



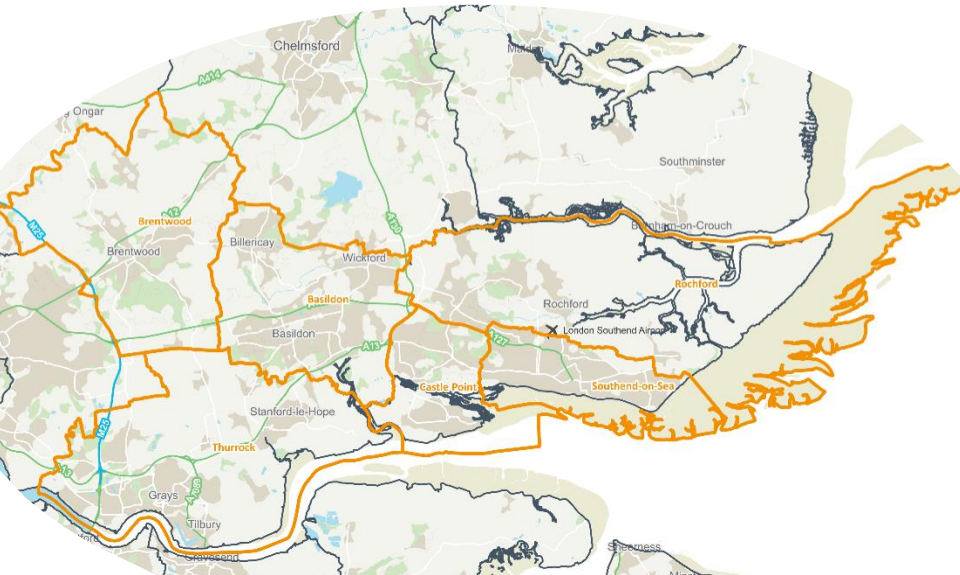
# South Essex Housing Needs Assessment

*Thurrock Local Plan Taskforce*

24 January 2022

# Introduction

- A new Housing Needs Assessment for **Basildon, Brentwood, Castle Point, Rochford, Southend-on-Sea and Thurrock**



- Updating and eventually replacing existing evidence
- Exploring recent changes in the housing market
- Accounting for revised national policy and guidance
- Forming part of the evidence base for the next generation of Local Plans and the emerging Strategic Planning Framework

Existing evidence  
base

# Introducing the existing evidence base

MAY 2016

**South Essex Strategic  
Housing Market  
Assessment**

MAY 2017

**Addendum to the South  
Essex SHMA**

JUNE 2016

**Brentwood Strategic  
Housing Market  
Assessment  
Part 2**

JANUARY 2018

**Agreement from the six  
authorities to work jointly on  
housing and infrastructure  
development**

JULY 2018

**Revised National  
Planning Policy  
Framework**

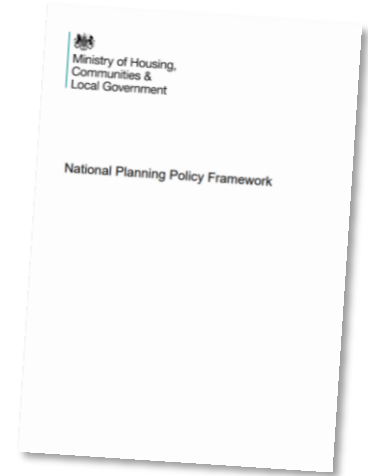
OCTOBER 2018

**Brentwood Strategic  
Housing Market  
Assessment  
Part 1**

# Changing policy context

# Revised National Planning Policy Framework

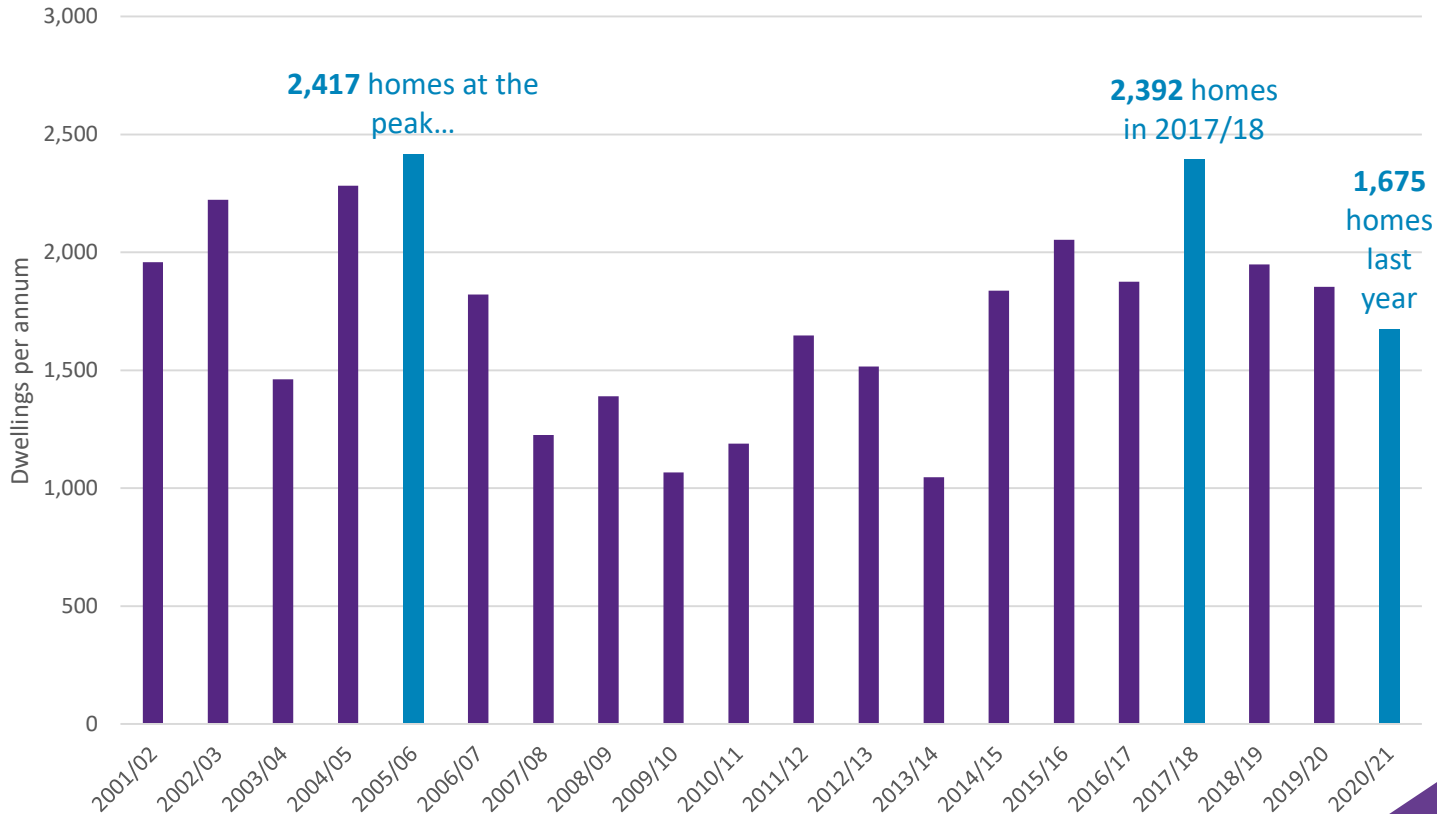
- First published in July 2018 but slightly altered twice since, most recently in July 2021
- A '**standard method**' for determining '*the minimum number of homes needed*'
  - Anticipated in the addendum to the South Essex SHMA, but lacking clarity at that time
  - Intended to simplify and replace previous system of objectively assessed need (OAN)
  - Acknowledgement that there will be circumstances when housing need could be higher, or exceptionally lower
- A requirement to assess '**the size, type and tenure of housing needed**' by different groups in the community
- All policies to be '*underpinned by relevant and up-to-date evidence*', which is '*adequate and proportionate*'



