

Evidence Base

Thurrock Council Housing Strategy

Draft V2 – Updated January 2015

DRAFT

CONTENTS

SOCIO-ECONOMIC CONTEXT5

1. POPULATION5

1.1 Change in Population 5

1.2 Age of Population 6

1.3 Population Projections 8

1.4 Ethnicity 9

1.5 Religion 10

1.6 Migration 10

1.7 Armed Forces..... 11

2. EMPLOYMENT AND SKILLS12

2.1 Labour Supply 12

2.2 Employment by Occupation 15

2.3 Enterprises and Local Units 16

2.4 Earnings by Residence 17

2.5 Qualifications..... 17

2.6 GCSE Attainment 18

2.7 Key Benefit Claimants..... 18

3. HEALTH21

3.1 General Health..... 22

3.2 Long Term Health Conditions and Disabilities..... 23

3.3 Life Expectancy and Causes of Death 25

3.4 Obesity..... 25

3.4.1 Child Obesity 25

3.4.2 Adult Obesity..... 26

3.5 Lifestyle..... 27

4. DEPRIVATION28

4.1 Indices of Multiple Deprivation (IMD)..... 28

4.2 Income Deprivation Map..... 30

4.3 Household Income..... 30

4.4 Health and Wellbeing Indicators 31

CURRENT HOUSING STOCK.....33

5. EXISTING HOUSING STOCK33

5.1 Household Composition 33

5.2 Accommodation Type..... 34

5.3 Local Authority Dwelling Stock..... 34

5.4	Local Authority Dwelling Stock Condition	36
5.5	Occupancy Rating	36
6.	TENURE	37
6.1	Home Ownership.....	37
6.2	Empty Homes	39
6.3	Houses in Multiple Occupation (HMOs).....	39
	CURRENT HOUSING MARKET.....	40
7.	HOUSING SUPPLY	40
7.1	Supply of New Homes	40
7.1.1	Dwelling Started and Completed	40
7.1.2	Net Additional Dwellings.....	41
7.1.3	Net Affordable Housing Completions	41
7.1.4	Planning Decisions.....	42
7.2	Private Rented Sector.....	42
7.3	Housing Waiting List	43
7.4	Homelessness.....	44
7.4.1	Homeless Acceptances.....	44
7.4.2	Homeless Causes.....	45
7.4.3	Homeless Outcomes	45
7.4.4	Households in Temporary Accommodation.....	46
8.	AFFORDABILITY	47
8.1	Average House Prices	47
8.2	Rents.....	48
8.2.1	Private Sector Rents	48
8.2.2	Social Housing Rents	50
8.3	Income and Benefits.....	50
8.3.1	Income to House Price	50
8.3.2	Council tax and housing benefit claimants	51
9.	RIGHT TO BUY.....	52
	HOUSING NEED AND DELIVERY.....	53
10.	HOUSING NEED	53
10.1	Specialist Housing.....	54
10.2	Gypsy and Traveller	54

Highlights

Growing Families

Thurrock has a relatively young population, growing by 10% to 2011, of which a large proportion comprise couples and lone parents with dependent children, indicating a need for family housing in the borough. Across all tenures, 42% of all housing required is estimated to be three bedroom homes.

Supporting Young People

Further support is required for young people, particularly in the most deprived wards with high levels of child poverty and youth unemployment. These factors significantly impact the longer term health and wellbeing of the young person and interventions at school age can help to mitigate this. There is a need for more affordable accommodation for young people to enable them to move on from the family home and prevent homelessness.

Affordability

Affordability is a key issue, with high private sector rents and numbers claiming housing benefit together with above average lower quartile earnings to house prices. For affordable housing, there is a growing demand for one bedroom properties reflected in the housing waiting list demand. It is estimated that 43% of affordable housing requirements are one bedroom properties.

Housing Supply

20,600 new homes are required by 2031. Housing starts have been slow in recent years and the private rented sector has experienced significant growth. Low land values have acted as a barrier to attracting private development in the borough.

Maximising Health, Wellbeing and Employment Outcomes

Thurrock suffers from high unemployment above the regional and national average and low skill levels, with 11.4% of the population having no qualifications. With the large number of families and lone parents in Thurrock, childcare is likely to be a key barrier to employment. There are high levels of child and adult obesity, indicating increased levels of health problems in future years. Mortality rates for smoking are also above average. There is a continued need to work with partners in health to tackle the health inequalities experienced.

Preventative and Targeted Approach

There is a need for targeted intervention at a ward level to recognise the significant variances locally where the most deprived wards experience poorer health, high levels of unemployment and lower household income. Prevention of homelessness has increased versus relief in recent years, showing the proactive approach taken by Thurrock. Thurrock suffers from high levels of violent crime, which have the potential to lead to increased numbers becoming homeless and those entering crisis.

Supporting Older People

The older population is below national averages currently but is projected to grow significantly to 17.5% of the overall population by 2031. A key priority will be supporting those with dementia. We have a below average number of those with mental health and/or a learning disability. We need to ensure that vulnerable people are supported to be as independent as possible.

Socio-Economic Context

1. Population

1.1 Change in Population

The population of Thurrock has increased by over 10% in the ten years to 2011, which is above average for East of England and England, demonstrating the significant growth in the borough. This is also the largest increase seen in the Thames Gateway South Essex subregion.

Area	2001	2011	Change 2001 to 2011	Percentage Change 2001 to 2011
Thurrock	143,128	157,705	14,577	10.18%
East of England	5,388,140	5,846,965	458,825	8.52%
England	49,138,831	53,012,456	3,873,625	7.88%

Figure 1 – Change in Population from 2001 to 2011, Source: Census 2001 and 2011, Office for National Statistics

This can be further analysed at a ward level to show the significant local variances in the population. South Chafford experienced the largest growth in population from just 2,968 in 2001 to 7,384 by 2011 representing a 149% increase. The Homesteads and Corringham and Fobbing experienced slight decreases in population at 6% and 4% respectively.

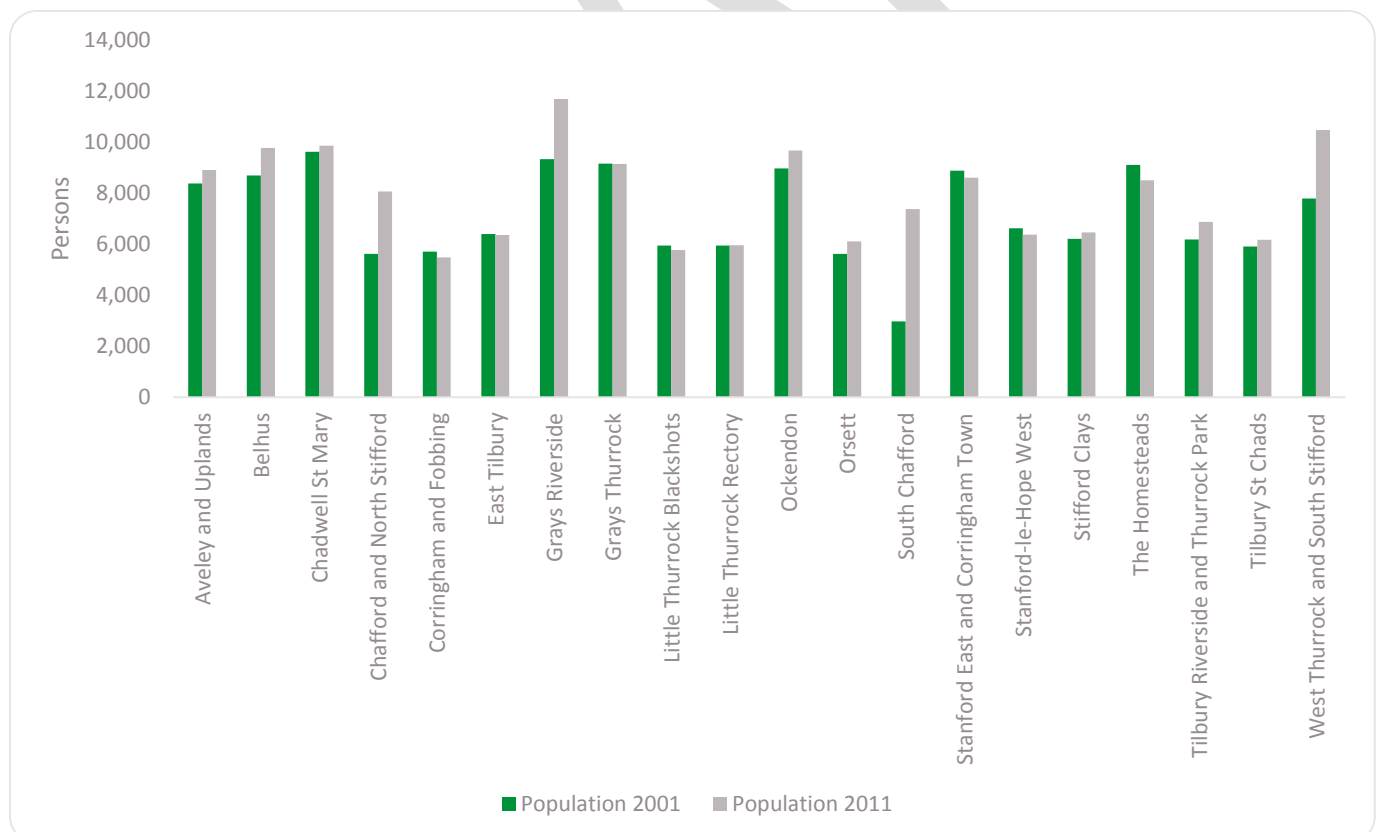


Figure 2 – Ward Population Change from 2001 to 2011, Source: Census 2001 and 2011, Office for National Statistics

In the same period, the number of households increased by 6.6% to 62,353. The total number of households per ward is shown in Figure 3 with Grays Riverside representing the greatest number at 4,914 and Corringham and Fobbing the smallest with 2,240 households. South Chafford, which saw the greatest increase in population, had 2,680 households as of 2011.

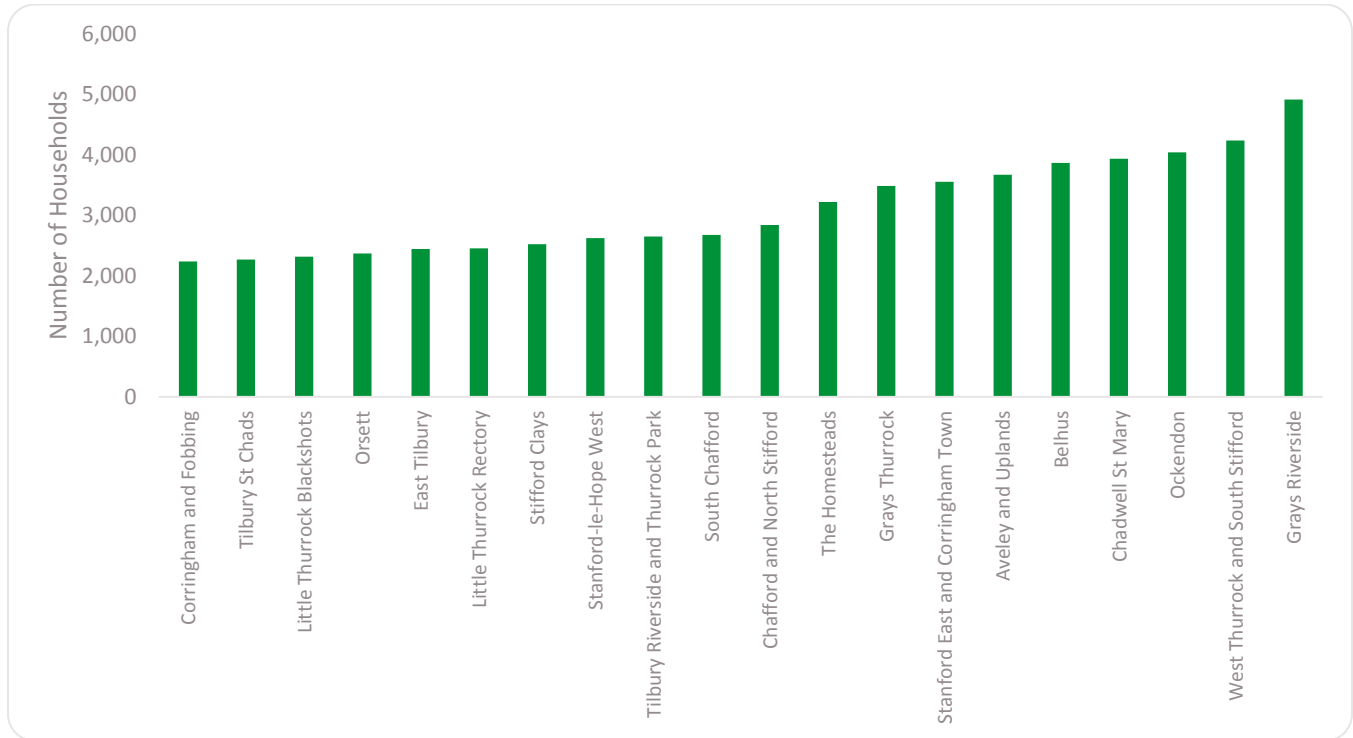


Figure 3 – Total Households 2011, Source: Census 2011, Office for National Statistics

1.2 Age of Population

The population growth has been across all age groups. The increase in the population aged 65 and over is below average for both East of England (15.52%) and England (10.92%). Thurrock’s above average increase in population relative to the region is largely due to the high percentage of young children aged 0 to 15. Thurrock experienced an increase of 9.13% in the ten-year period compared with just 2.39% for East of England and 1.22% for England. This highlights the need for both family housing to continue to accommodate these growing families and ensuring there is suitable and affordable accommodation for the young people to move on to. This is also reflected in the mean age for Thurrock, which in 2011 was below average at 36 compared with 40 for East of England and 39 for England. Thurrock has a healthy working age population at 65% of the total population, which has also grown faster (11.14% increase) than the East of England (8.64%) and England (19.23%).

Age range	2001		2011		Change 2001 to 2011	% Change 2001 to 2011
	Count	% Population	Count	% Population		
0-15	31,428	21.96%	34,298	21.75%	2,870	9.13%
16-64	93,021	64.99%	103,386	65.56%	10,365	11.14%
65 and over	18,679	13.05%	20,021	12.70%	1,342	7.18%
16-24	15,362	10.73%	17,544	11.12%	2,182	14.20%

Figure 4 – Change in Population by Age Group, Source: Census 2001 and 2011, Office for National Statistics

There are more significant variances in age distribution at a ward level. South Chafford (28.2%), Tilbury Riverside (27.4%) and Chafford and North Stifford (27.2%) all have a large proportion of under 16 year olds, and above the average for Thurrock. These wards have significantly lower proportions of residents aged 85 and over, with this group representing just 0.1% in South Chafford. Conversely, in Stifford Clays and Little Thurrock Blackshots the age distribution is shifted towards the older population, with 4.0% and 2.9% aged 85 and over.

Grays Riverside has the highest proportion of the population at working age (16-64) compared with the rest of the wards at 70% and Stanford East and Corringham, the least, at 59%.

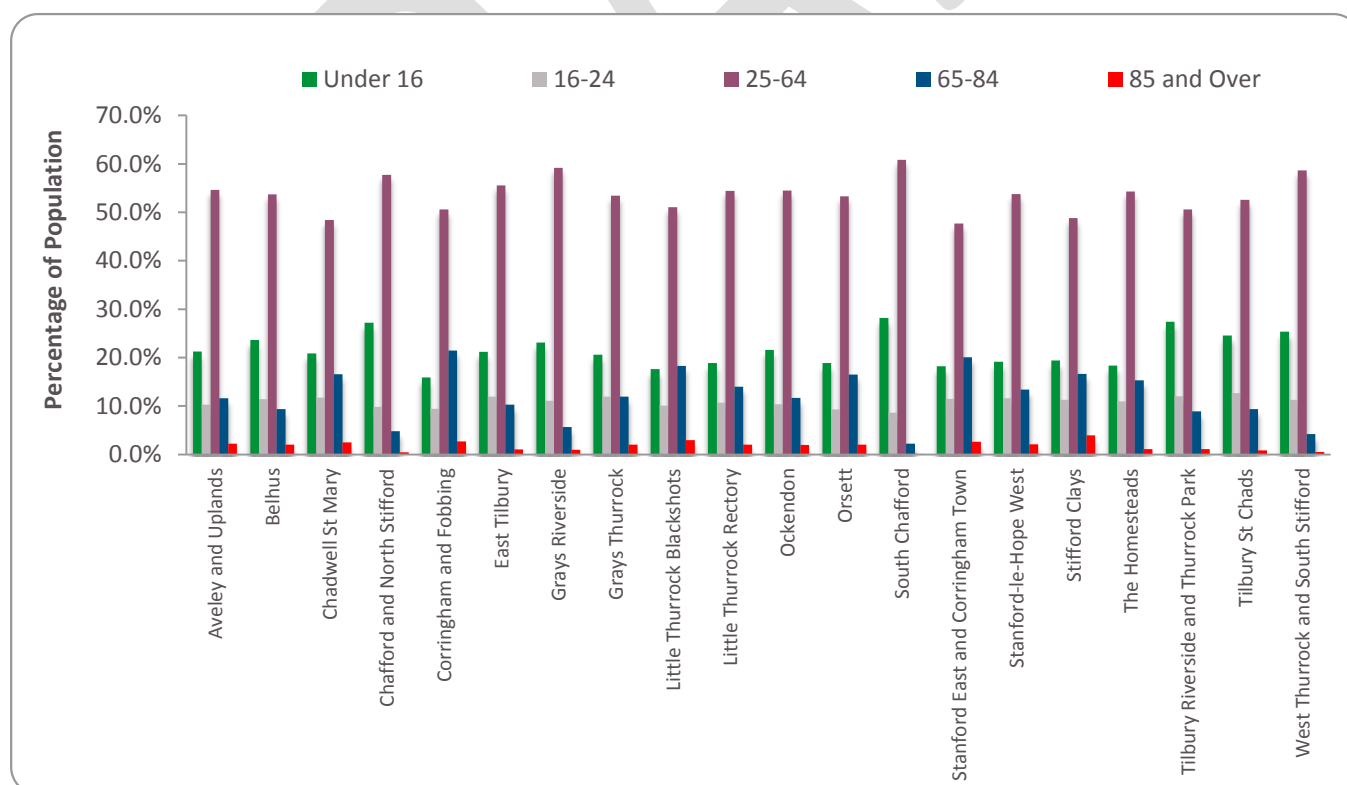


Figure 5 – Population by Age Group 2012, Source: Local Health, Public Health England, ONS 2013

For tenants in council housing, the age distribution demonstrates that 39% are aged 24 to 49, which reflects the overall younger population in Thurrock, and 57% are aged 16 to 64. However, there is a high percentage of older people aged 65 and over living in council housing (18%) when compared with the age distribution at 12% of the population. This could in part be due to the specific number of sheltered housing and extra care housing available in the borough but could also indicate the increased need of this age group for affordable housing.

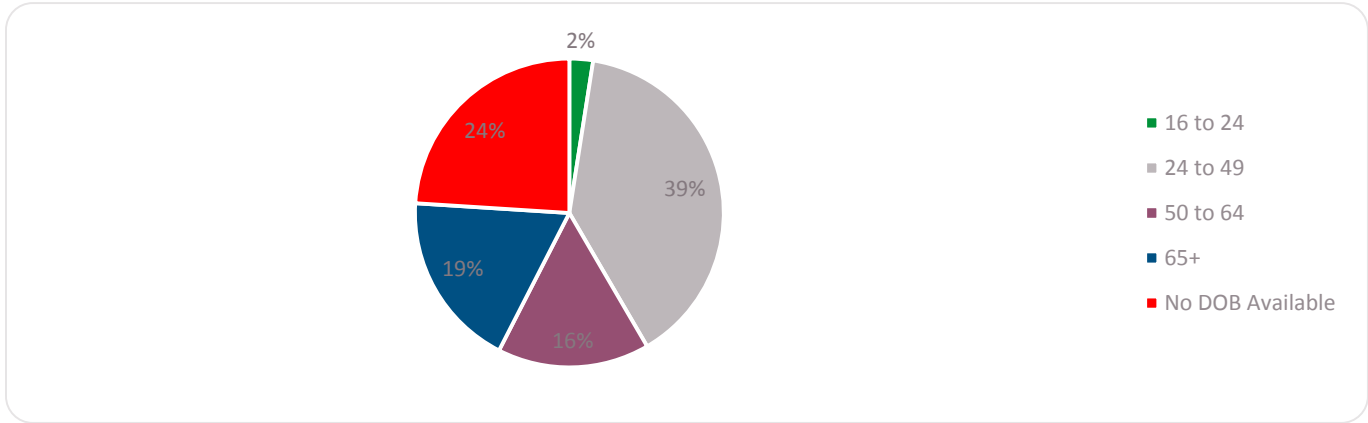


Figure 6 – Thurrock Tenants by Age, Source: Thurrock Council Statistics, December 2014

1.3 Population Projections

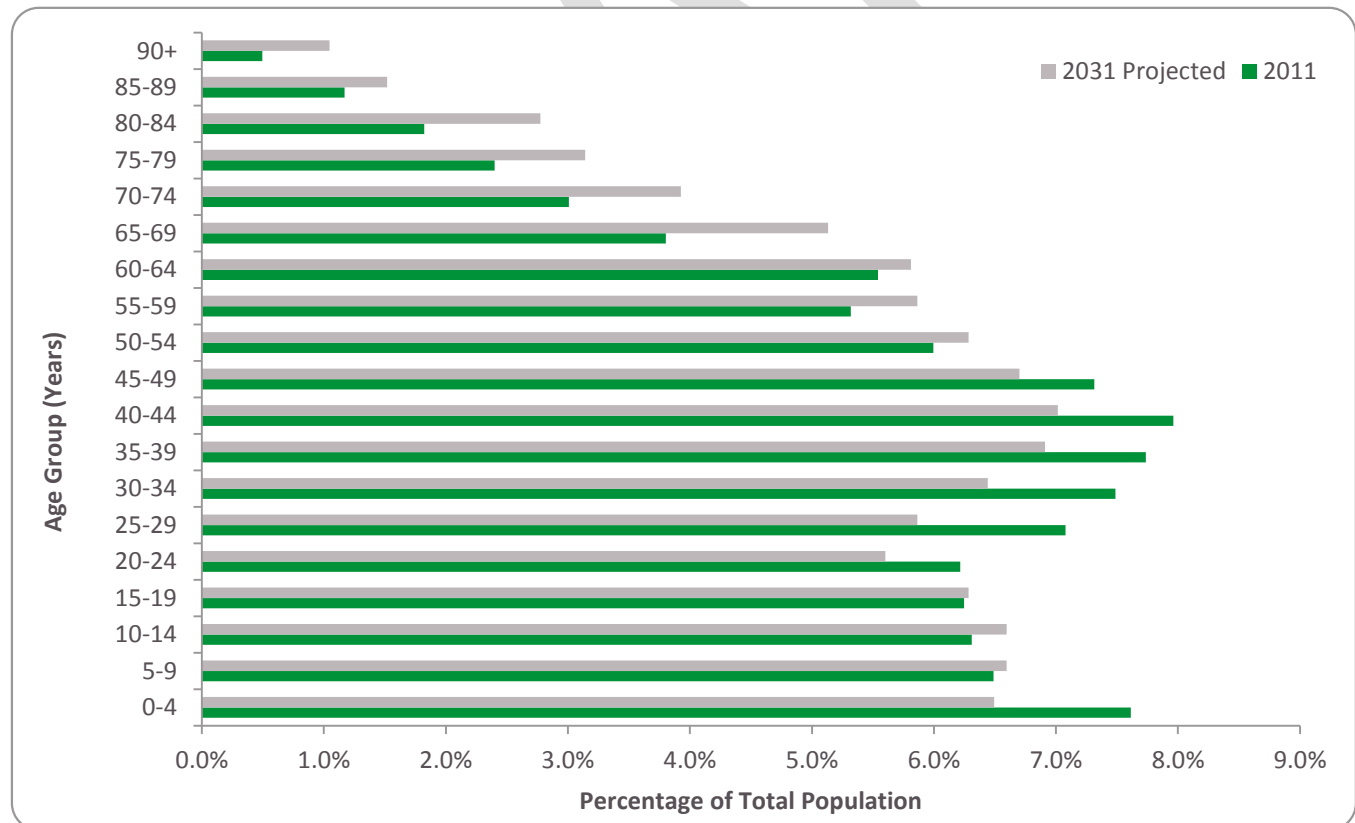


Figure 7 – Population Distribution by Age Group for 2011 and Projected for 2031, Source: 2012-based Substantial Population Projections for Local Authorities in England, Office for National Statistics, May 2014

Figure 7 demonstrates the population distribution as of 2011 and the projections for 2031. This highlights the growing population of older people aged 65 and over projected by 2031. This projected increase will result in Thurrock having 17.5% of its population aged 65 and over compared with 12.7% in 2011. In the same period, it is projected that the percentage of the population aged 25 to 64 will decrease from 54.4% to 50.9%, moving more in line with the regional and national averages of 47.6% and 48.3%. The older population aged 65 and over is still projected to be below the average population distribution projections for East of England (22.4%) and England (24.1%), although this is less significant than in 2011. This highlights the need for suitable support for older people to remain in their own homes together with keeping pace with requirements for sheltered accommodation.

