

## **Evidence Base for Housing Strategy 2018-2023**

### **Introduction**

The housing strategy evidence base collates the key housing related data used to inform the housing strategy. It draws on a number of local and national sources and can be used to identify the key trends and anticipate the challenges that will develop around housing in Basildon Borough in the future.

To ensure it remains relevant the housing strategy evidence base will be updated periodically.

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## Population and Households

### Population

Basildon is the largest borough in Essex and accounts for about 12.9% of the Essex population.

The 2011 census found Basildon Borough to have a population of 174,497 people.

The 2014 based sub-national population predictions have predicted that the Borough's population has now increased to 183,000.

Figure 1 below shows how the population of Basildon Borough is made up by age. Basildon Borough has a similar make-up by age as England as a whole.

**Figure 1: Basildon Borough Population Breakdown by Age (England)**

0-19	20-44	45-64	65+
45,700	58,800	47,000	31,800
25% (24%)	32% (33%)	26% (25%)	17% (18%)

Source: 2014 based sub-national population projections

### Population Projections – Strategic Housing Market Assessment (SHMA)

Figure 2 below shows how the 2014 based sub-national population projections predict that the population of Basildon Borough will continue to grow.

**Figure 2: Population Projections 2014-2037**

	2014-19	2019-24	2024-29	2029-34	2034-37	Total 2014-37
<b>Adjusted Demographic Projection</b> – with 10% market signals uplift	5,802	5,682	4,126	4,199	2,543	22,352
<b>Supporting Likely Job Growth</b> – with adjustment to headship rates	5,594	6,161	4,490	4,102	2,329	22,677

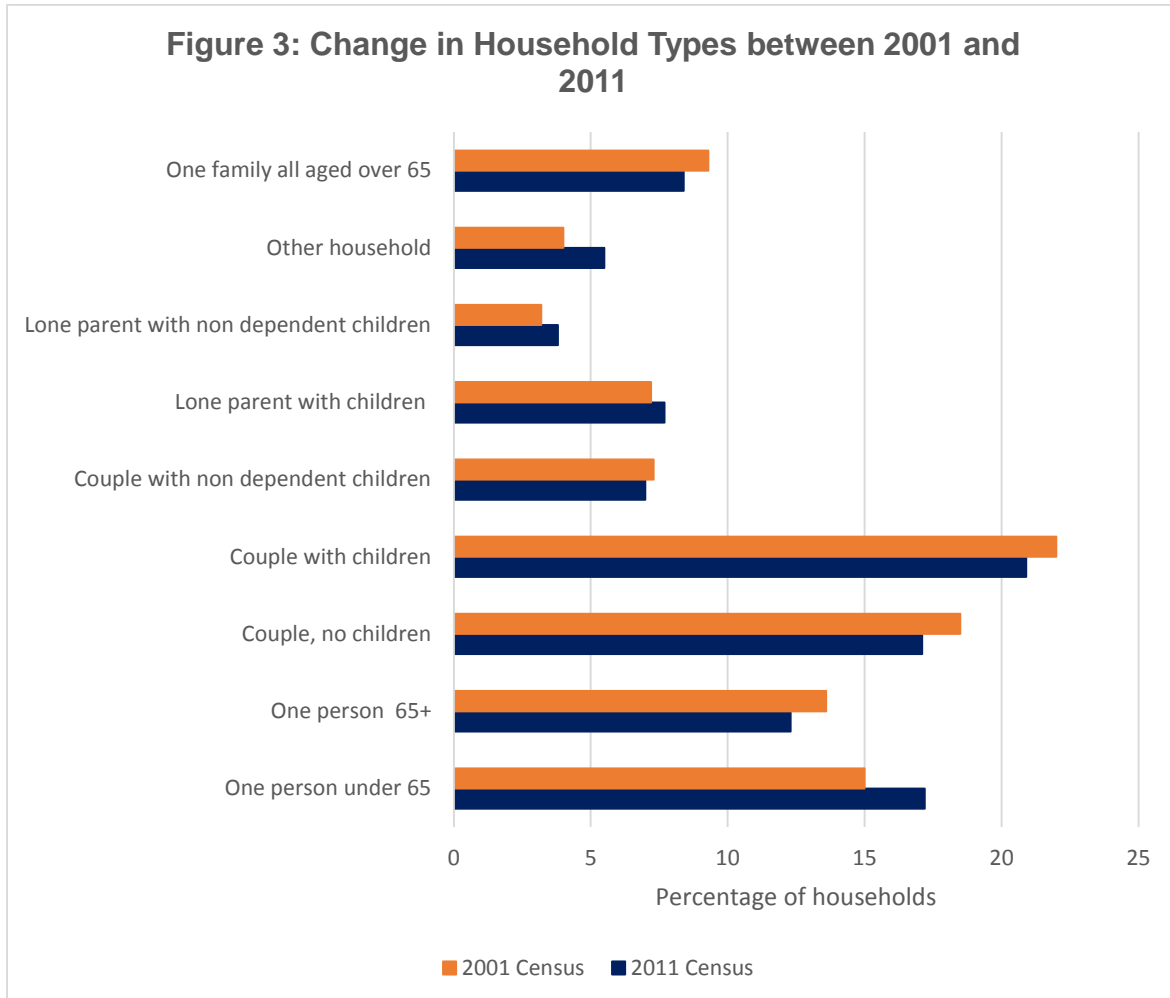
Source: Addendum to the South Essex SHMA 2017

The Addendum to the South Essex Strategic Housing Market Assessment May 2017 has recommended that Basildon Borough needs to plan for between 972 and 986 new dwellings per annum from 2014-2037. The council will take this into account before it develops the final version of its Local Plan for submission to the Government in 2018.

## Housing needs and aspirations in Basildon Borough

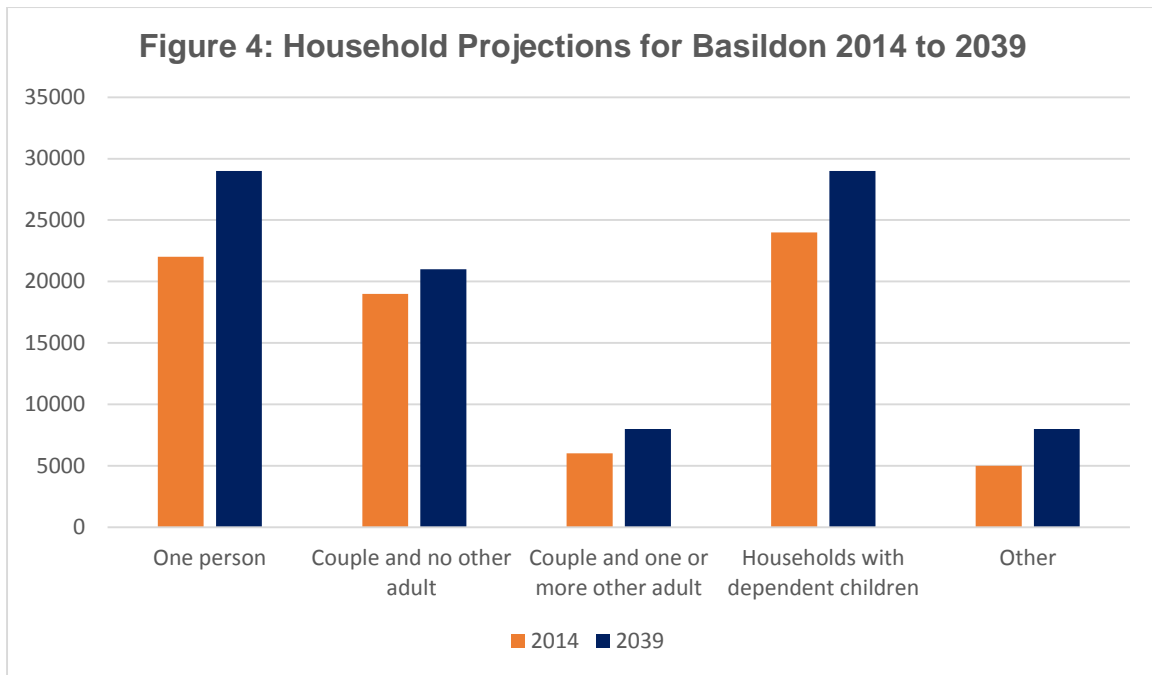
The 2011 Census found that there were 72,746 households in Basildon Borough.

As you can see in figure 3 below there is a trend towards smaller households with 47% of the borough living as a single adult or a couple without children.



Source: Census 2001 and 2011

It is projected that this trend will continue as illustrated in Figure 4.

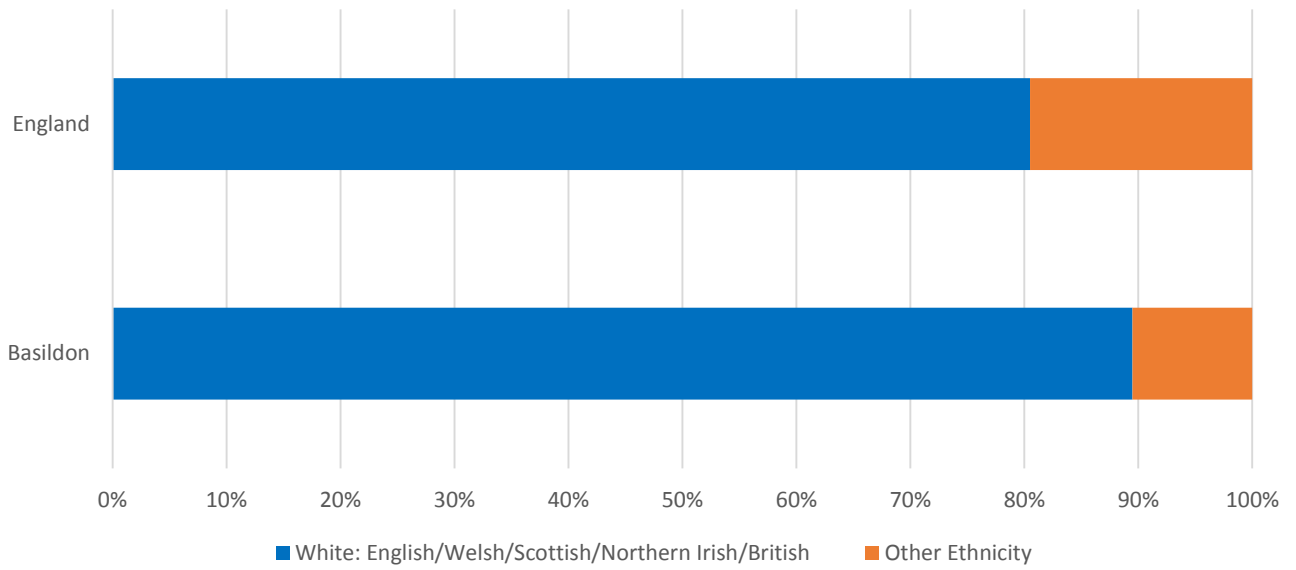


Source: Household projections for England and local authority districts 2014 based

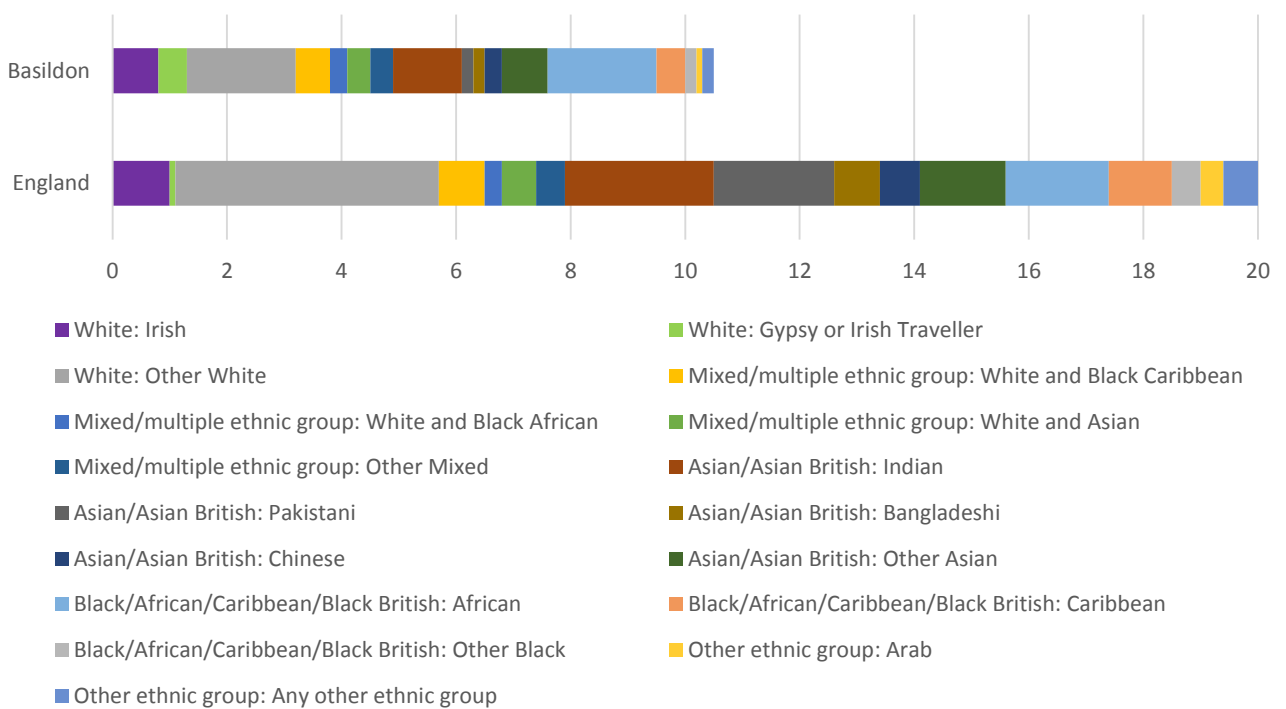
## Ethnicity

The 2011 Census found that the majority of residents of Basildon Borough identified themselves as White British. Basildon Borough has a relatively large Gypsy and Traveller population. We have the highest Gypsy and Traveller population in Essex and are nationally highest equal with four other local authorities.

**Figure 5: Ethnicity of Basildon Residents**



**Figure 5a Breakdown of Other Ethnicity**



Source: 2011 Census

**Movement In and Out of Borough**

The Office of National Statistics Local Area Migration data Mid 2015- Mid 2016 indicated that:

- 7880 people moved out of Basildon Borough to other parts of the UK.
- 8241 people moved into the Basildon Borough from elsewhere in the UK

- 651 people moved into Basildon Borough from outside the UK
- 376 people moved from Basildon Borough moved out of the UK

Figure 6 summarises internal (within UK) movement in and out of Basildon Borough by age and sex. **NB Totals have been rounded to nearest 10. This means that totals do not always sum.**

There is a peak movement of young people moving out of the Borough between 15 and 19 years old. A similar trend is found in other South Essex Authorities.

Strong net internal migration into the area is found between ages 20 and 39 years old. This combined with the fact that there is strong net migration from children under ten suggests that many of the households moving into the borough are young families.

After the age of 45 there is negative net internal migration into the borough.

**Figure 6: Internal Migration by Age and Sex**

Age	All moves			Male			Female		
	Inflow	Outflow	Net	Inflow	Outflow	Net	Inflow	Outflow	Net
0-4	730	600	130	360	310	50	370	290	80
5-9	490	400	100	240	210	30	250	190	60
10-14	340	320	20	190	170	20	150	160	0
15-19	300	750	-450	140	350	-210	160	400	-240
20-24	1020	760	250	420	310	110	590	450	140
25-29	1200	940	260	500	410	90	700	530	170
30-34	1150	830	320	530	430	100	630	410	220
35-39	720	570	150	390	320	70	340	250	90
40-44	500	490	10	300	270	30	210	230	-20
45-49	420	460	-40	250	270	-20	170	190	-20
50-54	370	410	-50	190	220	-20	170	200	-20
55-59	270	350	-80	140	190	-60	130	150	-30
60-64	200	270	-60	100	130	-30	110	140	-30
65-69	160	230	-70	70	130	-50	80	100	-20
70-74	110	160	-60	50	80	-30	50	80	-30
75-79	80	90	-20	30	50	-10	40	50	-10
80-84	50	80	-30	20	20	0	40	60	-20
85-89	80	70	0	30	30	0	50	50	0
90+	60	70	-10	20	20	0	40	60	-10

Source: ONS Internal migration - Moves by Local Authorities and Regions in England and Wales by 5 year age group and sex

Analysis of GP registrations, as published by ONS June 2016, indicates that the origin of people moving into Basildon Borough is as follows:

- 30% Other Essex Authority
- 37% London Authority
- 33% Elsewhere in UK

## **Summary**

The pattern of an increasing population combined with decreasing household size means that there is a need for additional housing within the Basildon Borough.

