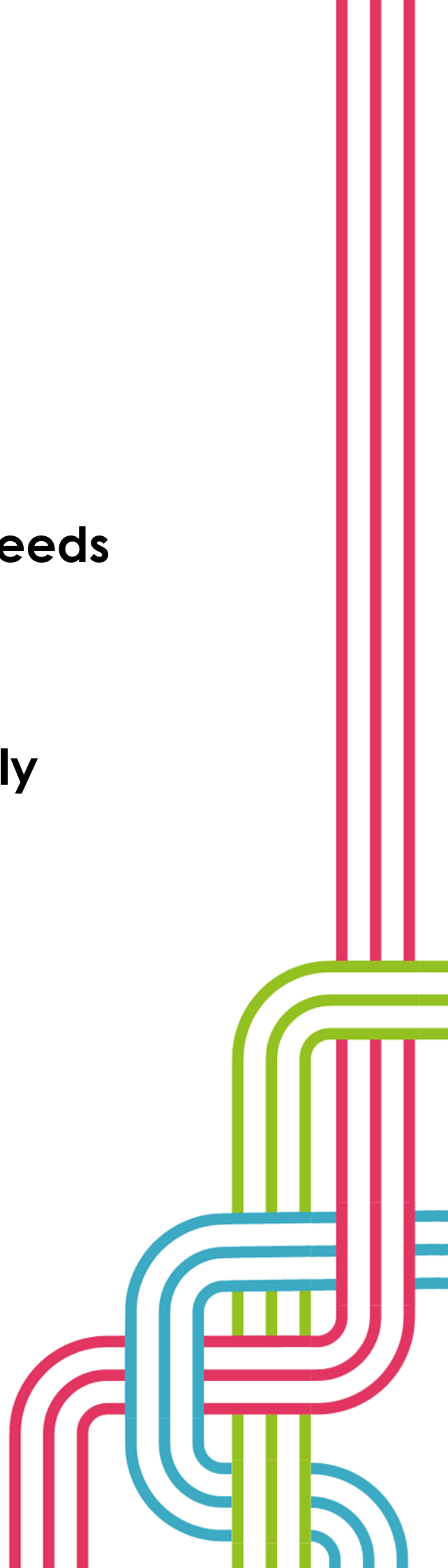


Housing and Health Needs Assessment

Suffolk's housing supply

Suffolk 2024



What does Suffolk's housing supply tell us about health and housing in Suffolk?

<p>Key section information:</p> <p>Homeownership rates are higher in Suffolk than the England average, with lower rates of renting. Suffolk also has an older housing stock compared to England overall, with over a quarter of homes built before 1945. This poses challenges for improving energy efficiency.</p> <p>House building has increased substantially in the last decade and will need to continue to increase to cater for Suffolk's growing and older population.</p> <p>The proportion of one person households is also expected to rise.</p> <p>Living in a privately rented home is related to faster biological ageing, with the associated stress adding an extra 2 and a half weeks to their biological age each year. Repeated housing arrears and exposure to pollution and environmental problems are too associated with faster biological ageing, and individuals living in social housing are most likely to smoke in England.</p> <p>In summary, Suffolk has an aging housing stock with poor energy efficiency, but house building and completions have grown significantly in recent years. The county's future housing need will be shaped by an ageing population and more single person households.</p>	<p>Key section statistics:</p> <ul style="list-style-type: none"> • Currently 59% of Suffolk properties have poor EPC ratings of D or below. • In 2022/23 there were 3,440 housing starts and 3,140 completions in Suffolk, more than double the figures from 10 years prior. • Household projections for Suffolk estimate an increase of 10.5% from 2023 to 2043, driven predominantly by growth in households with residents aged 65 and over.
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Housing tenure and health

Housing tenure, particularly renting privately, has been linked to poorer health and wellbeing outcomes. Recent research from October 2023 has highlighted that those living in privately rented homes are associated with faster biological aging, potentially due to the stress and insecurity of renting. The study found that renters biologically age faster, adding an extra two and a half weeks to their biological age each year compared to homeowners. The effect of renting in the private rented sector is more damaging to cells than being a former smoker, or unemployment¹²². Living in social housing was no different to outright ownership in terms of association with biological ageing. Experts speculate that the lower cost and greater security may have a protective effect¹²².

The study also found that repeated housing arrears and exposure to pollution and environmental problems are also associated with faster biological ageing. A positive note from the research states that biological ageing is reversible, providing the potential for housing policy changes to improve health¹²². Policies to reduce the stress and uncertainty associated with private renting include ending 'no-fault' evictions, limiting rent increases, and improving conditions. There were several caveats to the research, including the cross-sectional analysis only including white British adults, not considering current housing condition, and the DNA measures of ageing used in the study are relatively new and poorly understood.

Housing tenure is the strongest independent predictor of smoking in England. Around one in three people living in social housing smoke, compared to only one in ten who own their own home¹²³. Smoking is one of the biggest causes of death and illness in the UK, increasing a person's risk of developing more than 50 serious health conditions¹²⁴. Also, a higher proportion of people living in social housing are living without essential furniture (26%) compared to 15% of the private rental sector, and just 3% of homeowners¹²⁵.

Suffolk's housing supply

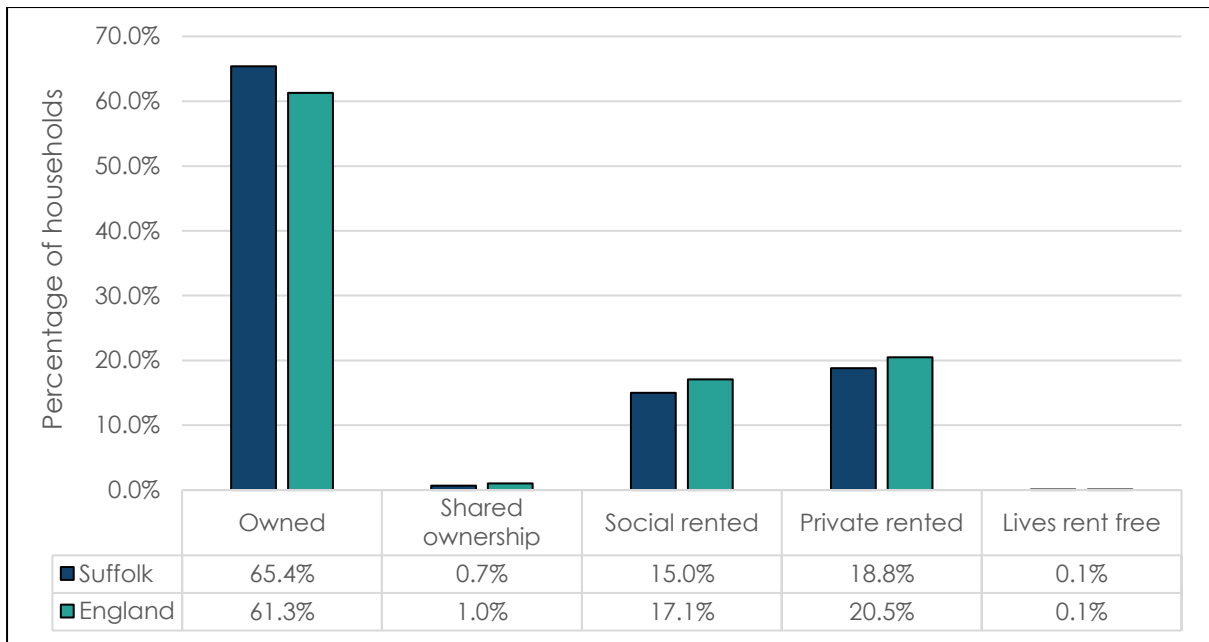
Overview

Accommodation type and tenure

Suffolk has seen growth in the number of households over the past decade. Census data reveals that in 2011 there were 311,205 households in the county. By 2021, the household count has risen to 333,543, representing a 7.4% increase. This rate of household growth in Suffolk outpaced the broader national trend, as the total number of households across all of England grew by 6.2% during the same 2011-2021 period. Suffolk gained almost 23,000 additional households over the past decade¹²⁶.

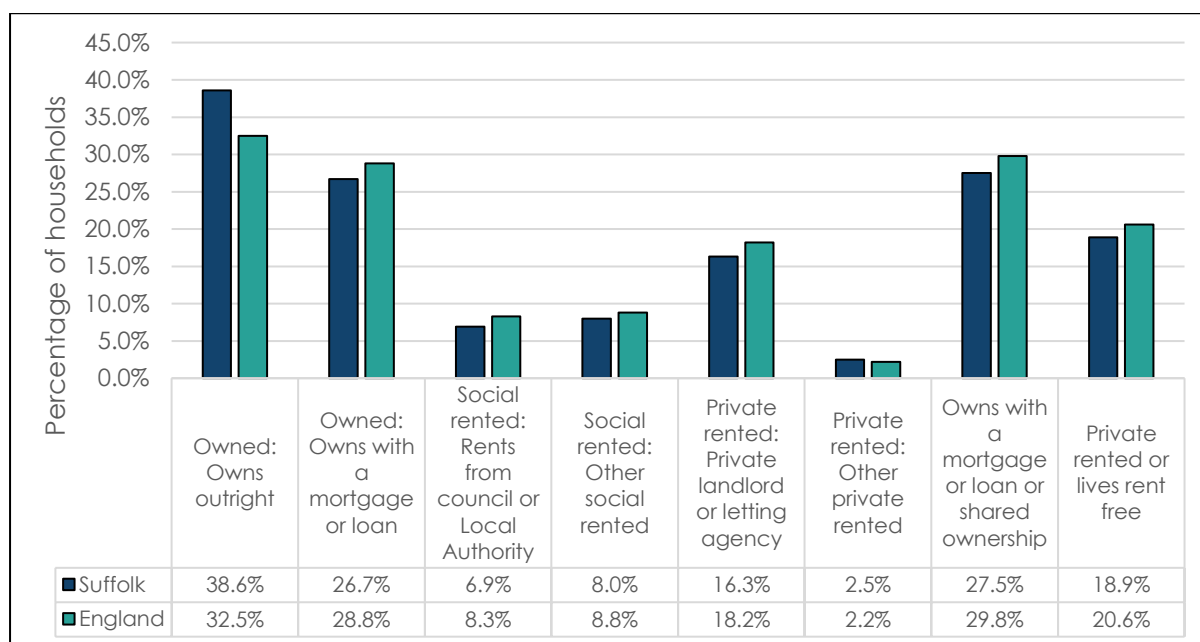
Homeownership is more common in Suffolk than in England overall. In 2021, 65.4% of Suffolk households owned their home, higher than England's rate of 61.3%. Specifically, 38.6% of Suffolk households owned their home outright with no mortgage. This is substantially higher than England's outright ownership rate of 32.5%. However, Suffolk's mortgage rate of 26.7% is lower than England's mortgage rate of 28.8%. Rentals make up a smaller share of households in Suffolk versus nationally. 33.8% of Suffolk households rent, including 62,816 private rentals and 49,924 social rentals. This is below England's combined rental rate of 37.6%¹²⁶.