1.4 Ethnicity

Thurrock has become more diverse over the ten year period, with the greatest increase seen for Black or Black British residents becoming the second largest ethnic group in the borough after White, growing from 1.16% to 7.81%. The ethnicity is also reflected in Thurrock Council tenants with the large majority white (89%) and the second largest ethnic group at 3% being Black African.

Ethnic Group	2001		2011	
	Count	Percentage	Count	Percentage
White	136,399	95.30%	135,429	85.87%
Mixed	1,319	0.92%	3,099	1.97%
Asian or Asian British	3,405	2.38%	5,927	3.76%
Black or Black British	1,659	1.16%	12,323	7.81%
Other Ethnic Group	346	0.24%	927	0.59%

Figure 8 – Ethnicity Count and Percentage of Population for 2001 to 2011, Source: Census 2001 and 2011, Office for National Statistics

1.5 Religion

Christianity is the most prevalent religion in Thurrock at 63.3%, which is slightly above the regional and national average. Overall, there is a greater percentage of the population of Thurrock stating they have a religion versus the East of England and England. Muslim, Jewish and Hindu are all below average, with Jewish representing the smallest percentage of the population at 0.1%.

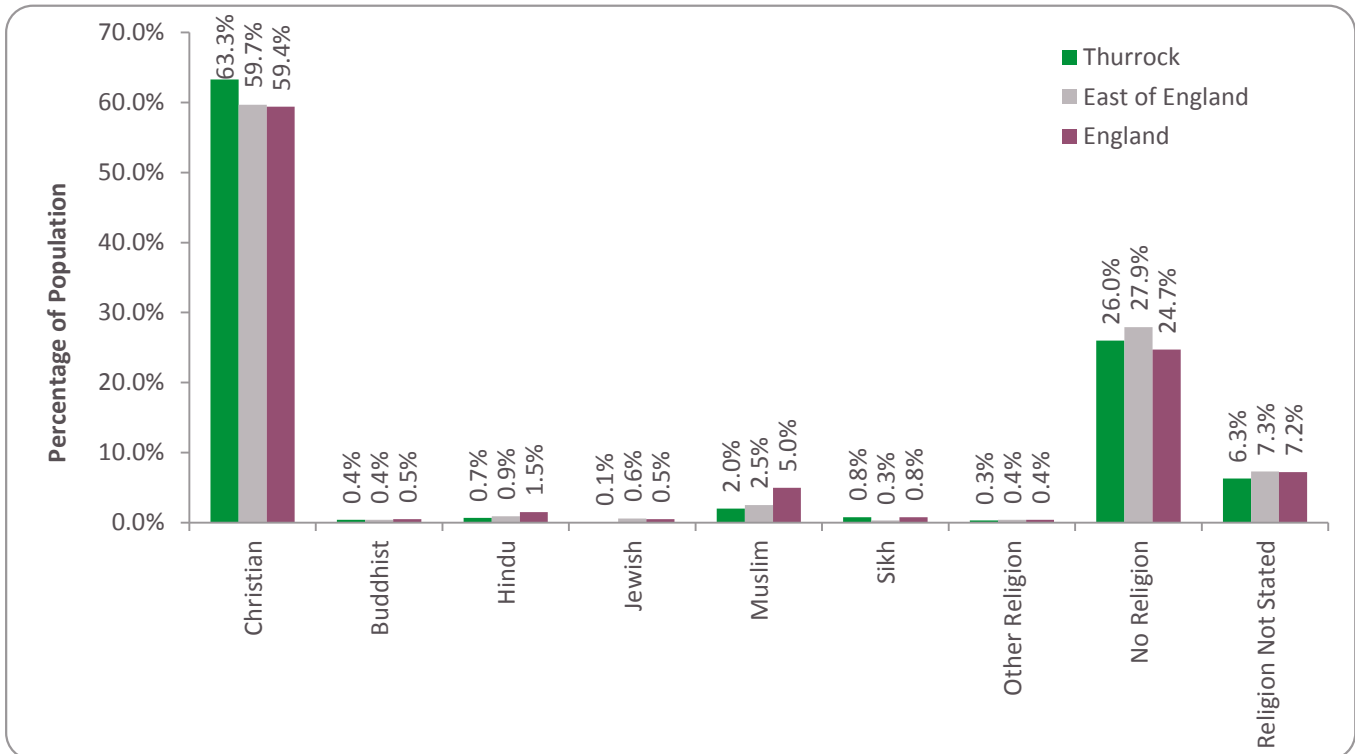


Figure 9 – Religious Status as Percentage of Population 2011, Source: Census 2011, Office for National Statistics

1.6 Migration

Thurrock has experienced a net migration increase over the past five years, demonstrating the growth of the borough. Many residents migrating into the borough are moving out from London boroughs. In addition, international migration is higher in Thurrock compared with other boroughs in the sub-region. This could be part due to Thurrock’s location and the high number of businesses in the local area representing new employment opportunities for migrants. This places additional pressure on affordable housing in the borough and migrants need to be supported to access local services and support networks to enable them to integrate into the community.

1.7 Armed Forces

The number of residents employed in the Armed Forces in Thurrock is relatively small, comprising 0.04% of the population compared with 0.35% regionally and 0.28% nationally. All residents employed in the armed forces reside in a household rather than a communal establishment or military accommodation. This would indicate that there would be a relatively low demand for affordable accommodation for residents leaving the army, even when considering the reductions to army personnel nationally.

	Thurrock	East of England	England
All Usual Residents Employed In The Armed Forces (Persons)	66	20,655	146,348
All Usual Residents Employed In The Armed Forces; Lives in a Household (Persons)	66	14,753	112,447
All Usual Residents Employed In The Armed Forces; Lives in a Communal Establishment (Persons)	0	5,902	33,901

Figure 10 – Armed Forces Population 2011, Source: Census 2011, Office for National Statistics

2. Employment and Skills

Enabling residents to access employment opportunities is key to improving residents' wellbeing and supporting them to sustain and access a home. *'Finding the right home, in the right place, can be an essential platform for people seeking to support their families and sustain work'*¹.

This has proved ever more critical with the introduction of the Welfare Benefit Reforms, resulting in a reduction for many in the financial support received in benefits. Long term unemployment and worklessness can significantly impact a person's overall wellbeing and health, and housing plays an important role in supporting positive employment outcomes – *'a homeless or badly housed person is in a better position to find and keep a job if they can first gain access to a stable, affordable and secure home.'*² For young people, long-term unemployment can have *'devastating effects'*, ultimately leading to *'poverty, homelessness and depression'*³.

Furthermore, it is recognised that worklessness together with labour market disadvantage is more prevalent amongst residents living in social housing, with 56% of work age social residents not working in 2011⁴. This is compared with 25% for those living in private rented or owner occupied housing. This is evident in Thurrock where 47% of council tenants are not working (excluding those in sheltered housing) and only 19% are employed full time.

Residents from all tenures can face barriers to employment from childcare to access to transportation. This is particularly apparent for residents in social housing who face further barriers *'summarised under six headings: health, childcare, drug and alcohol dependence, debt, criminal records; and multiple disadvantage.'* For those facing multiple disadvantages, including *'mental health problems, physical health conditions, substance misuse, low skills, lengthy spells out of the labour market, family problems and criminal records'*, the impact was compounded with *'each disadvantage adding extra burdens.'*⁵

In addition, building new housing creates more employment opportunities, with a *'direct impact on economic output - for every new home built, up to two new jobs are created for a year'*¹.

2.1 Labour Supply

The percentage of the working age population who are economically active is marginally below the regional average at 79.4% but above the national average. However, the unemployment rate is 7.2%, above the regional average of 5.4% and the national average of 6.8%.

¹ Laying the Foundations, A Housing Strategy for England, November 2011

² Policy: Briefing, Worklessness and Social Housing, Shelter, October 2008

³ The Impact of Long Term Youth Unemployment, Princes Trust, October 2013

⁴ Housing Providers Approaches to Tackling Worklessness, Assessing Value and Impact, A report by the Centre for Economic and Social Inclusion for HACT, Laura Gardiner and Dave Simmonds, May 2012. Worklessness describes all residents that are not currently working including those that are economically inactive.

⁵ Social housing and worklessness: key policy messages, Research Report No 482, DWP, Del Roy Fletcher et al, 2008

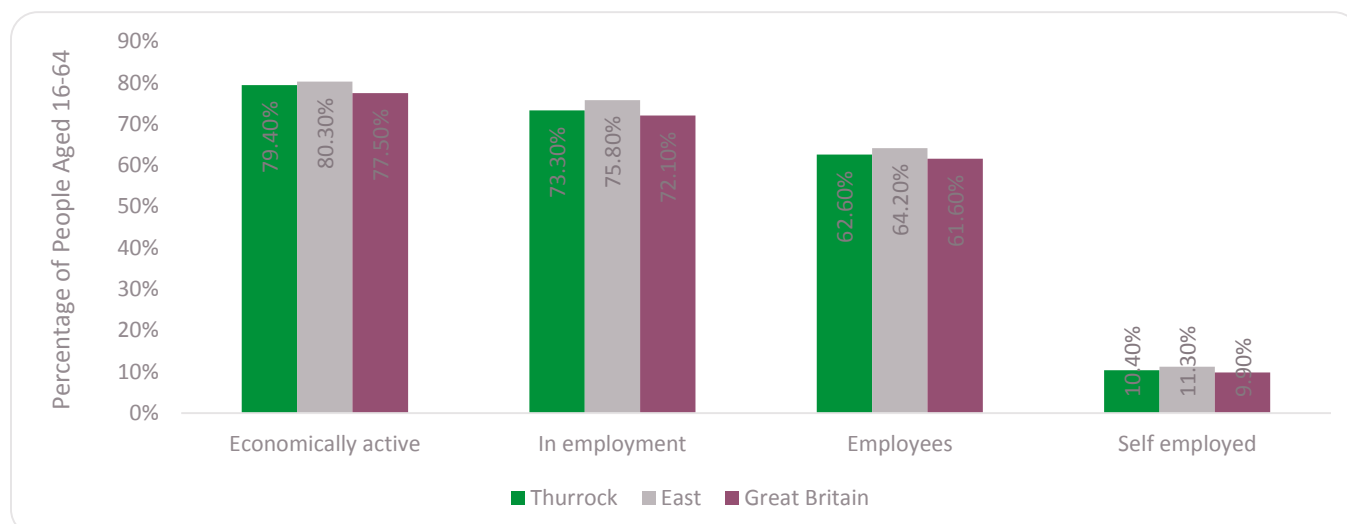


Figure 11 – Employment July 2013 to June 2014, Source: Office for National Statistics Annual Population Survey

There are significant variances at a ward level. South Chafford has the highest percentage of any ward for full time employed residents at 57% followed by Chafford and North Stifford at 50%. The unemployment rate for economically active population is highest for Tilbury Riverside and Thurrock Park and Tilbury St Chads at 9.7% and 7.9% respectively. This is well above the average for Thurrock at 5.4% together with the regional and national averages. Both these wards have the lowest employment rates for those employed (full time, part time and self-employed collectively). The percentage of economically active residents that are unemployed is least in Orsett at 2.7%, below the regional and national averages.

There are only five wards that have a below regional average percentage of economically active residents who are unemployed, namely: Orsett, Corringham and Fobbing, The Homesteads, South Chafford and Little Thurrock Rectory. The remaining fifteen wards are all above the regional average for unemployment (3.8%) with ten above both the regional and national averages (4.4%).

Thurrock has a below average number of retired people that are economically active, which would correlate with the overall younger population. However, the number of full time students both economically active and inactive is below the regional and national averages. For those that are economically inactive, Thurrock as a borough has an above average number of residents looking after the home or family at 5.2% compared with the regional average of 4.5%. This is most noticeable for Tilbury St Chads and Tilbury Riverside, where 7.6% and 7.9% of residents respectively are not economically inactive as they are looking after the home or family. The percentage of residents economically inactive as a result of long term sick or disabled is 3.5% for Thurrock, below the national average of 4.0% but above the East of England at 3.1%. Tilbury St Chads (5.9%) and Belhus (6.2%) have the highest levels of economically inactive residents as a result of health issues.

For Thurrock Council Tenants living in non-sheltered accommodation, just 19% are working full time with a further 10% working part time. 47% of residents are not working but this rises to over 60% if those classed as retired and living in non-sheltered housing are excluded. This provides an indication that 60% of the working age population in council housing are not working, highlighting the need for employment initiatives specifically for those in council housing to support them in entering the labour market.

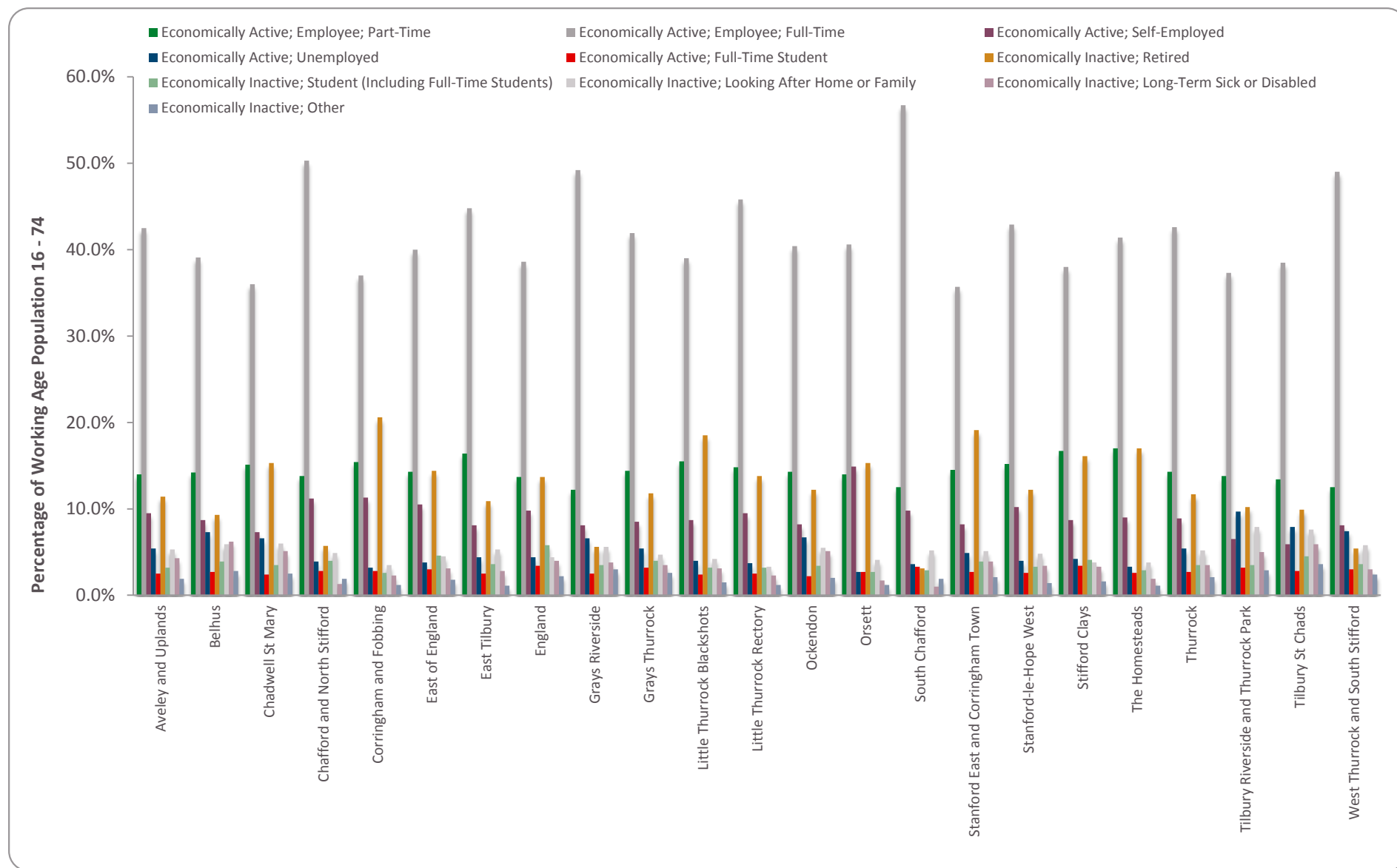


Figure 12 – Percentage of Working Age Population that are Economically Active and Inactive by Ward, Source: Economic Activity 2011, Office for National Statistics, Updated January 2013. Includes all residents in the area at the time of the 2011 Census aged 16 – 74.

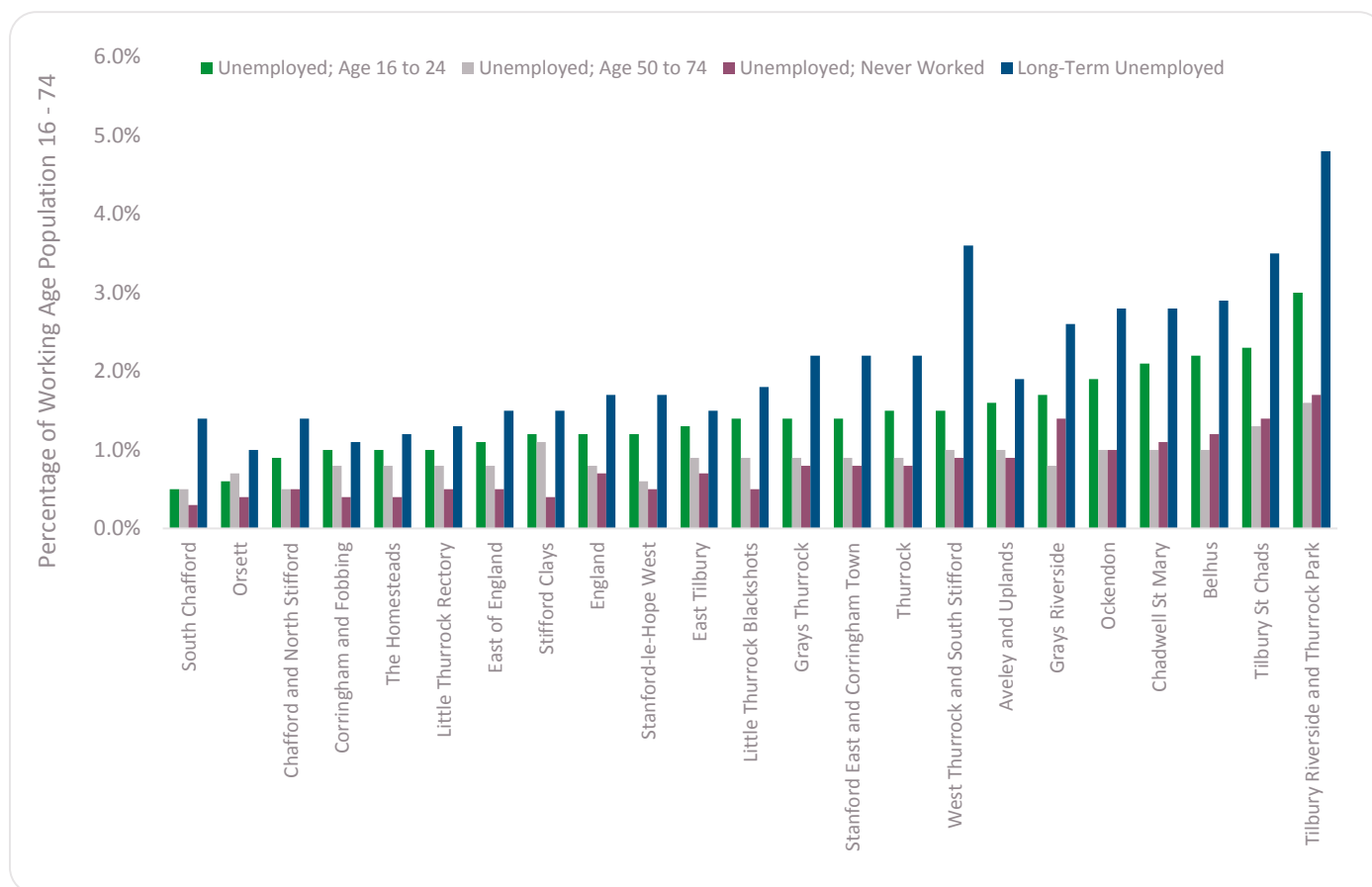


Figure 13 – Percentage of Working Age Population Unemployed by Ward, Source: Economic Activity 2011, Office for National Statistics, Updated January 2013. Includes all residents in the area at the time of the 2011 Census aged 16 – 74.

Further analysis of unemployment at a ward level demonstrates the higher numbers of residents that are long term unemployed. This is particularly marked for Tilbury Riverside and Thurrock Park which has the greatest proportion of residents that are considered to be long term unemployed at 4.8%, over three times the regional average of just 1.5%, followed by West Thurrock and South Stifford and Tilbury St Chads at 3.6% and 3.5% respectively. 3% of those unemployed are aged 16 to 24 in Tilbury Riverside and 2.3% in Tilbury St Chads compared with 1.1% regionally. This highlights the need for targeted employment support for young people to prevent the resulting impacts of long term unemployment.

2.2 Employment by Occupation

For those in employment, the most prevalent occupation for Thurrock residents is administrative and secretarial at 15% above the average for the East of England and England. The number of managers, directors and senior officials together with those in professional occupations are below the regional and national averages indicating a potential skills gap. This is supported by the above average number of residents that are in elementary occupations at 13%.