The population is aging creating an increased demand for support services to help people continue to live independently, in their own homes or in a new property which better meets their needs.

Basildon Borough has one of the highest Gypsy and Traveller populations in the UK.

## **Housing supply and demand**

In 2015 we carried out a review of housing needs amongst Borough residents. Key findings about future housing needs are summarised below.

- 20% of current whole households were likely or very likely to move in the next two years
- there was strong correlation with age with 22% of under 35's very likely to move compared to only 3% of people over 65
- there was a strong correlation with tenure private rented tenants most likely to move
- the major reasons identified were seeking a larger property (39%), to move to a different area for reasons other than employment or family and friends (25%), preference for a smaller property (14%) or to reduce housing cost (17%)
- 9% of respondents indicated that there were household members likely to move out to form a new household within the next two years, generally adult children leaving the family home
- newly forming households were most likely to comprise of single adults

Both current and newly forming households showed a strong preference for home ownership. Newly forming households were significantly more likely to expect to privately rent.



**Figure 7: Households Anticipating Moving Home 2016-2017**

	Current household (%)		Newly forming household (%)	
	Prefer	Expect	Prefer	Expect
Buy a property outright	33	18	13	1
Buy with a mortgage	41	51	50	50
Have a shared ownership home	7	4	5	2
Rent from a housing association	11	10	6	6
Rent from a council	21	21	26	21
Have an 'affordable rent' property	5	5	8	5
Rent from a private landlord	1	6	7	22
Accommodation linked to a job	1	1	1	2

Source: Basildon Borough Housing Needs Review 2016

Where preference differs from expectation generally households prefer to buy outright to expecting to buy with mortgage and those preferring to buy with mortgage expected to privately rent. This suggested that preferences are being tempered by economic circumstances.

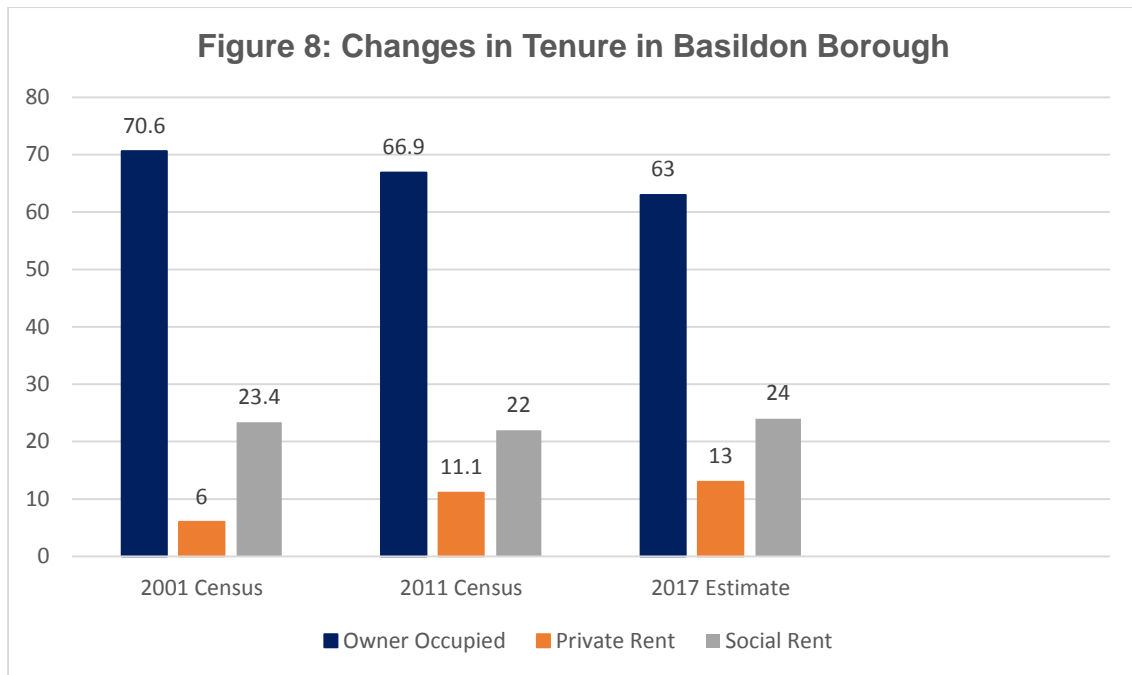
Households preferring to rent from the council are expecting to obtain this. However only 10% of existing households and 7% of newly forming households identified that they are currently on the Homeseekers Housing Register.

### **Housing tenure**

Housing tenure is used to describe whether housing is occupied by households who either own or rent their property.

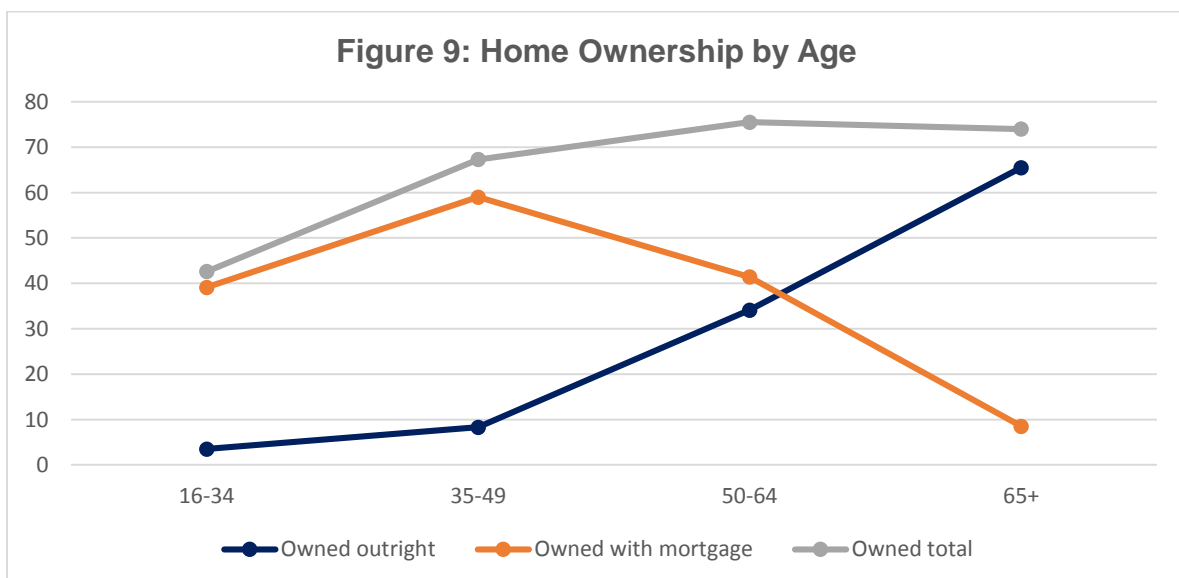
The change in housing tenure in the borough between the 2001 and 2011 Censuses is illustrated in Figure 8 below.

- There has been significant growth in the private rented sector.
- The dominant form of tenure in the borough remains owner-occupation despite a recent decline.
- Social rent (in council or private registered housing providers) reduced slightly between the censuses but has now recovered. This is likely to be due to increased delivery of affordable homes and a slowing down in homes purchased under Right to Buy. See figures 25 and 27



Source 2001 census, 2011 census, 2017 Basildon Borough Stock Condition Modelling Exercise estimate.

There is a strong correlation between age and tenure type. As would be expected the proportion of households who own their home outright increases with age and the majority of homeowners under fifty have a mortgage or loan. There is a general trend for homeownership to increase with age. Over 35s are 58% more likely to own their home than the 16-34 age range. However there is a slight decline in homeownership passed the age of 65. This may reflect a move into rented supported accommodation.



Source: South Essex Strategic Housing Market Assessment 2016

People aged 16-24 are overwhelmingly likely to be in rented accommodation or living rent free. This may reflect a trend towards young people remaining in their parent's homes longer. Persons under 35 are the group most likely to be living in social

rented accommodation. The general trend is that living in rented accommodation or rent free decreases with age however there is a slight increase in social rent for the over 65s.

## Property Type

**Figure 10: Property Types in the Basildon Borough 2011**

Detached	Semi-detached	Terraced	Flat and others
21.7%	25.7%	35.2%	17.4%

Source: Census 2011

The 2015 Housing Needs Review asked households who indicated that they wished to move within the next two years about the aspirations and expectations regarding property type.

Current and newly forming households indicated preference for different types of property.

**Figure 11: Households Anticipating Moving Home 2016-2017**

	Current Households		Newly Forming Households	
	Prefer (%)	Expect (%)	Prefer (%)	Expect (%)
Detached house	53	32	22	6
Semi-detached house	29	38	25	13
Terraced or mews house	14	24	19	22
Bungalow	24	20	2	3
Flat or apartment	8	9	40	58
Sheltered accommodation	4	3	2	1
Nursing or care home	1	1	1	<1
Supported accommodation	1	1	-	1
Caravan or Mobile Home	1	1	-	2

Source: Basildon Borough Housing Needs Review 2015

NB totals exceed 100% due to some responses indicating multiple preferences

This shows that resident's expectations do not align with property types within the borough. There is a strong demand for both detached housing and flats.

Over a third of housing in the borough is terraced but this is one of the least popular forms of housing for households looking to move.

## Property Size

Figure 12 below shows the proportion of properties by bedroom size at the 2011 Census.

**Figure 12: Percentage of Dwelling by No of Bedrooms**

0	1	2	3	4	5
0.3%	11.9%	24.9%	41.9%	17.8%	3.2%

Source Census 2011

The 2015 Housing Needs Review asked households who indicated that they wished to move within the next two years about the aspirations and expectations regarding property type.

**Projected Demand for Housing by Size and Type.**

The Strategic Housing Market Assessment has considered the size and type of housing occupied by different age groups and predicted how demand will change as a result of the projected population increase. This makes the assumption that housing size and type for a given age group in 2037 remains the same as it was in 2014. It is important to note that this is an indicative exercise which is based on historic evidence. In reality, the profile of housing delivered is likely to be driven by the market, which will judge the type of housing most appropriate at any point in time.

**Figure 13: Projected Demand for Housing by Size and Type**

No. of bedrooms	Flat	Terraced	Semi-detached	Detached
1	11%	-	-	-
2 or less	6%	11%	10%	-
3 or less	-	21%	14%	11%
4	-	-	4%	9%
5 or more	-	-	-	2%

Source: TGSE SHMA 2016

**Development of New Homes**

The net increase in supply of housing in the borough over the last five years is shown in figure 14 below. This is the increase in the number of homes in the borough from new building and the conversion of previously non-residential housing less any demolished properties.

**Table 14: Delivery of Housing in Basildon Borough**

<b>2011/12</b>	<b>2012/13</b>	<b>2013/14</b>	<b>2014/15</b>	<b>2015/16</b>
650	650	120	680	820

Source: <https://www.gov.uk/government/collections/net-supply-of-housing>

The Strategic Housing Market Assessment recommended that Basildon Borough needs between an extra 972 and 986 homes to be built every year for the next 20 years to be able to meet local needs. The table above shows historically delivery has fallen short of this target.

### Summary

Home ownership remains both the dominant and most popular form of tenure in Basildon Borough.

The private rental sector is growing significantly but relatively few households identified a preference for this form of housing. We need to work with the private rented sector to making this a more popular choice.

Older households are most likely to own their property. This suggests a need for specialised properties which can be purchased.

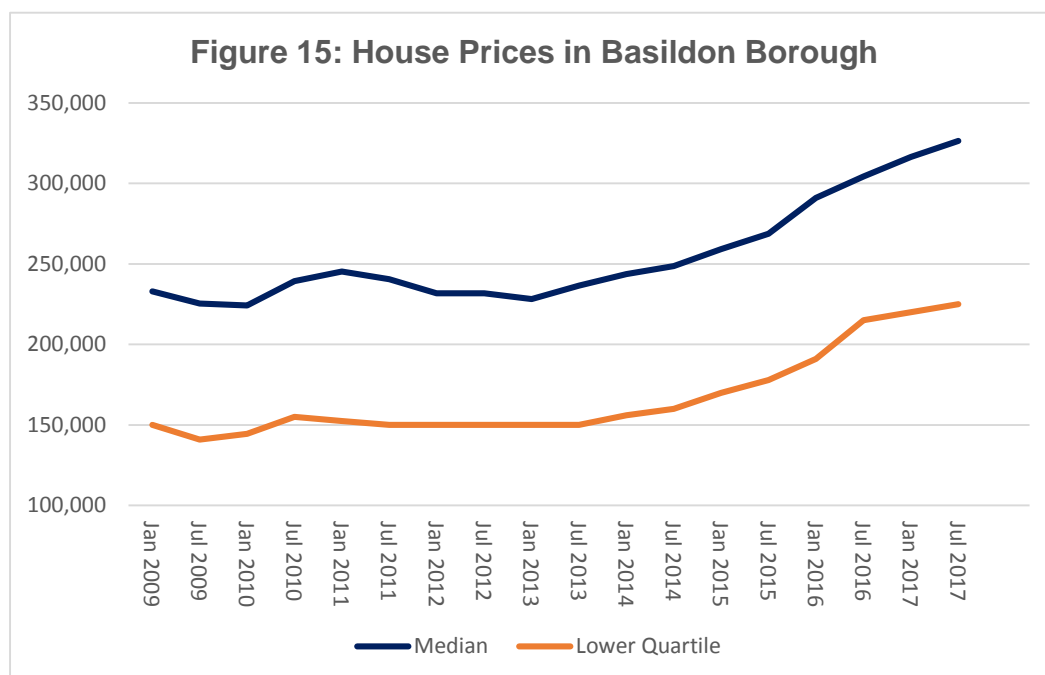
There is a mismatch between the type of properties available in the borough and local resident’s aspirations and expectations.

The historic supply of new homes has fallen short of the projected need.

## Cost of Housing and Need for Affordable Housing

### House prices

The graph below illustrates the increase in house prices within the Basildon Borough.



Source: Land Registry Sales via Hometrack

- As of July 2017 the median house price in the borough was £326,389, an increase of almost 41% over the last five years.
- As of July 2017 the lower quartile house price in the borough was £225,000- an increase of 50% over the last five years.
- In October 2016 the ONS confirmed that Basildon Borough had the highest annual growth in house prices in the UK (October 2015 compared to October 2016).

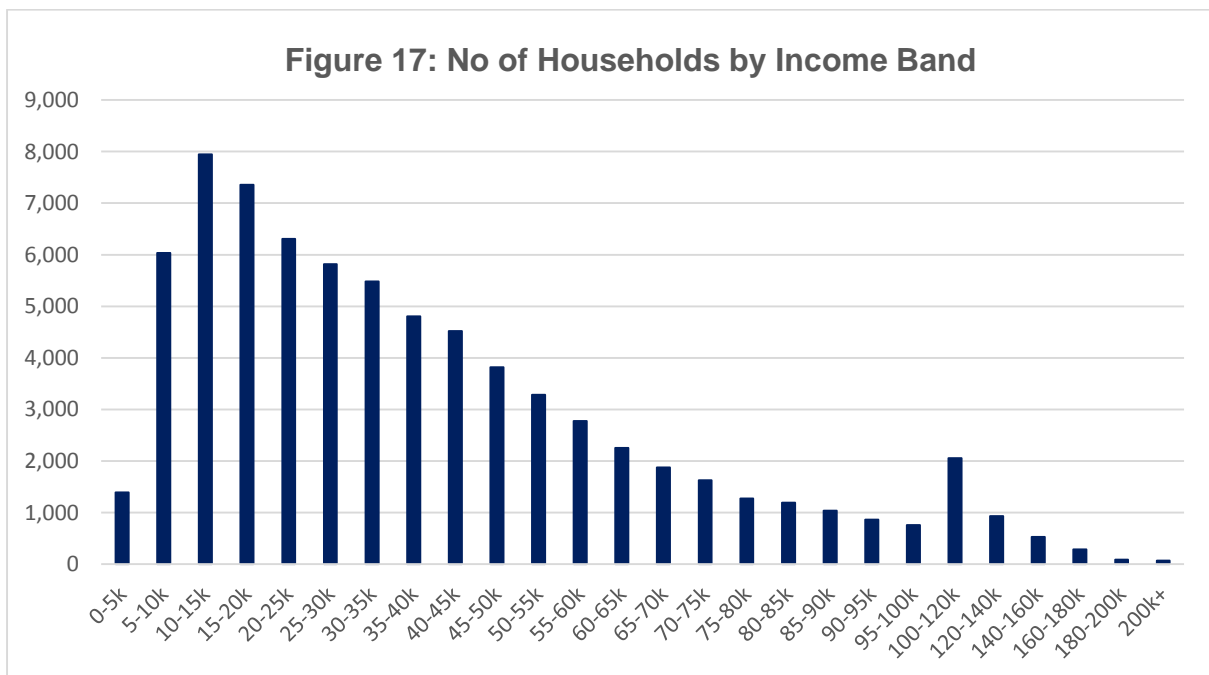
**Figure 16: Annual earnings in Basildon Borough**

	Weekly (£)	Annual (£)
All	436	22,716
Male	575	29,958
Female	324	16,880
<b>Full time</b>	<b>574</b>	<b>29,848</b>
Part time	163	8,492
Male full time	641	33,396
Female full time	505	26,310
Male part time	181	9,430
Female part time	162	8,440

Source: Annual survey of hours and earnings April 2015

The median gross full-time salary earned by a person **working** in Basildon Borough is £29,848 a year.

