

Final Draft TGSE Housing Strategy 2012-15

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Foreword

In recognition of the impact of the recession, the coalition government's deficit cutting programme and the reforms being made to help get the economy back on track, this Housing Strategy will focus on the key **challenges, drivers and opportunities** arising out of the reforms.

Instead of being a Strategy that tries to address every issue in the housing market, this document will focus on a **smaller number of key actions**, which will be developed in an **action plan** that will accompany the Strategy.

Much of the drive and focus for this new approach comes as the result of the highly productive Housing Consultation Event that took place at Orsett Hall on 28 September 2011. At the event it was apparent that many of the challenges that lie ahead are common to us all. Past experience has shown that working together we can achieve greater outcomes than working alone and addressing some of the challenges ahead together will have benefits for local authorities, registered providers, developers and residents.

For example identifying and managing land together and working with developers is more likely to deliver what is needed than working alone. Further, responding to the housing and welfare reforms and in particular the new freedoms and flexibilities together will be the best way to mitigate risk. Without strong leadership and a willingness to work in partnership local decisions on housing matters may have unintended and far-reaching consequences.

This sub regional Strategy has also been shaped by the Government's new Housing Strategy - "*Laying the Foundations: A Housing Strategy for England*", November 2011. This ambitious strategy aims to tackle the housing shortage, boost the economy, create jobs and give people the opportunity to get on the housing ladder. The housing market is cited as one of the biggest victims of the credit crunch where "lenders won't lend, so builders can't build and buyers can't buy." Key actions cited in the Strategy include a new indemnity scheme, Growing Places Fund, social and affordable housing reform, reinvigorating Right to Buy, Build to Rent pilot schemes, support to bring empty homes back into use as affordable housing, support to tackle homelessness, new deal for older people's housing, community-led design and Green Deal. A number of follow up studies and further guidance will be issued in 2012/13 to support the Government's intentions to unblock the housing market and create greater choice, social mobility and improve health and social wellbeing. Further reference will be made to the Government's plans in this sub region Strategy.

The Strategy covers the period 2012-15 but, as indicated above, it will be a much more dynamic document, which will need to be revisited over time responding flexibly to reflect changing external and internal pressures and policies.

Executive Summary

Our Vision

“To deliver a sufficient and sustainable supply of quality housing that contributes to a balanced housing and job market.”

A number of key challenges that will need to be overcome to achieve our vision are identified in this Strategy including how to resurrect the housing market, manage growth sustainably, respond positively to the housing reforms and address the needs of an aging population. Whilst familiar to most, these are summarised over the page and discussed in greater detail later. Alongside the challenges there exist a number of key drivers which our evidence base suggests will have an important influence overtime these include population and household growth projections, new financial models for delivering affordable housing and the expanding role of the private sector housing market.

The purpose of this Strategy is to respond to the challenges and drivers particularly from the Localism Act 2011, Welfare Reform Bill and the Government’s recently published Housing Strategy for England, in a coherent and planned way, working in partnership where it makes sense to manage growth in the best interest of our communities. A number of key opportunities have been identified and these will be developed in the shape of an action plan.

Given the capacity constraints both operational and financial, this Strategy will need to be realistic and therefore focus on a smaller number of key actions. Following the consultation event and the previous supporting work of the Thames Gateway South Essex Strategic Housing Group, the following key thematic actions are proposed:

Three Key Actions

- 1. New Funding Models / Viability / Evidence Base / Site Development**
- 2. Private sector Housing / Green Deal / Decent Homes / Empty Homes**

The above three key actions have also been chosen because they are supported by the evidence developed through the Strategic Housing Market Assessment and the more recent Government's new Housing Strategy. The consultation event on 28 September 2011 enabled the actions to be more clearly defined, allowing an action plan to be prepared with greater focus and direction.

Further details of the key Challenges, Drivers and Opportunities are set out below.

Key Challenges

- Nationally and sub regionally unemployment is rising and real earnings are falling, which is contributing to a static housing market.
- The full impact of the housing reforms is not known, giving rise to uncertainty, and the potential for homelessness.
- Growth of London will result in further out migration and place further pressure on land supply and housing affordability in the sub region.
- Shortage of available housing sites is hampering land supply.
- Housing viability issues and liquidity problems remain an issue resulting in less development and worsening of affordability.
- Future growth needs to be supported by the right housing mix and tenure; otherwise it might adversely affect the sub region.
- Similarly, failure to invest in housing will result poorer quality housing.
- Reduced funding and larger HCA areas has resulted in greater competition / lower grant rates.
- Relative high levels of under occupation exist in the sub region.

Key drivers

- Population growth projections with up to 94,000 new households 2008-33.
- Growth of London with up to 100,000 new commuters.
- New funding mechanisms to support housing growth.
- Changing site viability and land values requiring new models for delivering affordable housing.
- Local authorities could take on a greater role as landowner and funding partner.
- Expanding role of private sector housing market with above average levels of under occupation, a number of empty homes, which could help ease the housing supply problems.
- Expansion in home improvements as households adapt their dwellings to meet changing needs such as adaptations for older people, retrofit for energy efficiency.
- Government housing and welfare reforms will require changes in the way we do business, leading to greater efficiencies and improved methods of working.

Key Opportunities

- Develop new funding models for delivering affordable housing through for example intermediate housing, new affordable rent, shared equity arrangements.
- Promote opportunities in South Essex to encourage developers to invest in the sub region.
- Continue to deliver joint evidence base / procurement in partnership with other providers.
- A developer / planning / housing forum for closer working and improved understanding of issues concerning for example scheme development, site constraints, funding opportunities, planning and attract investment interest.
- Developing the private sector housing stock through such initiatives as Decent Homes, Empty Homes, Green Deal building on the successes of the Warm and Healthy Homes Partnership.
- Develop and improve links with private sector landlords through Landlord forums and the TGSE Landlord Accreditation initiative to raise standards.
- Address where possible under occupation by brokering house swap initiatives and equity release schemes.
- Develop better planning guidance on how to make the delivery of health and care services into the home easier through good design and to remodel the asset of sheltered housing to make it more accessible.
- Consider shared ownership Extra Care schemes for elderly owner occupiers with equity in their properties.
- Develop a new Strategic Tenancy Strategy through the TGSE Registered Providers' Forum to encourage greater choice and mobility within the social housing sector, whilst also protecting vulnerable households.
- Use existing performance indicators across the sub region to enable success to be measured.

1. Introduction

Thames Gateway South Essex Partnership works across the five Local Authorities (LAs) of Basildon, Castle Point, Rochford, Southend and Thurrock and is supported by a Strategic Housing Group comprising Housing representatives from the above authorities, leading registered providers and the Homes & Community Agency (HCA).

The Strategy recognises South Essex as a single, functional, sub-regional housing market that can be defined as stretching from the M25 along the Thames Estuary to Southend and Shoeburyness. Despite the changing housing context, many of the long term trend patterns have remained constant and with new challenges emerging there remains much to do to ensure that a choice of quality housing is available for all.

This all new Strategy will provide a much needed over-arching framework for local authorities and registered providers to work within and deliver the mix, size and quality of housing needed in the sub region over the period 2012-15. It will be supported by an action plan of positive initiatives to help achieve this. In turn, this Strategy and Action Plan will support and feed into local housing strategies either current or being developed in the sub region.

More detailed supporting information is set out in the appendices below and should be read in conjunction with the strategy. The appendices will be available online.

Appendix 1 – Action Plan

Appendix 2 – Affordable Housing Policies

Appendix 3 – New funding opportunities

Appendix 4 – Evidence Base

This Strategy identifies key thematic areas of work which we believe should be delivered at a sub regional level through the Partnership. This approach provides economies of scale and added value by helping us achieve local agendas, within the context of Local Enterprise Partnership, Local Investment Plans and Local Strategic Partnerships.