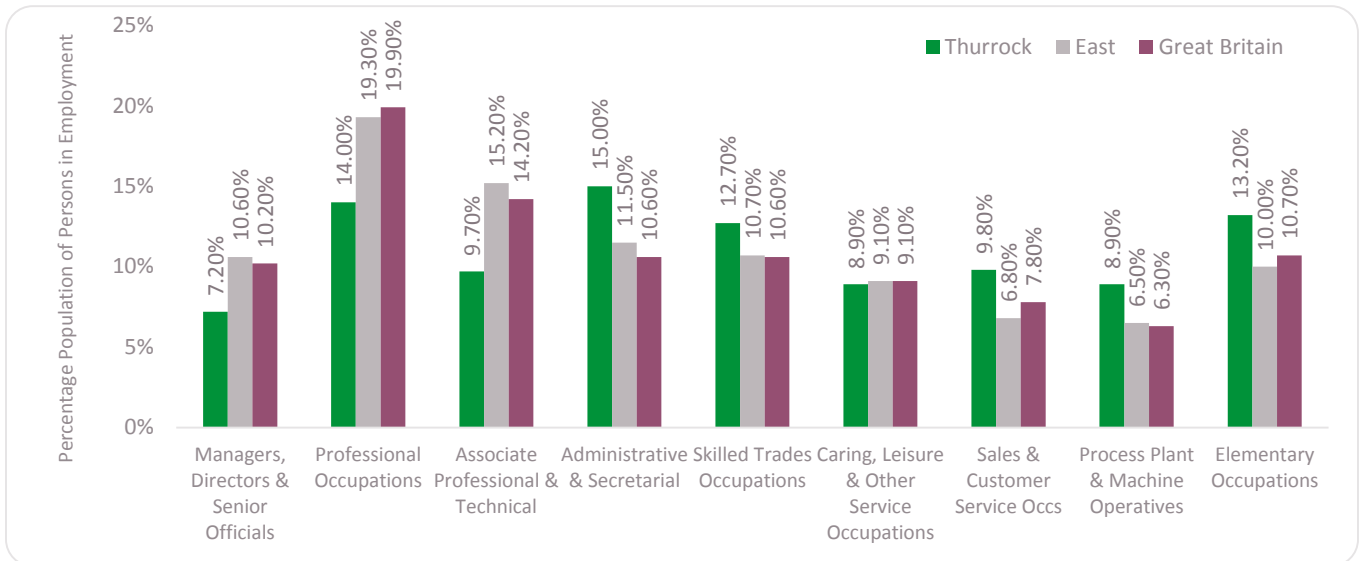


Figure 14 – Percentage of Population in Employment by Occupation, Source: Employment by Occupation July 2013 to June 2014, Office for National Statistics Annual Population Survey

2.3 Enterprises and Local Units

Thurrock has an above average number of micro enterprises demonstrating the ability for the borough to attract new and developing businesses. Equally, Thurrock has a significantly higher proportion of medium businesses at 2.1%, which can represent more employment opportunities for local residents. However, the number of large enterprises in the borough is half that of the average for the East and nationally at 0.2%. Despite the lower number of large enterprises, the number of local units, defined as an individual site in an enterprise such as a factory or shop, is in line with the regional and national average.

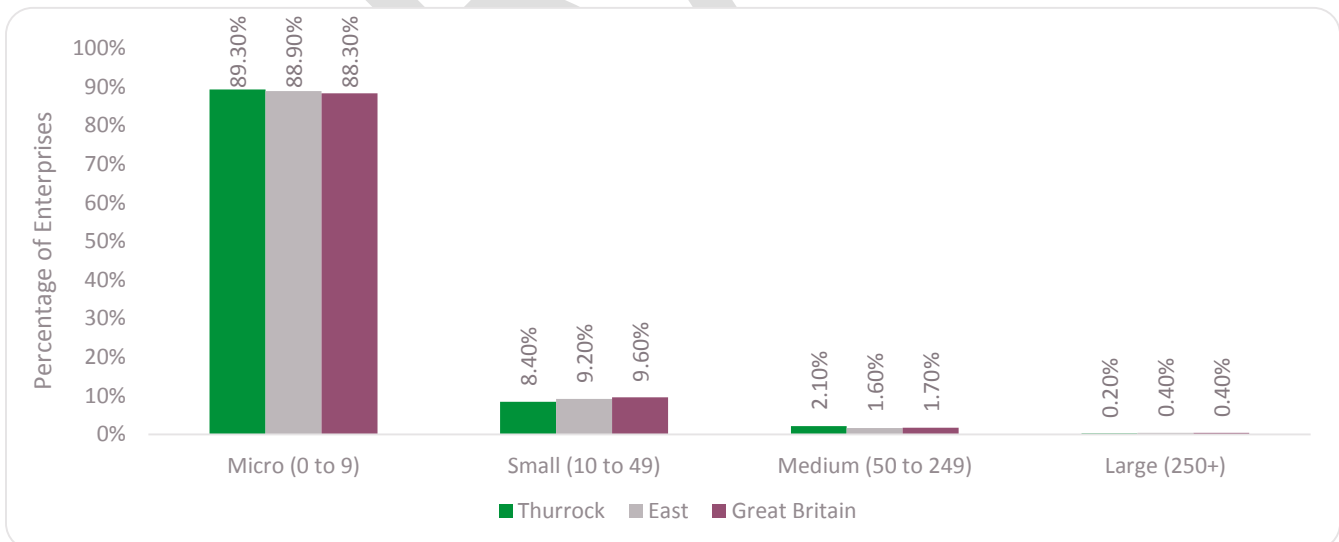


Figure 15 – Business Counts: Percentage of Enterprises by Size an Enterprise is defined as the smallest combination of legal units (generally based on VAT and/or PAYE records) which has a certain degree of autonomy within an Enterprise Group). Source: UK Business Counts 2014, Interdepartmental Business Register, Office for National Statistics

2.4 Earnings by Residence



Figure 16 – Earnings by Residence 2014, Source: Office for National Statistics Annual Survey of Hours and Earnings

The weekly earnings of employees living in Thurrock is above the regional and national average, which would in part be due to the close proximity to London. This is consistent for both male and female workers although female workers earn on average £104.20 less per week compared to their male counterparts, a trend also seen at a regional and national level.

2.5 Qualifications

As indicated by the employment occupations of residents, Thurrock has a below average number of residents achieving an NVQ or equivalent at all levels. In addition, 11.4% have no qualifications, significantly higher than the regional and national averages. This lack of skills leads to reduced employment opportunities for residents and the resulting lower incomes acting as additional barriers to employment.

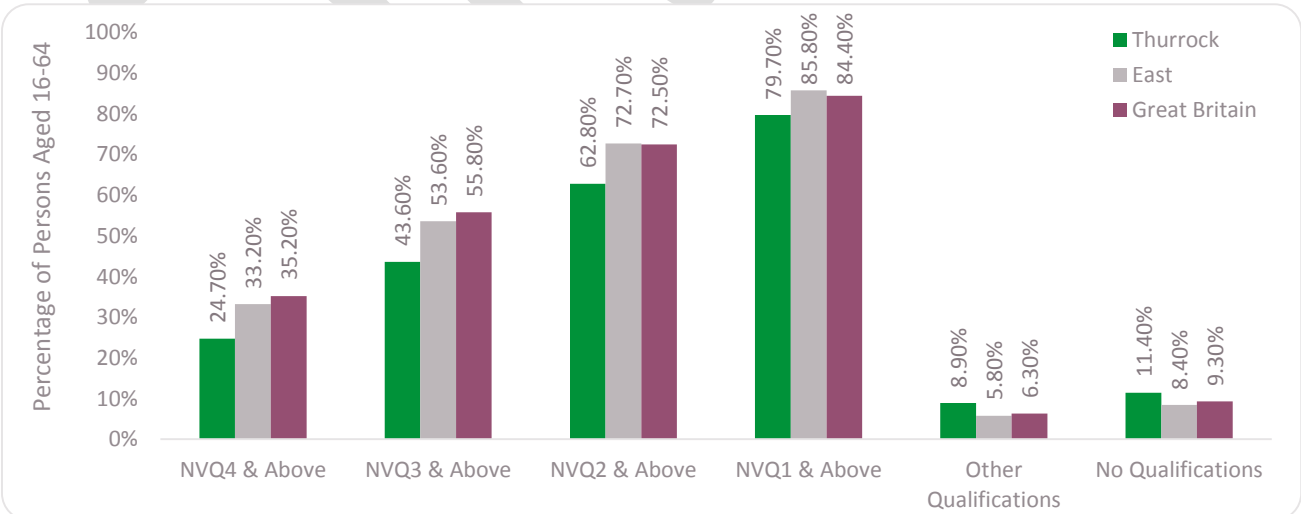


Figure 17 – Qualifications as a percentage of working age population, Source: Qualifications January to December 2013, Office for National Statistics Annual Population survey

2.6 GCSE Attainment

The GCSE Attainment for key stage 4 pupils demonstrates that there has been extensive improvement over the past ten years where the percentage of pupils achieving five A* to C grades (including Maths and English) were well below the regional and national average in 2005/06 and are now ahead for both the region and nationally. This increased attainment should increase employment prospects for young people compared with previous generations.

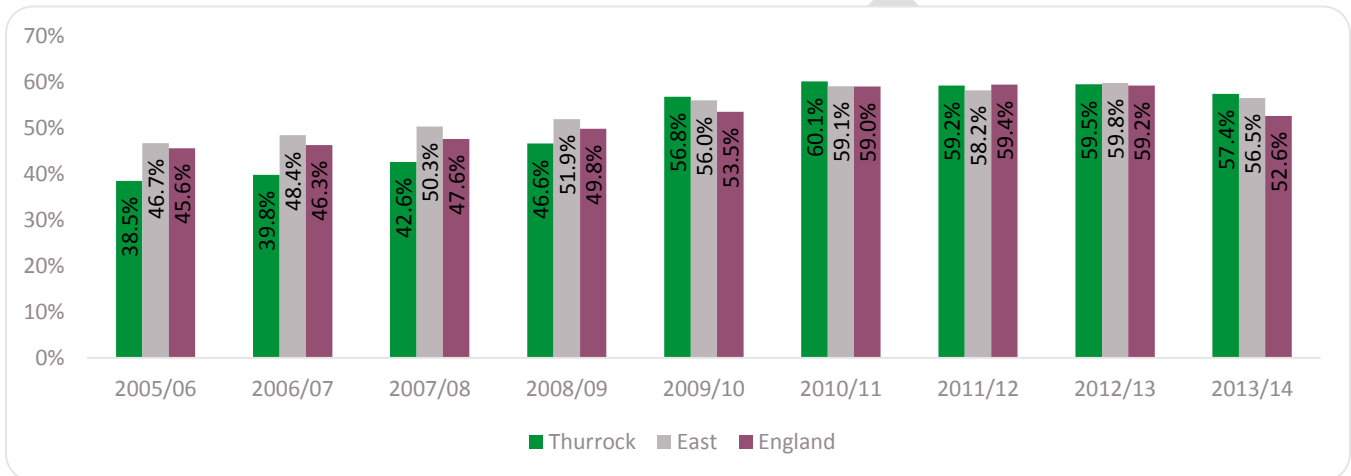


Figure 18 - Percentage of pupils at the end of key stage 4 achieving at GCSE and equivalent: 5 A* - C grades including English and mathematics, source: department for education, December 2014

2.7 Key Benefit Claimants

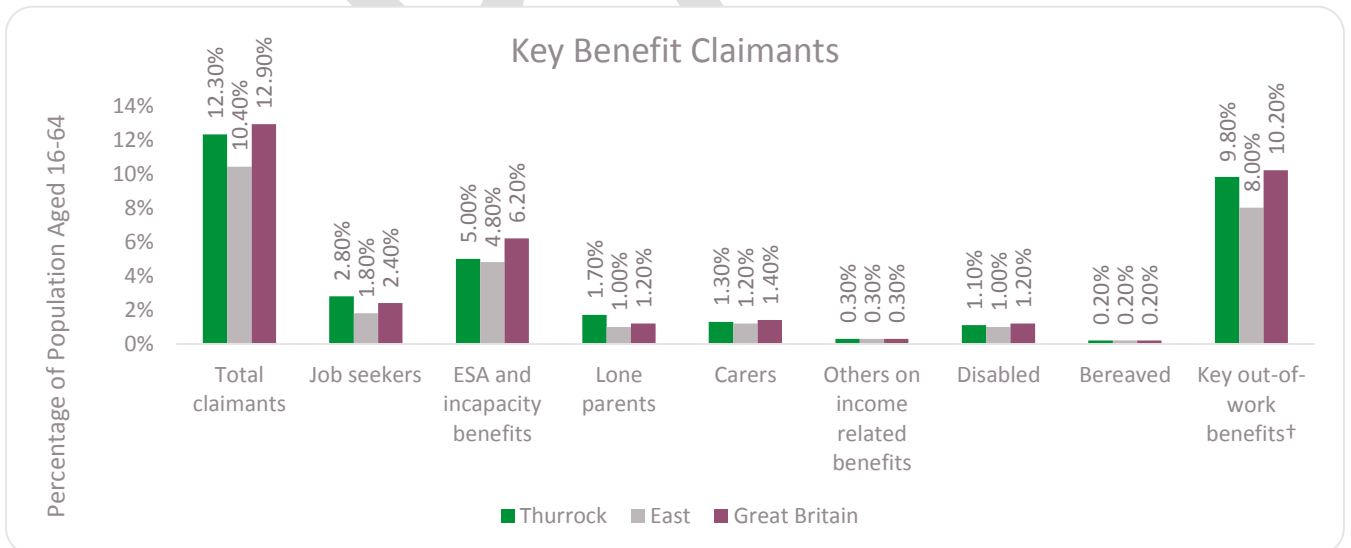


Figure 19 – Key Benefit Claimants as a Percentage of Working Age Population by Ward (data labels show total claimants and key out of work benefits for each Ward). Source: Working Age Client Group Key Benefit Claimants 2014, DWP Benefit Claimants

Key Benefit Claimants also gives an indication as to the labour market in Thurrock. At a borough level, the total percentage of claimants is above the regional average and marginally below the national average, largely due to the above average percentage of residents claiming key out of work benefits. Jobseeker's Allowance is above both the regional and national average as are those claiming lone parent benefits. Key Out of Work Benefits includes the groups: job seekers, ESA and incapacity benefits, lone parents and others on income related benefits.

At a ward level, the percentage of residents claiming key out of work benefits reflects the unemployment rate, with Tilbury St Chads and Tilbury Riverside having the greatest percentage at 16.2% and 18.6% respectively. This is mainly due to above average numbers of lone parents and those claiming Jobseeker's Allowance.

Equally, South Chafford and Orsett have the lowest percentage of residents aged 16 to 64 claiming benefits which correlates with the below average unemployment rates in these wards as demonstrated in Figure 20.

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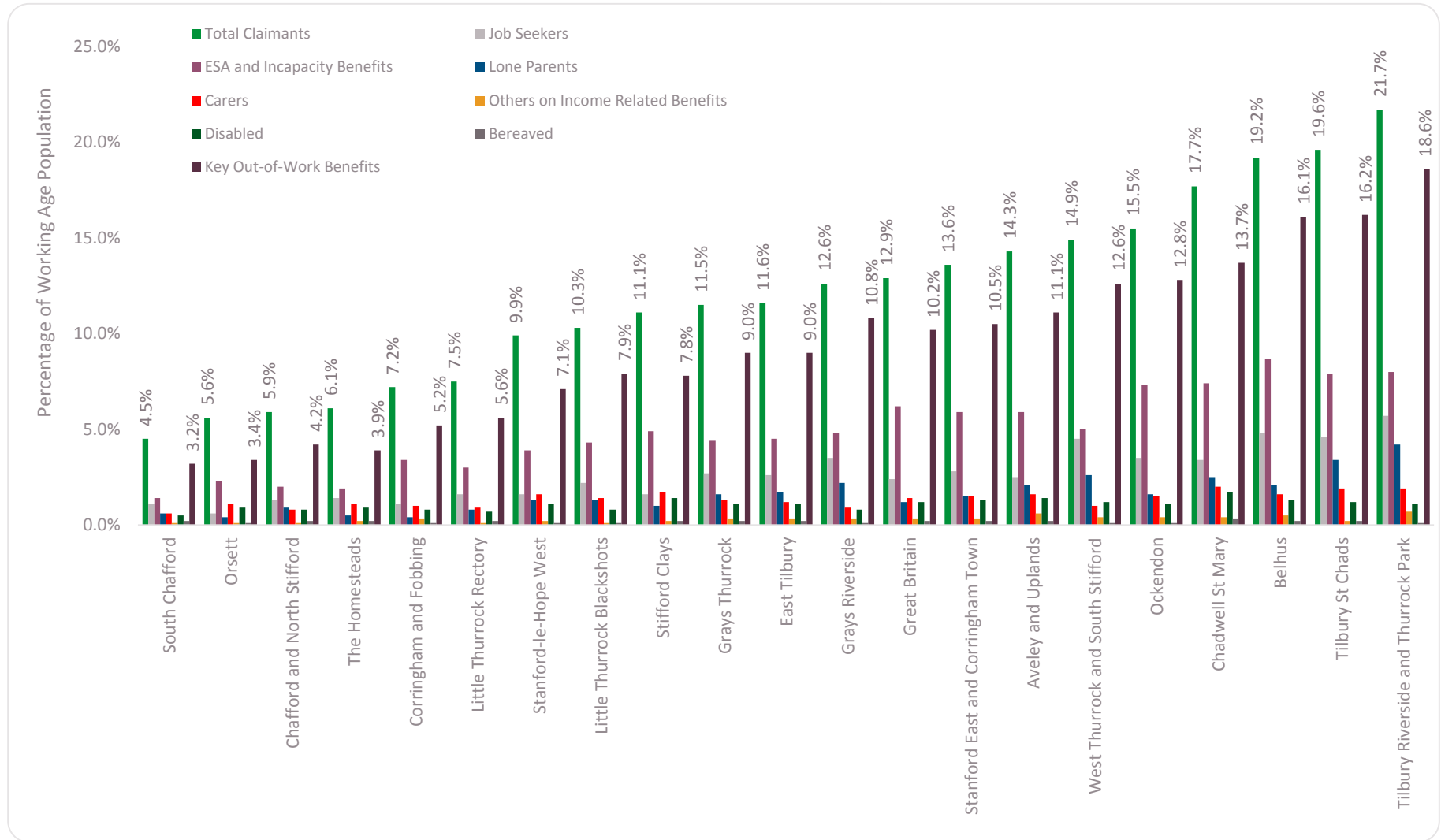


Figure 20 – Key Benefit Claimants as a Percentage of Working Age Population by Ward (data labels show total claimants and key out of work benefits for each Ward). Source: Working Age Client Group Key Benefit Claimants 2014, DWP Benefit Claimants

3. Health

The Care Act 2014 specifically references housing as a key part of defining wellbeing and approach to Health and Care, recognising the intrinsic link between health and housing.

Understanding the health and wellbeing of Thurrock residents enables housing to work better with health services to tackle health inequalities across the borough. In addition, the health of the population has implications for housing related support and independent living, from the number of people with long term illnesses to the health of the older population.

Fair Society, Healthy Lives reported on the health inequalities seen in England, identifying that *'the more favoured people are, socially and economically, the better their health'* and equally, *'the lower a person's social position, the worse his or her health'*⁶. As a result, the report recommended action on six policy objectives:

- *Give every child the best start in life;*
- *Enable all children, young people and adults to maximise their capabilities and have control over their lives;*
- *Create fair employment and good work for all;*
- *Ensure healthy standard of living for all;*
- *Create and develop healthy and sustainable places and communities;*
- *Strengthen the role and impact of ill prevention*⁶.

Housing can influence all six of these objectives and it further demonstrates the role of housing in reducing health inequalities. It highlights the relationship between health, housing and employment – all of which impact on one another. In particular, the six objectives refer to the importance of 'healthy and sustainable places and communities' together with a 'healthy standard of living for all'.

Poor quality housing, in both the private and public sector, costs the NHS at least £600 million per year – increasing the risk of cardiovascular and respiratory diseases together with depression and anxiety. Key housing related hazards that increase the risk of illness include damp, mould and excess cold. Equally, structural defects such as poor lighting or no stair handrail increase the risk of an accident and falls⁷.

Addressing these risks and increasing housing standards can improve people's health and in turn can also support those more vulnerable residents to remain independent in their own homes for longer. The improvement of housing standards must be across all tenures and requires joint working to achieve positive health outcomes for residents. For the private rented sector, which has a history of poor quality housing, engagement with private landlords is critical to enhancing the condition of homes.

⁶ Fair Society, Healthy Lives, The Marmot Review, Executive Summary, February 2010

⁷ Housing and Health, Houses of Parliament, Parliamentary Office of Science and Technology, January 2011

3.1 General Health

At a borough level, the overall health of the population is slightly above average with 48% experiencing very good health compared with 47% regionally and nationally. Equally, the number experiencing bad and very bad health is in line with regional averages and below the national averages. While this indicates that Thurrock’s population as a whole is quite healthy, it does not demonstrate the differentials at a ward level that residents experience.

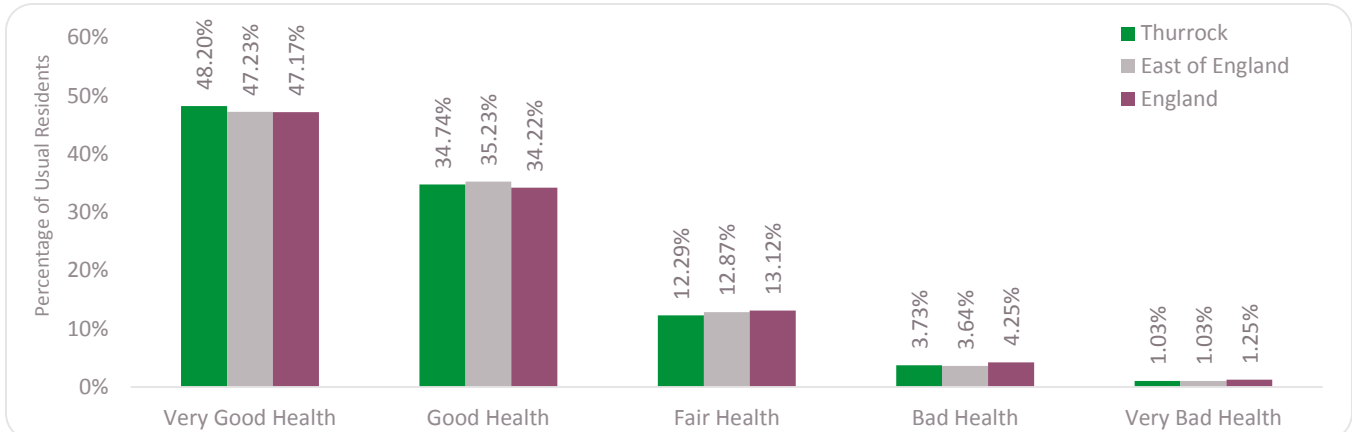


Figure 21 – General Health as a percentage of usual residents, Source: Census 2011, Office for National Statistics

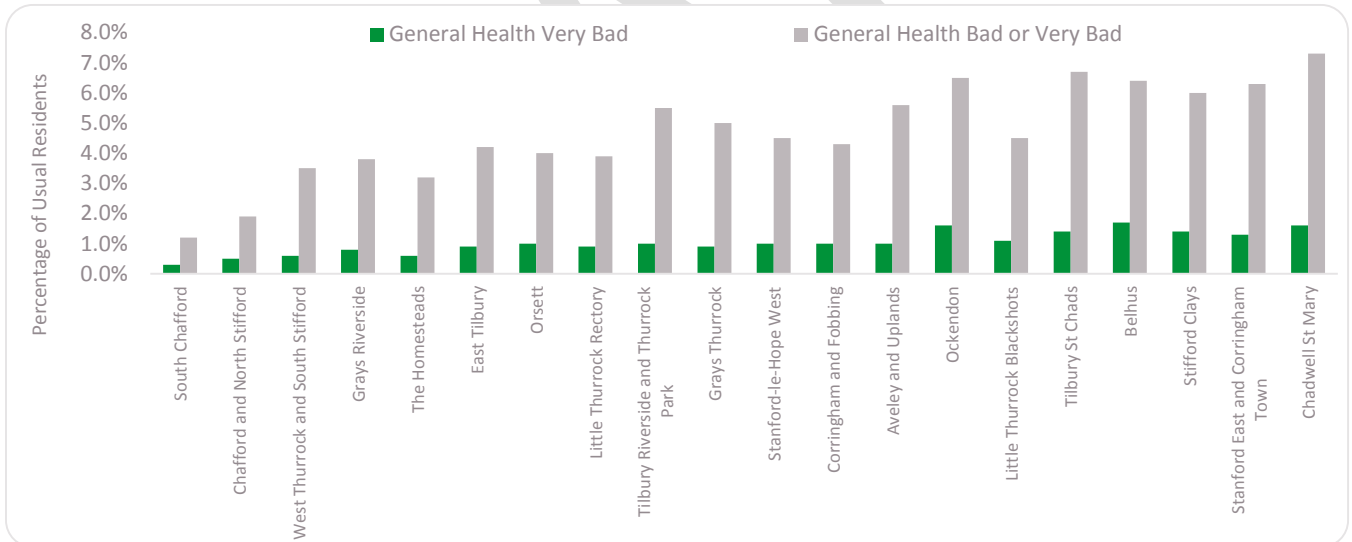


Figure 22 – General health as a percentage of usual residents by ward, Health and Care Indicators 2011, Local Health, Public Health England, Office for National Statistics Census 2011

Despite Thurrock having only 1% of the population experiencing very bad health, Belhus has 1.7% of residents with very bad health which is well above average, followed by Chadwell St Mary and Ockenden. When combining both those with either bad or very bad health, Chadwell St Mary has the highest percentage of residents at 7.3% compared with 4.8% for Thurrock. South Chafford (1.2%) has the fewest percentage of residents with poor health followed by Chafford and North Stifford (1.9%).