Figure 17 illustrates the range of total household income of households in the Borough.



Source: CACI Paycheck Data 2014

The median household income for a household **living** in the borough is higher at £32,147 <sup>1</sup>

As shown in Fig 148 the median house price in the borough is £326,389

This average house costs nine times the median household income for a household who lives in the Basildon Borough, assuming a 5% deposit.

The average house now costs over 10 times the median gross full-time salary earned by a person who also works within the Basildon Borough, assuming a 5% deposit. This means that people who work locally are increasingly struggling to find affordable housing, or get on the housing ladder.

Demand for properties remains high with the majority of properties selling within seven weeks of coming onto the market.

**Figure 18: House Prices by Size**

	1 bed flat	2 bed flat	2 bed house	3 bed house	4 bed house
Average	£148,709	£196,880	£271,057	£309,446	£496,886
Lower Quartile	£125,000	£175,000	£235,000	£250,000	£380,625

Source: Land Registry Sales via Hometrack sales registered Nov 16-Apr17

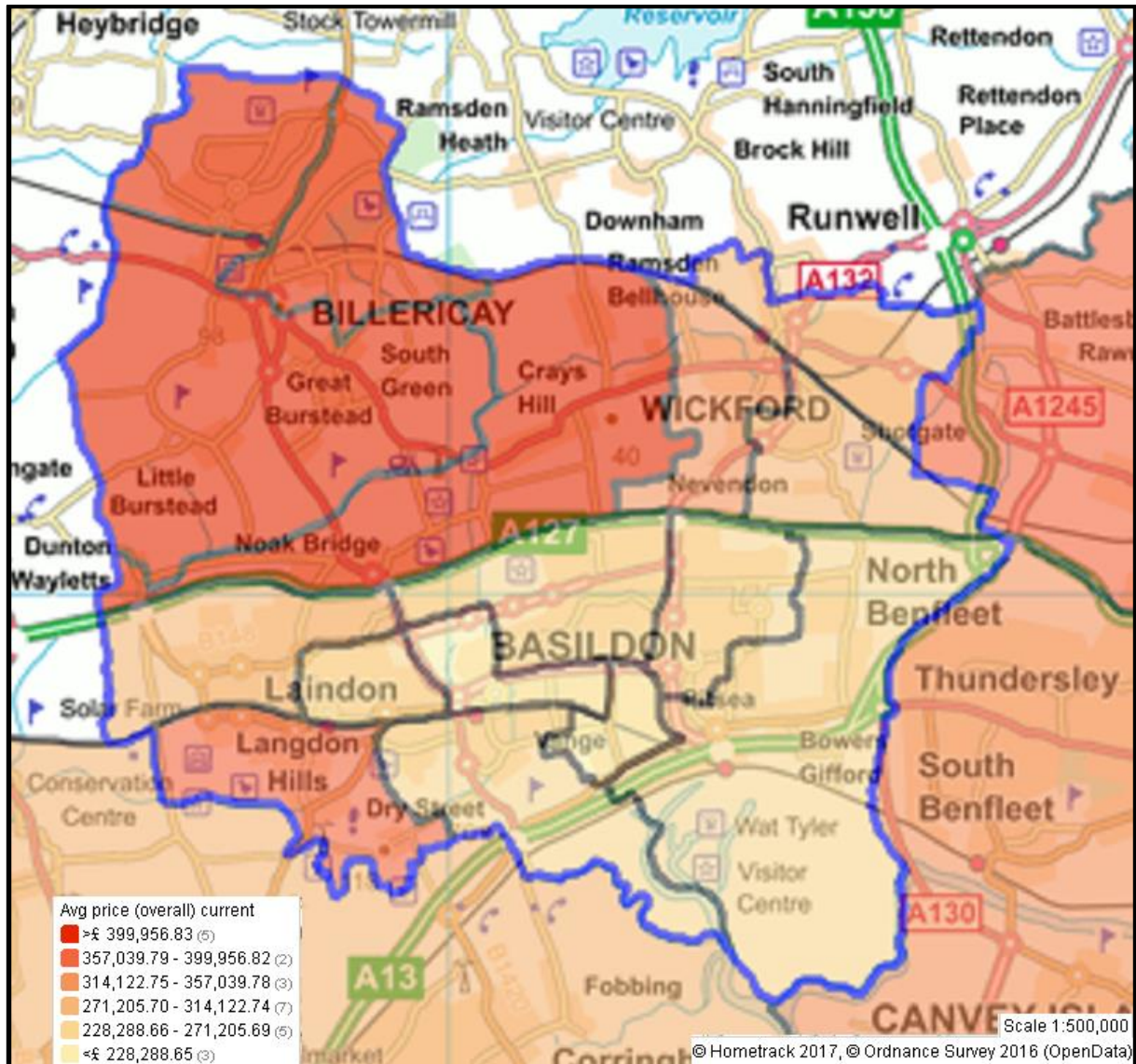
A lower quartile one-bedroom flat costs on average £125,000, this is four times the median gross full-time salary earned by a person working in Basildon Borough, (£29,848PA), assuming a 5% deposit; but this does not meet everyone’s household needs

House prices vary throughout the borough as illustrated in figure 19.

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<sup>1</sup> Annual Survey of Hours and Earnings 2015 (earnings in borough) and TGSE SMHA 2016 (household income). Median income is the amount that divides income into two equal groups, with half the population earning more and half earning less.

Figure 19: House Prices Throughout the Borough



Source: Hometrack, August 2017 Average Price

## Rents

The following table shows weekly rents in the Basildon Borough in 2015, as identified by Affordable Rent Study and 2017 from Hometrack.



**Figure 20: Weekly Rent in Basildon Borough (£/Week)**

	Open Market Weekly Rent 2015		Open Market Weekly Rent 2017		Social Weekly Rents 2017
	Median	Lower Quartile	Median	30 Percentile	
Shared	115	102	N/a	N/a	n/a
1 bed	162	150	196	189	80
2 bed flat	202	181	207	201	97
2 bed house	222	207			
3 bed house	254	225	252	230	112
4 bed house	346	306	334	299	115

Source Affordable Rent Study 2015, Hometrack April to Aug 2017

### Local Housing Allowance

Local Housing Allowance is a payment made to qualifying low income households to assist with the cost of private rented accommodation. The amount payable is determined by reference to the 30 percentile of the rent in a Broad Market Rental Area. Basildon in part of the West Essex Broad Market Area. The current rates of Local Housing Allowance is frozen until 2020. This freeze combined with rising rents has resulted in a widening shortfall between LHA and lower quartile rents. This restricts low income households from being able to access private rented housing.

**Figure 21: Rent Levels Compared to Local Housing Allowance (£/Week)**

	Local Housing Allowance	30 <sup>th</sup> Percentile Open Market Rent	Weekly shortfall
1 room (Share)	63.50	102	38.50
1 Bed	128.19	189	60.81
2 Beds	161.26	201	39.74
3 Beds	188.33	230	41.67
4 Beds	266.65	299	32.35

Source: Affordable Rent Study 2015 (Shared rate only) Hometrack Apr to Aug 2017

### Private Sector Housing

We know that the private rented sector is playing an increasing role in the borough's housing market. We know that in the Basildon Borough, the private rented sector primarily provides accommodation for younger people.

Private rented accommodation is more flexible than home ownership and is accessible to households without the deposit required to purchase a home.

The Strategy Housing Market Assessment indicated that 61% of households are able to afford to privately rent a property in the Borough. This leaves 39% of households with a need for affordable housing.

### **Affordable Housing Requirements**

The SHMA identified that, on average, a household needs an income of £22,941 PA to rent on the open market. It predicts that 39% of newly forming households in Basildon fall short of this income and, therefore, have a need for affordable housing.

There are a number of initiatives to help people access housing.

#### **a) Starter Homes**

Starter homes are a new type of housing tenure which allows first time buyers to purchase new build dwellings sold with a minimum 20% discount on market value with the price capped at £250,000. Purchasers are required to be aged between 23 and 40 and have a maximum annual income of £80,000.

High house prices in the borough, in relation to income levels, limit the usefulness of starter homes as an affordable housing product.

#### **b) Shared Ownership**

This allows a purchaser, who meets an income criteria, to purchase a share in a property (outright or with a mortgage) and pay rent on the remaining share. Shared ownership can help renters in the borough who wish to take a step towards becoming a home owner. There are also specialised shared ownership schemes for older people.

In 2014/2015 20 households were able to purchase a home via shared ownership

#### **c) Help to Buy**

With a Help to Buy equity loan the Government lends the buyer up to 20% of the cost of a new-build home. In 2015/2016 154 people purchased a property in Basildon Borough with the assistance of a help to buy loan.

#### **d) Affordable Rent**

Affordable rent housing is let at up to 80% of the market rent and form an intermediate market between social and open market rents. We commissioned an independent affordable rent study in 2015 which recommended that we could develop new properties and let them at 60-70% of open market rent and still meet local needs for housing.

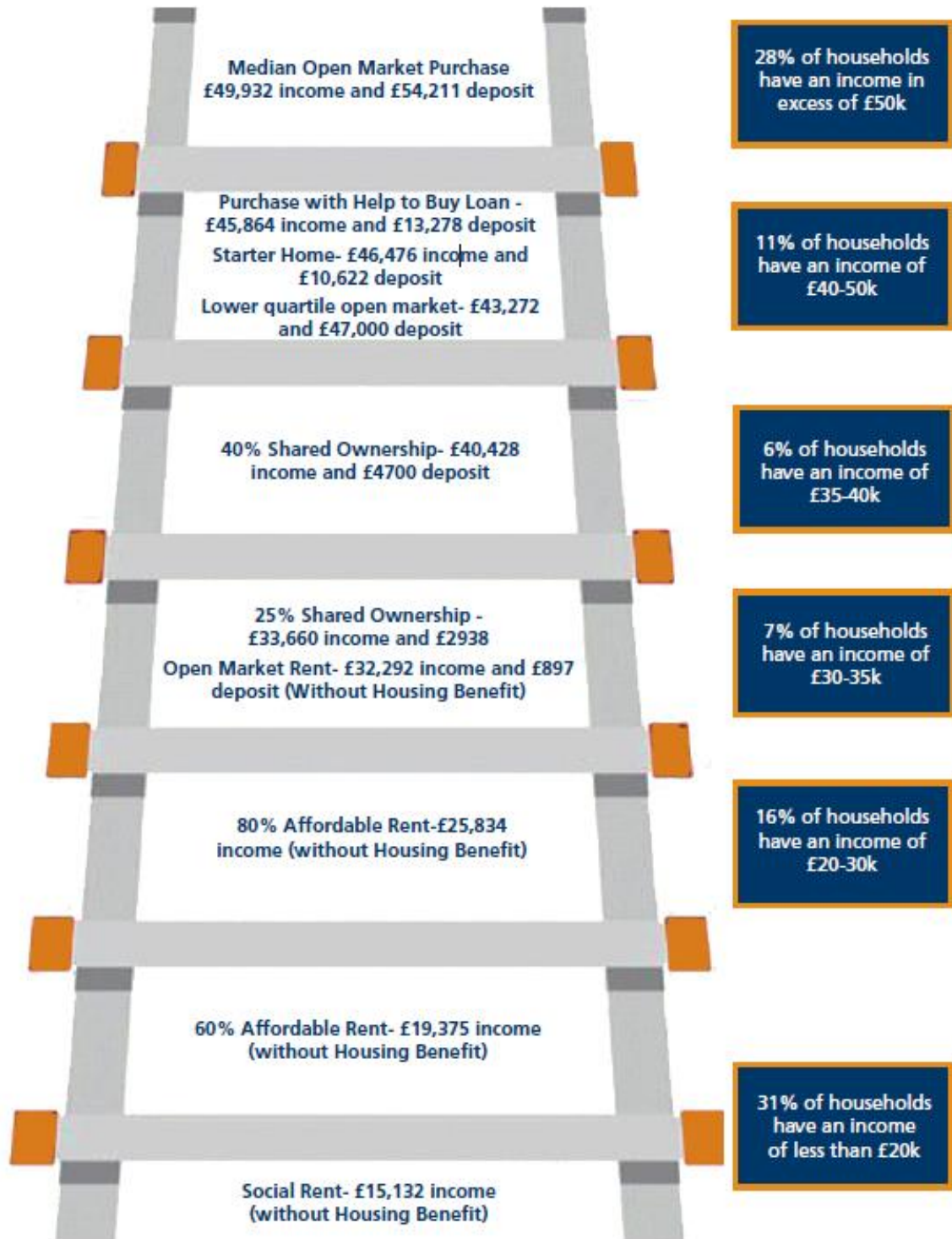
#### **e) Rent to Buy**

Rent to Buy homes are let to working households who have not previously owned their own home. They are let at an intermediate rent of up to 80% market rent to give the tenant the opportunity to save for a deposit. The tenant is able to ultimately purchase the property.

## The Housing Ladder in Basildon

The following housing ladder illustrates the income a household seeking a two bedroom property would need to be able to access a range of rental and home ownership options.

**Figure 22: The Housing Ladder (Two Bedroom)**



The following table sets out the full costs and income required to access various housing products as illustrated on The Housing Ladder (Two Bedroom)

<b>Two Bedroom Property</b>				
Product	Purchase Price	Deposit	Annual Mortgage/Rent	Income Required
Social Rent			£5044	£15,132
Affordable Rent 60%			£6458	£19,375
Affordable Rent 80%			£8611	£25,833
Open Market Rent		£897	£10,764	£32,292
25% Shared Ownership	£58,750	£2938	£11,200	£33,660
40% Shared Ownership	£94,000	£4700	£40,428	£40,428
Help to Buy Loan	£265,550	£13,278+£53,110 HTB loan	£15,288	£45,864
Starter Home	£212,440	£10,622	£15,492	£46,476
Lower quartile Open Market Purchase	£235,000	£47,000	£14,424	£43,272
Median Open Market Purchase	£271,057	£54,211	£16,640	£49,932

### **Conditions and Assumptions**

- *The median purchase price on open market is £271,057*
- *The lower quartile purchase price on open market is £235,550*
- *New build properties attract a premium of 13%*
- *Help to Buy loans and Starter Home discounts are only available on new builds*
- *The median market rent is £879 per month (Hometrack). **The median market rent for one and two bedroom properties has risen significantly faster than other properties in the last twelve months. This is believed to be due to a large number of premium new build properties coming onto the market. This will be monitored and reviewed six monthly.***
- *Median social rent is £97 per week*
- *Open market purchase is on a 25 year repayment mortgage, 5.8% interest and 20% deposit*
- *Shared ownership purchase is on a 25 year repayment mortgage, 7.2% interest, rent set at 2.75% remaining equity*
- *Housing cost should not exceed 1/3 household income and mortgage cannot exceed 4.5 x income*
- *Median purchase price is used unless otherwise specified to avoid distortion from occasional very high or low value properties and to be consistent with ONS.*

Figure 23 sets of the full costs and income required to access various housing products, as illustrated on The Housing Ladder, for a one, three or four bedroom property.

**Figure 23: The Housing Ladder for One, Three and Four Bedroom Properties**

<b>One Bedroom Property</b>				
Product	Purchase Price	Deposit	Annual Mortgage/Rent	Income Required
Social Rent			£4,160	£12,480
Affordable Rent 60%			£6,115*	£18,346
Affordable Rent 80%			£8,154*	£24,461
Open Market Rent		£849	£10,192*	£30,576
25% Shared Ownership	£31,250	£1,563	£5,172	£15,516
40% Shared Ownership	£50,000	£2,500	£6,216	£18,648
Help to Buy Loan	£141,250	£7,063	£8,136	£24,408
Starter Home	£113,00	£5,650	£8,244	£24,732
Lower quartile Open Market Purchase	£125,000	£25,000	£7,680	£23,040
Median Open Market Purchase	£148,709	£29,742	£9,132	£27,396

\*The median private rent for one and two bedroom properties have risen significantly faster than other properties in the last twelve months. This is believed to be due to a large number of premium new build properties coming onto the market. This will be monitored and reviewed six monthly.