# Recent trends in the housing market

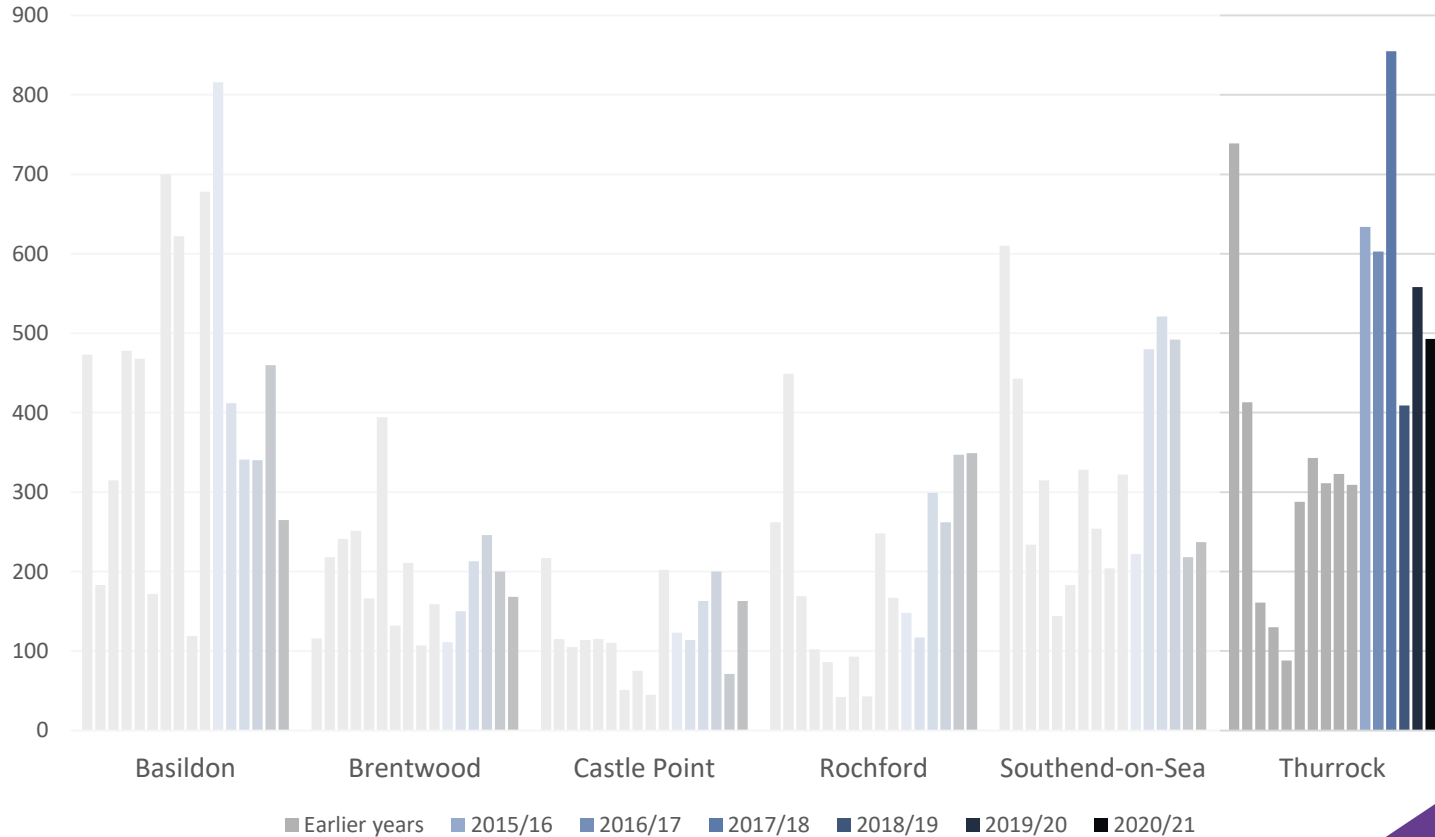
*Early findings*

# Continued but slowing housing delivery...

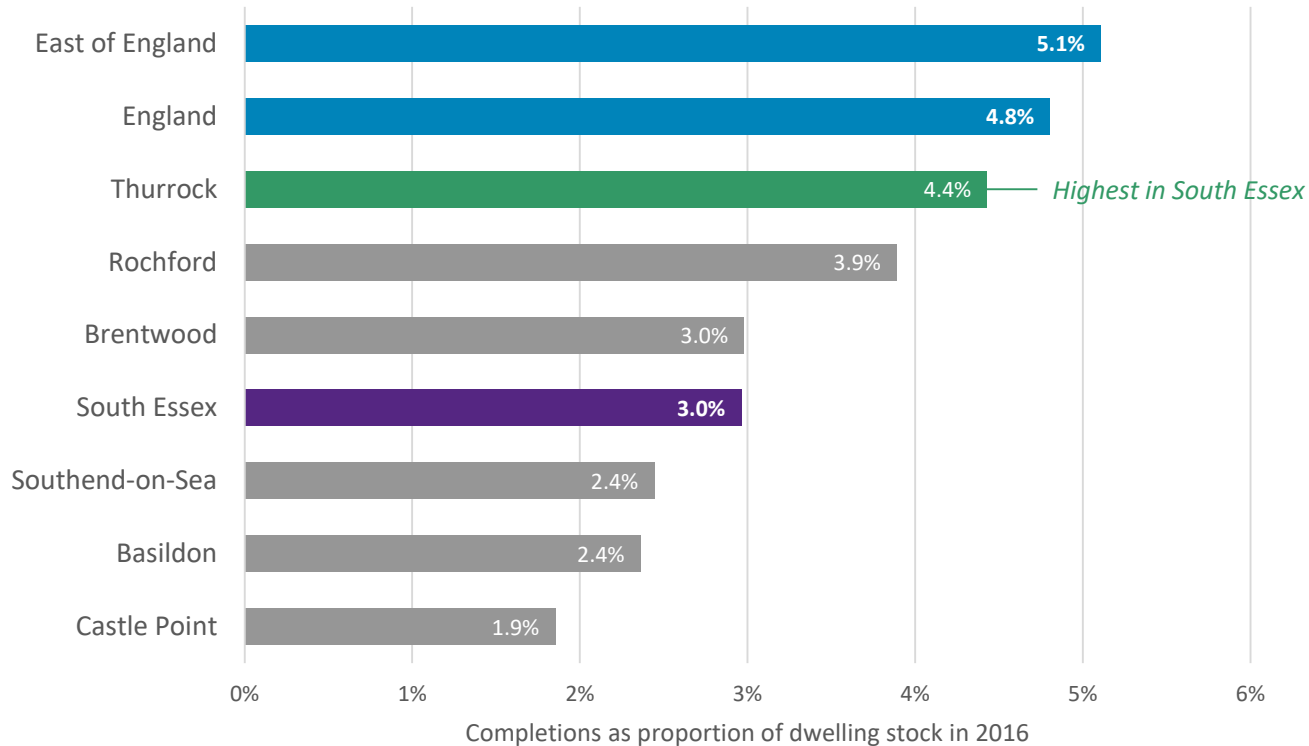




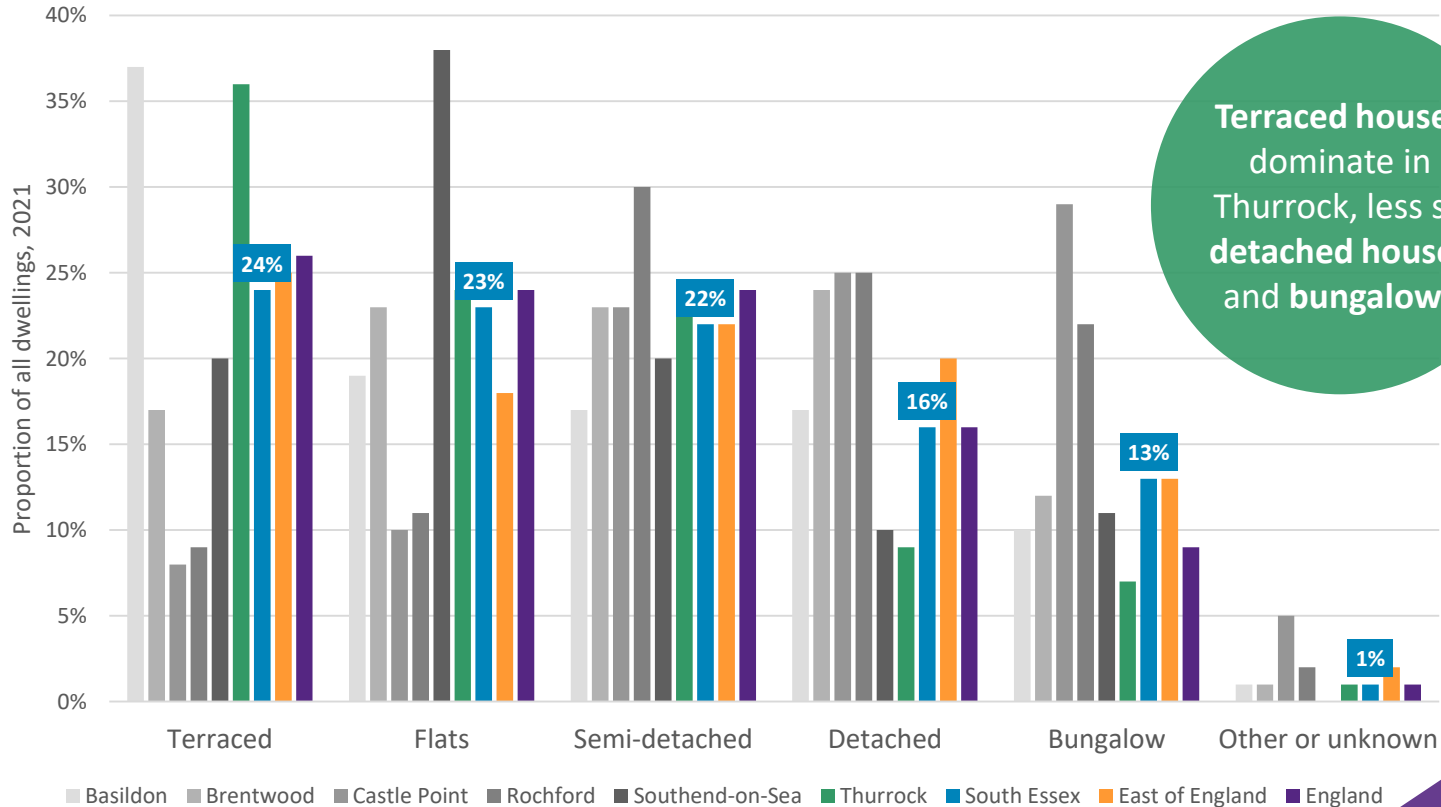
# ...with the same largely true at authority level



