

**BABERGH DISTRICT**  
**BALANCING HOUSING MARKETS**  
**HOUSING STOCK ANALYSIS**

**FINAL REPORT**  
**2008**



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## **1. AREA-BASED SUPPLY / DEMAND ANALYSIS**

### **1.1 Introduction**

- 1.1.1 Planning Guidance in PPS3, the Housing Green Paper and the Good Practice Guide on Housing Market and Needs Assessment all emphasise the need for Local Authorities to influence housing delivery to meet gaps in the type and size of housing within a District and to have better information databases to be able to develop delivery strategies, especially at neighbourhood level.
- 1.1.2 The Babergh Housing Needs Survey data has provided a very large database on both supply and demand by location within the District and on the planned movement of households over the next three years. This data on “flow” of the stock is vitally important information as between 90% and 95% of all housing requirements are met from the existing stock.
- 1.1.3 Effective use of the data provides a picture of the type and size of units required from the relatively small but vitally important new delivery programme over the next three years. This is the major tool in addressing imbalances and mismatch between supply and demand / need and therefore addressing the requirements of PPS3.
- 1.1.4 The balancing housing markets analysis model provides a ‘working’ reference document for housing and planning officers. It should be used to deal with new delivery planning for both market and social housing in planning and housing functions. The core aspect of this model is that it is location based and no attempt should be made to draw District-wide conclusions from it.
- 1.1.5 All of the data used in the model is drawn from the raw data from the Babergh Housing Needs Survey and the specific information in the social sector provided by the Authority. The model takes account of:-
- (a) Supply created by the planned moves of existing households within and outside the District.
  - (b) Demand from existing households and new household formation within the District.
  - (c) The supply created by out-migration and demand from in-migration into the District using a ‘Zero Net Migration Model’ based on the housing choices of in-migrants in the last 12 months, grossed to equal the out migrant household numbers.
- 1.1.6 This report analyses the data and results of the 2008 Babergh Housing Needs Survey and the Council and RSL re-lets data to provide detailed information on:-
- Size, type and tenure of the existing dwelling stock in each of the five sub areas.
  - Supply / demand impact on stock flow of all moving households to 2011 in each of the five sub areas analysed by house type and size.
- 1.1.7 The purpose of this exercise is to identify over and under supply of specific unit types and sizes by specific location. The data will differ from the vast majority of that in the accompanying Babergh Housing Needs Survey document which analyses demand and need, but only in total unit terms and takes no account of supply of property by type and size at local level. That is the purpose of this report.
- 1.1.8 The results of the analysis are to provide further detailed information from which to develop site development brief requirements and social housing delivery, with a major objective of addressing stock gaps at local level. It should also be used as an information base to assist in the wider policy and strategy development process, especially in addressing low demand and in stock option appraisal.

## 1.2 Methodology

1.2.1 As part of the analysis, the District was divided into five sub-areas which are analysed separately for both market and affordable stock flow. The sub-areas were structured as follows:-

**Table 1 Wards Within Sub-Areas**

<b>Sub-Areas</b>	<b>Wards contained within</b>
<b>The Shotley Peninsula</b>	<i>Brantham, Chelmondiston, Erwarnon, Freston, Harkstead, Holbrook, Shotley, Stutton, Tattingsstone, Woolverstone</i>
<b>Babergh East</b>	<i>Aldham, Assington, Belstead, Bentley, Bildeston, Boxford, Brent Eleigh, Burstall, Capel St. Mary, Chattisham, Chelsworth, East Bergholt, Edwardstone, Elmsett, Great Wenham, Groton, Higham, Hintlesham, Hitcham, Kersey, Kettlebaston, Layham, Leavenheath, Lindsey, Little Wenham, Milden, Monks Eleigh, Nayland with Wissington, Nedging with Naughton, Pinewood, Polstead, Raydon, Semer, Shelly, Sproughton, Stoke by Nayland, Stratford St. Mary, Wattisham, Whatfield, Wherstead</i>
<b>Babergh West</b>	<i>Acton, Alpheton, Boxted, Brettenham, Bures St. Mary, Chilton, Cockfield, Glomsford, Great Waldingfield, Hartest, Lavenham, Lawshall, Little Cornard, Little Waldingfield, Long Melford, Newton, Preston St. Mary, Shimpling, Somerton, Stanstead, Thorpe Morieux</i>
<b>Sudbury and Great Cornard</b>	<i>Great Cornard, Sudbury</i>
<b>Hadleigh</b>	<i>Hadleigh</i>

1.2.2 For the purpose of this analysis, the terms 'Shortfall' and 'Surplus' are defined as follows.

**Shortfall:-** forecast undersupply of a type and size of property (i.e. forecast demand is greater than forecast supply.)

**Surplus:-** forecast oversupply of a type and size of property (i.e. forecast supply is greater than forecast demand.)

1.2.3 The Appendices comprise data tables relating to three separate elements.

1.2.4 **Appendix I** contains data, from the survey, for each of the five sub-areas, to show the distribution of stock by house type and bedroom numbers within each tenure.

1.2.5 The future **private stock** flow over the next three years is analysed in a series of tables in **Appendix II** using supply and demand data from both existing and new forming households in the survey.

- 1.2.6 The **affordable stock** flow is addressed statistically in **Appendix III** using the Waiting List and re-lets / transfers experience in the rented stock, data provided by the Council, and the affordable need identified in the Babergh Housing Needs Survey.
- 1.2.7 The data for all appendices, excluding the data provided by the Council for **Appendix III**, is from the Babergh Housing Needs Survey. This survey achieved a confidence level of  $\pm 2.11\%$  at the District wide level, as explained in Section 2 of the accompanying Babergh Housing Needs Survey document. This confidence level of  $\pm 2.11\%$  also applies to the total stock analysis of distribution in **Appendix I**.

## 2. FUTURE PRIVATE SECTOR STOCK FLOW

### 2.1 Data Methodology

2.1.1 PPS3 identifies that the balance of the existing stock structure by type, size and condition, is a critical aspect of meeting the needs of current and future households. Knowledge of existing stock supply and household demand preferences is valuable in being able to address the type and locational distribution of new supply.

Tables in **Appendix II** are as follows:

**Table 1** Demand for private sector stock from existing households moving within the District

**Table 2** Demand for private sector from concealed households moving within the District

**Table 3** In-Migrant Demand

**Table 4** Demand from all households moving / forming within the District

**Table 5** Supply of private sector stock created by existing households moving within and outside the District

**Table 6** All private sector stock shortfall / surplus by property size

**Table 6a** 1 bedroom private stock shortfall / surplus by property type

**Table 6b** 2 bedroom private stock shortfall / surplus by property type

**Table 6c** 3 bedroom private stock shortfall / surplus by property type

**Table 6d** 4+ bedroom private stock shortfall / surplus by property type

**Table 6e** All bedroom size private stock shortfall / surplus by property type

2.1.2 The Babergh Housing Needs Survey data details the reasons for moving households leaving the District and over 38% of existing households and 51% of concealed households are leaving specifically because of employment or better access to work in another area. These factors have been the highest reasons for movement into and out of a District in all our previous surveys.

### 3. PRIVATE SECTOR TYPE, SIZE AND SUB AREA ANALYSIS

#### 3.1 Shotley Peninsula

**Table 3-1** Shortfall / Surplus of Private Stock to 2011 by House Type and Size

Property Type	Bedrooms	Private Stock	
		*Shortfall	**Surplus
Flat	1	-	-
	2	-	29
	3	-	-
	4+	-	-
Bungalow	1	-	-
	2	-	3
	3	6	-
	4+	11	-
House	1	3	-
	2	16	-
	3	-	29
	4+	-	21
All Types	1	3	-
	2	16	32
	3	6	29
	4+	11	21
<b>Total</b>		<b>36</b>	<b>82</b>

\* Shortfall of units – Forecast demand is greater than forecast supply of this type.

\*\*Surplus of units – Forecast supply is greater than forecast demand for this type.

3.1.1 Table 3-1 data analysed by size shows that:-

- ◆ **1-bed property:** there is a small net shortfall of three 1-bed market properties in the Shotley Peninsula area. This relates solely to a demand of 3 1-bed houses in the area and no supply of one bedroom stock. This area has the lowest demand for one bedroom stock of all the sub areas studied.
- ◆ **2-bed property:** there is a net surplus of 16 2-bed market properties in this area. There is supply of 29 2-bedroom flats and 3 2-bedroom bungalows and demand for 16 2-bedroom houses from greater demand than supply of the type.
- ◆ **3-bed property:** there is a net surplus of 23 3-bed market units in this area, from a deficit of 6 3-bed bungalows no supply of the type and a surplus of 29 3-bedroom houses in this area from slightly greater supply than demand.
- ◆ **4+ bed property:** there is a net surplus of 10 4+ bed units in this area, from deficits of 11 4+ bedroom bungalows combined a surplus of 21 4+ bed houses. There is a demand for 4+ bedroom houses in this area but it is outweighed by slightly greater supply.

3.1.2 Overall, in terms of all bedroom sizes, there is a net surplus of 46 market properties in this area. The majority of the surplus is due to greater supply than demand of three and four bedroom houses in the area, and no demand for 2-bedroom flats.

## 3.2 Babergh East

**Table 3-2** Shortfall / Surplus of Private Stock to 2011 by House Type and Size

Property Type	Bedrooms	Private Stock	
		*Shortfall	**Surplus
Flat	1	103	-
	2	-	79
	3	-	-
	4+	-	-
Bungalow	1	10	-
	2	41	-
	3	-	73
	4+	10	-
House	1	17	-
	2	-	48
	3	-	54
	4+	-	20
All Types	1	130	-
	2	41	127
	3	-	127
	4+	10	20
<b>Total</b>		<b>181</b>	<b>274</b>

\* Shortfall of units – Forecast demand is greater than forecast supply of this type.

\*\*Surplus of units – Forecast supply is greater than forecast demand for this type.

### 3.2.1 Table 3-2 data analysed by size shows that:-

- ◆ **1-bed property:** there is a large net shortfall of 130 1-bed market properties in the Babergh East area, mainly due to significant demand for 1-bedroom flats but also houses and bungalows. This is the largest deficit of 1-bedroom stock of all the sub-areas studied.
- ◆ **2-bed property:** a net surplus of 86 2-bed market properties exists in this area, from a deficit of 41 2-bedroom bungalows combined with surpluses of 48 2-bedroom houses with well balanced supply / demand and 79 2-bedroom flats due to large supply.
- ◆ **3-bed property:** there is a surplus of 127 3-bed properties in this area. It relates to a combined surplus of 73 3-bed bungalows due to greater supply than demand and a surplus of 54 3-bed houses from well-balanced supply / demand.
- ◆ **4+ bed property:** there is a small net surplus of 10 4+ bed properties in this area. This relates deficits of 10 4+ bed bungalows due to low supply for the type relative to demand, and a surplus of 20 4+ bed houses from large and well balanced supply / demand.

