

South Essex Housing Needs Assessment 2022

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South Essex Housing Needs Assessment (HNA)

The South Essex Housing Needs Assessment is a technical study intended to help local planning authorities in South Essex understand how many homes will be needed between 2020 and 2040. It also considers the housing needs of specific groups such as older people, minority groups and people with disabilities.

The housing figures included within the HNA constitute an objective assessment of housing need in line with the requirements of the National Planning Policy Framework. **These figures do not in themselves constitute plan targets.**



To determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

NPPF Paragraph 61

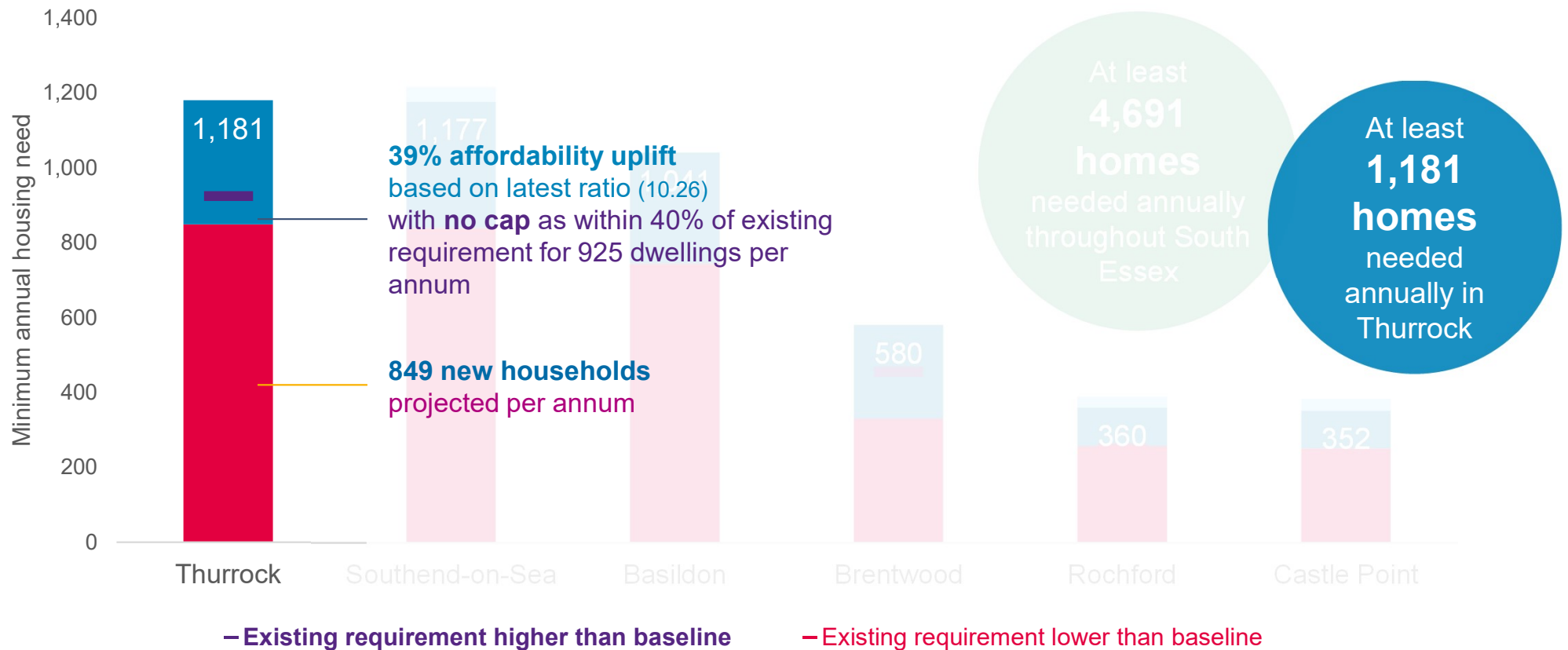
The Standard Method

Demographic baseline
linked to official 2014-
based household
projections

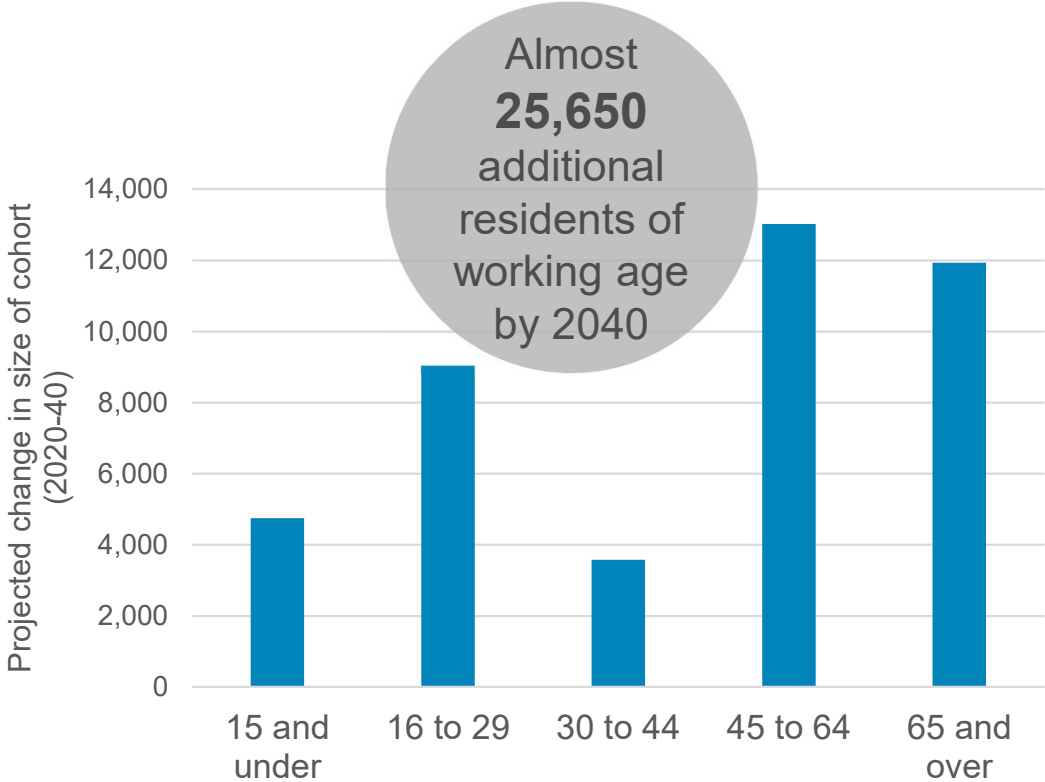
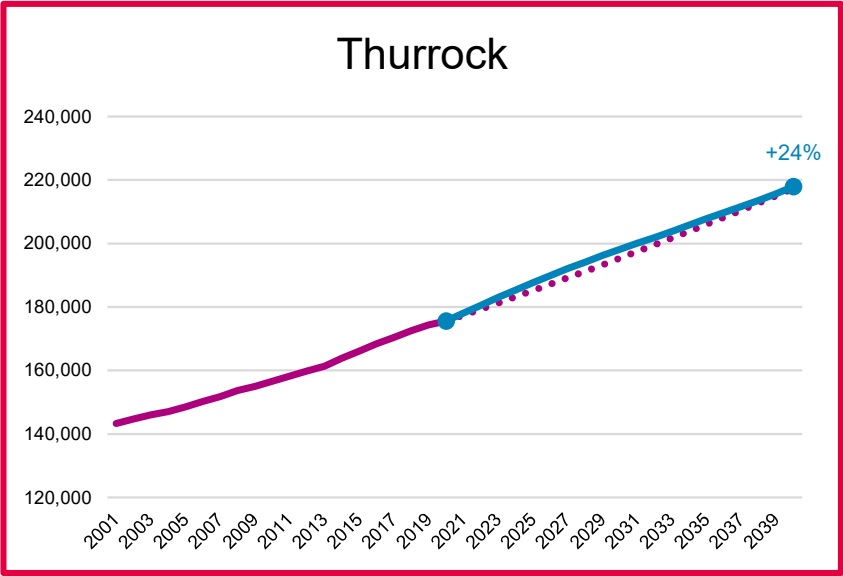
Formulaically adjusted to
reflect balance between
median house prices
and earnings

Capped 40% above the
baseline or recently
adopted requirements

Standard Method in Thurrock



Population impact of meeting the minimum need



Size and Type of Housing Needed

Headlines for Thurrock