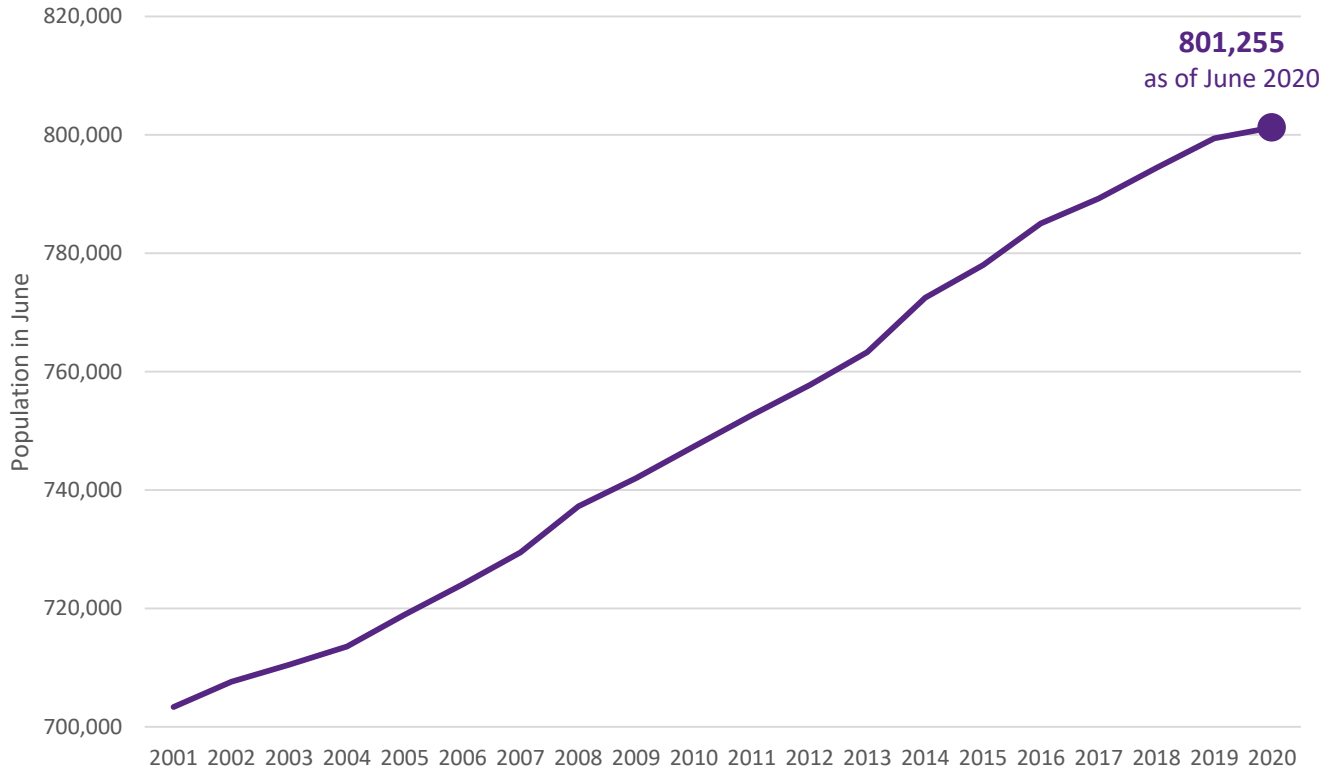
# Relatively limited growth in proportionate terms...



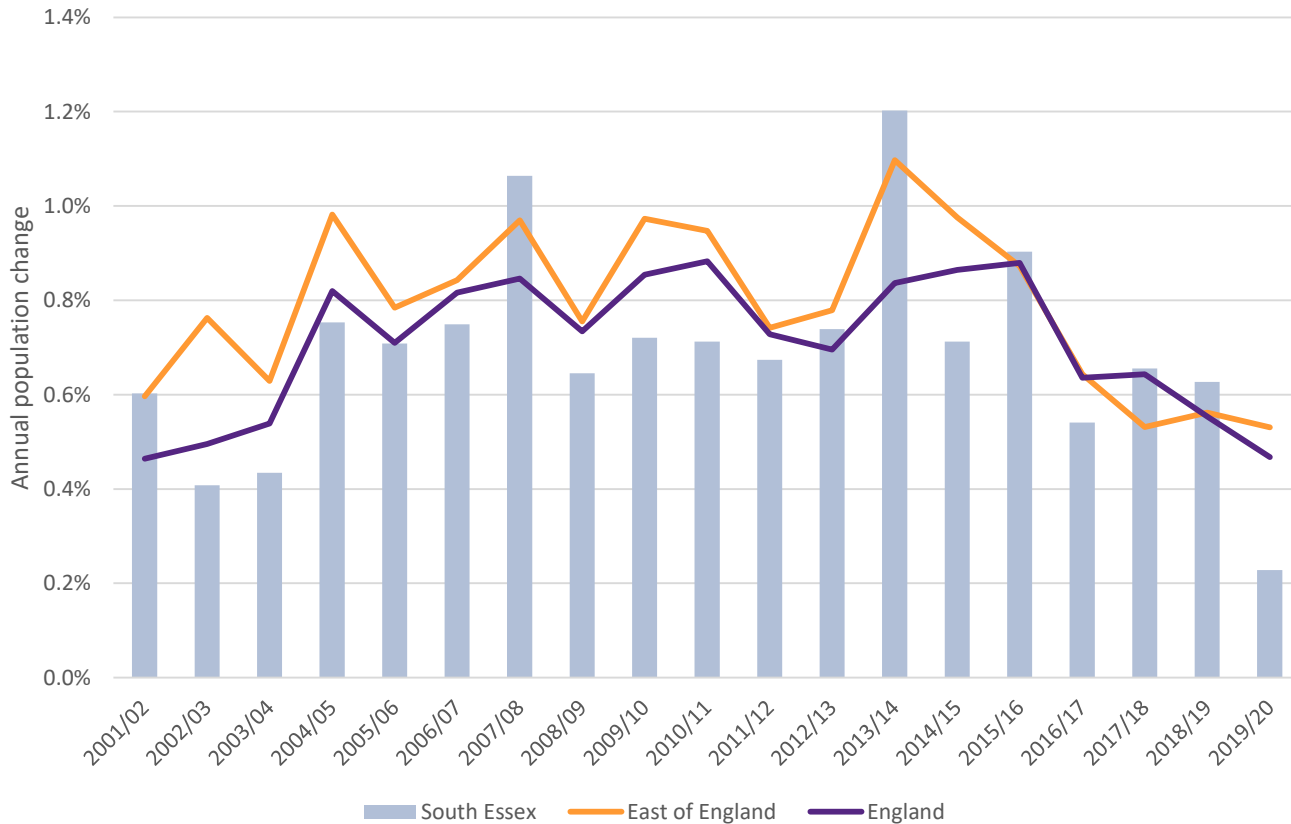
# ...with no change in the prevailing types of homes