### 3.2.2 Overall, in terms of all bedroom sizes, there is a large net surplus of 93 market properties in the Babergh East area, the largest overall surplus of all the sub-areas studied. This surplus is due primarily to oversupply of 2 and 3-bedroom houses. There is a significant undersupply of 1-bedroom flats in this area relative to demand.

### 3.3 Babergh West

**Table 3-3** Shortfall / Surplus of Private Stock to 2011 by House Type and Size

Property Type	Bedrooms	Private Stock	
		*Shortfall	**Surplus
Flat	1	67	-
	2	-	10
	3	-	-
	4+	-	-
Bungalow	1	6	-
	2	54	-
	3	59	-
	4+	-	24
House	1	45	-
	2	47	-
	3	122	-
	4+	28	-
All Types	1	118	-
	2	101	10
	3	181	-
	4+	28	24
<b>Total</b>		<b>428</b>	<b>34</b>

\* Shortfall of units – Forecast demand is greater than forecast supply of this type.

\*\*Surplus of units – Forecast supply is greater than forecast demand for this type.

#### 3.3.1 Table 3-3 data analysed by size shows that:-

- ◆ **1-bed property:** there is a net shortfall of 118 1-bed market properties in this area, due to shortfalls of 67 1-bed flats, 45 1-bed houses and 6 1-bedroom bungalows due to no or low supply relative to demand in all cases.
- ◆ **2-bed property:** a net deficit of 91 2-bed market properties exists in this area, the only shortfall of 2-bedroom stock of all the sub-areas. It arises from shortfalls of 54 2-bed bungalows due to undersupply, combined with a shortfall of 47 2-bed houses due to greater demand than supply.
- ◆ **3-bed property:** there is a significant net shortfall of 181 3-bed market units in this area, the largest shortfall of 3-bedroom properties of the five sub-areas. This is mainly due to a deficit of 122 3-bed houses due to very high demand relative to supply and 59 3-bed bungalows from low supply.
- ◆ **4+ bed property:** there is a small net shortfall of 4 4+bed units in this area, relating solely to a deficit of 28 4+ bed houses from well balanced supply / demand of the type combined with a surplus of 24 4+ bed bungalows due to oversupply of the type.

3.3.2 Overall, in terms of all bedroom sizes, there is a significant net shortfall of 394 market properties in this area, the only overall shortfall of all the sub-areas studied. All property types contribute to the general shortfall; houses of all sizes are in significant demand and show large deficits in this area, as well as 1-bedroom flats.

### 3.4 Sudbury & Great Cornard

**Table 3-4** Shortfall / Surplus of Private Stock to 2011 by House Type and Size

Property Type	Bedrooms	Private Stock	
		*Shortfall	**Surplus
Flat	1	63	-
	2	-	235
	3	-	-
	4+	-	-
Bungalow	1	-	-
	2	51	-
	3	44	-
	4+	-	-
House	1	31	-
	2	68	-
	3	-	182
	4+	146	-
All Types	1	94	-
	2	119	235
	3	44	182
	4+	146	-
<b>Total</b>		<b>403</b>	<b>417</b>

\* Shortfall of units – Forecast demand is greater than forecast supply of this type.

\*\*Surplus of units – Forecast supply is greater than forecast demand for this type.

#### 3.4.1 Table 3-4 data analysed by size shows that:-

- ◆ **1-bed property:** there is a net shortfall of 94 1-bed market properties in the Sudbury & Great Cornard area, from a combined shortfall of 63 1-bed flats due to no supply and 31 1-bed houses also due to no supply.
- ◆ **2-bed property:** a net surplus of 116 2-bed market properties exists in this area. This is primarily due to a large surplus of 235 2-bed flats due to oversupply of the type, combined with shortfalls of 68 2-bed houses and 51 2-bed bungalows due to greater demand than supply.
- ◆ **3-bed property:** there is a net surplus of 138 3-bed market properties in this area from a deficit of 44 3-bed bungalows due to no supply and a large surplus of 182 3-bed houses from greater supply than demand.
- ◆ **4+ bed property:** there is a large net shortfall of 146 4+ bed units in this area, relating purely to the shortfall of 4+ bed houses due to far greater demand than supply. This is the largest shortfall of 4+bedroom property in the District.

3.4.2 Overall, in terms of all bedroom sizes, there is a well balanced shortfall and surplus leaving a net shortfall of only 14 market units in the Sudbury & Great Cornard area. The main shortfalls are seen in 4+bedroom houses and 1-bedroom flats. There is a significant surplus of 235 2-bedroom flats.

### 3.5 Hadleigh

Table 3-5 Shortfall / Surplus of Private Stock to 2011 by House Type and Size

Property Type	Bedrooms	Private Stock	
		*Shortfall	**Surplus
Flat	1	-	13
	2	-	14
	3	-	-
	4+	-	-
Bungalow	1	-	-
	2	-	10
	3	-	-
	4+	-	35
House	1	24	-
	2	-	82
	3	68	-
	4+	6	-
All Types	1	24	13
	2	-	106
	3	68	-
	4+	6	35
<b>Total</b>		<b>98</b>	<b>154</b>

\* Shortfall of units – Forecast demand is greater than forecast supply of this type.

\*\*Surplus of units – Forecast supply is greater than forecast demand for this type.

#### 3.5.1 Table 3-1 data analysed by size shows that:-

- ◆ **1-bed property:** there is a small net surplus of 11 1-bed market properties in the Hadleigh area. This relates to a shortfall of 24 1-bed houses due to no supply combined with a surplus of 13 1-bed flats due to an oversupply of the type.
- ◆ **2-bed property:** there is a large net surplus of 106 2-bed market properties in this area. This relates primarily to an oversupply of 82 2-bed houses from well balanced supply / demand, and 10 2-bedroom bungalows and 14 2-bedroom flats due to slight oversupply relative to demand in both cases.
- ◆ **3-bed property:** there is a net shortfall of 68 3-bed market units in this area, purely from a deficit of 3-bedroom houses due to greater demand than supply.
- ◆ **4+ bed property:** there is a net surplus of 29 4+ bed units in this area, the largest surplus in 4-bedroom property in the District. This is due to a supply of 35 4+ bedroom bungalows due to no demand and a shortfall of 6 4+ bedroom houses from greater demand than supply.
- ◆ Overall, in terms of all bedroom sizes, there is a net surplus of 56 market properties in this area. The majority of the surplus relates to 2-bedroom houses and 4+ bed bungalows. The only significant stock shortfall in this area is seen for 3-bed houses.

## 4. ASSESSMENT OF AFFORDABLE SECTOR ACCOMMODATION SHORTFALL

### 4.1 Data Methodology

4.1.1 The detailed area figures derived from the survey essentially relate to the period to 2011. These affordable stock figures are based on waiting list data and relet experiences within Babergh District Council (2007/8). Some affordable need data from those not registered on a waiting list is derived from the 2008 Babergh Housing Needs Survey data.

4.1.2 This model is to determine house type and size imbalances by locality and is not a calculation of the scale of affordable need. This is analysed in the 2008 Babergh Housing Needs Survey Report.

4.1.3 The tables within **Appendix III** are as follows:-

**Table 7** Council and RSL rented re-lets by size, type and location

**Table 8** Council and RSL transfers by size, type and location

**Table 9** Waiting List and New Affordable Demand by size, type and location

**Table 10** Waiting List New Registrations by size, type and location

**Table 11** Total social stock shortfall/surplus

**Table 11a** 1 bedroom social stock shortfall/surplus by property type

**Table 11b** 2 bedroom social stock shortfall/surplus by property type

**Table 11c** 3 bedroom social stock shortfall/surplus by property type

**Table 11d** 4 bedroom social stock shortfall/surplus by property type

**Table 11e** All bedroom sizes social stock shortfall/surplus by property type.

4.1.4 It is normal to have a large shortfall in the affordable sector because supply is low relative to current registered and expressed need. Where we state 'no supply' as a reason it is based on the last year's experience that there were no re-lets of that property type in the area to address need.

4.1.5 The figures reflect national experience of low levels of 4+ bed stock in the social rented sector.

4.1.6 The Waiting List information is obtained from Babergh District Council, with new affordable demand figures obtained from our survey data.

4.1.7 The data includes some social sector demand from in-migrants, but it is not representative of true in-migrant demand for social stock.

## 5. AFFORDABLE SECTOR TYPE, SIZE & SUB AREA ANALYSIS

### 5.1 Shotley Peninsula

**Table 5-1** Shortfall / Surplus of Affordable Stock to 2011 by House Type and Size

Property Type	Bedrooms	Affordable Stock	
		*Shortfall	**Surplus
Flat	1	39	-
	2	24	-
	3	-	-
	4+	-	-
Bungalow	1	36	-
	2	-	6
	3	-	-
	4+	-	-
House	1	-	-
	2	54	-
	3	3	-
	4+	3	-
All Types	1	75	-
	2	72	-
	3	3	-
	4+	3	-
<b>Total</b>		<b>153</b>	<b>6</b>

\* Shortfall of units – Forecast demand is greater than forecast supply of this type.

\*\*Surplus of units – Forecast supply is greater than forecast demand for this type.

#### 5.1.1 Table 5-1 data analysed by size shows that:-

- ◆ **1-bed property:** there is a net shortfall of 75 1-bed affordable properties in the Shotley Peninsula. This relates to a shortfall of 39 1-bed flats due to undersupply combined with a shortfall of 36 1-bed bungalows relating to greater demand than supply. There was no supply or demand for 1-bed houses.
- ◆ **2-bed property:** there is a net shortfall of 72 2-bed affordable properties in this area. This is due to an undersupply of 24 2-bed flats and 54 2-bed houses, due to greater demand than supply. There is a net surplus of 2-bedroom bungalows in the Shotley Peninsula, one of only two surpluses in the District.
- ◆ **3-bed property:** there is a net deficit of three 3-bed affordable units in this area, from a well balanced supply / demand of 3-bed houses.
- ◆ **4+ bed property:** there is a net shortfall of three 4+ bed affordable houses in the Shotley Peninsula, due to no supply in relation to a small demand for this property type.