Whilst we have little influence over macro economic events that will shape the future of the housing market we believe through our existing Partnership we will be able to help tackle the challenges that we face in maintaining and improving the housing options that can be provided to local communities. This will include continued efforts to respond to the imbalance in supply and demand by increasing supply of new housing, improving and making better use of our existing housing stock, maintaining equitable access to housing and support to ensure that the effects of limited supply do not fall disproportionately on vulnerable households.

Housing provision and supply is also needed to support the local economy. This involves getting the correct housing offer as well as supporting house building as an economic activity. There is a need to look at the broader housing market area too, because people travel across boundaries in their daily lives and move house in response to changing family or working circumstances. South Essex established itself as a housing market area with a series of sub markets in the Strategic Housing Market Assessment, 2008.

The Strategy comes at a timely moment, with the Coalition Government implementing unprecedented cuts in public expenditure and making radical policy changes. This Strategy will pull together these changes and focus on the opportunities that are available in the sub region. In so doing, it will help assist local authorities and registered providers in delivering local investment plans and housing contracts with the HCA in line with the wider objectives of local planning policies.

Further, local people are experiencing reductions in income and ongoing problems of housing affordability: interventions are needed more than ever to meet their housing needs. Social landlords have to make big decisions in terms of their future investment plans, changes which could shape the housing offer in the sub region. The way local authorities, developers, registered providers, private landlords, other businesses and

services and members of the community respond to all these pressures in the housing market must be coordinated and joined up to secure the best long and short term outcomes for the sub region.

Meeting the needs of vulnerable groups remains core to the Strategy, particularly in relation to older people, where the over 65' population is forecast to rise from 17% to 23% by 2030. A joint assessment of need with others e.g. health and social care commissioners using the Joint Strategic Needs Assessment would help to inform some of our understanding in this area.

In preparation for this Strategy, partners were encouraged to reflect on the previous three year strategy in terms of what worked well, what was missing and how they could strengthen the new Strategy.

Vision

Sub regional Members and partners have agreed the following refreshed vision and set of priorities for delivering future housing and regeneration in the Thames Gateway South Essex sub region:

“To deliver a sufficient and sustainable supply of quality housing that contributes to a balanced housing and job market.”

Three priority actions have been identified by partners via a working group of lead housing professionals and a wider group of partners who met at a consultation event on 28 September 2011 at Orsett Hall. The wider consultation group will be used as a forum to help take forward the actions in the Strategy.

Three Priority Actions:

1. New Funding Models / Viability / Evidence Base / Site Development

Enabling the development of high quality and sustainable affordable housing in places where people want to live responding to local need and supporting the economy.

2. Private sector housing / Green Deal / Decent Homes / Empty Homes

Improving the condition and usage of existing housing across all tenures taking into account social and environmental factors that impact on quality of life.

3. Planning for Older People / Extra Care / Adaptations / Under Occupation / Homeless

*Enabling people to make informed choices about their housing circumstances and enabling them to meet their own housing needs.
Develop links between health, well being, employment and housing to help prevent homelessness and support vulnerable people.*

Achievements from last Strategy 2008-11 & Value for Money

Building on past experience

The Strategy builds on a record of successful delivery during the lifetime of the previous strategy. Key achievements include:

- Strategic Housing Market Assessment
- Quarterly Trends reports
- Viability assessments and training
- Supply chain management
- Urban design training
- Homelessness prevention
- Decent homes work to private stock
- Launch of a landlord accreditation scheme
- Supporting delivery of affordable housing

Value for Money

The partners' investment in the sub-regional Housing Group has delivered value for money through joint commissioning, pooling resources and expertise to run projects more efficiently, facilitation of events and the joint production of promotional material. Five examples of where this has been achieved are set out below:

- Preparation of joint research and information sharing through the production of the Strategic Housing Market Assessment.
- Jointly commissioning projects to deliver better quality housing covering for example design training, Landlord Accreditation, Warm & Healthy Homes and Empty Homes.
- Preparation of the last Sub Regional Housing Strategy 2008-11.
- Joint facilitation of conferences / meetings / forums.
- Joint production of housing-related literature and sub-regional web pages.

The Partnership also been realistic in its approach to delivery and recognises that not all initiatives can be successfully delivered at a sub regional level such as Choice Based Lettings.

2. Strategic Framework

The Housing Strategy is set within a Strategic Framework of National, Sub National and Local statutory directives, policies and plans, which are summarised in the table below.

National	Sub National	Local
Sustainable Communities Plan	Thames Gateway Delivery Plan	Local Development Frameworks
Localism Act	Local Enterprise Partnerships	Local Investment Plans
Planning Policy Statement 3 Affordable Housing	Regional Spatial Strategy now revoked	Sustainable Community Strategies
National Planning Policy Framework	Regional Housing Strategy revoked	Local Regeneration Strategies
Health and Social Care Bill	Regional Economic Strategy now revoked	Strategic Housing Market Assessment
DWP Welfare Bill	Affordable Homes Programme	Local Housing Strategies
Local Growth White Paper	Integrated County Strategy	Local Homeless and Affordable Housing Strategies
Laying the Foundations: Housing Strategy for England		Local Tenancy Strategy
		Local transport Plan

New funding opportunities arising from the above Strategic Framework can be found in appendix 3.

3. Role of Housing in Supporting the Economy

Housing is important to the wellbeing and prosperity of places; above all it is where people live. The growing importance of skills to an area's economic performance means that getting the right housing offer, including affordable housing is essential to attracting and retaining a skills base that will encourage inward investment. Housing investment in itself can also be a powerful driver of local economic activity creating employment in the construction industry and supply chain companies and the subsequent recycling of wages spent in the local economy. This includes delivering more energy efficient homes and retrofitting the existing housing stock which will help boost the green economy and reduce carbon emissions. Every £1 million of new housing building output supports 12 net jobs for a year. Builders of new affordable homes also provide apprenticeships. Investment in housing support and management services too can help enable low income / benefit claimant households to access opportunities in employment, education and training which will enable them to more fully participate in the economy.

A flexible housing market that can provide a mix of tenures will contribute to economic growth and local resident's employment opportunities. For example, the Wholesale / Retail sector provides over 23% of the total employee jobs in the Thames Gateway South Essex sub region, and created 12,000 jobs between 1996-2006 alone. Even when factoring in recessions, growth across all sectors is set to rise from 225,000 in 2010 to 255,000 in 2030. Businesses will require new employees each year and people to replace those employees that retire or move to other jobs.

Similarly getting the right mix of housing contributes to attracting primary economic drivers, such as, business investment and human capital. This is significant for boroughs, such as Basildon and Thurrock that will benefit from the expansion of the DP World who are seeking to attract mobile global 'knowledge economies' that have a highly skilled mobile workforce.

There is an inherent risk that if the supply and quality of housing does not keep up with demand, then the sub region will become less competitive and in turn will lose out on future growth and prosperity. Similarly, a failure to invest in the existing housing stock will result in poorer and less energy efficient housing in the future. Establishing the right level of growth is key and will be determined by the availability of public and private sector funding to support essential infrastructure to enable growth to be sustainable. As part of the ongoing evidence base, a number of scenarios will be developed based on population / household projections and the anticipated growth in jobs.

Some of the influencing factors such as housing delivery, housing market conditions, and demographic trends forming part of the Thames Gateway South Essex evidence base are set out in the following chapters along with the policy implications.

4. Evidence base: Housing Supply, Private Sector Housing, Demographic Change

Housing Supply

The number of dwellings in the sub region as reported in the HSSA 2010 was 286,440; Southend-on-Sea (77,120) and Basildon (73,430) have the largest amount of total dwellings, together representing 53% of the housing stock in the TGSE area. Rochford, with 12% has the least amount of dwellings.

