



Housing Needs Survey

Bradfield Parish Council

August 2025 (Revised Oct 25)

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Project Officer

RCCE (Rural Community Council of Essex) is an **independent charity** helping people and communities throughout rural Essex build a sustainable future.

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Executive Summary

In early 2025, Bradfield Parish Council partnered with the Rural Community Council of Essex (RCCE) to conduct a Housing Needs Survey. The aim was to understand the current and future housing needs of local residents and support informed, community-led planning.

Survey Highlights

- Response Rate: 26% (above the Essex average), with 131 households participating.
- Local Need Identified: 17 households expressed a need to move within five years. Of these, 6 completed Part 2 of the survey and wished to remain in Bradfield. However, only 5 provided sufficient information to enable a full assessment of housing need. For the sixth respondent, due to the limited information supplied, an assumption has been made regarding their housing need. This assumption is noted for transparency.
- Affordability Challenges: Local property prices significantly exceed what many residents can afford, even with moderate incomes.
- Community Support: 67% of respondents support a small development (4–8 homes) for local people. Concerns about infrastructure and village character were noted but balanced by strong support for affordable housing options.

Recommended Housing Mix

A small, well-integrated development of up to 8 **homes** is proposed:

- **4 affordable rented homes** - (1–3 bedrooms)
- **2 shared ownership homes** - (2 bed house & 2 bed bungalow)
- **2 open market properties** - (2 bed flat & 3 bed bungalow)

This mix reflects the diversity of local need, supporting younger residents, families, and older people wishing to stay in the village.

Next Steps for the Parish Council

- Support the principle of a small affordable housing scheme for local people.
- Collaborate with RCCE, Tendring District Council, and a housing association to explore suitable sites and design options.
- Encourage residents in housing need to register with the Tendring Housing Register to help evidence demand.
- With continued community engagement and partnership working, Bradfield has a real opportunity to deliver housing that meets local needs while preserving the village's character and sustainability.

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Introduction

The Rural Community Council of Essex (RCCE) is an independent charity helping people and communities throughout rural Essex build a sustainable future.

RCCE's mission is to provide local communities with the skills, resources and expertise necessary to achieve a thriving and sustainable future.

This means helping communities come together to identify their own needs and priorities whilst providing them with advice and support in developing practical solutions. We strive to provide a voice for rural communities, representing their interests to government at local, regional and national level.

RCCE employs a Rural Housing Enabler (RHE), and Community Led Housing advisor to work with rural communities, usually through the parish council, to identify if there is a need for a small development of affordable housing for local people.

Context and Methodology

In early 2025, the Bradfield Parish Council worked with the RCCE's Rural Housing Enabler (RHE), and Community Led Housing Advisor to carry out a Housing Needs Survey. The aim of this survey was to determine the existing and future levels of housing need for local people. The Parish Council played a key role in initiating and supporting the process, helping to ensure that all households in the parish were reached and encouraging residents to take part. Their involvement reflects a commitment to understanding local housing challenges and supporting sustainable solutions that reflect the needs of the community.

The survey pack included a covering letter, a questionnaire and a freepost envelope for forms to be returned directly to the RHE at no cost to the respondent. The survey was also available on Survey Monkey so residents could complete it online.

The survey was divided into two sections. Part 1 of the survey form was to be completed by everyone and contained questions on residents' future housing needs, the level of development required, and household composition. Households experiencing or expecting to be in housing need in the future were asked to also complete Part 2 of the survey, which gave the opportunity to provide more detailed information. Additional hard copy forms were made available, on request, from the RHE.

The closing date for the survey was Friday 6th June 2025. 500 forms were distributed, and 131 forms were returned. The survey had a 26% response rate, which is slightly above the county average of 25%.

In Part 1 of the survey, 17 households (13%) indicated that there was a need to move to alternative accommodation over the next 5 years. However, we only had sufficient information on the completed forms and from those who wished to remain in the parish to assess 6 out of those 17. The full table of results can be seen in **Appendix 3: Data**.

The percentages shown are percentages of returned forms (131 = 100%) unless otherwise stated. Please note that the percentages have been individually rounded and therefore may not total 100.

Local Insight of Bradfield

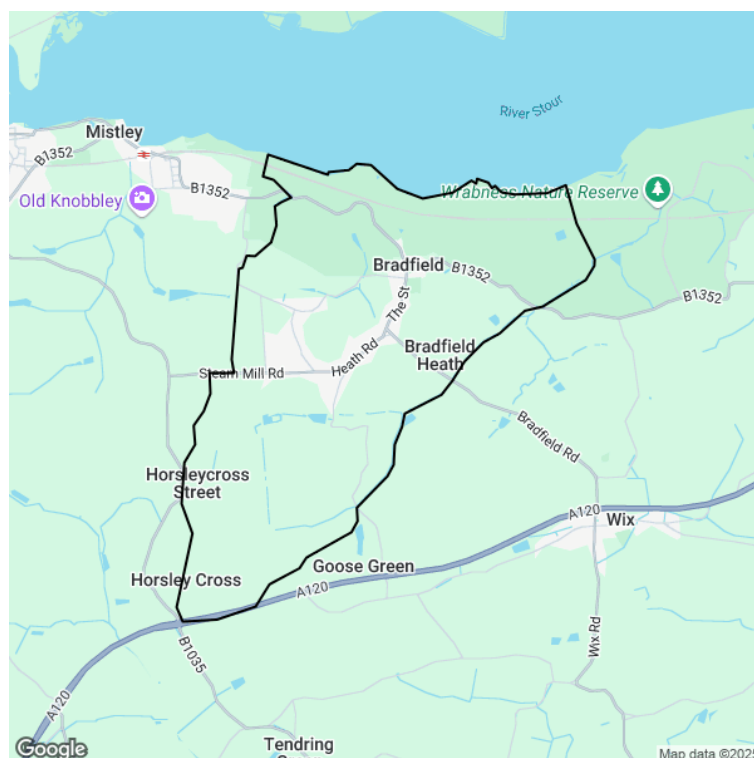
Bradfield is a village and civil parish near Manningtree, Essex, England. It is located about 9 miles (14 km) west of Harwich in the north of Essex on the River Stour, it is on the B1352 road between Manningtree and Harwich. Within the parish, Bradfield and the hamlet of **Bradwell Heath** form a "complex and substantial linear settlement", as described by Tendring District Council in 2006.

Bradfield has its own primary school, village store, and the Village Maid pub, In the centre of the village you will find the village hall and there's also a recreation ground found towards the northern end of the village.

The village is served by **St.Laurence C of E church**. The nearest GP surgery is Ardleigh Surgery, which is part of The Colte Partnership. It's located in Manningtree and serves the surrounding areas.

Children in the area typically attend **Bradfield Primary School**, which is rated 'good' by Ofsted.

Bradfield Parish Map



Key Findings and Recommendations

Introduction

This Housing Needs Survey was carried out in mid-2025 by Bradfield Parish Council and the Rural Housing Enabler at RCCE. The Parish Council arranged for the delivery of the forms. The survey achieved a 26% response rate, with 131 out of 500 households participating. There was clear support for a small development, with **67% of respondents in favour of 4–8 affordable homes for local people, while only 43% supported further open market housing.**

While some residents raised concerns about the sustainability and suitability of further development, particularly in relation to infrastructure, traffic, and the scale of recent growth, many expressed conditional support for modest, well-designed housing that meets the needs of the local community. This included strong support for homes aimed at younger people, families, and older residents wishing to downsize. Suggestions for potential development sites can be found in **Appendix 4: Site Suggestions.**

Housing Needs

In Part 1, 17 households indicated a need to move to alternative accommodation. Of those, 6 completed Part 2 and expressed a desire to remain in the parish. However, only 5 provided enough detail to allow a full assessment of their housing need. For the sixth respondent, due to the limited information supplied, an assumption has been made regarding their housing need. This assumption is noted for transparency.

Housing Preferences:

- Five households aspire to purchase a home on the open market.
- One household hopes to rent a council/housing association property

Reasons for Moving:

- The main reason respondents have a desire to move to alternative accommodation was to downsize, with three out of the six (50%) households citing this option.
- Two-bedroom households were the most preferred property size (50%).
- One household confirmed they are on the local authority housing register.

The analysis of individual housing applications highlights a diverse range of local needs, from young adults seeking their first independent home, to families in temporary or job-tied accommodation, and older residents looking to downsize. While several applicants were financially eligible for affordable rent or shared ownership, many were unable to access suitable housing due to affordability constraints or a mismatch between household size and available properties. This reinforces the survey findings, where 67% of respondents supported a small development of affordable homes for local people, recognising the gap in provision for younger households and those on lower incomes.

Affordability and Local Market Context

The interpretation of housing need has been guided by local property values and applicants' financial circumstances. For example:

- As of July 2025, the estimated price for a 2-bedroom home in Bradfield ranges between £290,000 and £310,000, depending on the property's type, condition, and exact location within the village. The average price for a 3-bedroom home in the Bradfield, Wrabness, and Wix area is approximately £430,000, though this may vary slightly based on whether the property is detached, semi-detached, or terraced. Meanwhile, a 4-bedroom detached house in Bradfield typically averages around £665,000.
- A single applicant earning **£31,000–£35,000 annually** with no savings would be unable to afford a discounted market sale or shared ownership property, making **affordable rent** the only viable option.

These examples illustrate the gap between local incomes and property prices and highlight the importance of providing a range of affordable housing options that reflect real financial circumstances and household sizes.

Recommended Development Size

Based on the evidence gathered, it is recommended that a small, sensitively designed development of **up to 8 homes** be considered to meet the identified local need. While the survey identified **six households** in housing need, this number is below the threshold typically required by housing associations to make a scheme viable. However, the **Tendring Housing Register shows 173 applicants** seeking affordable housing in the wider area, indicating a broader demand that supports a slightly larger development.

A development of this scale would not only meet the immediate local need but also provide flexibility to accommodate future demand and support the sustainability of the village. An indicative mix could include:

- **1 x 3-bed bungalow (Open Market)**
- **1 x 2-bed flat (Open Market)**
- **1 x 1-bed flat (Affordable Rent)**
- **2 x 2-bed homes – 2 bed house & 2 bed bungalow (Shared Ownership)**
- **1 x 2-bed house (Affordable Rent)**
- **2 x 3-bed houses (Affordable Rent)**

This recommendation reflects the diversity of need within the parish and aims to provide a balanced, inclusive housing mix that supports residents at different life stages. It is also aligned with the community's preference for modest, well-integrated development that prioritises local people.

Summary of Community Feedback and Site Suggestions

Community Sentiment

The responses to the housing needs survey reflect a deep appreciation for Bradfield's character, safety, and sense of community. Many residents value the village's peaceful environment, its suitability for raising children, and its existing amenities such as the school, shop, and post office.

Concerns Raised

Several respondents expressed concerns about further development, citing:

- **Infrastructure limitations**, including pressure on roads, drainage, healthcare, and school capacity.
- **Loss of village character**, with fears that continued building could erode Bradfield's identity and increase traffic.
- **Recent development trends**, which have focused on larger, high-value homes and bungalows, often unaffordable for local young people and first-time buyers.
- **Environmental impact**, including overdevelopment of green spaces and backfill in gardens and paddocks.

Supportive Views and Opportunities

Despite these concerns, there is **notable support for a small, well-considered development** that meets genuine local need:

- Many residents highlighted the **lack of affordable housing** for young families, single people, and those on lower incomes.
- Suggestions included **starter homes, rental properties, shared ownership, and downsizing options** for older residents.
- There is interest in **council-run or rent-to-buy schemes**, and housing that supports **disabled residents** and those with specific needs.

Conclusion

While there is understandable caution about further development, the feedback suggests that a **modest, targeted approach**, focused on affordability, local need, and preserving village character, could be welcomed. Addressing infrastructure concerns and ensuring community involvement in planning will be key to gaining wider support.

Summary of Suggested Development Sites in Bradfield

Community feedback identified a range of potential locations for future housing development in Bradfield. Several suggestions were repeated or shared common themes, indicating areas of particular interest or concern:

Frequently Mentioned Locations

- **Straight Road:** The most commonly cited area, with multiple references to bordering fields, existing encampments, and proximity to other suggested sites such as Mill Lane and Strangers Campsite.
- **Station Road:** Mentioned in relation to available plots and proximity to other development areas.
- **Mill Lane, Windmill Road, and Wix Road:** These roads were each mentioned more than once, often in the context of land owned by farmers or existing bungalows with potential for infill development.
- **Strangers Campsite and Caravan Park:** Several respondents referred to land near or adjacent to this site, including areas currently occupied by travellers.
- **Brownfield Sites:** There was support for prioritising redevelopment of existing brownfield land, both within Bradfield and in nearby areas.

Other Notable Suggestions

- **Cansey Lane, Ellis Road, Barrack Street, Steam Mill Road, and Willow End:** These were mentioned individually as having potential for small-scale development.
- **Village Maid Pub Plot:** A specific suggestion was made to acquire land behind the pub for a development of 4–8 homes.
- **Live/Work Units and Housing for Younger People:** Some responses focused on the type of housing needed, rather than specific locations.

General Themes

- A desire to maintain the character of Bradfield while accommodating growth.
- Concerns about previous developments prioritising expensive bungalows over affordable housing.
- Support for development within the village envelope and resistance to expansion beyond it.

Potential Benefits of New Housing

While many residents expressed understandable concerns about infrastructure and overdevelopment, several thoughtful and conditionally supportive comments highlighted how new housing, if carefully planned, could bring meaningful benefits to Bradfield. Residents recognised that well-designed homes, particularly those prioritised for local people, could help meet the needs of younger families and older residents. There was also support for modest, sensitively located development that respects the village's character and is supported by appropriate infrastructure. In addition to these community insights, new housing could offer broader benefits that positively impact the parish:

1. **Modern Infrastructure**

New developments might bring much-needed upgrades to local infrastructure, such as improved sewage systems, better internet connectivity, and updated utilities, enhancing quality of life for all residents.

2. **Economic Vitality**

Encouraging the return of former residents who have been priced out of the village can help revitalise the local economy, support local businesses, and sustain essential services.

3. **Inclusive and Affordable Living**

Smaller, affordable homes can provide vital options for young families, older residents, and those on lower incomes, supporting a more balanced and inclusive community.

4. **Environmental Sustainability**

Modern housing often incorporates energy-efficient designs and green technologies, helping reduce environmental impact and contributing to a more sustainable future.

5. **Enhanced Community Amenities**

Where appropriate and viable, particularly in larger developments, features such as parks, play areas, and shared spaces could be considered to help foster social interaction and support wellbeing.

Balancing Community Concerns with Local Housing Needs

The Bradfield Housing Needs Survey revealed a wide range of views on future development in the village. While many residents expressed concerns about overdevelopment, infrastructure strain, and the preservation of Bradfield's rural character, there was also clear recognition of the challenges facing local people, particularly younger residents and families, when it comes to accessing affordable housing.

Several respondents highlighted the village's recent growth and the impact of new developments on traffic, services, and the environment. Others noted that existing housing schemes, such as Dunning Close and Rectory Gardens, already provide some affordable options. However, many felt that these have not gone far enough to meet the needs of local people, especially first-time buyers and those on lower incomes.

Despite differing views, there was **broad support for a small, carefully planned development** that prioritises **affordability, local connection, and community balance**. Suggestions included:

- Starter homes for young people and families
- Smaller bungalows for older residents looking to downsize
- Council-run or rent-to-buy schemes
- Accessible housing for disabled residents

To move forward positively, any future development should be modest in scale, sensitive to the village's character, and supported by improvements to local infrastructure. By focusing on **genuine local need**, Bradfield can continue to thrive as a balanced and inclusive rural community.

Residency

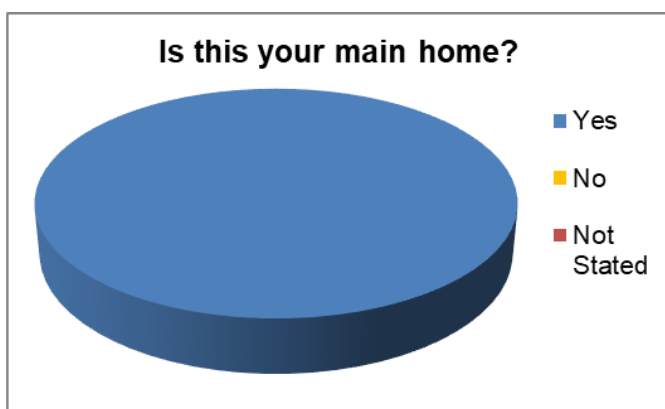


Figure 1: Type of residence

One hundred and thirty-one respondents (100%) stated that the property to which the survey was delivered and in relation to, was their main home.

Part One – You and Your Household

Property Type and Size

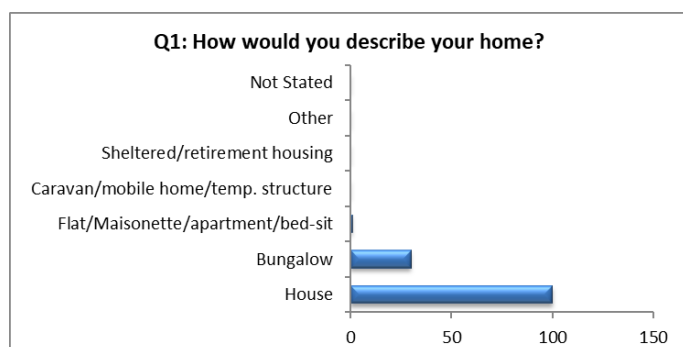


Figure 2: Property type

The majority of respondents, one hundred people (76%), described their home as a house and thirty (23%) described their home as a bungalow. One person (1%) described their home as a Flat/Maisonette/apartment/bed-sit.

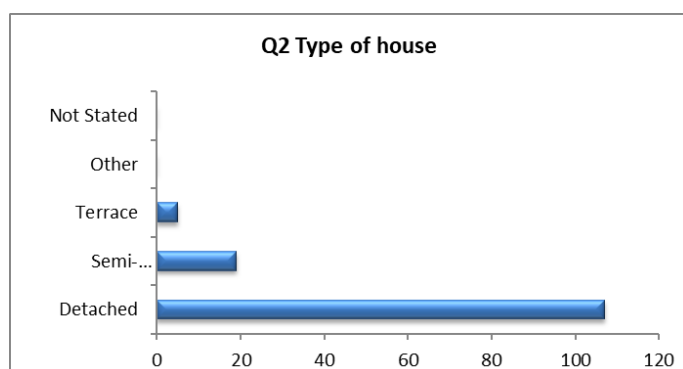


Figure 3: Housing type

One hundred and seven respondents (82%) live in a detached home, nineteen (15%) in a semi-detached and five (4%) lived in a terrace.

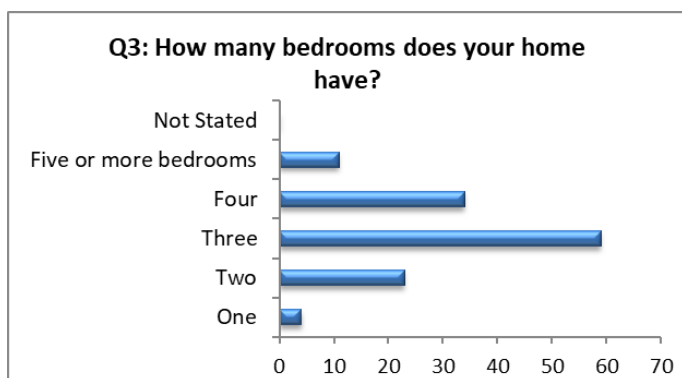


Figure 4: Size of property

Four respondents (3%) live in a one-bedroom property, twenty-three respondents (18%) live in a two-bedroom property, fifty-nine (45%) live in a three-bedroom property and thirty-four (26%) live in a property with four bedrooms. Eleven (8%) live in a property with five or more bedrooms.

Tenure

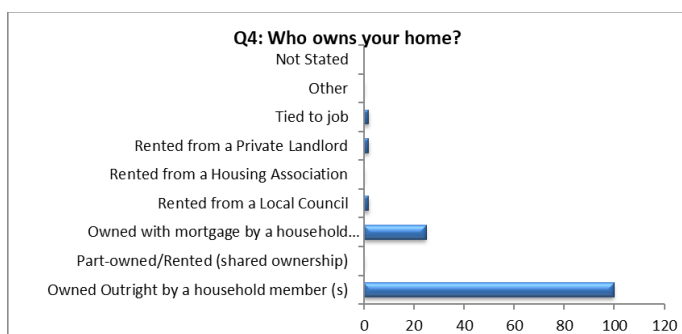


Figure 5: Tenure

100 respondents (76%) owned their home outright, while 25 (19%) had a mortgage. The remaining 2% (six individuals) reported other arrangements: two rented from the council, two rented privately, and two lived in tied accommodation.

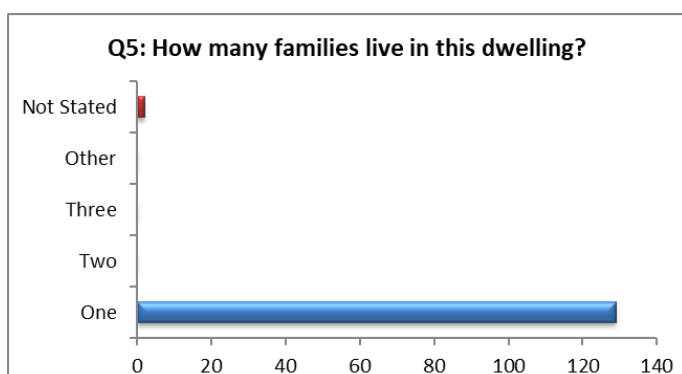


Figure 6: Families in Household

One hundred and twenty-nine (98%) homes had one family living in them, and two (2%) of households did not answer the question.

Years in the Parish

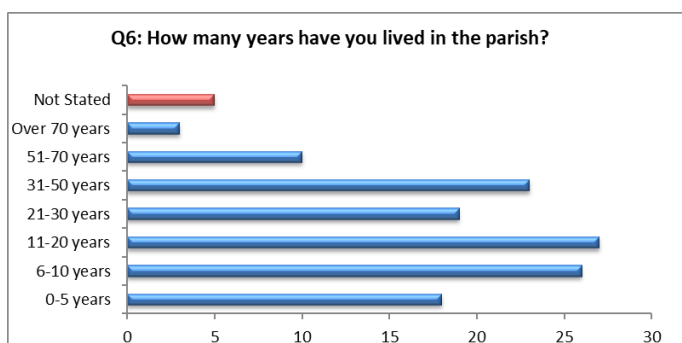


Figure 7: Years of residence in the parish

Eighteen (14%) had lived in the parish for 0-5 years and twenty-six (20%) for 6-10 years. Twenty-seven households (21%) were in the parish for 11-20 years, nineteen (15%) for 21-30 years and twenty-three (18%) for 31-50 years. Ten respondents (8%) lived in the parish for 51-70 years and three households (2%) lived in the parish for over 70 years. Five people (4%) did not answer the question.

Number of people living in the property

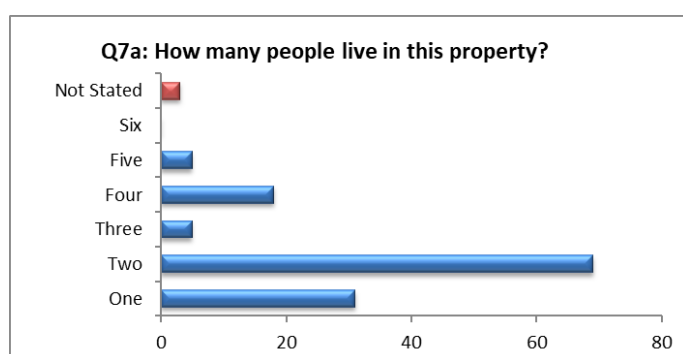


Figure 8: Size of Households

Thirty-one respondents (24%) live alone but most respondents, sixty-nine (53%) live with one other person and five (4%) households have three people. Eighteen (14%) had four people, five (4%) had five people and three households (2%) did not answer the question.