#### 5.1.2 Overall, in terms of all bedroom sizes, there is a net shortfall of 153 affordable properties in the Shotley Peninsula, this is the smallest shortfall of affordable properties in the district. The majority of the deficit is created by 1-bed bungalows and flats and 2-bed houses and flats, with all other units featuring smaller shortfalls.

## 5.2 Babergh East

**Table 5-2** Shortfall / Surplus of Affordable Stock to 2011 by House Type and Size

Property Type	Bedrooms	Affordable Stock	
		*Shortfall	**Surplus
Flat	1	219	-
	2	-	-
	3	3	-
	4+	-	-
Bungalow	1	93	-
	2	18	-
	3	-	-
	4+	-	-
House	1	-	-
	2	162	-
	3	112	-
	4+	-	3
All Types	1	312	-
	2	180	-
	3	115	-
	4+	-	3
<b>Total</b>		<b>604</b>	<b>3</b>

\* Shortfall of units – Forecast demand is greater than forecast supply of this type.

\*\*Surplus of units – Forecast supply is greater than forecast demand for this type.

### 5.2.1 Table 5-2 data analysed by size shows that:-

- ◆ **1-bed property:** there is large a net shortfall of 312 affordable 1-bed properties in this area, from a combined deficit of 219 1-bed flats and 93 1-bed bungalows due to far greater demand than supply for the property types. This is the greatest shortfall of one bedroom units in the District.
- ◆ **2-bed property:** a net shortfall of 180 2-bed affordable properties exists in this area, caused predominantly by low supply of 2-bed houses relative to demand levels. There is also a smaller shortfall of 18 2-bed bungalows due to low supply.
- ◆ **3-bed property:** there is a net shortfall of 115 3-bed properties in Babergh East. It is predominantly caused by a deficit of 112 3-bed houses due to no low supply of relative to the demand, with a further negligible shortfall of three 3-bed flats due to no supply. This is the largest deficit of three bedroom units in the District.
- ◆ **4+ bed property:** There was no demand for any four bedroom property in this area, leaving a small net surplus of just three 4+ bed affordable houses in the Babergh East, this is the only surplus in the district.

### 5.2.2 Overall, in terms of all bedroom sizes, there is a large net shortfall of 604 affordable properties in the Babergh East, the second largest overall shortfall in the District. All property types contribute significantly too this deficit, although there is a small surplus of 4-bedroom units in this area

### 5.3 Babergh West

**Table 5-3** Shortfall / Surplus of Affordable Stock to 2011 by House Type and Size

Property Type	Bedrooms	Affordable Stock	
		*Shortfall	**Surplus
Flat	1	139	-
	2	41	-
	3	3	-
	4+	-	-
Bungalow	1	51	-
	2	43	-
	3	-	-
	4+	-	-
House	1	20	-
	2	78	-
	3	39	-
	4+	39	-
All Types	1	<b>210</b>	-
	2	<b>162</b>	-
	3	<b>42</b>	-
	4+	<b>39</b>	-
<b>Total</b>		<b>453</b>	-

\* Shortfall of units – Forecast demand is greater than forecast supply of this type.

\*\*Surplus of units – Forecast supply is greater than forecast demand for this type.

#### 5.3.1 Table 5-3 data analysed by size shows that:-

- ◆ **1-bed property:** there is a net shortfall of 210 1-bed affordable properties in this area, primarily from to a deficit of 139 1-bed flats due to undersupply of the type. This is combined with shortfalls of 51 1-bed bungalows and 20 1-bedroom houses.
- ◆ **2-bed property:** a net deficit of 162 2-bed affordable properties exists in Babergh West. All property types contribute significantly to this shortfall, with all types of stock showing far greater demand than supply. Three bedroom houses are in the biggest deficit.
- ◆ **3-bed property:** there is a net shortfall of 42 3-bed affordable units in this area, mainly relating to an undersupply relative to demand. There is also a small deficit of three 3-bedroom flats.
- ◆ **4+ bed property:** there is a net shortfall of 39 4+ bed affordable units in Babergh West, solely relating to a shortfall of 3-bedroom houses due to low supply relative to demand.

#### 5.3.2 Overall, in terms of all bedroom sizes, there is a net deficit of 453 affordable properties in this area. The shortfall mainly consists of shortages of 1-bed flats and 2-bed houses although bungalows of these sizes also contribute significantly to the overall property shortfall.

## 5.4 Sudbury & Great Cornard

**Table 5-4** Shortfall / Surplus of Affordable Stock to 2011 by House Type and Size

Property Type	Bedrooms	Affordable Stock	
		*Shortfall	**Surplus
Flat	1	268	-
	2	74	-
	3	3	-
	4+	-	-
Bungalow	1	21	-
	2	33	-
	3	6	-
	4+	-	-
House	1	8	-
	2	133	-
	3	42	-
	4+	18	-
All Types	1	297	-
	2	240	-
	3	51	-
	4+	18	-
<b>Total</b>		<b>606</b>	<b>-</b>

\* Shortfall of units – Forecast demand is greater than forecast supply of this type.

\*\*Surplus of units – Forecast supply is greater than forecast demand for this type.

### 5.4.1 Table 5-4 data analysed by size shows that:-

- ◆ **1-bed property:** there is a large net shortfall of 297 1-bed affordable properties in Sudbury & Great Cornard. This is caused by a significant undersupply of 1-bed flats due to very high demand relative to supply. There are also smaller shortfalls of 1-bedroom houses and 1-bedroom bungalows again due to low supply.
- ◆ **2-bed property:** a large net shortfall of 240 2-bed affordable units exists in Sudbury & Great Cornard, the largest shortfall of 2-bedroom affordable stock in the district. This is due to combined large shortfalls of 74 2-bed flats caused by high demand relative to supply as well as the deficit of 133 2-bedroom houses caused also by low supply.
- ◆ **3-bed property:** there is a large net shortfall of 51 3-bed affordable properties in this area, mainly from shortfall of 42 3-bed houses due to undersupply relative to demand. There are also shortfalls of three 3-bed flats and six 3-bed bungalows.
- ◆ **4+ bed property:** there is a net shortfall of 18 4+ bed affordable properties in Sudbury & Great Cornard, relating purely to the shortage of 4+bedroom houses due to low supply in relation to demand for this property type.

5.4.2 Overall, in terms of all bedroom sizes, there is a significant net shortfall of 606 affordable units in Sudbury & Great Cornard, the largest overall deficit seen for any part of the District. No surplus of stock exists in this area with shortfalls across all property types, in particular 1 and 2-bed flats and 2-bed houses.

## 5.5 Hadleigh

**Table 5-5** Shortfall / Surplus of Affordable Stock to 2011 by House Type and Size

Property Type	Bedrooms	Affordable Stock	
		*Shortfall	**Surplus
Flat	1	69	-
	2	12	-
	3	3	-
	4+	-	-
Bungalow	1	24	-
	2	15	-
	3	3	-
	4+	-	-
House	1	-	-
	2	12	-
	3	97	-
	4+	3	-
All Types	1	93	-
	2	39	-
	3	103	-
	4+	3	-
<b>Total</b>		<b>238</b>	<b>-</b>

\* Shortfall of units – Forecast demand is greater than forecast supply of this type.

\*\*Surplus of units – Forecast supply is greater than forecast demand for this type.

5.5.1 Table 5-1 data analysed by size shows that:-

- ◆ **1-bed property:** there is a net shortfall of 93 1-bed affordable properties in Hadleigh. This relates largely to a shortfall of 69 1-bed flats due to undersupply combined with a surplus of 24 1-bed bungalows relating to a well balanced supply and demand for the type. There was no supply or demand for 1-bed houses.
- ◆ **2-bed property:** there is a net shortfall of 39 2-bed affordable properties in this area. This is due to relatively even deficits of 12 2-bedroom flats, 15 2-bedroom bungalows and 12 2-bedroom houses. All of which are due to slightly greater demand than supply.
- ◆ **3-bed property:** there is a net deficit of 103 3-bed affordable units in this area, predominantly caused by an undersupply of 97 3-bed houses. There are further negligible shortfalls of three 3-bed bungalows and two 3-bed flats both relating to no supply of the property types.
- ◆ **4+ bed property:** there is a small net shortfall of three 4+ bed affordable houses in Hadleigh, due to no of this property type. There was no other demand for 4+ bedroom properties in Hadleigh.

5.5.2 Overall, in terms of all bedroom sizes, there is a net shortfall of 238 affordable properties in the Hadleigh. The majority of the deficit is created by 2 bedroom stock of all types, 1-bed flats and 3-bed houses, with all other units featuring smaller shortfalls.

**6. SUMMARY OF SURPLUSES / SHORTFALLS BY AREA**

Sub - Area	Type	Bedroom Size	Private Sector		Affordable Sector	
			*Shortfall	**Surplus	*Shortfall	**Surplus
Shotley Peninsula	Flat	1	-	-	39	-
		2	-	29	24	-
		3	-	-	-	-
		4+	-	-	-	-
	Bungalow	1	-	-	36	-
		2	-	3	-	6
		3	6	-	-	-
		4+	11	-	-	-
	House	1	3	-	-	-
		2	16	-	54	-
		3	-	29	3	-
		4+	-	21	3	-
<b>Total</b>			<b>36</b>	<b>82</b>	<b>153</b>	<b>6</b>
Babergh East	Flat	1	103	-	219	-
		2	-	79	-	-
		3	-	-	3	-
		4+	-	-	-	-
	Bungalow	1	10	-	93	-
		2	41	-	18	-
		3	-	73	-	-
		4+	10	-	-	-
	House	1	17	-	-	-
		2	-	48	162	-
		3	-	54	112	-
		4+	-	20	-	3
<b>Total</b>			<b>181</b>	<b>274</b>	<b>604</b>	<b>3</b>

\* Shortfall of units – Forecast demand is greater than forecast supply of this type.

\*\*Surplus of units – Forecast supply is greater than forecast demand for this type.