Figure 5. Suffolk and England tenure of households, broad category, 2021



Source: [Office for National Statistics – Census 2021 – tenure](#)

Figure 6. Suffolk and England tenure of households, narrow category, 2021



Source: [Office for National Statistics – Census 2021 – tenure](#)

Table 1. Counts of Suffolk tenure of households by broad and narrow category, 2021

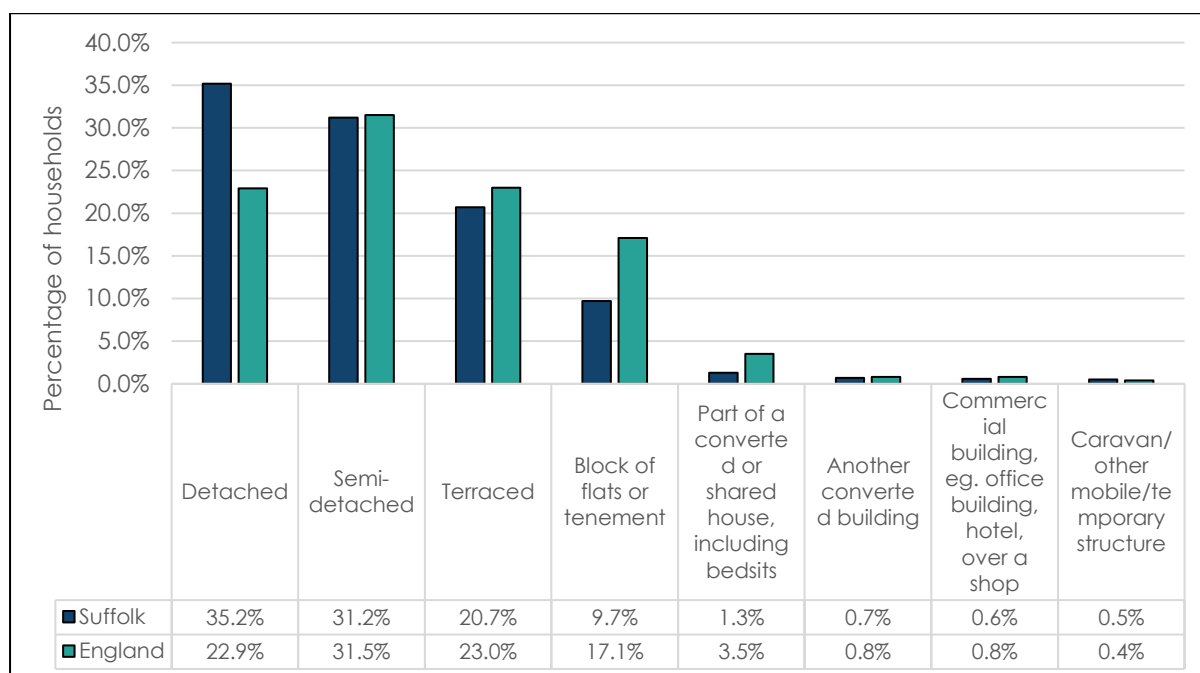
Owned		Shared ownership	Social rented		Private rented	
217,975			2,473	49,924		62,816
Owns outright	Owns with a mortgage or loan	Rents from council or Local Authority		Other social rented	Private landlord or letting agency	Other private rented
128,831	89,144	23,180		26,744	54,323	8,493

Source: [Office for National Statistics – Census 2021 – tenure](#)

Of the Suffolk properties in 2021:

- Suffolk has a higher proportion of detached properties than the England average. Over 1 in 3 (35.2%/177,350) of Suffolk's housing stock in 2021 were standalone, detached properties compared to less than 1 in 4 (22.9%) nationally.
- 1 in 5 Suffolk households were terraced houses (20.7%/69,138).
- fewer Suffolk households are flats (9.7%/32,427) than the England average (17.1%)¹²⁷.

Figure 7. Suffolk and England accommodation type, 2021



Source: [Office for National Statistics – Census 2021 – accommodation type](#)

Table 2. Counts of Suffolk households by accommodation type, 2021

Detached	Semi-detached	Terraced	Block of flats or tenement	Part of a converted or shared house, including bedsits	Another converted building	Commercial building, eg office building, hotel, over a shop	Caravan/other mobile/temporary structure
117,350	104,009	69,138	32,427	4,478	2,225	2,123	1,792

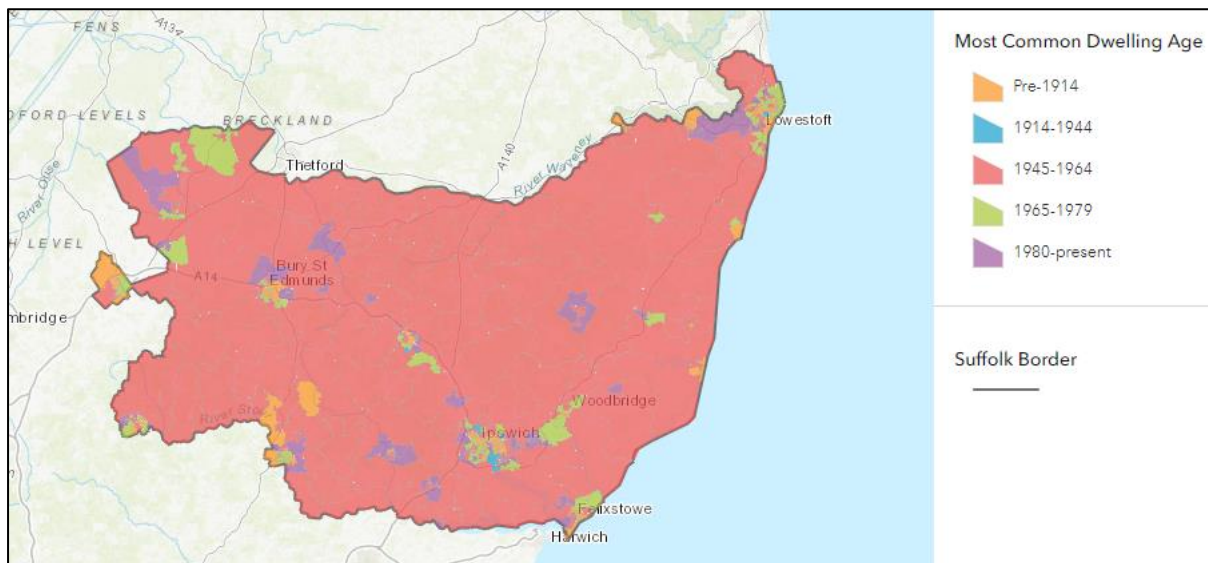
Source: [Office for National Statistics – Census 2021 – accommodation type](#)

Dwelling age

When evaluating energy use and potential efficiency upgrades for individual homes, it is crucial to consider the age of the building. Older buildings often have less efficient heating systems and poorer insulation compared to newer properties. Knowing the age of housing stock can provide insight into current energy consumption patterns and which types of thermal improvements may be most suitable given the existing infrastructure. Building age is a key factor in assessing both the present energy performance and future upgrade possibilities for residential buildings.

As part of the Local Energy Asset Representation (LEAR) report for Suffolk, published in 2022 – Suffolk data is available at LSOA for the most common dwelling age. LSOAs have an average population of 1,500 people or 650 households¹²⁸. The below figure presents the most common dwelling age at LSOA level, within Suffolk.

Figure 8. Most common dwelling age in Suffolk, at LSOA level, 2022

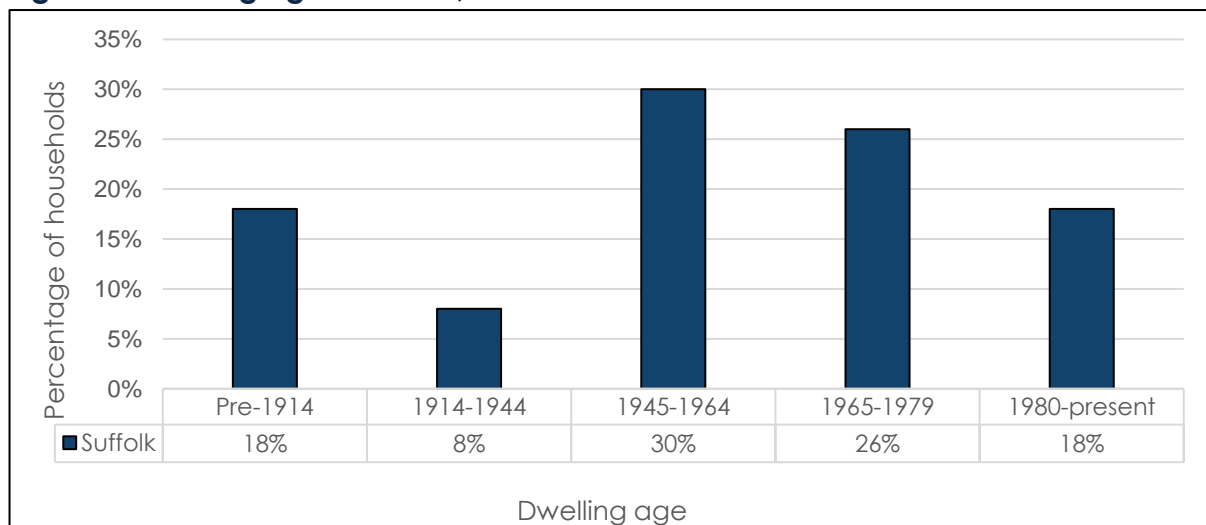


Source: [Local Energy Asset Representation for Suffolk](#)

Almost all pre-1914 buildings can be expected to have solid rather than cavity walls. Construction techniques have changed over time (for example from solid walls to unfilled cavity walls to filled cavity walls). Understanding the age of a particular building provides a model that accurately estimates the thermal characteristics of the housing stock. Uninsulated walls have significantly worse thermal properties than cavity walls resulting in higher energy consumption. Understanding whether buildings have filled cavities is completed using EPCs and national housing survey data¹²⁹.