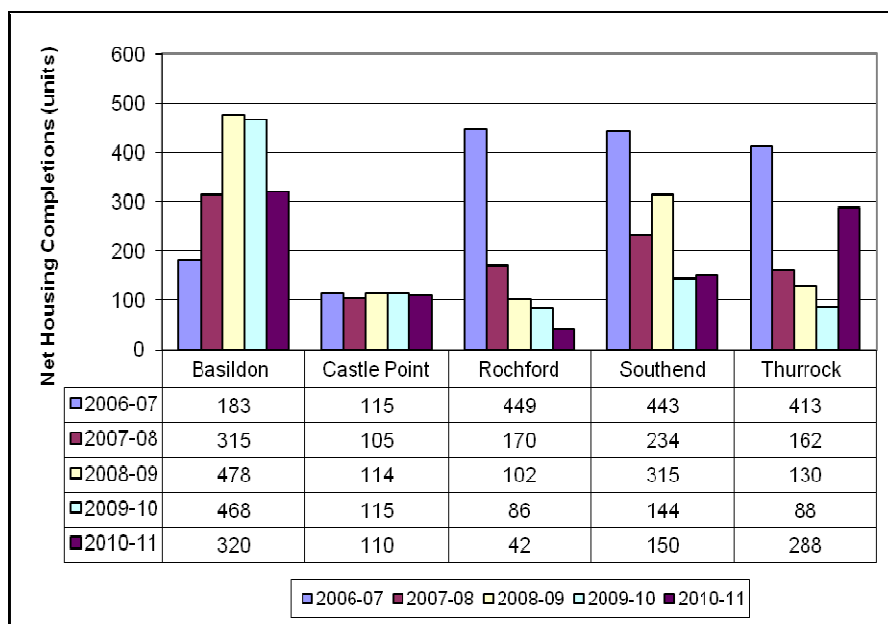
In terms of tenure, 85% of the housing stock was in private sector ownership, with Castle Point (95%) and Rochford (92%) both having the highest levels. The level of social housing is greatest in Basildon (23%) and Thurrock (18%): these two local authorities being the only ones with a level of social housing above or equal to the regional (16%) and England (18%) averages. Castle Point District has the lowest social housing at 5% of its housing stock followed by Rochford at 8%.

Within the sub region, Castle Point and Rochford have a higher proportion of detached and semi-detached properties. Basildon and Thurrock have the highest amount of terraced housing. Finally, Southend with 31%, compared to 19% across the sub-region, has the highest proportion of flats and maisonettes. The high proportion of flats in Southend reflects its nature as a densely urbanised seaside town.

Further details of the sub region's stock and tenure can be found in the Strategic Housing Market Assessment.

Focusing on recent housing supply trends, the graph and table below plots changes in net housing completions. It shows a mixed picture predicated on the changing market and funding conditions. Over the past five years net housing completions have remained steady in Castle Point, whilst in Rochford and Southend there has been a downward trend. Basildon saw a significant increase in housing completions, although delivery fell back in 2010/11. Thurrock experienced a significant increase in 2010/11, albeit from a lower base in the previous three years.

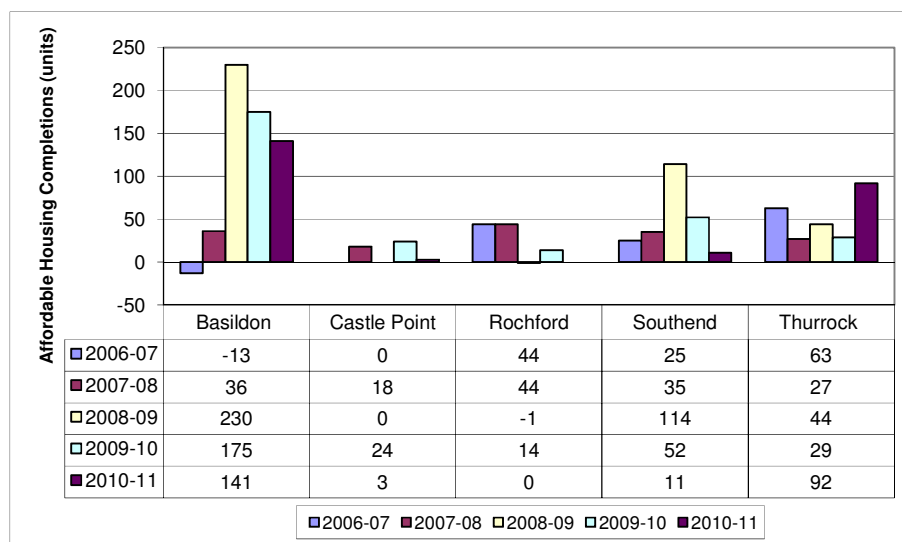
Housing Completions by Local Authority, 2006 - 11



Source: South Essex Local Authority Annual Monitoring Reports, 2011

The graph and table below shows net affordable housing completions across the sub region over the past five years, based on local authority Annual Monitoring Reports. Whilst individual local authorities have peaked in their supply of affordable housing broadly in line with their overall completion rates, the positive news is that each local authority saw an up-lift in affordable housing over the period albeit in different years.

Net Affordable Housing Completions, 2006 – 2011



Source: South Essex Local Authority Annual Monitoring Reports, 2011

Note: minus figures are the result of either demolition work associated with regeneration schemes or sale of affordable housing stock.

Only Thurrock and Basildon have been able to sustain any significant affordable housing growth in 2010-11. The amount of HCA funding over the past three years reflect the support that has been provided under their National Affordable Housing, Kickstart and Regeneration Programmes. In South Essex, the HCA provided grant monies to the tune of £57,552,216 which delivered 1,082 homes. However, given the fragile state of the housing market and the significant reduction in grant monies; the outlook for affordable housing remains challenging.

Quality, Sustainability and Design

The supply of homes needs to be well designed, of the highest quality and environmentally sustainable. This applies to both new and existing homes, which, where possible, should be more energy efficient to help reduce carbon emissions and be resilient to climate change. Public attitude surveys have reported that 73% of people would be more supportive of new housing in their area if it was well designed and in keeping with the local area. However, evidence from past performance of house-builders has been mixed. Well designed homes and neighbourhoods are those that are attractive – reflecting local character and identity while featuring good quality architecture and landscaping as well as being functional and durable.

In 2009, homes accounted for 25% of UK greenhouse gas emission, so action to tackle emissions from both new and existing housing will be critical. The Government recently committed itself to emission reductions target of 50% on 1990 levels in the period 2023-27. Whilst homes are becoming more energy efficient with a 26% improvement on the average energy efficiency of the housing stock since the mid- 1990s, there is still a long way to go.

Private Sector Housing

In the South Essex sub region 85% of property is privately owned, which represents one of the highest levels of home ownership in the country. 6% to 14.4% of this stock is privately rented depending on the local authority. In terms of occupancy rates; 6% of households were overcrowded, while 75% of were under occupied in 2001. The importance of a strong private rented sector is recognised both locally in South Essex and nationally in the Government's Housing Strategy. It plays an essential role in the housing market offering flexibility and choice to a wider range of people from students to young professionals, to families and older households. Private renting has grown considerably in recent years, with around 16% of all households in England now living the sector, a 30% increase since 2005. Further, around a third of households in the private rented sector receive Housing Benefit.

The SAP rating is the government's recommended system for energy rating of dwellings. Whilst the average SAP rating in private sector homes in the five TGSE local authorities is 60 is higher than the average rating in the UK of 52.5, it is still less than the SAP rating target of 65 for social housing. Further research was recently undertaken by the Energy Saving Trust which high lighted at ward level areas which had the highest number of private owner occupied property with no cavity wall or loft insulation.