Sub - Area	Type	Bedroom Size	Private Sector		Affordable Sector	
			*Shortfall	**Surplus	*Shortfall	**Surplus
Babergh West	Flat	1	67	-	139	-
		2	-	10	41	-
		3	-	-	3	-
		4+	-	-	-	-
	Bungalow	1	6	-	51	-
		2	54	-	43	-
		3	59	-	-	-
		4+	-	24	-	-
	House	1	45	-	20	-
		2	47	-	78	-
		3	122	-	39	-
		4+	28	-	39	-
<b>Total</b>			<b>428</b>	<b>34</b>	<b>453</b>	<b>-</b>
Sudbury & Great Cornard	Flat	1	63	-	268	-
		2	-	235	74	-
		3	-	-	3	-
		4+	-	-	-	-
	Bungalow	1	-	-	21	-
		2	51	-	33	-
		3	44	-	6	-
		4+	-	-	-	-
	House	1	31	-	8	-
		2	68	-	133	-
		3	-	182	42	-
		4+	146	-	18	-
<b>Total</b>			<b>403</b>	<b>417</b>	<b>606</b>	<b>-</b>

\* Shortfall of units – Forecast demand is greater than forecast supply of this type.

\*\*Surplus of units – Forecast supply is greater than forecast demand for this type.

Sub - Area	Type	Bedroom Size	Private Sector		Affordable Sector	
			*Shortfall	**Surplus	*Shortfall	**Surplus
Hadleigh	Flat	1	-	13	69	-
		2	-	14	12	-
		3	-	-	3	-
		4+	-	-	-	-
	Bungalow	1	-	-	24	-
		2	-	10	15	-
		3	-	-	3	-
		4+	-	35	-	-
	House	1	24	-	-	-
		2	-	82	12	-
		3	68	-	97	-
		4+	6	-	3	-
<b>Total</b>			<b>98</b>	<b>154</b>	<b>238</b>	<b>-</b>

\* Shortfall of units – Forecast demand is greater than forecast supply of this type.

\*\*Surplus of units – Forecast supply is greater than forecast demand for this type.

## **7. CONCLUSIONS**

### **7.1 Key Data**

7.1.1 The key data emerging from the analysis to inform future planning, housing and regeneration delivery strategies is as follows:-

### **7.2 Private Sector Stock Supply / Demand Analysis**

- ◆ Demand for 1-bed stock exceeds supply most significantly in Babergh West and Babergh East. The majority of the deficit in both these areas relates to 1-bed flats and this is due to no supply of 1-bedroom flats in these areas.
- ◆ A large shortfall of 2-bed market units exists in Babergh West, the only shortfall of private 2-bedroom stock in the district, all other areas are in surplus. The shortfall in Babergh West relates to undersupply of bungalows and houses, 2-bedroom flats show a small surplus.
- ◆ Shortfalls of 3 bedroom market units exist in Babergh West and Hadleigh; all other areas are in surplus of private sector 3-bedroom stock. In both areas where 3-bed shortfalls exist they tend to be for houses. There was no demand for private sector 3-bedroom flats or bungalows in Hadleigh
- ◆ A large deficit of 4+ bed stock exist in Sudbury and Great Cornard, as well as a small deficit in Babergh West, all other areas show small surpluses. The large shortfall in Sudbury and Great Cornard is solely due to an undersupply of 4+ bed houses relative to demand.

### **7.3 Affordable Supply / Demand Analysis**

- ◆ All affordable property types of all sizes are in deficit in all areas of the District, with the exception of 4+ bedroom houses in Babergh East and 2-bedroom bungalows in Shotley Gate, which show minimal surpluses.
- ◆ All areas show a shortfall of 1-bedroom affordable properties, with the most significant being those of Babergh East and Sudbury and Great Cornard. 1-bedroom flats show large deficits in all areas as well as, to a lesser extent, 2-bedroom bungalows.
- ◆ There is a large stock shortfall of 2-bed affordable properties in the District. This is most prominent in Sudbury & Great Cornard. The deficit of 2-bed stock is significant across all property types, with 2-bed houses encountering the highest level of deficit followed by flats and bungalows respectively.
- ◆ 3 bedroom affordable stock is in deficit in all areas, although in Shotley gate the deficit is negligible, it is large in Babergh East and Hadleigh. The majority of the net total shortfall in 3-bedroom stock across the District relates to houses.
- ◆ Analysis of 4+ bedroom affordable stock shows small deficits in all areas except for Babergh East where there is a small surplus. Deficits are most significant in Babergh West and Sudbury & Great Cornard, the whole District wide 4+ bed stock deficit related purely to undersupply of houses.

**BABERGH 2008**

**AREA STOCK ANALYSIS**

**BY TENURE, TYPE, SIZE AND LOCATION**

**SubArea by q2y per q3 for Q1x. Accommodation (Tenure)=Owner Occupied (paying mortgage) weighting wt2(v1)**

Analysis...: SubArea  
 Break.....: q2y per q3  
 Filter.....: Q1x. Accommodation (Tenure)=Owner Occupied (paying mortgage)  
 Weight....: wt2(v1)  
 Cells.....: Absolute, Respondents

Absolute Respondents	Base	Bedsit- Q2y. Accommodation (Type)			One- Q2y. Accommodation (Type)			Two- Q2y. Accommodation (Type)			Three- Q2y. Accommodation (Type)			Four- Q2y. Accommodation (Type)			Five or more- Q2y. Accommodation (Type)			
		House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	
<b>Base</b>																				
Unweighted	708	-	-	-	5	3	-	90	26	6	276	34	-	217	6	-	43	2	-	
Weighted	14753	-	-	-	124	67	-	2214	507	278	5809	669	-	4190	104	-	753	37	-	
<b>SubArea</b>																				
Shotley Peninsula	1090	-	-	-	-	-	-	120	74	29	433	56	-	317	9	-	53	-	-	
Babergh East	5686	-	-	-	83	30	-	906	197	19	1972	328	-	1720	65	-	346	22	-	
Babergh West	3102	-	-	-	13	15	-	386	82	57	1181	124	-	967	31	-	230	15	-	
Sudbury and West Conard	3539	-	-	-	-	-	-	647	124	172	1591	115	-	832	-	-	58	-	-	
Hadleigh	1336	-	-	-	28	22	-	156	30	-	633	45	-	355	-	-	67	-	-	

**SubArea by q2y per q3 for Q1x. Accommodation (Tenure)=Owner occupied (no mortgage) weighting wt2(v1)**

Analysis...: SubArea  
 Break.....: q2y per q3  
 Filter.....: Q1x. Accommodation (Tenure)=Owner occupied (no mortgage)  
 Weight....: wt2(v1)  
 Options...: Fit to page  
 Cells.....: Absolute, Respondents

Absolute Respondents	Base	Bedsit- Q2y. Accommodation (Type)			One- Q2y. Accommodation (Type)			Two- Q2y. Accommodation (Type)			Three- Q2y. Accommodation (Type)			Four- Q2y. Accommodation (Type)			Five or more- Q2y. Accommodation (Type)		
		House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat
<b>Base</b>																			
Unweighted	1056	-	-	1	5	4	1	130	123	10	369	104	-	246	15	-	45	3	-
Weighted	12885	-	-	38	89	35	38	1719	1536	162	4418	1332	-	2758	158	-	563	40	-
<b>SubArea</b>																			
Shotley Peninsula	955	-	-	-	-	5	-	107	152	10	354	76	-	208	19	-	25	-	-
Babergh East	5169	-	-	-	-	16	-	623	577	24	1392	707	-	1414	96	-	289	32	-
Babergh West	2975	-	-	-	-	15	-	432	269	32	1126	216	-	704	32	-	140	8	-
Sudbury and West Conard	2645	-	-	38	38	-	38	445	407	75	1097	208	-	229	-	-	71	-	-
Hadleigh	1140	-	-	-	51	-	-	112	130	21	449	126	-	204	10	-	38	-	-

**SubArea by q2y per q3 for Q1x. Accommodation (Tenure)=Private Rented weighting wt2(v1)**

Analysis...: SubArea  
 Break.....: q2y per q3  
 Filter.....: Q1x. Accommodation (Tenure)=Private Rented  
 Weight....: wt2(v1)  
 Options...: Fit to page  
 Cells.....: Absolute, Respondents

Absolute Respondents	Base	Bedsit- Q2y. Accommodation (Type)			One- Q2y. Accommodation (Type)			Two- Q2y. Accommodation (Type)			Three- Q2y. Accommodation (Type)			Four- Q2y. Accommodation (Type)			Five or more- Q2y. Accommodation (Type)		
		House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat
<b>Base</b>																			
Unweighted	149	-	-	-	5	7	5	42	23	9	41	8	1	4	2	-	1	1	-
Weighted	3807	-	-	-	83	116	170	791	577	532	1021	240	42	77	68	-	54	35	-
<b>SubArea</b>																			
Shotley Peninsula	325	-	-	-	-	-	-	67	102	54	84	-	-	18	-	-	-	-	-
Babergh East	1304	-	-	-	23	48	37	359	79	112	350	187	-	-	54	-	54	-	-
Babergh West	897	-	-	-	21	48	85	266	130	-	215	53	42	24	13	-	-	-	-
Sudbury and West Conard	926	-	-	-	-	-	-	-	256	319	352	-	-	-	-	-	-	-	-
Hadleigh	355	-	-	-	39	19	48	99	10	48	21	-	-	35	-	-	-	35	-

**SubArea by q2y per q3 for Q1x. Accommodation (Tenure)=H.A Rented weighting wt2(v1)**

Analysis...: SubArea  
 Break.....: q2y per q3  
 Filter.....: Q1x. Accommodation (Tenure)=H.A Rented  
 Weight....: wt2(v1)  
 Options...: Fit to page  
 Cells.....: Absolute, Respondents

Absolute Respondents	Base	Bedsit- Q2y. Accommodation (Type)			One- Q2y. Accommodation (Type)			Two- Q2y. Accommodation (Type)			Three- Q2y. Accommodation (Type)			Four- Q2y. Accommodation (Type)			Five or more- Q2y. Accommodation (Type)			
		House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	
<b>Base</b>																				
Unweighted	57	-	-	-	-	4	4	16	7	8	15	-	2	-	-	-	-	-	-	1
Weighted	1150	-	-	-	-	78	112	302	93	67	396	-	16	-	-	-	-	-	-	86
<b>SubArea</b>																				
Shotley Peninsula	70	-	-	-	-	-	-	12	6	-	52	-	-	-	-	-	-	-	-	-
Babergh East	256	-	-	-	-	21	8	57	78	49	27	-	16	-	-	-	-	-	-	-
Babergh West	219	-	-	-	-	30	2	123	-	2	63	-	-	-	-	-	-	-	-	-
Sudbury and West Conard	470	-	-	-	-	-	86	73	-	-	226	-	-	-	-	-	-	-	-	86
Hadleigh	135	-	-	-	-	27	16	37	9	16	28	-	-	-	-	-	-	-	-	-