Age and Gender

The total number of people within the households responding to the survey was 131. For the purposes of the question relating to age and gender the percentages used are 131 i.e. 131=100%.

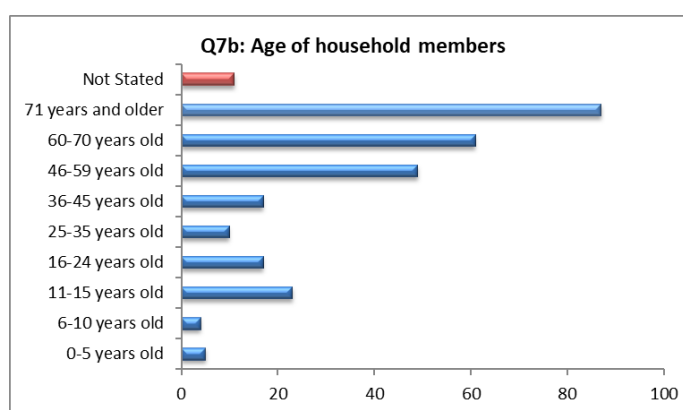


Figure 9: Age of residents

There were five children (2%) aged 0–5, four (1%) aged 6–10, and twenty-three (8%) aged 11–15. Seventeen respondents (6%) were aged 16–24, and ten (4%) were aged 25–35. A further seventeen (6%) were aged 36–45, forty-nine (17%) were aged 46–59, and sixty-one (21%) were aged 60–70. The largest group, eighty-seven respondents (31%), were aged 71 and over, while eleven people (4%) did not declare their age.

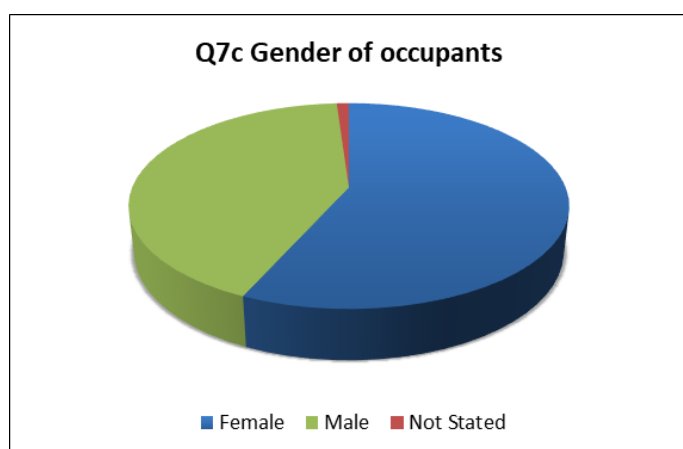


Figure 10: Gender of respondents

The responding population is made up of one hundred and sixty-one (57%) females and one hundred and twenty (42%) males. Three (1%) people did not declare their gender.

Housing and development

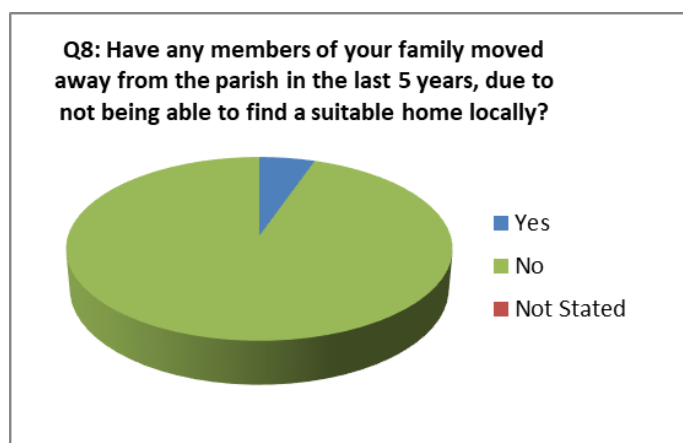


Figure 11: Family moving away.

Seven respondents (5%) indicated that family members had moved away from the parish in the past five years due to a lack of suitable accommodation. However, the vast majority, 124 respondents (95%) reported no such issue.

Housing need

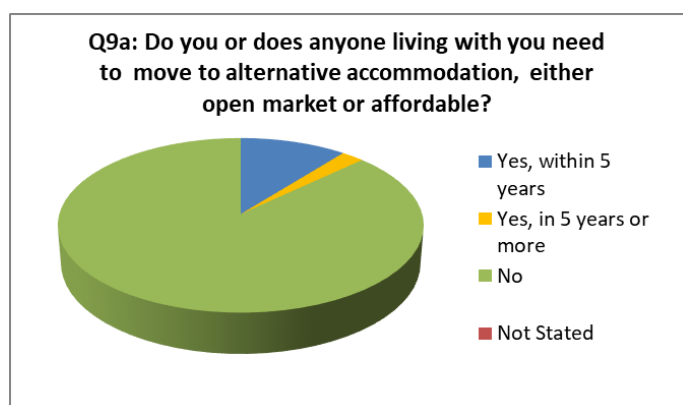


Figure 12: Housing need

Fourteen respondents (11%) indicated that they or someone in their household would need to move to alternative accommodation within the next five years. A further three respondents (2%) anticipated a need to move in five years or more, while the majority 114 respondents (87%) reported no such need.

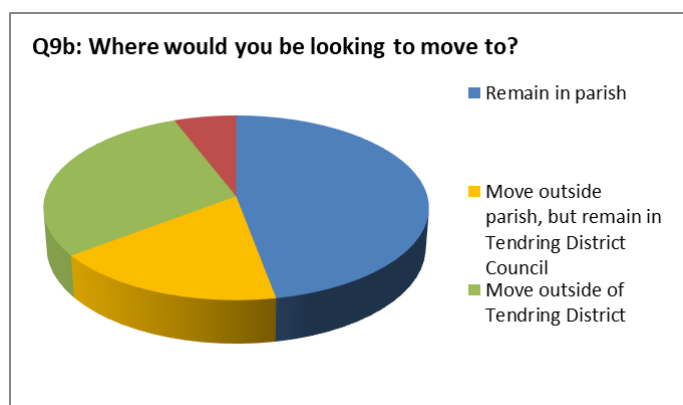


Figure 13: Choice of location

Of those who expressed a need to move, eight respondents (47%) wished to remain within the parish. Three (18%) preferred to relocate elsewhere within Tendring District, while five households (29%) intended to move outside the district. One respondent (6%) did not answer the question.

Support for development

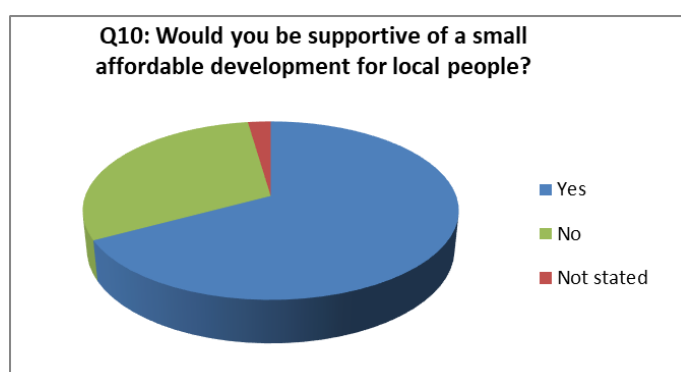


Figure 14: Small affordable development

Eighty-eight (67%) would support a small development (typically 6-10 homes) of affordable housing for local people, forty (31%) would not be supportive, and three respondents (2%) did not answer the question.

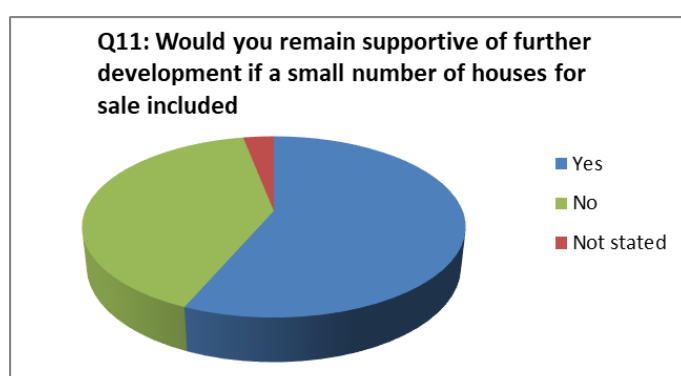


Figure 15: Small affordable development which included a small number of homes for sale

Seventy-four (56%) would be supportive of a development of affordable homes which included a small number for sale on the open market, fifty-three (40%) would not be supportive, and four respondents (3%) did not answer the question.

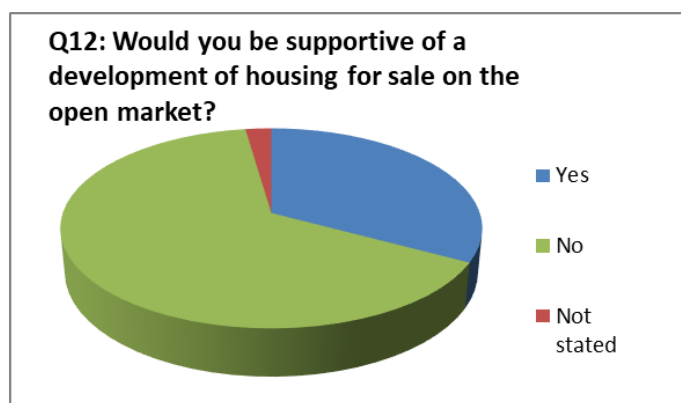


Figure 16: Further developments of open market housing

Forty-three (33%) would support further developments of housing for sale on the open market whilst the majority, eight-five respondents (65%), would not be supportive. Three respondents (3%) did not answer the question.

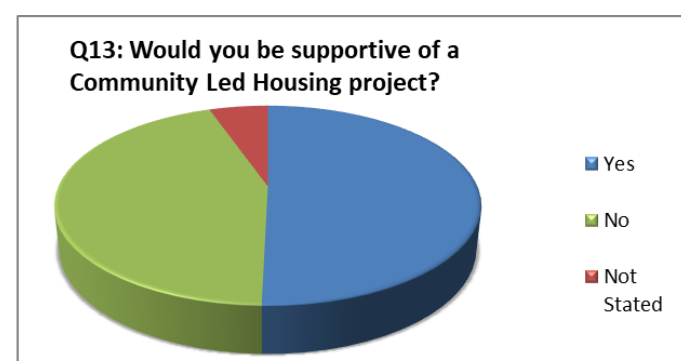


Figure 17: Support for a Community Led Housing scheme

Sixty-six respondents (50%) would be supportive of a community-led housing scheme whilst fifty-eight (44%) would not. Four (3%) did not answer the question.

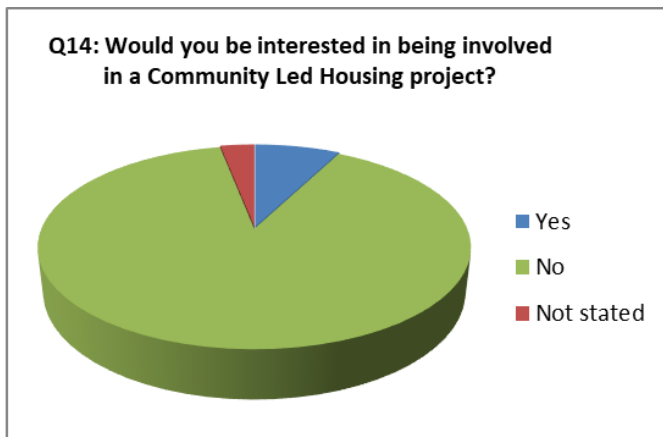


Figure 18: Personally involved in a Community Led Housing scheme

Ten respondents (8%) would be interested in being personally involved in a community-led housing scheme whilst one hundred and seventeen (89%) would not be interested. Four (3%) did not answer the question.

For Question 15 please see Appendix 5: Site Suggestions

Housing in the Parish

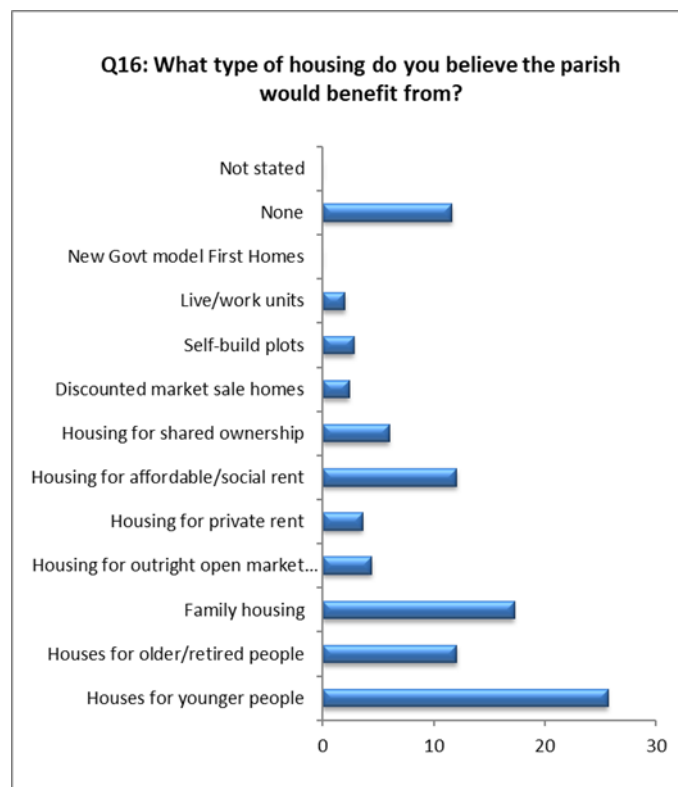


Figure 19: Housing for the Parish

Respondents were asked their opinion on what type of housing they felt the Parish would benefit from. Housing for younger people received the most support, with sixty-four households (26%) in favour. However, twenty-nine households (12%) felt the Parish wouldn't benefit from any new housing.

Support for family housing came next, with forty-three households (17%) in favour. Tied for the next spot were houses for older/retired people and housing for affordable/social rent, each receiving support from nine households (12%).

Housing for shared ownership had the backing of fifteen households (6%), while self-build plots were supported by seven households (7%). Housing for private rent received support from four households (3%), and outright open market sale housing had the backing of eleven households (4%).

Live/work units and 'other' categories received support from five households (2%). Housing for discounted market sale had support from six households (2%) , Notably, there was no support for the New Government Model First Homes.

For Question 17 please see Appendix 6: Additional Comments

Part Two – Housing Need

Seventeen households indicated a need for alternative accommodation by answering "Yes" to question 9a in Part 1 of the form. Out of the Seventeen households who expressed a need in Part 1, six proceeded to complete Part 2 and expressed a desire to remain in the parish. This section will focus on the responses from those six households.

For the purposes of Part 2 of this report therefore, the percentage shown is the percentage of the **six** respondents who expressed and filled in a housing need (6=100%) unless otherwise stated.

Timescale for moving

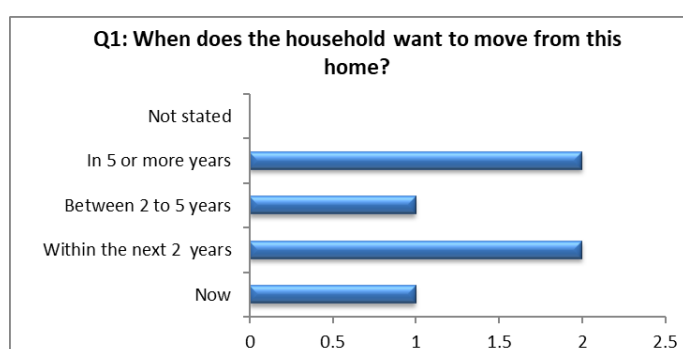


Figure 20: Timeframe for moving

One person (17%) wanted to move within two years. Two (33%) wished to move in two-five years and one (17%) wished to move between 2-5 years and two (33%) in over five years' time.

Current Tenure

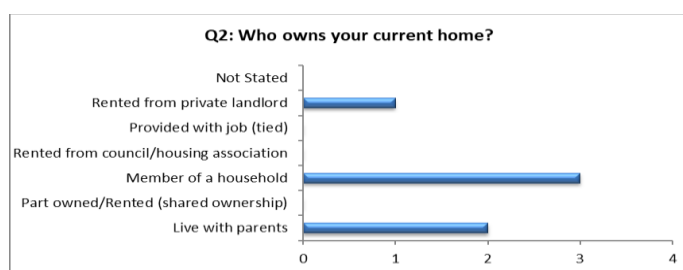


Figure 21: Current Tenure

Two respondents (33%) stated that they lived with their parents. Three respondents (50%) were members of a household, and one respondent (17%) rented from a private landlord.

Preferred Tenure

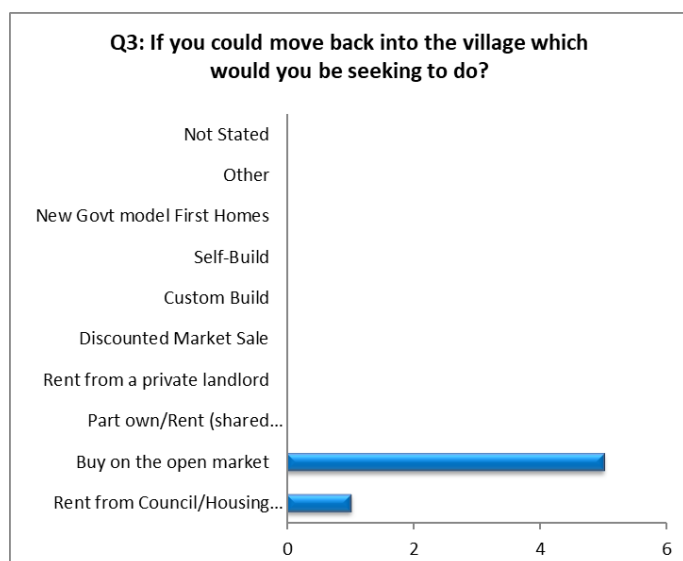


Figure 22: Preferred Tenure

Five respondents (83%) expressed a preference to buy on the open market and 1 (17%) wished to rent from a council or housing association.

Housing Register



Figure 23: Registered on any housing register waiting list

One respondent (17%) confirmed they were on the housing register, whilst five (83%) said they were not.

Accommodation Required

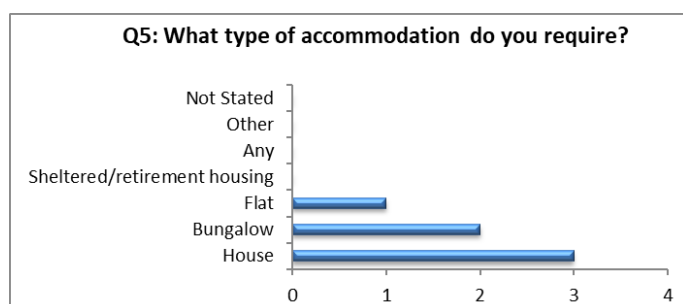


Figure 24: Types of Accommodation Required

Three respondents (50%) expressed a preference for houses, two (33%) preferred a bungalow, and one (17%) would like a flat.

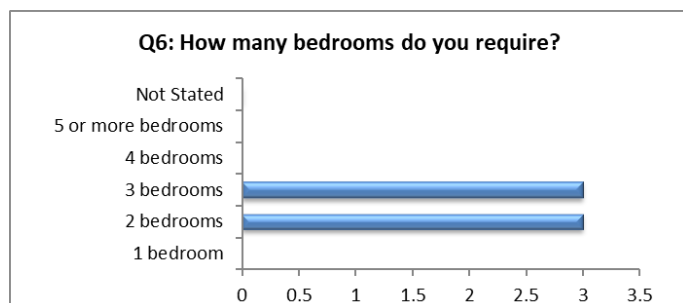


Figure 25: Number of Bedrooms Required

Half of the respondents (three individuals) expressed a preference for a two-bedroom property, while the other half preferred a three-bedroom property.

Special Needs and Adaptations

This question aims to identify specific housing needs including requirements for those suffering with a long-term illness or disability, such as layout & design adapted for access e.g., wheelchair access, ground floor etc.

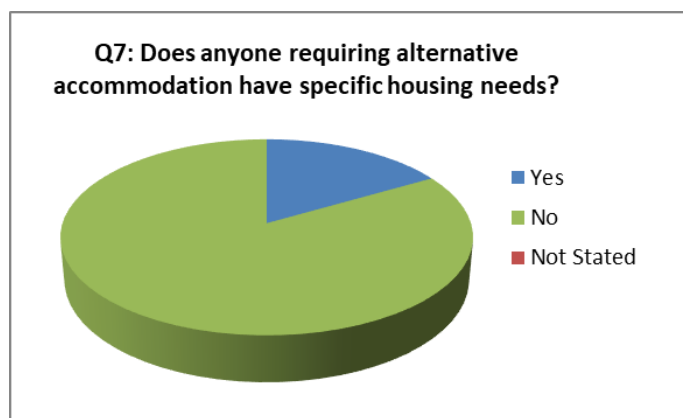


Figure 26: Special Needs & Adaptations

One respondent (17%) stated they had specific housing needs, and five (83%) respondents stated that they had no need.

Reason for requiring alternative accommodation

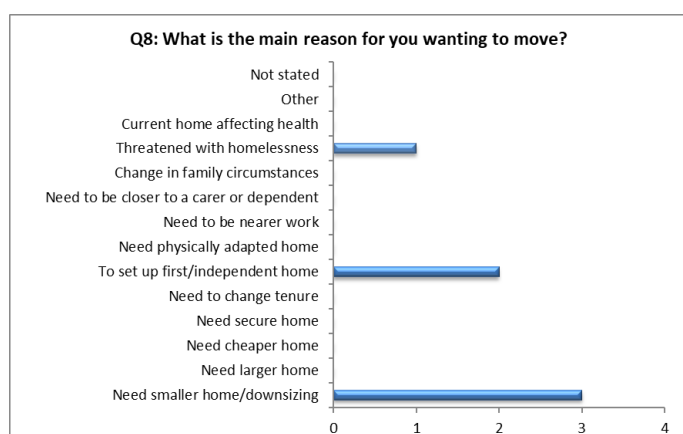


Figure 27: Reason for moving to alternative accommodation.

Three households (50%) indicated a need for a smaller home to downsize, while two (33%) wished to set up their first independent home, additionally, one household (17%) is threatened with homelessness.

Age and Gender

The total number of people needing to move to a new household from the six households was twelve in the following age groups (percentage figure for age and gender are of total people i.e. 12 = 100%).

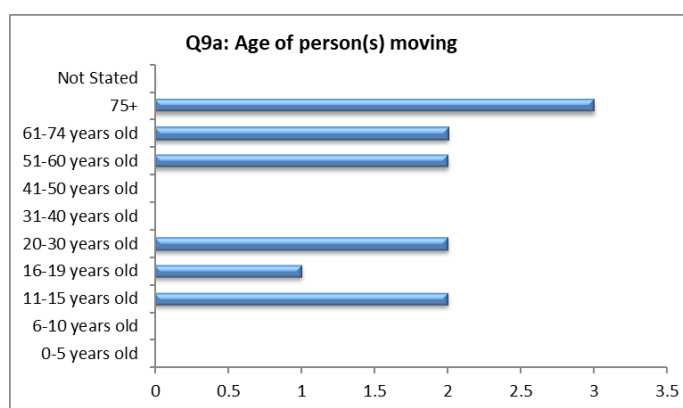


Figure 28: age of respondents in housing need

Two respondents (7%) were aged 11–15, and one respondent (8%) was aged 16–19. Two respondents (17%) were aged 20–30, another two (17%) were aged 51–60, and two more (17%) were aged 61–74. The remaining three respondents (25%) were aged 75 or over.