Suffolk has an older housing stock which poses challenges to retrofit for energy efficiency and to meet emission reduction targets^{130,131}. Most dwellings in Suffolk were constructed between 1945-1964, with the LEAR report estimating that 30% of properties in the county were built between this period. Suffolk also has a significant number of older households, with over 1 in 4 constructed prior to 1945.

Figure 9. Dwelling age in Suffolk, 2021

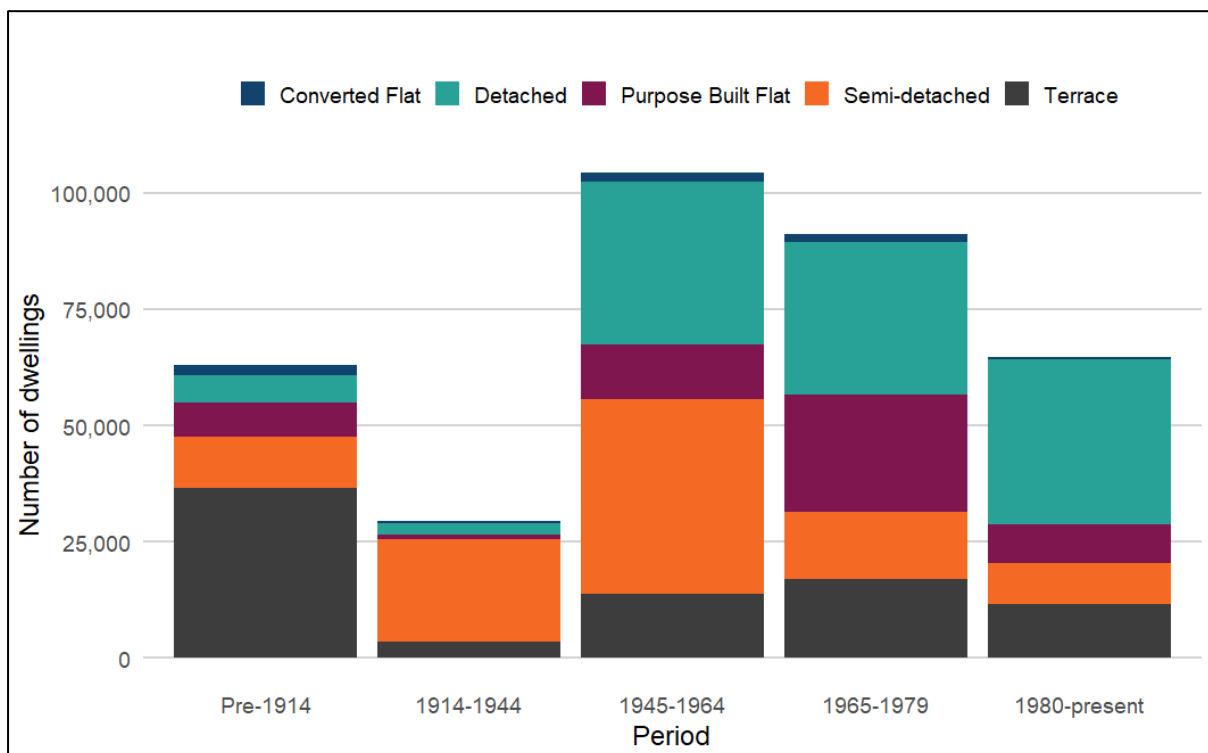


Source: [Local Energy Asset Representation for Suffolk](#)

Most of Suffolk's pre-1914 housing stock consists of terraced housing. Since 1945, there has been a significant increase in the number of dwellings built that are either detached, or semi-detached. Almost 1 in 3 of Suffolk's dwellings were constructed between 1945-1964. The total number of dwellings created in Suffolk for each period are as follows:

- pre-1914: 62,950
- 1914-1944: 29,365
- 1945-1964: 104,400
- 1965-1979: 91,060
- 1980-present: 64,690

Figure 10. Number of dwellings in Suffolk by age and type, 2022



Source: [Local Energy Asset Representation for Suffolk](#)

Energy efficiency/EPC ratings

Living in a home that is too cold increases the incidence of several health-related issues and is one of the main contributing factors to excess winter deaths each year¹³².

A domestic energy performance certificate (EPC) provides a snapshot of a property's overall energy efficiency and carbon dioxide (CO₂) emissions. It can give an indication of how much heating, lighting, and use of various common appliances might cost. EPCs are based on data and assumptions about properties who then use modelling software to produce a score between 0 to 100. Assessments are divided into bands ranging from A (most efficient) to G (least efficient). The higher the rating, the more energy efficient the home is, and the lower the fuel costs are expected to be³⁸.

Newer homes tend to be more energy-efficient than older homes. Modern energy efficiency standards mean homes are better insulated, have more effective windows and are more likely to use efficient technologies throughout the home. Energy efficiency measures can support good physical and mental health by creating healthy indoor living environments with healthy air temperatures, humidity levels, noise levels and improved air quality. Around 40% of properties in England and Wales did not have an EPC in 2021. EPCs are only required when a house is let or sold.

Analysis from the Office for National Statistics explores which groups in England are most likely to live in homes with lower energy efficiency. Households with older adults and those with multiple generations living in them were more likely to be living in these lower energy efficiency homes with lower median energy efficiency scores. These homes with lower energy efficiency may be harder to keep warm and more expensive to heat¹³³.

Living in a low energy efficiency home is not automatically a sign of financial vulnerability, as owner-occupied homes, and detached properties are both more likely to have lower energy efficiency.

People aged 65 years and over were less likely than other groups to report finding it difficult to afford energy bill payments. However, they were also more likely than younger age groups to report reducing gas and electricity usage because of cost-of-living pressures¹³⁴.

In England in 2021, 11.7% of dwellings built after 1990 had an EPC of band A or B, and 69.4% had an EPC of band C. Dwellings built before 1919 were the least energy efficient as they were more likely to have an EPC band of F or G (8.0%), compared to dwellings built after 1919²⁸.

Purpose built flats were generally the most energy efficient of all dwelling types. Also using national data for 2021, 17.5% of purpose-built high-rise flats and 7.7% of purpose-built low-rise flats were in the highest EPC bands of A or B²⁸.

There are several studies which demonstrate the benefits of improving residential energy efficiency through retrofitting to improve thermal comfort, general health, mental health, and damp and mould^{135,136}.

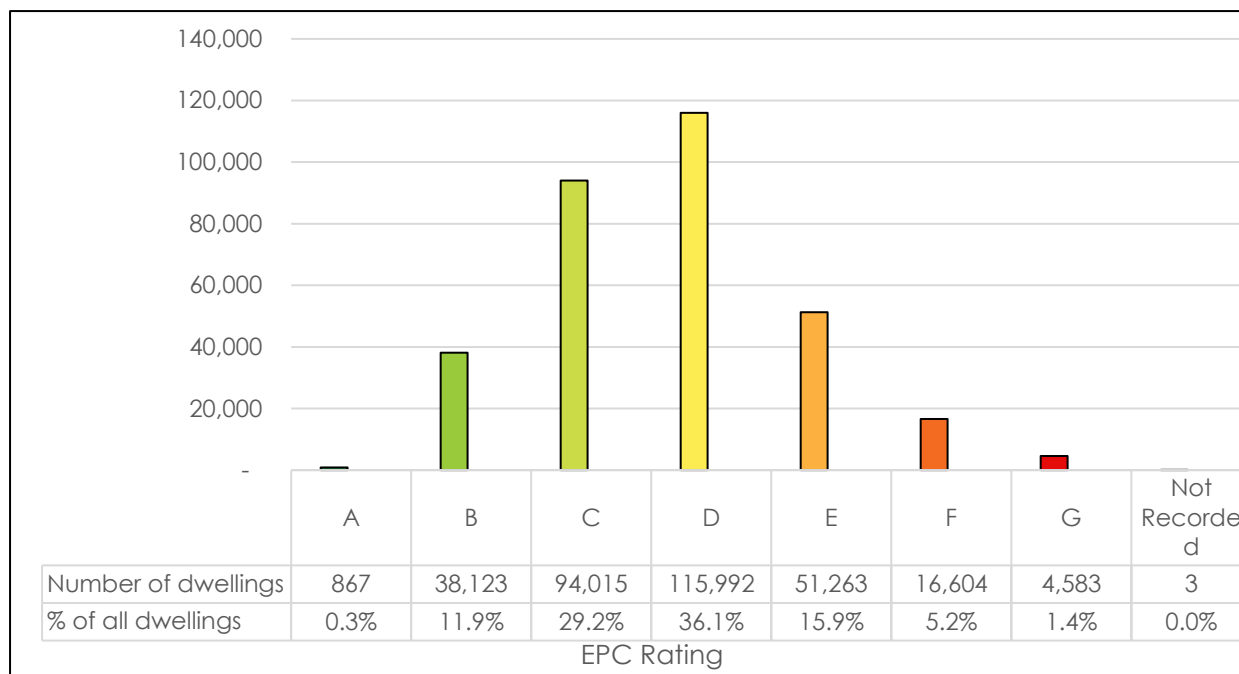
There are substantial societal savings to be obtained by improving energy efficiency. In 2021, it was estimated that across England there were 1,325,088 households experiencing excess cold and it would cost £4,574 to repair each household. Based on the savings to the NHS each year, it would only take 7.1 years to payback the outlay to remedy excess cold.

This estimate for excess cold is part of BRE's cost of poor housing to the NHS paper, which estimates in 2021 poor housing costs the NHS £1.4billion per year in treatment costs alone. More than half (£857 million) of this annual NHS treatment bill is attributed to defects in poor homes which expose residents to excess cold³.

In Suffolk up to Quarter 2 of 2023, 41% of Suffolk dwellings had an EPC rating at band C and above. This means that 59% of Suffolk properties had an energy rating of D or

below, which is likely contributing to the detrimental impact of poor housing on health¹³⁷.