<b>Three Bedroom Property</b>				
Product	Purchase Price	Deposit	Annual Mortgage/Rent	Income Required
Social Rent			£5,824	£17,472
Affordable Rent 60%			£7,862	£23,587
Affordable Rent 80%			£10,483	£31,450
Open Market Rent		£1,092	£13,104	£39,312
25% Shared Ownership	£62,500	£3,125	£10,344	£31,194
40% Shared Ownership	£100,000	£5,000	£12,420	£37,260
Help to Buy Loan	£282,500	£14,125	£16,206	£48,780
Starter Home	£226,000	£11,300	£16,476	£49,428
Lower quartile Open Market Purchase	£250,000	£50,000	£15,348	£46,044

Median Open Market Purchase	£313,018	£62,604	£19,224	£57,672
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<b>Four Bedroom Property</b>				
Product	Purchase Price	Deposit	Annual Mortgage/Rent	Income Required
Social Rent			£5,980	£17,940
Affordable Rent 60%			£10,421	£31,262
Affordable Rent 80%			£13,894	£41,683
Open Market Rent		£1,447	£17,368	£52,104
25% Shared Ownership	£97,500	£4,875	£16,140	£48,420
40% Shared Ownership	£165,000	£7,800	£19,380	£58,140
Help to Buy Loan	£440,700	£22,035	£25,368	£76,104
Starter Home	£352,560	£17,628	£25,704	£77,112
Lower quartile Open Market Purchase	£390,000	£78,000	£23,940	£71,820
Median Open Market Purchase	£497,022	£99,404	£30,516	£91,548

### **Affordable Housing**

The Strategic Housing Market Assessment indicated that Basildon Borough has a net annual need for an additional 391 Affordable Homes for the next five years in order to meet both the need of newly forming households and clear the backlog in supply. After the first five years this need will decrease to 288 Affordable Homes per annum.

Figure 24 below summarises how this need has been calculated

**Figure 24: Affordable Housing Calculation**

1.3 Total current housing need (gross)	920
2.5 Total affordable housing stock available	406
<b>3.1 Shortfall to meet current backlog (5 years)</b>	<b>103</b>
4.2 Newly forming households in need (annual)	708
4.3 Existing households falling into need	353
<b>4.4 Total newly arising need (gross annual)</b>	<b>1061</b>
5.3 Annual supply of affordable housing	773
<b>6.1 Annual net new need</b>	<b>288</b>
<b>7.3 Net annual affordable housing need (3.1 + 6.1)</b>	<b>391</b>

Source: South Essex Strategic Housing Market Assessment Addendum 2017

Figure 25 below illustrates the delivery of Affordable Housing in Basildon Borough over the last five years.

**Figure 25: Delivery of Affordable Housing 2011-2016**

2011/12	2012/13	2013/14	2014/15	2015/16	Total
360	220	10	140	56	786

Source: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-affordable-housing-supply>

As you can see there has been considerable variation in the amount of affordable housing delivered over the last five years but on average it has fallen considerably short of the expected demand, average 183 supply compared to a demand of 391 PA.

### **Size of Affordable Housing**

The South Essex SHMA addendum 2017 made a recommendation for the estimated need for affordable housing by size of property as however, it is noted that this is based on the assumption that household will continue to occupy properties of the same size as equivalent households have occupied in the past.

In Basildon Borough 3 bedroom properties have previously been allocated to households only requiring 2 bedroom properties as the supply of 3 bedroom units was greater than the demand. Recent welfare reform changes, including the implementation of the Spare Room Subsidy restricts under occupation. This has resulted in an increased demand for smaller units for downsizing households.

The shortfall in affordable housing needed to meet current demand on Basildon Council's Homeseeker Register is illustrated in Figure 26. This will be reviewed annually to take account of changing needs.

**Figure 26: Affordable Housing Need by Property Size**

		1 bed	2 bed	3 bed	4+ beds	Total
<b>Stage 1-Current Housing Need</b>						
1.1	Existing affordable housing tenants in need	162	173	32	21	388
1.2	Other groups on housing register	366	291	27	10	694
1.3	Total current housing need (1.1+1.2)	528	464	59	31	1082
<b>Stage 2 – Affordable Housing Supply</b>						
2.1	Affordable dwellings occupied by households in need	260	58	63	7	388
2.2	Surplus Stock	6	1	0	0	7
2.3	Committed supply of new affordable housing	56	99	50	15	220
2.4	Units to be taken out of management	69	70	96	13	247
2.5	Total affordable housing stock available (2.1+2.2+2.3-2.4)	253	88	17	9	367
<b>Stage 3- 'Backlog Need' to clear the current A-D Housing Register over 5 years (net annual)</b>						
3.1	Shortfall in affordable housing to meet current 'backlog' need ((1.5-2.5)/5)	55	75	8	4	142
	As percentage	39%	53%	5%	3%	



		1 bed	2 bed	3 bed	4+ beds	Total
<b>Stage 4-Future Housing Need (annual)</b>						
4.1	Number of newly forming households unable to rent in the open market	182	158	199	33	571
4.2	Existing households falling into need	244	37	61	11	353
4.4	Total newly arising need (4.1+4.2)	425	195	260	43	924
<b>Stage 5- Affordable Housing Supply</b>						
5.1	Lettings excluding transfers	364	221	70	19	674
5.2	Annual supply of shared ownership units	2	11	24	15	53
5.3	Annual supply of affordable housing (5.1+5.2)	366	232	94	34	727
<b>Stage 6- Annual net new need</b>						
6.1	Annual net new need (4.4-5.3)	59	-37	166	9	197
	As percentage	30%	-19%	84%	5%	
<b>Stage 7- Total Affordable Housing Need (net annual)</b>						
7.1	Shortfall in affordable housing to meet current 'backlog' need (3.1)	55	75	8	4	142
7.2	Annual net new need (6.1)	59	-37	166	9	197
7.3	Net annual affordable housing need (3.1+6.1)	114	38	174	13	339
	As percentage	34%	11%	51%	4%	

## Social housing

Social housing refers to all council and private registered provider housing in the borough. The rents are set by a national formula.

The council's housing stock has been slowly decreasing in recent years units are continually lost per year as tenants exercise their right to buy. Properties purchased under right to buy attract a discount of up to 70% with a maximum value of £77,900. The greatest rate of decreases is in family sized accommodation with 85% of right to buy sales in 2014/2015 involving 2, 3 or 4 bedroom properties.

Figure 27 below shows the number of properties purchased under the Right to Buy scheme over a 6 year period.

**Figure 27: Basildon Council properties purchased under Right to Buy**

2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	Total
20	21	64	134	121	93	453

Source: DCLG Local Authority Housing Statistics

Social Housing is a popular form of tenure. The Housing Needs Review found that around a third of households planning to move and newly forming households indicated that it was their preferred form of tenure.

Social housing is let via a choice-based letting scheme. Residents are able to apply to the Homeseekers Register and, if accepted onto the register, are placed into a priority band and permitted to bid on available properties. The household with the highest priority is then offered the tenancy.

In October 2014 Basildon Council's Housing Allocation Scheme was revised with a number of changes to the qualifying criteria. This has had the effect of reducing the number of households who qualify for the Homeseekers Register. Key changes include:

- The requirement for an applicant to live in the borough for seven years continually before they can apply for the Homeseekers Register (some exemptions apply).
- Applicants cannot have a total household earned income of more than £50,000PA or savings of over £16,000.
- Applicants who have social or privately rented accommodation which is adequate for their needs do not qualify.
- Applicants are excluded from the Homeseekers Register if they have committed serious unacceptable behaviour such as antisocial behaviour or domestic violence or if they have unpaid housing related debt to a council, housing association or private landlord.

There are currently (Oct 2017) 1273 households qualified to bid for properties on the Homeseekers Register. Figure 28 below shows the demand for different sizes and types of housing. NB this breakdown illustrates demand as of Jan 2017.

In 2014/2015 Basildon Council re-let 423 homes (3.8% stock turnover).

**Figure 28: Social Housing Demand**

	1 bed general needs	1 bed sheltered housing	2 beds general needs	2 beds sheltered housing	3 beds	4+ beds	Total
Existing social housing tenants in need	29	133	172	1	32	21	388
Households not currently in social housing	306	60	289	2	27	10	694
<b>Total</b>	<b>335</b>	<b>193</b>	<b>461</b>	<b>3</b>	<b>59</b>	<b>31</b>	<b>1082</b>

Source: Homeseeker Register Jan 2017

The greatest level of demand is for one and two bedroom general needs accommodation. We believe this is partially driven by the implementation of a spare room subsidy in social housing, introduced by the Government in 2013. In Basildon 1123 households are currently (Feb 17) subject to this restriction with the average deduction being £17.37PW.<sup>2</sup>

### Shared Ownership Demand

Current demand for Shared Ownership is indicated by the East Help to Buy Register. To reflect the ability of a household to secure a mortgage only households with an income in excess of £22,000 have been included. For Shared Ownership and applicant may register for the property size they need and one bedroom in excess of their needs.

**Figure 29: Shared Ownership Demand**

Property Size	Total	Live in Borough	Work in Borough but do not live here
1/2 bedrooms	659	279	58
2/3 bedrooms	271	128	13
3/4 bedrooms	168	68	12
4/5 bedrooms	46	9	6
5/6 bedrooms	13	4	2

Source: South and East Homebuy Agent Sept 2017

<sup>2</sup> <https://www.gov.uk/government/statistics/housing-benefit-caseload-statistics>

## Summary

Both house prices and rent in the borough are increasing resulting in an increased demand for affordable housing.

There is a need for a diverse range of affordable housing options to meet the needs of average and low income households in the borough.

Delivery of affordable housing has historically fallen short of the demand level in the borough.

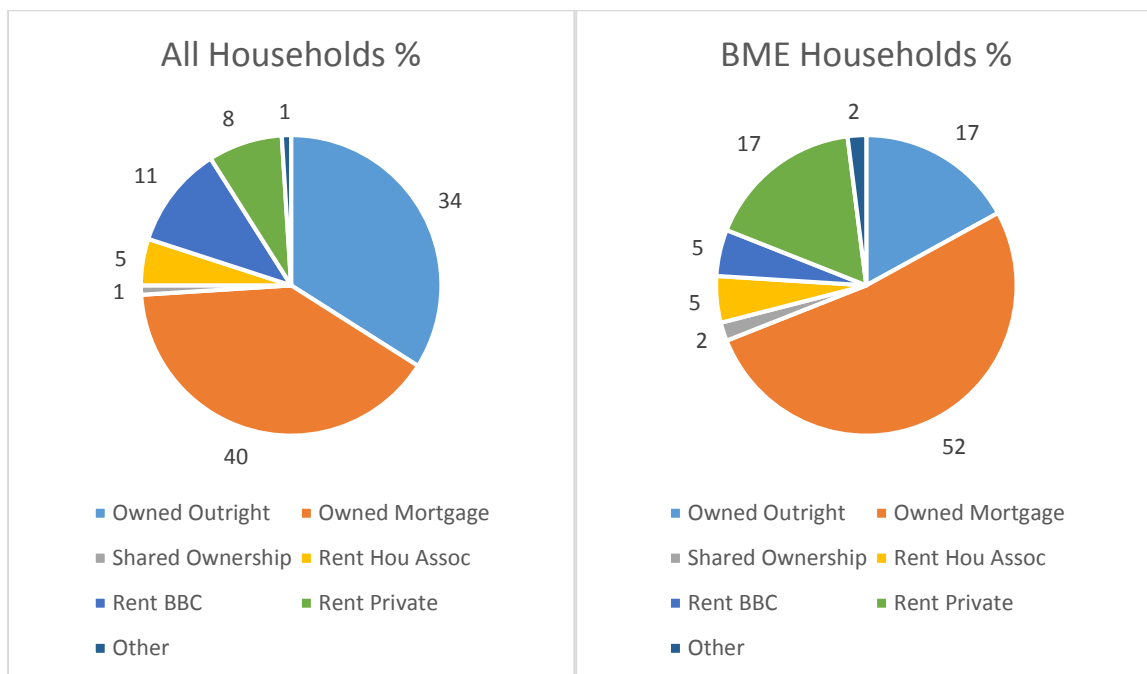
In the Social Rent sector the greatest level of current demand is in one and two bedroom social rented properties.

## Mixed and Sustainable Communities

The Housing Needs Review 2015 provided the following information on the housing conditions of different communities within the borough.

Figure 30 shows the current tenure of all households in the borough compared to the tenure of Black and Minority Ethnicity households.

**Figure 30: Tenure of BME Households**



Source: Housing Needs Review 2015

The most common tenure for BME households was owned with a mortgage however BME households were still significantly less likely than all households to own a property.

BME households are more than twice as likely as all households to be living in privately rented accommodation.

There was no difference in the percentage of BME households renting from a housing association but BME households were significantly less likely to be renting from Basildon Council. 11% of all households rented from Basildon Council but only 5% of BME households did so.

The types of properties occupied by BME households are broadly similar to all households with the most common type of housing being a three bedroom house.

The 2011 census found that English is the main language of 97% of residents of Basildon Borough aged 3 or over.

The most common other main languages are

### **Figure 31: Main Languages spoken in Borough**

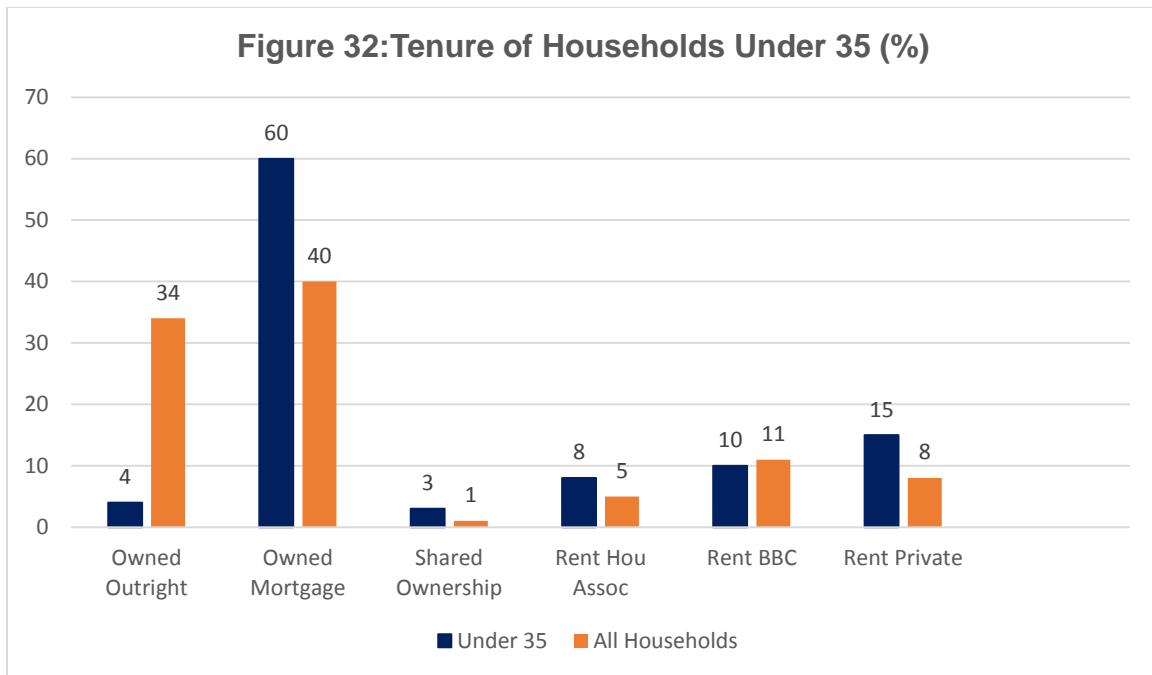
Polish	501 speakers
Malayalam (India)	295 speakers
Tagalog (Philippines)	258 speakers
Turkish	167 speakers
French	166 speakers
Shona (Zimbabwe)	160 speakers

Source: Census 2011

### **Younger households**

As we have discussed the population of Basildon Borough is aging leading to an increased demand for housing which meets the needs of older households. However, in order to keep our communities balanced and sustainable, it is essential that we also meet the needs of young households.

The Housing Needs Review indicated the different tenure types of households aged under 35. This is illustrated in Figure 32 below.



Source: Housing Needs Review 2015

Owning with a mortgage remains the most common tenure however younger households are disproportionately likely to be in rented accommodation.

It is notable that households aged under 35 are almost twice as likely as all households to be in the private rented sector.