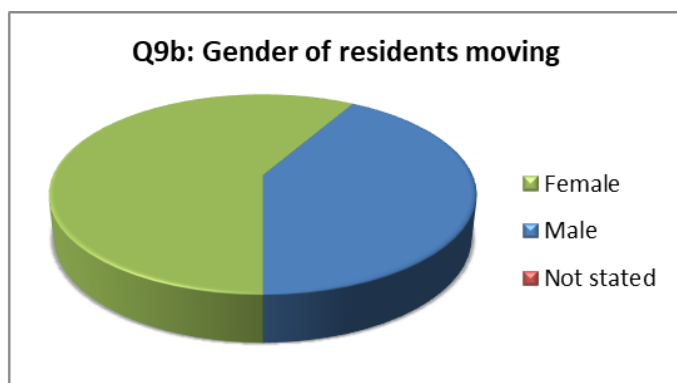


Figure 29: Gender of respondents

Seven (58%) people needing to move were female and five (42%) were male.

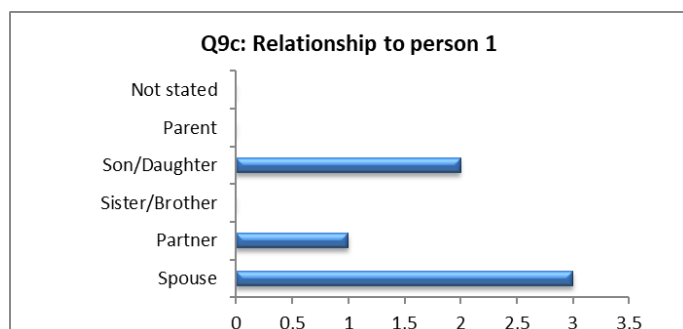


Figure 30: Relationship to person 1 of respondents

Among the fifteen individuals recorded for part two from the nine households, three (43%) were the spouses of the first person, three (43%) were their children, and one (14%) was a sibling.

Type of household

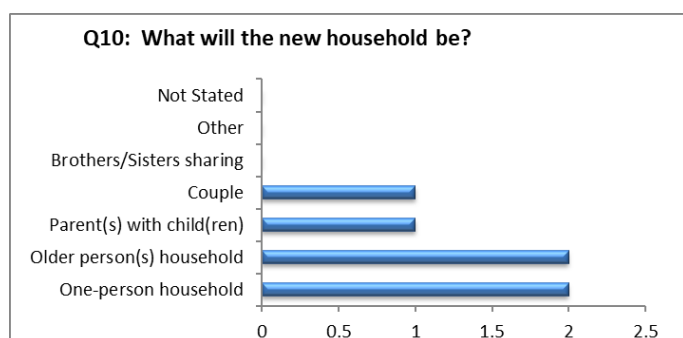


Figure 31: New household composition

Of the six new households, two (33%) would consist of individuals living alone, two (33%) would be older person households, one (17%) would be a parent or parents with children, and one (17%) would be a couple.

Housing benefit

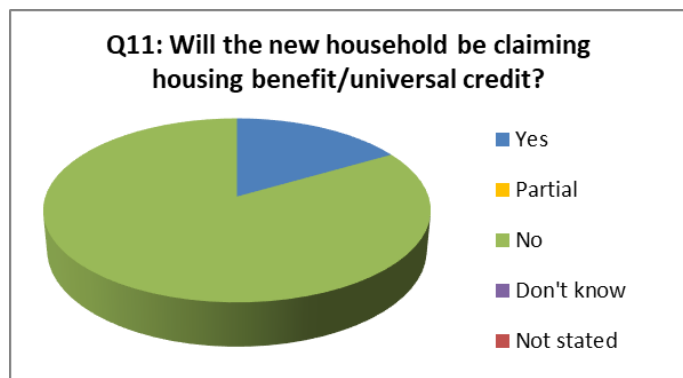


Figure 32: Housing Benefit

One of the six households (17%) would be claiming housing benefit/universal credit, five (83%) would not be claiming any benefits or credits.

Current Situation

Currently, six households (100%) who completed part two reside in the parish.

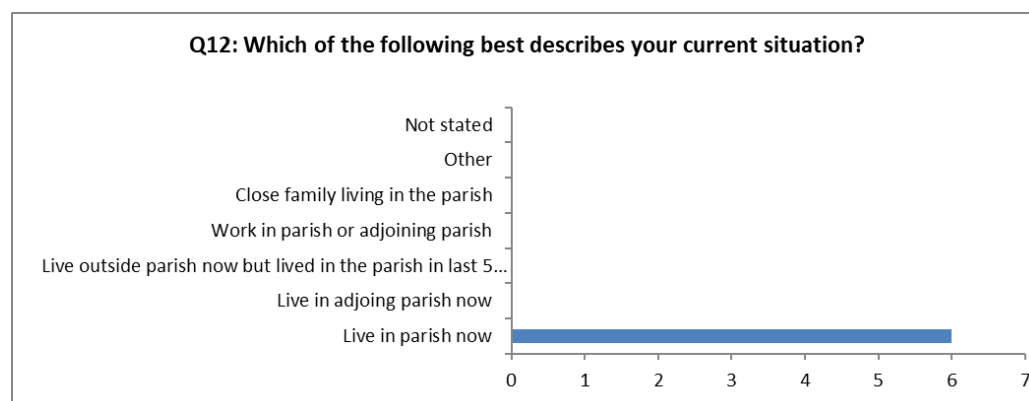


Figure 33: Current situation

Affordability

Income

Respondents were asked to indicate their gross annual income available for new household living costs, excluding housing and council tax benefits.

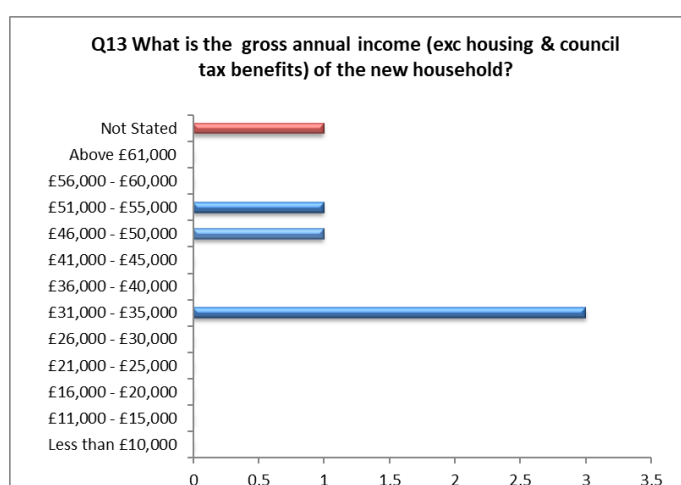


Figure 34: Gross monthly income

Three households (50%) reported an income between £31,000 and £35,000. One household (17%) had an income between £46,000 and £50,000, while another (17%) reported earnings between £51,000 and £55,000. One household did not provide income information.

Savings

Respondents were asked if they had any savings or equity that could be used towards home-related expenses. This is particularly relevant for those seeking affordable housing, as high levels of savings can sometimes prevent applicants from accessing this type of housing. It is also important for respondents interested in shared ownership or purchasing their own property on the open market, as they will likely need a mortgage and savings to cover the deposit and legal costs.

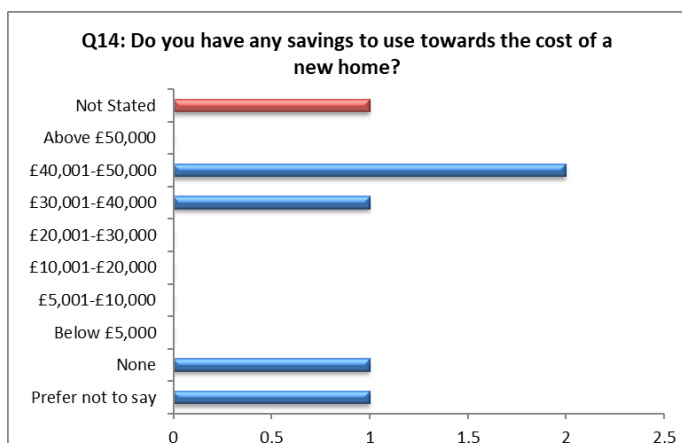


Figure 35: Savings

One household (17%) reported having no savings, while another (17%) had savings between £30,001 and £40,000. Two households (33%) had savings in the range of £40,001 to £50,000. One household (17%) chose not to answer the question, and another (17%) preferred not to disclose their savings.

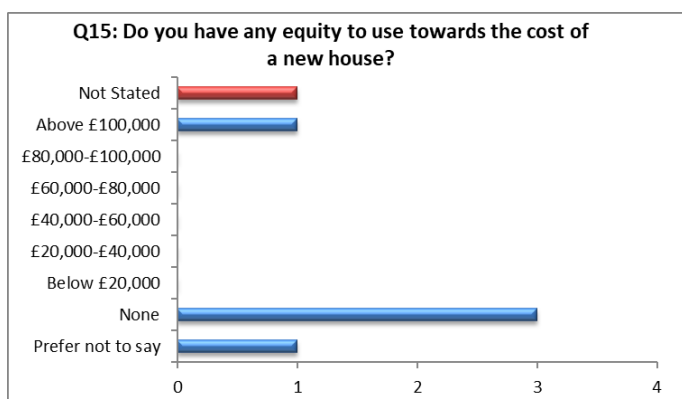


Figure 36: Equity

Three respondents (50%) reported having no equity to contribute toward the cost of a new home. One respondent (17%) indicated equity of over £100,000, while one (17%) did not answer the question, and another (17%) preferred not to say.

Part Three: Assessment of Need

An analysis has been carried out to assess the affordability of both open market and affordable housing options, based on the information provided by survey respondents. While the assessment highlights respondents' preferred accommodation types and tenures, practical factors, such as age and financial circumstances, have been carefully considered when forming recommendations.

As noted earlier, six respondents identified themselves as being in housing need, completed all or part of Part 2 of the survey, and expressed a desire to remain living in the parish. However, one household did not provide sufficient information to enable a full assessment. Therefore, the assessment and subsequent recommendations are based solely on the five individuals whose information was complete enough to evaluate. For the sixth respondent, due to the limited information supplied, an assumption has been made regarding their housing need. This assumption is noted for transparency.

While some respondents aspire to purchase a home, either on the open market or through shared ownership, their current financial position may present a barrier. This has been factored in the analysis. A number of respondents reported having no equity or savings, which significantly affects their ability to buy a home outright or even a share.

The tables below outline each respondent's preferred tenure and the recommended housing options, taking into account their income, savings, and overall affordability.

Indicated tenure of those stating they have a need (6)	
Type	Number
Open Market	5
Housing Association / Council rented	1
Shared Ownership	0
Discounted Market Sale	0
Custom Build	0
Rent from Private Landlord	0
New Govt First Homes	0
Self-Build	0

Recommended Tenure (6)	
Type	Number
Open Market	1
Housing Association / Council rented	2
Shared Ownership	2
Discounted Market Sale	0
Custom Build	0
Rent from Private Landlord	0
New Govt First Homes	0
Self-Build	0
Insufficient information <i>*potential for open market</i>	1

Recommendation

There is a need for affordable rented housing in Bradfield, with specific demand identified for **one 1-bedroom units, and one 3-bedroom unit**, totalling up to two homes. In some cases, applicants expressed a preference for more bedrooms than their current household size would typically justify. Housing associations often consider the long-term sustainability and flexibility of housing schemes, so there may be merit in exploring the provision of additional 2-bedroom units in place of 1-bedroom homes to better accommodate future needs.

Final decisions on the size, tenure, and design of any affordable housing scheme should be made in collaboration with the **Parish Council, the housing association partner, and the local authority**, ensuring that the final mix reflects both current need and long-term community benefit.

In addition to the affordable rented need:

- **Five respondents expressed interest in open market housing**, though only one (potentially two) appear to be financially able to proceed at this time. If we assume a borrowing capacity of up to four times an individual's annual income, combined with any declared savings and equity, it is unlikely that the remaining respondents would be able to afford to purchase a property on the open market. Therefore, **shared ownership** may present a more realistic and affordable route to home ownership for these households.

Notably, **only one of the households who completed Part Two of the survey are currently registered with the local authority or a housing association**. We strongly encourage the Parish Council to promote awareness of the Tendring Housing Register, as registration is essential for residents to be considered for any future affordable housing opportunities. As of **July 2025**, there are **173 applicants on the housing register**. Local connection checks would be carried out at the point of vacancy.

(Data source: Tendring Housing Register Data)

The table below sets out the recommended unit size requirements, based on the **Home Option Allocations Policy** as applied through the **Choice-Based Lettings Scheme**. These criteria are relevant only to households whose needs cannot be met on the open market or where sufficient supporting information has been provided. Bedroom requirements are determined by the current composition of each household, and the timescales reflect responses gathered through the Housing Needs Survey.

The **Home Option Allocations Policy** is the framework used by local authorities in England to allocate social housing. It is governed by **Part 6 of the Housing Act 1996** and must comply with statutory guidance issued by central government.

Key elements of the policy include:

- **Eligibility and Qualification**
Applicants must meet certain criteria to join the housing register, such as residency requirements and immigration status. Some may be excluded based on income, previous behaviour, or lack of a local connection.
- **Assessment and Banding**
Applicants are assessed according to their level of housing need and placed into priority bands (e.g. urgent need, overcrowding, or medical grounds). Some councils may use a points-based system instead.
- **Choice-Based Lettings**
Eligible applicants can express interest in available properties. Homes are typically allocated to the highest-priority applicant who has placed a bid.
- **Local Lettings Policies**
These allow councils to prioritise specific groups (e.g. key workers or older residents) in certain developments or areas.
- **Reasonable Preference**
Councils are required to give priority to:
 - People who are homeless
 - Those living in overcrowded or unsanitary conditions
 - Individuals needing to move for medical or welfare reasons
- **Review and Appeals**
Applicants have the right to request a review if they disagree with decisions made about their eligibility or priority banding.

Table 1: Size & Timescales

Total ASPIRATION of the 6 households analysed.

	Open Market	HA/Council Rented	Shared Ownership	Discounted Market Sale	Total
Identified No of Units	5	1	0	0	6
Size Breakdown	1 x 2 bed flat 1 x 2 bed house 1 x 3 bed house 1 x 2 bed bungalow 1 x 3 bed bungalow	1 x 3 bed house	0	0	1 x 2 bed flat 1 x 2 bed house 2 x 3 bed houses 1 x 2 bed bungalow 1 x 3 bed bungalow

Timescale					
Now	1 x 3 bed bungalow	0	0	0	1 x 3 bed bungalow
0-2 years	1 x 3 bed house	1 x 3 bed house	0	0	2 x 3 bed houses
2-5 years	1 x 2 bed bungalow	0	0	0	1 x 2 bed bungalow
Over 5 years	1 x 2 bed flat 1 x 2 bed house	0	0	0	1 x 2 bed flat 1 x 2 bed house

Total NEED of the 6 households

	Open Market	HA/Council Rented	Shared Ownership	Total
Identified No of Units	2	2	2	6
Size Breakdown	1 x 2 bed flat 1 x 3 bed bungalow*	1 x 1 bed flat 1 x 3 bed house	1 x 2 bed house 1 x 2 bed bungalow	1 x 1 bed flat 1 x 2 bed flat 1 x 2 bed house 1 x 3 bed house 1 x 2 bed bungalow 1 x 3 bed bungalow*

** Assumed potential for open market as limited information supplied.*

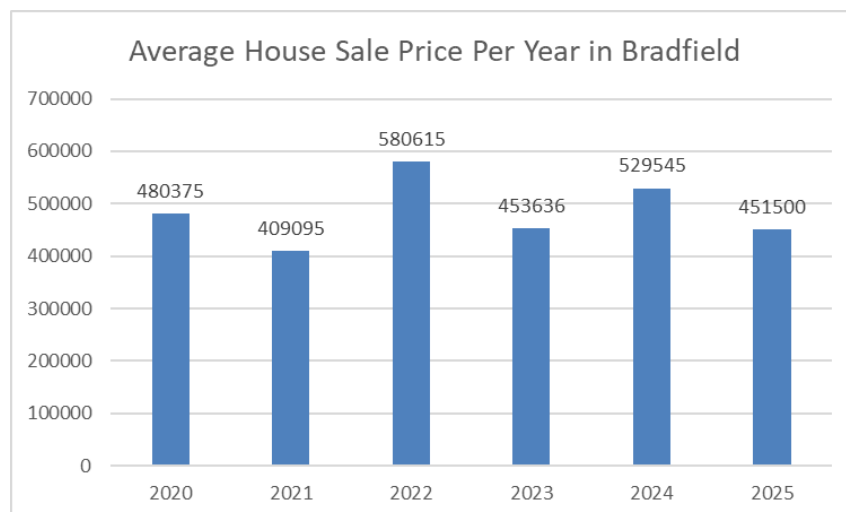
Appendix 1: Local Housing Market Context and Affordability Analysis

Average property values in Bradfield over the last 6 years

Sale Price	Year	Transaction Date	Property Type	Estate Type	Post Code
£470,000	2020	13/08/2020	Detached	Freehold	CO11 2QX
£570,000	2020	29/10/2020	Detached	Freehold	CO11 2QY
£502,500	2020	08/10/2020	Detached	Freehold	CO11 2RE
£400,000	2020	04/12/2020	Detached	Freehold	CO11 2UU
£640,000	2020	18/11/2020	Detached	Freehold	CO11 2XJ
£675,000	2020	11/12/2020	Detached	Freehold	CO11 2XL
£525,000	2020	03/12/2020	Detached	Freehold	CO11 2FF
£409,000	2020	26/11/2020	Detached	Freehold	CO11 2QN
£800,000	2020	27/11/2020	Detached	Freehold	CO11 2QP
£395,000	2020	28/08/2020	Detached	Freehold	CO11 2QP
£203,000	2020	24/11/2020	Semi Detached	Freehold	CO11 2US
£175,000	2020	04/12/2020	Terraced	Freehold	CO11 2US
£520,000	2021	18/06/2021	Detached	Freehold	CO11 2RA
£400,000	2021	12/04/2021	Detached	Freehold	CO11 2RA
£350,000	2021	05/01/2021	Detached	Freehold	CO11 2RB
£375,000	2021	19/02/2021	Detached	Freehold	CO11 2UP
£325,000	2021	23/04/2021	Detached	Freehold	CO11 2UT
£465,000	2021	09/06/2021	Detached	Freehold	CO11 2UU
£385,000	2021	03/02/2021	Detached	Freehold	CO11 2XB
£387,000	2021	15/03/2021	Detached	Freehold	CO11 2XD
£595,000	2021	16/12/2021	Detached	Freehold	CO11 2XG
£310,000	2021	12/10/2021	Detached	Freehold	CO11 2XH
£415,000	2021	05/03/2021	Detached	Freehold	CO11 2XJ
£300,000	2021	29/03/2021	Detached	Freehold	CO11 2XJ
£510,000	2021	22/04/2021	Detached	Freehold	CO11 2FE
£540,000	2021	26/02/2021	Detached	Freehold	CO11 2QR
£365,000	2021	19/04/2021	Detached	Freehold	CO11 2QR
£440,000	2021	29/03/2021	Detached	Freehold	CO11 2QS
£1,000,000	2021	15/10/2021	Other	Freehold	CO11 2QP
£300,000	2021	25/08/2021	Other	Freehold	CO11 2XD
£943,659	2021	22/01/2021	Other	Freehold	
£220,000	2021	25/11/2021	Other	Freehold	
£265,000	2021	25/06/2021	Semi Detached	Freehold	CO11 2QU
£272,000	2021	30/09/2021	Semi Detached	Freehold	CO11 2QX
£270,000	2021	30/09/2021	Semi Detached	Freehold	CO11 2RE
£260,000	2021	16/08/2021	Semi Detached	Freehold	CO11 2US
£425,000	2021	07/04/2021	Semi Detached	Freehold	CO11 2XD
£265,000	2021	21/12/2021	Semi Detached	Freehold	CO11 2XH
£337,000	2021	26/02/2021	Terraced	Freehold	CO11 2RB
£215,000	2021	01/07/2021	Terraced	Freehold	CO11 2UT
£595,000	2022	30/09/2022	Detached	Freehold	CO11 2QY
£810,000	2022	31/05/2022	Detached	Freehold	CO11 2UP
£1,375,000	2022	14/11/2022	Detached	Freehold	CO11 2US
£780,000	2022	08/08/2022	Detached	Freehold	CO11 2UU
£480,000	2022	05/10/2022	Detached	Freehold	CO11 2UX

£575,000	2022	14/01/2022	Detached	Freehold	CO11 2UZ
£335,000	2022	23/03/2022	Detached	Freehold	CO11 2XH
£700,000	2022	16/11/2022	Detached	Freehold	CO11 2QD
£650,000	2022	30/06/2022	Detached	Freehold	CO11 2QR
£20,000	2022	16/05/2022	Other	Freehold	CO11 2QN
£598,000	2022	30/03/2022	Other	Freehold	CO11 2UZ
£360,000	2022	02/09/2022	Semi Detached	Freehold	CO11 2XE
£270,000	2022	23/03/2022	Semi Detached	Freehold	CO11 2XJ
£340,000	2023	31/03/2023	Detached	Freehold	CO11 2QX
£450,000	2023	13/10/2023	Detached	Freehold	CO11 2QX
£615,000	2023	11/08/2023	Detached	Freehold	CO11 2XD
£615,000	2023	11/08/2023	Detached	Freehold	CO11 2XD
£375,000	2023	08/09/2023	Detached	Freehold	CO11 2XD
£625,000	2023	12/06/2023	Detached	Freehold	CO11 2QD
£490,000	2023	05/05/2023	Detached	Freehold	CO11 2QP
£355,000	2023	06/07/2023	Semi Detached	Freehold	CO11 2QS
£380,000	2023	14/02/2023	Semi Detached	Freehold	CO11 2QT
£375,000	2023	05/05/2023	Semi Detached	Freehold	CO11 2UU
£370,000	2023	19/05/2023	Semi Detached	Freehold	CO11 2XN
£610,000	2024	21/11/2024	Detached	Freehold	CO11 2QW
£470,000	2024	18/10/2024	Detached	Freehold	CO11 2UP
£480,000	2024	23/02/2024	Detached	Freehold	CO11 2XJ
£680,000	2024	23/07/2024	Detached	Freehold	CO11 2DQ
£680,000	2024	26/07/2024	Detached	Freehold	CO11 2FE
£600,000	2024	19/07/2024	Detached	Freehold	CO11 2FF
£530,000	2024	01/05/2024	Detached	Freehold	CO11 2QR
£600,000	2024	12/03/2024	Detached	Freehold	CO11 2QR
£435,000	2024	02/01/2024	Semi Detached	Freehold	CO11 2RA
£365,000	2024	24/07/2024	Semi Detached	Freehold	CO11 2RB
£375,000	2024	12/07/2024	Semi Detached	Freehold	CO11 2XN
£540,000	2025	03/02/2025	Detached	Freehold	CO11 2UU
£550,000	2025	27/03/2025	Detached	Freehold	CO11 2XD
£645,000	2025	25/04/2025	Detached	Freehold	CO11 2FF
£300,000	2025	28/03/2025	Detached	Freehold	CO11 2QR
£222,500	2025	29/01/2025	Semi Detached	Freehold	CO11 2US

(Data source: Land Registry)



Summary of Average House Sale Prices in Bradfield (2020–2025)

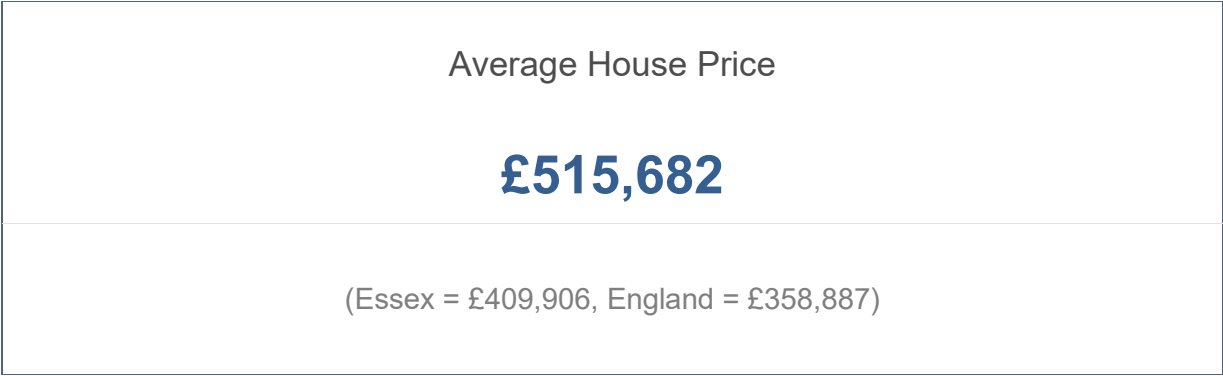
This chart illustrates the average house sale prices in Bradfield, over a six-year period from 2020 to 2025. The data shows some fluctuation in prices, with a notable peak in 2022, where the average reached over £580,000. This may reflect a period of heightened demand or the sale of higher-value properties. Prices dipped slightly in 2023 and 2025 but remained generally higher than in 2020 and 2021, indicating a long-term upward trend in the local housing market. This information can help inform future housing needs assessments and affordability considerations in the area.