In terms of empty properties, there were 6,338 vacant dwellings (for over 6 months) in the sub region as of April 2009, of which 6,008 were in the private sector. This figure was down by nearly 30% from 2006 figure of 8,627. The Government's Housing Strategy prioritises the need to bring empty home back into use, citing that in England there over 300,000 empty homes that have been vacant for over 6 months. Neglected empty homes can quickly start to cause problems for neighbours, depressing land values and attracting nuisance.

Demographic change

Demographic change is an underlying driver of housing market demand with a significant effect on the type of demand and requirements of specific groups.

At a national level, the latest household projection suggests that over the next 25 years to 2033 there will be more than one extra household in England for every four we have now. The projected average annual growth per year is 232,000 households.

Recent analysis undertaken by the Town and Country Planning Association looking at changes to the types of households suggests that:

- Two fifths of family households might be made up of lone parent families by 2026
- There will be more growth in households without children.
- Increased under-representation of younger adults, between the ages of 20 and 39 due to problems of affordability and mortgage availability.

In terms of a policy response, there is a need in the long term to provide more high quality, affordable housing for these families, particularly in the social housing sector and in parallel to address the likely growing problem of under occupation.

At a local level, the Thames Gateway South Essex Strategic Housing Market Assessment published in September 2008 confirmed that the sub-region as a whole has experienced steady population growth and household growth. This growth is forecast to continue based on the latest household projections, which estimates In TGSE's population will increase from around 663,100 in 2008 to 822,100 by 2033 and its households will increase from around 283,000 in 2008 to 377,000 by 2033.

Population / household growth has resulted from a combination of natural growth (more births than deaths) and domestic migration particularly from East London. Furthermore, the 2008 Strategic Housing Market Assessment identified an ageing population structure but with a high working age population (19-64 years). The 2010 Strategic Housing Market Assessment update re-confirmed this trend of a continuation of an increasingly ageing population (65 years and over).

The 2010 Strategic Housing Market Assessment update sets out that both the overall level of older population and the rate of increase are growing from 17% in 2006 to 23% by 2030. In addition, the advanced old age cohorts (those aged 85+ years) are expected to continue to grow with current forecasts suggesting a doubling of the 85+ age cohort between 2006 and 2030.

5. Housing Market and Affordability

House prices in the context of the wider economy and other key market indicators have an important influence on land values and house building. Both the SHMA update report and the more frequent quarterly Housing Market Trends reports have monitored changes in house prices and key indicators. A resume of national trends, local house prices, affordability and market indicators is set out below.

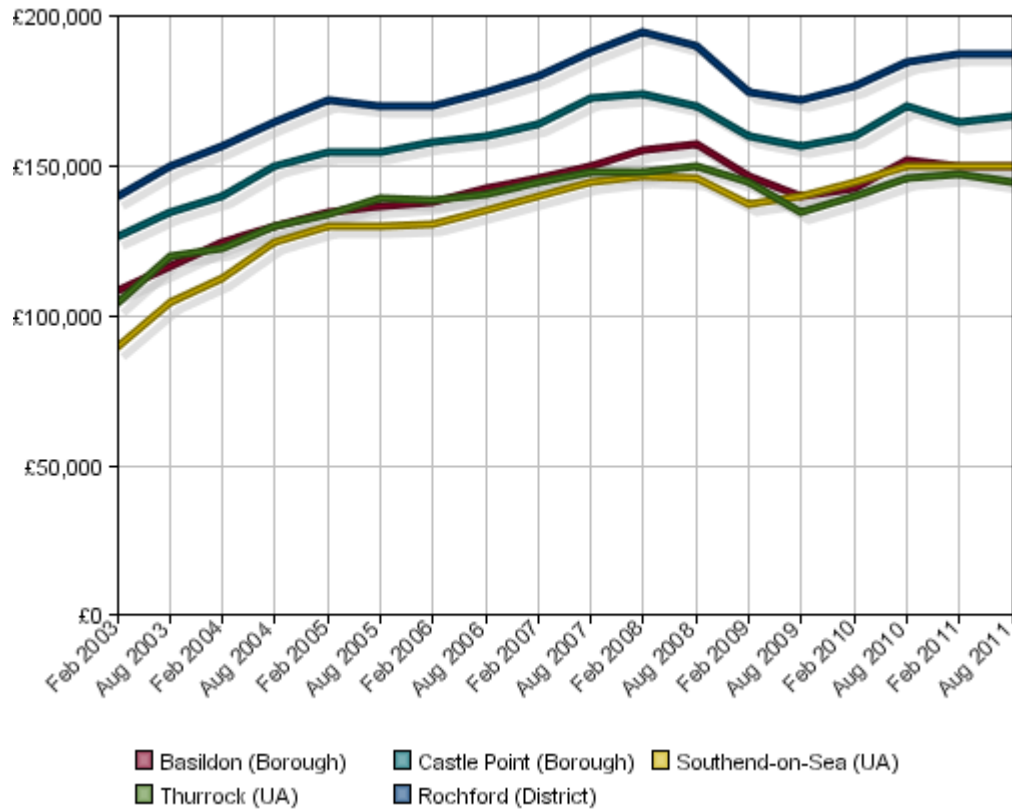
In summary, at a national level, there have been three distinct phases of the recent downturn. The first phase was characterised by falling house prices which began in July 2007. Prices fell by as much as 9.3% since the credit crunch over a twenty month period. The second phase saw a partial recovery driven by scarcity of supply and the lack of credit which caused house prices to initially track sideways before registering their first rise of 0.1% in August 2009. The third phase was characterised by a rapid growth in new supply but without sufficient buyers. The lack of mortgage finance and the rising cost of living gave rise to a loss of market confidence.

The second half of 2011 looks set to be the start of another phase where rising supply will constrain any further improvement in pricing levels. The increase in demand for housing is unlikely to be sustained over the rest of the year as consumer confidence weakens and household incomes remain under pressure. Together with rising supply this will put house prices under renewed downward pressure. The early signs of a change in market dynamics can be seen in the proportion of the asking price being achieved and length of time property is on the market.

Turning to local house prices in the sub region, there are both similarities and differences to the national picture. When compared with pre recession prices in 2007/08 where they peaked across the sub region, current prices are still down by £7.5k in Basildon and Rochford, £7k in Castle Point and £5k in Thurrock. However, prices in Southend have regained their pre recession values.

The highest overall lower quartile property price was in Rochford £187.5k, followed by Castle Point £167k, Basildon, Southend at £150k and Thurrock at £145k.

Lower Quartile Price– Overall



Source: Hometrack

Changes across different house types by local authority areas show that house prices continue to fluctuate. Prices of flatted and terraced properties have seen a more pronounced fall compared to other house types.

The table below show total turnover as a proportion of overall property, based on Land Registry data. It shows the marked drop off in turnover since 2007 from as much as 6.60% to 2.70% in 2010.