Figure 11. Number and percentage of Suffolk housing stock by EPC band, up to Q2 2023



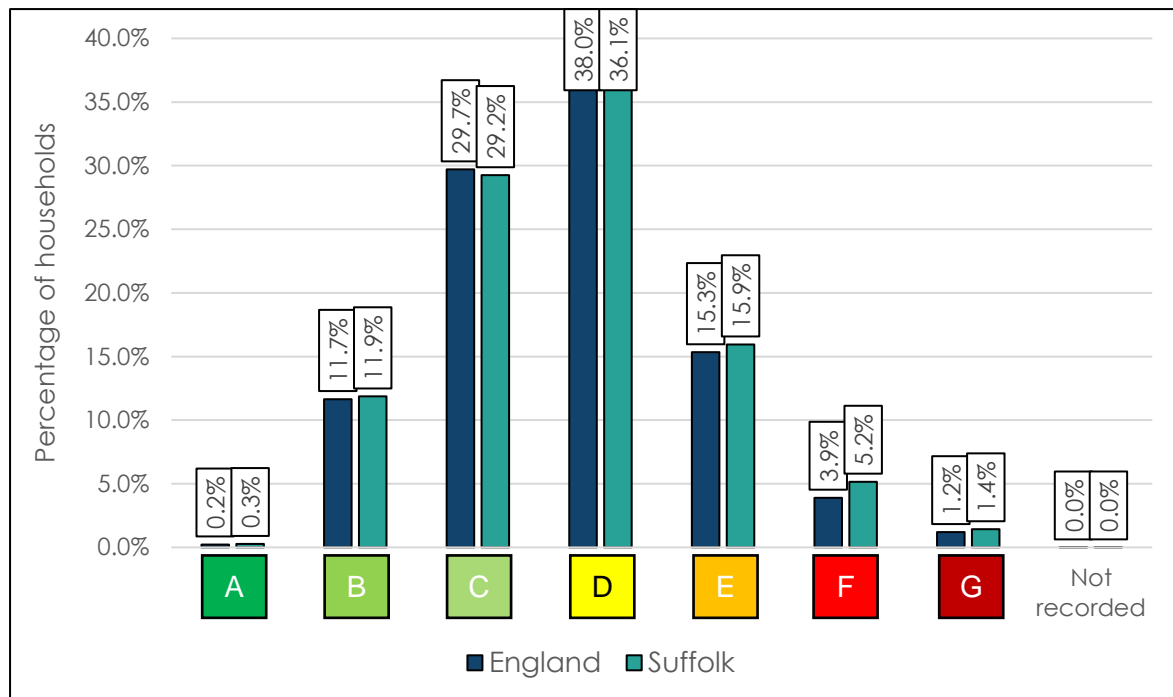
Source: [Department for Levelling Up, Housing and Communities: Energy Performance Certificates dashboard](#)

The energy efficiency rating (EPC) distribution in Suffolk closely mirrors that of England overall. The most significant difference is that Suffolk has a higher percentage of homes with lower EPCs. Specifically, 22.5% of Suffolk households fall into the least efficient E, F or G bands, compared to 20.4% across England. While the spread of ratings is similar, Suffolk lags slightly behind with a higher proportion of households having poor energy performance.

The English Housing Survey Energy Report in 2020/21 states the average cost to improve an EPC band D to G dwelling to at least a band C at £7,737. 188,442 households in Suffolk have an EPC rating of band D to G. However, social sector homes (8%) were more likely to cost less than £1,000 to improve to an energy efficiency rating band of C than private sector homes (4%)⁴⁰.

For households able to be improved to at least a band C, the average annual energy cost savings were £282 per year, with owner occupiers benefitting the most. This savings would lead to an annual average CO2 saving of 1.6 tonnes per dwelling⁴⁰.

Figure 12. Percentage of Suffolk and England housing stock for each EPC band, up to Q2 2023

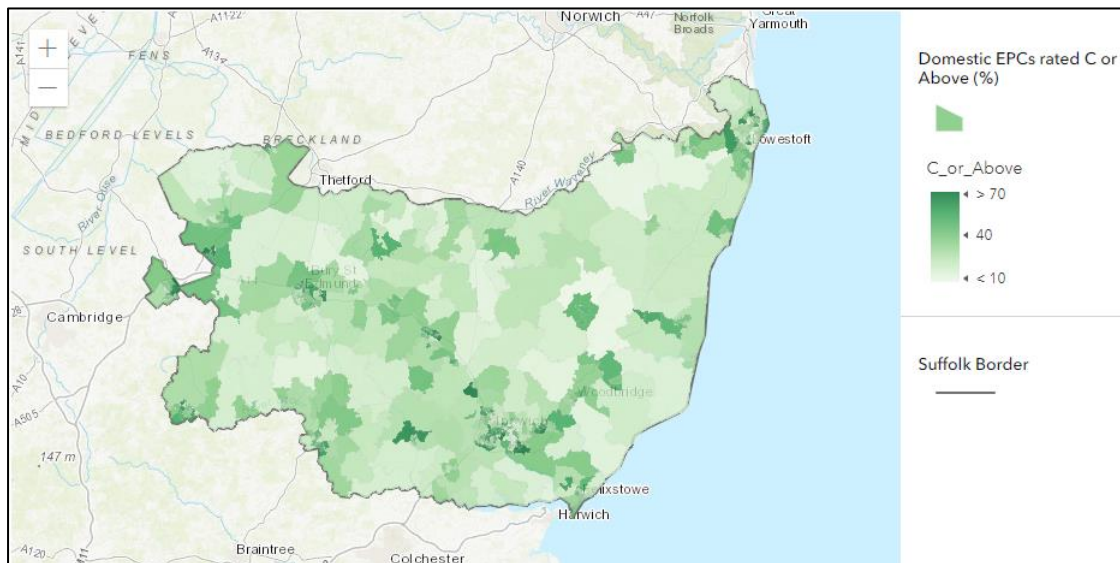


Source: [Department for Levelling Up, Housing and Communities: Energy Performance Certificates dashboard](#)

As part of the Suffolk Local Energy Asset Representation (LEAR) report in 2022, data was provided on the percentage of domestic properties at lower super output area (LSOA) rated C or above in Suffolk.

The below figure illustrates the areas of Suffolk that have the highest percentages of properties rated C or above on EPC certificates. These areas with better domestic EPCs are more urban areas such as Haverhill, East of Sudbury, Great Blakenham, Stowmarket, and Newmarket.

Figure 13. Map of Suffolk's LSOA areas and the percentage of domestic EPCs rated C or above, January 2022

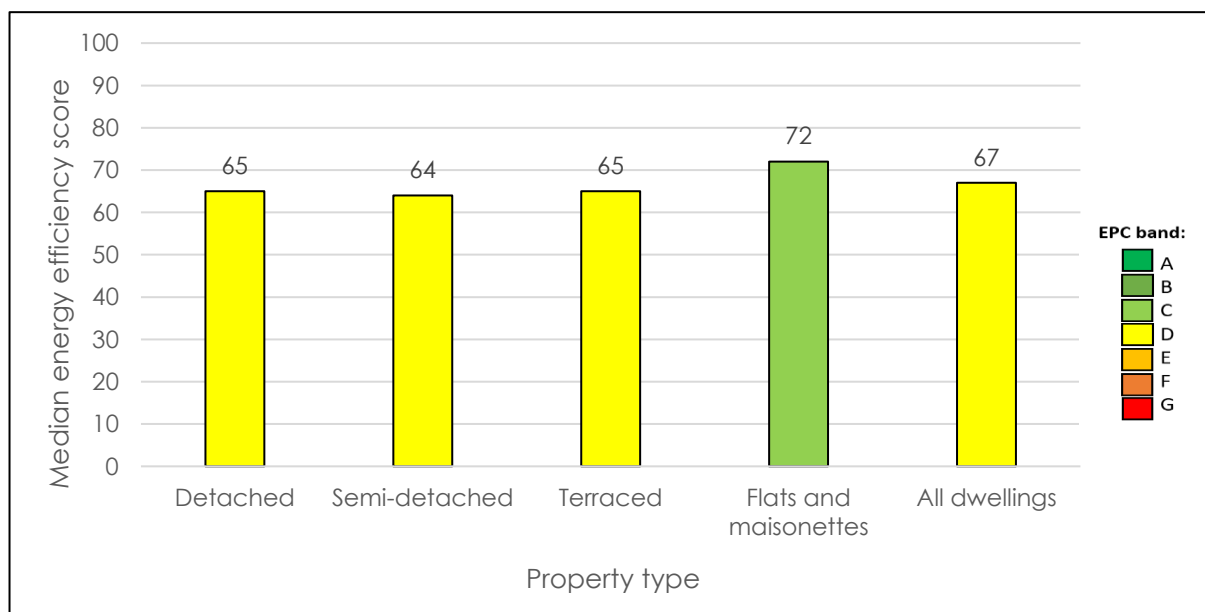


Source: [Local Energy Asset Representation for Suffolk](#)

The Office for National Statistics in 2022 published energy efficiency, environmental impacts, carbon dioxide emissions, and central heating main fuel type for new and existing homes by property type, tenure, and property age.

Across England, the median energy efficiency rating (EPC) for detached, semi-detached, and terraced houses is band D. Additionally, the overall median score of 67.0 for all dwelling types falls into the D range. Flats and maisonettes are the only tenure category with a higher median EPC above D - the median score of 72 falls into band C.

Figure 14. Median energy efficiency score by property type in England, 2022



Source: [Energy efficiency of housing in England and Wales: 2022](#)

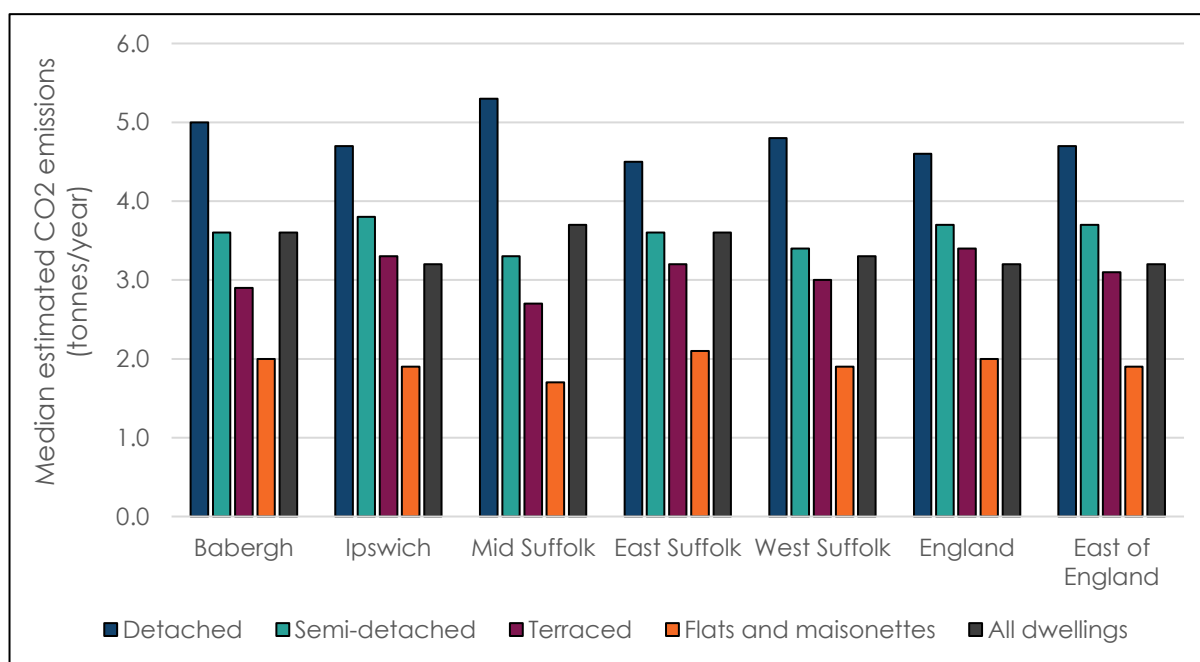
Data is also presented for the median estimated carbon dioxide (CO₂) emissions in tonnes per year for each property type in England, as well as for local authority areas in 2022. While data is published for each local authority, data is not available for Suffolk overall.