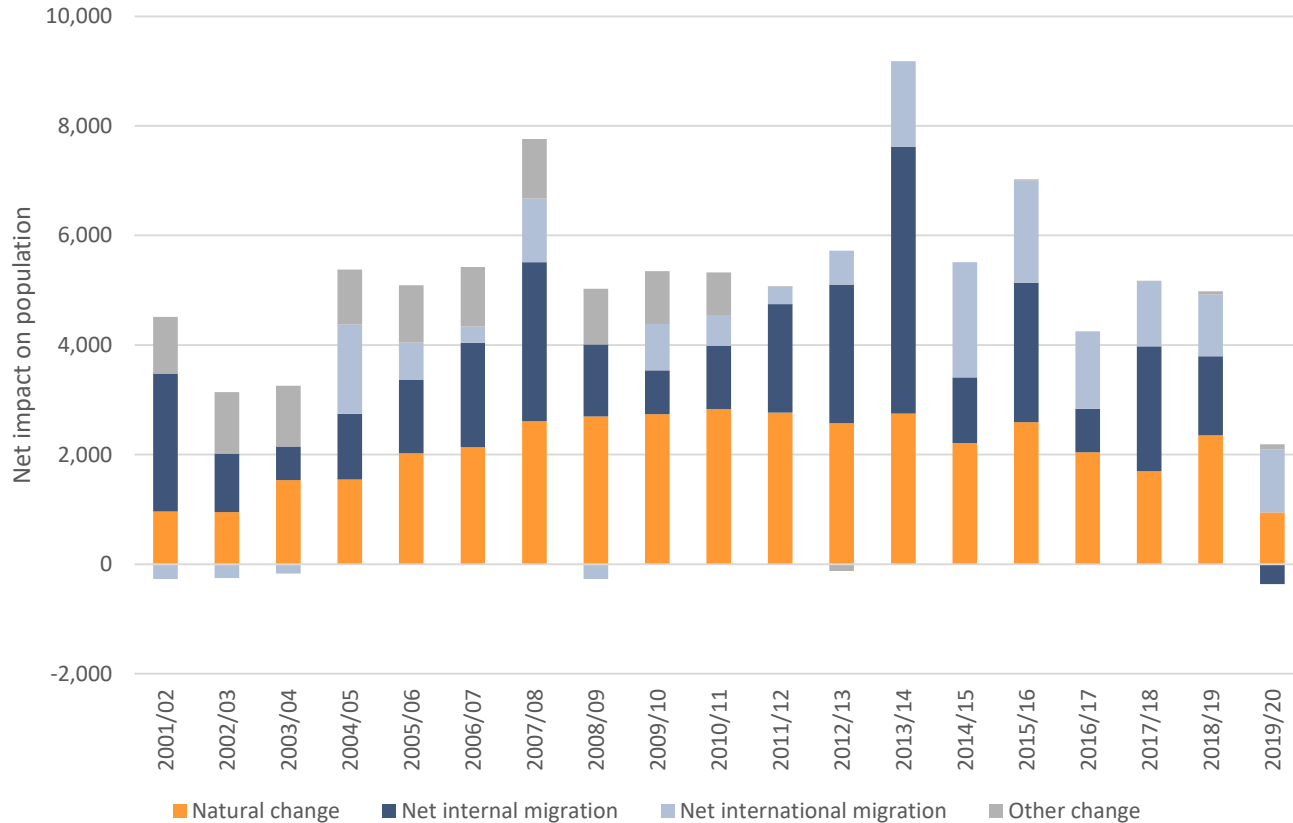
# Continued population growth...



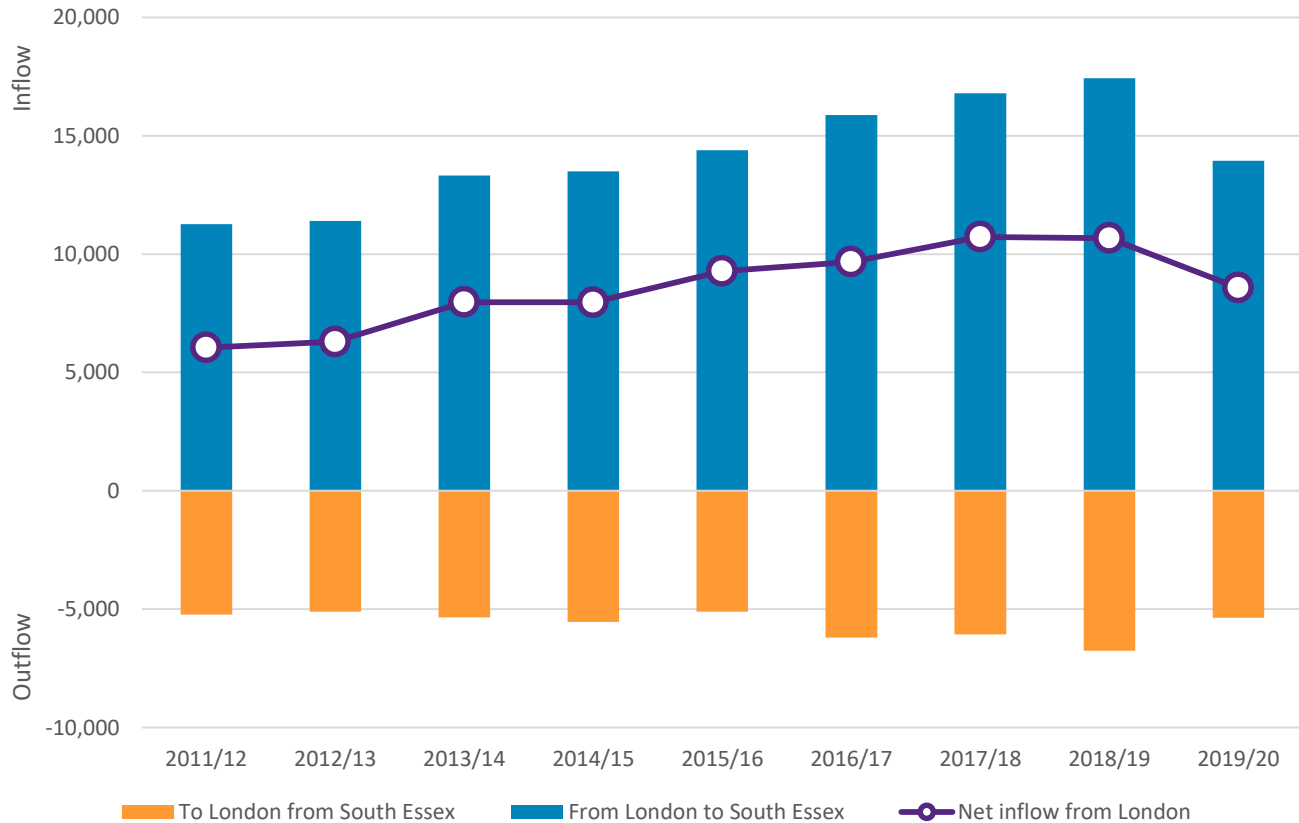
...which has latterly slowed...