Overall property price bands – TGSE sub region

	Basildon	Castle Point	Rochford	Southend	Thurrock
2007	5.40%	5.50%	5.80%	6.10%	6.60%
2008	2.40%	2.60%	2.80%	3.00%	2.70%
2009	2.50%	2.80%	3.10%	3.00%	2.10%
2010	2.80%	2.90%	3.10%	3.10%	2.70%

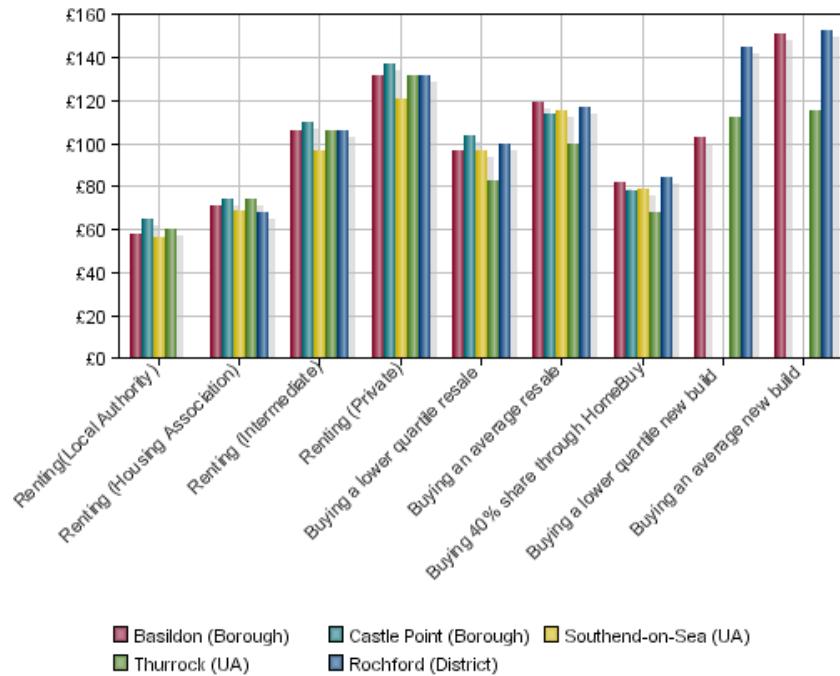
Affordability

Lack of affordable housing remains a significant issue across the sub region, where between 34% (Thurrock) and 51% (Rochford) of first time buyers cannot afford a flat or maisonette based on a mortgage at 3.0 times their income in the sub region.

Private renting also remains costly in the sub region compared with other tenures. The chart below compares the weekly cost of a one bed property across different tenures.

Private renting is most expensive in Castle Point at £137, followed by Basildon at £132, Rochford at £132, Thurrock at £132 and Southend at £121.

Weekly Cost (1 bed property)



Source: Hometrack

There are three key drivers for housing growth:

- Increase in population through natural growth (birth over death rates)
- Demand for smaller households
- Growth arising from a net inflow of migration

The May 2010 update of the Thames Gateway South Essex Strategic Housing Market Assessment concluded that in the sub-region, the estimated level of housing need represents 78% of anticipated levels of house building taking in to account past delivery levels and the former Regional Spatial Strategy targets.

	Basildon	Castle Point	Rochford	Southend	Thurrock	TGSE
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Net annual affordable housing need to 2021	356	311	196	430	439	1,732
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The above table set out the net affordable housing need by local authority area. It ranges from a net annual requirement of 196 in Rochford to 439 in Thurrock. Actual supply of affordable housing is failing to meet demand. The Strategic Housing Market Assessment further concludes that it is unlikely that the existing market and funding context will support this level of affordable housing delivery.

It is therefore fundamental that housing supply forms a key component of the work of TGSEP partners in order to ensure that there is a sustainable balance between housing growth, social and economic development.

6. Policy implications and Key Actions

New Funding Models / Viability / Evidence Base / Site Development

Enabling the development of high quality and sustainable affordable housing in places where people want to live responding to local need and supporting the economy.

There is an **under provision of smaller properties** in the sub region. As a result, the cost of these properties has increased significantly making it difficult for young people to buy their first home. Due to the economic importance of this section of the community it is essential that new housing supply caters for first time buyers because it will lead to greater local prosperity in the sub region.

Family housing makes up a substantial proportion of the housing provision in the sub region. However, there is a **lack of larger family housing available for social housing rent** and there is also a need to increase and improve the provision of family housing more generally to keep track with in-migration and demand from existing residents.

The forecast employment growth by occupation indicates that the focus of demand in the sub region remains on **entry-level and mid market family housing** (2/3 bed), particularly to the south of the A127. To the North of the A127 are areas of higher value housing, where there remains a **demand for larger properties** from those in well-paid managerial and professional occupations.

Housing growth will always be **limited by infrastructure and constraints arising from the natural environment**. Opportunities existing to enhance “place making” through delivering better sustainable infrastructure and improving the environment through for example the Parklands programme. Conflict between housing growth and the ambitions for the natural environment need to be managed.

Past performance of house-builders in delivering sustainable development has been mixed. Tools such as “**Building For Life**” should be used to encourage good quality and sustainable design in the sub region. A locally driven, plan-led approach that draws on expert advice available through for example **design review** should also be adopted.

Key actions

- Develop new funding models such as Shared Equity and improve understanding of housing viability to boost overall housing supply and maximise the provision of affordable housing in the sub region.
- Maintain a robust evidence base to assist informed decision making on the number and type of housing required in future years.
- Monitor the supply of strategic housing sites including land and other assets in public ownership to ensure supply is matching demand.
- Support a developer / planning / housing forum for closer working and improved understanding of housing and related issues, particularly in relation to the opportunities arising from the Government’s new Housing Strategy such as the Growing Places Fund to support infrastructure, establishing a consistent approach to tackling stalled sites and delivering better quality and sustainable homes.
- Promote HomeBuy products including the new FirstBuy scheme.

Private sector housing / Green Deal / Decent Homes / Empty Homes

Improving the condition and usage of existing housing across all tenures taking into account social and environmental factors that impact on quality of life.

In the **private sector**, around 85% of property is privately owned, one of the highest levels of home ownership in the country. Therefore there is a need to continue and invest in this sector by encouraging **home owners to improve their properties and in particular work with private landlords to stimulate an increased supply of good quality, well managed private rented accommodation across the sub region**. The expansion of a quality private rented sector will enhance the housing options available to help meet the needs of existing residents and the projected increase in population over the next decade.

The strategy will focus on sharing information and good practice within the partnership to **develop proportionate responses and solutions to tackling ‘hard to heat homes’**, particularly Category 1, non-decent homes and empty homes. This should be expanded to include **whole house retrofit** where considered financial viable.

In 2009 in total some **6,338 private sector dwellings in the sub region were vacant** for 6+ months. The sub region already operates an Empty Homes Initiative led by Basildon Borough Council, but there is a need to develop the offer to make it more attractive in a suppressed housing market.

Key actions

- Improve the private sector housing stock through carrying out stock condition survey work (subject to funding).
- Promote energy efficiency under the Green Deal where every home could receive over £6,000 towards improvements and retrofit programmes utilising Feed-in Tariff and other funding opportunities.
- Encourage landlords to invest in their stock and bring empty properties back into use by making better use of existing funding streams.
- Working with the Government and the HCA to support the growth in the private rented sector by for example encouraging institutional investors to work with local authorities to help them enter the Build to Let market.
- Develop and improve links with existing private sector landlords through landlord forums and the TGSE Landlord Accreditation initiative to raise standards.

Planning for Older People / Extra Care / Adaptations / Under Occupation / Homeless

Enabling people to make informed choices about their housing circumstances and enabling them to meet their own housing needs. Develop links between health, well being, employment and housing to help prevent homelessness and support vulnerable people.

The population of the sub region is ageing. What is needed is a wide range of housing types across all tenures, including accessible and adaptable general needs retirement housing. It is important to make this provision as it will help to ensure fluidity in the local housing market by freeing up some larger properties for families as well as supporting healthy, active and independent living for people as they age. Everyone benefits from this approach.

Given the ageing population there is a relatively high number of households containing someone with a disability. In addition to general needs retirement, there will also be a need for **specially adapted and/or designed accommodation including extra care housing to meet these needs.** Developing initiatives with specialist providers will be encouraged.

Supported accommodation is also required to meet the needs of younger adults with special needs (who might also have a disability) in order that they can gain increased independence and become less reliant on ageing parents.