3.2 Long Term Health Conditions and Disabilities

As with general health, Thurrock as a borough has a below average number of residents with long term health problems or disabilities that limit their day to day activities. Overall, 15.6% of Thurrock residents report having a long term health condition or disability, below the national average of 17.6%.

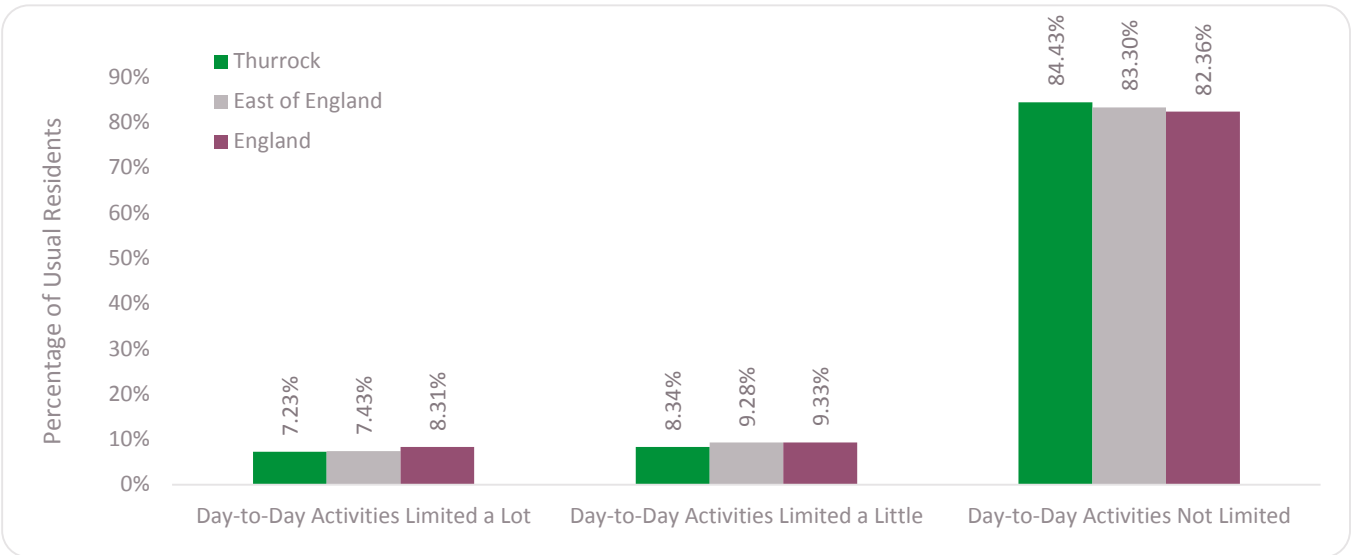


Figure 23 – Percentage of Residents with Long Term Health Problem or Disability, Source: Census 2011, Office for National Statistics

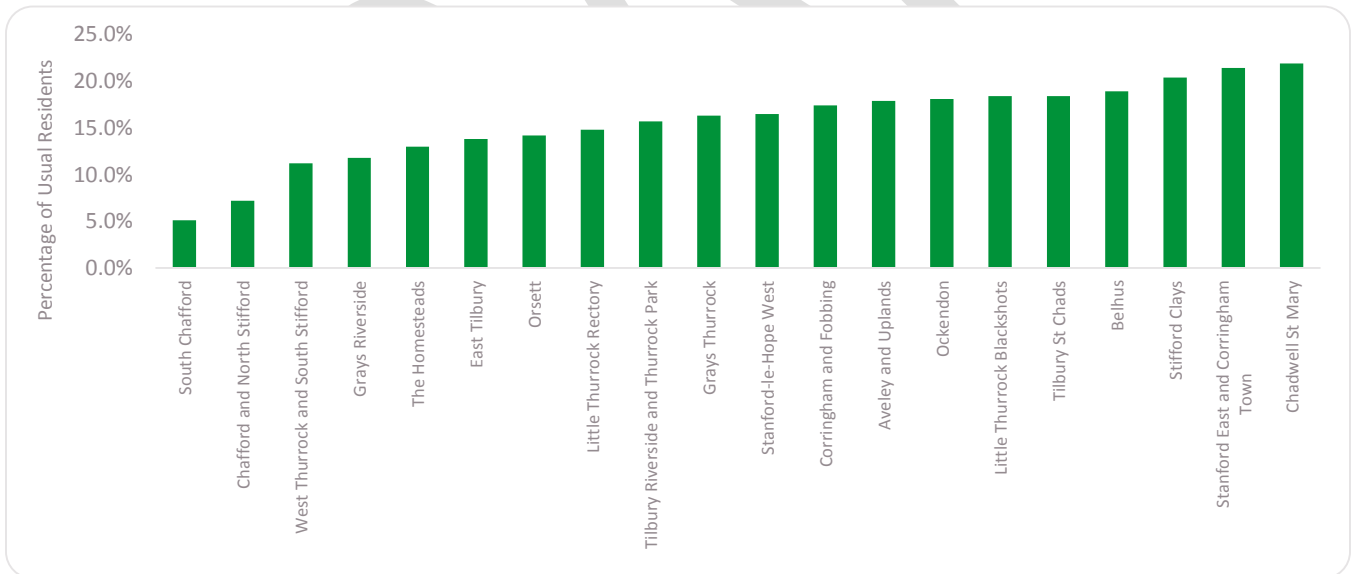


Figure 24 – Percentage of Residents with Limiting Long Term Illness or Disability by Ward, Source: Health and Care Indicators 2011, Local Health, Public Health England, Office for National Statistics Census 2011

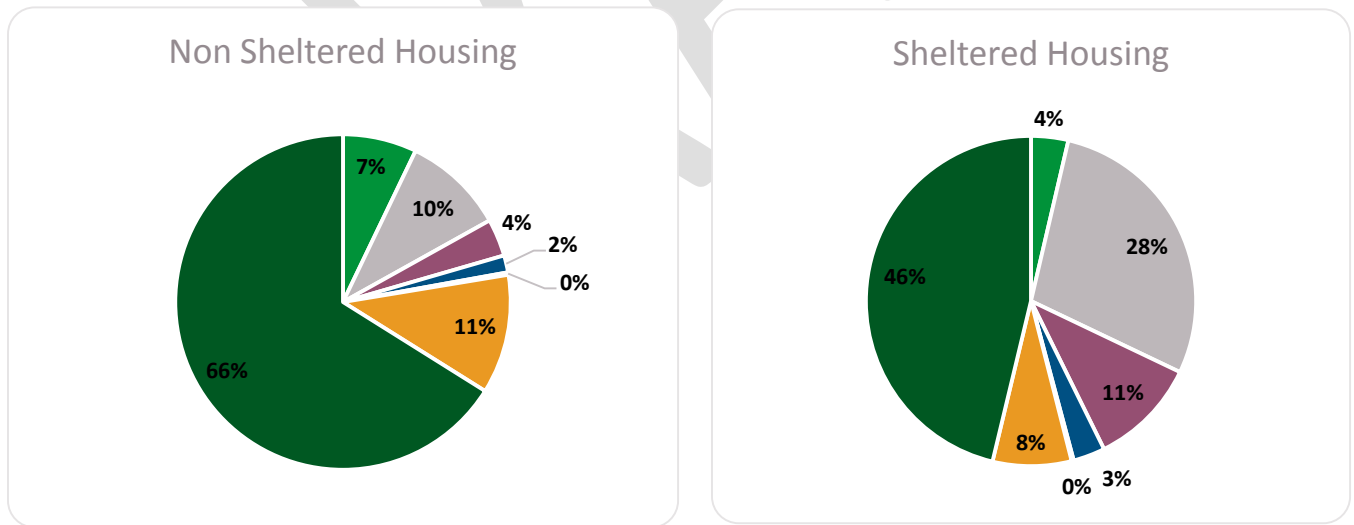
However, again at a ward level, the number of residents varies significantly with 21.9% of residents in Chadwell St Mary suffering from long term health conditions or a disability. As expected, the percentage of residents with long term health conditions and disabilities in each ward correlates with those reporting bad or very bad general health. Residents suffering from long term health conditions and disabilities require more support to live

independently at home together with physical adaptations to ensure they can remain in their own home for as long as possible.

The Community Mental Health Profile 2013 for Thurrock highlights that the borough is performing significantly better than the national average for the percentage of adults with dementia and those with depression. However, the standardised rate for hospital admissions for Alzheimers and other related dementia is significantly worse. This could indicate an underlying issue with the number of adults seeking treatment for their condition. The percentage of those with learning disabilities is also in line with national averages. The outcomes for those with mental health conditions compares with the national average, with 70% of people with mental illness and or disability in settled accommodation⁸.

Thurrock's Autism Strategy reported that the number of people with Autistic Spectrum Condition (ASC) is circa 992 but expected to rise over the coming years with the increase in population and the reputation Thurrock has established for supporting children with autism. This will result in more adults in the borough requiring support from 24 hour to low level need and it must be ensured that a range of accommodation is available as a result.

For council housing tenants, a survey of 2214 residents identified stated needs. Two thirds in non-sheltered housing reported having no need. 10% reported experiencing mobility issues with a further 7% identifying a mental health need. In Sheltered Housing, there is an increase in the number of those that have mobility needs and those with hearing impairments, which would be expected among the older population. Only 4% reported having a mental health need, although, as this was a self-diagnostic survey (i.e. the tenants had to say if they thought they had a need rather than stating a medical condition), this may not be fully representative. Understanding the needs of residents ensures that they are supported to be as independent as possible and that specialist housing is available where required.



■ Mental Health Needs ■ Mobility ■ Hearing impairment ■ Visual impairment ■ Speech impairment ■ Other ■ No need

Figure 25 –Council Housing Tenants surveyed reporting need, Thurrock Council Statistics, December 2014

⁸ Community Mental Health Profiles 2013, Department of Health, 2012-13

3.3 Life Expectancy and Causes of Death

The number of excess winter deaths, which provides an indication of fuel poverty, is marginally below the national average. Infant mortality is well below the national average as is the suicide rate. However, the rate of smoking related deaths was 350 per 100,000 population, worse than the average for England and reflected in Thurrock's core priorities to reduce smoking. The mortality rate for those under 75 for cardiovascular and cancer is above the national average.

Life Expectancy for Thurrock residents is, on average, 78.7 years for men and 82.2 for women in line with the national averages of 78.9 and 82.8. This is reduced by nearly five years for men and women living in Tilbury Riverside and Thurrock Park. The below average life expectancy for men and women is also significantly reduced in Tilbury St Chads and Grays Riverside, while South Chafford and Little Thurrock Rectory benefit from above average life expectancy. According to the Health Profile 2014, *life expectancy is 8.2 years lower for men and 7.7 years lower for women in the most deprived areas of Thurrock than in the least deprived areas*⁹.

3.4 Obesity

3.4.1 Child Obesity

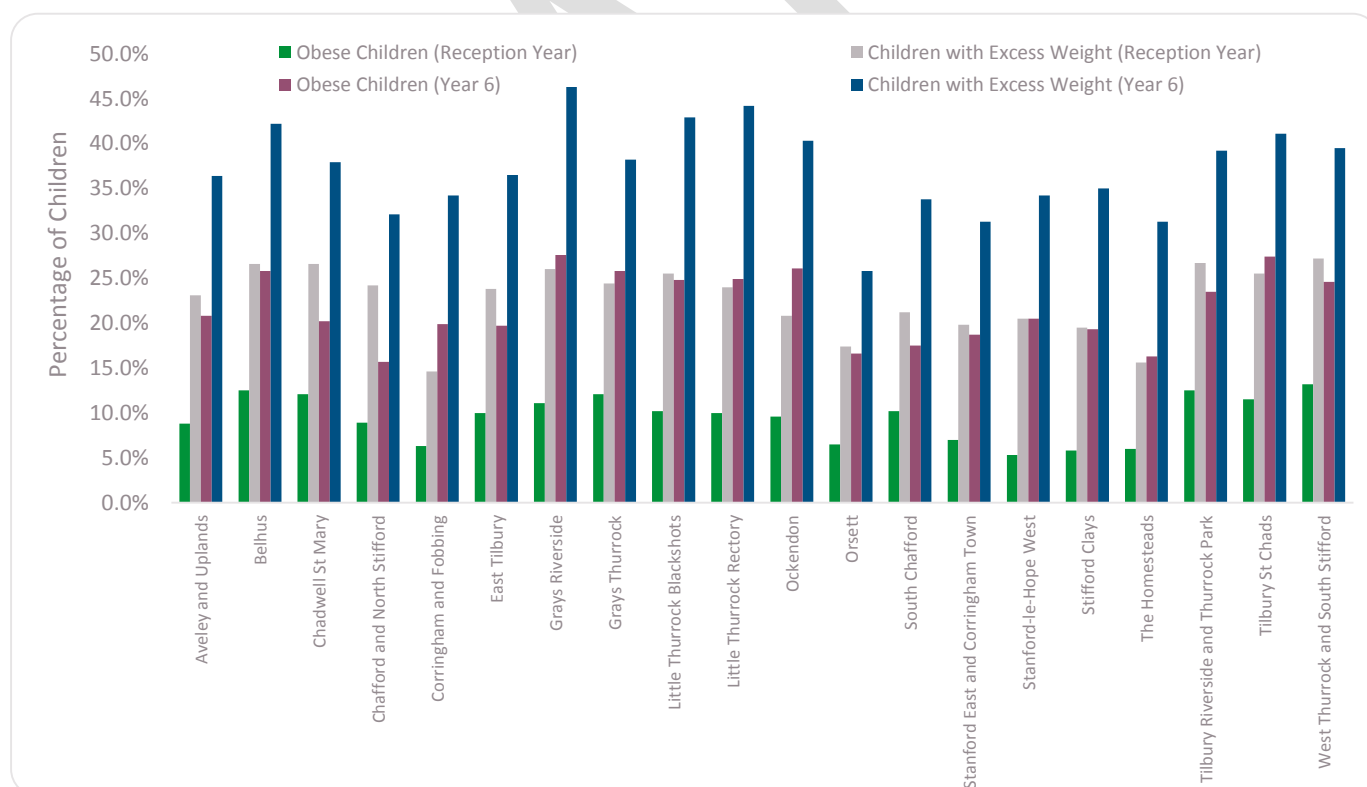


Figure 26 – Percentage of children in reception year and year 6 that have excess weight, Source: Children's Weight Indicators 2010/11 – 2012/13, Public Health England

⁹ Health Profile 2014, Thurrock Unitary Authority, Public Health England, 12 August 2014

Thurrock has an above average number of obese children at 10.2% compared with the national average of 9.4%. West Thurrock has the greatest proportion of children in reception that are classed as obese at 13.2%, followed by Belhus and Tilbury Riverside both at 12.5%. However, at year 6, Grays Riverside and Tilbury St Chads have the highest proportion at 27.6% and 27.4% respectively. As a borough, the number of children with excess weight in year 6 is 37.4% compared with 33.5% for England. This is most evident in Grays Riverside where nearly half the children in year 6 (46.3%) have excess weight. Only four wards are below the national average, namely Orsett, The Homesteads, Stanford East and Corringham Town and Chafford and North Stifford.

Child obesity has health implications both in the short and long term. As well as the development of physical health conditions, it can have an emotional and psychological impact too. In addition, Public Health England state that it can also be linked to educational attainment with a *'general trend in rising obesity prevalence with decreasing levels of education'* and social care with children developing longer term health conditions that places extra demand on social care services. Obesity in children is also an indicator of socioeconomic status with *'children from more deprived backgrounds having higher levels of obesity.'*¹⁰

3.4.2 Adult Obesity

Adult obesity is also above average for Thurrock at 28.1% compared with 24.1% nationally. This is also seen at a ward level with the lowest percentage of obese adults in Chafford and North Stifford at 24.5%, still above the national average. As with child obesity, Belhus and Tilbury St Chads together with Tilbury Riverside have the highest levels of adult obesity at 30.2% and 29.9% respectively.

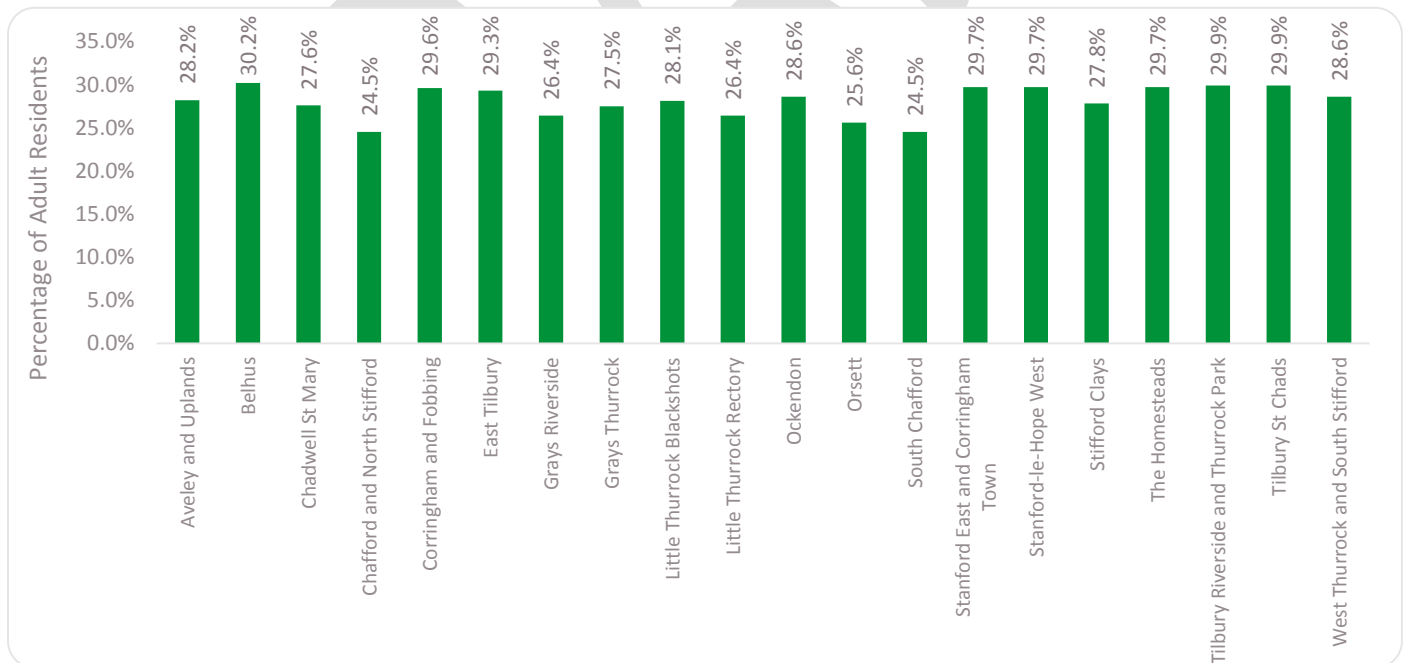


Figure 27 – Percentage of Adult Residents that are Obese, Source: Adults’ Lifestyle 2006-08 (Estimated from MSOA Level Data), Public Health England 2010

¹⁰ The Impact of Obesity, Public Health England website, <http://www.noo.org.uk/LA/impact/health>, accessed December 2014

3.5 Lifestyle

Public Health England produce data on binge drinking and healthy eating as indicators of adults' lifestyles. As a borough, Thurrock has below average levels of binge drinking at 18.4% compared with the national average of 20.0%. Only four wards have above average levels of binge drinking with East Tilbury the highest at 24.7%, Aveley and Uplands (22.4%), Grays Riverside (22.0%) and West Thurrock (21.4%). Hospital stays as a result of alcohol related harm are also below the national average, as is drug misuse.

Conversely, the percentage of adults that eat healthily is below average for Thurrock at 25.1% compared with 28.7% nationally. Chafford and North Stifford (30.4%), South Chafford (30.4%) and Orsett (32.5%) are the only wards to have an above average number of adults eating healthily. This can be seen to contribute to both the high adult and child obesity rate across the borough. Tilbury Riverside and Tilbury St Chads have the lowest proportion of adults both at 18.4%. Both these wards also have high levels of adult obesity.

There is also some correlation between those wards that have high levels of obesity and poor levels of healthy eating with the general health of the residents. In particular, Tilbury Riverside, Tilbury St Chads, Chadwell St Mary and Belhus together with Chafford and North Stifford and South Chafford at the other end of the spectrum.

The percentage of adults participating in physical activity is also below average in Thurrock at 53%, potentially contributing to the high levels of obesity, compared with 56% nationally.