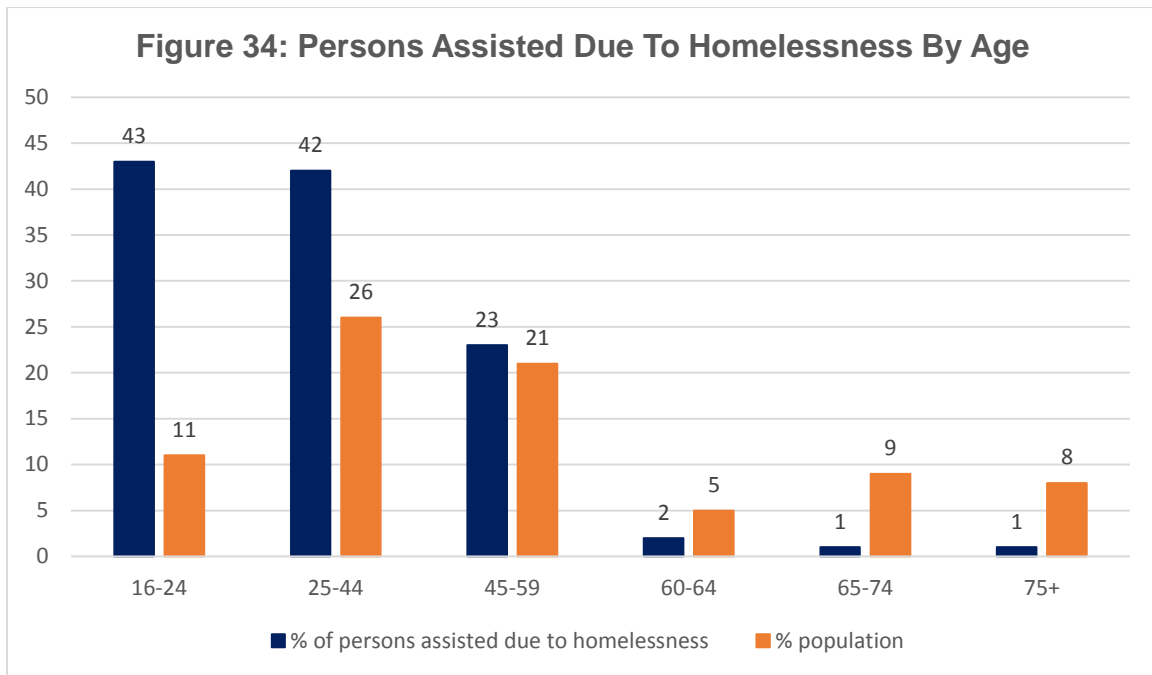
The SHMA indicated that that younger households are significantly more likely to be concealed households. A household can be described as concealed if they are unable to have their own home and are living in a home belonging to the primary household. An example would be parents sharing a house with their adult son or daughter and their partner and child. Concealed households can result in increased overcrowding and homelessness, if the arrangement breaks down.

**Figure 33 Concealed Households by Age**

	Under 24	25-34	35-49	50-64	65+	Ave all ages
Basildon	13.5	2.8	0.6	0.6	1.2	1.4
England	12.8	4.0	0.8	0.9	1.8	1.9

Source: 2011 Census

Younger households are more likely to become homeless. Figure 34 below illustrates the % of person assisted by Basildon Council due to being homeless (owed S198 duty) in 2016/17 by age. Person's age 16-24 make up 43% of those assisted due to being homeless but only 11% of the population of the borough.

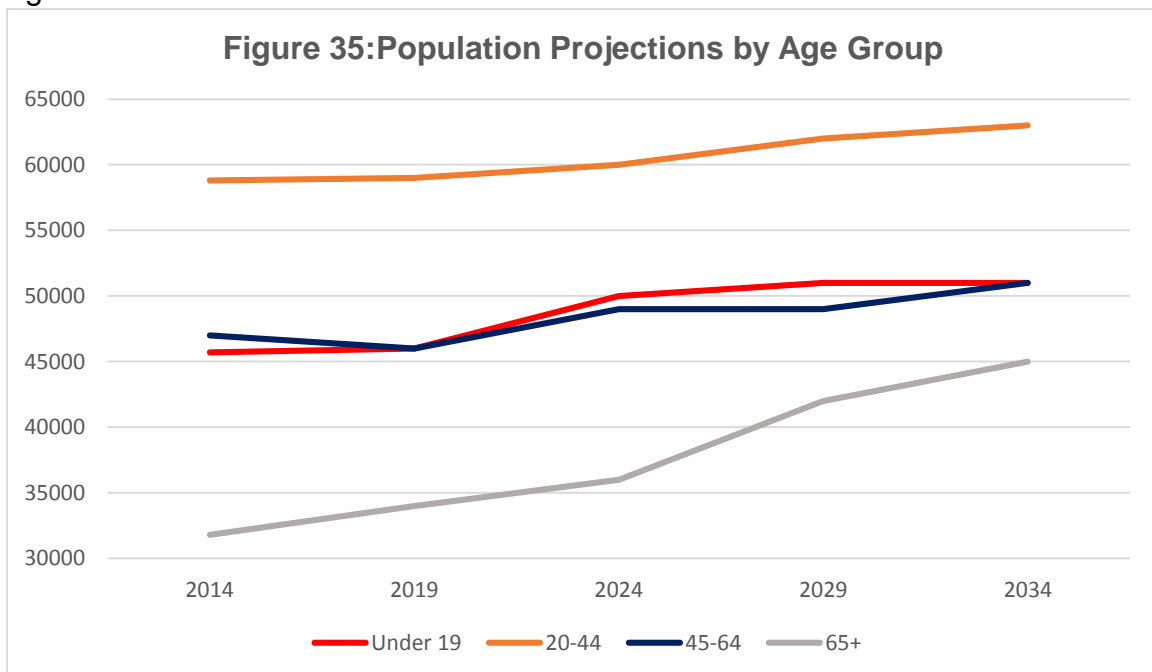


Source 2016/17 P1E Homelessness returns and ONS 2014 population projections by age. Age of head of household.

## Older Person Households

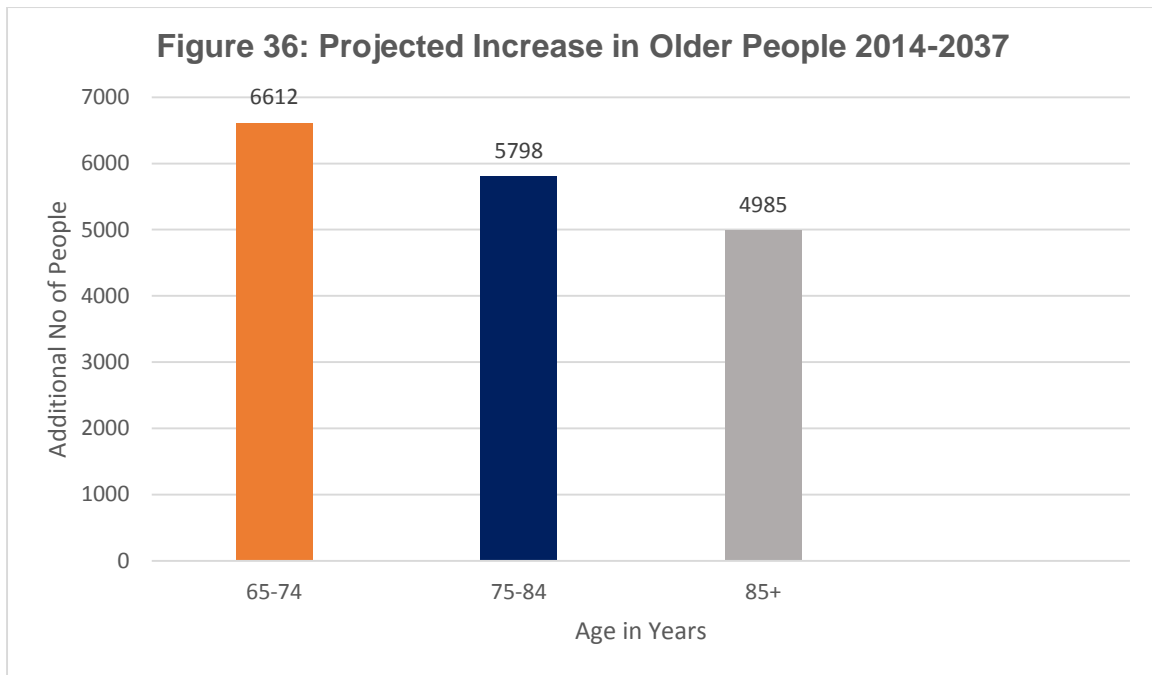
### Population growth by age

Figure 35 below shows how the population of the borough is predicted to increase by age.



Source: ONS Population Projections by Age 2014

The most significant change is the increase in population aged over 65. Figure 36 below shows in more detail how this group is projected to increase by 2034.



Source: Addendum to South Essex SHMA 2017

This increase will have a significant impact on the demand for specialised housing and care services.

Older people occupy a broad range of housing type, both general needs and more specialised forms of housing. The Basildon Borough Housing Needs Study 2015 found that the majority (78%) of households aged over 65 owned their own homes.

Specialised housing for older households include:

- sheltered housing, self-contained flats or bungalows where residents live independently but with communal areas on site and 24 hour emergency help available through an alarm system
- extra care housing provides more support than sheltered housing. Accommodation is usually self-contained but meals and personal care are available when needed
- care homes are staffed 24 hours a day with meals and personal care provided

While we recognise that many older people will choose to live independently we expect the need for specialised accommodation to increase as the population grow older. This need is illustrated in figure 37.



**Figure 37: Projected Need for Specialist Housing 2014-2037**

<b>Projected Need for Specialist Housing in Basildon between 2014-2037</b>	
Sheltered Housing	1,262
Enhanced Sheltered Housing	202
Extra Care-24/7 support	252
<b>Total</b>	<b>1,716</b>
Annual Need	75

Source: Addendum to South Essex SHMA 2017

## **Gypsy and Traveller Accommodation**

Basildon Borough has the joint highest gypsy and traveller population in England

We recognise that lack of access to suitable sites is associated with poor health and low educational attainments in the Gypsy and Traveller community. Gypsy and Travellers have the highest proportion of any ethnic group of persons with no qualifications, 60% compared to 23% for England and Wales as a whole.<sup>3</sup>

There is a local authority gypsy and traveller site operated by Essex County Council within the borough. This has provision for 25 households. There is also provision of 98 pitches on private sites with permanent or temporary planning permission. We will address additional provision as part of our Local Plan and will continue to work in partnership with the Essex Gypsy and Traveller Unit, healthcare and education providers to ensure the welfare of Travellers living in the borough is maintained.

Basildon council has commissioned an assessment of the accommodation needs of Gypsies, Travellers and Showpeople in the borough as part of the Local Plan process.

## **Houses in Multiple Occupation**

A property is a House in Multiple Occupation (HMO) if it is occupied by three or more people who form two or more households and share facilities such as a kitchen, toilet and/or bathroom.

HMOs are currently required to be licenced if they are at least three storeys high and occupied by five or more people.

Councils have discretionary powers to extend licensing to other categories of HMO which are not subject to mandatory licensing. The council must consider that a significant proportion of HMOs in that area are causing problems for tenants or the neighbourhood due to poor management. The use of this power will also be subject to consultation with those who would be affected by the designation, and approval from Government.

HMO's provide housing options for those requiring short term accommodation and for low income single/couple households. If a person aged under 35 is in receipt of

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<sup>3</sup> ONS, 2014, *What does the 2011 Census tell us about the characteristics of Gypsies or Irish Travellers*

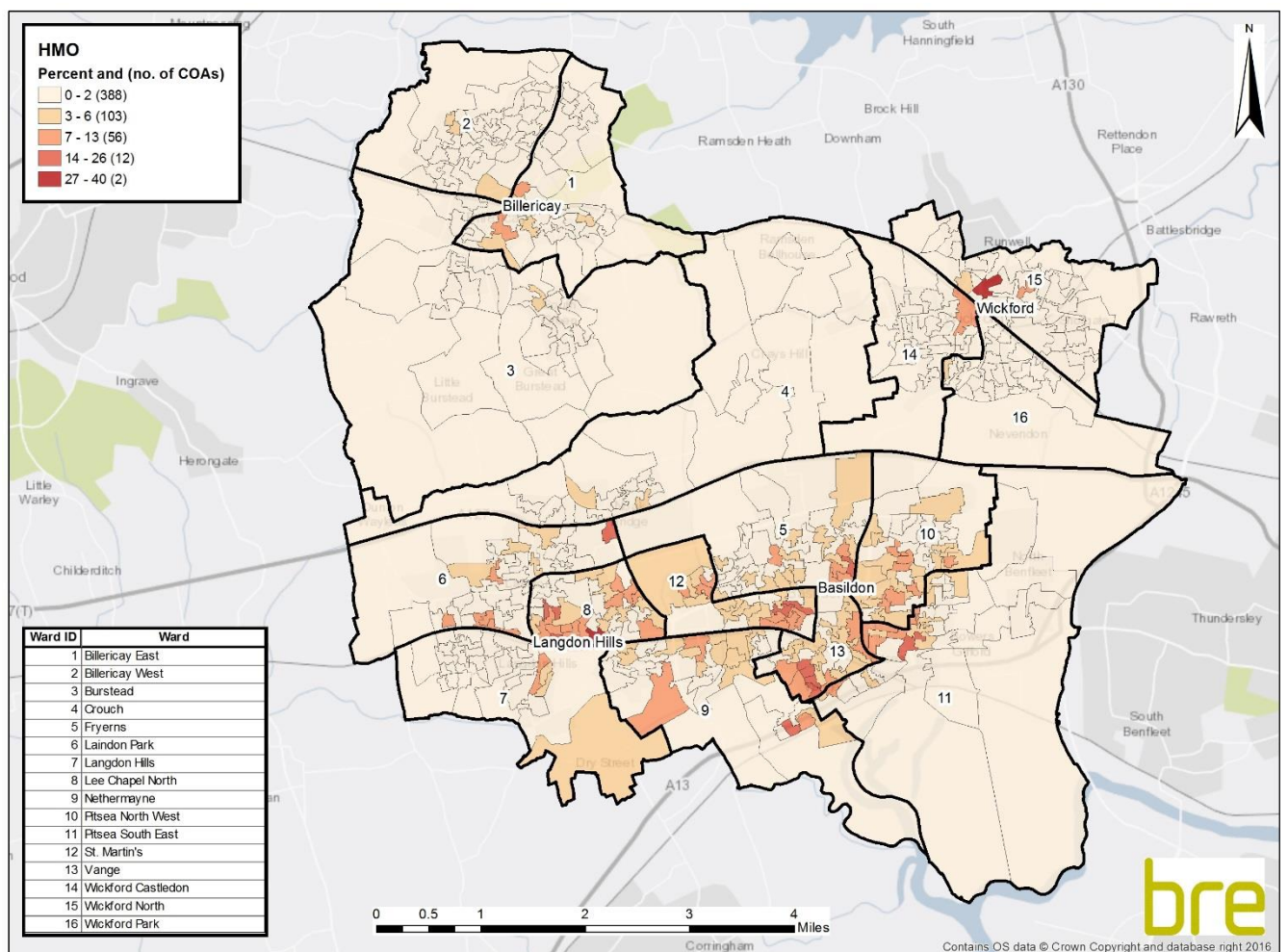
housing benefit for private rented housing the amount is limited to the cost of a room in an HMO.

However HMOs often have poorer physical and management standards than other privately rented properties. The people who live in HMOs can be amongst the most vulnerable and disadvantaged members of society. As HMOs are the only housing option for many people, the government recognises that it is vital that they are properly regulated and has announced intentions to extend licensing to all HMO's occupied by 5 or more people.

In 2016 we commissioned a stock condition modelling of the Basildon borough. This indicated that Basildon Borough contains 1,258 HMO's. 67 of these HMO's meet the current conditions to require licencing. This is expected to rise to 209 under the revised licencing conditions. This leaves over a thousand HMO's in the borough as not requiring mandatory licences.

The distribution of HMO's in the borough is illustrated in Figure 38 below.

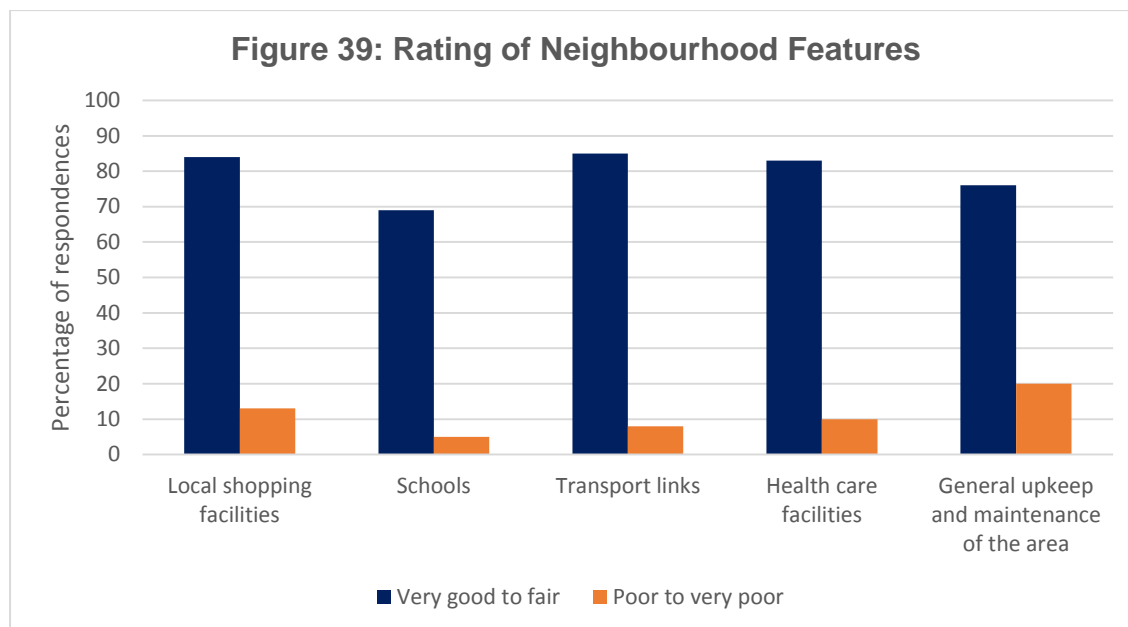
**Figure 38: Percentage of HMOs Based on Private Sector Dwellings.**



Source: Stock Condition Modelling 2017 NB This map illustrates the HMO's in a census output area. An area containing approximately 125 households. Therefore a larger area indicates a low density of properties rather than a higher number of properties.