Average House Prices

The boxes below show the mean house prices by accommodation type across Bradfield and comparator areas for four key dwelling types (detached houses, semi-detached houses, terraced houses and flats). Data on house prices is from the Land Registry open data, price-paid dataset. The Land Registry collect data on all housing transactions, published by individual property and date with the average house-price for all property types calculated on a rolling 12 month total.

The average property price for all dwelling types in Bradfield was £515,682 between Jun-2024 to May-2025. This is higher than within Essex (£409,906) and higher than the average within England (£358,887).

Note: Some small areas may not have had a transaction recorded within the twelve-month period leading to gaps in the boxes below.



Average House Price: Detached	Average House Price: Semi-Detached	Average House Price: Terraced	Average House Price: Flats
£563,889	£298,750	N/A	N/A
Essex = £575,930, England = £509,207	Essex = £396,094, England = £324,783	Essex = £337,405, England = £298,197	Essex = £220,053, England = £316,110

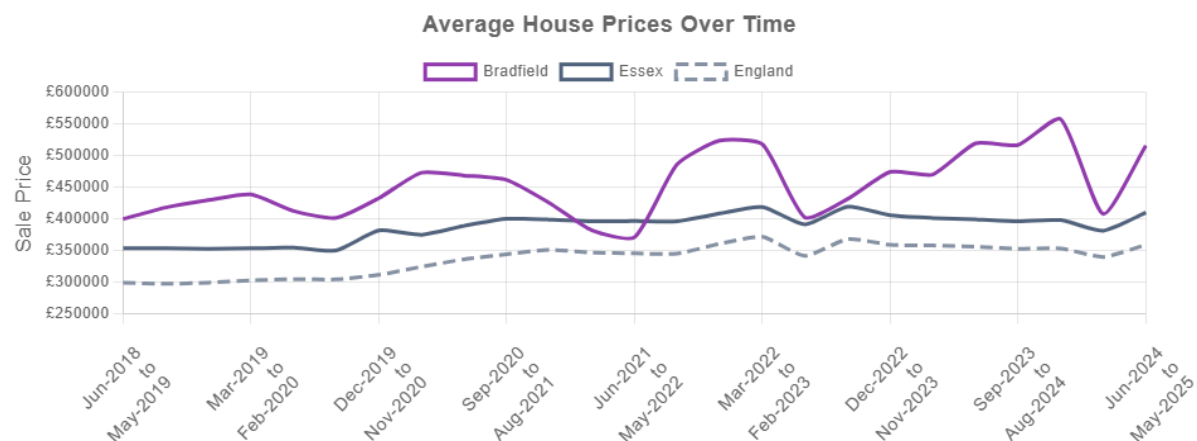
Source: Land Registry (Jun-2024 to May-2025)

Average House Prices Over Time

The line chart below shows a time series of property price changes over time for the four key dwelling types.

In the 12 months from Jun-2024 to May-2025, the most recent figures for Bradfield, the average property price was £515,682. This is an increase from the average amount in the 12 months from Jun-2018 to May-2019 (£399,696).

Note: Some small areas may not have had a transaction recorded within the twelve-month period leading to gaps in the chart below.



Source: Land Registry

Market Conditions Affecting Property Prices in Bradfield

Supply and Demand:

The number of property transactions in Bradfield has fluctuated in recent years. A lower volume of sales can influence average prices, particularly if fewer high-value properties are sold. This can result in a dip in the overall average, even if individual property values remain stable or increase.

Economic Factors:

Nationally, house prices have continued to rise. In England, the average house price reached £296,000 in March 2025, reflecting a 6.7% annual increase. This growth has been supported by easing inflation and stabilising interest rates, although affordability remains a challenge for many buyers.

(Data Source: Office for National Statistics)

Property Type Trends:

Detached homes in Bradfield consistently command higher prices than semi-detached or terraced properties. The overall average sale price is influenced by the mix of property types sold in any given year. For example, a year with more detached sales will show a higher average than one dominated by smaller homes or flats.

Local Market Dynamics:

Bradfield's housing market has shown varied growth across property types. Detached properties have seen the most significant price increases, while flats and smaller homes have experienced more modest growth. This reflects broader trends in rural Essex, where larger homes are in demand among families and relocators.

Affordability in Bradfield

To put the issue of affordability into context it is important to understand the local property market to show the issues families on modest incomes would face whilst seeking housing in Bradfield in order to remain living in the parish.

At the time of writing, there are ten on the open market including new builds:

- No 1-bedroom property
- One 2-bedroom property (£220,000)
- Six 3-bedroom properties (£220,000-£700,000)
- Two 4-bedroom properties (£750,000)
- Four 5-bedroom properties (£600,000-£1,100,000)

To fully purchase the cheapest property for sale on the open market (2-bed property at £220,000), assuming the availability of a 10% deposit for a first-time buyer and a multiple of 4 x annual salary for a mortgage, the buyer would need a salary of around £49,500.

There were no properties available to rent.

(Data source: Rightmove)

Housing (Characteristics)

The following data visualisations show key metrics related to housing characteristics. It includes dwelling types, tenure, number of rooms, and property age. These indicators offer an insight into the types of dwelling people are living in to support policymakers, stakeholders, and individuals to better understand the challenges and opportunities related to the housing stock of an area.

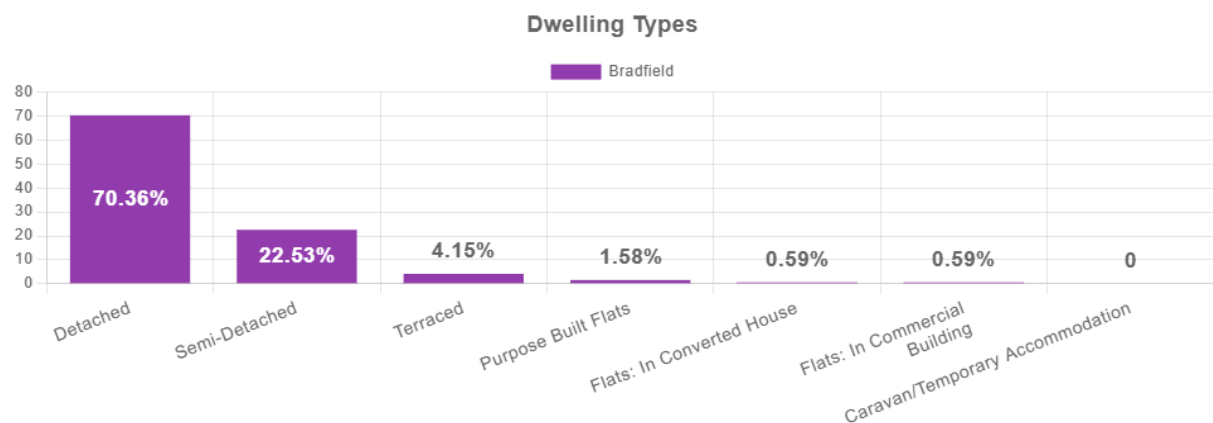
Dwelling Types

The table on page 38 is the type of dwelling space people live in. A dwelling space is defined as the accommodation occupied by an individual household or, if unoccupied, available for an individual household, for example the whole of a terraced house, or a flat in a purpose-built block of flats. *Figures are taken from the 2021 Census.*

In Bradfield 0.59% of homes are flats in converted houses. This is similar to the proportion in Essex (1.06%) and lower than the proportion in England (3.5%).

Indicator	Bradfield		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
Detached	356	70.36%	191,338	30.54%	5,368,859	22.91%
Semi-Detached	114	22.53%	197,039	31.45%	7,378,304	31.48%
Terraced	21	4.15%	124,599	19.89%	5,381,432	22.96%
Purpose Built Flats	8	1.58%	93,638	14.95%	3,999,771	17.07%
Flats: In Converted House	3	0.59%	6,623	1.06%	821,153	3.50%
Flats: In Commercial Building	3	0.59%	4,034	0.64%	197,967	0.84%
Caravan/Temporary Accommodation	0	0.00%	5,241	0.84%	99,894	0.43%

Source: Census 2021



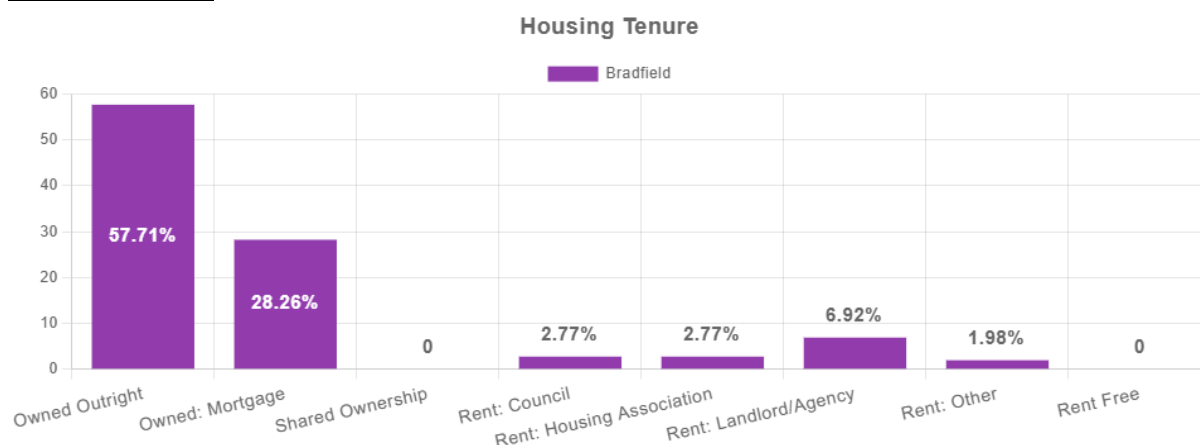
Source: Census 2021

Housing Tenure

The table on page 39 provides both the proportion of the area's population and the overall count for different housing tenures. The tenure of a household is derived from the response to the 2021 Census question asking whether the household owns or rents its accommodation and, if rented, from the response to the question asking who the landlord is.

Indicator	Bradfield		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
Owned Outright	292	57.71%	227,592	36.33%	7,624,693	32.53%
Owned: Mortgage	143	28.26%	204,778	32.69%	6,744,372	28.78%
Shared Ownership	0	0.00%	5,259	0.84%	235,951	1.01%
Rent: Council	14	2.77%	45,368	7.24%	1,945,152	8.30%
Rent: Housing Association	14	2.77%	43,161	6.89%	2,060,511	8.79%
Rent: Landlord/Agency	35	6.92%	87,593	13.98%	4,273,689	18.24%
Rent: Other	10	1.98%	12,171	1.94%	521,200	2.22%
Rent Free	0	0.00%	548	0.09%	30,517	0.13%

Source: Census 2021



Source: Census 2021

Housing (Affordability)

The following data visualisations show key metrics related to housing costs and affordability. It includes average house prices, the evolution of property prices over time, a ratio of property churn, the Indices of Deprivation owner affordability and renter affordability scores, and finally, proportions of dwellings within each of the different council tax bands. These indicators offer an insight into housing costs and affordability to enable policymakers, stakeholders, and individuals to better understand the challenges and opportunities within the housing market of an area.

Indices of Deprivation (IoD) Housing Affordability

The boxes below show two indicators from the Indices of Deprivation (IoD) where a **higher score indicates greater deprivation**. This includes the 2016 owner-occupation affordability indicator which measures the inability of the local population to afford to enter owner-occupation. It also includes the 2016 private rental affordability indicator which measures the inability to afford to enter the private rental market. The private rental component considers whether people can afford to rent in the market without assistance from housing benefit.

In Bradfield the score for private rental affordability from 2016 was 0.366. This is lower than the score in Essex (0.476) and lower than the score in England (0.487).

If we also look at owner-occupation affordability in Bradfield, the score from 2016 was 0.546. This is lower than the score in Essex (0.691) and lower than the score in England (0.620).

Housing (Condition)

The following data visualisations offer a selection of indicators that are focused on housing conditions. These indicators specifically highlight aspects such as overcrowding, heating provision, gas network connection, energy efficiency and lack of insulation. Together this data offers valuable insights into the state of housing quality, supporting the identification of areas with challenges related to their housing quality. This information can inform targeted interventions, resource allocation, and policy decisions aimed at improving housing conditions, addressing energy inefficiency, reducing overcrowding, and ensuring adequate heating provision.

Indices of Deprivation (IoD) Housing in Poor Condition Score

The box below shows the Indices of Deprivation 2019 housing in poor condition score. This indicator is a modelled estimate of the proportion of social and private homes that fail to meet the Decent Homes standard. A property fails the Decent Homes Standard if it fails to meet any one of four separate components: 1) Housing Health and Safety Rating System 2) Disrepair 3) Modernisation 4) Thermal comfort. Each of these components was modelled separately, using data from the 2015 English Housing Survey at national level, in combination with a commercial dataset that provides information on the age, type, tenure and occupant characteristics of the housing stock at individual dwelling level. A higher score indicates that an area is experiencing high levels of deprivation.

Bradfield has an IoD housing in poor condition score of 0.310. This is higher than the score in Essex (0.179) and higher than the score in England (0.196).

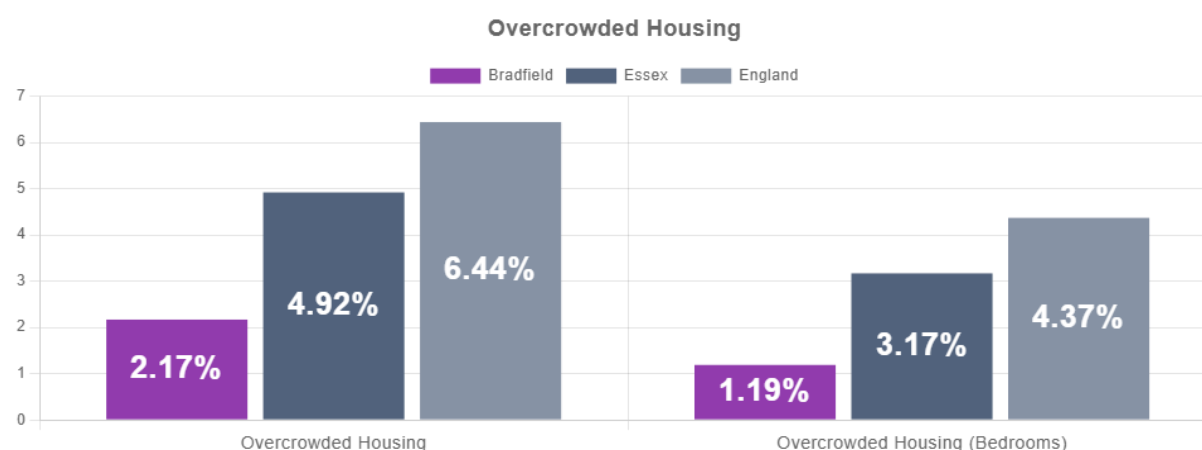
Overcrowded Housing

The bar chart below shows the proportion of houses within the two categories of overcrowded. Households are classified as overcrowded if there is at least one room fewer than needed for household requirements using standard definitions. A further definition has households classified as overcrowded if there is at least one bedroom fewer than needed for household requirements.

There are two legal definitions of overcrowding – the room and the space standards. The room standard is based on the number and sex of people who must sleep in one room. The room standard is contravened in a situation where two people aged 10+ of the opposite sex must sleep in the same room (excluding cohabiting or married couples). The space standard is based on the maximum number of people who may sleep in a dwelling of a particular size. The permitted number of people depends on

the size of the room, the number of living rooms and bedrooms in the dwelling, and the age of the occupants.

In Bradfield 1.19% of housing is defined as having too few bedrooms. This is lower than the proportion in Essex (3.17%) and lower than the proportion in England (4.37%).



Source: Census 2021

Access and Transport

The following visualisations provide data on car ownership, travel time to essential services, job access scores, food insecurity, access to health assets and on the local retail environment.

As a collection, these indicators offer insight into the disparities, challenges, and opportunities that individuals have as their accessible environment.

Car Ownership

The boxes below show the number and proportion of households according to their ownership of a car or van. This is based on responses to the car ownership question in the 2021 Census which asks information on the number of cars or vans owned, or are available for use, by one or more members of a household. This includes company cars and vans available for private use and is based on details for private households only. Cars or vans used by residents of communal establishments are not counted.

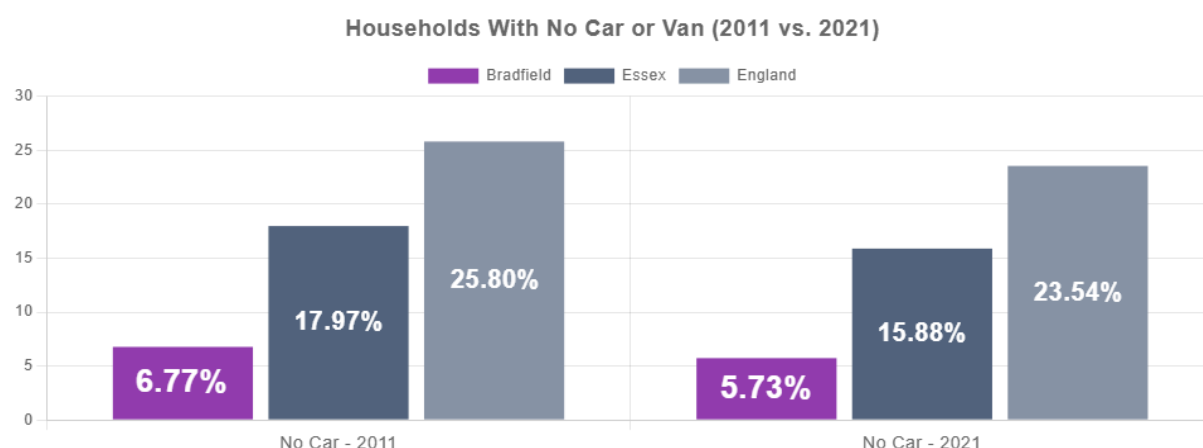
In Bradfield, 5.73% of households have no access to a car or van. This is less than the proportion without access to a car or van in Essex (15.88%) and less than the proportion without access to a car or van in England (23.54%).

No Car	One Car	Two Cars	Three+ Cars
29	175	193	109
5.73%	34.58%	38.14%	21.54%
Essex = 15.88%, England = 23.54%	Essex = 40.78%, England = 41.28%	Essex = 30.64%, England = 26.06%	Essex = 12.7%, England = 9.12%

Source: Census 2021

The bar chart below shows the numbers of households with no car or van in the 2021 Census alongside the proportions from previous Censuses to identify changes over time.

In 2021, 5.73% of households in Bradfield had no access to a car or van. This is less than the proportion without access to a car or van in 2011 (6.77%).



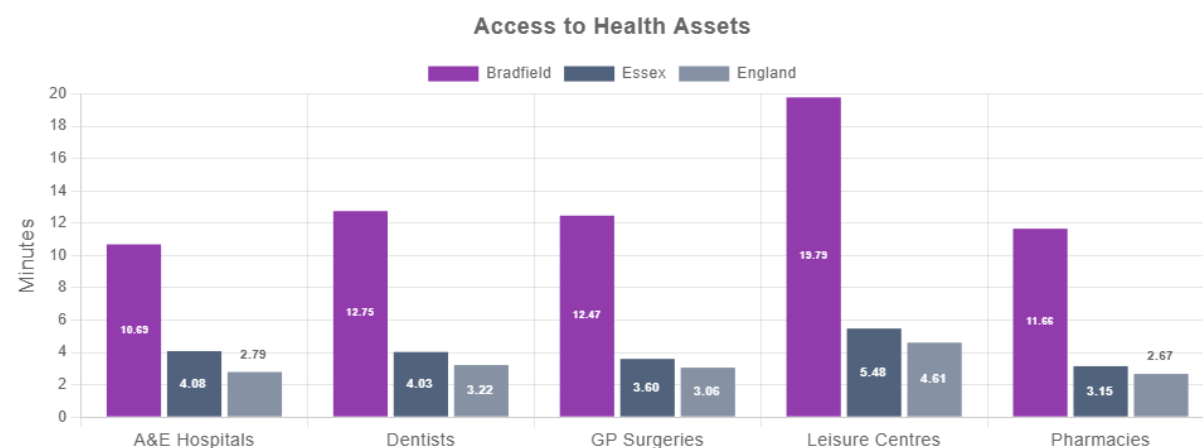
Source: UK Census

Access to Health Assets and Hazards

AHAH (the index of 'Access to Health Assets and Hazards') is a multi-dimensional index developed by the CDRC for Great Britain measuring how 'healthy' neighbourhoods are. This open data resource provides a valuable set of measures for researchers and policy makers with an interest in measuring the role of spatial features on health.

The bar chart below shows the AHAH access to health assets, displaying the mean distance (in minutes) to five key health assets.

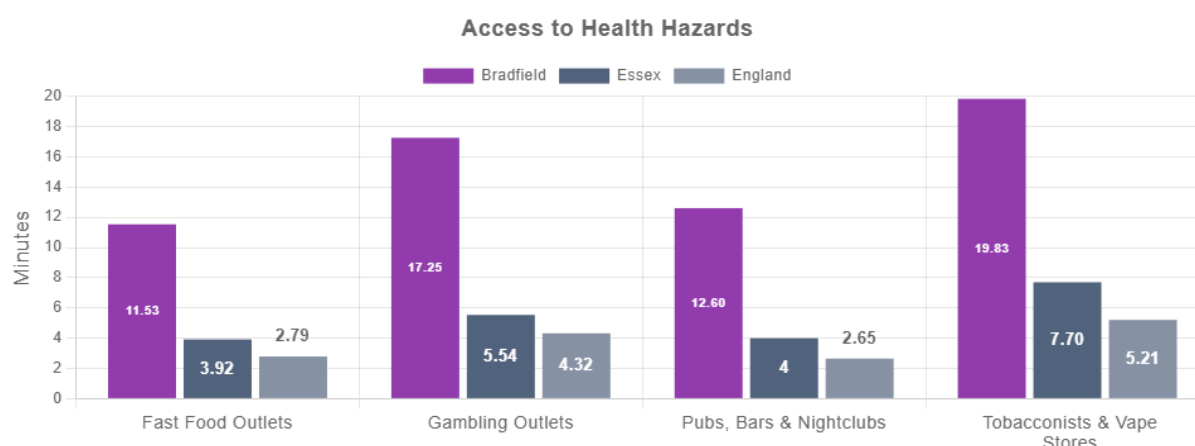
In Bradfield the average distance to an A&E hospital is 10.69 minutes. This is longer than the average distance in Essex (4.08 minutes) and longer than the average distance in England (2.79 minutes).