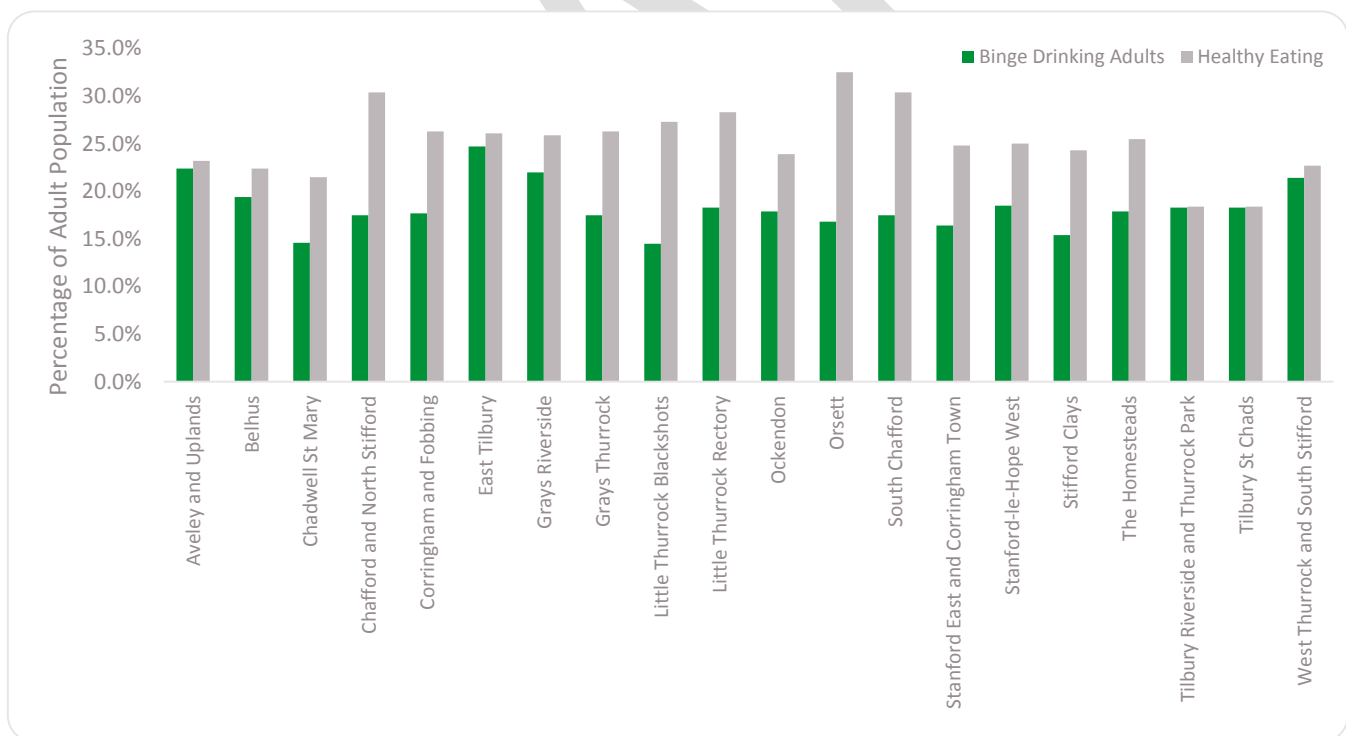


Figure 28 – Percentage of Adults that Binge Drink and Eat Healthy, Source: Adults' Lifestyle 2006-08 (Estimated from MSOA Level Data), Public Health England 2010

4. Deprivation

4.1 Indices of Multiple Deprivation (IMD)

Thurrock is ranked 146th in the index of multiple deprivation 2010 out of 326 local authorities for average rank. For employment, Thurrock is ranked at 116 and for Income at 111. Five lower super output areas (LSOAs) are in the top 10% of the most deprived and 18 are in the top 25%. In total, 12.4% of people in Thurrock live in the 20% most deprived areas in England. Figure 29 demonstrates the overall IMD rank of each Ward in the borough relative to one another from 1 to 20 together with the following individual domains:

- Income
- Employment
- Health Deprivation and Disability
- Education, Skills and Training
- Barriers to Housing and Services
- Crime
- Living Environment

This provides a greater understanding at a ward level as to the specific deprivation being faced by residents. Tilbury St Chads is the most deprived ward followed by Tilbury Riverside and Thurrock Park, and Belhus. Chafford and North Stifford and South Chafford are the least deprived wards in the borough. This follows the trends seen in the socio-economic data analysed. This is also reflected in the ranking for individual domains for income, employment, health, education and crime. A direct correlation can be seen for employment and health ranking, indicating the intrinsic link between these two outcomes.

However, for access to housing and services, Chafford and North Stifford is the most deprived, ahead of Corringham and Fobbing and West Thurrock. There is not a direct correlation between barriers to housing and services and other indicators. This indicator measures physical and financial accessibility to housing and key local services. It relates to geographical barriers to physical proximity of GP surgeries, schools, shops and post offices together with wider barriers relating to housing from affordability to homelessness and overcrowding. For Chafford and North Stifford, this can be assumed to be in part due to lack of affordable housing as it is one of the least deprived areas overall together with its geographical proximity to key services as it is more likely to rely on services from the neighbouring area of Grays with a large town centre. This would present challenges for first time buyers and young people, moving to or wishing to remain in the area, and vulnerable people's ability to access local services. For Belhus, which is ranked third overall for deprivation, and 5th for barriers to housing and services, there would be concern that the lack of access to local services together with potentially higher levels of overcrowding and homelessness are contributing to the deprivation in the ward.

The rank for living environment also differs from the trend, with West Thurrock and South Stifford ranked the worst followed by Grays Riverside and Aveley and Uplands. The score assesses the overall environmental quality considering social and private housing in poor condition, houses without central heating, air quality and road traffic accidents.

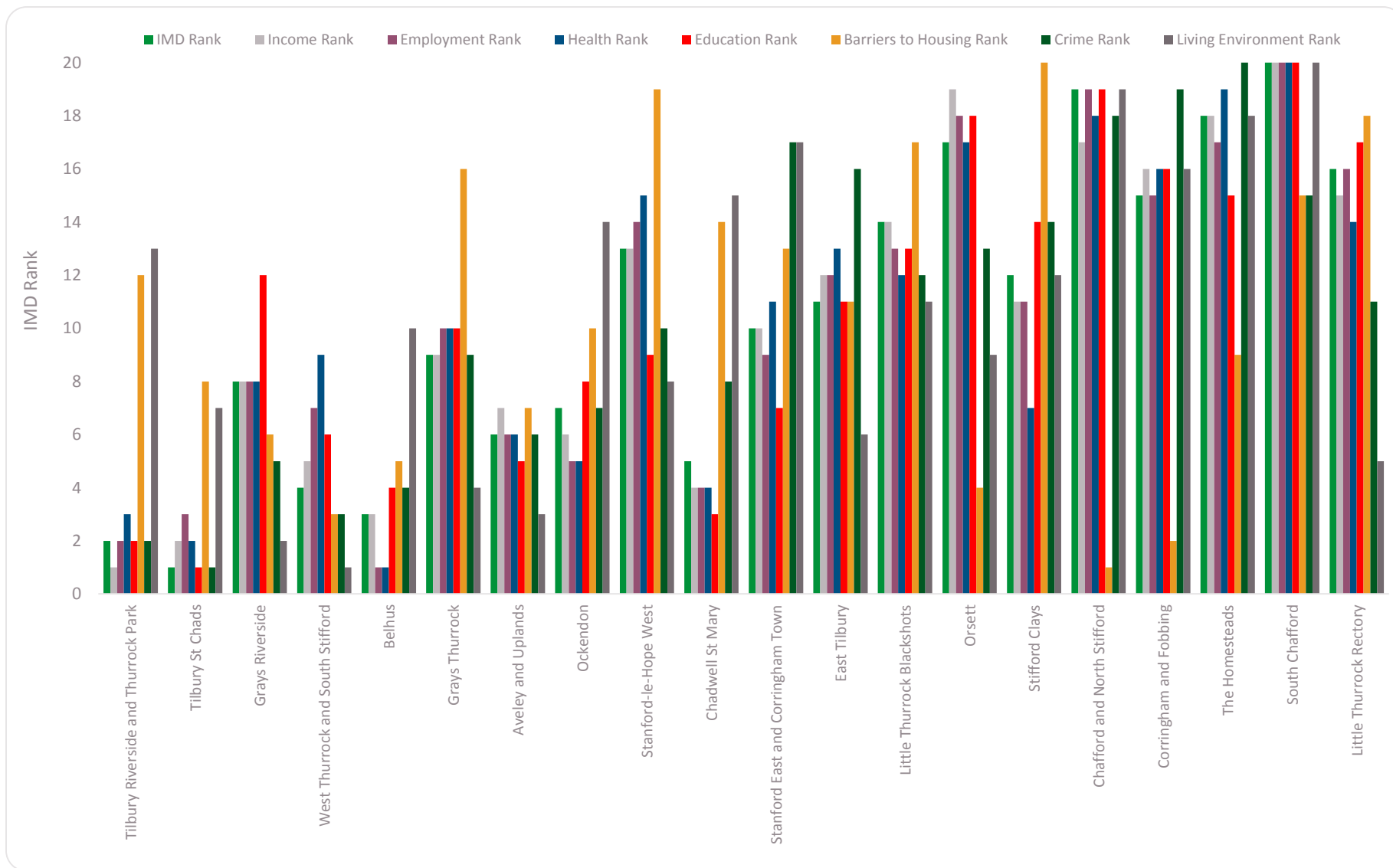


Figure 29 – Indices of Multiple Deprivation Rank by Ward (where 1 is most deprived and 20 is the least deprived ward), Source: English Indices of Deprivation 2010

4.2 Income Deprivation Map

The map below visually demonstrates the overall levels of deprivation in each ward across Thurrock. The South West of Thurrock, in particular, has higher levels of deprivation including Ockendon, Aveley and Uplands, Belhus, West Thurrock and South Stifford, Grays Riverside and Tilbury Riverside and Thurrock Park, Tilbury St Chads and Chadwell St. Mary.

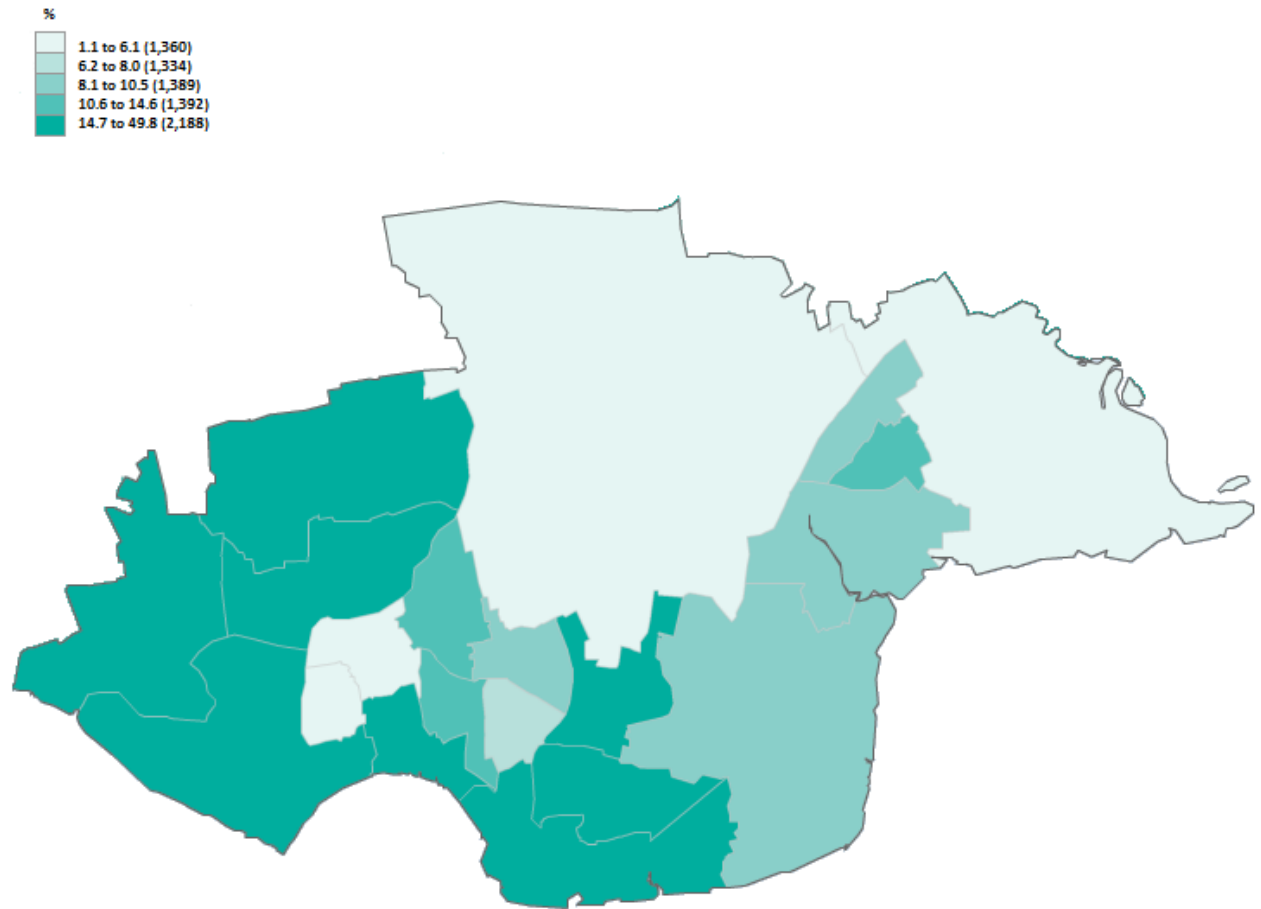


Figure 30 – Income Deprivation Map, Indices of Multiple Deprivation Rank by Ward, Source: English Indices of Deprivation

4.3 Household Income

The mean household income ranges from £30,293 in Tilbury St Chads to £62,742 in South Chafford. This significant differential in income is also reflected in the lower quartile income which ranges from £12,321 (close to minimum wage) to £33,588 in South Chafford. Low household income can result in higher numbers of residents claiming housing benefit, which is above average for Thurrock at 11.27% compared with 9.46% nationally, and ultimately impact on their health, wellbeing and ability to sustain a home.

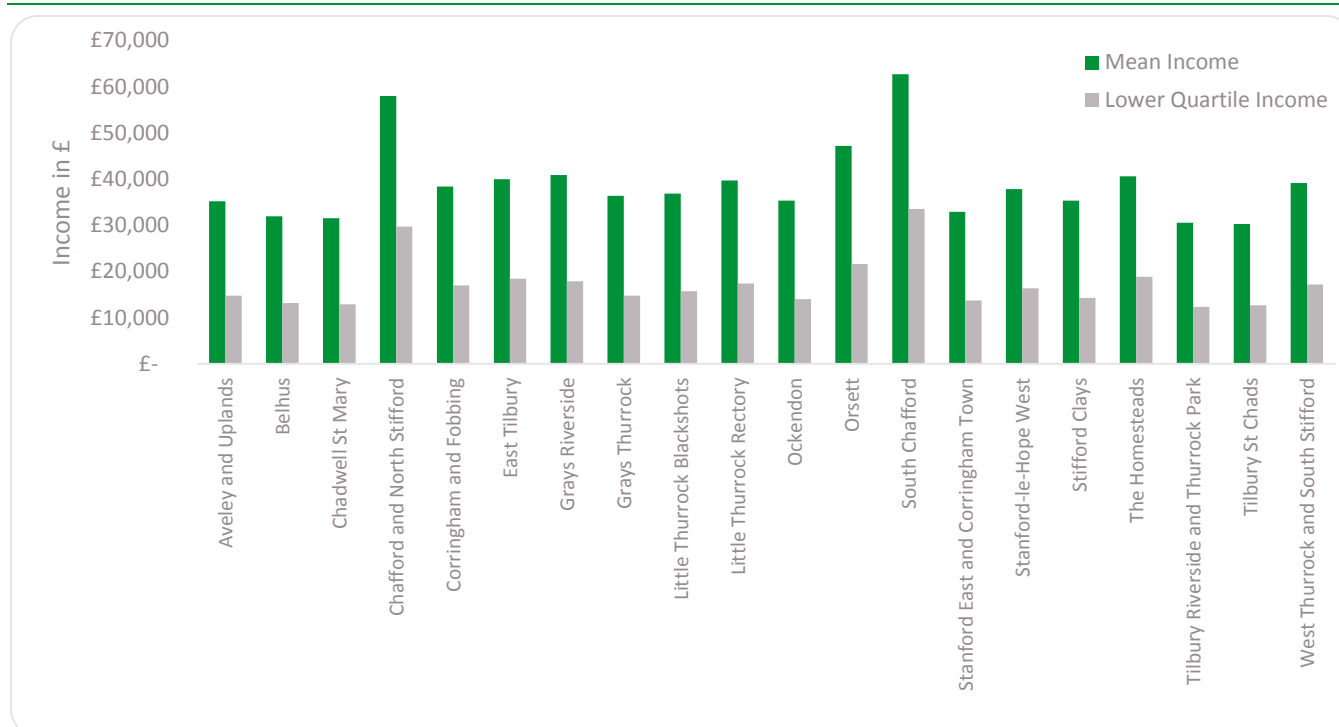


Figure 31 – Mean Income and Lower Quartile Income by Ward, Source: Office for National Statistics

4.4 Health and Wellbeing Indicators

It is recognised that there is an inherent relationship between housing and wider health and wellbeing outcomes. *A stable home provides a building block for everyone as they try to improve their lives and meet their aspirations for a better future*¹¹. By understanding the specific challenges faced by residents, the council can better support their needs, preventing crisis and maximising their health and wellbeing.

The Health Profile for Thurrock provides an indication of some of the challenges faced by residents. For Thurrock, the key indicators which are significantly worse than England are shown in Figure 32:

Indicator	Local No Per Year	Thurrock Value	England Value	England Worst	England Best
Child in poverty (under 16s)	7,510	22.0	20.6	43.6	0.0
Violent Crime (violence offences)	1,907	12.0	10.6	27.1	3.3
Breastfeeding Initiation	1,662	69.5	73.9	40.8	94.7
Obese Adults	-	31.4	23.0	35.2	11.2
Excess weight in adults	269	70.8	63.8	75.9	45.9
Life Expectancy at Birth (Female)	-	82.4	83.0	79.5	86.6
Smoking Related Deaths	229	350	292	480	172

Figure 32 – Health Indicators 2014, Source: Health Profile 2014, Source: Thurrock Unitary Authority, Public Health England, 12 August 2014

¹¹ Laying the Foundations, A Housing Strategy for England, November 2011

Evidence Base

The number of children living in poverty is above the national average and at a ward level varies significantly, with Tilbury St Chads and Tilbury Riverside together with West Thurrock estimated to have the greatest numbers of children living in poverty at 41% and 33.2% respectively. Child poverty has a significant impact on the children's potential from educational attainment to life expectancy. *In addition, children living in poverty are almost twice as likely to live in bad housing*¹². This highlights the importance of school interventions and working with families to tackle the inequalities faced by children before they present issues in later life and require crisis intervention.

Violent crime, in terms of violent offences, is above average for Thurrock and includes physical attack and threats of assault such as sexual violence, alcohol and drug related violence, gang violence, domestic violence and hate crimes. Comparison of crime statistics from 2012/13 and 2013/14 demonstrate that overall crime is decreasing but sexual offences has seen a 13% rise and violence against a person a 16% rise. Being a victim of violent crime can lead to homelessness with 43% of homeless people a previous victim of violent crime¹³. Tackling violence and anti-social behavior is critical to preventing homelessness, helping residents to feel safe in their local community and be protected from persecution. Housing plays a key role in preventing crime and creating communities that are safe and inclusive.

Breastfeeding initiation is below average in Thurrock and can impact on other health indicators as it has many health benefits for both the mother and infant. It protects against childhood illnesses and also reduces the risk of childhood obesity – for which Thurrock has above average levels. In addition, it has also been shown that breastfeeding can be associated with high intelligence quotient, impacting on educational attainment¹⁴.

The life expectancy for females is significantly below the average for England and male life expectancy is also slightly below average. Life expectancy provides an indication of the overall health of the population and deprivation. By supporting, educating and empowering residents to improve health and wellbeing outcomes, low life expectancy can be overcome and the inequalities between wards reduced. Housing and regeneration plays a central role in achieving this and highlights the importance of a holistic approach to supporting residents.

Obese Adults and Excess Weight in Adults are two indicators that are well above the national average with obese adults one of the worst in England. This has been recognised in Thurrock's Corporate Strategy, together with the high levels of smoking, as an issue to tackle.

¹² Child Poverty Action Group, The Impact of Poverty, <http://www.cpag.org.uk/content/impact-poverty>, accessed December 2014

¹³ Tackling homelessness and exclusion: Understanding Complex Lives, Joseph Rowntree Foundation, Theresa Mc Donagh, September 2011

¹⁴ Early Initiation of Breastfeeding, World Health Organisation, http://www.who.int/elena/titles/early_breastfeeding/en/, accessed December 2014

Current Housing Stock

5. Existing Housing Stock

5.1 Household Composition

Thurrock has above average numbers of couples (married, civil partnerships and cohabiting) with dependent children compared with the East of England and below average numbers with no dependent children. This would suggest greater number of families with younger children as mirrored in the population statistics. Lone parents with dependent children is also above average at 7.6%. Equally, the number of older people aged 65 and over living alone is below average at 10.2% as are families all aged over 65 at 6.4% as reflected in the age distribution for the borough. This demonstrates the need for family housing together with affordable accommodation for younger people as they move out from the family home.