The South Essex Commission of Enquiry into co-operation between housing, health and adult social care reported its findings in 2011. Plans to deliver some of its innovative proposals are now underway and are reflected in the key actions below. The proposals are designed to

promote independent living in attractive, well designed housing and facilitate the delivery of health and adult social care services into people's homes, where this is needed. The aim is to avoid unnecessary or prolonged stays in hospital or residential care.

Under occupation has also been highlighted as an issue in the sub region. There are opportunities through house swap initiatives and equity release schemes to make better use of our housing stock and encourage greater mobility particularly for those seeking work.

Preventing homelessness will remain a key priority both nationally and in the sub region. It is vital that we prioritise the needs of the most vulnerable in order to prevent damage to individuals and communities and to avoid higher costs for local services later on. The causes of homelessness are complex and not only relate to housing but also health, family life, work and training. Tackling social exclusion by improving access to stable accommodation is now widely accepted as a critical step to modernising healthcare. A Ministerial Working Group has been set up to tackle homelessness and will publish a broader Homelessness Strategy in spring 2012. Initiatives to tackle rough sleepers, support communities through family intervention programmes, measures to help empower tenants will continue to be developed.

The impact of **Welfare Reform and the Creation of Universal Credit** will need to be carefully monitored in the sub region to ensure that the needs of vulnerable households are safeguarded. Producing a **Strategic Tenancy Strategy** is a key objective for the TSGE Housing Group and once complete it will be used to monitor the impact of changes arising from the Welfare Reform.

Key actions

- Develop better planning guidance (in the form of a Supplementary Planning Document) to make the delivery of health and care services into the home easier and to remodel the asset of sheltered housing to make it more accessible.
- Promote the opportunities for delivering shared ownership Extra Care schemes for elderly owner occupiers.
- Improve quality of data on occupancy levels and analysing the information to provide a more in-depth understanding of existing owner occupiers / tenant's motives and decisions for choosing or refusing to downsize.
- Continue to work with Essex County, Southend and Thurrock Councils to ensure that appropriate Supporting People Services are provided to all who need it including mental health and inclusion activity.
- Developing a new Strategic Tenancy Strategy through the TGSE Registered Providers' Forum to encourage greater choice and mobility within the social housing sector, whilst also protecting vulnerable households.
- Use existing performance indicators across the sub region to enable success to be measured.

7. Funding Opportunities

A range of funding opportunities exist which arise from the new coalition government's policy framework many of which are being en-acted through the Localism Act.

These are set in appendix 3 and include:

- New Homes Bonus
- Community Infrastructure Levy
- Housing Revenue Account Reforms
- Tax Incremental Financing
- Affordable Rent
- S106, land and other assets

Key Actions will be developed in the action plan and appropriate links will be made to the relevant funding opportunities described above.

8. Delivering the Strategy

As previously stated in the 2008 SHMA the overall aim of this Housing Strategy should be to “Maintain the Long Term Approach to Quality, Choice and Mix in the TGSE Housing Market”. This remains the case, despite the recession and the loss of Government Growth Area Funding, where the focus on growth development in the wider Thames Gateway will continue to drive a strong demand for housing.

The key mechanism for delivering the Strategy will be through the Thames Gateway South Essex Sub Regional Strategic Housing Group. An action plan will be developed to deliver the initiatives and will clearly set out who is taking the lead and how it will be delivered. The action plan will be a working document and will respond to changes in policy, new guidance arising in 2012/13 following publication of the Government's Housing Strategy, changes to funding and wide market influences. The evidence base contained in the SHMA will continue to be updated along with changing market trends. For the latest information, please go to the housing page on the sub regional website at:

http://www.tgessex.co.uk/index.php/tgse_sections/housing

Supporting housing partners with the skills, training and capacity to deliver the housing strategy will remain a key objective. A series of master classes will be set up to assist with this and where appropriate will be opened up to a wider audience.

Progress in delivering sustainable communities will be set out in an e-newsletter for wider circulation every six months.

Appendix 1 - Action Plan

Priority 1: New Funding Models / Viability / Evidence Base / Site Development

Aims	Targets	Actions	Outcomes	Leads
<p><i>Enabling the development of high quality and sustainable affordable housing in places where people want to live responding to local need and supporting the economy</i></p>	<p>New homes delivered in line with LDF Core Strategy targets</p>	<p>Provide up to date strategic housing market information in the sub region to inform housing delivery</p> <p>Up-date SHMA in autumn 2012/13 and make information available online</p> <p>Prepare Housing Market Trend reports quarterly</p>	<p>Local authorities, RPs and developers have better access and awareness of sub regional housing market information to facilitate and support new housing development</p>	<p>Housing Group</p> <p>Affordable Housing Sub Group</p> <p>Co-ordinator</p>
	<p>Maintain or increase the percentage of affordable homes subject to viability testing using 2010/11 as the baseline</p>	<p>Develop new funding models such as Shared Equity and promote joint ventures for bringing forward land to deliver affordable housing</p>	<p>Improved understanding of housing viability, innovative approaches to delivery, boosting affordable housing supply</p>	<p>Housing Group Coordinator Planning / Regeneration teams</p>
	<p>Increase the proportion of shared</p>	<p>Support a developer / planning / housing forum for closer working and improved understanding of housing issues</p>	<p>Better understanding of housing supply and demand in the sub region resulting in increased delivery of affordable homes</p>	<p>Housing Group Coordinator Planning teams Developers</p>
	<p>Expand the intermediate housing market by developing new products</p>	<p>Increase the number of shared ownership properties</p>	<p>Moat Housing Other RPs</p>	

	ownership to social rent from 20:80 to 30:70	such as FirstBuy and facilitating HomeBuy events in the sub region	in the sub region	Housing Group
		Monitor the supply of strategic housing sites and other publicly owned land assets	Improve spatial awareness of housing supply ensuring that it is meeting local demand	Housing Group, Coordinator, Planning teams
		Run a series of master classes which will also provide a forum to share best practice Specific training related to this theme includes: housing viability, sustainable development, green financing, Welfare Reform	Housing, planners and other partners will have increased skills and knowledge	Housing Group Co-ordinator Homelessness, Affordable Housing Sub Groups

Priority 2: Private sector housing / Green Deal / Decent Homes / Empty Homes

Aims	Targets	Actions	Outcomes	Leads
<p><i>Improving the condition and usage of existing housing across all tenures taking into account social and environmental factors that impact on quality of life</i></p>	<p>Increased referrals from housing waiting list into private sector</p>	<p>Commission stock condition surveys in the sub region commencing with a pilot with BRE in Thurrock.</p>	<p>Deliver more targeted support to private sector housing stock Be able to compare stock condition survey data across the sub region</p>	<p>Private Sector Housing Group BRE</p>
	<p>Increased number of homes brought up to Decent Homes Standard</p>	<p>Roll out stock condition surveys to other TGSE local authorities (subject to availability of funding)</p>	<p>A Strategy established to reduce fuel poverty and increase the number of warm homes</p>	<p>Private Sector Housing Group</p>
	<p>Reduction in CO2 emissions increased SAP ratings</p>	<p>Develop a sub regional strategy to further reduce fuel poverty and increase energy efficiency</p> <p>Collate sub regional information on SAP ratings and tackle hard to heat homes and Category 1 and non decent homes</p>	<p>Warm & Healthy Homes Partnership</p> <p>Utility companies</p>	<p>Private Sector Housing Group</p>
	<p>Increased number of private sector landlords becoming accredited</p>	<p>Support delivery of Green Deal through promoting opportunities in partnership with energy providers</p>	<p>Better quality and increased usage of private sector accommodation</p> <p>Promote complementary services such as Housing Benefit Service</p>	<p>Southend as lead partners with other LA s</p>
	<p>Bring 50 empty homes back in use</p>	<p>Expand Landlord Accreditation scheme in Thames Gateway South Essex sub region</p> <p>Establish a sub regional private sector landlord's forum and support to assist</p>	<p>Private sector landlords supported to improve</p>	<p>Private sector Housing teams</p>

		with the better management of private sector accommodation	management of private sector accommodation	
		Work with the Government and HCA to support growth in the private rented sector by encouraging institutional investors to work with local authorities and develop a Build to Let market	Increased supply of private sector rented accommodation in the sub region	Housing Group
		Continue to deliver the sub regional empty homes scheme and bring 50 empty homes back into occupation Review empty homes scheme and evaluate options for improving take up	Make better use of empty homes in the sub region Develop different range of offers to meet different circumstances resulting in extra take up	Basildon BC as lead partner with Housing Group
		Promote high quality and sustainable design in the sub region through promoting “Building for Life” and “Design Reviews”	Better quality housing, increased energy efficiency and reduced carbon emissions	Housing Group Planning teams