Source: Consumer Data Research Centre (CDRC)

The bar chart below shows the AHAH access to health hazards, displaying the distance (in minutes) to four key unhealthy retail offerings.

In Bradfield the average distance to a tobacconist or vape store is 19.83 minutes. This is longer than the average distance in Essex (7.70 minutes) and longer than the average distance in England (5.21 minutes).



Source: Consumer Data Research Centre (CDRC)

Economy (Deprivation and Low Income)

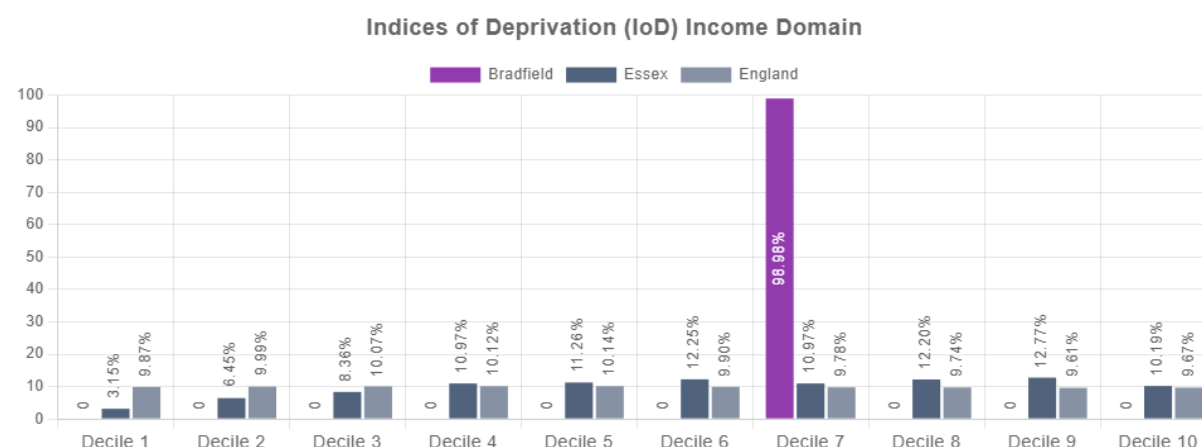
The following data focuses on deprivation and low incomes within Bradfield, Essex and England, exploring a range of different indicators from the Indices of Deprivation (IoD) income deprivation domain and from DWP benefit claimant data. These visualisations provide insight into the nature and extent of poverty in these areas and to identify where targeted intervention and support may be required.

Indices of Deprivation (IoD) Income Domain

The bar chart below shows the proportion of people living in neighbourhoods grouped into deciles according to level of deprivation derived from the IoD (income domain). A higher score on the IoD (income domain) indicates that an area is experiencing greater levels of deprivation relating to low income. To clarify, all neighbourhoods in England are grouped into ten equal sized groups “deciles”; neighbourhoods in decile 1 fall within the most deprived 10% of neighbourhoods nationally, whilst neighbourhoods in decile 10 fall within the least deprived 10% of neighbourhoods nationally.

The definition of low income used by the IoD includes both those people that are out-of-work and those that are in work but who have low earnings (and who satisfy the respective means tests). The following indicators are included: Adults and children in Income Support families; Adults and children in income-based Jobseeker's Allowance families; Adults and children in income-based Employment and Support Allowance families; Adults and children in Pension Credit (Guarantee) families; Adults and children in Working Tax Credit and Child Tax Credit families not already counted that is those who are not in receipt of Income Support income-based Jobseeker's Allowance income-based Employment and Support Allowance or Pension Credit (Guarantee) and whose equivalised income (excluding housing benefit) is below 60% of the median before housing costs; Adults and children in Universal Credit families

where no adult is in 'Working - no requirements' conditionality regime; Asylum seekers in England in receipt of subsistence support accommodation support or both.



Source: Ministry of Housing Communities and Local Government (MHCLG)

Benefit Claimants

The boxes below show the count and proportion of people receiving Department for Work and Pensions (DWP) benefits in Bradfield, Essex and England. The data is provided for three age groups: 16-64, 16-24 and 65+. DWP Benefits are payable to eligible people who need additional financial support due to low income, worklessness, poor health, caring responsibilities, bereavement or disability. The following benefits are included: Universal Credit, Bereavement Benefit, Carers Allowance, Incapacity Benefit/Severe Disablement Allowance, Income Support, Jobseekers Allowance, Pension Credit and Widows Benefit. The aim of these is to provide statistics on the number of individuals claiming a DWP benefit in total (i.e. only counting each individual claimant once).

In Bradfield, 14.16% of people aged 16-64 are claiming DWP benefits. This is lower than the proportion in Essex (20.33%) and lower than the proportion in England (23.84%).

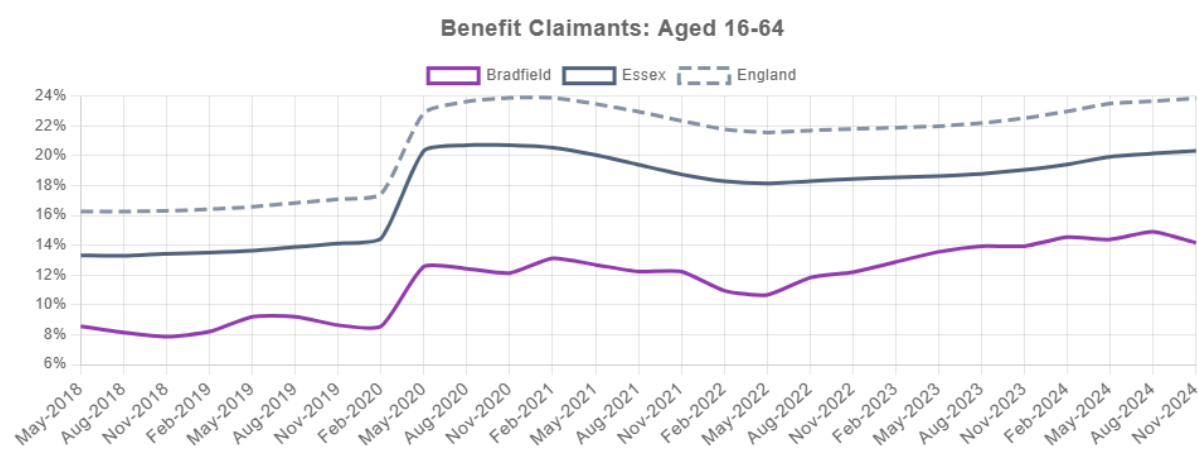
Note: The benefit combinations are recorded as quarterly snapshots. They do not cover every possible combination.

Benefit Claimants: Aged 16-64	Benefit Claimants: Aged 16-24	Benefit Claimants: Aged 65+
97	8	93
14.16% Essex = 20.33% England = 23.84%	7.8% Essex = 14.78% England = 14.92%	22.24% Essex = 29.19% England = 32.01%

Source: Department for Work and Pensions (DWP; Nov-2024)

The line graph below shows a time series for the proportion of working aged people receiving DWP benefits in Bradfield, Essex and England. Working age DWP Benefits are benefits payable to all people aged 16-64 who need additional financial support due to low income, worklessness, poor health, caring responsibilities, bereavement or disability.

In Bradfield the proportion of people aged 16-64 claiming DWP benefits has increased, from 8.58% in May-2018 to 14.16% in Nov-2024. This latest figure is lower than the proportion in Essex (20.33%) and lower than the proportion in England (23.84%).

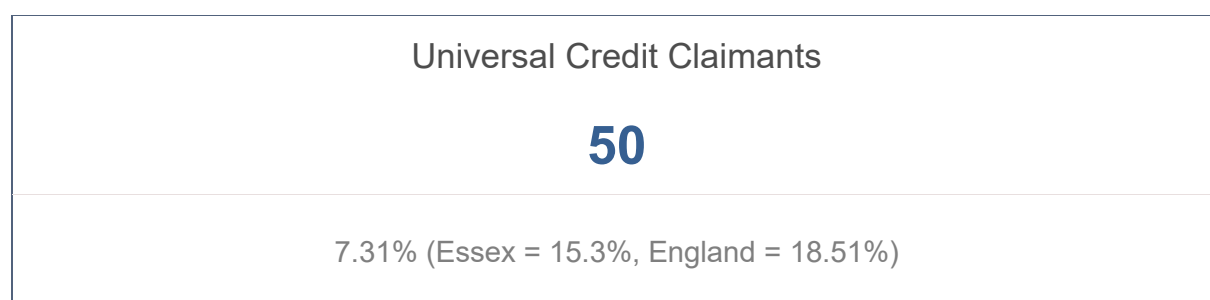


Universal Credit Claimants

The visualisations below provide insight into Universal Credit (UC) claimants. It shows the count and proportion of claimants within the area for each UC conditionality regime in Mar-2025.

For context, UC provides a single payment based upon the circumstances of the household to provide support for housing costs, children and childcare costs with additions for disabled people and carers. The following benefits will be abolished as UC rolls out: Income-based Jobseekers Allowance, Income-related Employment and Support Allowance, Income Support, Working Tax Credit, Child Tax Credit and Housing Benefit. The main differences between UC and the previous welfare system are: UC is available to people who are in work and on a low income, as well as to those who are out-of-work. Most people will now apply online and manage their claim through an online account, UC will be responsive as people on low incomes move in and out of work, they will get ongoing support. Most claimants on low incomes will still be paid UC when they first start a new job or increase their part-time hours. Claimants will receive a single monthly household payment, paid into a bank account in the same way as a monthly salary, support with housing costs will usually go direct to the claimant as part of their monthly payment.

In Bradfield, 7.31% of people are claiming UC. This is lower than the proportion in Essex (15.3%) and lower than the proportion in England (18.51%).



Source: Department for Work and Pensions (DWP; Mar-2025)

Universal Credit Claimants by Conditionality Regime

Indicator	Bradfield		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
Universal Credit claimants - Conditionality Regime: No work requirements	26	3.84%	61,978	6.74%	2,790,943	7.77%
Universal Credit claimants - Conditionality Regime: Planning for work	0	0.00%	2,039	0.22%	91,122	0.25%
Universal Credit claimants - Conditionality Regime: Preparing for work	3	0.45%	7,311	0.79%	319,817	0.89%
Universal Credit claimants - Conditionality Regime: Searching for work	13	1.88%	28,287	3.07%	1,489,715	4.15%
Universal Credit claimants - Conditionality Regime: Working (No requirements)	11	1.66%	25,994	2.82%	1,130,435	3.15%
Universal Credit claimants - Conditionality Regime: Working (With requirements)	10	1.43%	15,172	1.65%	824,328	2.30%

Source: Department for Work and Pensions (DWP)

Households on Universal Credit

The visualisations below offer further insight into Universal Credit claims by showing the total number and proportion of households on UC in Nov-2024. This is then further broken down into relevant sub-categories.

In Bradfield, 1.32% of households are on UC and receiving the disabled child entitlement. This is lower than the proportion in Essex (1.82%) and lower than the proportion in England (1.82%).

Households on Universal Credit

35

6.9% (Essex = 18.16%, England = 22.76%)

Source: Department for Work and Pensions (DWP; Nov-2024)

Households on Universal Credit by Type

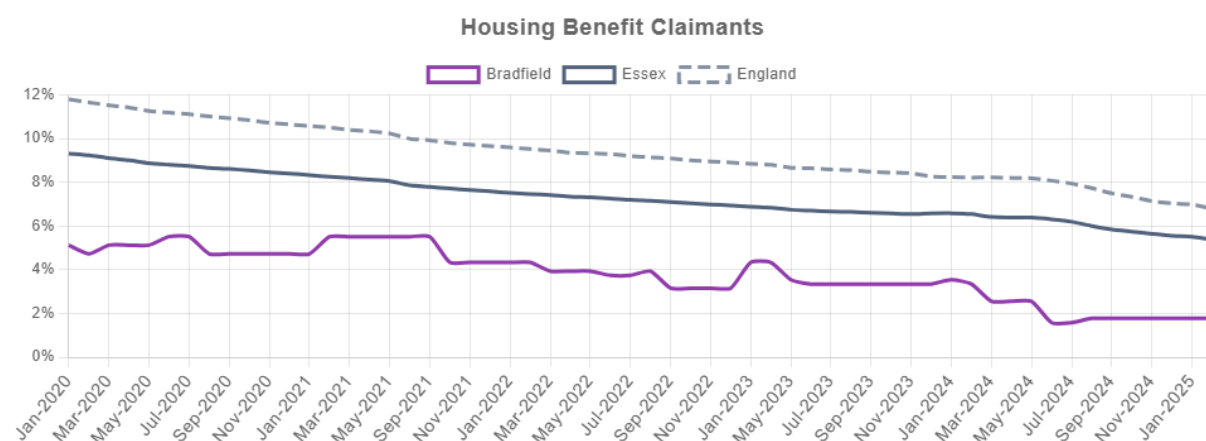
Indicator	Bradfield		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
Households on Universal Credit, Family type, single with dependent children	19	3.76%	43,653	6.97%	1,893,002	8.08%
Households on Universal Credit, Carer Entitlement	10	2.03%	19,943	3.18%	838,961	3.58%
Households on Universal Credit, Child Entitlement	26	5.08%	56,911	9.08%	2,559,483	10.92%
Households on Universal Credit (Disabled Child Entitlement)	7	1.32%	11,406	1.82%	425,722	1.82%
Households on Universal Credit (Limited Capability for Work Entitlement)	10	2.03%	30,570	4.88%	1,438,349	6.14%
Households on Universal Credit with Housing Entitlement	26	5.18%	72,314	11.54%	3,348,841	14.29%
Households on Universal Credit, Housing Entitlement, Social rented	9	1.83%	38,003	6.07%	1,783,622	7.61%
Households on Universal Credit, Housing Entitlement, Private rented	18	3.46%	32,274	5.15%	1,469,218	6.27%

Source: Department for Work and Pensions (DWP)

Housing Benefit Claimants

The line chart below shows a time series of housing benefit (HB) claimants. This is the proportion of households receiving HB which can be claimed by a person if they are living on a low income and are liable to pay rent.

In Bradfield, the proportion of households claiming Housing Benefit has decreased, from 5.13% in Jan-2020 to 1.78% in Feb-2025. This latest figure is lower than the proportion in Essex (5.38%) and lower than the proportion in England (6.79%).



Source: Department for Work and Pensions (DWP)

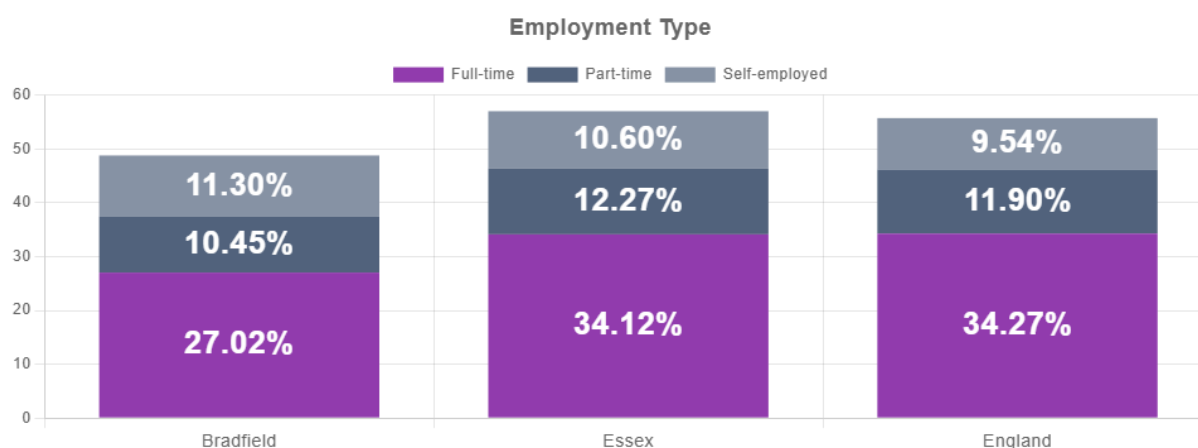
Economy (Economic Activity)

The following selection of data visualisations presents key indicators related to economic activity from the most recent UK Census. These indicators encompass various aspects of employment status, including part-time, full-time, and self-employed, as well as different classifications of economically active or inactive individuals. Additionally, there is data on working hours distribution among adults and the proportions of adults in different occupational groups. The combination of these indicators provides a valuable insight into notable trends and patterns for informing policy decisions related to workforce development and planning.

Employment Type

The chart below shows the percentage of part-time, full-time and self-employed people in Bradfield, Essex and England. Figures reflect responses to the 2021 Census economic activity question and are presented as a proportion of people aged 16+ in each respective area. Working part-time is defined as working 30 hours or less a week, full-time as working 31 hours or more a week, and being self-employed relates to the person's main job in the week before Census or, if not working in the week before Census, their last main job.

In Bradfield, the proportion of those in full-time roles is 27.02%, which is lower than Essex (34.12%) and lower than England (34.27%).



Source: Census 2021

Employment Status

The boxes below show the number and percentage of people in Bradfield, Essex, England by employment status (excluding those who are in employment). Figures reflect responses to the 2021 Census economic activity question and are presented as a proportion of people aged 16+ in each respective area.

Economically Active: Unemployed	Economically Active: Full-time Student	Economically Inactive: Retired
22	25	383
2.07% Essex = 2.52% England = 2.85%	2.35% Essex = 1.78% England = 2.3%	36.06% Essex = 24.15% England = 21.48%

Economically Inactive: Student	Economically Inactive: Looking After Home/Family	Economically Inactive: Long-term Sick/Disabled	Economically Inactive: Other
32	46	18	18
3.01% Essex = 3.91% England = 5.64%	4.33% Essex = 4.72% England = 4.8%	1.69% Essex = 3.27% England = 4.07%	1.69% Essex = 2.66% England = 3.14%

Source: Census 2021

Economy (Income and Debt)

The following collection of data visualisations focus on indicators related to income and debt. It contains data from key metrics including household income, mortgage debt, SME borrowing debt, and unsecured personal debt. Together these indicators offer valuable insight into the financial landscape and the relationship between income distribution and debt burdens. This data can support policymakers and stakeholders to make informed decisions for fostering sustainable economic growth and enhancing financial stability of communities.

Household Income

The boxes below show measures of household income, including:

- The average *total* annual household income estimate. This is the sum of the gross income of every member of the household, plus any income from benefits such as Working Families Tax Credit.
- The average *net* annual household income estimate. Net annual household income is the sum of the net income of every member of the household. This includes income tax payments; national insurance contributions; domestic rates/council tax; contributions to occupational pension schemes; all maintenance and child support payments, which are deducted from the income of the person making the payments; and parental contribution to students living away from home.
- The average net annual household income estimate (equivalised to take into account variations in household size) *before* housing costs are taken into account.
- The average net annual household income estimate (equivalised to take into account variations in household size) *after* housing costs are taken into account. These housing costs include rent (gross of housing benefit); water rates, community water charges and council water charges; mortgage interest payments (net of any tax relief); structural insurance premiums (for owner occupiers); and ground rent and service charges.

Note: All figures are model-based small area income estimates.

In Bradfield, the average net annual household income estimate is £35,100, which is lower than the average net household income in Essex (£37,252) and lower than in England (£35,707).

Total Annual Household Income Estimate	Net Annual Household Income Estimate	Net Annual Household Income (Before Housing Costs)	Net Annual Household Income Estimate (After Housing Costs)
£45,800	£35,100	£33,600	£30,800
Essex = £48,245 England = £47,125	Essex = £37,252 England = £35,707	Essex = £34,610 England = £32,797	Essex = £31,389 England = £29,614

Source: Office for National Statistics (ONS; 2019/20)

Debt

The boxes below focus on different types of debt to provide a comprehensive understanding of borrowing patterns, financial risks, and economic conditions. Data is from Sep-2021 and has been modelled from postcode sector to Output Areas (OAs) using a weighted look-up built from the numbers of shared postcodes between a postcode sector and OA in combination with the relevant numerator per OA. The debt below includes:

- Mortgage debt per household - the total amount of borrowing outstanding on customer accounts for residential mortgages, divided by the total number of households (according to the 2021 Census).
- SME lending debt per person aged 18+ - the total amount of borrowing outstanding on customer accounts for Small and Medium Sized Enterprises (SME) lending, divided by the population aged 18+ (according to the 2021 ONS Mid-Year Estimates)
- Personal debt (unsecured loans) per person aged 18+ - the total amount of borrowing outstanding on customer accounts for unsecured personal loans, divided by the population aged 18+ (according to the 2021 ONS Mid-Year Estimates)

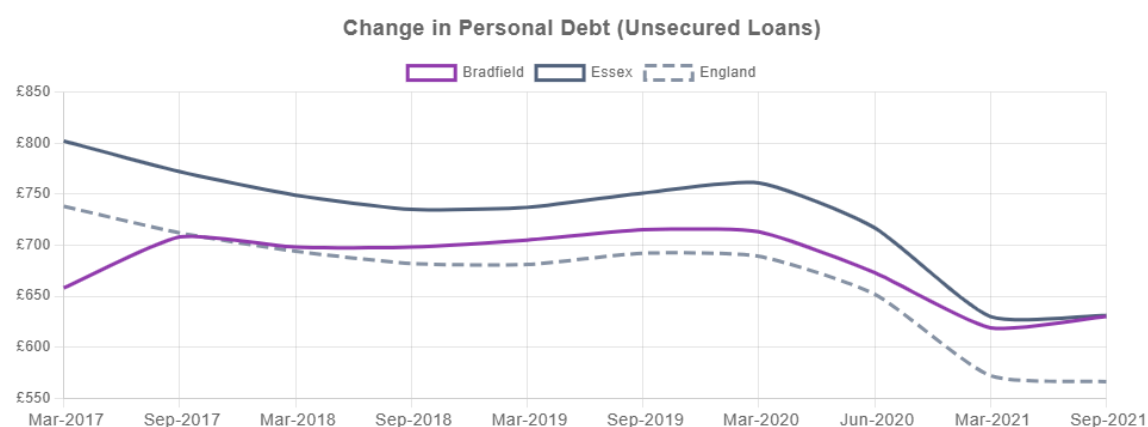
In Sep-2021, the average mortgage debt per household in Bradfield was £50,621, which is lower than the average mortgage debt in Essex (£56,916) and higher than the average in England (£43,138).

Mortgage Debt (per Household)	SME Lending Debt (per Person aged 18+)	Personal Debt (per Person aged 18+)
£50,621	£2,310	£630
Essex = £56,916 England = £43,138	Essex = £2,131 England = £2,066	Essex = £631 England = £566

Source: UK Finance (Sep-2021)

The line chart below provides a time series for comparison of personal debt (unsecured loans) over time.

In Sep-2021, people in Bradfield had on average £630 of personal debt. This has decreased since Mar-2017, when Bradfield had £658 of personal debt per person. The latest figure for Bradfield is similar to Essex (£631) and higher than England (£566).