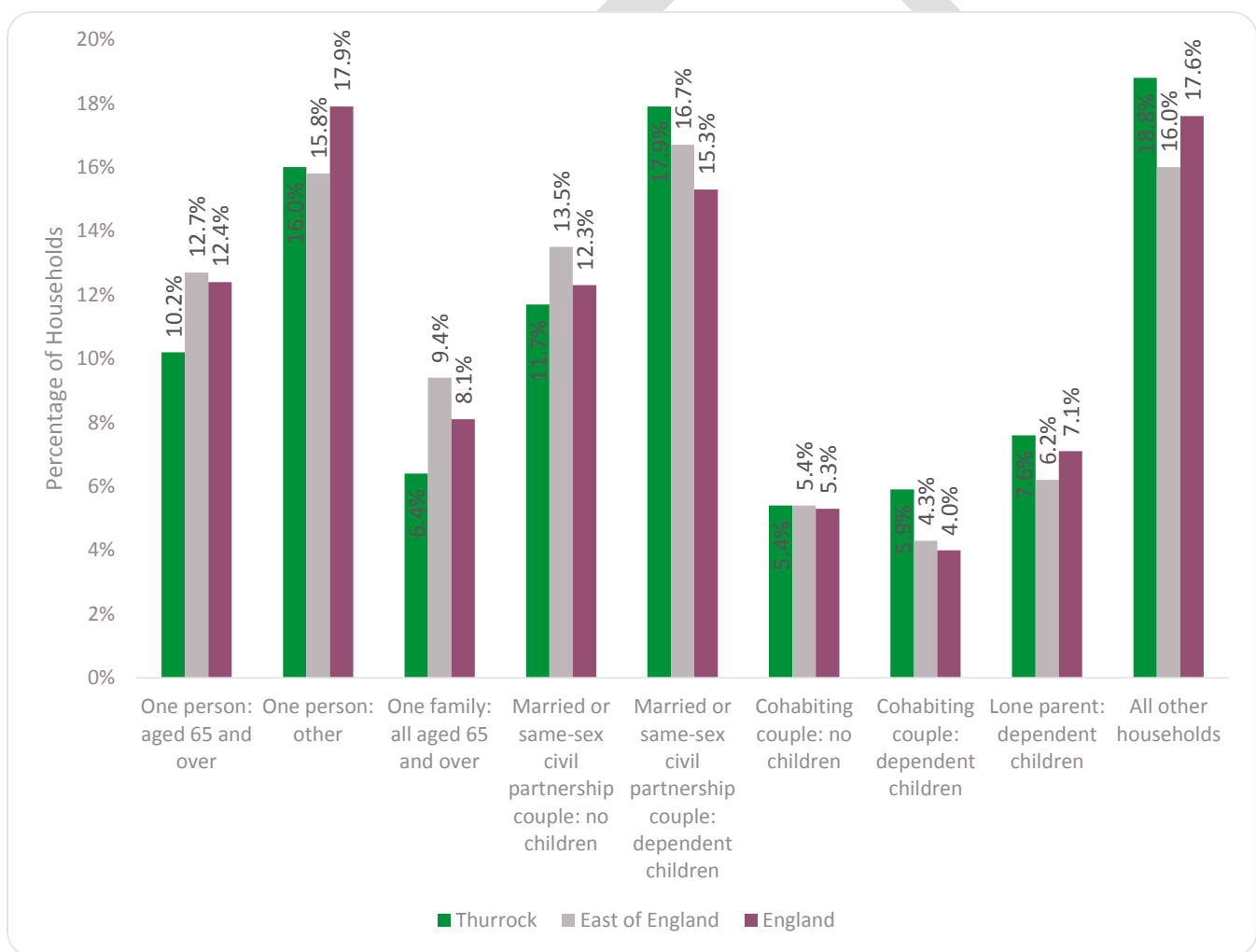


Figure 33 – Household Composition, Source: Census 2011, Office for National Statistics

5.2 Accommodation Type

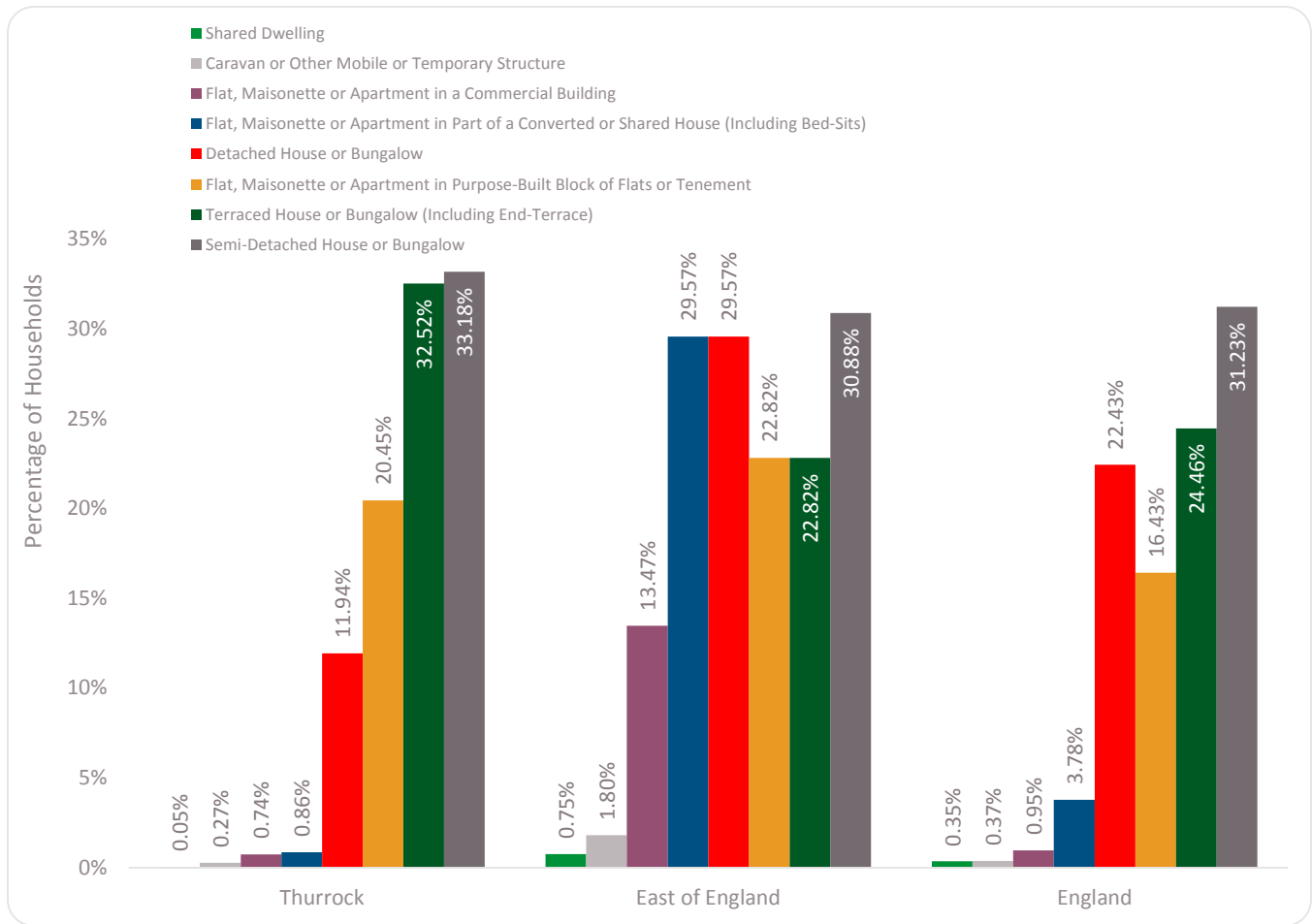


Figure 34 – Accommodation Type, Source: Census 2011, Office for National Statistics

Two thirds of houses (65.7%) in Thurrock are semidetached and terraced houses or bungalows, above average for the region (53.7%) and nationally (55.7%). In contrast, Thurrock has much lower proportions of detached houses (11.94%) compared to the East of England (29.57%) and England (22.43%). Flats in purpose built blocks are the third largest proportion of households at 20.45%, below the regional average but above the national average of 16.43%. Only 0.05% of households comprise shared dwellings compared with a regional average of 0.75% and temporary structures account for 0.27% of households compared with 1.8% for the region and 0.37% nationally.

5.3 Local Authority Dwelling Stock

Council owned stock totals 10,140 properties for Thurrock, of which 1,222 is sheltered housing and extra care housing and 8,918 general needs homes. Half of the general needs properties are three bedroom homes with 25% two bedroom and 18% one bedroom. The large majority of one and two bedroom properties are medium and high rise flats with Thurrock having above average proportions compared with the regional average. This would be in part as a result of the close proximity of Thurrock to London compared with other local authorities in the East of England. The number of houses is also above the regional and national average.

Bedrooms	Sheltered Housing	General Needs Housing	Total
Studio	-	249	249
One Bed	1,211	1,649	2,860
Two Bed	11	2,296	2,307
Three Bed	-	4,520	4,520
Four Bed	-	199	199
Five Bed	-	3	3
Six Bed	-	2	2
Grand Total	1,222	8,918	10,140

Figure 35 – Thurrock Council Owned Stock, Source: Thurrock Council, December 2014

The table below demonstrates the spread of council housing across Thurrock. The bigger pockets of stock largely correlate with those wards that are more deprived.

Stock by Ward			
Ward	Sheltered	General Needs	Total
Aveley and Uplands	107	646	753
Belhus	62	1222	1284
Chadwell St. Mary	131	1256	1387
Chafford and North Stifford	0	10	10
Corringham and Fobbing	0	52	52
East Tilbury	0	78	78
Grays Riverside	0	600	600
Grays Thurrock	236	405	641
Little Thurrock Blackshots	0	269	269
Little Thurrock Rectory	72	33	105
Ockendon	32	1068	1100
Orsett	0	114	114
Stanford East and Corringham Town	201	376	577
Stanford-le-Hope West	22	217	239
Stifford Clays	125	452	577
The Homesteads	0	54	54
Tilbury Riverside and Thurrock Park	137	787	924
Tilbury St. Chads	38	772	810
West Thurrock and South Stifford	67	532	599
Grand Total	1230	8943	10173

Figure 36 – Local Authority Stock, Thurrock Council Statistics, January 2015

5.4 Local Authority Dwelling Stock Condition

Figure 37 below demonstrates the SAP rating of Thurrock’s stock by ward. Corringham and Fobbing and Orsett have the lowest SAP ratings on average with Little Thurrock Rectory representing the highest. Overall the average SAP rating for Thurrock stock is 57. Nearly a quarter of Thurrock’s stock was built pre 1950s which would typically be associated with less energy efficient homes. These tend to be semi-detached and small terraced homes built pre 1945. The SAP rating is an important indicator of the energy efficiency of the home with more energy efficient homes reducing the risk of fuel poverty.



Figure 37 – Local Authority Stock, Thurrock Council Statistics, January 2015

5.5 Occupancy Rating

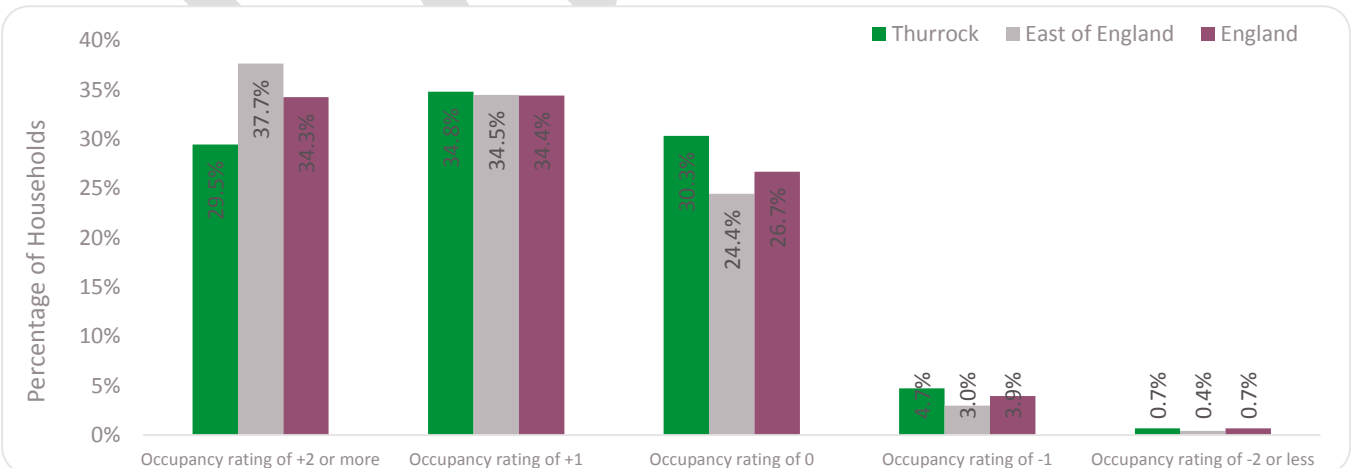


Figure 38 – Occupancy Rating (Bedrooms) 2011, Source: Office for National Statistics, Updated 2014

Thurrock has above average number of households that are overcrowded, totaling 5.4% compared with 3.4% for the East of England and 4.6% for England. With the large number of families with dependent children in the borough, this could suggest the need for larger family housing together with affordable accommodation to enable children to move on from the family home. Nearly two thirds of households were under occupying but an above average number of households have the exact number of rooms required.

6. Tenure

6.1 Home Ownership

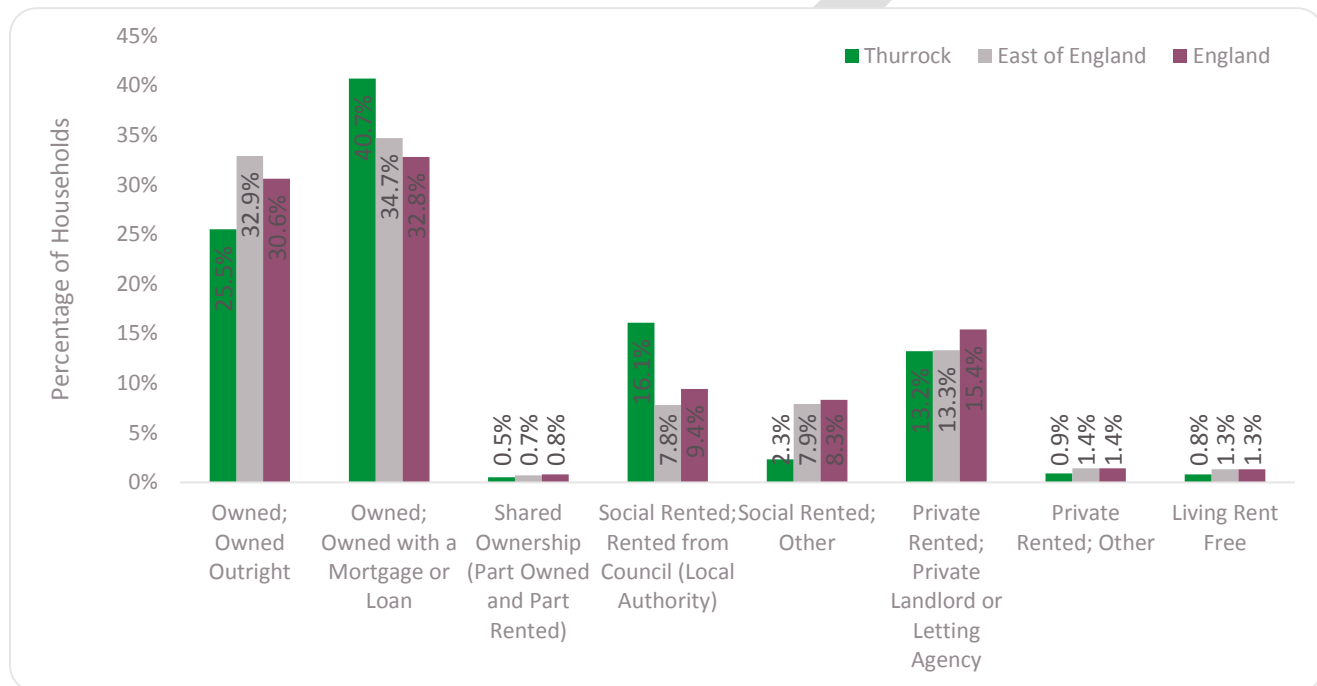


Figure 39 – Home Ownership 2011, Source: Census 2011, Office for National Statistics

Two thirds of households in Thurrock own a home with the majority (40.7%) owning with a mortgage or loan, significantly above the regional and national averages. Equally, Thurrock has over double the percentage of households socially renting from the council at 16.1% compared with the regional average of 7.8%. The percentage of social rented properties from Registered Providers is considerably lower at 2.9%. The number privately renting is in line with the regional average at 13.2% and below the national average of 15.4%. Further details of home ownership at a ward level demonstrates that The Homesteads has high proportions of home ownership totaling 89.5% whilst Grays Riverside and Tilbury Riverside have significantly lower percentages at 47.9% and 45.5% respectively. For Tilbury Riverside, the lower levels of home ownership are due to the above average number of households renting from the council at 32.5%, however, for Grays Riverside, it is the high proportions of households renting privately from a landlord or letting agent at 32.9%. Tilbury St Chads and Chadwell Mary have the highest levels of council housing in Thurrock at 34.5% and 34.9% respectively, well above regional and national averages. South Chafford and Chafford and North Stifford have the lowest levels of council housing at just 0.7% and 0.8%. This can be considered to contribute to Chafford and North Stifford having the highest IMD rank for barriers to housing and services due to the lack of affordable social housing in the area.

Evidence Base

Chafford and North Stifford also has below average levels of private rented housing (14.9%) whilst South Chafford has the third highest proportion of private rented housing of any ward at 25.1%.

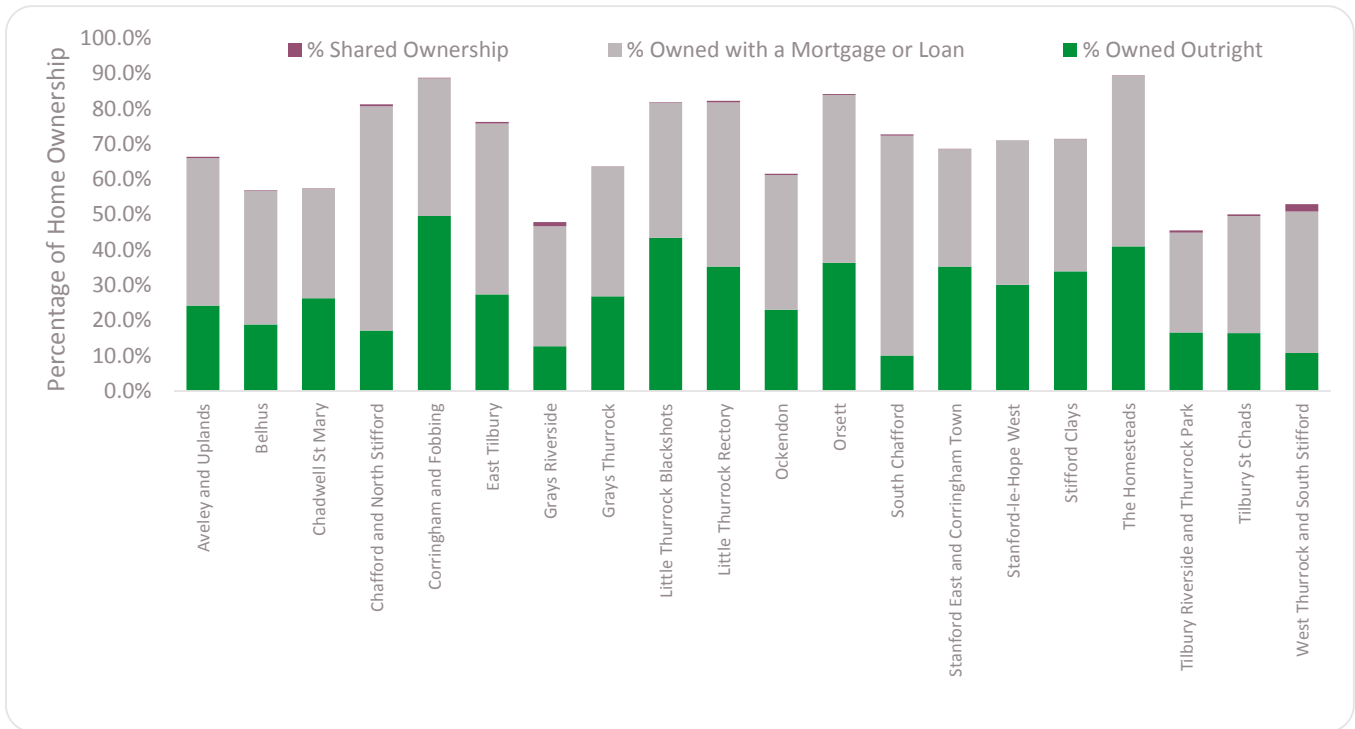


Figure 40 – Home Ownership by Ward, Source: Census 2011, Office for National Statistics



Figure 41 – Renting by Ward, Source: Census 2011, Office for National Statistics

6.2 Empty Homes

The number of empty homes in the borough has reduced from 2001 to 2011 with comparatively low numbers compared to the rest of the Thames Gateway South Essex region. The majority of empty homes remain in the private sector at 87%.

6.3 Houses in Multiple Occupation (HMOs)

The number of households living in HMOs has seen a significant increase in the ten year period to 2011, most noticeably for students with a six fold increase.

	2001	2011	Change from 2001 to 2011	Percentage Change from 2001 to 2011
Students	6	44	+38	633.3%
Other Households	1,517	2,532	+1,015	66.9%
Total	1,523	2,576	+1,053	69.1%

Figure 42 – Houses in Multiple Occupation, Source: Census 2011, Office for National Statistics

Current Housing Market

7. Housing Supply

7.1 Supply of New Homes

7.1.1 Dwelling Started and Completed

The total number of starts on site in Thurrock for 2013-2014 was 260, of which 84.6% was by private enterprises and the remainder from housing associations. This has been the trend from 2011/12 onwards. In the last financial year 2013-14, there were 330 starts on site and 260 completions, of which 270 and 220 were private enterprises respectively. Housing Associations accounted for 70 of the dwellings started and 40 of those completed in the period. The lower level of activity from housing associations corresponds with the below average percentage of stock held by Registered Providers in Thurrock, however, within the past three years there has been a steady increase in the number of dwellings started.

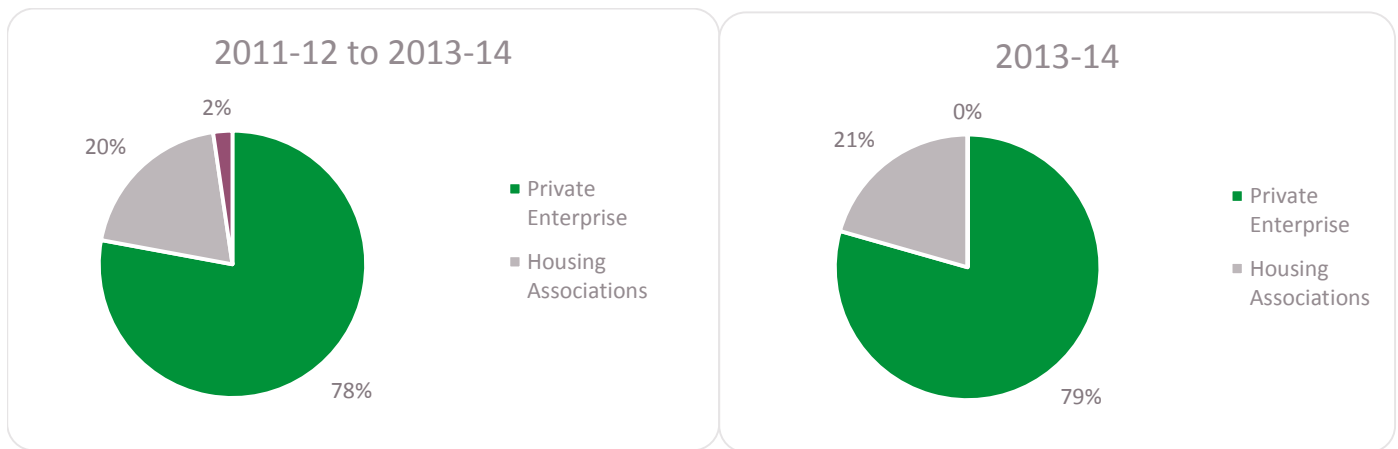


Figure 43 - Starts on Site 2011-12 to 2013-14, Source: DCLG

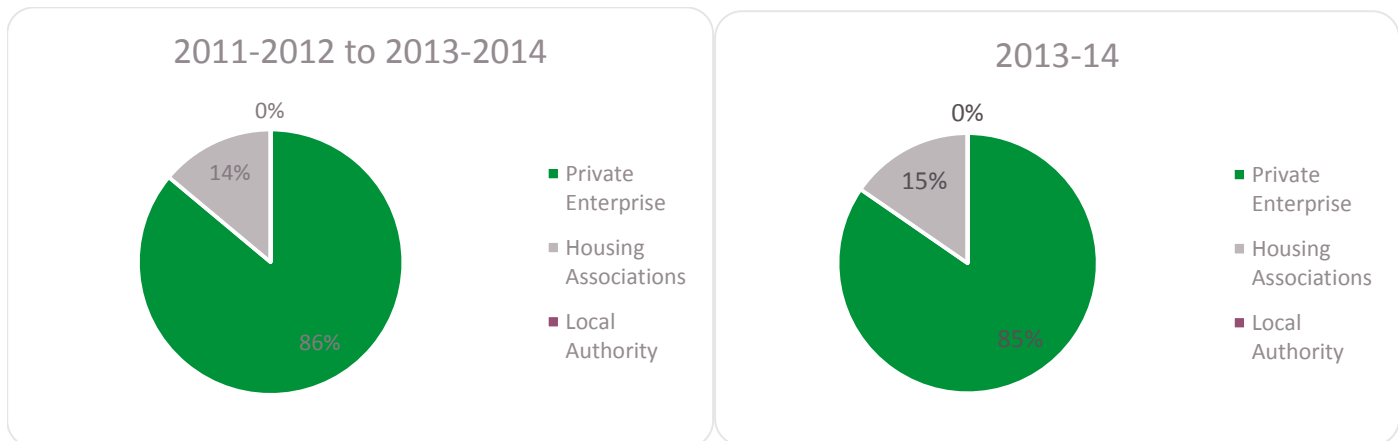


Figure 44 – Completions on Site 2011-12 to 2013-14, Source: DCLG

7.1.2 Net Additional Dwellings

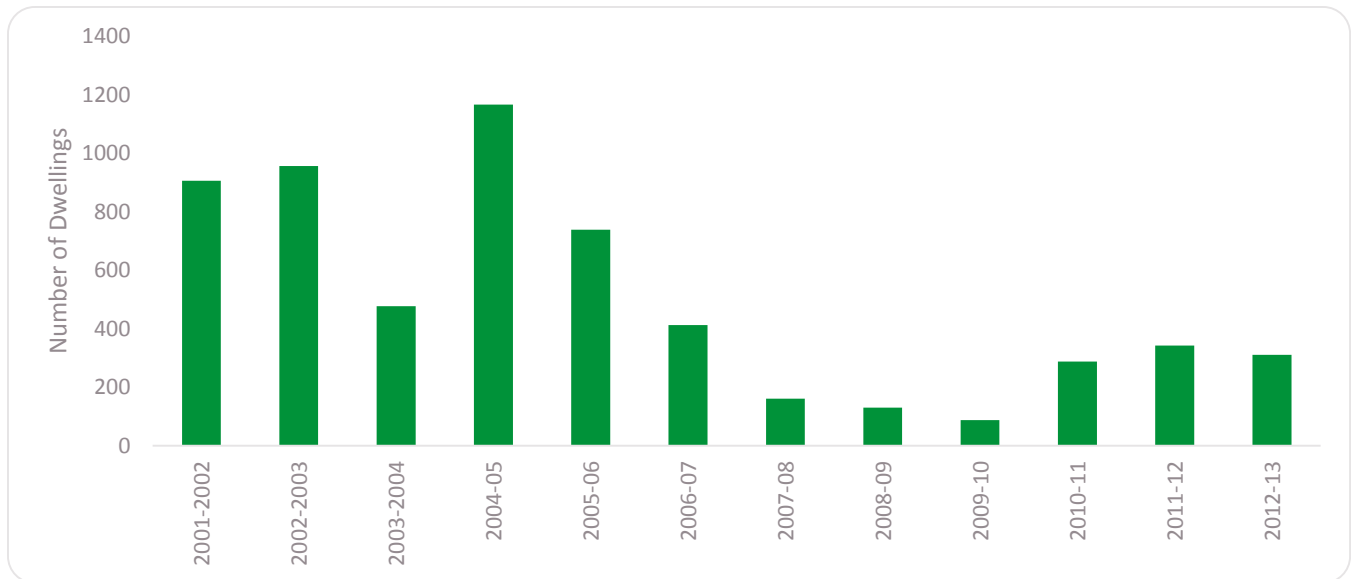


Figure 45 – Net Additional Dwellings Per Year, Source: Annual Monitoring Report 2013

In the period 2001 to 2013, 5980 net additional dwellings were completed representing an average build rate of 498 per annum. There were 311 net additional dwellings during 2012/13. This figure accounts for the dwelling losses of 90 flats at Marston House, New Road, Grays that were demolished as part of the Thurrock Learning Campus scheme.