- ❑ Household type change – dependent children, one-person household, also families with other adults
- ❑ Need for 448 affordable homes per annum
- ❑ Highest need for 2 and 3 bed homes
- ❑ The 65+ population is forecast to increase by 50% between 2020-2040

Table 9.1: Size and Type of Housing Needed in South Essex (2020-40)

	Property size				Property type		
	1 bed	2 beds	3 beds	4+ beds	House	Flat	Bungalow
Basildon	14%	26%	40%	20%	70%	20%	10%
Brentwood	9%	25%	36%	30%	69%	19%	11%
Castle Point	6%	24%	43%	27%	66%	8%	26%
Rochford	6%	22%	43%	29%	71%	9%	21%
Southend-on-Sea	19%	30%	35%	16%	52%	37%	12%
Thurrock	13%	26%	48%	13%	69%	24%	7%
South Essex	13%	26%	41%	20%	65%	23%	12%

Source: Turley analysis

Note: figures may not sum due to rounding

Implications and Next Steps

- ❑ Standard Method outcome suggests continued high housing 'need' in Thurrock (1,181 homes per annum)
- ❑ Demographic pressures
- ❑ Worsening affordability
- ❑ Implied growth in population will enable continued growth in working-age population
- ❑ Suggests labour-supply to support circa 21,650 extra jobs (2020-2040)
- ❑ Further work required to understand detailed economic growth scenarios in Thurrock and implications for the Local Plan housing target
- ❑ Consideration of future Census data releases and any changes to the standard method calculation of housing need