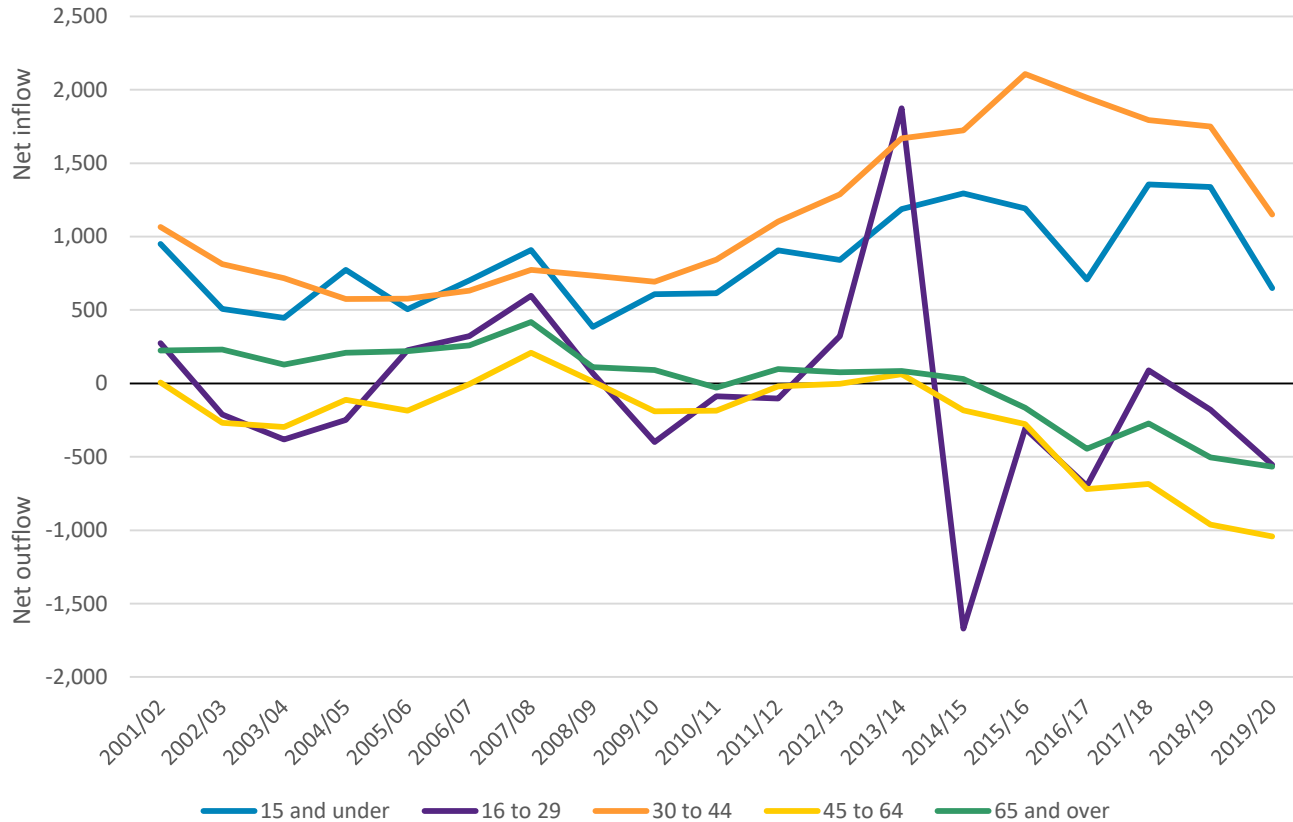
# ...due to internal migration, births and deaths