7.1.3 Net Affordable Housing Completions

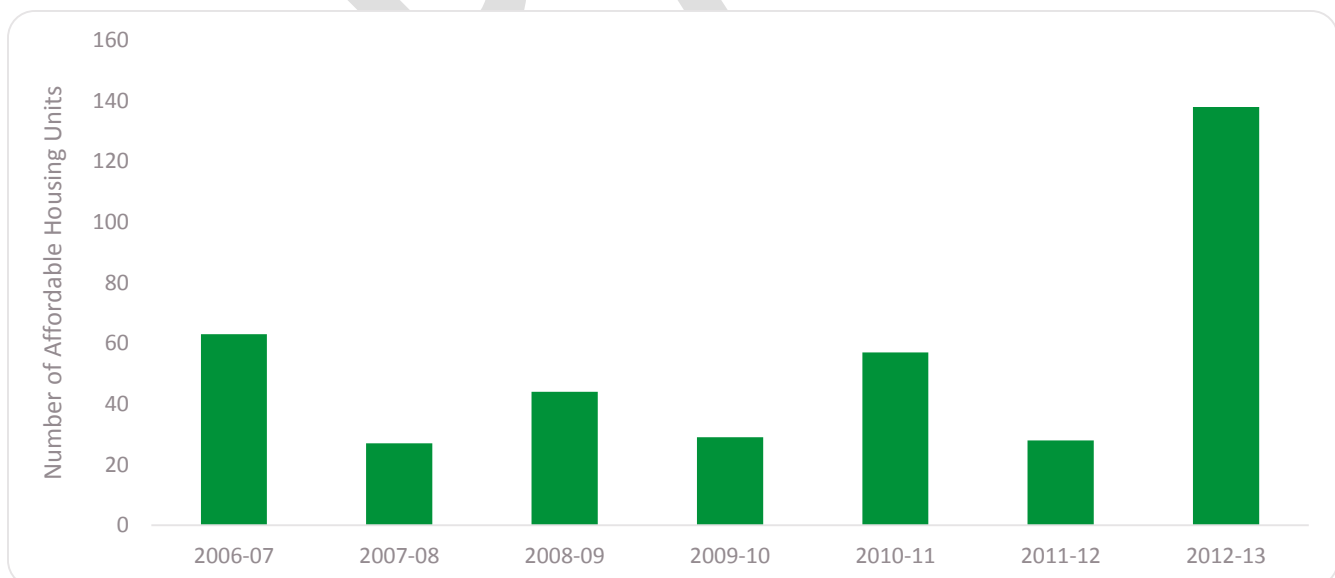


Figure 46 – Net Affordable Housing Completions, Source: Annual Monitoring Report 2013

Evidence Base

The number of affordable homes completed increased considerably in 2012-13 to 138 compared with an average of 41 units per annum for the previous year 2006-07 through to 2011-12. This sharp increase was in part due to all of the affordable housing element of two sites being completed in 2012-13. Overall in 2012-13, 38.1% of the total number of dwellings on site liable to affordable housing provision was delivered as so. The Local Development Framework states *'the Council will seek a minimum provision of 35% of residential units to be provided as Affordable Housing'*¹⁵.

7.1.4 Planning Decisions

In the year to September 2014, 45 major planning decisions were made by Thurrock, 82% of which were granted. 73% of the decisions were made within 13 weeks, slightly below the national average of 77% in the same period. In total, 72% of all major and minor planning decisions were granted¹⁶. For residential development, Thurrock granted 10 major and 62 minor residential development decisions in the year ending September 2014, equating to 63% and 29% of applications respectively. Of the major residential development decisions, 81% were granted within 13 weeks (or agreed time) in line with the national average and 94% of minor residential decisions were granted within 8 weeks (or agreed time) compared with 62% nationally¹⁷.

7.2 Private Rented Sector

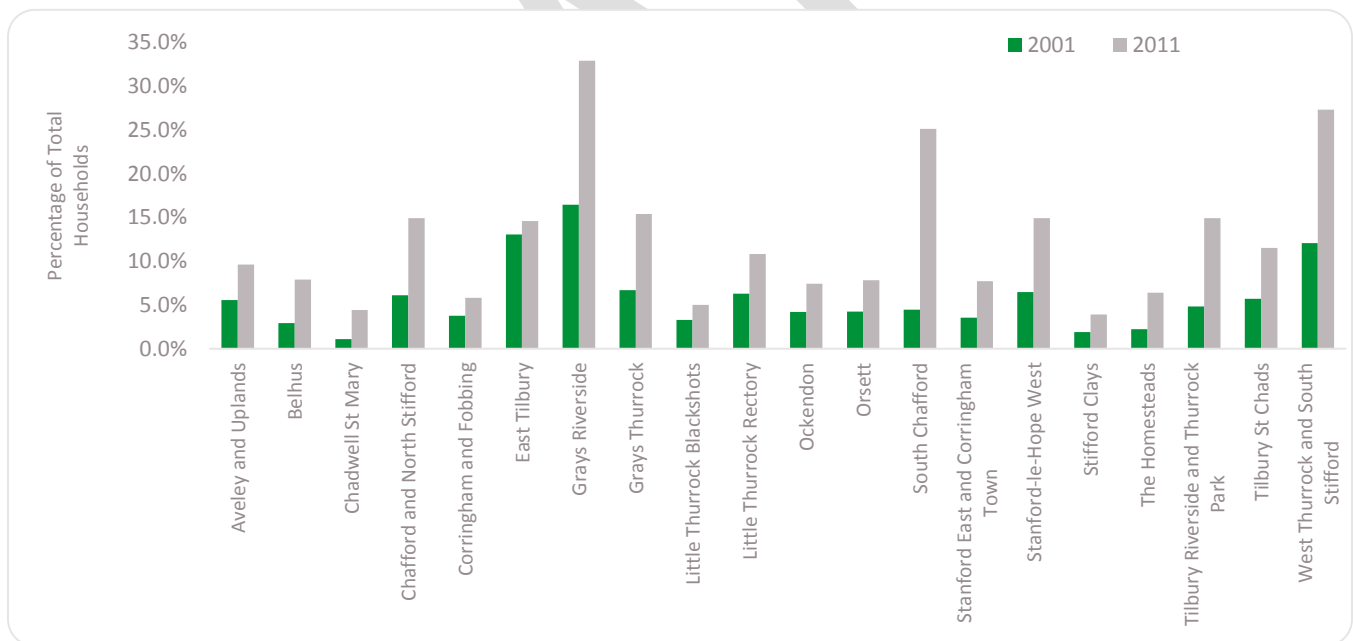


Figure 47 – Number of Households Privately Renting from Landlord or Letting Agency as a Percentage of Total Households, Source: Census 2001 and 2011, Office for National Statistics, January 2013

¹⁵ Annual Monitoring Report, For the Local Development Framework, 1st April 2012 – 31st March 2013, Thurrock Council

¹⁶ Table P132: Planning Decisions, by development type, speed of decision and district planning authority, DCLG, December 2014

¹⁷ Table P136: District Planning Authorities – Planning Decisions on Major and Minor Residential Development and Speed of Decision by District Planning Authority, DCLG, December 2014

There has been a significant rise in the number of households privately renting from 2001 to 2011 seen at a national and local level. In Thurrock, the private rented sector has grown from 5.9% in 2001 to 13.2% in 2011, representing a marked increase and is greater than the growth at a regional and national level in ten year period, bringing the percentage of households renting from a private landlord or letting agent in line with regional average of 13.3% for 2011. At a ward level, Tilbury Riverside, Chadwell St Mary and South Chafford have seen the greatest growth in the private rented sector with the number of households in South Chafford privately renting increasing from less than 5% in 2001 to 25% in 2011. Only three wards have seen below average increases in the private rented sector, most interestingly East Tilbury which started with well above average levels in 2001 at 13.1% but grew to only 14.6% in 2011. As of 2011, South Chafford together with West Thurrock (27.3%) and Grays Riverside (32.9%) have the greatest percentage of households privately renting of any wards.

7.3 Housing Waiting List

In Thurrock, over 650 households are in urgent need for re-housing and can only move to affordable housing. Nearly half of the demand (49%) is for one bedroom properties, highlighting the lack of affordable accommodation for single households in the borough, with only 18% of the current council stock one bedroom properties. 94% of applicants aged 65 and over required a one bedroom property and comprised 10% of total applicants. Across all ages, 35% of applicants on the waiting list required a two bedroom property and 12% a three bedroom.

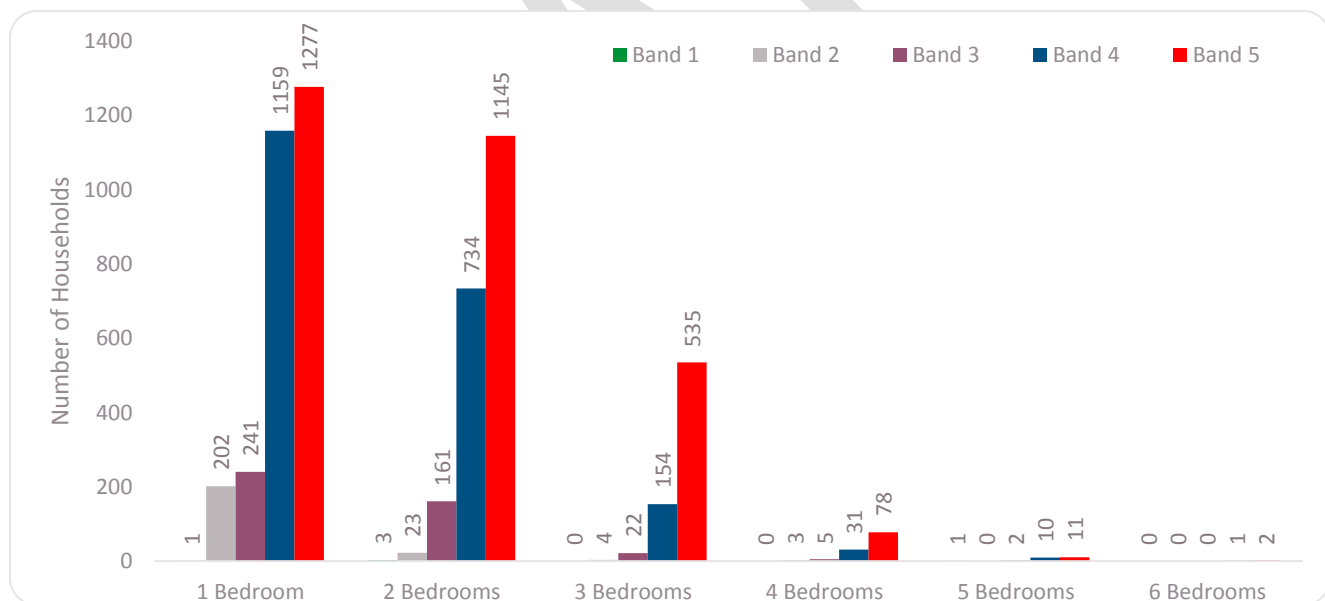


Figure 48 – Number of Households on Waiting List, Source: Thurrock Council, December 2013

7.4 Homelessness

The rate of Statutory Homelessness in Thurrock is 1.7 compared with 2.4 for England, indicating that it is significantly better than the England average¹⁸. Figure 49 summarises the levels of homelessness in Thurrock within the past year.

	First part of 14-15	Second part of 13-14	Variance
Average number of new approaches made to the team	200	155	0.29
Average no. of cases where homelessness is prevented/relieved	85	59	0.44
Average number of prevention cases closed	77	45	0.71
Average number of households in Temporary accommodation	74	65	0.14
Average number of homeless applications received	29	38	-0.24
Average number of homeless decision taken	29	38	-0.24
Average period living in self-contained accommodations in weeks	28	40	-0.31
Average period living in furnished lets in weeks	18	14	0.26
Average period living in a Hostel in weeks	16	12	0.33
Average number of duty accepted	13	10	0.3
Average period living in a B&B in weeks	8	8	0.02
Average number of households assisted to move to PRS	3	9	-0.67

Figure 49 – Homeless Data, Source: Thurrock Council Statistics, January 2015

7.4.1 Homeless Acceptances

Thurrock Homelessness Acceptances per 1,000 households are generally in line with the national figures when taken as year on year average, although, at a local authority level on a quarterly basis, the numbers fluctuate due to the smaller counts of homeless people. This has remained fairly consistent between 2011 and 2014.

¹⁸ Health Profile 2014, Thurrock Unitary Authority, Public Health England, 12 August 2014

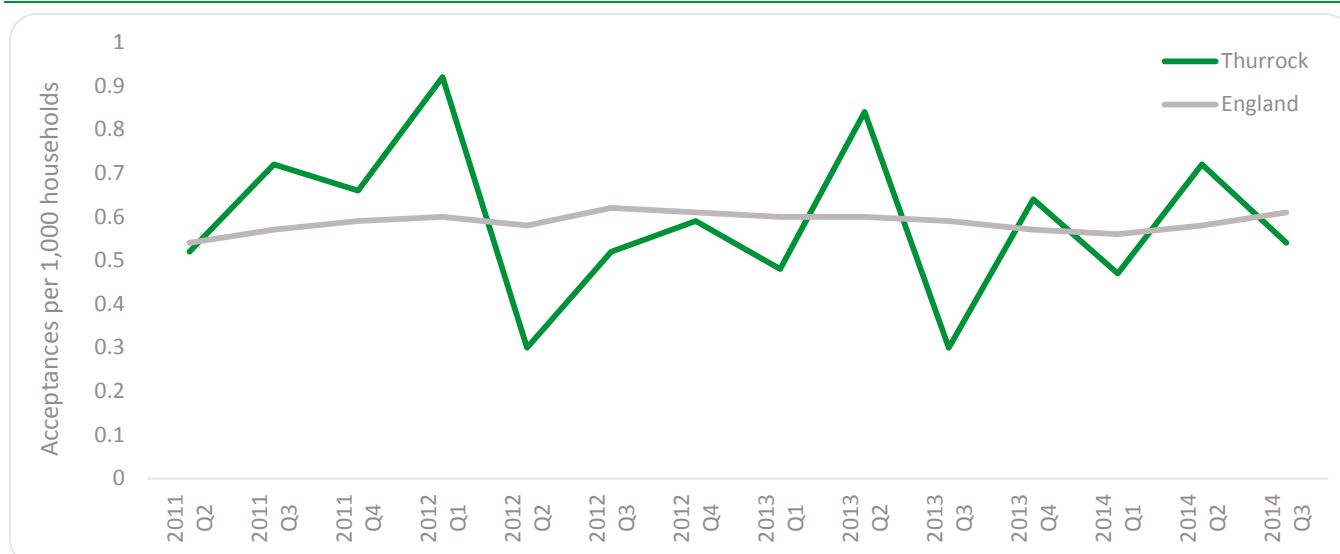


Figure 50 – Homeless Acceptances per 1,000 Households for Thurrock and England, Source: Homelessness Acceptances per 1,000 Households, DCLG, December 2013

7.4.2 Homeless Causes

The most common cause of homelessness is the termination of assured shorthold tenancy at 29%, demonstrating the importance of engaging and working with private landlords. This is followed by ‘parents no longer willing or able to accommodate’ at 23%, higher than the regional and national averages. This would indicate the need for suitable affordable accommodation for young people in the borough to enable them to move on from the family home. In comparison, the number of people that become homeless as a result of other relatives and friends no longer willing or able to accommodate is below average.

7.4.3 Homeless Outcomes

As of December 2014, 224 homeless households were awaiting housing, of which 2.6% were aged 65 and over and 8% aged 18 to 24. 45% of households awaiting housing were due to medical needs. From 2007 to 2013, the average number of homeless households housed was 108, of which on average the greatest proportion were on medical grounds.

Reason for housing need	Average number of Households Housed per annum
Medical grounds	71
Living in overcrowded housing conditions	18
Living in unfit housing condition	29
All categories	108

Figure 51 – Average number of homeless households housed by reason, averages are based on applicants housed by Thurrock Council between 2007 and 2013, Source: Thurrock Council, December 2014

Evidence Base

The graph below demonstrates the number of cases where positive action was successful in preventing or relieving homelessness. Prevention of homelessness through supporting people to remain in their existing home or sourcing alternative accommodation has seen a marked increase in 2013-14 and is now above the national average. This highlights the positive approach taken by the council in recent years, focusing on prevention.

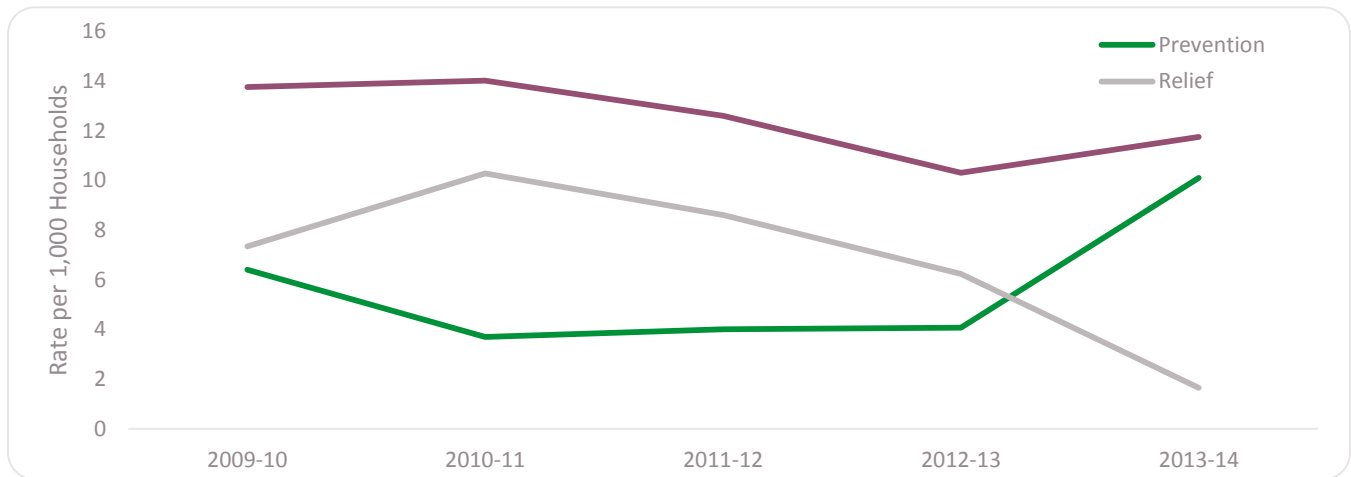


Figure 52 – Homelessness Prevention and Relief, Source: Table 792 - Total reported cases of homelessness prevention and relief by outcome and local authority, 2013/14, DCLG

7.4.4 Households in Temporary Accommodation

The large majority of households in temporary accommodation comprised furnished lets and hostels. In total, 65 households were in temporary accommodation with an average time of 19 weeks. The use of Bed and Breakfasts are minimal and the average time six weeks.

Temporary Accommodation	No. of Households	Average of Weeks in TA
Total	65	19
in B&B	2	6
in Hostel	23	9
in Furnished let	37	23
in Self-Contained	3	47

Figure 53 – Households in Temporary Accommodation, Source: Thurrock Council Statistics, January 2015

8. Affordability

8.1 Average House Prices

The average house price in Thurrock is behind the national average and those for the Thames Gateway South Essex Sub Region, and as of 2012 had not reached levels seen at the peak before the recession. The SHMA demonstrates that over the longer term to 2011, house prices have doubled in the borough, although this rate of growth has not been felt in recent years. This impacts on the ability to attract developers into the borough and the viability of schemes values with low residential land values.