## The Local Environment

The Basildon Borough Housing Needs Review 2015 found that the majority of residents ranked their neighbourhood services as being very good to fair; however there was notably less satisfaction with general upkeep and maintenance of the area.



Source: The Housing Needs Review 2015

In response to community wishes the 2016/2017 budget will incorporate improvements to parks and play areas and resurfacing of parking areas around Basildon Town Centre.

## Safer Communities

Crime, fear of crime and anti-social behaviour negatively affect neighbourhoods and can lead to a disjointed community. We believe that all residents should feel safe and secure in and around their homes.

In July 2015, our 'Together against Crime' survey captured borough residents' views on crime and safety:

- 63.1% of people said they feel very safe or safe in their neighbourhood.
- 57.9% of people felt there had been an increase of crime, whilst 26.6% felt it had stayed the same. Essex Police records show that there was an increase in recorded crime between 2014 and 2015 but it was a modest increase (5%).
- 35.5% of people felt that the police and local council are dealing with crime and anti-social behaviour issues that matter in the area. This is an improvement from 21.8% in 2008.<sup>4</sup>

<sup>4</sup> Place Survey 2008

The Essex County Council profile of Basildon indicated that between Sept 2014 and Sept 2015 Basildon had the second highest crime rate per 1,000 population in the county. Over half these offences were theft including burglary and vehicle theft.

Essex Police's current priorities for Basildon are:

- Reducing antisocial behaviour
- Reducing the volume and severity of crime within the borough
- Reducing reoffending

In the past poor estate design in the borough has led to areas which are at increased risk of antisocial behaviour and criminal activity, for example, unobserved alleyways and garage courts.

Despite a number of council initiatives and partnerships to continue to tackle community safety, we are aware there are areas of anti-social behaviour and fear of crime that need further action. It is our intention to implement the actions within the Community Safety Partnership Strategy, Gangs and Serious Organised Crime Strategy and the Anti-Social Behaviour Strategy to address these.

### **Summary**

BME households are over represented in the private rented sector and underrepresented amongst Basildon Council tenants.

Younger households are struggling to access suitable accommodation leading to an increase in concealed households.

HMOs are believed to be increasing but only a minority are currently subject to licencing.

While the majority of people are happy living in their neighbourhoods there is a relatively high percentage of people who do not feel safe and perceive themselves to be at risk of crime.

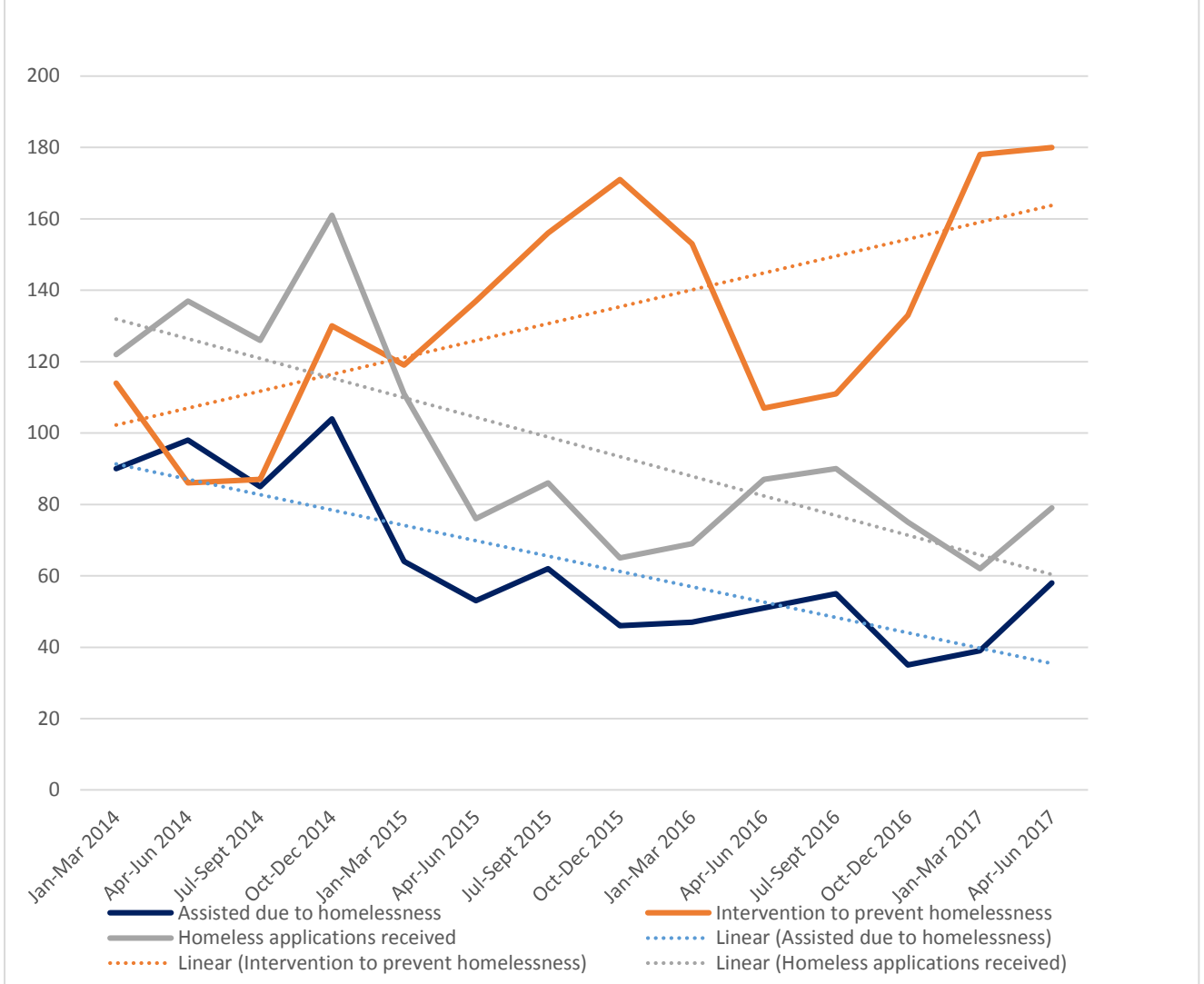
### **Homelessness and Rough Sleeping**

Homelessness can have a serious impact on health and educational attainment. We know that in Basildon Borough younger households, especially young parents, are disproportionately likely to become homeless.

Figure 39 shows the demand for homelessness assistance in the Basildon Borough over the last three years.

It illustrates the number of homelessness applications received (S184), the number of households assisted with accommodation due to being homeless (owed S198 duty) and the number of households where BBC was successful in preventing them from becoming homeless.

**Figure 40: Homeless Prevention and Accepted Duty**

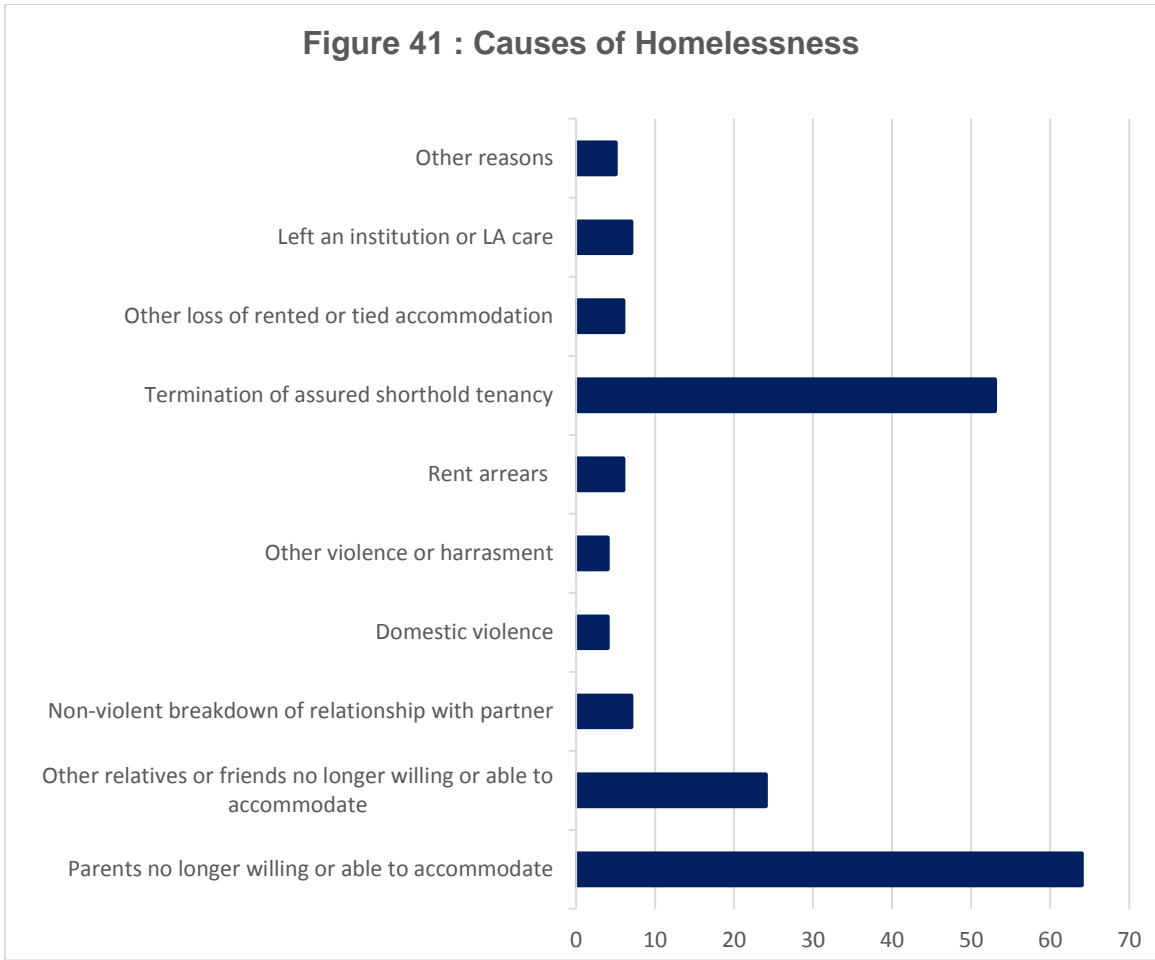


Source: <https://www.gov.uk/government/collections/homelessness-statistics>

In September 2016 we adopted a new method of working involving engaging earlier with households at risk of homelessness and working with them over a longer period to secure alternative accommodation. It is believed that this has resulted in a decrease in reported homeless preventions.

People become homeless for a range of reasons however in Basildon Borough the main reasons have consistently been the loss of assured short hold tenancies and parents being unable or unwilling to accommodate their adult children.

Figure 41 below illustrates the reasons why homeless households assisted with accommodation in 2016/17 became homeless.



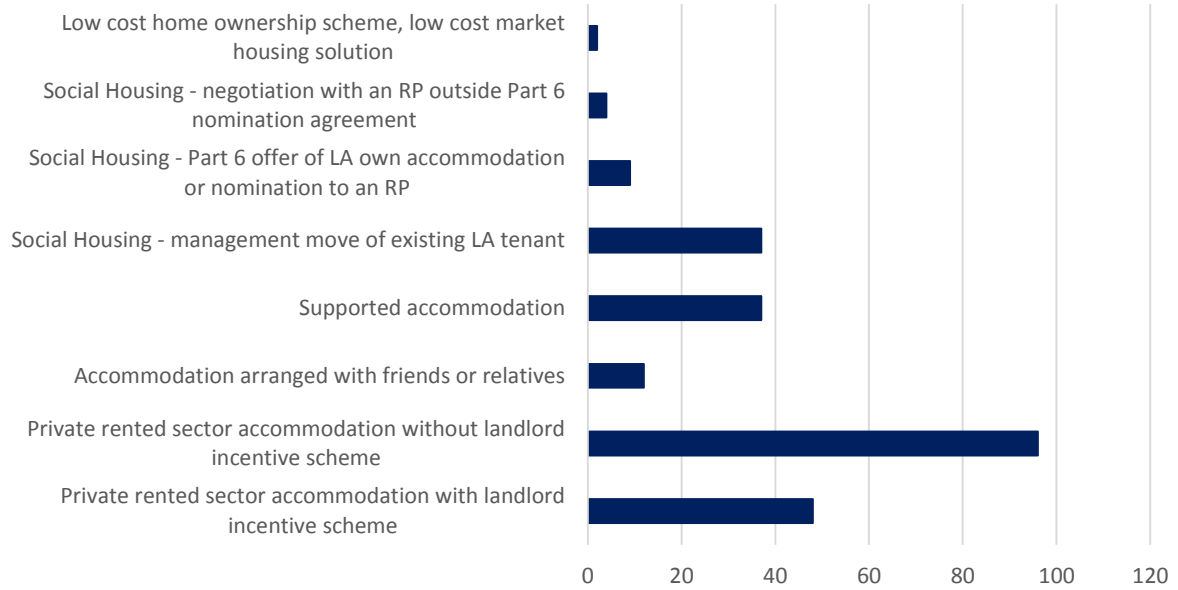
Source: <https://www.gov.uk/government/collections/homelessness-statistics> 2016/16

### Homelessness Prevention

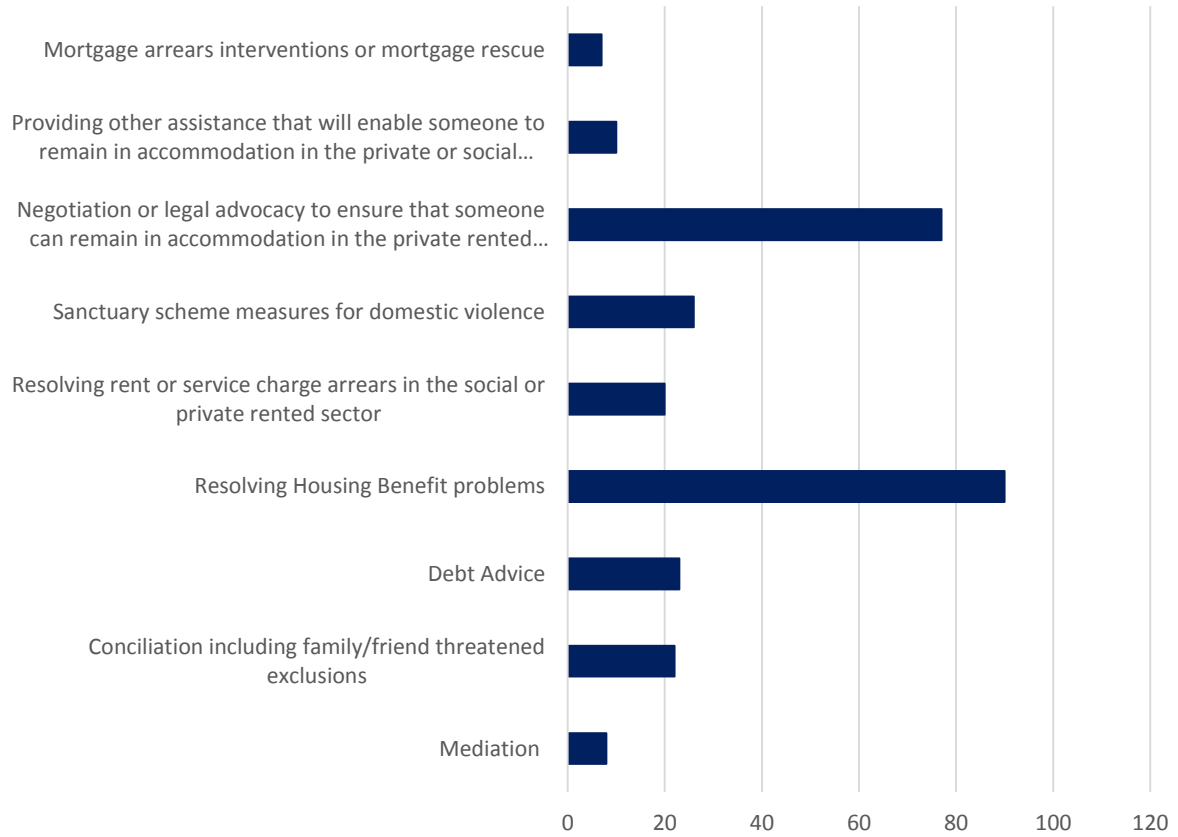
In 2016/2017 we were successful in preventing 528 households from becoming homeless.