Priority 3: Planning for Older People / Extra Care / Adaptations / Under Occupation / Homeless

Aims	Targets	Actions	Outcomes	Leads
<p><i>Enabling people to make informed choices about their housing circumstances and enabling them to meet their own housing needs. Develop links between health, well being, employment and housing to help prevent homelessness and support vulnerable people</i></p>	<p>Increased number of vulnerable groups living in Decent Homes</p>	<p>Share best practice and innovative working on homelessness advice and prevention</p>	<p>Improving housing options Improved customer satisfaction rates</p>	<p>Local Authorities Housing Choice, Supporting People Service, RPs</p>
	<p>Reduced levels of under occupation Reduced hospital admissions and improve choice</p>	<p>Develop a Strategic Tenancy Strategy Statement as an overarching document for the five local authorities, outline to be prepared in January 2012, final draft by April</p>	<p>Provide synergy across the sub region for affordable rent models and flexible tenancies Lead to better use of social housing stock, greater choice and mobility</p>	<p>Housing Group Coordinator RPs</p>
		<p>Develop incentives to address under occupation and over occupation, to form part of Strategic Tenancy Strategy</p>	<p>Under occupiers package implemented to maximise existing stock</p>	<p>RPs, Housing Group</p>
		<p>Develop recommendations of South Essex Commission of Enquiry into closer cooperation between Housing, Health and Adult Social Care by: Deliver better planning guidance to make the delivery of health and care services into the home easier Remodel the asset of sheltered housing to make it more accessible Promote the opportunities for delivering</p>	<p>Promote independent living in attractive, well designed housing and facilitate the delivery of health and adult social services into people's homes Avoid unnecessary and prolonged stays in hospital Better coordination of</p>	<p>Local authority Housing, Planning teams, Health Boards, PCT, Social Care and Essex CC</p>

		shared ownership Extra Care schemes for elderly owner occupiers	information between agencies	
		Support the Voluntary Sector and their expanding role in helping to deliver community services	Improve capacity of the Voluntary Sector	Housing Group Local authorities Third sector
		Investigate the potential for setting up a recycling scheme for aids and adaptations that enables people stay in their own homes	Increased access to aids and adaptations within budgets to enable people to stay in their homes	Housing Group
		Monitor changes in Housing Benefit and impact of Universal Credit	Minimise the impact on vulnerable households	DWP Housing Benefit Services Housing Group

Appendix 2 - Affordable Housing Policies

Basildon: require 30% affordable housing on all sites of more than 10 dwellings, except within Basildon and Wickford town centres where only 10% affordable housing should be on the site with the balance of the 30% being either provided off-site or in the form of a commuted sum to enable affordable housing to the provision of affordable housing elsewhere in the District*.

Castle Point: require up to 35% affordable housing on sites over 15 units. In addition, an affordable housing target of 20% on sites of 10 to 14 units, a financial contribution in lieu of on-site provision of 20% on sites of 5 to 9 units and a financial contribution in lieu of on-site provision of 10% on sites of up to 4 units*.

Rochford: require 35% on developments of more than 15 units or on sites greater than 0.5 hectares.

Southend: requires 20% on developments of 10-49 dwellings and 30% on sites of over 50 dwellings.

Thurrock: In order to meet the overall target, the Council will seek to achieve where viable 35% Affordable Housing on all new housing developments capable of accommodating 10 or more dwellings or sites of 0.5 ha or more irrespective of the number of dwellings. Sites below threshold will make a financial contribution equivalent to 20% towards off-site provision.*

* Awaiting ratification through LDF process.

Appendix 3 - New Funding Opportunities

Initiatives	Summary	Opportunities	Lead partner
New Affordable Homes Programme	The Homes and Communities Agency launched the programme in 2011 with £4.5 billion to deliver up to 170,000 new affordable homes. It included the introduction of a new affordable rent product (up to 80% of market rent) and a new delivery model. Bids were dually sought from providers and contracts have now been signed.	<p>TGSE local authorities need to work with the HCA to ensure affordable housing schemes are meeting local need in the sub region. They also need to work closely with RPs to promote strategic local sites that they would like to see brought forward for affordable housing.</p> <p>Partners will need to evaluate along with the Government the Affordable Rent Model and its effectiveness in meeting local housing need.</p>	LAs, RPs
New Homes Bonus	Scheme encourages local authorities to grant planning permissions for new homes or bringing empty homes back into use in return for additional revenue.	The government will match Council tax per new home for six years. The first cash payments were announced on 4 April 2011. South Essex local authorities received just under £1m in funding for 2010/11.	LAs
Community Infrastructure Levy (CIL)	Levy on new buildings for which planning has been granted.	<p>There is an opportunity to develop the CIL schedules and its application jointly across the sub region.</p> <p>Funding for the provision of affordable housing will be excluded from the levy but social housing will qualify for relief from making payments under the scheme.</p>	CLG / HCA
Housing Revenue Account Reforms	The Localism Act provides the legislative framework for a new system of finance for council housing. The existing subsidy regime will end and each authority will have the freedom to manage its own financial affairs.	<p>First payments will be made from April 2012. Local authorities who own stock will need to determine whether it will allow them to borrow against the revenue income.</p> <p>Further details will be set out in the regulations.</p>	LAs
Tax Increment Financing	White Paper on realising Local Growth will give LAs the opportunity to borrow against future additional	Currently subject to consultation, but is likely to be bid based and the retention of the uplift will be subject to a cap for a period of six years.	LAs

Initiatives	Summary	Opportunities	Lead partner
(TIF)	uplift in their business rates to funding key infrastructure and other capital projects.	Whilst some local authorities may not be able to use the funding vehicle, through working in partnership, opportunities might arise to deliver sub regional wide infrastructure in support of regeneration.	
European Regional Development Fund (ERDF)	Various programmes including retrofit.	Opportunities exist to align Regional Growth Fund with the ERDF	CLG
Additional income from Affordable Homes products	RPs will need to utilise the additional rental income to support a programme of new delivery	Hometrack has modelled potential delivery against a base line scenario which would result in 12,340 new homes, utilising 30,800 conversions and an estimated rise in housing benefit of £51m per year. In South Essex the head room available ranges between £10-40 per week. Further modelling could be undertaken at a sub regional level to	RPs and HCA
Regional Growth Fund	£1.4bn 2011-14 supporting private sector led strategic packages or stand alone projects to stimulate enterprise, economic growth and employment.	There are limited opportunities under the fund as Greater South East has not been considered a priority in earlier rounds.	TGSEP
Growing Places Fund	£500m will support strategic infrastructure projects on a loan / investment basis and for projects that have a significant positive impact on immediate and surrounding areas.	Given the size of the SE LEP, it is likely to attract a reasonable share of funding, however, LEP partners will need to decide how the money is to be allocated.	LEP
S106, land & other assets	A key source of affordable will continue to be derived from both S106 agreements and contribution of land and other assets.	Local authorities who have robust Local Development Frameworks and who own land or other assets will be able to negotiate with developers to maximise the level of affordable housing from individual sites. Support is needed through partnership working to maximise these returns. This will be achieved through the development of a sub regional prospectus and the delivery of individual Local Investment Plans.	HCA, Local authorities, RPs
Green Deal	From autumn 2012 home owners, landlords and tenants will be able to undertake eco refurbishments of their homes at no up front cost through the	There is an opportunity for the sub regional Warm and Health Homes Partnership to work with Green Deal Providers (such as Climate Energy) to promote a local programme building on the successful work in 2009-11.	Green Deal Providers, Local Authorities, RPs