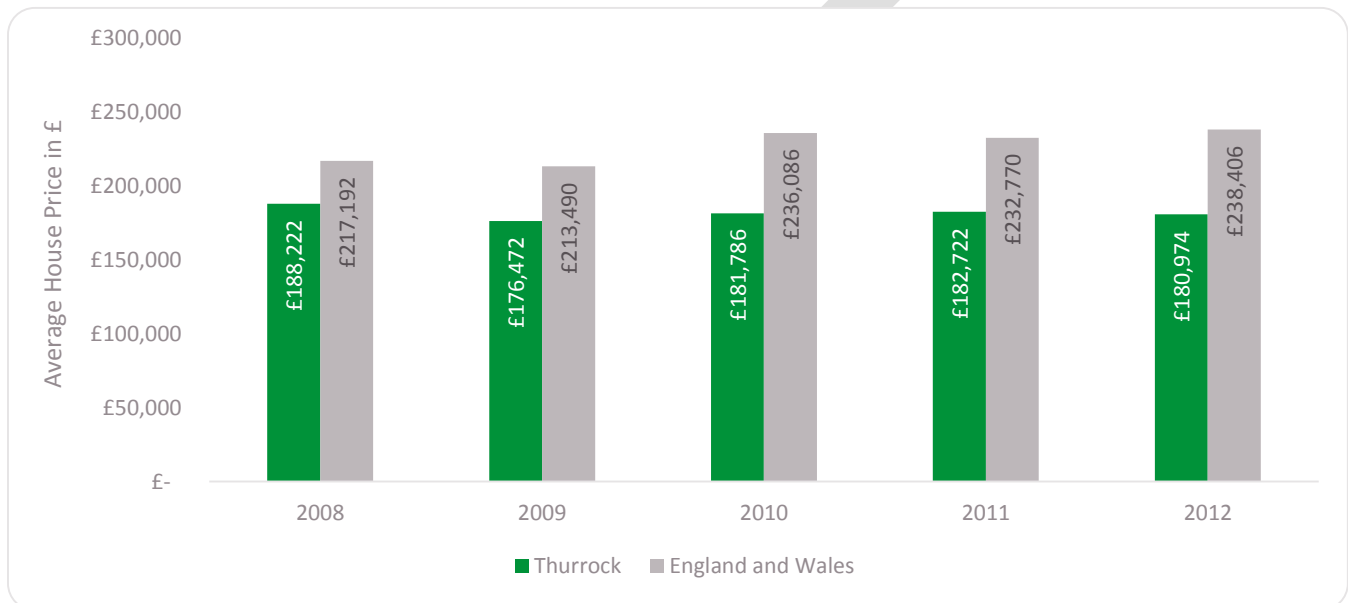


Figure 54 – Average House Prices, Source: Mean House Prices Based on Land Registry, Office for National Statistics

Evidence Base

In 2012, the average house price across Thurrock was £112,000 for a one bedroom flat, £145,000 for a 2 bedroom flat and £244,000 for a three bedroom home in the context of the below areas within the borough. Tilbury represents the area with the lowest values across the spectrum. Chadwell is the most expensive for houses and flats although Grays represents the highest average value for one bedroom flats at £129,127.

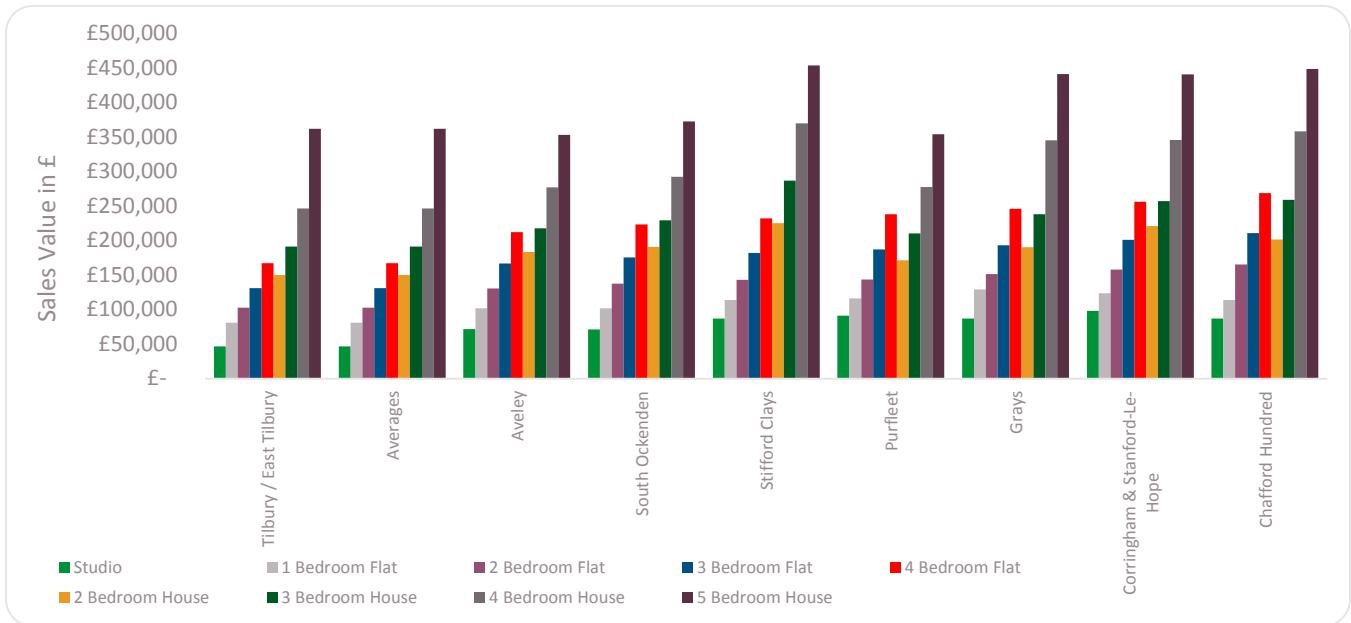


Figure 55 – Sales Value in LSOA 2012, Source: Stage 1: Market Research and Affordability Analysis, pod LLP, September 2012

8.2 Rents

8.2.1 Private Sector Rents



Figure 56 – Monthly Average Private Sector Rents, Source: Private Rental Market Statistics 2014, Valuation Office Agency

The average private sector market rent as of September 2014 across all categories was £781 per month, above the regional and national averages of £705 and £742 pcm. This is most apparent for 3 bedroom homes, potentially indicating increased demand for this property size. The mean and lower quartile weekly rental prices for all categories remain above the Local Housing Allowance demonstrating the lack of affordability in the private rented sector and increased demand amongst social housing. There has been an above average increase in the number of households claiming housing benefit in the private rented sector at 6.7% above the national average of 5.1%.

Category	Mean Weekly Rent	Lower Quartile Weekly Rent	Local Housing Allowance
1 bedroom	£139.62	£ 129.23	£ 65.65
2 bedrooms	£174.00	£ 161.54	£ 126.92
3 bedrooms	£217.62	£ 196.15	£ 159.66
4 bedrooms	£296.08	£ 276.92	£ 256.39

Figure 57 – Weekly Rent (calculated) compared to LHA, Source: Private Rental Market Statistics 2014, Valuation Office Agency

Despite the above average rental values, the 7% growth in average monthly rental value in recent years is below the national and regional figures of 12% and 8% respectively. However, in the last quarter, growth was in line with the national increases.

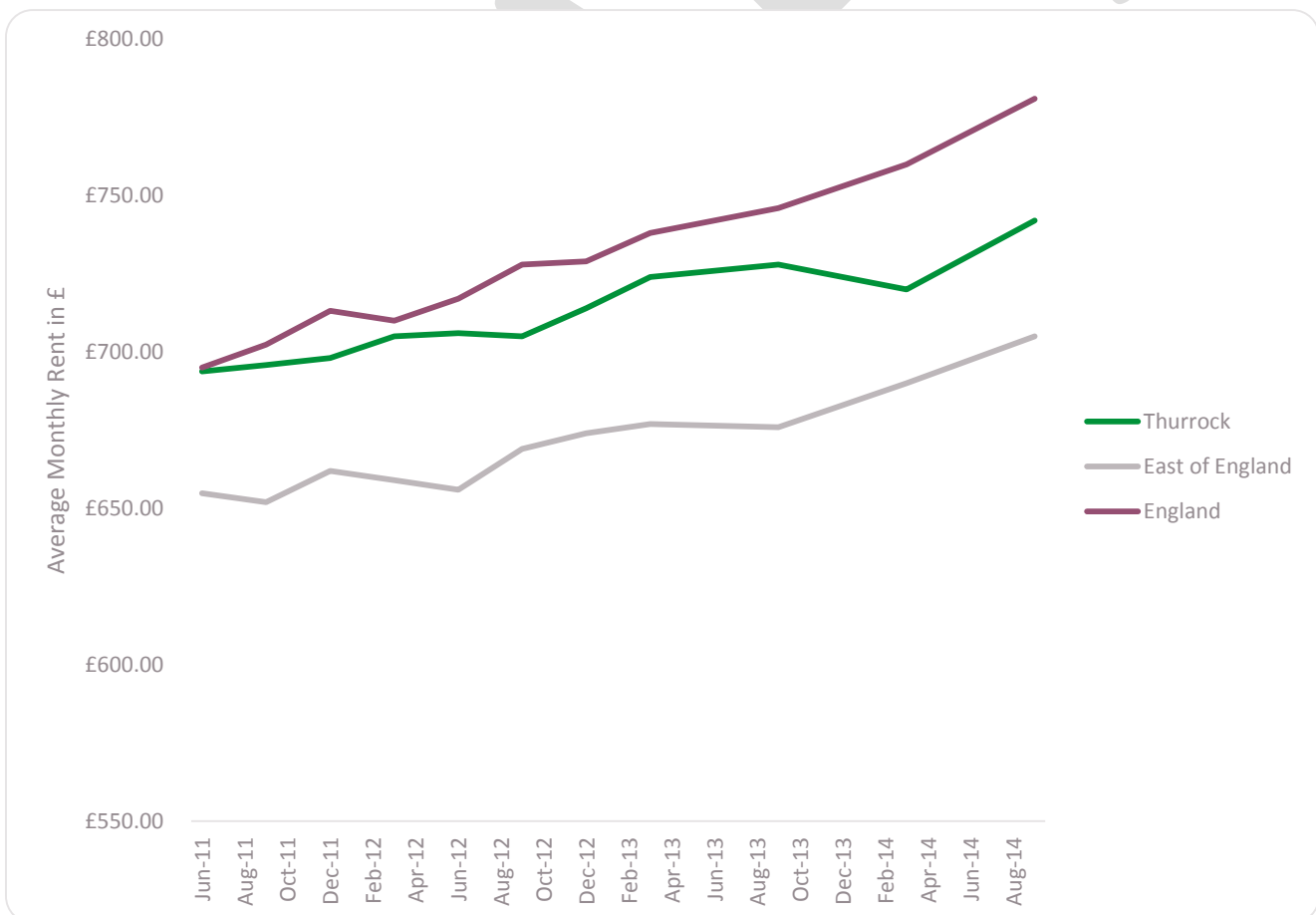


Figure 58 - Monthly Average Private Sector Rents from 2011 to 2014, Source: Private Rental Market Statistics 2014, Valuation Office Agency

8.2.2 Social Housing Rents

The graph below demonstrates the average weekly Local Authority and Registered Provider rents over the last ten years. Local authority rents have moved in line with the national average, however, registered provider rents have been consistently higher than the average.

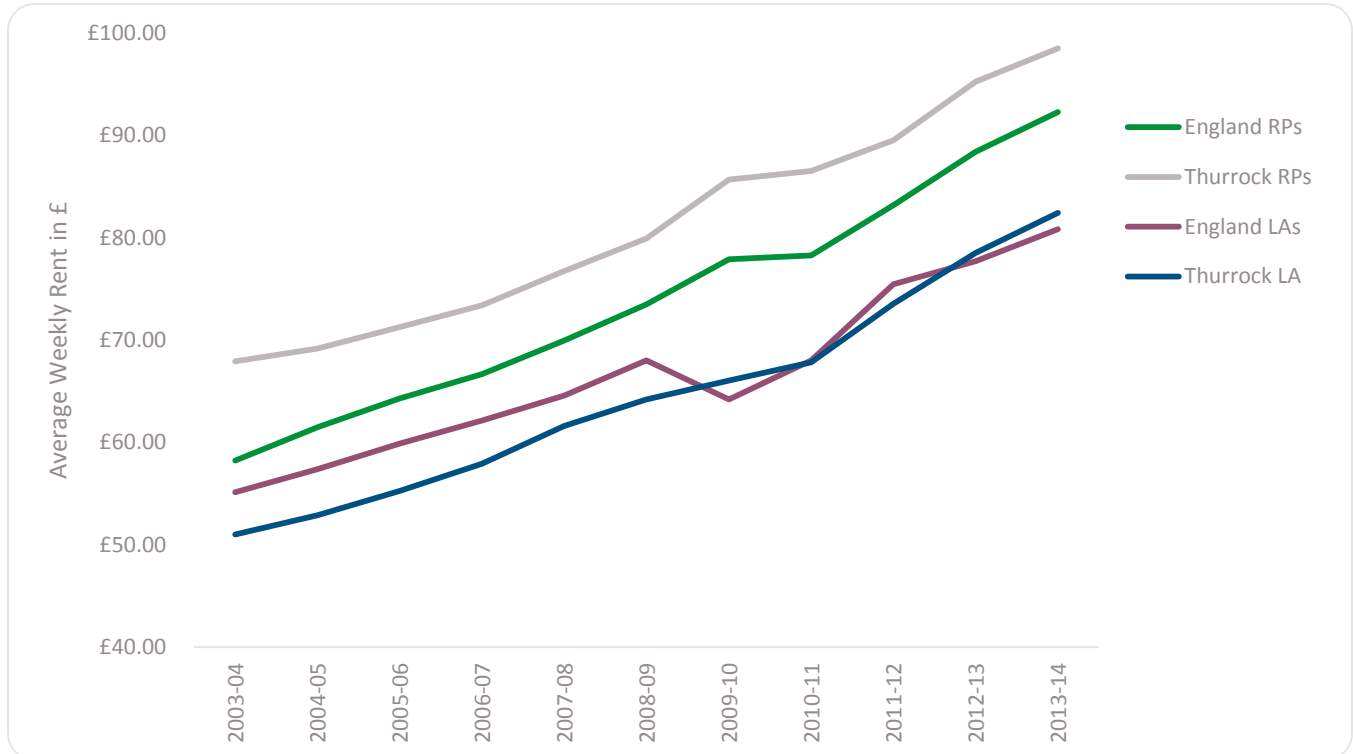


Figure 59 - Weekly Average Rents for Local Authority and Registered Providers, Source: Table 702 and 704 Rents, DCLG

8.3 Income and Benefits

8.3.1 Income to House Price

The income required for a household to be able to buy or rent a property in Thurrock was estimated to be £25,000. The ratio of lower quartile house price to lower quartile earnings has followed the trend but consistently remains above the national average ratio since 2002. This highlights the challenges for buyers, particularly first time buyers purchasing at the lower end of the housing market. Whilst the increase has slowed since the recession, Thurrock has a ratio of 7.00 compared with 6.45 for England in 2013.

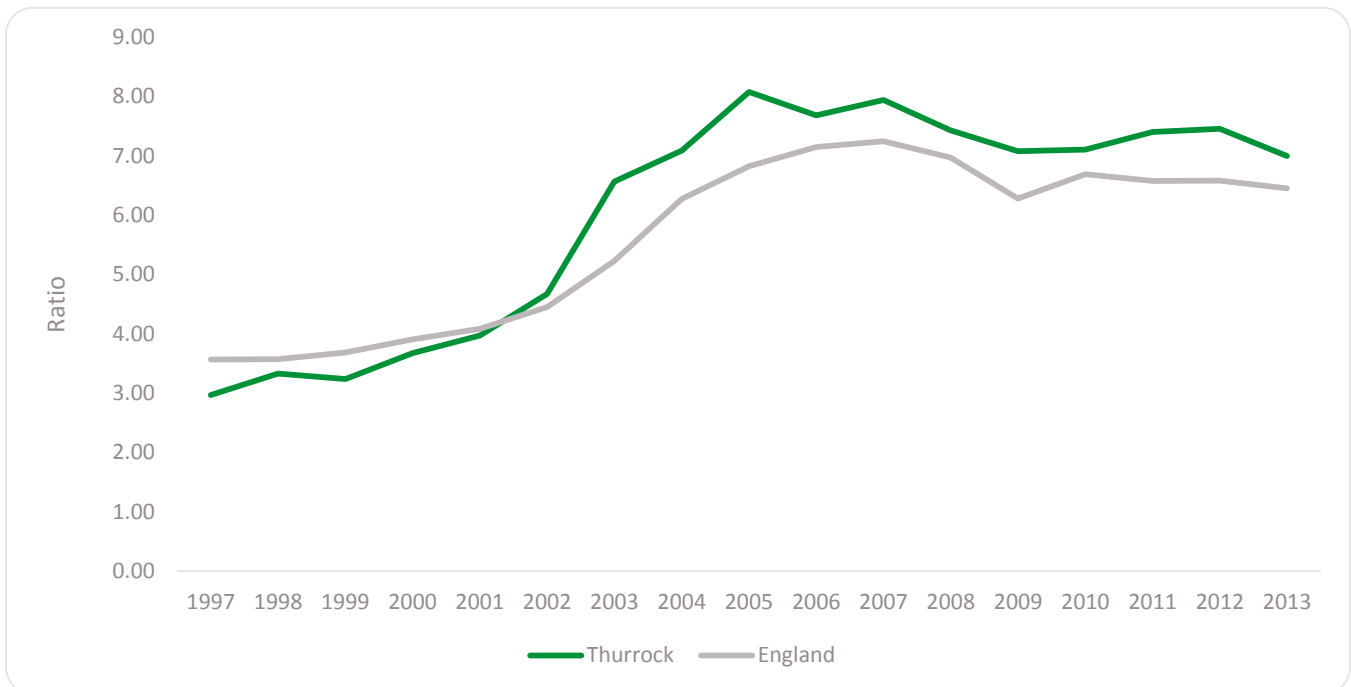


Figure 60 – Ratio of Lower Quartile House Price to Lower Quartile Earning, Source: Table 576, Office for National Statistics

8.3.2 Council tax and housing benefit claimants

The number of households claiming housing benefit and council tax is in line with regional and national averages, however the number claiming housing benefit only is decidedly higher at 11.27% than the East of England (9.25%) and England (9.46%). Thurrock has seen a steady increase in the number of households claiming housing benefit equating to an average increase of 600 households per annum indicating a growing lack of affordability in the borough.



Figure 61 – Council Tax and Housing Benefit Claimants, Source: Office for National Statistics 2012

9. Right to Buy

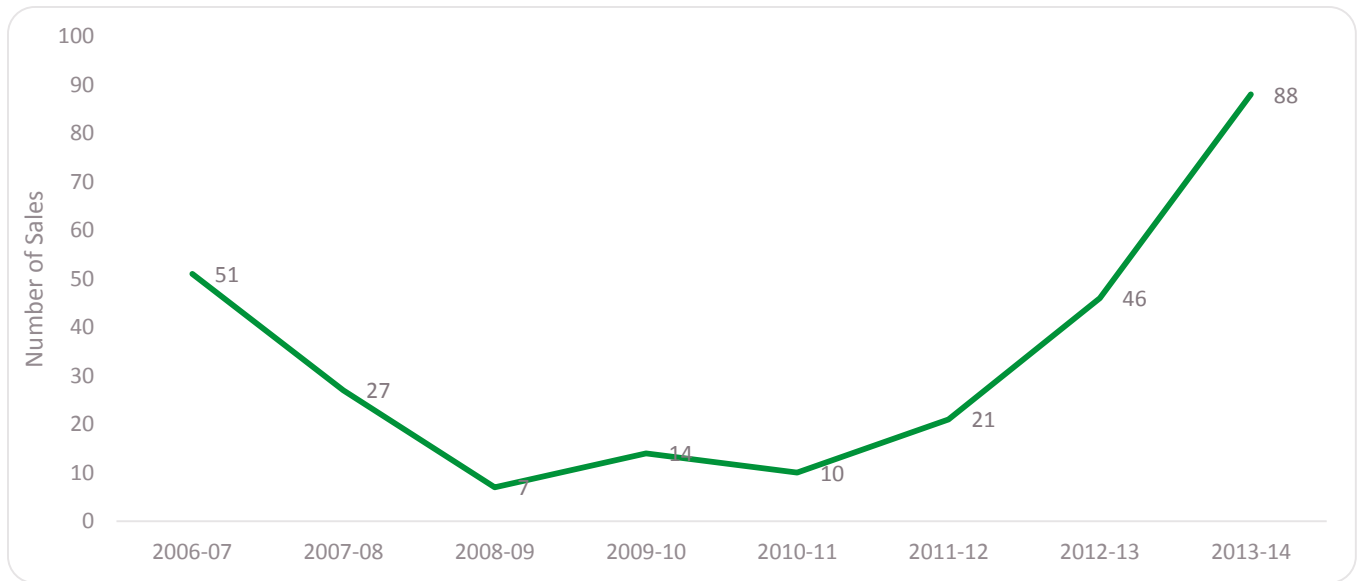


Figure 62 – Annual Right to Buy Sales, Source: Annual Right to Buy Sales by Local Authority, Table 685

Sales have increased since 2001 following a previous decline in line with the Government revitalisation of Right to Buy. In the past three years, the sales have doubled each year with 88 sales in 2013-14, further decreasing the supply of affordable housing in the borough.

Housing Need and Delivery

To be updated following Housing Needs Analysis

10. Housing Need

The changes in population and households indicate the extensive growth in Thurrock. Thurrock households are projected to grow by an annual average of 980 per year over the next 20 years from 2011 to 2031, the highest of any local authority in the Thames Gateway Sub Region. This will place increasing demand on housing with an estimation that 20,600 new homes will be required by 2031, equating to an annual average housing requirement of 1,030¹⁹.

	Market Housing	Intermediate Housing	Social Housing	Overall Requirement	Affordable Housing	Percentage of Overall Requirement	20 year Total
Thurrock	13,200	2,500	4,900	20,600	370	36%	7,400
TGSE	31,100	13,100	10,800	55,200	1,200	43%	23,900

Figure 63 – Housing Need to 2031, Source: SHMA, Thames Gateway South Essex, December 2013

Nearly half of all housing required in Thurrock is estimated to be three bedroom homes (42%) supporting the evidence for more family housing. In contrast, the demand for affordable housing is for smaller homes with 43% required to be one bedroom homes. This could in part be due to younger, single households that are unable to access the housing market due to lack of affordability as indicated by the population and household statistics.

	One Bed	Two Bed	Three Bed	Four Bed
All Housing	20.0%	31.0%	42.0%	6.0%
Affordable Housing	43.0%	27.0%	28.0%	2.0%

Figure 64 - Estimate of housing required (by size), Source: ORS Housing Model Note

The Strategic Housing Land Availability Assessment (SHLAA) demonstrates the five year supply of deliverable sites to be 3,909 dwellings, 59% of the required level of housing. Thurrock's Adopted Core Strategy demonstrates 23,520 dwellings are required to be built during the life of the plan from 2001 to 2026. 5,980 dwellings were completed between 2001 and 2013 and the remaining 17,270 required has been identified in the following phases for expected completions on deliverable and developable sites.

Phase	Number of Expected Dwelling Completions
2013-14	474
Deliverable Sites Year 1 to 5	3,909
Developable Sites Year 6 to 15	8,387
Total	17,311
Target	17,270
Difference	+41

Figure 65 – Housing Supply to the end of the Plan period, Annual Monitoring Report 2013

¹⁹ Fundamental Review of Strategic Housing Market Assessment Review, Thames Gateway South Essex, December 2013

10.1 Specialist Housing

The table below demonstrates the demand for specialist housing to 2033 to support the growing older population. 3,400 homes are estimated in total to 2033.

	Extra Care	Enhanced Sheltered	Dementia	Leasehold Schemes for the Elderly	All Types
Gross Requirement (2033)	800	400	100	2100	3400
Annual Growth (2001-33)	120	50	20	330	520

Figure 66 – Specialist Housing Need to 2033, Source: SHMA, Thames Gateway South Essex, December 2013

10.2 Gypsy and Traveller

As of June 2013, Thurrock has 149 Gypsy and Traveller households of which 89 (60%) were on permanent pitches and 15% were on unauthorised pitches. The Essex Gypsy and Traveller and Travelling Show people Accommodation Assessment indicates the needs from 2013 to 2033 and predicts a gross requirement of 104 with 34 as current need. In 2013, there were 3 authorised public and private sites in Thurrock, namely Gammon Fields, Pilgrims Lane and Ship Lane.