A summary of the methods used to prevent homelessness is given in figure 42 below

**Figure 42a: Homelessness Prevention Assistance to Find a New Home**

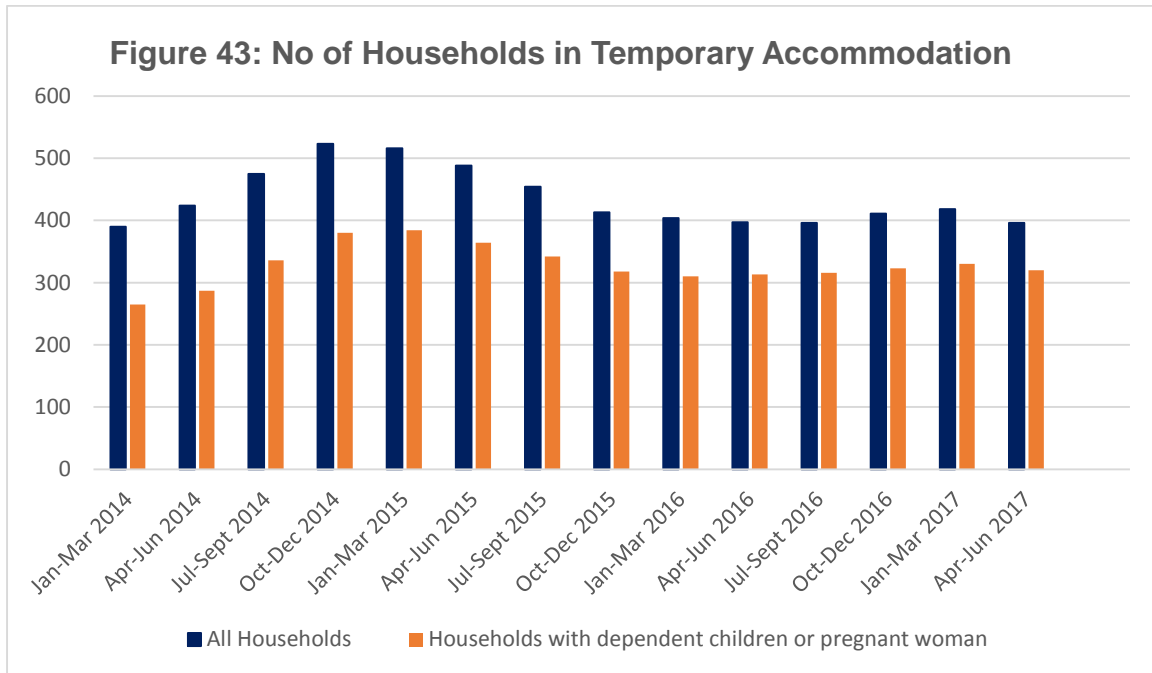


**Figure 42b: Homelessness Prevented by Assistance to Remain in Own Home**



Source: <https://www.gov.uk/government/collections/homelessness-statistics>

There has been a decline in the households going into temporary accommodation which has been balanced by an increase in homelessness prevention however there are early indications that this trend may be reversing. As of the 30/06/2017 there were 396 households in Basildon Borough who are living in temporary accommodation provided by the council. 320 of these households contained either a pregnant woman or a dependent child.



Source: <https://www.gov.uk/government/collections/homelessness-statistics>

The number of rough sleepers in Basildon Borough remains relatively low however as Figure 44 shows it is an increasing problem in the borough.

**Figure 44: Rough Sleeper Count in Basildon Borough**

2010	2011	2012	2013	2014	2015	2016
9	9	6	4	0	13	17

Source:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/503015/Rough\\_Sleeping\\_Autumn\\_2016\\_statistical\\_release.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/503015/Rough_Sleeping_Autumn_2016_statistical_release.pdf)

### Employment, Education and Skills

Unemployment is a key barrier to people meeting their housing needs in Basildon. We know that rising rents have prevented unemployed households from accessing private sector accommodation and that increasing house prices have put home ownership out of the reach of low income households.



As of December 2015 working age unemployment in Basildon Borough had declined to 4.6%. This is a slight improvement on the England average of 5.2% but slightly higher than the East of England average of 3.9%<sup>5</sup>.

Basildon Borough has the largest economy in Essex. The main employment sectors are public administration, education and health, wholesale and retail services and financial services. This generates high income jobs in Basildon Borough but we know that local residents have difficulty accessing these jobs due to low educational attainment and a lack of relevant skills.

7.6% of the working age population of Basildon Borough do not have any qualifications. In 2015 only 51% of Basildon Borough pupils achieved 5 GCSE's grade A\*-C including English and Maths compared to 58% average for Essex. Basildon Borough residents are also less likely to be educated to degree level, only 25.1% of Basildon have a degree or HND compared to the UK average of 35.8%

Currently 52.8% of the workforce resident in the borough commutes to work in London and neighbouring areas while 47.2% of those employed inside the borough commute in from neighbouring areas. This not only affects travel and congestion but also adds to their cost of living in the form of transport costs and means that they spend some of their income in the area where they work, rather than the borough. We are not going to be able to provide a job in the borough that meets all resident's needs, but we should be trying to ensure employment options and opportunities, that are secure and meet their household circumstances, are available to local people in the borough. We will seek provision of housing which attracts households that commute into the borough for work to relocate.

The Essex Skills Board profile of Basildon<sup>6</sup> indicated that the top 10 occupations in Basildon are:

- information technology and telecommunications.
- sales and marketing
- nursing and midwifery

In 2015 over half the job vacancies advertised in Basildon Borough identified required skills. General Skills included:

- communication skills
- Microsoft Excel
- customer service skills

Specialised skills most in demand were:

- sales
- business management
- repair
- mathematics

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<sup>5</sup> Office of National Statistics, Labour Market Profile

<sup>6</sup> [http://essexpartnership.org/sites/default/files/Basildon%20District%20Profile\\_2016.pdf](http://essexpartnership.org/sites/default/files/Basildon%20District%20Profile_2016.pdf)

- SQL database
- accountancy

This identifies that we need to improve the educational attainments of borough residents to enable them to access the increasingly skilled job market in the borough.

### Car Ownership in Borough

The 2011 Census asked how many cars or vans members of the household have use of. This is given in Figure 45

**Figure 45: Percentage of Households with Car or Van**

No of vehicles available	% households
0	22%
1	44%
2	26%
3	6%
4+	2%

Source: 2011 Census

## Health and Wellbeing

### Deprivation

Basildon Borough is an area of contrasts in regard to deprivation. There are 100 LSO area's in Basildon Borough. Twelve are amongst the most deprived 10% in England and 15 are in the most affluent 10% of England (Source: Essex Skills Board profile of Basildon)

This report used MOSAIC to characterise household types in the borough. The top three most prevalent household types in Basildon Borough were as follows:

'M56 Solid Economy' 6.6% of households	'H35 Primary Ambitions' 4.0% of households	'D17 Thriving Independence' 3.8% of households
<ul style="list-style-type: none"> <li>• Families with children, aged 26-55</li> <li>• Renting from social landlord</li> <li>• Income less than £15k</li> <li>• Lower wage service roles</li> <li>• Relatively stable finances but small bills may be a struggle</li> </ul>	<ul style="list-style-type: none"> <li>• Co-habiting couples aged 26-45 with children under 11</li> <li>• Own with a mortgage a home they can afford in good area which they may now be out-growing</li> <li>• Household income of £40-59k</li> </ul>	<ul style="list-style-type: none"> <li>• Well-qualified older singles and cohabitees without children aged, 35-46</li> <li>• Incomes of £30-49k from successful professional careers</li> <li>• Living in good quality housing with large mortgages</li> </ul>

In contrast Vange ward and Lee Chapel North ward were identified as areas with high deprivation and health inequalities. These areas contained the following housing profiles

<b>Vange Ward</b>	<b>Lee Chapel North Ward</b>
<ul style="list-style-type: none"> <li>• 19.4% of households are M56 'Solid Economy' (Described above)</li> <li>• 11.2% are M55 'Families with Needs' who are cohabiting couples or singles with children renting with household incomes under £15k</li> <li>• 6.7% are M54 'Childcare Squeeze' who are couples likely to have pre-school children, own low value homes and have incomes of £30-39k.</li> <li>• 5.7% are N61 'Estate Veterans' who are 76-80, often living alone on low incomes and long term social renters.</li> </ul>	<ul style="list-style-type: none"> <li>• 16.3% of households are 'Solid Economy (described above)</li> <li>• 8.7 % are M55 'Families with Needs'</li> <li>• 6.5% are k45 'Self Supporters' who live alone and aged 46-65 and own 2/3 bedroom small homes with incomes of £20-29k.</li> <li>• 5.2% are o63 'Streetwise Single' who are singles and sharers aged under 30 in low cost social flats with incomes of less than £15k.</li> </ul>

**Life expectancy in the most deprived areas is 8.8 years lower for men and 8.5 years lower for women that in the least deprived areas.<sup>7</sup>**

### **Health inequalities**

<sup>7</sup> Public Health England Basildon Profile 2015

The Public Health England Profile of Basildon Borough indicates that Basildon Borough performs significantly better than England average in the following areas:

- alcohol specific hospital stays (under 18)
- hospital stays for self-harm
- hospital stays for alcohol related harm
- prevalence of opiate and/or crack use
- incidents of TB
- new STI (exc. Chlamydia in under 25s)

Basildon Borough performs significantly worse than England average in the following areas:

- children in poverty
- under 18 conceptions
- recorded diabetes
- obese adults
- smoking related deaths
- under 75s mortality rate: cancer

### **Stock Condition**

In 2016 we commissioned a stock condition modelling exercise and a health impact assessment to look at housing conditions in the Basildon Borough.

Generally this indicated that housing condition in the Basildon Borough are better than the East of England average.

### **Hazards in the Home**

The stock condition modelling predicts how many homes in the borough contain category 1 HHSRS hazards. The HHSRS is a risk-based evaluation tool to help local authorities identify and protect against potential risks and hazards to health and safety from any deficiencies identified in dwellings. A category 1 indicated that the hazard is considered serious.

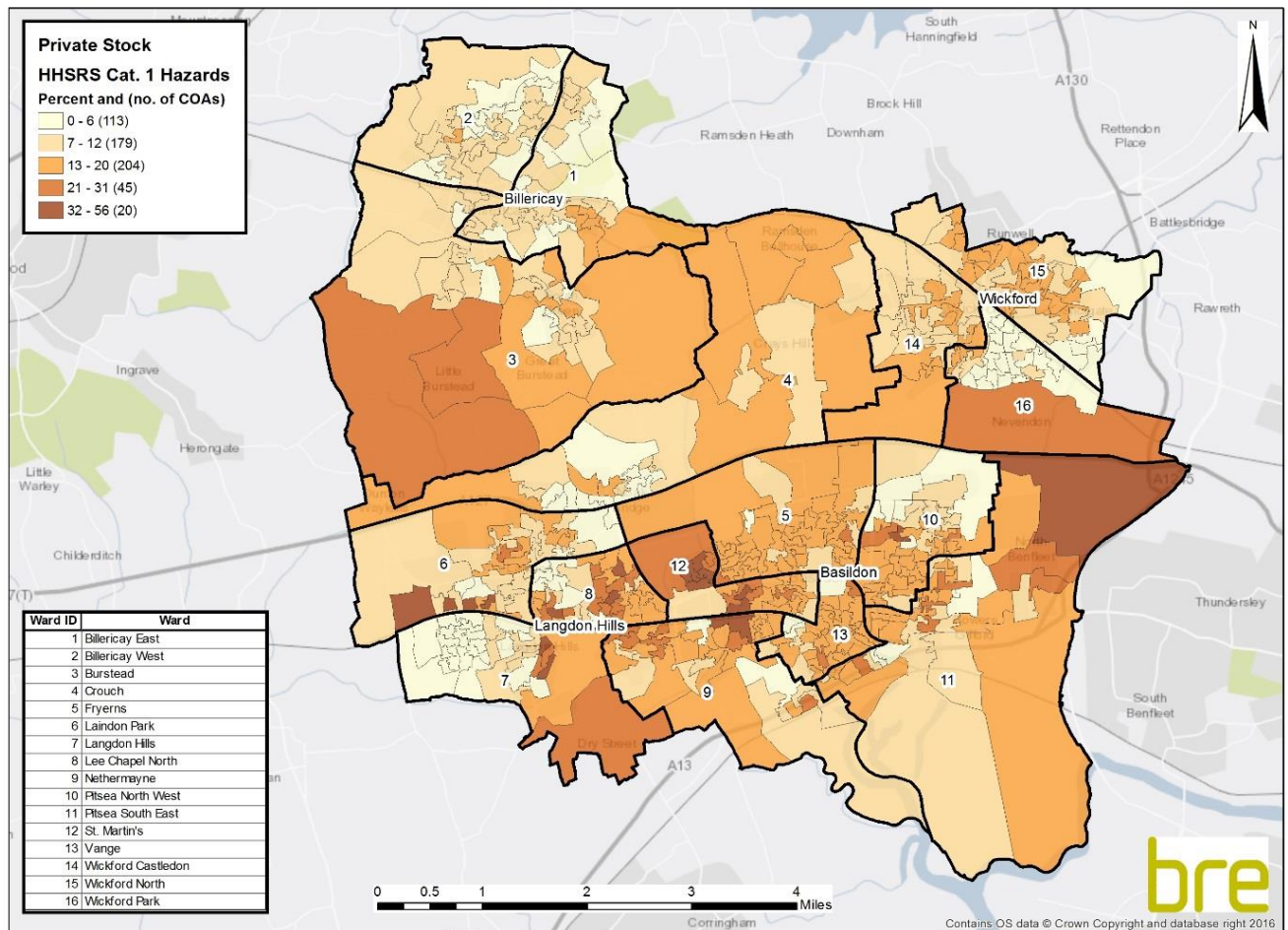
The stock condition modelling indicated that 6,823 dwellings in the private sector in Basildon Borough contain HHSRS category 1 hazards. This represents around 11% of private sector properties in the borough. The cost of mitigating all these hazards is estimated at 15.5 million. In comparison 15% of private sector homes in the East of England contain HHSRS Category 1 hazards.

The stock condition modelling indicated that 1,402 dwellings in the private rented sector have category 1 HHSRS hazards. This equates to 14% of the private rented sector housing in the Borough. In comparison 17% of private rented homes in the East of England contain HHSRS Category 1 hazards.

The most common hazards related to risks of falls and risks of excess cold.

Figure 46 below indicates the distribution of hazards across the Borough.

**Figure 46: Distribution of Dwellings with HHSRS Cat.1 Hazards in Private Sector**



NB This map illustrates the percentage of hazards in a census output area. An area containing approximately 125 households. Therefore a larger area indicates a low density of properties rather than a higher number of properties.

Source: Stock Condition Modelling 2017

## Energy Performance and Fuel Poverty

A buildings energy performance is measured by its energy performance certificate. The certificate rates the property A-G with A representing the best performance.