Detached houses in England produce the highest median carbon emissions annually at 4.6 tonnes of CO₂ per year. This trend also holds true in Suffolk's districts and boroughs, where detached properties consistently produce the highest emissions. Moreover, across nearly all of Suffolk (except East Suffolk), the median emissions from detached homes exceed the England average. In short, detached properties are overwhelmingly the housing type with the poorest carbon performance both locally in Suffolk and nationally across England.

The median CO₂ emissions for detached properties in Suffolk are as follows:

- Babergh: 5.0 tonnes/year
- Ipswich: 4.7 tonnes/year
- Mid Suffolk: 5.3 tonnes/year
- East Suffolk: 4.5 tonnes/year
- West Suffolk: 4.8 tonnes/year

Figure 15. Median estimated carbon dioxide (CO₂) emissions (tonnes/year), by property type in England and Suffolk's districts and boroughs, 2022



Source: [Energy efficiency of housing in England and Wales: 2022](#)

More information on domestic energy usage (electricity and gas), the percentage of households connected to the gas grid, and fuel poor households at region, local authority and MSOA level can be seen using the [domestic energy map tool](#).

Central heating

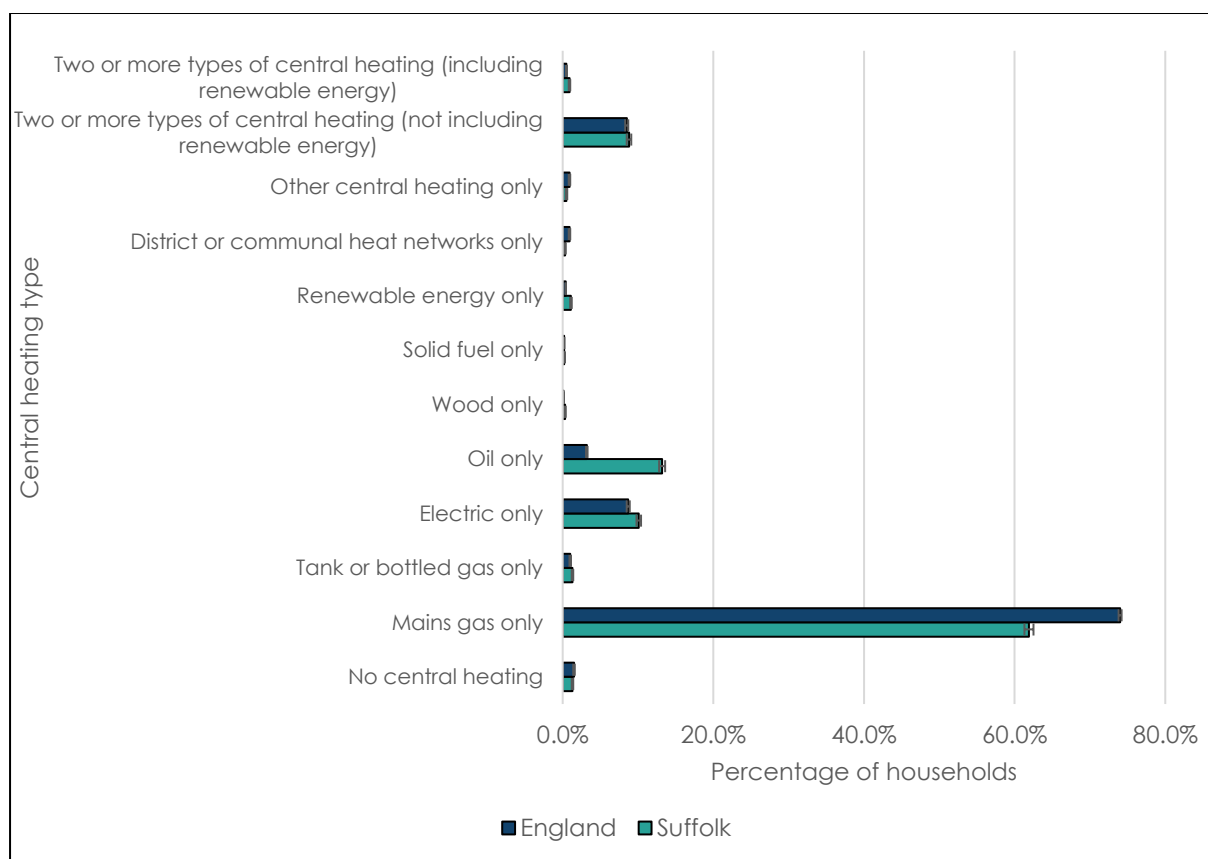
Central heating coverage in Suffolk differs compared to the England average. Fewer households in Suffolk rely on mains gas only as their form of central heating,

however more Suffolk households rely on oil only and electric only to heat their homes.

There are a significant number of homes in the county lacking central heating entirely, which may expose residents to cold. 1.3% of Suffolk households (4,344 total) reported having no central heating in the 2021 census, compared to 1.5% across England. Within Suffolk, Ipswich had the highest rate at 1.7% of households without any form of central heating (1,040 households).

Compared to the England average, fewer Suffolk households use mains gas as their only central heating fuel (61.9% vs 74.0% nationally). However, Suffolk has a larger share of homes relying solely on oil for heating - 13.2% versus lower national rates. Oil dependence is especially high in the districts of Babergh (19.6% oil heating) and Mid Suffolk (30.3%). While mains gas only heating still predominates, Suffolk stands out for its heavier reliance on oil, particularly in rural areas.

Figure 16. Type of central heating in household, Suffolk and England, census 2021



Source: [Central heating – Office for National Statistics](#)

Central heating maps for Suffolk, local authority areas and middle super output areas (MSOA) are available on the [Suffolk Summary Housing and Environment dashboard](#).

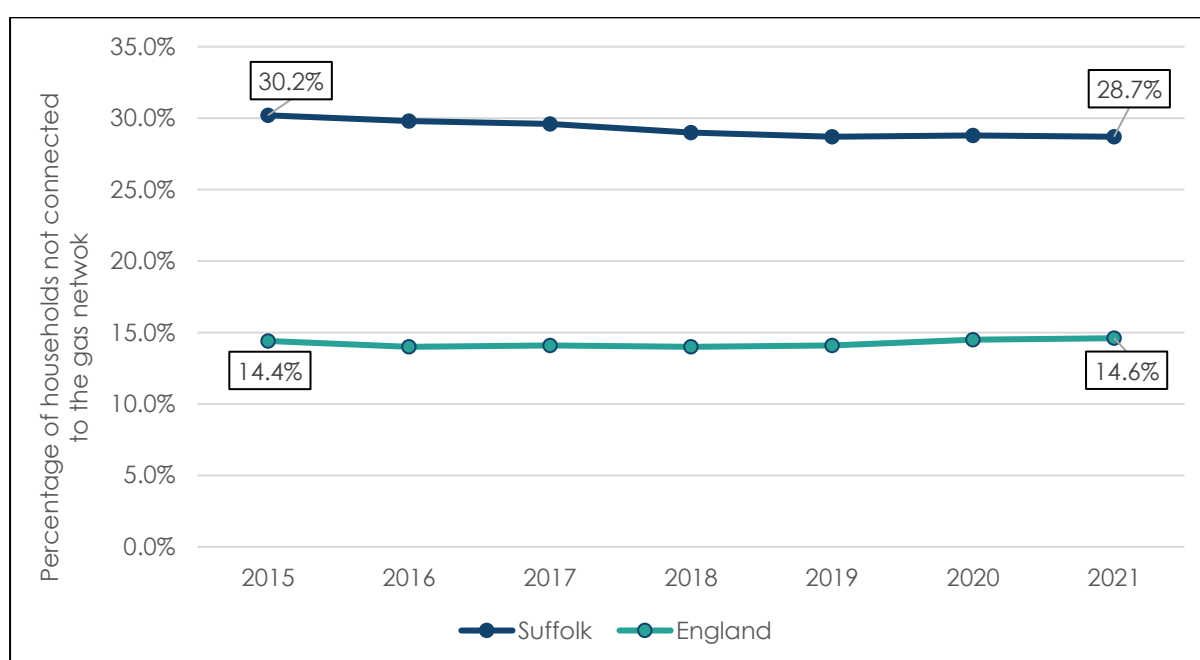
The Rural Services Network has produced an analysis exploring the proportion of households not connected to the gas network at local authority level between 2015 to 2021. Confidence intervals are not included with the dataset, so statistical significance cannot be calculated. However, the data estimates that in 2021, almost

1 in 3 (28.7%) of Suffolk properties are not on the gas grid. This equates to approximately 100,000 Suffolk households.

The analysis found:

- The proportion of households not connected to the gas network is greater in 'Predominantly Rural' areas of England than compared to England overall
- The percentage of households not connected to the gas network is relatively static for England overall between 2015-2021, but has decreased in 'Predominantly Rural' local authority areas
- 'Metropolitan Districts' have the lowest proportion of households not connected to the gas network

Figure 17. Estimated proportion of Suffolk and England households not connected to the gas network, 2015-2021



Source: [Rural Services Network: Households not connected to the gas network](#)

Vacant dwellings

The government published Empty Housing (England) on the 19th of October 2023. The report outlines the trends in the number of empty homes in England and how local authorities can tackle empty housing.