Initiatives	Summary	Opportunities	Lead partner
	<p>Green Deal initiative. The cost will initially be met by Green Deal Providers (usually high street companies) which will be recuperated through savings in energy bills. Expenditure will be limited to £10,000 but a golden rule will apply which states that the repayment sum must be smaller than the savings being generated from the reduced energy costs.</p>		
Zero Carbon	<p>The policy will ensure that new homes will not add additional carbon to the atmosphere and will be achieved through a combination of energy efficient fabric and zero carbon technologies. Improvements will be taken forward in stages and will require successive changes to Building Regulations.</p>	<p>There is potential for the sub region to become a zero or low carbon cluster formed around demonstration projects that could be rolled out on a wider scale.</p> <p>The Zero Carbon Hub has been carrying out detailed analysis on the optimal level of non-site emissions reductions and will help inform the Government's Zero Carbon Homes Policy</p>	<p>LA s, RPs, House-builders</p>
Affordable Home products	<p>As part of the wider HomeBuy product range, the government has allocated £250 million from the banking levy to fund the FirstBuy scheme, which will assist 10,000 First Time Buyers in purchasing a new property. Firstbuy is a shared equity arrangement where the Government and the Developer provide a loan of up to 20% of the purchase price (interest free for 5 years) towards the cost of the home. The Buyer will be expected to contribute a minimum cash deposit of just 5% themselves, thus reducing</p>	<p>Local authority partners and RPs need to jointly develop the sub regional supply chain of housing sites to maximise the opportunities from shared ownership / HomeBuy products. This will be underpinned by Local Authorities' Strategic Land Availability Studies</p>	<p>HCA, RP and LA s</p>

Initiatives	Summary	Opportunities	Lead partner
	the size of the mortgage to 75%.		
Big Society Bank	The Big Society Bank will operate independently of government. It will not make grants and it will be expected to make a sufficient return on its investment to cover its operating costs. It plans to help other investors raise significant sums to back social ventures. It expects to receive up to £100m in its first year of money from dormant bank accounts at UK banks and building societies, rising to £400m.	Local authorities and RPs will need to explore the opportunities arising out of the Big Society Bank once it becomes operational.	LA s, RPs, VS
New Build Indemnity scheme	The scheme is led by the Home Builders Federation and Council of Mortgage Lenders and aims to improve access to up to 95 per cent loan-to-value mortgages for new build properties in England, backed by a house-builder indemnity fund.	To help kick start local house building and help first-time buyers onto the housing ladder Opportunities in South Essex to promote scheme with house-builders and developers through local advertising and targeting of specific schemes.	LAs, RPs, house-builders and developers
Public assets	The Government will look in detail at how to unlock the release of, and maximise development opportunities on, key surplus public sector sites.	LA s to continue to work with the HCA to build on their Development and land disposal strategy (June 11) Work with public sector landowners on sites and set aside funding to support the participating LAs	LAs
Get Britain Building investment fund	this £400 million fund is intended to support firms in need of development finance (including small and medium-sized builders) with the aim of starting stalled sites which have planning permission and are	Await full prospectus from the Government. Then seek to promote scheme through Council websites and ensure scheme is known through acknowledgement at relevant meetings.	LAs

Initiatives	Summary	Opportunities	Lead partner
	otherwise 'shovel ready'. A full prospectus will be issued in December 2011 providing more details and inviting bids to the fund.		
Additional measures to support custom-build housing	Councils will be asked to assess the demand for custom-build in their area and take positive steps to facilitate it. The Government proposes to allow custom-build house builders to access publically owned land, potentially using the 'build now, pay later' model.	Custom Build Housing brings many benefits; providing affordable bespoke designed market housing, promoting design quality, environmental sustainability, driving innovation in building techniques and entrepreneurialism Establish demand for Custom Build Housing in the sub region	LAs, RPs
Homeswap direct	This seeks to tackle the barriers facing social tenants who wish to move home.	Partners will continue to work with tenants to support this new initiative.	LAs, RPs
Right to Buy	The reinvigorated Right to Buy scheme will seek a one for one replacement of sales with affordable rented homes.	The Government will shortly be consulting on the policy and be publishing an impact study.	LAs
Homelessness Transition Fund	Funding will be delivered by Homeless Link and will target strategically critical services.	This forms an important part of the Government's overall strategy to prevent rough sleeping.	LAs
Empty Homes	£2 million of the Government's Affordable Homes Programme will be brought forward to bring over 200 empty homes into use as affordable homes.	The sub region has registered interest in this programme via Southend BC A more formal submission will be submitted following analysis of the funding criteria.	LAs
Supporting People Mortgage Rescue Scheme	Targets homeowners with dependent children and elderly / vulnerable groups at risk from repossession.	LAs to support HomeBuy Agent Moat Housing to support scheme in sub region.	LAs / Moat
Support for	This is available to eligible out-of-		

Initiatives	Summary	Opportunities	Lead partner
Mortgage Interest	work homeowners, by making a contribution to their mortgage interest.		
New Deal for Older People's Housing	£1.5m in the FirstStop information and advice service to help older people make informed decisions about their housing, care and support options.	LAs to work closely with Adult Social Care and Supporting People Services	LAs

Appendix 4 - Evidence Base Summary

Appendix 4 – Evidence Base

The Sub regions evidence base originates from the Strategic Housing Market Assessment (SHMA), which was undertaken by GVA Grimley in 2008 and then updated in 2010. A summary of key facts are set out below followed by the web links to the documents themselves. In addition to the SHMA, the Housing Group produces a quarterly Housing Market Trends reports, these are in the process of being added to the website. A link to local health profiles is also attached.

Key facts

- 661,500 people living in TGSE
- 284,198 dwellings
- 85% housing private sector
- 6,338 vacant properties
- 6% households over crowded
- 75% households under occupied
- 12,000 dwellings built 2001-08

Key Trends

- Over 65 years rising 17% to 23% by 2030
- Decrease in school age & family maker
- Strong working age population
- Increasing ageing population
- Rising migration from East London and Eastern Europe
- Despite recession – Residential earnings remains strong
- 65% of TGSE households unable to buy
- Average annual need = 78% affordable housing
- Highest need in Castle Point
- Progress has been slow against old “RSS” targets

Summary position

- Growing population, but aging
- Affordability remains a problem - house price to income ratio 8:1
- 30% vulnerable private households live in non decent homes

Strategic Housing Market Assessment 2008

http://www.tgessex.co.uk/images/uploads/SHMA%20Final%20Report%20ed%20%20_18.11_08_.pdf

Strategic Housing Market Assessment Update 2010

http://www.tgessex.co.uk/images/uploads/TGSE_SHMA_Update_Final_Report_190710.pdf

Quarterly Housing Market Trend Reports, 2008-present

Awaiting web-link

Summary Health Profiles at a glance

Source: http://www.apho.org.uk/default.aspx?QN=HP_FINDSEARCH2011