**SubArea by q2y per q3 for Q1x. Accommodation (Tenure)=Council Rented weighting wt2(v1)**

Analysis...: SubArea  
 Break.....: q2y per q3  
 Filter.....: Q1x. Accommodation (Tenure)=Council Rented  
 Weight....: wt2(v1)  
 Options...: Fit to page  
 Cells.....: Absolute, Respondents

Absolute Respondents	Base	Bedsit- Q2y. Accommodation (Type)			One- Q2y. Accommodation (Type)			Two- Q2y. Accommodation (Type)			Three- Q2y. Accommodation (Type)			Four- Q2y. Accommodation (Type)			Five or more- Q2y. Accommodation (Type)		
		House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat
<b>Base</b>																			
Unweighted	199	-	-	-	-	33	5	16	44	17	79	4	-	1	-	-	-	-	-
Weighted	3459	-	-	-	-	436	129	232	601	432	1582	22	-	25	-	-	-	-	-
<b>SubArea</b>																			
Shotley Peninsula	170	-	-	-	-	26	11	18	33	-	70	12	-	-	-	-	-	-	-
Babergh East	815	-	-	-	-	49	-	43	248	96	353	-	-	25	-	-	-	-	-
Babergh West	746	-	-	-	-	210	33	65	168	76	195	-	-	-	-	-	-	-	-
Sudbury and West Conard	1287	-	-	-	-	109	85	97	32	171	792	-	-	-	-	-	-	-	-
Hadleigh	442	-	-	-	-	41	-	10	120	89	171	10	-	-	-	-	-	-	-

**SubArea by q2y per q3 for Q1x. Accommodation (Tenure)=Shared Ownership (part rent / part buy) weighting wt2(v1)**

Analysis...: SubArea  
 Break.....: q2y per q3  
 Filter.....: Q1x. Accommodation (Tenure)=Shared Ownership (part rent / part buy)  
 Weight....: wt2(v1)  
 Options...: Fit to page  
 Cells.....: Absolute, Respondents

Absolute Respondents	Base	Bedsit- Q2y. Accommodation (Type)			One- Q2y. Accommodation (Type)			Two- Q2y. Accommodation (Type)			Three- Q2y. Accommodation (Type)			Four- Q2y. Accommodation (Type)			Five or more- Q2y. Accommodation (Type)		
		House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat
<b>Base</b>																			
Unweighted	4	-	-	-	-	-	-	-	1	1	-	1	-	-	-	-	1	-	-
Weighted	29	-	-	-	-	-	-	-	9	7	-	5	-	-	-	-	7	-	-
<b>SubArea</b>																			
Shotley Peninsula	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Babergh East	5	-	-	-	-	-	-	-	-	-	-	5	-	-	-	-	-	-	-
Babergh West	16	-	-	-	-	-	-	-	9	-	-	-	-	-	-	-	7	-	-
Sudbury and West Conard	7	-	-	-	-	-	-	-	-	7	-	-	-	-	-	-	-	-	-
Hadleigh	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

**SubArea by q2y per q3 for Q1x. Accommodation (Tenure)=Tied to your employment weighting wt2(v1)**

Analysis...: SubArea  
 Break.....: q2y per q3  
 Filter.....: Q1x. Accommodation (Tenure)=Tied to your employment  
 Weight....: wt2(v1)  
 Options...: Fit to page  
 Cells.....: Absolute, Respondents

Absolute Respondents	Base	Bedsit- Q2y. Accommodation (Type)			One- Q2y. Accommodation (Type)			Two- Q2y. Accommodation (Type)			Three- Q2y. Accommodation (Type)			Four- Q2y. Accommodation (Type)			Five or more- Q2y. Accommodation (Type)			
		House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	
<b>Base</b>																				
Unweighted	35	-	-	-	1	1	-	5	1	1	12	4	1	7	1	-	1	-	-	
Weighted	136	-	-	-	4	3	-	35	1	16	36	15	-	21	2	-	2	-	-	
<b>SubArea</b>																				
Shotley Peninsula	12	-	-	-	-	3	-	-	-	-	7	3	-	-	-	-	-	-	-	
Babergh East	76	-	-	-	-	-	-	14	-	16	22	8	-	15	-	-	-	-	-	
Babergh West	41	-	-	-	4	-	-	20	-	-	5	5	-	2	2	-	2	-	-	
Sudbury and West Conard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Hadleigh	7	-	-	-	-	-	-	-	1	-	2	-	-	4	-	-	-	-	-	

**SubArea by q2y per q3 for q1x=(8) weighting wt2(v1)**

Analysis...: SubArea  
 Break.....: q2y per q3  
 Filter.....: q1x=(8)  
 Weight....: wt2(v1)  
 Options...: Fit to page  
 Cells.....: Absolute, Respondents

Absolute Respondents	Base	Bedsit- Q2y. Accommodation (Type)			One- Q2y. Accommodation (Type)			Two- Q2y. Accommodation (Type)			Three- Q2y. Accommodation (Type)			Four- Q2y. Accommodation (Type)			Five or more- Q2y. Accommodation (Type)			
		House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	House	Bungalow	Flat	
Base																				
Unweighted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Weighted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SubArea																				
Shotley Peninsula	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Babergh East	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Babergh West	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sudbury and West Conard	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hadleigh	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

**BABERGH 2008**

**FUTURE STOCK FLOW**

**SUPPLY/DEMAND ANALYSIS**

**PRIVATE STOCK**

## Babergh Balancing Housing Markets - Housing Stock Flow Analysis

### Private Sector Demand (2008 - 2011)

#### Existing Households Moving and Location

Table 1

Type/size	Shotley Peninsula	East Babergh	West Babergh	Sudbury & Great Conrad	Hadleigh	Total
1Bed Flat	0	0	0	0	0	0
1Bed Bungalow	0	0	0	0	0	0
1Bed House	0	16	9	16	0	41
<b>1 Bed Total</b>	<b>0</b>	<b>16</b>	<b>9</b>	<b>16</b>	<b>0</b>	<b>41</b>
2Bed Flat	0	19	10	5	0	34
2Bed Bungalow	0	15	62	51	0	128
2Bed House	0	0	35	30	0	65
<b>2 Bed Total</b>	<b>0</b>	<b>34</b>	<b>107</b>	<b>86</b>	<b>0</b>	<b>227</b>
3Bed Flat	0	0	0	0	0	0
3Bed Bungalow	0	0	60	44	0	104
3Bed House	38	116	170	78	98	500
<b>3 Bed Total</b>	<b>38</b>	<b>116</b>	<b>230</b>	<b>122</b>	<b>98</b>	<b>604</b>
4Bed Flat	0	0	0	0	0	0
4Bed Bungalow	11	11	0	0	0	22
4Bed House	33	110	155	60	43	401
<b>4 Bed Total</b>	<b>44</b>	<b>121</b>	<b>155</b>	<b>60</b>	<b>43</b>	<b>423</b>
<b>Total</b>	<b>82</b>	<b>287</b>	<b>501</b>	<b>284</b>	<b>141</b>	<b>1,295</b>

**Data source:** Cross tabulation of all existing households moving within the Babergh District requiring owner occupation or private preferred size and type of property and location.

Note: Duplication factor of 1.505 applied

## Babergh Balancing Housing Markets - Housing Stock Flow Analysis

### Private Sector Demand (2008 - 2011)

#### Concealed Households Moving and Location

Table 2

Type/size	Shotley Peninsula	East Babergh	West Babergh	Sudbury & Great Conrad	Hadleigh	Total
1Bed Flat	0	88	50	63	11	212
1Bed Bungalow	0	0	0	0	0	0
1Bed House	3	0	60	15	11	89
<b>1 Bed Total</b>	<b>3</b>	<b>88</b>	<b>110</b>	<b>78</b>	<b>22</b>	<b>301</b>
2Bed Flat	0	0	9	20	0	29
2Bed Bungalow	0	0	7	7	0	14
2Bed House	28	85	75	72	29	289
<b>2 Bed Total</b>	<b>28</b>	<b>85</b>	<b>91</b>	<b>99</b>	<b>29</b>	<b>332</b>
3Bed Flat	0	0	0	0	0	0
3Bed Bungalow	0	0	0	0	0	0
3Bed House	16	21	7	0	15	59
<b>3 Bed Total</b>	<b>16</b>	<b>21</b>	<b>7</b>	<b>0</b>	<b>15</b>	<b>59</b>
4Bed Flat	0	0	0	0	0	0
4Bed Bungalow	0	0	0	0	0	0
4Bed House	0	0	22	0	0	22
<b>4 Bed Total</b>	<b>0</b>	<b>0</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>22</b>
<b>Total</b>	<b>47</b>	<b>194</b>	<b>230</b>	<b>177</b>	<b>66</b>	<b>714</b>

**Data source:** Cross tabulation of all concealed households requiring owner occupation or private rent, earning more than the private rent threshold and moving within the Babergh District by preferred size and type of property and location.

Note: Duplication factor of 1.467 applied

## Babergh Balancing Housing Markets - Housing Stock Flow Analysis

### Private Sector Demand (2008 - 2011)

#### In-Migration

Table 3

Type/size	Shotley Peninsula	East Babergh	West Babergh	Sudbury & Great Conrad	Hadleigh	Total
1Bed Flat	0	15	17	0	0	32
1Bed Bungalow	0	10	6	0	0	16
1Bed House	0	31	0	0	13	44
<b>1 Bed Total</b>	<b>0</b>	<b>56</b>	<b>23</b>	<b>0</b>	<b>13</b>	<b>92</b>
2Bed Flat	0	0	0	59	10	69
2Bed Bungalow	6	42	20	56	0	124
2Bed House	18	187	48	42	30	325
<b>2 Bed Total</b>	<b>24</b>	<b>229</b>	<b>68</b>	<b>157</b>	<b>40</b>	<b>518</b>
3Bed Flat	0	0	0	0	0	0
3Bed Bungalow	6	41	15	0	0	62
3Bed House	26	214	94	134	20	488
<b>3 Bed Total</b>	<b>32</b>	<b>255</b>	<b>109</b>	<b>134</b>	<b>20</b>	<b>550</b>
4Bed Flat	0	0	0	0	0	0
4Bed Bungalow	0	15	6	0	0	21
4Bed House	31	134	79	144	30	418
<b>4 Bed Total</b>	<b>31</b>	<b>149</b>	<b>85</b>	<b>144</b>	<b>30</b>	<b>439</b>
<b>Total</b>	<b>87</b>	<b>689</b>	<b>285</b>	<b>435</b>	<b>103</b>	<b>1,599</b>

Data source: Cross tabulation of all existing households who moved into the Babergh District over the last year by type, size and current property, multiplied to the out-migration figure (1,598).