Source: UK Finance

Economy (Jobs and Businesses)

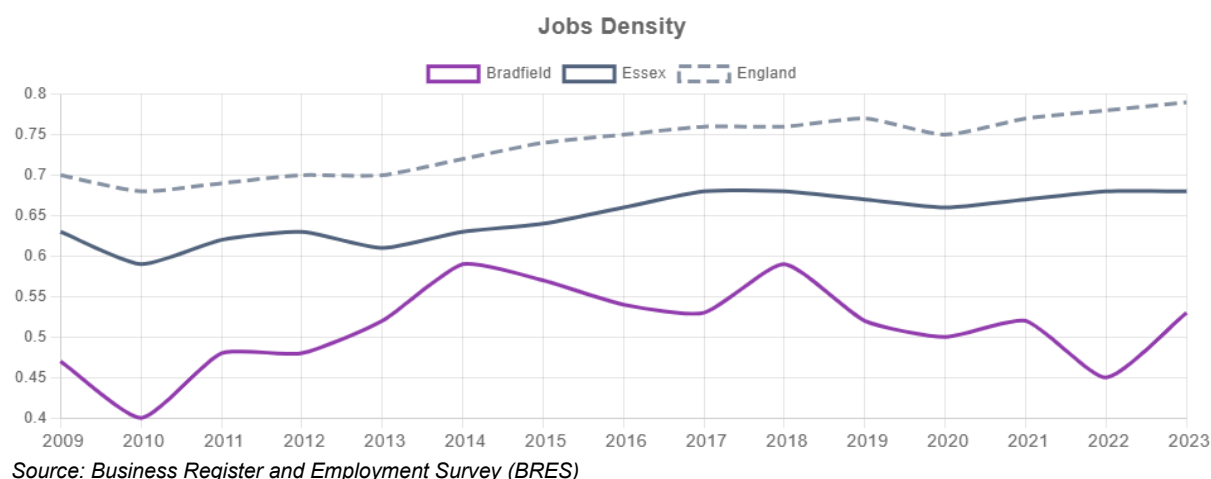
The following visualisations offer insight into various data relating to jobs and businesses. They include measures of job density, as well as the proportion of businesses broken down by employment size band, sector, industry and turnover. This selection of data together provides a comprehensive overview of an area's economic landscape.

Jobs Density

The chart below shows a time series of job density between 2009 and 2023 across Bradfield, Essex and England. Jobs density reflects the number of jobs located in the local area as a ratio of the working age population in that area. Data is taken from the Business Register and Employment Survey (BRES) of approximately 80,000 businesses and weighted to represent all sectors of the UK economy.

In Bradfield, the jobs density has remained stable, from 0.47 in 2009 to 0.53 in 2023. This latest figure is similar to the proportion in Essex (0.68) and similar to the proportion in England (0.79).

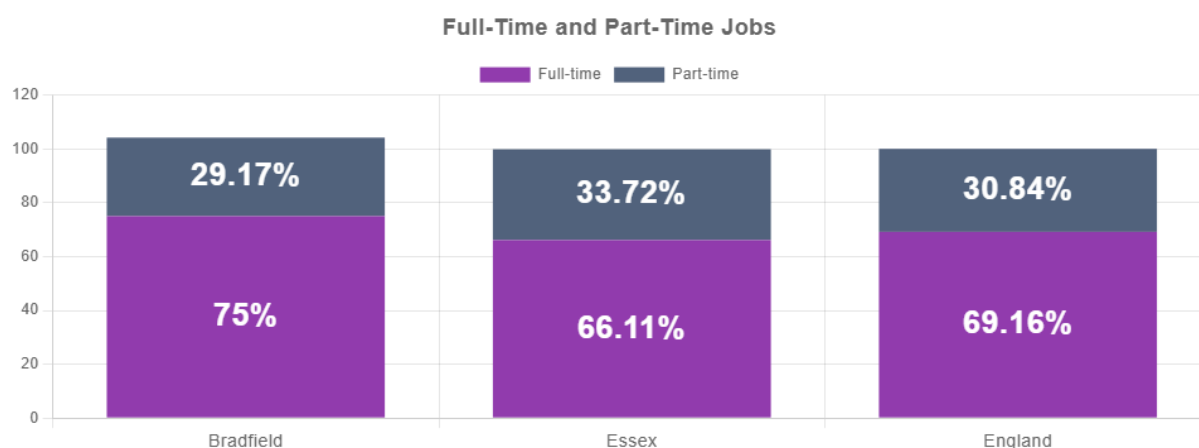
The BRES definition of an employee is anyone working on the BRES reference date who is aged 16 years or over that the contributor directly pays from its payroll(s), in return for carrying out a full-time or part-time job or being on a training scheme.



Full-Time and Part-Time Jobs

The chart on page 53 shows the number (rounded to the nearest 1,000) and proportion of all employee jobs that are full-time and part-time. Data is taken from the 2023 Business Register and Employment Survey (BRES) of approximately 80,000 businesses and weighted to represent all sectors of the UK economy.

There are approximately 232 full-time jobs and 90 part-time jobs in Bradfield. The proportion of full-time jobs in Bradfield (75%) is higher than the proportion in Essex (66.11%) and higher than the proportion in England (69.16%).

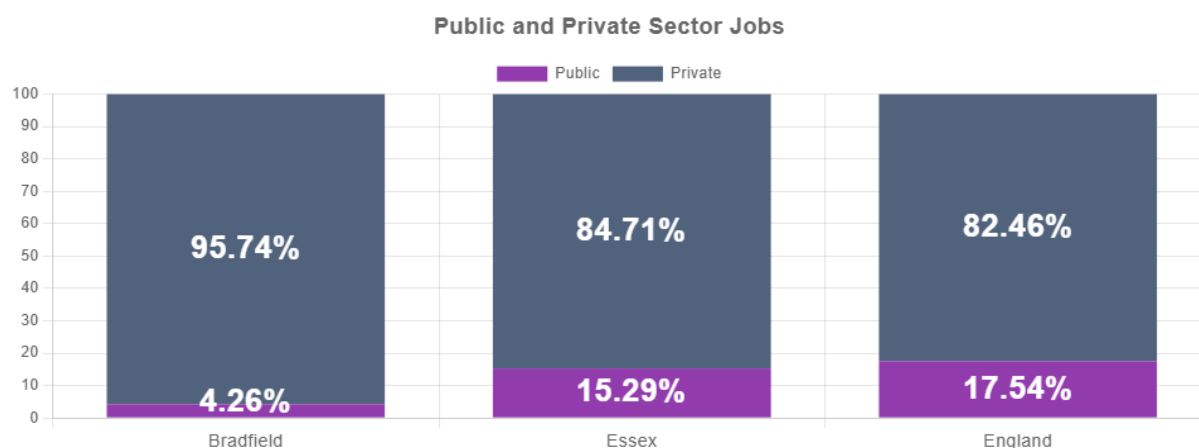


Source: Business Register and Employment Survey (BRES)

Public and Private Sector Jobs

The chart below shows the proportion of employee jobs that are in the public and private sector in Bradfield, Essex and England. Data is taken from the 2023 Business Register and Employment Survey (BRES) of approximately 80,000 businesses and weighted to represent all sectors of the UK economy. Public and private sector are defined legally, according to where the control of the business lies, rather than by ownership or whether or not the entity is publicly financed. This classification is determined by National Accounts, is in line with the European System of Accounts, and is widely considered to be the definitive definition.

95.74% of the jobs in Bradfield are private sector employee jobs. This is higher than the proportion in Essex (84.71%) and higher than the proportion in England (82.46%).



Source: Business Register and Employment Survey (BRES)

Jobs by Industry

The table on page 54 shows the counts and proportions of employee jobs, broken down by broad industry group, across Bradfield, Essex and England. Data is taken from the 2023 Business Register and Employment Survey (BRES), and industry groups are classified to the 2007 revision to the Standard Industrial Classification (SIC).

The proportion of professional, scientific and technical jobs in Bradfield is 4.29%. This is lower than the proportion in Essex (7.22%) and lower than the proportion in England (9.36%).

Indicator	Bradfield		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
Accommodation & Food	15	4.29%	46,250	7.42%	2,156,000	7.63%
Agriculture, Forestry & Fishing	0	0.00%	3,755	0.60%	142,000	0.50%
Arts, Entertainment & Recreation	0	0.00%	27,250	4.37%	1,244,000	4.40%
Business Administration & Support	10	2.86%	55,500	8.91%	2,442,000	8.64%
Construction	26	7.14%	48,250	7.74%	1,298,000	4.60%
Education	15	4.29%	50,500	8.11%	2,351,000	8.32%
Financial & Insurance	10	2.86%	14,975	2.40%	947,000	3.35%
Health	10	2.86%	79,250	12.72%	3,713,000	13.14%
Information & Communication	3	0.71%	17,300	2.78%	1,310,000	4.64%
Manufacturing	10	2.86%	40,000	6.42%	2,036,000	7.21%
Mining, Quarrying & Utilities	0	0.00%	6,625	1.06%	304,000	1.08%
Motor Trades	8	2.14%	14,900	2.39%	472,000	1.67%
Professional, Scientific & Technical	15	4.29%	45,000	7.22%	2,644,000	9.36%
Property	0	0.00%	14,250	2.29%	536,000	1.90%
Public Administration & Defence	0	0.00%	21,000	3.37%	1,199,000	4.24%
Retail	5	1.43%	57,250	9.19%	2,253,000	7.98%
Transport & Storage	155	42.86%	39,150	6.28%	1,400,000	4.96%
Wholesale	39	10.71%	25,600	4.11%	1,048,000	3.71%

Source: Business Register and Employment Survey (BRES)

Economy (Unemployment and Wider Worklessness)

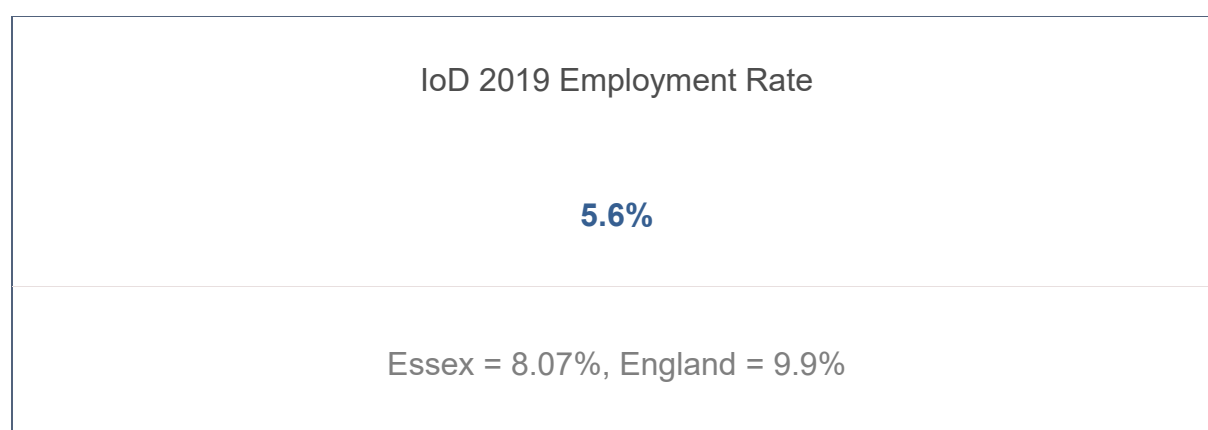
The issue of unemployment and worklessness is a complex and multifaceted one that can have significant impacts on individuals, families, and communities. Understanding the extent and nature of these challenges is essential for policymakers, community leaders, and residents who are committed to promoting economic growth and social inclusion. The following data focuses on this issue of unemployment and wider worklessness within Bradfield, Essex and England, exploring a range of different data points to provide insight into the local areas, and to support the identification of potential interventions or support mechanisms that can help to address these challenges.

IoD Employment Domain

The box below shows the Indices of Deprivation (IoD) score for the Employment Deprivation domain. It measures the proportion of the working age population in an area involuntarily excluded from the labour market as a proportion of the working age population. This includes people who would like to work but are unable to do so due to unemployment, sickness, disability, or caring responsibilities.

In Bradfield the IoD score for 2015-2016 identified 5.6% of working aged people being involuntarily excluded from the labour market. This is lower than the proportion in Essex (8.07%) and lower than the proportion in England (9.9%).

Note: The following indicators are included in the score; Claimants of Jobseeker's Allowance (both contribution-based and income-based) women aged 18 to 59 and men aged 18 to 64; Claimants of Employment and Support Allowance aged 18 to 59 / 64; Claimants of Incapacity Benefit aged 18 to 59 / 64; Claimants of Severe Disablement Allowance aged 18 to 59 / 64; Claimants of Carer's Allowance aged 18 to 59 / 64; Claimants of Universal Credit in the 'Searching for work' and 'No work requirements' conditionality groups. A higher score indicates that an area is experiencing high levels of deprivation.

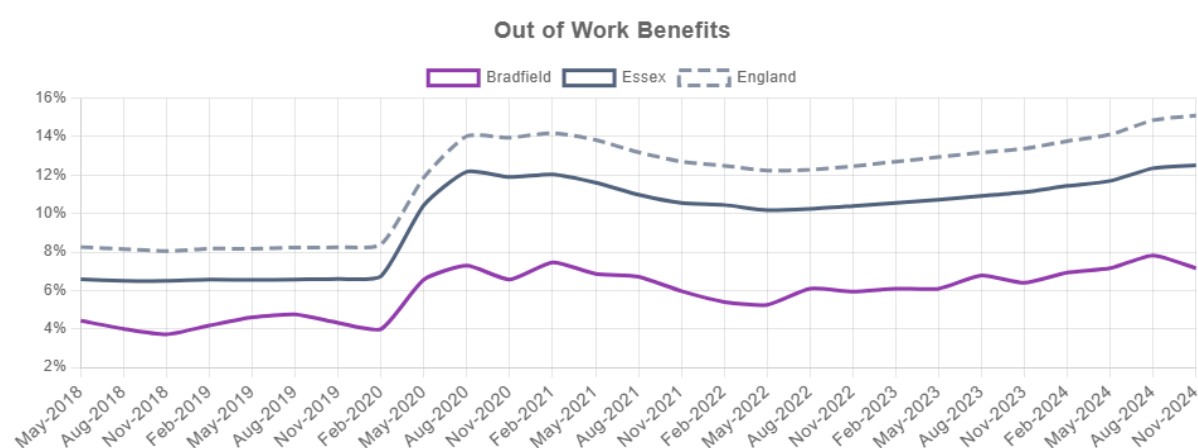


Source: Ministry of Housing Communities and Local Government (MHCLG; 2019)

Out of Work Benefits

The line chart below is a time series showing the total benefit combinations for individuals that claim out of work benefits as a proportion of the working age population and the changes over time. Please note this indicator is part of a temporary measure and is experimental in format. Out of work benefits are defined as being on at least one of the following benefits: Jobseekers Allowance (JSA), Employment and Support Allowance (ESA), Incapacity Benefit (IB), Severe Disablement Allowance (SDA), Income Support (IS) where Carers Allowance (CA) not also in payment, Pension Credit (PC) where Carers Allowance (CA) and Universal Credit (UC) conditionality regime is one of Searching for Work, Preparing for Work or Planning for Work. The categories of this field are mutually exclusive and therefore can be summed without double counting. Claimants may or may not be additionally in receipt of other benefits not listed here.

7.16% of the working age population were claiming out of work benefits in Bradfield in Nov-2024. This is lower than the proportion in Essex (12.52%) and lower than the proportion in England (15.1%).



Source: Department for Work and Pensions (DWP)

People Out of Work

The boxes below show a snapshot from May-2025 of the number and proportion of people receiving benefits payable to people who are unemployed receiving either Jobseekers Allowance (JSA) or Universal Credit (UC) for those who are out of work. It then further divides this into age/sex related subcategories. This has replaced the number of people claiming JSA as the headline indicator of the number of people claiming benefits principally for the reason of being unemployed and is sometimes referred to as the monthly claimant count. JSA is payable to people under pensionable age who are out of work and available for, and actively seeking, work of at least 40 hours a week.

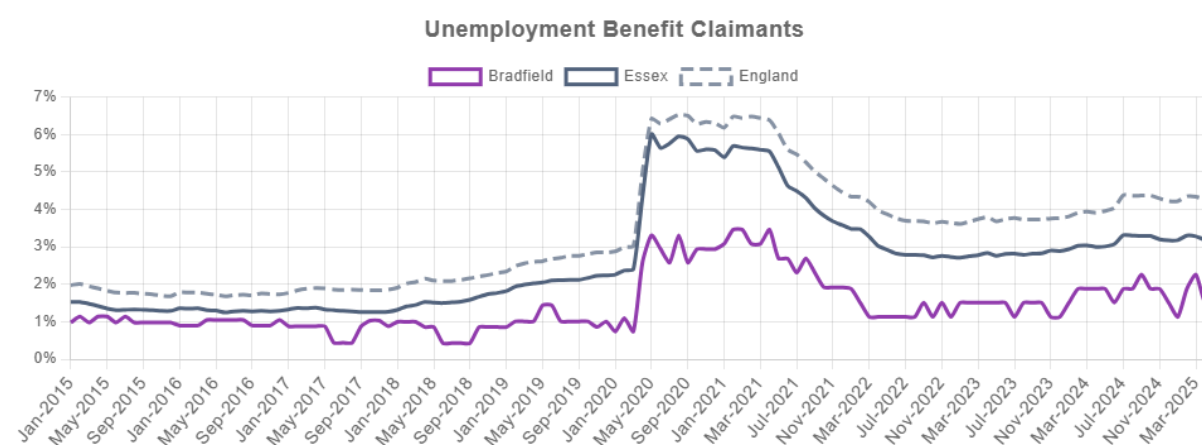
In Bradfield, 1.51% of the working age population are claiming unemployment benefits (Jobseekers Allowance and out of work UC claimants). This is lower than the proportion in Essex (3.16%) and lower than the proportion in England (4.24%).

Note: There are differences in conditionality rules and eligibility criteria between UC and JSA. The phased roll-out of UC across the country, means that these differences in eligibility and conditionality affect geographical places differentially depending on how advanced the roll out is in that area. Until UC is fully rolled out, it is not possible to get a consistent measure of unemployment benefit claimant rate. Furthermore, the UC 'searching for work' conditionality group includes some individuals who would not have been previously eligible for JSA under the old benefits system e.g. those with work limiting illness awaiting a Work Capability Assessment.

Unemployment Benefit Claimants	
	10
	1.51%
	Essex = 3.16%
	England = 4.24%

Source: Department for Work and Pensions (DWP; May-2025)

The line chart below offers further insight from this indicator by showing the proportion of people receiving unemployment benefits as a time series visualisation. 1.51% of the working age population in Bradfield were claiming unemployment benefits (JSA and out of work UC claimants) as of May-2025. This is an increase from the 0.98% within Bradfield in Jan-2015.

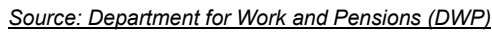


Source: Department for Work and Pensions (DWP)

The line chart on page 58 is a time series showing the proportion of young people receiving JSA Jobseekers Allowance (JSA) or Universal Credit (UC) for those who are out of work (in the 'searching for work' conditionality group) aged 18-24 (as a % of all 18-24-year-olds). 3.18% of 18-24-year-olds in Bradfield were claiming unemployment benefits as of May-2025. This is a decrease from the 4.02% within Bradfield in Nov-2016.

Housing tenure in Bradfield as of 2021 Census compared to the national and county averages.

The tenure of a household is derived from the response to the 2021 Census question asking whether the household owns or rents its accommodation and, if rented, from the response to the question asking who the landlord is.



Source: Census 2021

Population (Demographic Summary)

The following data visualisations offer insight into the summary demographics of the population. This includes composition by age bands (both broad and detailed) and sex, population change over time, population density and household composition.

The table below provides insight into the population composition in Bradfield. These population figures provide detail of the structure of the population by broad age bands and sex. This data is taken from the Office for National Statistics (ONS) 2022 Mid-Year Population Estimates.

There are 1,282 people in Bradfield. This is smaller than the population of Essex (1,519,859) and smaller than the population of England (57,112,542).

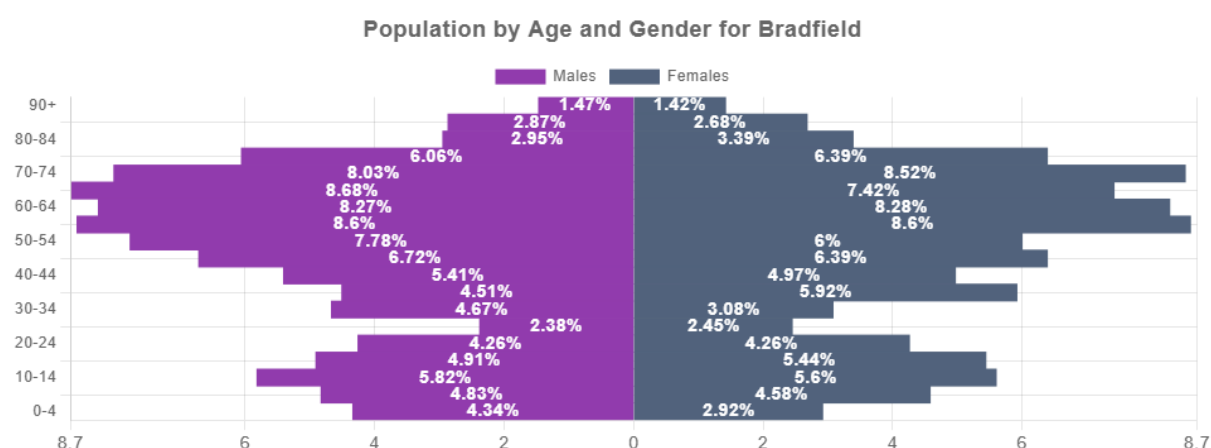
Population Composition

Indicator	Bradfield		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
Total	1,282	-	1,519,859	-	57,112,542	-
Male	629	49.06%	740,051	48.69%	27,986,032	49.00%
Female	653	50.94%	779,808	51.31%	29,126,510	51.00%
0 to 15	181	14.12%	283,322	18.64%	10,567,635	18.50%
16 to 64	684	53.35%	920,233	60.55%	35,915,152	62.88%
65 and over	417	32.53%	316,304	20.81%	10,629,755	18.61%

Source: Office for National Statistics (ONS)

Population by Age and Gender

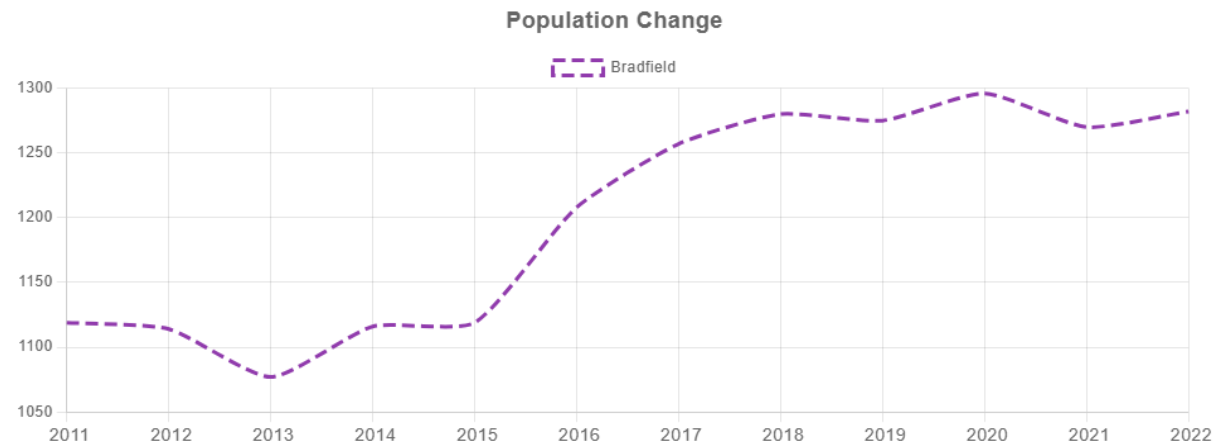
The population pyramid below shows how the population in Bradfield is distributed by age and gender. This data is taken from the Office for National Statistics (ONS) 2022 Mid-Year Population Estimates.



Source: Office for National Statistics (ONS)

Population Change

The line chart below shows a time-series of population change since 2011. These population figures are taken from the Office for National Statistics (ONS) Mid-Year Estimates.