High numbers of empty properties have a significant impact on the cohesiveness of communities. Tackling empty properties can have social, regenerative, financial, and strategic benefits¹³⁸. Crisis estimates that over four years until 2028, a strategic approach could provide an additional 40,000 affordable homes in England by bringing empty properties back into use¹³⁹.

Consideration must be made as to why empty properties have been left empty. There may be many reasons for this. Some owners may have invested in properties as a financial investment to profit from the capital value increase, with no intention

of renting the property out. Others may have inherited a property without the knowledge of bringing it back into use¹³⁸.

The data on vacant dwellings below are defined as empty properties classified for council tax purposes. These include all empty properties liable for council tax, and properties that are empty but receive a council tax exemption. This also includes all tenure types.

Please note, the council tax dataset has a higher number of dwellings for Suffolk (355,095 in 2022) than the census estimate (333,543 in 2021). The reason for the greater number of properties in the council tax dataset are partly because second homes/vacant properties are included, whereas the census only counts primary residences. Multiple flats/units will also be counted separately in council tax data but can be a single household in the census data.

In Suffolk in 2022, there were 8,983 vacant dwellings according to council tax data. This accounts for 2.5% of all Suffolk properties within the council tax dataset (lower than the England average of 5.0%). This figure was an increase of 8.0% on the 2021 number of vacant homes in Suffolk (8,316). In England, the increase in the number of empty homes from 2021 to 2022 was much lower, at 3.6%^{138,140}.

Table 3. Count of vacant dwellings in Suffolk by district and borough, 2018-2022

Area	2018	2019	2020	2021	2022
Suffolk	8,430	8,531	9,277	8,316	8,983
Babergh	911	952	996	856	947
East Suffolk	3,257	3,223	3,505	3,018	3,272
Ipswich	1,343	1,371	1,553	1,539	1,511
Mid Suffolk	908	956	1,041	983	1,034
West Suffolk	2,011	2,029	2,182	1,920	2,219

Source: [Dwelling stock \(including vacants\) – Table 615: vacant dwellings by local authority district](#)

Holiday homes/second properties

From the 2021 census, 5.3% of the population in England reported staying at a second address for more than 30 days a year. In Suffolk, fewer people have a second address than the England average, at 4.2%.

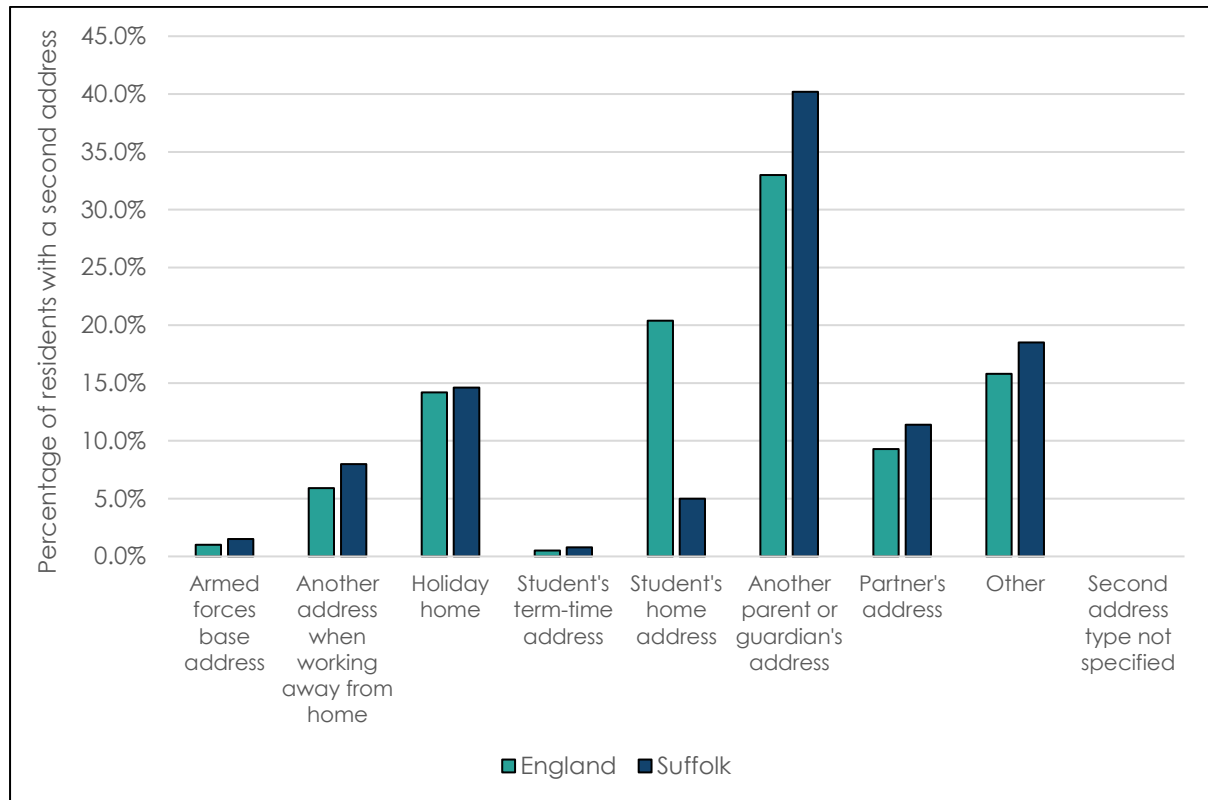
Of all Suffolk residents in 2021, 3.4% (25,651 people) have a second address inside the UK, and 0.8% (6,097 people) have a second address outside the UK.

For those that have a second address in Suffolk, the primary address type was another parent or guardian's address at 40.2% (12,750 people).

14.6% (4,360 people) of Suffolk residents with a second address reported staying at a holiday home for more than 30 days per year.

The figure below details the percentage of the 31,748 Suffolk residents who had a second address at the time of the 2021 census, and the type of their second address.

Figure 18. Second address type by percentage for Suffolk and England residents on the census day, 2021



Source: [People with second addresses, England and Wales: Census 2021](#)

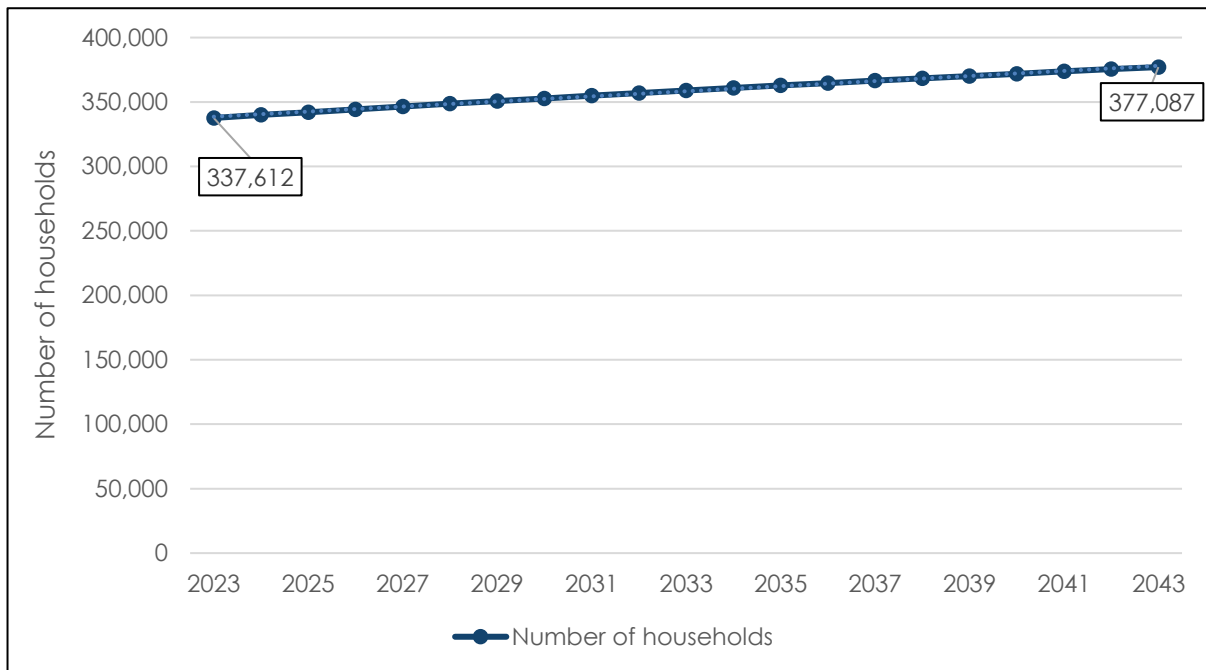
Household projections

Household projections are not a prediction or forecast of how many houses should be built in the future. Instead, they show how many additional households would form if assumptions based on previous demographic trends in population growth and household formation were to be realised.

Household projections vary across age groups, regions, and household types. Most of the household growth in England over the next 10 years is driven by an increase in older households without dependent children.