## Babergh Balancing Housing Markets - Housing Stock Flow Analysis

### Private Sector Demand (2008 - 2011)

#### All Households Moving/Forming

Table 4

Type/size	Northey Peninsu	East Babergh	West Babergh	Thurley & Great Co	Hadleigh	Total
1Bed Flat	0	103	67	63	11	244
1Bed Bungalow	0	10	6	0	0	16
1Bed House	3	47	69	31	24	174
<b>1 Bed Total</b>	<b>3</b>	<b>160</b>	<b>142</b>	<b>94</b>	<b>35</b>	<b>434</b>
2Bed Flat	0	19	19	84	10	132
2Bed Bungalow	6	57	89	114	0	266
2Bed House	46	272	158	144	59	679
<b>2 Bed Total</b>	<b>52</b>	<b>348</b>	<b>266</b>	<b>342</b>	<b>69</b>	<b>1,077</b>
3Bed Flat	0	0	0	0	0	0
3Bed Bungalow	6	41	75	44	0	166
3Bed House	80	351	271	212	133	1,047
<b>3 Bed Total</b>	<b>86</b>	<b>392</b>	<b>346</b>	<b>256</b>	<b>133</b>	<b>1,213</b>
4Bed Flat	0	0	0	0	0	0
4Bed Bungalow	11	26	6	0	0	43
4Bed House	64	244	256	204	73	841
<b>4 Bed Total</b>	<b>75</b>	<b>270</b>	<b>262</b>	<b>204</b>	<b>73</b>	<b>884</b>
<b>Total</b>	<b>216</b>	<b>1,170</b>	<b>1,016</b>	<b>896</b>	<b>310</b>	<b>3,608</b>

Data source: Cross tabulation of all households requiring owner occupation or private rent moving within the Babergh District by location and type of property and location (Table 1 + Table 2 + Table 3).

## Babergh Balancing Housing Markets - Housing Stock Flow Analysis

### Private Sector Stock Supply (2008 - 2011)

#### Properties Vacated by Existing Households Moving Within and Outside the Babergh District

Table 5

Type/size	Northey Peninsu	East Babergh	West Babergh	Wymondley & Great Co	Hadleigh	Total
1Bed Flat	0	0	0	0	24	24
1Bed Bungalow	0	0	0	0	0	0
1Bed House	0	30	24	0	0	54
<b>1 Bed Total</b>	<b>0</b>	<b>30</b>	<b>24</b>	<b>0</b>	<b>24</b>	<b>78</b>
2Bed Flat	29	98	29	319	24	499
2Bed Bungalow	9	16	35	63	10	133
2Bed House	30	320	111	76	141	678
<b>2 Bed Total</b>	<b>68</b>	<b>434</b>	<b>175</b>	<b>458</b>	<b>175</b>	<b>1,310</b>
3Bed Flat	0	0	0	0	0	0
3Bed Bungalow	0	114	16	0	0	130
3Bed House	109	405	149	394	65	1,122
<b>3 Bed Total</b>	<b>109</b>	<b>519</b>	<b>165</b>	<b>394</b>	<b>65</b>	<b>1,252</b>
4Bed Flat	0	0	0	0	0	0
4Bed Bungalow	0	16	30	0	35	81
4Bed House	85	264	228	58	67	702
<b>4 Bed Total</b>	<b>85</b>	<b>280</b>	<b>258</b>	<b>58</b>	<b>102</b>	<b>783</b>
<b>Total</b>	<b>262</b>	<b>1,263</b>	<b>622</b>	<b>910</b>	<b>366</b>	<b>3,423</b>

Data source: Cross tabulation of existing households moving both within and outside the Babergh District by size and type of ex

## Babergh Balancing Housing Markets - Housing Stock Flow Analysis

### Private Sector Stock Shortfall / Surplus (2008 - 2011)

#### Total Demand and Supply

Table 6

Type/size	Northey Peninsu	East Babergh	West Babergh	Wymondley & Great Co	Hadleigh	Total
1Bed Supply	0	30	24	0	24	78
1Bed Demand	3	160	142	94	35	434
<b>Shortfall (-)/ Surplus</b>	<b>-3</b>	<b>-130</b>	<b>-118</b>	<b>-94</b>	<b>-11</b>	<b>-356</b>
2Bed Supply	68	434	175	458	175	1,310
2Bed Demand	52	348	266	342	69	1,077
<b>Shortfall (-)/Surplus</b>	<b>16</b>	<b>86</b>	<b>-91</b>	<b>116</b>	<b>106</b>	<b>233</b>
3Bed Supply	109	519	165	394	65	1,252
3Bed Demand	86	392	346	256	133	1,213
<b>Shortfall (-)/Surplus</b>	<b>23</b>	<b>127</b>	<b>-181</b>	<b>138</b>	<b>-68</b>	<b>39</b>
4Bed Supply	85	280	258	58	102	783
4Bed Demand	75	270	262	204	73	884
<b>Shortfall(-)/Surplus</b>	<b>10</b>	<b>10</b>	<b>-4</b>	<b>-146</b>	<b>29</b>	<b>-101</b>
<b>Net Total Shortfall(-)/ Surplus</b>	<b>46</b>	<b>93</b>	<b>-394</b>	<b>14</b>	<b>56</b>	<b>-185</b>

**Data sources:-**

Supply = Total Supply (Table 5)

Demand = Total Demand (Table 4)

## Babergh Balancing Housing Markets - Housing Stock Flow Analysis

### Private Sector Stock Shortfall / Surplus By Property Type (2008 - 2011)

#### 1 Bedroom Stock

Table 6a

Type/size	Hotley Peninsu	East Babergh	West Babergh	Worthing & Great Co	Hadleigh	Total
<b><u>Flats</u></b>						
Supply	0	0	0	0	24	24
Demand	0	103	67	63	11	244
<b>Shortfall (-)/ Surplus</b>	<b>0</b>	<b>-103</b>	<b>-67</b>	<b>-63</b>	<b>13</b>	<b>-220</b>
<b><u>Bungalows</u></b>						
Supply	0	0	0	0	0	0
Demand	0	10	6	0	0	16
<b>Shortfall (-)/Surplus</b>	<b>0</b>	<b>-10</b>	<b>-6</b>	<b>0</b>	<b>0</b>	<b>-16</b>
<b><u>House</u></b>						
Supply	0	30	24	0	0	54
Demand	3	47	69	31	24	174
<b>Shortfall (-)/Surplus</b>	<b>-3</b>	<b>-17</b>	<b>-45</b>	<b>-31</b>	<b>-24</b>	<b>-120</b>
<b>Net Total Shortfall(-)/ Surplus</b>	<b>-3</b>	<b>-130</b>	<b>-118</b>	<b>-94</b>	<b>-11</b>	<b>-356</b>

Data sources:-

Supply = Total Supply (Table 5)

Demand = Total Demand (Table 4)

**Babergh Balancing Housing Markets - Housing Stock Flow Analysis**

**Private Sector Stock Shortfall / Surplus By Property Type (2008 - 2011)**

**2 Bedroom Stock**

Table 6b

Type/size	Northey Peninsula	East Babergh	West Babergh	Thurby & Great Cressingham	Hadleigh	Total
<b><u>Flats</u></b>						
Supply	29	98	29	319	24	499
Demand	0	19	19	84	10	132
<b>Shortfall (-)/ Surplus</b>	<b>29</b>	<b>79</b>	<b>10</b>	<b>235</b>	<b>14</b>	<b>367</b>
<b><u>Bungalows</u></b>						
Supply	9	16	35	63	10	133
Demand	6	57	89	114	0	266
<b>Shortfall (-)/Surplus</b>	<b>3</b>	<b>-41</b>	<b>-54</b>	<b>-51</b>	<b>10</b>	<b>-133</b>
<b><u>House</u></b>						
Supply	30	320	111	76	141	678
Demand	46	272	158	144	59	679
<b>Shortfall (-)/Surplus</b>	<b>-16</b>	<b>48</b>	<b>-47</b>	<b>-68</b>	<b>82</b>	<b>-1</b>
<b>Net Total Shortfall(-)/ Surplus</b>	<b>16</b>	<b>86</b>	<b>-91</b>	<b>116</b>	<b>106</b>	<b>233</b>

**Data sources:-**

Supply = Total Supply (Table 5)

Demand = Total Demand (Table 4)

## Babergh Balancing Housing Markets - Housing Stock Flow Analysis

### Private Sector Stock Shortfall / Surplus By Property Type (2008 - 2011)

#### 3 Bedroom Stock

Table 6c

Type/size	Hotley Peninsu	East Babergh	West Babergh	Wymondley & Great Co	Hadleigh	Total
<b><u>Flats</u></b>						
Supply	0	0	0	0	0	0
Demand	0	0	0	0	0	0
<b>Shortfall (-)/ Surplus</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b><u>Bungalows</u></b>						
Supply	0	114	16	0	0	130
Demand	6	41	75	44	0	166
<b>Shortfall (-)/Surplus</b>	<b>-6</b>	<b>73</b>	<b>-59</b>	<b>-44</b>	<b>0</b>	<b>-36</b>
<b><u>House</u></b>						
Supply	109	405	149	394	65	1,122
Demand	80	351	271	212	133	1,047
<b>Shortfall (-)/Surplus</b>	<b>29</b>	<b>54</b>	<b>-122</b>	<b>182</b>	<b>-68</b>	<b>75</b>
<b>Net Total Shortfall(-)/ Surplus</b>	<b>23</b>	<b>127</b>	<b>-181</b>	<b>138</b>	<b>-68</b>	<b>39</b>

**Data sources:-**

Supply = Total Supply (Table 5)

Demand = Total Demand (Table 4)