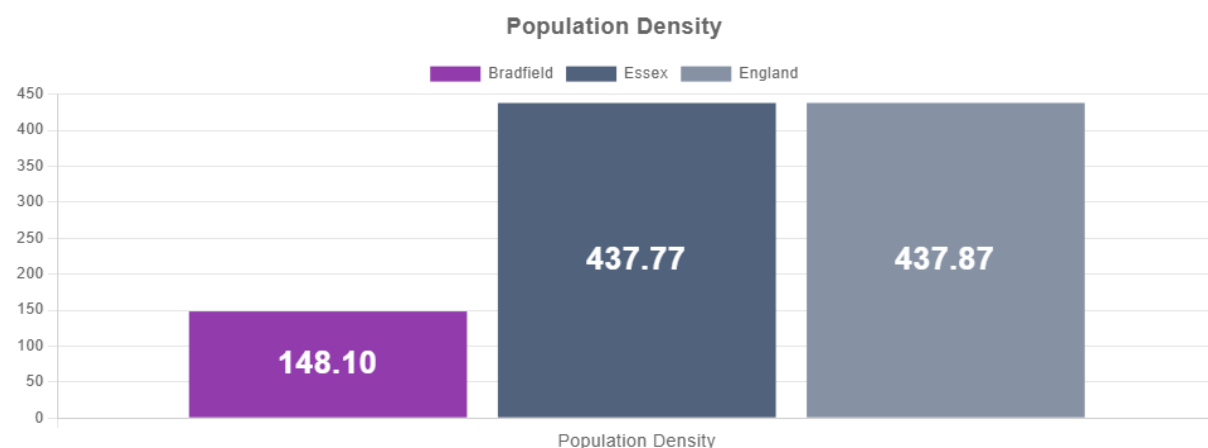


Source: Office for National Statistics (ONS)

Population Density

The bar chart below shows population density as person per square kilometre. These population figures are taken from the 2022 Office for National Statistics (ONS) Mid-Year Estimates.

In Bradfield, the population density is 148.10 persons per square kilometre. This is lower than the population density in Essex (437.77) and lower than the population density in England (437.87).



Source: Office for National Statistics (ONS)

Household Composition

The table below shows both the count and percentage of different household compositions. Figures are self-reported and taken from the household composition questions in the 2021 Census.

Indicator	Bradfield		Essex		England	
	Count	Rate	Count	Rate	Count	Rate
One Person Household: Aged 66+	77	15.22%	87,055	13.90%	3,001,789	12.81%
One Person Household: Aged Under 66	24	4.74%	90,869	14.50%	4,050,440	17.28%
One Family: All Aged 66+	97	19.17%	68,372	10.91%	2,145,278	9.15%
Married/Civil Partnership: No Children	79	15.61%	66,843	10.67%	2,440,210	10.41%
Married/Civil Partnership: Dependent Children	79	15.61%	96,146	15.35%	3,375,402	14.40%
Married/Civil Partnership: Non-dependent Children	31	6.13%	40,723	6.50%	1,314,182	5.61%
Cohabiting Couple: No Children	31	6.13%	37,708	6.02%	1,486,961	6.34%
Cohabiting Couple: Dependent Children	19	3.75%	31,060	4.96%	1,053,001	4.49%
Cohabiting Couple: Non-dependent Children	5	0.99%	5,256	0.84%	169,017	0.72%
Lone Parent: Dependent Children	21	4.15%	39,995	6.38%	1,617,076	6.90%
Lone Parent: Non-dependent Children	15	2.96%	25,810	4.12%	977,825	4.17%
Other Household Types: Dependent Children	12	2.37%	14,002	2.24%	630,340	2.69%
Multiple-Family: Dependent Children	12	2.37%	14,002	2.24%	630,340	2.69%
Other Household Types: Other (Incl Full-time Students & Aged 66+)	15	2.96%	19,377	3.09%	990,594	4.23%

Source: Census 2021

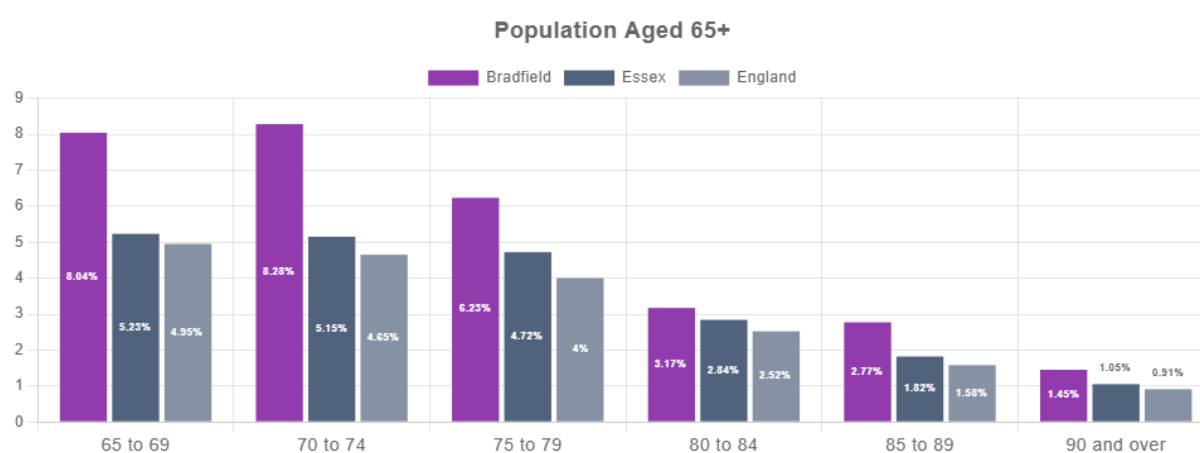
Demographics (Older People)

The following data visualisations focus on providing insight into the characteristics of the older population within Bradfield. By analysing demographic data relating to individuals aged 65 and above, as well as insights into pension credit claimants and vulnerable pensioner households, this selection of indicators shed light on the challenges and opportunities associated with the older population.

Population Aged 65+

The chart below shows the proportion of the total population in Bradfield, Essex and England who are aged 65+, broken down by 5-year age bands. These population figures are taken from the 2022 Office for National Statistics (ONS) Mid-Year Estimates.

The overall proportion of people aged 65+ in Bradfield is 32.53%. This is higher than the proportion of people aged 65+ in Essex (20.81%) and higher than the proportion of those aged 65+ in England (18.61%).

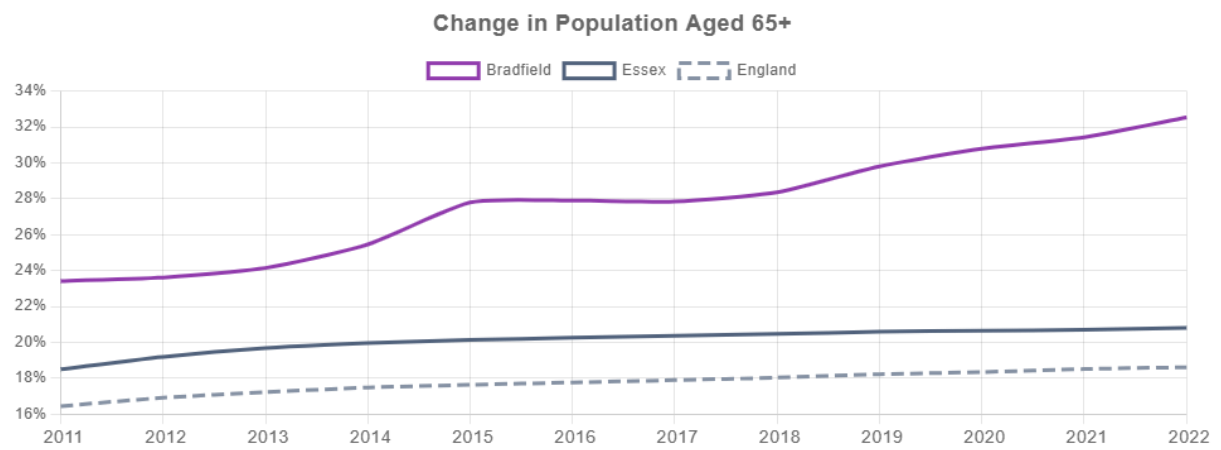


Source: Office for National Statistics (ONS)

Change in Population Aged 65+

The chart on page 63 shows the change in the percentage of people aged 65+ between 2011 and 2022 in Bradfield, Essex and England. These population figures are taken from the Office for National Statistics (ONS) Mid-Year Estimates and are presented as a proportion of the total population.

In Bradfield the proportion of the population who are aged 65+ has increased since 2011, changing from 23.41% to 32.53%. This latest figure is higher than the proportion in Essex (20.81%) and higher than the proportion in England (18.61%) in 2022.



Source: Office for National Statistics (ONS)

Appendix 2: Letter to Residents & Survey



BRADFIELD
PARISH COUNCIL

Bradfield Parish Council

clerk@bradfieldparishcouncil.org.uk

Tel 07851 760264



March 2025

Dear Resident

Affordable Housing for local people in Bradfield

It is widely recognised that people living in rural communities sometimes face real difficulties when trying to find a home of their own within the village that they grew up in (or work in). That is why the Rural Housing Enabler from the Rural Community Council of Essex (RCCE) works with parish councils, local authorities, registered providers (usually Housing Associations) and local people to understand what the local need is and how local people can be supported in staying close to their support networks, place of employment, or education.

Bradfield Parish Council has decided to work with RCCE to undertake a Housing Needs Survey, to establish if there is a need for alternative housing within the parish. This will be particularly relevant for those wishing to make their first step onto the housing ladder or for those now in a position to downsize. It will also be important that this new survey reaches all those currently working in the parish or those who have had to move out of the parish because they cannot find a suitable property. Please do pass this information on to them. Please note all personal details will remain confidential to the RCCE and only aggregated results will be included in the final report to the Parish Council.

Affordable Housing is defined by the Government as housing for sale or rent provided to eligible households whose needs are not met by the open market. This survey is designed to see if there are households in the village or people with a strong local connection who are in need of affordable housing. This is not a survey to justify large scale or open market developments. Properties in these Rural Exception Site Schemes are usually provided by a housing association and cannot be sold or transferred into totally private ownership, remaining in perpetuity for people with a strong local connection to the parish, either through family or work. A small number of houses for sale may also be developed to cross subsidise the costs of building the affordable homes, but only if there is a requirement to do so.

We would ask you all, whether or not you have a need for alternative accommodation, to take a few minutes to complete the attached Housing Needs form as fully as possible and return it in the Freepost envelope provided, by **Friday 6th June 2025** at the latest. Alternatively, you can complete the survey online using this link:

<https://www.surveymonkey.com/r/BradfieldMarch25>

The survey is very important so that your views can be considered and that a decision can be taken based on all residents' needs and opinions.

Please be assured that all returned forms will be dealt with by the Rural Housing Enabler at the Rural Community Council of Essex **in strict confidence**. The Parish Council will be provided with a summary report but will not see the completed forms nor be made aware of any personal details.

If you have any questions about completing the form or would like additional forms please contact Laura Atkinson, Rural Housing Enabler on 01376 574330 or by email at laura.atkinson@essexrcc.org.uk

Yours sincerely

Karen-Leigh Burton
Chairman
Bradfield Parish Council

Laura Atkinson
Senior Rural Housing Enabler
RCCE



Housing Needs Survey for
BRADFIELD
Please read the accompanying
letter before completing this
form and use the pre-paid
envelope to return the
completed form by:
Friday 6th June 2025



YOU CAN ALSO COMPLETE THIS SURVEY ONLINE AT:

<https://www.surveymonkey.com/r/BradfieldMarch25>

RCCE - Registered Charity No. 1097009. Company registered in England and Wales No. 4609624

Part 1 – You and Your Household

(A household is one person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area)

To be completed by
all respondents



**Housing Needs Survey for
Bradfield**

Please read the accompanying letter before completing this form and use the pre-paid envelope to return the completed form by

Friday 6th June 2025



RCCE - Registered Charity No. 1097009. Company registered In England and Wales No. 4609624

Is this your main home? Yes, main home ☐ No, second home ☐
(If this is your second home do not complete the rest of the form but please do return it)

PART 1 - You and Your Household

(A household is one person living alone or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room or sitting room or dining area)

1. How would you describe your home? (Tick one box only)

House.....	<input type="checkbox"/>	Bungalow.....	<input type="checkbox"/>
Flat/maisonette/bed-sit.....	<input type="checkbox"/>	Caravan/mobile home/temp.structure.....	<input type="checkbox"/>
Sheltered/retirement housing	<input type="checkbox"/>	Other (please specify).....	<input type="checkbox"/>

2. Please confirm the type of house. (Tick one box only)

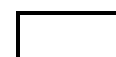
Detached.....	<input type="checkbox"/>	Semi-detached.....	<input type="checkbox"/>
Terrace	<input type="checkbox"/>	Other (please specify).....	<input type="checkbox"/>

3. How many bedrooms does your home have? (Tick one box only)

1 bedroom or bedsit.....	<input type="checkbox"/>	2 bedrooms.....	<input type="checkbox"/>
3 bedrooms.....	<input type="checkbox"/>	4 bedrooms.....	<input type="checkbox"/>
5 bedrooms.....	<input type="checkbox"/>	Other (please state).....	<input type="checkbox"/>

4. Who owns your home? (Tick one box only)

Outright by a household member(s)...	<input type="checkbox"/>	Shared ownership (part rent, part own).....	<input type="checkbox"/>
Owned with mortgage or loan.....	<input type="checkbox"/>	Rented from the local council.....	<input type="checkbox"/>
Rented from a housing association.....	<input type="checkbox"/>	Rented from a private landlord.....	<input type="checkbox"/>
Tied to job.....	<input type="checkbox"/>	Other (please state).....	<input type="checkbox"/>



5. How many families are living in this dwelling?.....

6. How many years have you lived in this parish?.....

7. Please complete the table to show the age and gender of all those living in your home.

	Age	Gender
Person 1		
Person 2		
Person 3		
Person 4		
Person 5		
Person 6		

8. Have any members of your family moved away from the parish in the last 5 years, due to not being able to find a suitable home locally?

Yes..... ☐ No..... ☐

If you answered 'Yes' and the family members wish to move back to parish, please contact the Rural Housing Enabler for an additional survey form (contact details at the end of this form) or complete the survey online: <https://www.surveymonkey.com/r/BradfieldMarch25>

9a. Do you or does anyone living with you need to move to alternative accommodation, either open market or affordable?

Yes, within 3 years..... ☐ Yes, in 3 or more years..... ☐ No..... ☐

9b. If you answered 'Yes' to question 9a, please specify where you would be looking to move to;

Remain in the parish..... ☐

Move outside the parish but in Tendring District ☐

Move outside Tendring District ☐

If you answered 'Yes' to Question 9a and you wish to remain within the parish then please complete Part 2 of this questionnaire (about your housing needs). A separate form will be required for each new home needed. (e.g. if two people living with you need to move to alternative accommodation and would be seeking a home each they should complete separate forms).

10. If a need should be identified, would you be supportive of a small development (typically 4-8 homes) of affordable homes for local people? ***Information on the different tenures can be found at the end of survey.**

Yes..... ☐ No..... ☐

11. Would you remain supportive (in principle, if this survey identifies such a need), for a development (typically 4-8 homes) that is primarily affordable housing for local people, or those with connections to the parish, but also includes a small number of houses for sale if a need was proven?

(Previously government grants supported the cost of building affordable housing, such funding is now greatly reduced, therefore a small proportion of open market housing would cross subsidise the costs of the affordable homes and provide a mix of housing – in small numbers)

Yes..... ☐ No.....☐

12. Would you be supportive for a small development of housing for sale on the open market?

Yes..... ☐ No.....☐

13. Would you be supportive of a Community Led Housing project (not for profit)?
(as per Community Led Housing information at the end of the survey)

Yes..... ☐ No.....☐

14. Would you or a member of your household be interested in being personally involved in a community led housing scheme?

Yes..... ☐ No.....☐

15. Can you suggest a site/location where any such a development could be built?

16. In general, what type of housing do you believe the parish would benefit from?

(Please tick all that apply) * see Key Terms document at end of survey for more detail

Houses for younger people.....	<input type="checkbox"/>	Houses for older/retired people.....	<input type="checkbox"/>
Family housing.....	<input type="checkbox"/>	Housing for outright open market sale	<input type="checkbox"/>
Housing for private rent.....	<input type="checkbox"/>	Housing for affordable/social rent.....	<input type="checkbox"/>
Housing for shared ownership.....	<input type="checkbox"/>	Discounted Market Sale homes	<input type="checkbox"/>
Self-build plots.....	<input type="checkbox"/>	Live / work units	<input type="checkbox"/>
New Government model "First Homes".....	<input type="checkbox"/>	None	<input type="checkbox"/>

Other, please specify.....

17. Any comments. (these will be recorded anonymously in the report)

THANK YOU FOR TAKING THE TIME TO COMPLETE PART 1 OF THIS SURVEY

If no-one in your household is in need of alternative accommodation (i.e. indicated 'No' in question 9a) you do not have to complete Part 2 of this form. Please return in the freepost envelope provided.



BRADFIELD
PARISH COUNCIL

Housing Needs Survey for Bradfield

Please read the accompanying letter before completing this form and use the pre-paid envelope to return the completed form by

Friday 6th June 2025



RCCE - Registered Charity No. 1097009. Company registered in England and Wales No. 4609624

Part 2 – Open Market and Affordable Housing Needs

Only to be completed by respondents who have indicated a housing need by answering 'Yes' to question 9a in Part 1

PART 2 - Open market & affordable housing needs

EITHER: If you have no housing need, **DO NOT COMPLETE THIS SECTION.**

Please return Part 1 in the Freepost envelope provided. Thank you.

OR: If you indicated a housing need by answering 'Yes' to question 5a in Part 1 PLEASE COMPLETE THIS PART. Please provide more detailed information only for those who need to move, i.e. the new household. If more than one house is needed please request extra form(s)

1. When do those requiring accommodation need to move from this home?

Now..... ☐ Within the next 2 years..... ☐ Within 2 – 3 years..... ☐ Over 3 years..... ☐

2. Who owns your current home? (Tick one box only)

Live with parents.....	<input type="checkbox"/>	Member of the household	<input type="checkbox"/>
Shared ownership (part own, part rent)	<input type="checkbox"/>	Rented from council/housing association	<input type="checkbox"/>
Provided with job (tied).....	<input type="checkbox"/>	Rented from private landlord.....	<input type="checkbox"/>

3. If you could stay in/move back to the village which option would you choose?

** see Key Terms document at end of survey for more detail on each*

(Tick one box only)

Rent from council/housing assoc.....	<input type="checkbox"/>	Buy on the open market	<input type="checkbox"/>
Shared ownership (part own, part rent)	<input type="checkbox"/>	Rent from a private landlord.....	<input type="checkbox"/>
Discounted Market Sale.....	<input type="checkbox"/>	Custom Build	<input type="checkbox"/>
Self-Build.....	<input type="checkbox"/>	New Government model "First Homes"	<input type="checkbox"/>

Other, (e.g. an extension / annexe to existing home) please specify

4. Are you on the local council housing register or waiting list?

Yes..... ☐ No..... ☐

To be considered for affordable housing you must also register on Tendring District Housing register. If you would like to register please go to:
<https://www.tendringdc.gov.uk/housing/housing-options-advice/apply-housing>
for further advice for further advice.

5. What type of accommodation would meet your needs? (Tick one box only)

House.....	<input type="checkbox"/>	Bungalow	<input type="checkbox"/>
Flat.....	<input type="checkbox"/>	Sheltered/retirement housing	<input type="checkbox"/>
Any.....	<input type="checkbox"/>	Other, please specify.....	<input type="checkbox"/>

6. How many bedrooms do you require?

Please note that for affordable housing bedroom allocation is decided by need and set by the local authority's allocations policy. This is available on their website. (Tick one box only)

1..... ☐ 2..... ☐ 3..... ☐ 4..... ☐ 5 or more..... ☐

7. Does anyone requiring alternative accommodation have specific* housing needs?

* including specific housing needs for those suffering with a long term illness or disability, such as layout & design adapted for access e.g. wheelchair access, ground floor etc.

No..... ☐ Yes..... ☐

If yes, please give brief details;

8. What is your main reason for needing to move? (Tick one box only)

- Need smaller home/downsizing..... ☐ Need larger home..... ☐
- Need cheaper home..... ☐ Need secure home..... ☐
- Need to change tenure..... ☐ Need to set-up first/independent home ☐
- Need physically-adapted home..... ☐ Need to be nearer work..... ☐
- Need to be closer to a carer / dependant... ☐ Change in family circumstances..... ☐
(i.e. widowed/divorce/separation)
- I am homeless/ threatened with homelessness---- ☐ Current home affecting health..... ☐
- Other, please specify.....

9. Please indicate the age, gender and relationship of each person needing to move. (i.e. those who will make up the new household) if more than one house is needed please request extra forms

	Age	Gender	Relationship to person 1 (e.g. son, daughter, partner, husband etc.)
Person 1			
Person 2			
Person 3			
Person 4			
Person 5			
Person 6			

10. What type of household will the new household be? (Tick one box only)

- One-person household..... ☐ Older person(s) household..... ☐
- Parent(s)/ Carers with child(ren)..... ☐ Couple without children..... ☐
- Brothers/sisters sharing..... ☐ Other (please specify)..... ☐

11. Will the new household be claiming Housing Benefit / Universal Credit?

Yes..... ☐ Partial..... ☐ No..... ☐ Don't know..... ☐

12. Which of the following best describes your current situation? *(Tick one box only)*

- Live in the parish now..... ☐ Live in an adjoining parish..... ☐
- Outside the parish now but have lived in the parish in last 3 years..... ☐ Work in parish or adjoining parish..... ☐
- Have close family living in the parish..... ☐ Other, please specify..... ☐

To enable a basic financial assessment to be carried out on those in housing need and suitability of tenure it would be very useful if you could complete the following questions on the financial situation of the new household. Those seeking shared ownership or open market housing will require enough savings to cover costs such as deposit, legal fees, etc.

13. Please indicate the total gross (before tax) average annual income of the household in housing need (joint if a couple). Do not include housing benefit or council tax benefit. *(Tick one box only)*

- | | | | |
|------------------------|--------------------------|------------------------|--------------------------|
| £10,000 or less..... | <input type="checkbox"/> | £36,000 - £40,000..... | <input type="checkbox"/> |
| £11,000 - £15,000..... | <input type="checkbox"/> | £41,000 - £45,000..... | <input type="checkbox"/> |
| £16,000 - £20,000..... | <input type="checkbox"/> | £46,000 - £50,000..... | <input type="checkbox"/> |
| £21,000 - £25,000..... | <input type="checkbox"/> | £51,000 - £55,000..... | <input type="checkbox"/> |
| £26,000 - £30,000..... | <input type="checkbox"/> | £56,000 - £60,000..... | <input type="checkbox"/> |
| £31,000 - £35,000..... | <input type="checkbox"/> | More than £61,000..... | <input type="checkbox"/> |

14. Do you have SAVINGS which may be used to contribute towards the cost of a new home? *(Please provide an estimated figure)*

YES £.....

NO ☐

15. Would you expect to have any EQUITY from your current home(s) which may be used to contribute towards the cost of a new home? *(Please provide an estimated figure)*

YES £.....

NO ☐

If you would like us to pass your personal details to the relevant Housing Association in the event that an affordable housing scheme goes ahead, please provide your contact details in the boxes provided below. This will help make sure your household's needs are considered. We will not share other details and there is no commitment. Whilst completing the analysis, RCCE might also contact you to provide advice or clarification on the information you have provided in the survey.

By completing this section, you are giving consent to RCCE to securely store your personal details and to provide this information to our partnering Housing Association ONLY for use in connection with this survey. RCCE will not pass your data to any other third parties and the information you provide to us is protected under the GDPR regulations 2018. For further information, please see the Privacy Notice on RCCE website www.essexrcc.org.uk

Name	
Address	
Postcode	
Tel. no.	
E-mail	

☐ I give permission for you to share my contact details

Contact Details for Rural Housing Enabler:

Rural Community Council of Essex
Threshelfords Business Park
Inworth Road, Feering
Essex CO5 9SE
Telephone: 01376 574330

Email: rachel.fahie@essexrcc.org.uk

Key Terms - Affordable Housing

The following tenures come under the current government definition of Affordable Housing in the National Planning Policy Framework (NPPF).