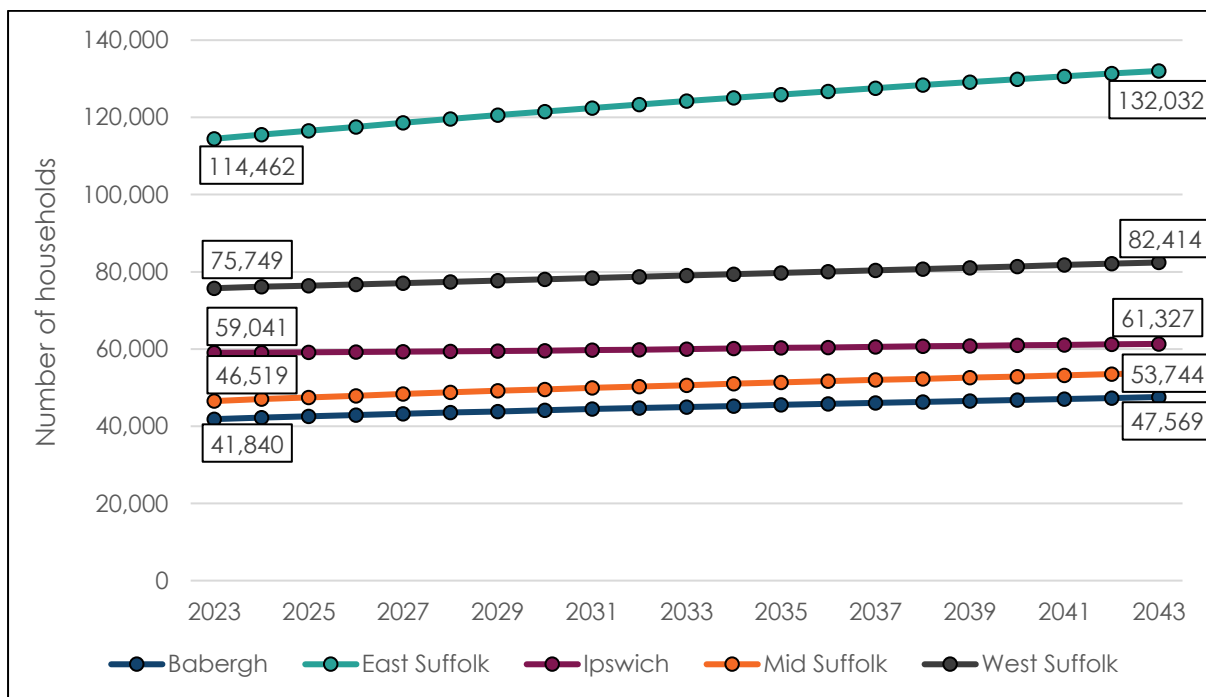
Household projections for Suffolk are expected to increase by 10.5% from 337,612 households in 2023 to 377,087 households in 2043. This is a projected increase of almost 40,000 households over the next 20 years¹⁶. Please note, the following projections were published in 2018 – the Government's Standard Method is based on the 2014 publication.

Figure 19. Household projections for Suffolk from 2023-2043



Source: [Household projections for England – 2018-based](#)

Figure 20. Household projections for Suffolk’s districts and boroughs from 2023-2043



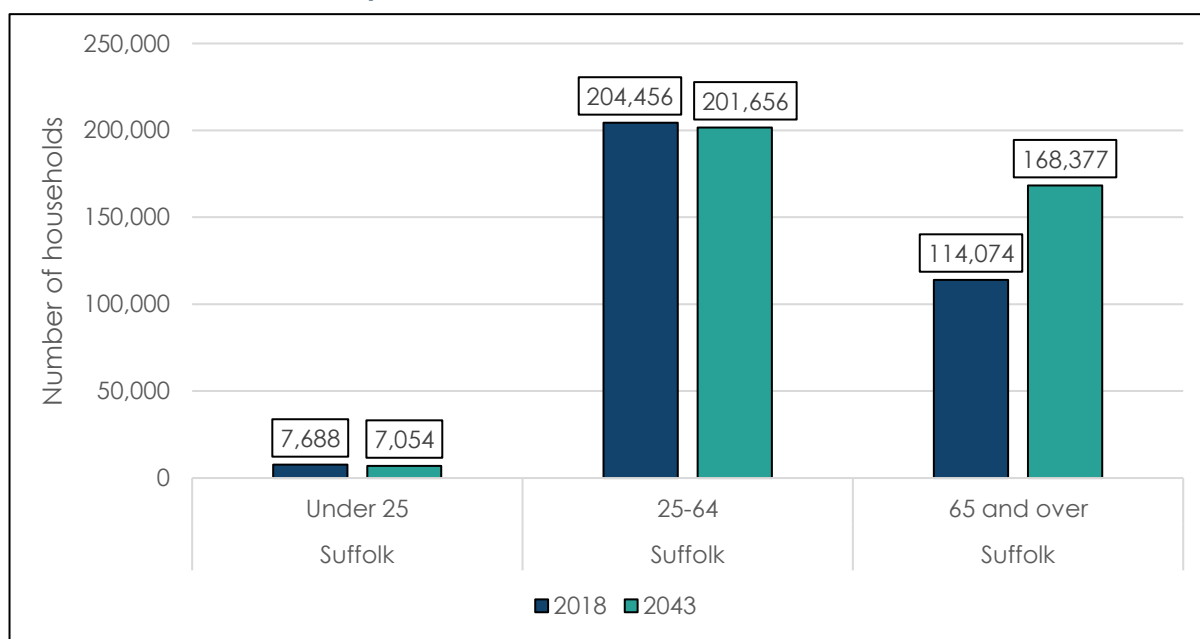
Source: [Household projections for England – 2018-based](#)

Household projections for Suffolk show a significant increase in the proportion of households with a household reference person (the individual that represents the household for statistical purposes and is defined as the eldest economically active person) aged 65 and over.

From 2018 to 2043, the percentage of households with the household reference person aged 65 and over is expected to increase by 32.3% from 114,074 in 2018, to 168,377 in 2043.

Furthermore, the percentage of household reference persons in Suffolk aged under 25 years of age is expected to decrease from 7,688 in 2018, to 7,054 in 2043 (a 9.0% decrease, whereas in England this group is only expected to decrease by 0.8%). This is expected given Suffolk's ageing population, but also reinforces the requirement to ensure housing is suitable for older adults.

Figure 21. Household projections for Suffolk between 2018-2043, based on the age of the household reference person

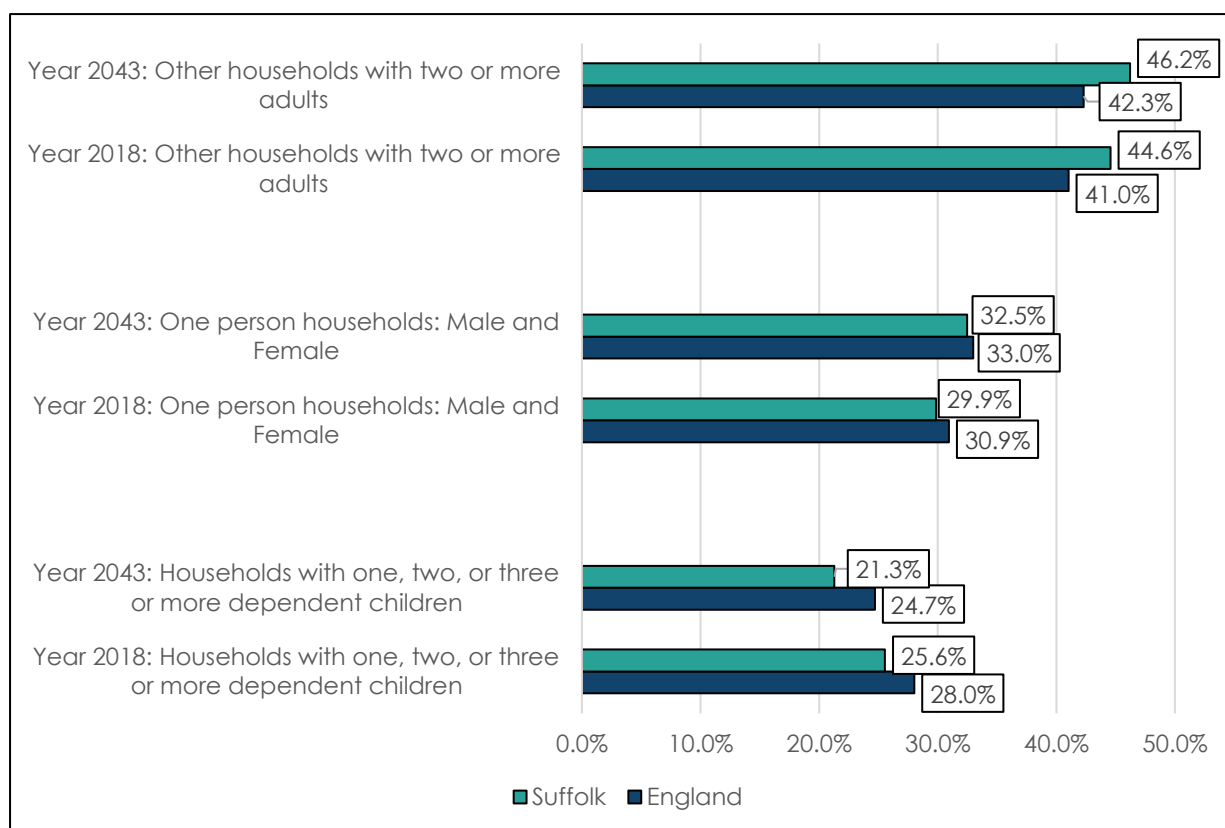


Source: [Household projections for England – 2018-based](#)

For Suffolk and England, household projections by household type:

- in 2018, Suffolk had a lower percentage of all households with any number of dependent children (25.6%) than England overall (28.0%)
- by 2043, there is projected to be a lower proportion of households with any number of dependent children in Suffolk (21.3%) and England (24.7%) compared to 2018
- for one person households, Suffolk had a lower percentage in 2018 (29.9%) compared to England (30.9%). These percentages are expected to increase by 2043 to 32.5% in Suffolk, and 33.0% in England
- the largest proportion of household types in both England and Suffolk in 2018 and 2043 is households with two or more adults. This household type is expected to increase within Suffolk from 44.6% of all households in 2018, to almost half of all households (46.2%) in 2043

Figure 22. Household projections for Suffolk and England in 2018 and 2043, by household type (grouped)



Source: [Household projections for England – 2018-based](#)

A table with household projections (counts) for Suffolk and England in both 2018 and 2043 is available in the appendix for all household types.

The UK government aims to increase housing supply to 300,000 new homes annually by the mid-2020s. To help achieve this, in December 2020 the government changed the standard method local planning authorities use to assess housing need when developing local plans.

The government has said “all areas of England need new homes”. It has said that housing pressures are greatest in urban areas, but that new homes are also needed in rural areas^{141,142}. This new approach has increased assessed need by 35% in major cities while keeping rural area assessments unchanged. This responds to concerns over protecting green spaces¹⁴².

The government also proposed more extensive planning system reforms in its Planning for the Future white paper.

The table below summarises each of Suffolk's districts and borough's housing targets as stated in their Joint Local Plans, as well as the dates the Joint Local Plans are expected to run between.