# Easing of a growing net inflow from London?

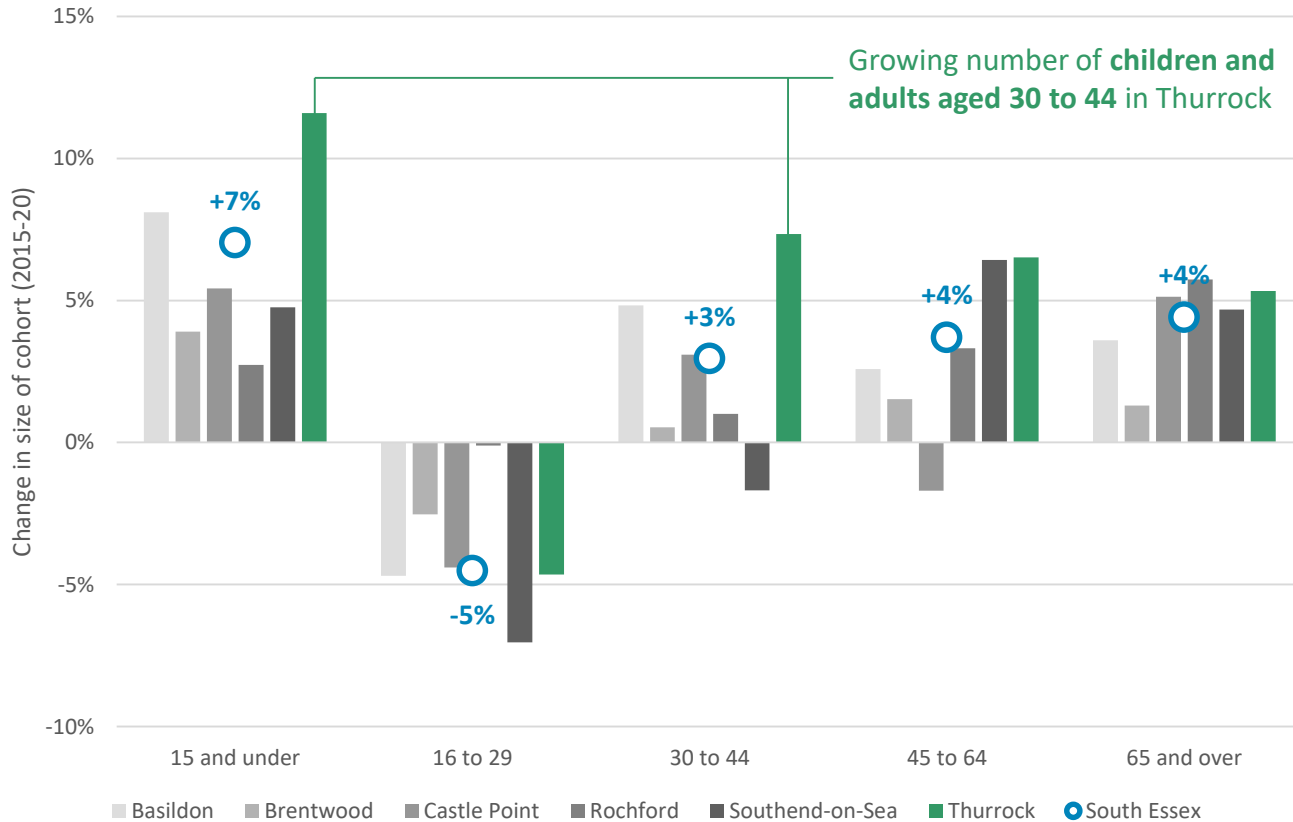


# A continued net inflow of families...

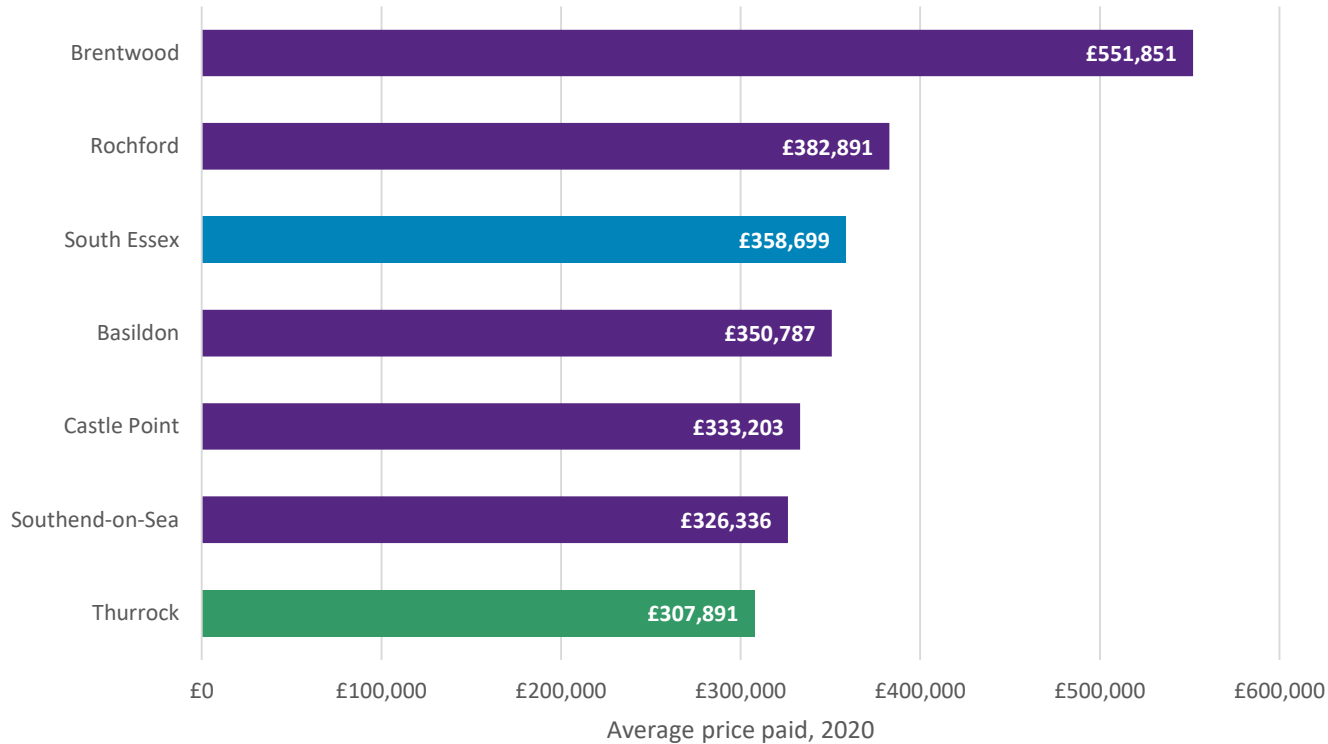




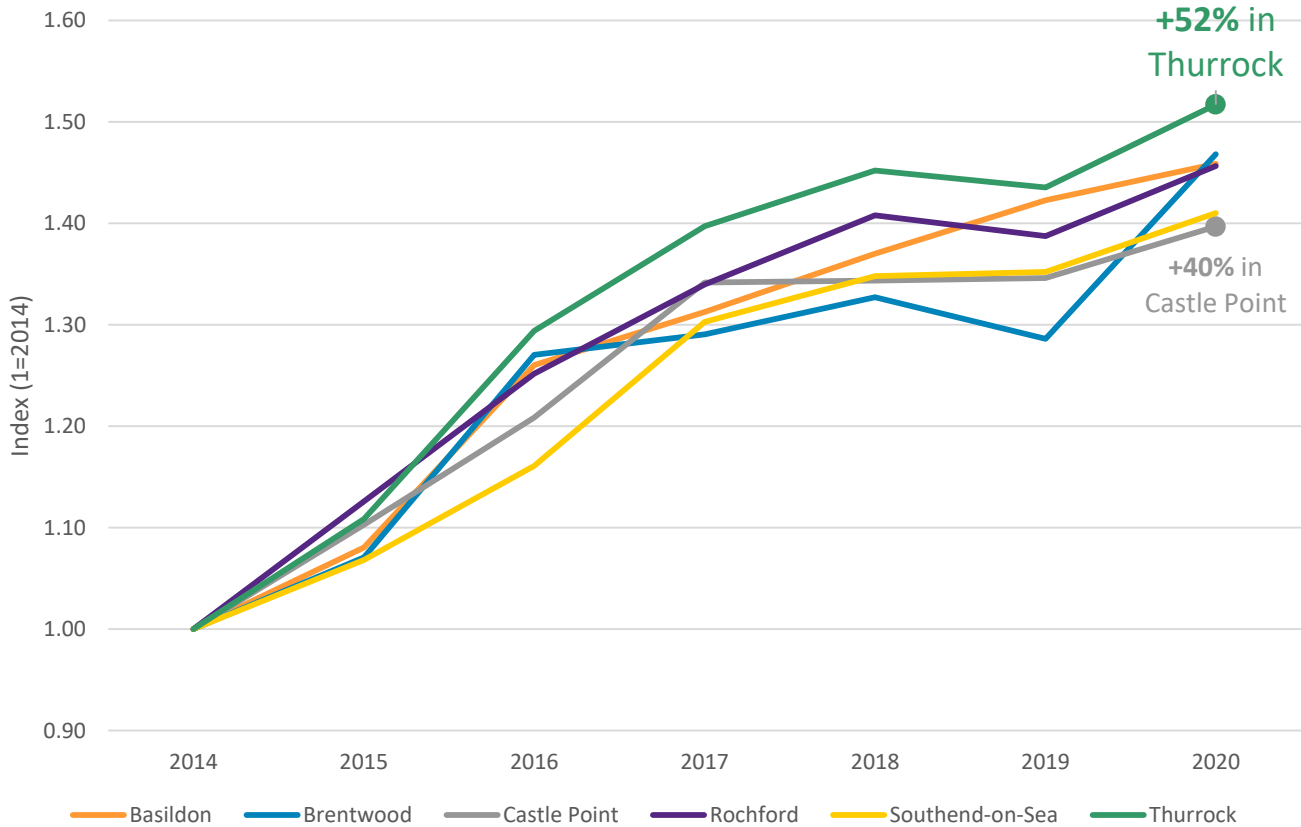
# ...who have recently grown in number



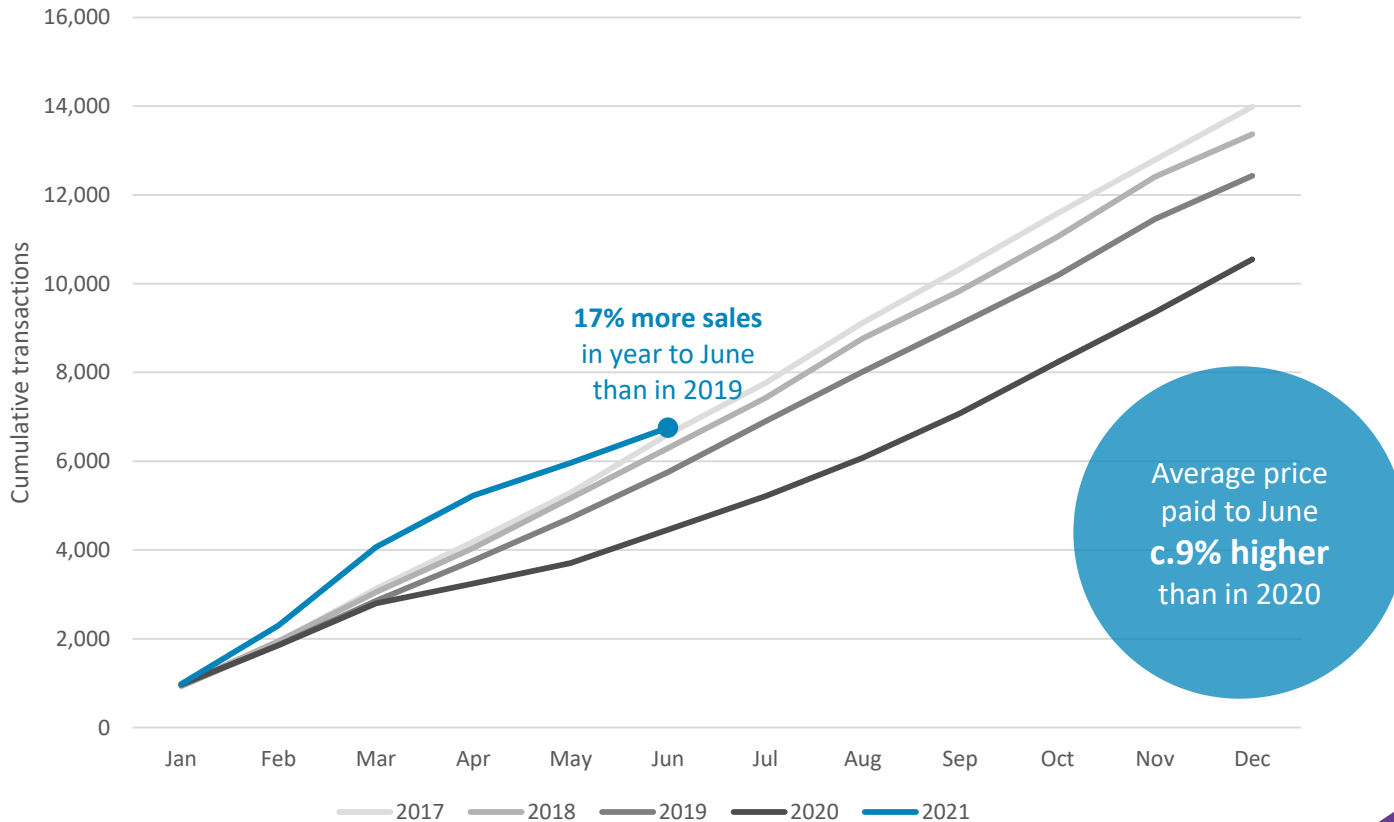
# House prices still highest in Brentwood...



# ...but rising everywhere...

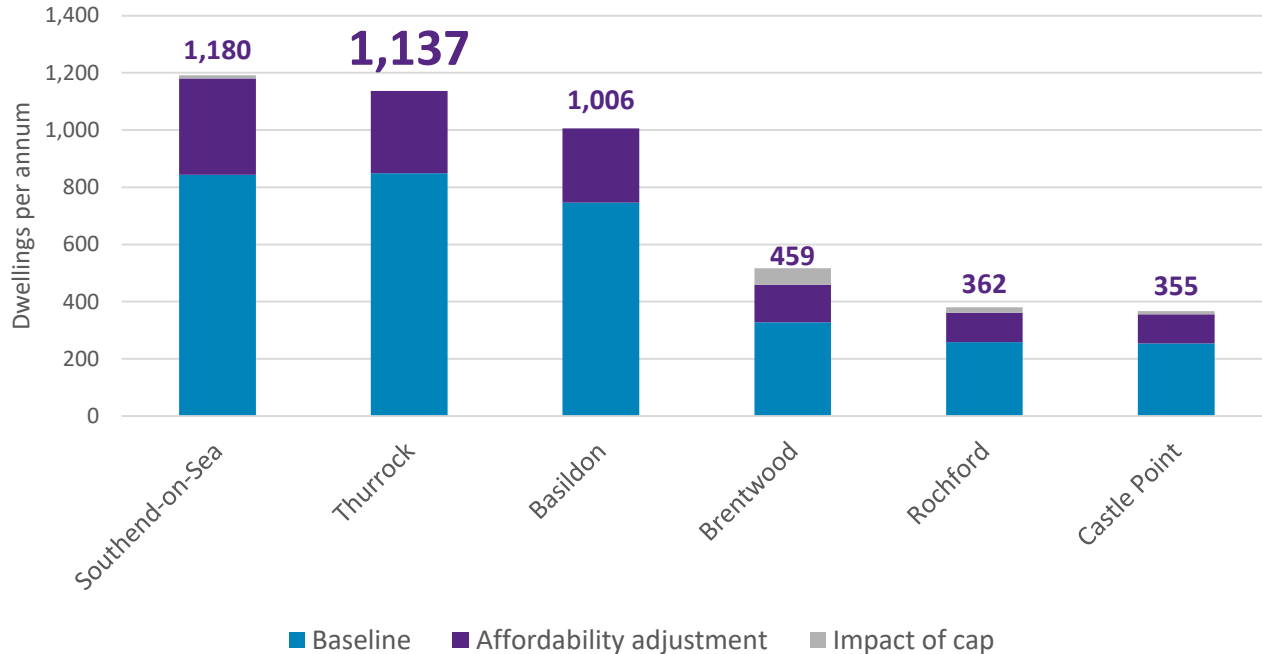


## ...with a high level of activity early in 2021



# Next steps for the study

# Establishing the minimum need for housing



At least  
**4,499 homes**  
needed annually  
throughout  
South Essex

# Evaluating the outcome of the standard method

- Official guidance requires outcome of the standard method to be tested in the context of **previous assessments and past delivery**
- Accepts that there will be **circumstances where it is appropriate to consider whether housing need will actually be higher** than indicated by the method
  - Deliverable growth strategies
  - Strategic infrastructure improvements
  - Agreements to take on unmet need from elsewhere
- Some scope to justify a **lower level of need**, if there are '*exceptional local circumstances*', but this is a deliberately high bar

# Considering the types of housing needed

- Demographic modelling to estimate **how the population and household profile could change**, assuming that housing needs are met in full
  - Estimating size and type of housing needed based on tendencies of existing households
- Separate calculation of **affordable housing need**
  - Accounting for backlog and newly arising need
  - Considering role of different products, like First Homes
- Specifically considering **the needs of different groups** identified by the Councils
  - Older people
  - People with disabilities
  - Families
  - Privately renting households
  - Self-builders
  - Students





Questions

**Turley**