## Babergh Balancing Housing Markets - Housing Stock Flow Analysis

### Private Sector Stock Shortfall / Surplus By Property Type (2008 - 2011)

#### 4+ Bedroom Stock

Table 6d

Type/size	Shotley Peninsula	East Babergh	West Babergh	Sudbury & Great Conrad	Hadleigh	Total
<b><u>Flats</u></b>						
Supply	0	0	0	0	0	0
Demand	0	0	0	0	0	0
<b>Shortfall (-)/ Surplus</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b><u>Bungalows</u></b>						
Supply	0	16	30	0	35	81
Demand	11	26	6	0	0	43
<b>Shortfall (-)/Surplus</b>	<b>-11</b>	<b>-10</b>	<b>24</b>	<b>0</b>	<b>35</b>	<b>38</b>
<b><u>House</u></b>						
Supply	85	264	228	58	67	702
Demand	64	244	256	204	73	841
<b>Shortfall (-)/Surplus</b>	<b>21</b>	<b>20</b>	<b>-28</b>	<b>-146</b>	<b>-6</b>	<b>-139</b>
<b>Net Total Shortfall(-)/ Surplus</b>	<b>10</b>	<b>10</b>	<b>-4</b>	<b>-146</b>	<b>29</b>	<b>-101</b>

**Data sources:-**

Supply = Total Supply (Table 5)

Demand = Total Demand (Table 4)

**Babergh Balancing Housing Markets - Housing Stock Flow Analysis**

**Total Private Sector Stock Shortfall / Surplus (2008 - 2011) by Property Type**

**All Bedroom Sizes**

Table 6e

Type/size	Shotley Peninsula	East Babergh	West Babergh	Sudbury & Great Conrad	Hadleigh	Total
<b><u>Flats</u></b>						
Supply	29	98	29	319	48	523
Demand	0	122	86	147	21	376
<b>Shortfall (-)/ Surplus</b>	<b>29</b>	<b>-24</b>	<b>-57</b>	<b>172</b>	<b>27</b>	<b>147</b>
<b><u>Bungalows</u></b>						
Supply	9	146	81	63	45	344
Demand	23	134	176	158	0	491
<b>Shortfall (-)/Surplus</b>	<b>-14</b>	<b>12</b>	<b>-95</b>	<b>-95</b>	<b>45</b>	<b>-147</b>
<b><u>House</u></b>						
Supply	224	1,019	512	528	273	2,556
Demand	193	914	754	591	289	2,741
<b>Shortfall (-)/Surplus</b>	<b>31</b>	<b>105</b>	<b>-242</b>	<b>-63</b>	<b>-16</b>	<b>-185</b>
<b>Net Total Shortfall(-)/ Surplus</b>	<b>46</b>	<b>93</b>	<b>-394</b>	<b>14</b>	<b>56</b>	<b>-185</b>

**Data sources:-**

Supply = (Tables 6a+6b+6c+6d)

Demand = (Tables 6a+6b+6c+6d)

**BABERGH 2008**

**FUTURE STOCK FLOW**

**SUPPLY/DEMAND ANALYSIS**

**AFFORDABLE HOUSING**

## Babergh Balancing Housing Markets - Housing Stock Flow Analysis

### B.D.C. and RSL Rented Supply / Demand (2008 - 2011)

#### Relets

Table 7

Type/size	Shotley Gate	East Babergh	West Babergh	Sudbury & Great Conrad	Hadleigh	Total
1Bed Flat	12	24	36	102	39	213
1Bed Bungalow	15	6	33	15	9	78
1Bed House	0	0	0	0	0	0
<b>1 Bed Total</b>	<b>27</b>	<b>30</b>	<b>69</b>	<b>117</b>	<b>48</b>	<b>291</b>
2Bed Flat	0	3	9	3	6	21
2Bed Bungalow	18	21	3	0	0	42
2Bed House	0	3	0	42	21	66
<b>2 Bed Total</b>	<b>18</b>	<b>27</b>	<b>12</b>	<b>45</b>	<b>27</b>	<b>129</b>
3Bed Flat	0	0	0	0	0	0
3Bed Bungalow	0	0	0	0	0	0
3Bed House	9	6	12	39	9	75
<b>3 Bed Total</b>	<b>9</b>	<b>6</b>	<b>12</b>	<b>39</b>	<b>9</b>	<b>75</b>
4Bed Flat	0	0	0	0	0	0
4Bed Bungalow	0	0	0	0	0	0
4Bed House	0	0	0	0	0	0
<b>4 Bed Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total</b>	<b>54</b>	<b>63</b>	<b>93</b>	<b>201</b>	<b>84</b>	<b>495</b>

Relets = Latest figures provided by Babergh District Council and RSL's x3

Babergh Balancing Housing Markets - Housing Stock Flow Analysis

**B.D.C. and RSL Rented Supply / Demand (2008 - 2011)**

**Transfers**

Table 8

Type/size	Shotley Gate	East Babergh	West Babergh	Sudbury & Great Conrad	Hadleigh	Total
1Bed Flat Supply	3	3	6	18	0	30
1Bed Flat Demand	0	3	3	33	0	39
1Bed Bungalow Supply	0	3	3	6	0	12
1Bed Bungalow Demand	3	0	9	6	3	21
1Bed House Supply	0	0	0	0	0	0
1Bed House Demand	0	0	0	0	0	0
<b>1 Bed Total</b>	<b>6</b>	<b>9</b>	<b>21</b>	<b>63</b>	<b>3</b>	<b>102</b>
2Bed Flat Supply	3	6	3	6	3	21
2Bed Flat Demand	3	0	0	3	0	6
2Bed Bungalow Supply	6	3	3	3	3	18
2Bed Bungalow Demand	18	6	18	15	12	69
2Bed House Supply	3	3	15	33	12	66
2Bed House Demand	3	3	9	3	3	21
<b>2 Bed Total</b>	<b>36</b>	<b>21</b>	<b>48</b>	<b>63</b>	<b>33</b>	<b>201</b>
3Bed Flat Supply	0	0	0	0	0	0
3Bed Flat Demand	0	0	0	0	0	0
3Bed Bungalow Supply	3	0	0	0	0	3
3Bed Bungalow Demand	3	0	0	0	0	3
3Bed House Supply	15	9	9	36	9	78
3Bed House Demand	6	15	12	30	12	75
<b>3 Bed Total</b>	<b>27</b>	<b>24</b>	<b>21</b>	<b>66</b>	<b>21</b>	<b>159</b>
4Bed Flat Supply	0	0	0	0	0	0
4Bed Flat Demand	0	0	0	0	0	0
4Bed Bungalow Supply	0	0	0	0	0	0
4Bed Bungalow Demand	0	0	0	0	0	0
4Bed House Supply	0	3	0	3	0	6
4Bed House Demand	0	0	0	0	0	0
<b>4 Bed Total</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>6</b>
<b>Total</b>	<b>69</b>	<b>57</b>	<b>90</b>	<b>195</b>	<b>57</b>	<b>468</b>

**Transfer Supply** = Properties vacated by transferring tenants multiplied to 3 years

## Babergh Balancing Housing Markets - Housing Stock Flow Analysis

**Transfer Demand** = Properties subsequently occupied by transferring tenants multiplied to 3 years

Babergh Balancing Housing Markets - Housing Stock Flow Analysis

**B.D.C. and RSL Rented Supply / Demand (2008 - 2011)**

**New Affordable Demand**

Table 9

Type/size	Shotley Gate	East Babergh	West Babergh	Sudbury & Great Conrad	Hadleigh	Total
1Bed Flat	0	99	61	124	0	284
1Bed Bungalow	0	9	0	0	0	9
1Bed House	0	0	20	8	0	28
<b>1 Bed Total</b>	<b>0</b>	<b>108</b>	<b>81</b>	<b>132</b>	<b>0</b>	<b>321</b>
2Bed Flat	15	0	26	17	0	58
2Bed Bungalow	0	0	7	0	0	7
2Bed House	24	54	39	67	0	184
<b>2 Bed Total</b>	<b>39</b>	<b>54</b>	<b>72</b>	<b>84</b>	<b>0</b>	<b>249</b>
3Bed Flat	0	0	0	0	0	0
3Bed Bungalow	0	0	0	0	0	0
3Bed House	0	37	0	0	55	92
<b>3 Bed Total</b>	<b>0</b>	<b>37</b>	<b>0</b>	<b>0</b>	<b>55</b>	<b>92</b>
4Bed Flat	0	0	0	0	0	0
4Bed Bungalow	0	0	0	0	0	0
4Bed House	0	0	24	0	0	24
<b>4 Bed Total</b>	<b>0</b>	<b>0</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>24</b>
<b>Total</b>	<b>39</b>	<b>199</b>	<b>177</b>	<b>216</b>	<b>55</b>	<b>686</b>

New Affordable Demand = Figures from survey data, concealed households requiring owner occupation with incomes below the private re and existing and concealed households requiring HA rent but **not** registered on a waiting list.

**Babergh Balancing Housing Markets - Housing Stock Flow Analysis**

**B.D.C. and RSL Rented Supply / Demand (2008 - 2011)**

**Waiting List New Registrations**

Table 10

Type/size	Shotley Gate	East Babergh	West Babergh	Sudbury & Great Conrad	Hadleigh	Total
1Bed Flat	54	144	117	231	108	654
1Bed Bungalow	48	93	78	36	30	285
1Bed House	0	0	0	0	0	0
<b>1 Bed Total</b>	<b>102</b>	<b>237</b>	<b>195</b>	<b>267</b>	<b>138</b>	<b>939</b>
2Bed Flat	9	9	27	63	21	129
2Bed Bungalow	0	36	24	21	6	87
2Bed House	30	111	45	138	42	366
<b>2 Bed Total</b>	<b>39</b>	<b>156</b>	<b>96</b>	<b>222</b>	<b>69</b>	<b>582</b>
3Bed Flat	0	3	3	3	3	12
3Bed Bungalow	0	0	0	6	3	9
3Bed House	21	75	48	87	48	279
<b>3 Bed Total</b>	<b>21</b>	<b>78</b>	<b>51</b>	<b>96</b>	<b>54</b>	<b>300</b>
4Bed Flat	0	0	0	0	0	0
4Bed Bungalow	0	0	0	0	0	0
4Bed House	3	0	15	21	3	42
<b>4 Bed Total</b>	<b>3</b>	<b>0</b>	<b>15</b>	<b>21</b>	<b>3</b>	<b>42</b>
<b>Total</b>	<b>165</b>	<b>471</b>	<b>357</b>	<b>606</b>	<b>264</b>	<b>1,863</b>

Relets = Latest figures provided by Babergh District Council and RSL's x3.