Table 4. Summary of housing targets by Suffolk’s district and boroughs from Local Plans, as of April 2024

District and borough	Net dwellings per annum	Total commitment	Local Plan timeframe
Babergh	416	7,904	2018-2037
East Suffolk Council - Suffolk Coastal	542	9,756	2018-2036
East Suffolk Council - Waveney	374	8,223	2014-2036
Ipswich	460	8,280	2018-2036
Mid Suffolk	535	10,165	2018-2037
West Suffolk	806*	13,702	2023-2040

*calculated using the total commitment divided by Local Plan timeframe

Source: [East Suffolk Council – Suffolk Coastal Local Plan \(September 2020\) Policy SCLP3.1, page 37](#), [East Suffolk Council – Waveney Local Plan \(March 2019\) Policy WLP1.1, page 31](#), [Babergh and Mid Suffolk Joint Local Plan – Part 1, Ipswich Borough Council Local Plan, West Suffolk Local Plan Submission Draft \(Regulation 19\) 2024](#)

Housing supply: net additional dwellings

Nationally, the government’s target of 300,000 houses a year by mid-2020s is not being met (232,820 new homes were supplied in 2021/22)¹⁴. More information on this national target can be seen in the [national policy](#) section.

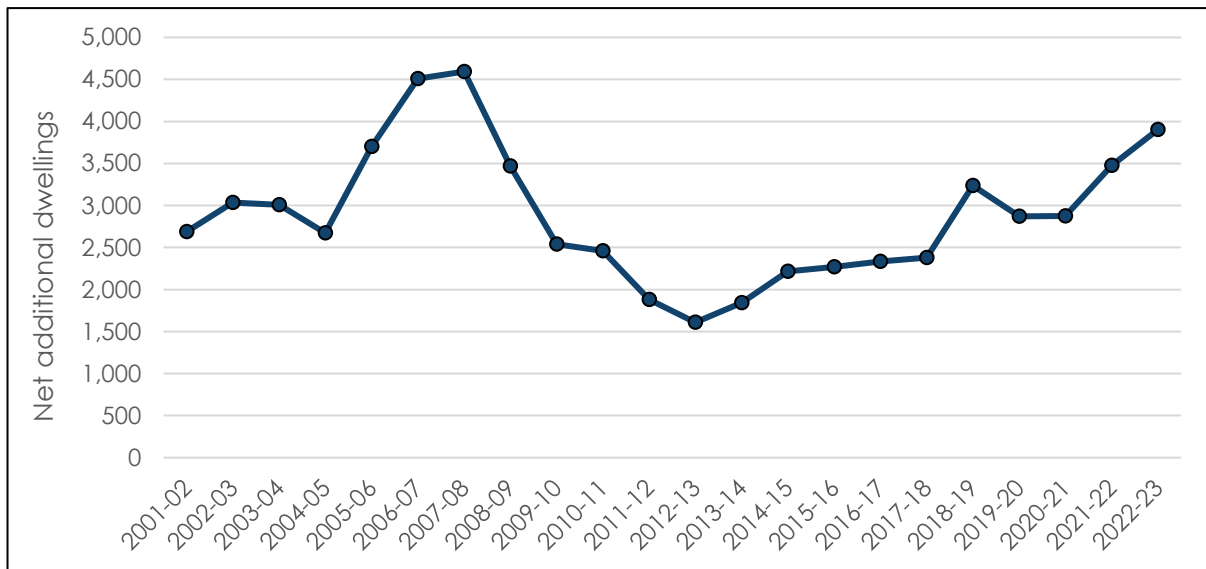
Housing supply: net additional dwelling statistics track changes in the size of dwelling stock due to:

- new builds
- conversions (for example, a house to several flats)
- changes of use (for example, a residential house to an office)
- demolitions

The number of net additional dwellings has increased in Suffolk over the last 10 years. Net additional dwellings peaked at 4,594 in 2007/08, before falling to a low in 2012/13 of 1,609. Since, net additional dwellings have increased in most years up to 3,902 in 2022/23.

Over the last five years of data for Suffolk, there has been a mean number of 3,290 net additional dwellings per year.

Figure 23. Net additional dwellings in Suffolk between 2001/02 to 2022/23

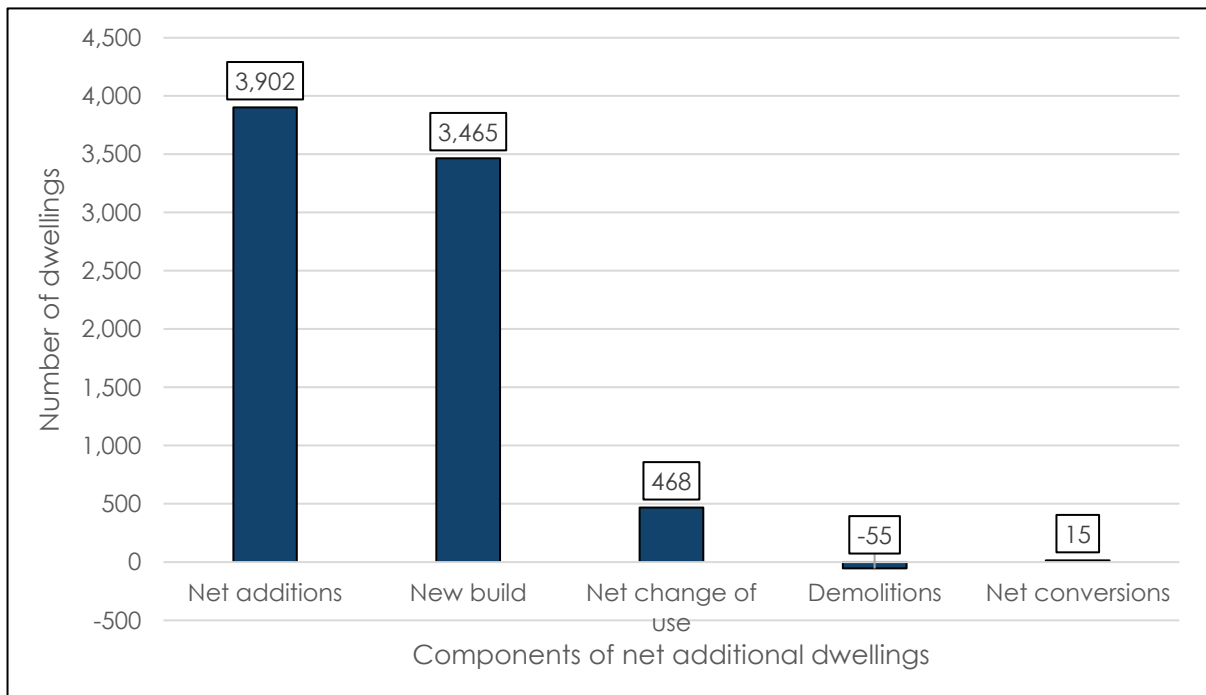


Source: DLUHC: [Table 122: net additional dwellings, by local authority district, England](#)

Of the 3,902 new additional dwellings in Suffolk in 2022/23:

- 3,465 were new builds
- 468 were change of use of existing buildings
- 15 were conversions of existing properties
- 55 households were demolished

Figure 24. Components of net additional dwellings in Suffolk, 2022/23



Source: DLUHC: [Table LT123: housing supply; net additional dwellings, component flows of, by local authority district, England](#)

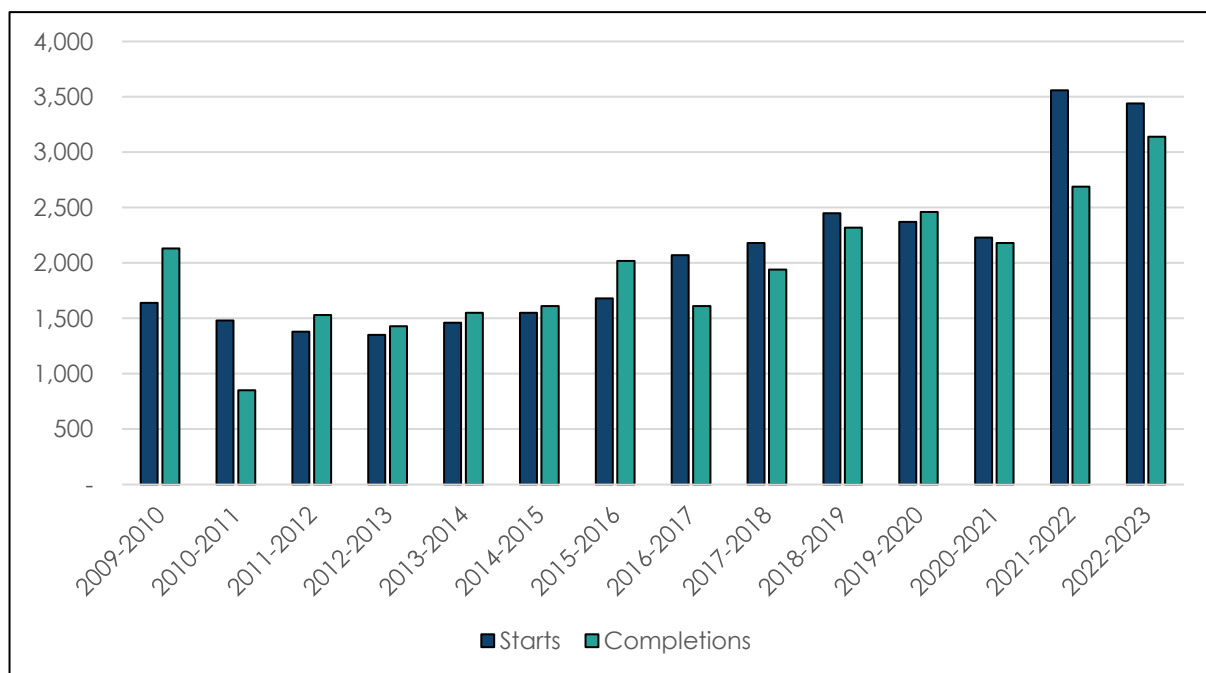
House building – permanent dwellings started and completed

Housing supply: indicators of new supply differ from the net additional dwellings measure as it is based on alternative data sources. This measure tracks house building in more detail (the number of homes starting to be built, and the number completed in each quarter). This dataset also benefits by being updated more frequently.

A dwelling is counted as started on the date work begins on laying the foundation, and as completed when it becomes ready for occupation or when a completion certificate is issued.

The number of houses being started and completed in Suffolk has risen over the last 10 years, with 3,440 starts and 3,140 completions in 2022/23. Compared to figures 10 years prior (in 2012/13), starts have increased by 155% from 1,350 to 3,440. House completions have also increased by 120% from 1,430 to 3,140 over the same 10-year period.

Figure 25. House building: permanent dwellings started and completed in Suffolk, 2009-10 to 2022-23



Source: Office for National Statistics – [House building, UK: permanent dwellings started and completed by local authority](#)