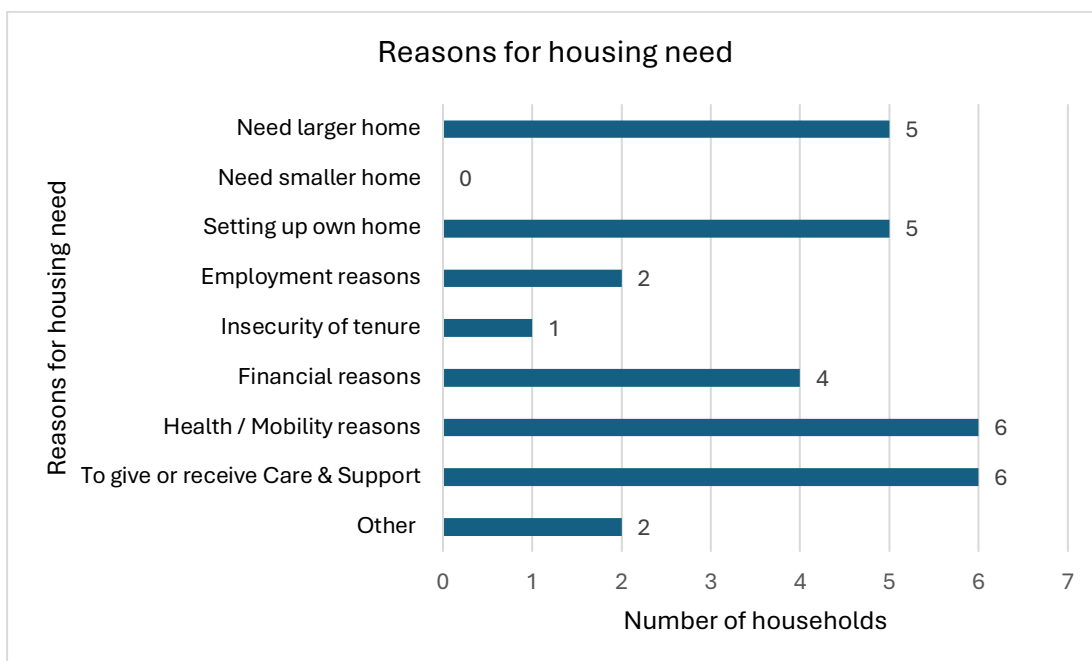


FIGURE 16 REASONS FOR HOUSING NEED



FIGURE 17 REASONS FOR HOUSING NEED

Further analysis of the 18 households that indicated a need.

The following analysis is only of the 18 households who responded YES to question 17.

18 households indicated a need in question 17. 12 Households wanted to remain in Laxfield parish, 3 wanted to remain in Mid Suffolk but not in Laxfield, 1 wanted a home outside Suffolk and 2 did not answer this question. The responses of the 12 households who wished to live in Laxfield were then used to assess the size, tenure and type of property that would best meet their 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	Social Rent	Affordable Rent	Affordable Ownership	Self-build	Total
1 Bed		1 (1xB)		1		2
2 Bed	1	3 (1xB)	3 (2xB)	2		9
3 Bed			(1xB)			1
4 Bed						
Total	1	4	4	3		12

TABLE 3 HOUSING NEED IN LAXFIELD IDENTIFIED BY HNS SURVEY 2026

The local housing register, Gateway to Home Choice shows 4 applicants with a local connection to Laxfield. 3 of the survey respondents indicating a housing need indicated that they had registered with Gateway to Home Choice.

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

TABLE 4 HOUSING NEED IN LAXFIELD IDENTIFIED BY GATEWAY TO HOME CHOICE MAY 2026

Conclusions

Laxfield is a village and civic parish within the Mid Suffolk district of Suffolk approximately 9 miles from Halesworth. The parish has a population of around 1,200 within 574 households. The village offers a range of community facilities and services including a primary school, church, public house, shop, museum and monthly market.

From the ONS statistics and Rightmove house price guide it is apparent that the current price of property makes it difficult for those on lower or median incomes to be able to purchase on the open market. Property prices are currently 8 times the median workplace income in Mid Suffolk district. Availability of rental homes, from either the affordable housing sector or private rented sector is very limited

Laxfield parish has an older age profile than that shown across England. The parish has a high proportion of smaller (1 or 2 person) households (72%), 48% of households live in homes with 2 or more spare bedrooms. A higher proportion of Laxfield households live in homes with 4 or more bedrooms than is typical across England. Homeownership is at 70%. 17% of households live in socially/affordably rented properties.

80% 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. 65% of respondents were in favour of small affordable family homes, 48% in favour of affordable housing for older people and 62% in favour of 1- or 2-bedroom affordable homes for couples. Affordable housing development of all sizes was preferred to open market housing. 16% were not in favour of any new housing.

18 households indicated a housing need in question 17. 12 Households wanted to remain in Laxfield parish, 3 wanted to remain in Mid Suffolk but not in Laxfield, 1 wanted a home outside Suffolk and 2 did not answer this question. The responses of the 12 households who wished to live in Laxfield were then used to assess the size, tenure and type of property that would best meet their housing need.

To assess the most suitable size and tenure appropriate for the 12 households, the responses to the 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 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 reasons were 'Setting up own home'. 'Health and mobility reasons', 'need a larger home' and 'To give or receive care and support'.

The analysis showed a need for 8 homes for affordable/social rent (1x1 bed, 6x2 bed and 1x3 bed.) It showed a need for 3 homes for affordable or discount purchase (1x1 bed and 1x2 bed.) There was also a need shown for 1 open market home (2 bed). 5 of the 12 households indicated a preference for bungalows.

These numbers do not include any unidentified need from those who did not respond to the survey and those looking to move into Laxfield who have not already been identified by close family currently living in Laxfield 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 Laxfield 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.