**Babergh Balancing Housing Markets - Housing Stock Flow Analysis**

**Total Social Stock Shortfall / Surplus (2008 - 2011)**

**Total Demand and Supply**

Table 11

Type/size	Shotley Gate	East Babergh	West Babergh	Sudbury & Great Conrad	Hadleigh	Total
1Bed Supply	30	36	78	141	48	333
1Bed Demand	105	240	207	306	141	999
1Bed New Affordable Demand	0	108	81	132	0	321
<b>Shortfall (-)/ Surplus</b>	<b>-75</b>	<b>-312</b>	<b>-210</b>	<b>-297</b>	<b>-93</b>	<b>-987</b>
2Bed Supply	30	39	33	87	45	234
2Bed Demand	63	165	123	243	84	678
2Bed New Affordable Demand	39	54	72	84	0	249
<b>Shortfall (-)/Surplus</b>	<b>-72</b>	<b>-180</b>	<b>-162</b>	<b>-240</b>	<b>-39</b>	<b>-693</b>
3Bed Supply	27	15	21	75	18	156
3Bed Demand	30	93	63	126	66	378
3Bed New Affordable Demand	0	37	0	0	55	92
<b>Shortfall (-)/Surplus</b>	<b>-3</b>	<b>-115</b>	<b>-42</b>	<b>-51</b>	<b>-103</b>	<b>-314</b>
4Bed Supply	0	3	0	3	0	6
4Bed Demand	3	0	15	21	3	42
4Bed New Affordable Demand	0	0	24	0	0	24
<b>Shortfall(-)/Surplus</b>	<b>-3</b>	<b>3</b>	<b>-39</b>	<b>-18</b>	<b>-3</b>	<b>-60</b>
<b>Net Total Shortfall(-)/ Surplus</b>	<b>-153</b>	<b>-604</b>	<b>-453</b>	<b>-606</b>	<b>-238</b>	<b>-2,054</b>

**Data sources:-**

Supply = Total Supply (Table 7 + Table 8 Supply)

Demand = Total Demand (Table 8 Demand + Table 9 + Table 10)

**Babergh Balancing Housing Markets - Housing Stock Flow Analysis**

**Social Sector Stock Shortfall / Surplus By Property Type (2008 - 2011)**

**1 Bedroom Stock**

Table 11a

Type/size	Shotley Gate	East Babergh	West Babergh	Sudbury & Great Conrad	Hadleigh	Total
<b><u>Flats</u></b>						
Supply	15	27	42	120	39	243
Demand	54	147	120	264	108	693
New Affordable Demand	0	99	61	124	0	284
<b>Shortfall (-)/ Surplus</b>	<b>-39</b>	<b>-219</b>	<b>-139</b>	<b>-268</b>	<b>-69</b>	<b>-734</b>
<b><u>Bungalows</u></b>						
Supply	15	9	36	21	9	90
Demand	51	93	87	42	33	306
New Affordable Demand	0	9	0	0	0	9
<b>Shortfall (-)/Surplus</b>	<b>-36</b>	<b>-93</b>	<b>-51</b>	<b>-21</b>	<b>-24</b>	<b>-225</b>
<b><u>House</u></b>						
Supply	0	0	0	0	0	0
Demand	0	0	0	0	0	0
New Affordable Demand	0	0	20	8	0	28
<b>Shortfall (-)/Surplus</b>	<b>0</b>	<b>0</b>	<b>-20</b>	<b>-8</b>	<b>0</b>	<b>-28</b>
<b>Net Total Shortfall(-)/ Surplus</b>	<b>-75</b>	<b>-312</b>	<b>-210</b>	<b>-297</b>	<b>-93</b>	<b>-987</b>

**Data sources:-**

Supply = Total Supply (Table 7 + Table 8 Supply)

Demand = Total Demand (Table 8 Demand + Table 9 + Table 10)

**Babergh Balancing Housing Markets - Housing Stock Flow Analysis**

**Social Sector Stock Shortfall / Surplus By Property Type (2008 - 2011)**

**2 Bedroom Stock**

Table 11b

<b>Type/size</b>	<b>Shotley Gate</b>	<b>East Babergh</b>	<b>West Babergh</b>	<b>Sudbury &amp; Great Conrad</b>	<b>Hadleigh</b>	<b>Total</b>
<b><u>Flats</u></b>						
Supply	3	9	12	9	9	42
Demand	12	9	27	66	21	135
New Affordable Demand	15	0	26	17	0	58
<b>Shortfall (-)/ Surplus</b>	<b>-24</b>	<b>0</b>	<b>-41</b>	<b>-74</b>	<b>-12</b>	<b>-151</b>
<b><u>Bungalows</u></b>						
Supply	24	24	6	3	3	60
Demand	18	42	42	36	18	156
New Affordable Demand	0	0	7	0	0	7
<b>Shortfall (-)/Surplus</b>	<b>6</b>	<b>-18</b>	<b>-43</b>	<b>-33</b>	<b>-15</b>	<b>-103</b>
<b><u>House</u></b>						
Supply	3	6	15	75	33	132
Demand	33	114	54	141	45	387
New Affordable Demand	24	54	39	67	0	184
<b>Shortfall (-)/Surplus</b>	<b>-54</b>	<b>-162</b>	<b>-78</b>	<b>-133</b>	<b>-12</b>	<b>-439</b>
<b>Net Total Shortfall(-)/ Surplus</b>	<b>-72</b>	<b>-180</b>	<b>-162</b>	<b>-240</b>	<b>-39</b>	<b>-693</b>

**Data sources:-**

Supply = Total Supply (Table 7 + Table 8 Supply)

Demand = Total Demand (Table 8 Demand + Table 9 + Table 10)

**Babergh Balancing Housing Markets - Housing Stock Flow Analysis**

**Social Sector Stock Shortfall / Surplus By Property Type (2008 - 2011)**

**3 Bedroom Stock**

Table 11c

Type/size	Shotley Gate	East Babergh	West Babergh	Sudbury & Great Conrad	Hadleigh	Total
<b><u>Flats</u></b>						
Supply	0	0	0	0	0	0
Demand	0	3	3	3	3	12
New Affordable Demand	0	0	0	0	0	0
<b>Shortfall (-)/ Surplus</b>	<b>0</b>	<b>-3</b>	<b>-3</b>	<b>-3</b>	<b>-3</b>	<b>-12</b>
<b><u>Bungalows</u></b>						
Supply	3	0	0	0	0	3
Demand	3	0	0	6	3	12
New Affordable Demand	0	0	0	0	0	0
<b>Shortfall (-)/Surplus</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-6</b>	<b>-3</b>	<b>-9</b>
<b><u>House</u></b>						
Supply	24	15	21	75	18	153
Demand	27	90	60	117	60	354
New Affordable Demand	0	37	0	0	55	92
<b>Shortfall (-)/Surplus</b>	<b>-3</b>	<b>-112</b>	<b>-39</b>	<b>-42</b>	<b>-97</b>	<b>-293</b>
<b>Net Total Shortfall(-)/ Surplus</b>	<b>-3</b>	<b>-115</b>	<b>-42</b>	<b>-51</b>	<b>-103</b>	<b>-314</b>

**Data sources:-**

Supply = Total Supply (Table 7 + Table 8 Supply)

Demand = Total Demand (Table 8 Demand + Table 9 + Table 10)

**Babergh Balancing Housing Markets - Housing Stock Flow Analysis**

**Social Sector Stock Shortfall / Surplus By Property Type (2008 - 2011)**

**4+ Bedroom Stock**

Table 11d

Type/size	Shotley Gate	East Babergh	West Babergh	Sudbury & Great Conrad	Hadleigh	Total
<b><u>Flats</u></b>						
Supply	0	0	0	0	0	0
Demand	0	0	0	0	0	0
New Affordable Demand	0	0	0	0	0	0
<b>Shortfall (-)/ Surplus</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b><u>Bungalows</u></b>						
Supply	0	0	0	0	0	0
Demand	0	0	0	0	0	0
New Affordable Demand	0	0	0	0	0	0
<b>Shortfall (-)/Surplus</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b><u>House</u></b>						
Supply	0	3	0	3	0	6
Demand	3	0	15	21	3	42
New Affordable Demand	0	0	24	0	0	24
<b>Shortfall (-)/Surplus</b>	<b>-3</b>	<b>3</b>	<b>-39</b>	<b>-18</b>	<b>-3</b>	<b>-60</b>
<b>Net Total Shortfall(-)/ Surplus</b>	<b>-3</b>	<b>3</b>	<b>-39</b>	<b>-18</b>	<b>-3</b>	<b>-60</b>

**Data sources:-**

Supply = Total Supply (Table 7 + Table 8 Supply)

Demand = Total Demand (Table 8 Demand + Table 9 + Table 10)

**Babergh Balancing Housing Markets - Housing Stock Flow Analysis**

**Social Stock Shortfall / Surplus by Property Type (2008 - 2011)**

**All Bedroom Sizes**

Table 11e

Type/size	Shotley Gate	East Babergh	West Babergh	Sudbury & Great Conrad	Hadleigh	Total
<b><u>Flats</u></b>						
Supply	18	36	54	129	48	285
Demand	66	159	150	333	132	840
New Affordable Demand	15	99	87	141	0	342
<b>Shortfall (-)/ Surplus</b>	<b>-63</b>	<b>-222</b>	<b>-183</b>	<b>-345</b>	<b>-84</b>	<b>-897</b>
<b><u>Bungalows</u></b>						
Supply	42	33	42	24	12	153
Demand	72	135	129	84	54	474
New Affordable Demand	0	9	7	0	0	16
<b>Shortfall (-)/Surplus</b>	<b>-30</b>	<b>-111</b>	<b>-94</b>	<b>-60</b>	<b>-42</b>	<b>-337</b>
<b><u>House</u></b>						
Supply	27	24	36	153	51	291
Demand	63	204	129	279	108	783
New Affordable Demand	24	91	83	75	55	328
<b>Shortfall (-)/Surplus</b>	<b>-60</b>	<b>-271</b>	<b>-176</b>	<b>-201</b>	<b>-112</b>	<b>-820</b>
<b>Net Total Shortfall(-)/ Surplus</b>	<b>-153</b>	<b>-604</b>	<b>-453</b>	<b>-606</b>	<b>-238</b>	<b>-2,054</b>

**Data sources:-**

Supply = (Tables 11a+11b+11c+11d)

Demand = (Tables 11a+11b+11c+11d)