EPC ratings in Basildon are above the England as shown in figure 47

**Figure 47: EPC ratings in Basildon Borough Private and Private Rented Sector Stock**

EPC Rating	Basildon Borough Private Sector Stock (SCM 2016)	England EHS 2012 Private sector stock	Basildon Borough Private rented stock (SCM 2016)	England EHS 2012 Private rented stock
A	0.0%	0.6%	0.0%	1.0%
B	0.4%		1.1%	
C	23.0%	14.2%	35.3%	18.9%
D	56.7%	51.0%	45.8%	46.2%
E	17.3%	27.3%	14.1%	24.5%
F	2.2%	5.5%	3.0%	7.0%
G	0.4%	1.5%	0.7%	2.5%

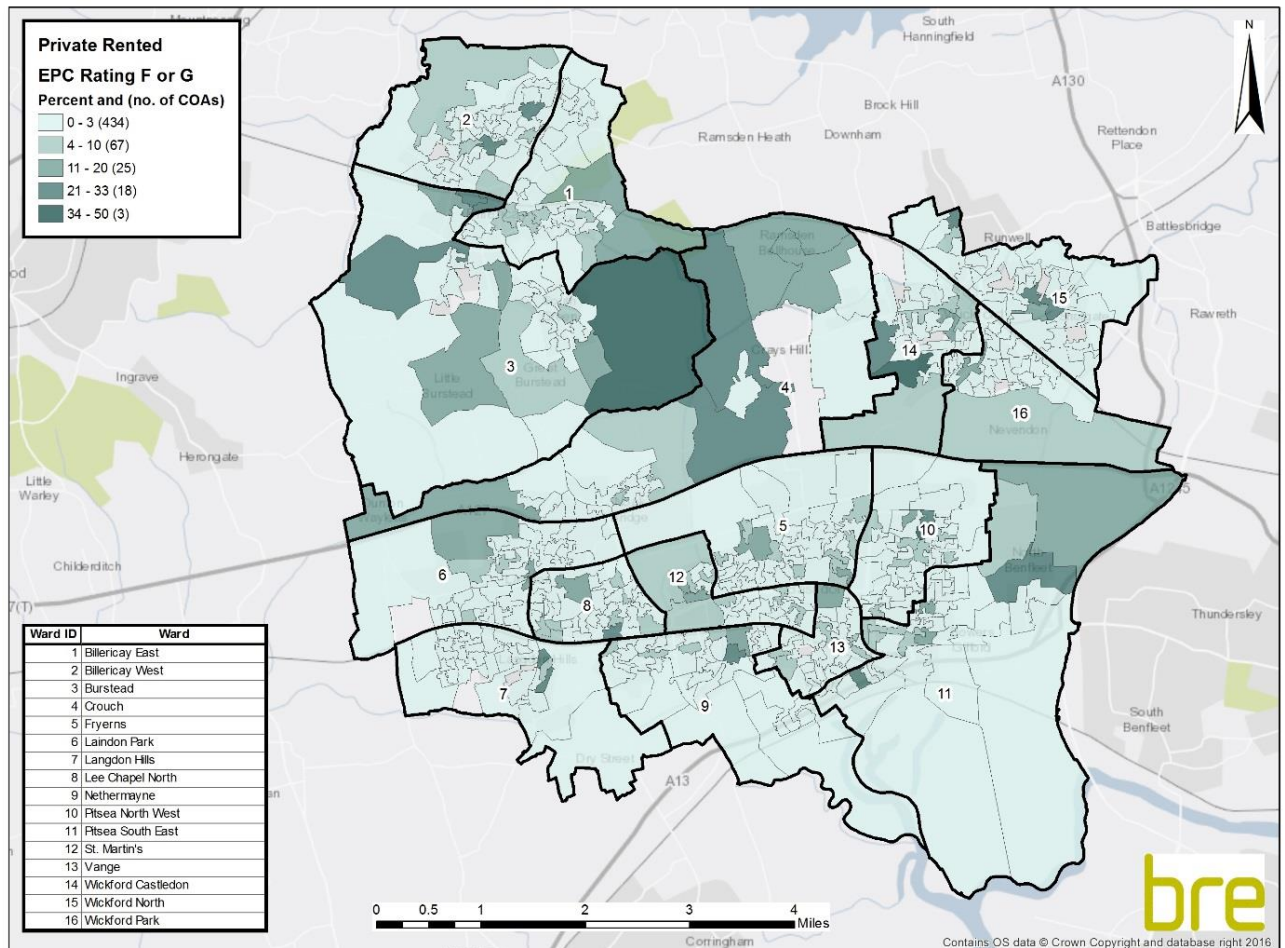
Compared to England, Basildon Borough has a higher proportion of households in the central C and D bands and a lower proportion in the lower energy efficiency E, F and G bands.

When compared to the whole private sector the private rented sector is more polarised with higher proportions in both the higher bands B and C and the lower bands F and G.

From April 2018 private landlords will not be permitted to grant a new tenancy if the property has an EPC rating of F or G (unless an exemption has been granted). The Stock condition modelling estimated that 377 private rented dwellings in Basildon Borough have an EPC of F or G. The distribution of these dwellings is show in figure 45.



**Figure 48: Distribute of dwellings with F or G EPC ratings in the private rented stock**



NB This map illustrates the percentage of low EPC ratings in a census output area. An area containing approximately 125 households. Therefore a larger area indicates a low density of properties rather than a higher number of properties.

Source: Stock Condition Modelling 2017

There are two main definitions for fuel poverty. The original definition is a households is in fuel poverty if they need to spend more than 10% of their income to maintain an adequate level of warmth. More recently an alternative definition has been introduced. This defines a households as being in fuel poverty is they require above the national median fuel costs to maintain an adequate level of warmth and, if they were to spend that amount, they would be left with an income below the poverty line (60% median income).

As illustrated in figure 48 below low income households in the Basildon Borough overwhelmingly live in the social rented sector. However households living in the private rented sector are more than twice as likely to be living in fuel poverty.

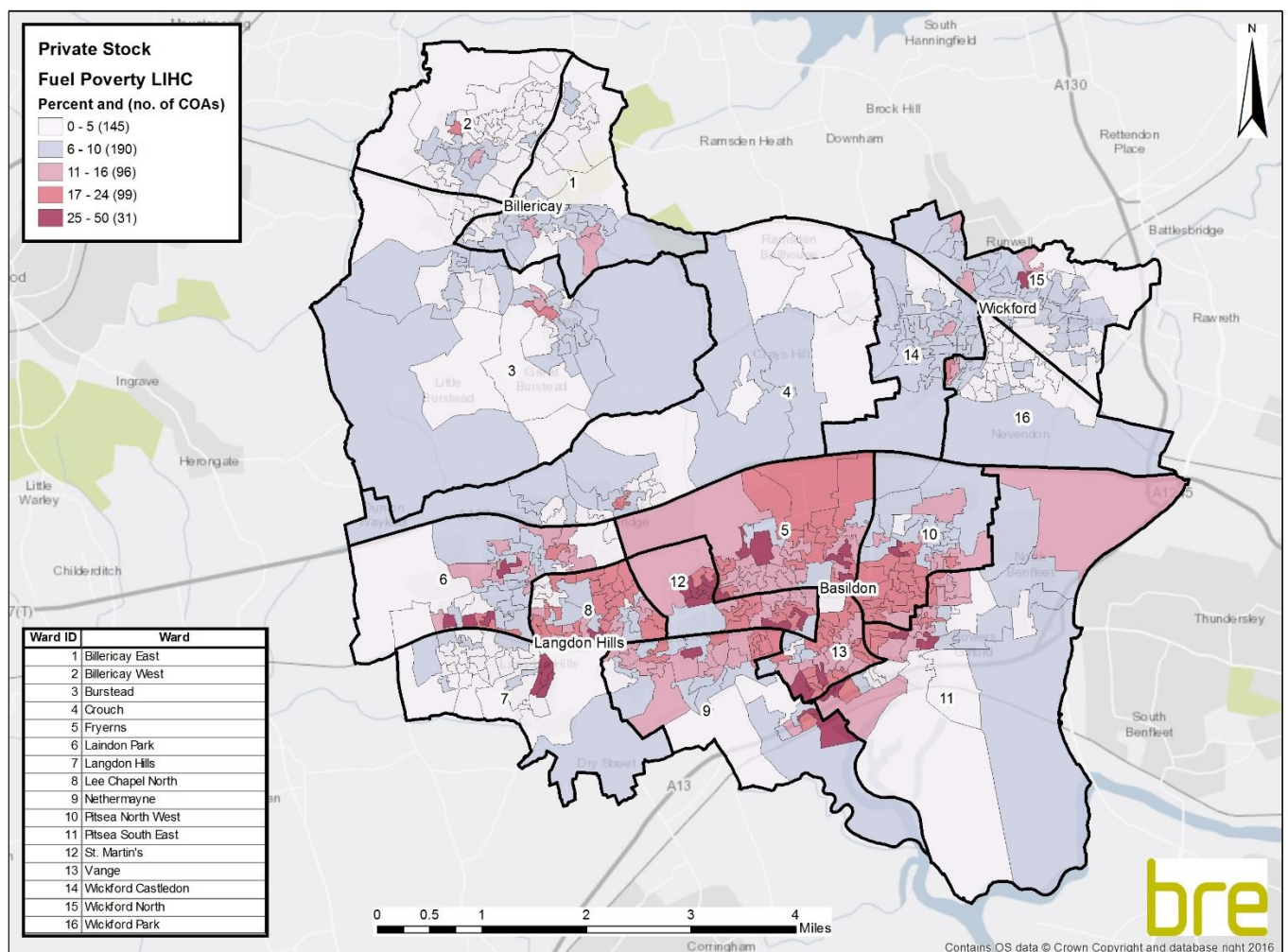
**Figure 49: Proportion of Households in Fuel Poverty by Tenure**

	Owner occupier	Private rented	Social housing
Low income households	8%	13%	64%
Fuel Poverty (10%)	7%	16%	7%
Fuel Poverty (low income, high cost)	7%	16%	5%

Source: Stock Condition Modelling 2017

The stock condition modelling found that the highest concentration of fuel poverty was in St Martin's, Fryerns and Vange wards. The distribution of households in fuel poverty is illustrated in figure 50 below.

**Figure 50: Private Sector Dwellings Occupied by Households in Fuel Poverty- Low Income High Costs Definition.**



NB This map illustrates the percentage of households in fuel poverty in a census output area. An area containing approximately 125 households. Therefore a larger area indicates a low density of properties rather than a higher number of properties.

Source: Stock Condition Modelling 2017



## Making best use of existing accommodation

### Overcrowding and under occupancy

Respondents to the Housing Needs Review generally indicated that their properties were under occupied with only 50% of three bedroom houses in full occupation. The tendency to under occupy increased with respondent's age as shown in brackets.

**Figure 51: Under Occupancy by Number of Bedrooms**

Bedrooms	Percentage used as bedrooms					
	One	Two	Three	Four	Five	Six+
One	100(100)					
Two	32	67 (60)				
Three	15	35	50 (35)			
Four	8	20	46	26 (21)		
Five	6	6	28	33	27 (20)	
Six+			20	20	30	30 (50)

(Respondent aged over 55)

Source: Basildon Borough Housing Needs Review 2015

In contrast to this the Strategic Housing Market Assessment indicated that 2719 households or 3.7% of the borough are overcrowded. The SHMA also indicated that 1.4% of the borough are concealed households, one dwelling contains two households because one is not able to move out to their own home. The proportion of concealed households increase by 95.6% between 2001 and 2011.

This information combined suggested that there is a mismatch between size of properties and occupation. Older households are most likely to be under occupying family size homes. Younger households are more likely to be overcrowded or unable to obtain their own home.

### Under occupation in social rented sector

To reduce under occupation in the social rented sector, social tenants who receive housing benefit have their benefit reduced if they are under occupying their property.

If a property is under occupied the rent amount of housing benefit paid is reduced by 14% for under occupation of one bedroom and 25% for under occupation by two or more bedrooms.

In Basildon Borough 1123 households are currently (Feb 17) subject to this restriction with the average deduction being £17.37PW.<sup>8</sup>

### Empty Homes

As at October 2016 there were 374 homes that were long term empty properties (over six months) homes in Basildon Borough<sup>9</sup>. This represents a decline of 21% since 2011 and is likely to result primarily from high rental and property prices in

<sup>8</sup> <https://www.gov.uk/government/statistics/housing-benefit-caseload-statistics>

<sup>9</sup>Source: DCLG Dwelling stock estimates 2016, England

Basildon Borough providing an incentive to rent or sell empty homes. Homes may be empty as a result of owners being unable to afford repairs or following inheritance or kept empty due to owners anticipating a rise in the property markets. There is a financial incentive for the council to bring these homes back into use as it receives New Homes Bonus monies. As well as that, it is necessary to bring them back to prevent empty homes becomes a target for anti-social behaviour in the area.

The majority of empty homes as in the private sector. Figure 52 below shows the distribution of empty homes owned by Basildon Borough Council. Figure 53 illustrates the total number of long term empty homes in the Borough.

**Figure 52: Empty BBC Properties April 2017**

Time Empty	No of Properties
0-6 weeks	67
6 weeks-6months	21
Over 6 months	2

Source: Local Authority Housing Statistics 2017

**Figure 53: Total Empty Homes (over 6 months) in Basildon Borough All Tenures**

2012	2013	2014	2015	2016
564	470	339	315	374

Source: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-dwelling-stock-including-vacants>

## Decent Homes

### Social housing

Basildon Council has carried out an extensive programme of work to bring council stock up to Decent Homes Standard. This has involved the following work:

Rewiring: 2754 dwellings

Roof covering: 293 dwellings

Kitchens: 1359 dwellings

Bathrooms: 966 dwellings

Replacement windows: 547 dwellings

Replacement boilers: 343 dwellings

Insulation: 179 Dwellings

### Adaptations

The prevalence of disabled persons in an area can indicate the likely need for adaptations and specialised housing.

The 2011 census which found 17.4% of Basildon Borough residents described themselves as having had a life limiting condition. 20.4% of respondents to the 2015 Housing Needs Review identified themselves as suffering from a life limiting condition. The increase may be attributable to a high response rate from older

households. Respondents were asked if they had adaptations to their home or if they anticipated requiring adaptations in the future. The response is shown in Figure 54 below.

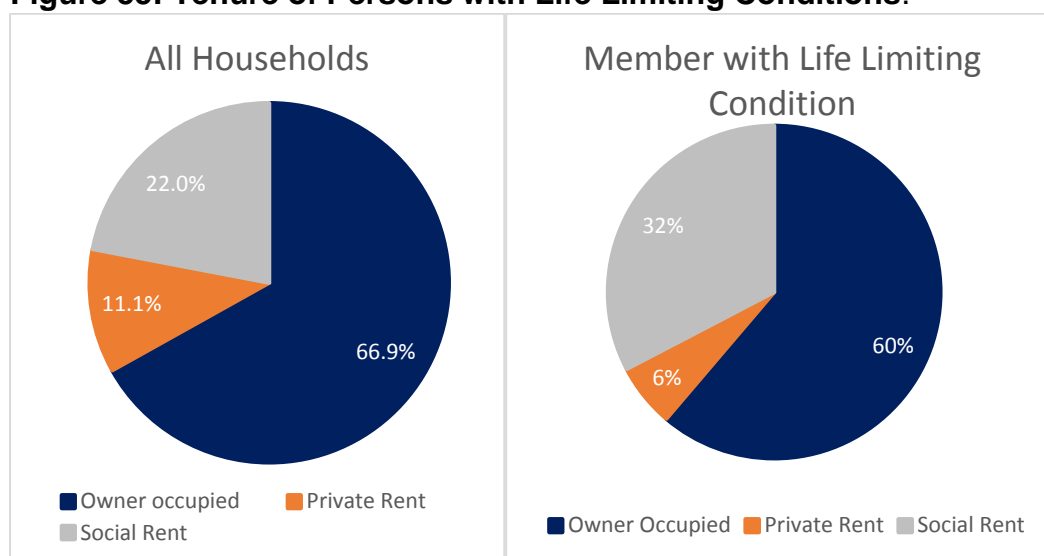
**Figure 54: Prevalence of Adaptations in Basildon Borough**

Has had adaptations	4.0%
Will require adaptations in future	5.3%
Both	3.8%

Source Housing Needs Review 2015

Households indicating that a member suffered from a life limited condition were most likely to own a property however the tenure of these households differed considerably for the borough as a whole.

**Figure 55: Tenure of Persons with Life Limiting Conditions.**



### Disabled facilities grants

Unsafe homes are one of the main causes of falls and fractures in people aged 65+ (Royal College of Physicians 'Falling standards broken promises' – 2010)

A typical home adaptation costing £7,000 can delay entry into residential care by up to four years saving up to £73,000 per person (Lean Enterprise Research Centre 'Lean & Systems Thinking in the Public Sector in Wales ' - 2010)

During 2015/2016, Basildon Council approved and completed 153 disabled facilities grants to enable people to remain in their homes. Details of these works are given in Figure 54 below:

**Figure 56: Disabled Facility Grants 2015/2016**

Adaptation	Number completed	Cost
Bathrooms	97	£488,924
Bathroom ramps	5	£ 63,317
Over bath shower	2	£ 5,084
Ramp	7	£ 33,133
Steplift	1	£ 11,640
Closomat (toilet)	1	£ 3,523
Extensions	2	£ 52,991
Stairlifts	34	£127,185
Vertical lift	4	£ 45,395
Total		£831,192

Source: Basildon Council Records

To meet the future needs of disabled residents the emerging Local Plan proposes to require the development of a minimum of one wheelchair accessible or adaptable property and 10% of homes meeting the Assessable and Adaptable standards for sites of 10 or more homes.

**Comment**

There is a need to address the dichotomy of under occupation and overcrowding/concealed households in the borough by promoting attractive alternatives for households with potential to downsize.

There is a need to monitor the number of long term empty homes in the borough to ensure that it continues to decline.

There is a need to require a percentage of new homes to meet Accessible and Adaptable Standards.

There is a need to continue to make the case for increased Better Care Funding for disabled facilities grants at our Health and Wellbeing Board by outlining the health and social care cost savings this provides.