Tenure	Definition
Rented - Housing Association / Council	Housing rented through a Housing Association that is lower than local market rents. This can be "affordable" rent (80% of market rent) or "social" rent (40-60% of market rent) depending on viability of the scheme and grant funding available. This type of housing is much more secure than private rented housing.
Shared ownership – Housing Association	Part rent/part buy. This allows first time buyers/non-homeowners who cannot afford 100% ownership of a home to buy a percentage of it; rent is also paid to the Housing Association for the part they do not own. A smaller deposit is required than buying a full market cost home. It is necessary to be able to obtain and afford a mortgage, if required, on the share that is bought. (NB the maximum share a buyer can own on a Rural Exception Site scheme would be 80%; this prevents the home being sold onto the open market and keeps it available for local people in perpetuity)
Discounted market sale	The property is sold at least 20% lower than local open market values. When the homes are sold on, the discount remains in place for new buyers in perpetuity. For eligibility you must not already own a home and your income should not exceed 45% of the discounted sale price of the property. It is necessary to be able to obtain and afford the mortgage on the property.
First Homes	The government's new flagship discounted affordable sale model which has just been launched. Minimum discount of open market value will be 30%, although Local Authorities have discretion to increase discount to 40% or 50% should there be evidence to support this. The percentage discount is kept in perpetuity. Strictly for first time buyers only, with a household income of no more than £80,000 outside London. Buyers must have a mortgage / home purchase plan covering at least 50% of the discounted purchase value. The First Home must be the buyer's main residence, and restrictions on lettings apply. The value of First Homes, after the discount has been applied, will be capped at £250,000 outside London. Price caps only apply on the initial sale.

Other Housing Tenures

Open market housing	Housing that is open for anyone to purchase at the full market value for the area.
Private Rented	Property owned by a landlord and leased to a tenant. The landlord could be an individual, a property company or an institutional investor. Market renters occupy the properties under a tenancy agreement and pay market rents.
Self-build / Custom Build	There are various types of self-build. Most commonly, the buyer acquires a serviced plot of land on which to either build their home themselves or use a contractor. Custom build is access to a serviced plot where a home is built and is then finished off by the purchaser using a menu of options.
Rural Exception Site	A plot of land abutting the development boundary, well connected to services & facilities with the aim of providing affordable local needs housing in the village. This land will only receive planning permission for affordable housing with a local connection in perpetuity. It is an "exception" to the development sites detailed in the local plan. A small amount of open market may be permitted, only if required for cross subsidy.

Community Led Housing

Community led housing is a growing movement of normal people taking action within their communities and managing housing projects that build the decent and affordable homes.

Anyone can start, volunteer and deliver a community led housing project. You don't need to work in housing, you don't need a degree in architecture, you don't need to be a builder. If you think a change is needed in your community, you can lead that change.

Community led housing offers something for everyone.

- For people on a range of different incomes
- For specific groups of people
- For people who want to rent or buy
- For groups wanting to build new homes or refurbish existing buildings

Community led housing is where:

1. Open and meaningful community participation and consent takes place throughout the process.
2. The community group or organisation owns, manages or stewards the homes in whichever way they decide to.
3. The housing development is of true benefit for the local community, a specific group of people (an intentional community), or both. These benefits should also be legally protected in perpetuity.

There are six main types of community led housing: cohousing, community land trusts (CLTs), community self-build, development trusts, housing co-operatives and self-help housing.



Eastern Community Homes has been established to provide essential support for communities across the East of England wishing to pursue successful community led housing projects. <https://easterncommunityhomes.com/>

Its aim is to increase the supply of community led housing, primarily affordable homes, to meet local needs in the areas covered by the partners in the Hub.

This is achieved through advice, support and guidance – increasing knowledge, developing skills and building capacity to realise development opportunities.

Our advisors can provide a range of services to community-led housing groups. Whether you have already started your journey, or you are taking the first steps to establishing a community-led group, we can help.

Examples of a selection of successful projects can be found here; <https://easterncommunityhomes.com/projects/>

Appendix 3: Data

Is this your main home?

	Frequency	Valid Percentage
Yes	131	100
No	0	0
Not Stated	0	0
Total	131	100

Part 1

Question 1

How would you describe your home?

	Frequency	Valid Percentage
House	100	76
Bungalow	30	23
Flat/Maisonette/apartment/bed-sit	1	1
Caravan/mobile home/temp. structure	0	0
Sheltered/retirement housing	0	0
Other	0	0
Not Stated	0	0
Total	131	100

Question 2

Please confirm the type of house.

	Frequency	Valid Percentage
Detached	107	82
Semi-detached	19	15
Terrace	5	4
Other	0	0
Not Stated	0	0
Total	131	100

Question 3

How many bedrooms does your home have?

	Frequency	Valid Percentage
One	4	3
Two	23	18
Three	59	45
Four	34	26
Five or more bedrooms	11	8
Not Stated	0	0
Total	131	100

Question 4**Who owns your home?**

	Frequency	Valid Percentage
Owned Outright by a household member (s)	100	76
Part-owned/Rented (shared ownership)	0	0
Owned with mortgage by a household member (s)	25	19
Rented from a Local Council	2	2
Rented from a Housing Association	0	0
Rented from a Private Landlord	2	2
Tied to job	2	2
Other	0	0
Not Stated	0	0
Total	131	100

Question 5**How many families are living in this dwelling?**

	Frequency	Valid Percentage
One	129	98
Two	0	0
Three	0	0
Other	0	0
Not Stated	2	2
Total	131	100

Question 6**How many years have you and your household lived in the parish?**

	Frequency	Valid Percentage
0-5 years	18	14
6-10 years	26	20
11-20 years	27	21
21-30 years	19	15
31-50 years	23	18
51-70 years	10	8
Over 70 years	3	2
Not Stated	5	4
Total	131	100

Question 7a**How many people live in this property?**

	Frequency	Valid Percentage
One	31	24
Two	69	53
Three	5	4
Four	18	14
Five	5	4
Six	0	0
Not Stated	3	2
Total	131	100

Question 7b**Age of household members**

	Frequency	Valid Percentage
0-5 years old	5	2
6-10 years old	4	1
11-15 years old	23	8
16-24 years old	17	6
25-35 years old	10	4
36-45 years old	17	6
46-59 years old	49	17
60-70 years old	61	21
71 years and older	87	31
Not Stated	11	4
Total	284	100

Question 7c**Gender of occupants**

	Frequency	Valid Percentage
Female	161	57
Male	120	42
Not Stated	3	1
Total	284	100

Question 8**Have any members of your family moved away from the parish in the last 5 years, due to not being able to find a suitable home locally?**

	Frequency	Valid Percentage
Yes	7	5
No	124	95
Not Stated	0	0
Total	131	100

Question 9a**Do you or does anyone living with you need to move to alternative accommodation, either open market or affordable?**

	Frequency	Valid Percentage
Yes, within 5 years	14	11
Yes, in 5 years or more	3	2
No	114	87
Not Stated	0	0
Total	131	100

Question 9b**If you answered "Yes" to question 9a, please specify where you would be looking to move to**

	Frequency	Valid Percentage
Remain in parish	8	47
Move outside parish, but remain in Tendring District	3	18
Move outside of Tendring District	5	29
Not Stated	1	6
Total	17	100

Question 10**Would you be supportive of a small development of affordable homes for local people?**

	Frequency	Valid Percentage
Yes	88	67
No	40	31
Not stated	3	2
Total	131	100

Question 11**Would you remain supportive of a development if a small number of houses for sale included?**

	Frequency	Valid Percentage
Yes	74	56
No	53	40
Not stated	4	3
Total	131	100

Question 12**Would you be supportive of a development of homes for sale on the open market?**

	Frequency	Valid Percentage
Yes	43	33
No	85	65
Not stated	3	2
Total	131	100

Question 13**Would you be supportive of a Community Led Housing project?**

	Frequency	Valid Percentage
Yes	66	50
No	58	44
Not stated	7	5
Total	131	100

Question 14**Would you be interested in being involved in a Community Led Housing project?**

	Frequency	Valid Percentage
Yes	10	8
No	117	89
Not stated	4	3
Total	131	100

Question 15**Can you suggest a site/location where any such development could be built?***Data can be found at Appendix 4***Question 16****What type of housing do you believe the parish would benefit from?**

	Frequency	Valid Percentage
Houses for younger people	64	26
Houses for older/retired people	30	12
Family housing	43	17
Housing for outright open market sale	11	4
Housing for private rent	9	4
Housing for affordable/social rent	30	12
Housing for shared ownership	15	6
Discounted market sale homes	6	2
Self-build plots	7	3
Live/work units	5	2
New Govt model First Homes	0	0
None	29	12
Not stated	0	0
Total	249	100

Question 17**Any Comments. (These will be recorded anonymously in the report)*****Data can be found at Appendix 5*****Part 2****Question 1****When do those requiring accommodation need to move from this home?**

	Frequency	Valid Percentage
Now	1	17
Within the next 2 years	2	33
Between 2 to 5 years	1	17
In 5 or more years	2	33
Not stated	0	0
Total	6	100

Question 2**Who owns your current home?**

	Frequency	Valid Percentage
Live with parents	2	33
Part owned/Rented (shared ownership)	0	0
Member of a household	3	50
Rented from council/housing association	0	0
Provided with job (tied)	0	0
Rented from private landlord	1	17
Not Stated	0	0
Total	6	100

Question 3**If you could move back/stay in the village which, would you be seeking to do?**

	Frequency	Valid Percentage
Rent from Council/Housing Association	1	17
Buy on the open market	5	83
Part own/Rent (shared ownership)	0	0
Rent from a private landlord	0	0
Discounted Market Sale	0	0
Custom Build	0	0
Self-Build	0	0
New Govt model First Homes	0	0
Other	0	0
Not Stated	0	0
Total	6	100

Question 4**Are you on the local council or Housing Association register or waiting list?**

	Frequency	Valid Percentage
Yes	1	17
No	5	83
Not Stated	0	0
Total	6	100

Question 5**What type of accommodation would meet your needs?**

	Frequency	Valid Percentage
House	3	50
Bungalow	2	33
Flat	1	17
Sheltered/retirement housing	0	0
Any	0	0
Other	0	0
Not Stated	0	0
Total	6	100

Question 6**How many bedrooms do you require?**

	Frequency	Valid Percentage
1 bedroom	0	0
2 bedrooms	3	50
3 bedrooms	3	50
4 bedrooms	0	0
5 or more	0	0
Not Stated	0	0
Total	6	100

Question 7**Does anyone requiring alternative accommodation have specific housing needs?**

	Frequency	Valid Percentage
Yes	1	17
No	5	83
Not Stated	0	0
Total	6	100

Question 8**What is your main reason for needing to move?**

	Frequency	Valid Percentage
Need smaller home/downsizing	3	50
Need larger home	0	0
Need cheaper home	0	0
Need secure home	0	0
Need to change tenure	0	0
To set up first/independent home	2	33
Need physically adapted home	0	0
Need to be nearer work	0	0
Need to be closer to a carer or dependent	0	0
Change in family circumstances	0	0
Threatened with homelessness	1	17
Current home affecting health	0	0
Other	0	0
Not stated	0	0
Total	6	100

Question 9a**Age of each person moving (cumulatively)**

	Frequency	Valid Percentage
0-5 years old	0	0
6-10 years old	0	0
11-15 years old	2	17
16-19 years old	1	8
20-30 years old	2	17
31-40 years old	0	0
41-50 years old	0	0
51-60 years old	2	17
61-74 years old	2	17
75+	3	25
Not Stated	0	0
Total	12	100

Question 9b**Gender of each person moving**

	Frequency	Valid Percentage
Female	7	58
Male	5	42
Not stated	0	0
Total	12	100

Question 9c
Relationship to person 1

	Frequency	Valid Percentage
Spouse	3	43
Partner	1	14
Sister/Brother	0	0
Son/Daughter	3	43
Parent	0	0
Not stated	0	0
Total	7	100

Question 10
What type of household will the new household become?

	Frequency	Valid Percentage
One-person household	2	33
Older person(s) household	2	33
Parent(s) with child(ren)	1	17
Couple	1	17
Brothers/Sisters sharing	0	0
Other	0	0
Not Stated	0	0
Total	6	100

Question 11
Will the new household be claiming Housing Benefit/universal Credit?

	Frequency	Valid Percentage
Yes	1	17
Partial	0	0
No	5	83
Don't know	0	0
Not stated	0	0
Total	6	100

Question 12
Which of the following best describes your current situation?

	Frequency	Valid Percentage
Live in parish now	6	100
Live in adjoining parish now	0	0
Live outside parish now but lived in the parish in last 5 years	0	0
Work in parish or adjoining parish	0	0
Close family living in the parish	0	0
Other	0	0
Not stated	0	0
Total	6	100

Question 13**What is the gross annual income, not including benefits, of those in the new household?**

	Frequency	Valid Percentage
Less than £10,000	0	0
£11,000 - £15,000	0	0
£16,000 - £20,000	0	0
£21,000 - £25,000	0	0
£26,000 - £30,000	0	0
£31,000 - £35,000	3	50
£36,000 - £40,000	0	0
£41,000 - £45,000	0	0
£46,000 - £50,000	1	17
£51,000 - £55,000	1	17
£56,000 - £60,000	0	0
Above £61,000	0	0
Not Stated	1	17
Total	6	100

Question 14**Do you have savings which may be used to contribute towards your outgoings for a home?**

	Frequency	Valid Percentage
None	1	17
Prefer not to say	1	17
Below £5,000	0	0
£5,001-£10,000	0	0
£10,001-£20,000	0	0
£20,001-£30,000	0	0
£30,001-£40,000	1	17
£40,001-£50,000	2	33
Above £50,000	0	0
Not Stated	1	17
Total	6	100

Question 15**Do you have equity which may be used to contribute towards your outgoings for a home?**

	Frequency	Valid Percentage
Prefer not to say	1	17
None	3	50
Below £20,000	0	0
£20,000-£40,000	0	0
£40,000-£60,000	0	0
£60,000-£80,000	0	0
£80,000-£100,000	0	0
Above £100,000	1	17
Not Stated	1	17
Total	6	100

Appendix 4: Site Suggestions

Note on Community Comments:

The following site suggestions have been provided directly by residents through the Housing Needs Survey. They are presented here in their original form to ensure transparency and reflect the full range of community views. Please note that some comments include personal opinions, humour, or informal language. These do not necessarily represent the views of Bradfield Parish Council or RCCE, but they offer valuable insight into local sentiment and priorities.

A Brownfield site
Various areas of Bradfield. Straight Road, Station Road.
There are multiple new housing estates being built that are not far from the village, would be best placed there.
Farmers field bordering straight road off field beside strangers
Cansey Lane
House behind the Village Maid pub has a good size plot of land with it. If that comes on the market purchase and it would be a size to build 4-8 homes.
Where the gypsies/travelers are in Straight Road
Houses for younger people; Live/work units
Wix Rd, owned by farmers. Windmill Road, Bungalow, I have not lived in for 10 years with land behind for plots of development.
End of Ellis Road maybe
End of Barrack Street behind Winney Close. Land at corner of Straight Road and Mill Lane junction.
Harwich
Steam Mill Road
Next to Willow End, land is available
Small development Wix Road
There has been so much back fill with bungalows already, all the spaces have been used up. Should have considered affordable housing BEFORE all the bungalows (expensive) went into these new roads. Don't go outside the village envelope. Strangers caravan park?

Station Road, Bradfield, a triangular piece of land next to Strangers Campsite entrance. There is also other areas/plots e.g. Mill Lane, Straight Road and Windmill Road.
Redevelop Brownfield sites elsewhere
Anywhere local that is available.
Where the travelers have set up on Straight Road
Bradfield Heath - Straight Road
Wix Road.
Difficult to say. Would want to balance any development with maintaining the character of all of Bradfield and providing right amenities.

Appendix 5: Additional Comments

Bradfield is a lovely safe place to bring up kids.
There are already affordable housing schemes in the village - Dunning Close and Rectory Gardens. There are also homes for sale at a wide range of prices. There is no need for additional housing.
A small number of houses for local young people to rent as starter homes would be a good idea.
There are plenty of homes now.
The demographic in the village is I would guess predominantly elderly, good to get younger people providing they can access work.
Need to stop building!
We would not like to see Bradfield any more populated than it is.
One must bear in mind that the sewage system needs upgrading and may not be able to cope with anymore new housing.
Good luck
Bradfield School - Excellent but not to be extended. Road in village narrow - not good for more vehicles at school time. At present an excellent village shop and post office, no more residents.
Bradfield is a village not an area for development!
When we first came here Bradfield was a small quiet village but over the years it has grown enormously, bringing quite a large volume of traffic and more building would increase that. There is quite a problem of a long line of cars parked outside the school at dropping off or picking up times on a narrow road and more building could increase the problem.
Leave the village as it is I was born here and it has already been ruined from what it was like when I was a child.
Our village is too overpopulated.
I think 4 houses for young couples and 4 self-contained apartments for single persons. All affordable COUNCIL RUN or rent to buy. Nice outlook, gardens small easy keep. DIAGRAM ON FORM.
Far too much infill and backfill (building in larger gardens behind current homes) and building in small paddocks/fields happened/happening all these properties are expensive and out of reach of 1st time buyers. If ONLY time affordable/1st time properties had been allowed in these village developments this survey wouldn't be

required. No builder will over build time affordable homes when they can maximise profit by building very small "executive" houses.
The vast majority of young people in Bradfield have no possibility of buying a home in the village. I have 3 teens in this position. Every development in the last 15 years in the village have been for homes £400-£700k we need 3 bed semi's and terraces (2 bed) not 4/5 bed detached homes or bungalows. All development must be for young villagers first.
Far too much development taken place in the village already. Including land attached to an existing property. Village has virtually no infrastructure, and what we do have is falling apart, roads mainly, drainage, shops, poor public transport, with huge development looming on the outskirts of the village.
I know there is a need for more homes but then still cannot get a doctor for the development at Welford dale and both local hospitals are finding it difficult to cope.
This village has already seen lots of new housing proportionately. It is in danger of losing it's charm and identity.
As a family renting a property that is only available for 2 years, we would love to be able to move into a rental property to be our forever home. Both our children are also disabled.
Not able to decide which would be most suitable.
Do you think there is sufficient infrastructure in place to support yet more development? As we don't. Would benefit from housing for disabled people.
Need housing for over 40's on a low wage and living salary
Housing is multifaceted. Housing involves many interacting factors and considerations such as the disconnect between income and house prices. Lack of affordable house building, construction skills gap, available land for development and the planning system and the shortage of rental properties.
Shared ownership is a rip off. We need more affordable housing so local youngsters don't have to go elsewhere.
The vast majority of houses/bungalows built in the last 10 years within Bradfield have affected recently retired couple from Greater London. There is a shortage of housing for young families and suitable housing for older people to downsize from their existing housing.
We have 2 whole new roads of bungalows. Only old retirees from south Essex can afford these. No more bungalows. We need homes for younger people, young families to keep the community balanced. Don't build outside current development else we'll sprawl into Mistley.
Village large enough already, no new homes of any description needed.

Until infrastructure e.g. doctors, dentist, schools etc are in place and stop diluting the availability of these services for existing residents, we don't need any further increase in population, also how is the local sewage works going to cope?
Dunning Close has sheltered accommodation. Rectory Gardens was built by the rural housing trust as affordable housing. There are a range of sizes and prices of accommodation in the village. Further there are thousands of houses recently built/being built down the road infrastructure in Mistley/Lawford/Manningtree/Brantham/Cattawade/Wix. There is no need for further housing in the area.
There are lots of new housing in the local area. The merge between Mistley and Bradfield is getting too much. Lawford had also had a huge development.
I don't believe we should be having further developments in the parish. We already have seen extensive infilling within the parish, and we should be protecting the integrity of the parish. If there are further developments, they should be considerate to the local aesthetic of the parish and not be mini housing estates
We have enough housing in Bradfield. We need to preserve our green land.
no more building
Bradfield is big enough and already has illegal permanent traveller site established with no planning or respect for law and residents' opinions.
What are affordable homes £200,000-£1 million they all sell so are affordable. So, explain?
Smaller 2 bed bungalows are needed rather than 3/4 bed with large gardens
None, stop building here. We do not want any developments.
I think Bradfield has a range of housing that reflects the needs of our village from cottages, bungalows, medium sized houses and larger ones. We also have some council accommodation.
Residential home for older people not able to live on their own but wanting to stay near to family and friends.
Houses for people who want to downsize
1/2-bedroom bungalows so elderly could downsize

Appendix 6: Glossary of Terms

Affordable Housing

Housing for sale or rent for those whose needs are not met by the market. This includes affordable rent, social rent, shared ownership, discounted market sale, and First Homes, as defined by the National Planning Policy Framework (NPPF).

Affordable Rent

A type of housing let by local authorities or housing associations at up to 80% of local market rents. It is more secure than private renting and is intended for those who cannot afford market housing.

Choice-Based Lettings (CBL)

A system used by local authorities and housing associations to allocate social housing. Applicants express interest in available properties and are prioritised based on eligibility and housing need.

Custom or Self-Build

Homes built or commissioned by individuals or groups for their own use. These may be privately funded or supported through affordable housing schemes.

Discounted Market Sale

Homes sold at a minimum 20% discount below local market value. The discount remains in perpetuity. Buyers must not already own a home and must meet income eligibility criteria. A mortgage is required.

Equity

The value of a homeowner's interest in their property, calculated as the property's market value minus any outstanding mortgage or secured debt.

First Homes

A government-backed affordable home ownership scheme offering a minimum 30% discount on market value (up to 50% at local discretion). The discount is retained in perpetuity. Buyers must be first-time buyers with a household income under £80,000 (outside London) and must secure a mortgage for at least 50% of the purchase price.

Housing Association

A not-for-profit organisation that provides and manages affordable housing, often in partnership with local authorities.

Housing Register

A list maintained by the local authority of individuals and families eligible for affordable housing. Registration is typically required to access council or housing association homes.

Local Connection

A criterion used to prioritise applicants for affordable housing. This may include current or past residence, employment in the area, or close family ties.

NPPF (National Planning Policy Framework)

A key planning document published by the UK Government that sets out national policies for land use and development in England. It includes definitions and guidance on affordable housing, sustainability, and planning obligations.

Open Market Housing

Homes sold or rented at full market value, with no restrictions on price or buyer eligibility.

Parish Council

The local governing body for a parish. In this context, Bradfield Parish Council initiated and supported the Housing Needs Survey to understand and respond to local housing needs.

RCCE (Rural Community Council of Essex)

An independent charity supporting rural communities in Essex. RCCE provides expertise in community-led planning and housing through its Rural Housing Enabler programme.

Rented – Housing Association / Council

Housing rented through a Housing Association or local authority at below-market rates. This includes affordable and social rent, offering greater security than private renting.

Rural Exception Site (RES)

A small parcel of land located on the edge of a rural settlement that would not normally be granted planning permission for housing. However, under national planning policy, such sites can be developed specifically to provide affordable housing for local people where there is evidence of need. These homes are typically delivered in partnership with housing associations and are subject to strict eligibility criteria to ensure they remain affordable and available to those with a strong local connection. RES developments are designed to be modest in scale and sensitive to the character of the village.

Rural Housing Enabler (RHE)

A specialist advisor who works with rural communities to identify housing needs and support the development of affordable housing schemes.

Section 106 Agreement

A legal agreement between a developer and a local authority, often used to secure affordable housing or community benefits as part of a planning permission.

Shared Ownership

A part-rent, part-buy scheme for first-time buyers or non-homeowners who cannot afford full ownership. Buyers purchase a share (typically 25–75%) and pay rent on the remainder. On Rural Exception Sites, ownership is capped at 80% to retain affordability for local people.

Tenure

The legal terms under which a property is occupied, such as owned outright, owned with a mortgage, rented privately, or rented from a housing association or council.
