

Uttlesford Locality Board

# Convening, Enabling & Facilitating – A Housing Growth Strategy for Essex

10<sup>th</sup> October 2016



Essex County Council

# The story so far

- Essex County Council has been working to understand the factors that affect housing supply and demand across the county
- Recent shared work to understand the future economic landscape has quantified the shortfall in supply vs demand
- It is estimated that Essex needs 130,000 new homes in the next 15 years to sustain economic growth and meet locally-determined housing need

Essex authorities (districts, unitaries, and county)  
have agreed the  
**Housing Growth Strategy**  
to increase the pace,  
certainty and quality of housing supply

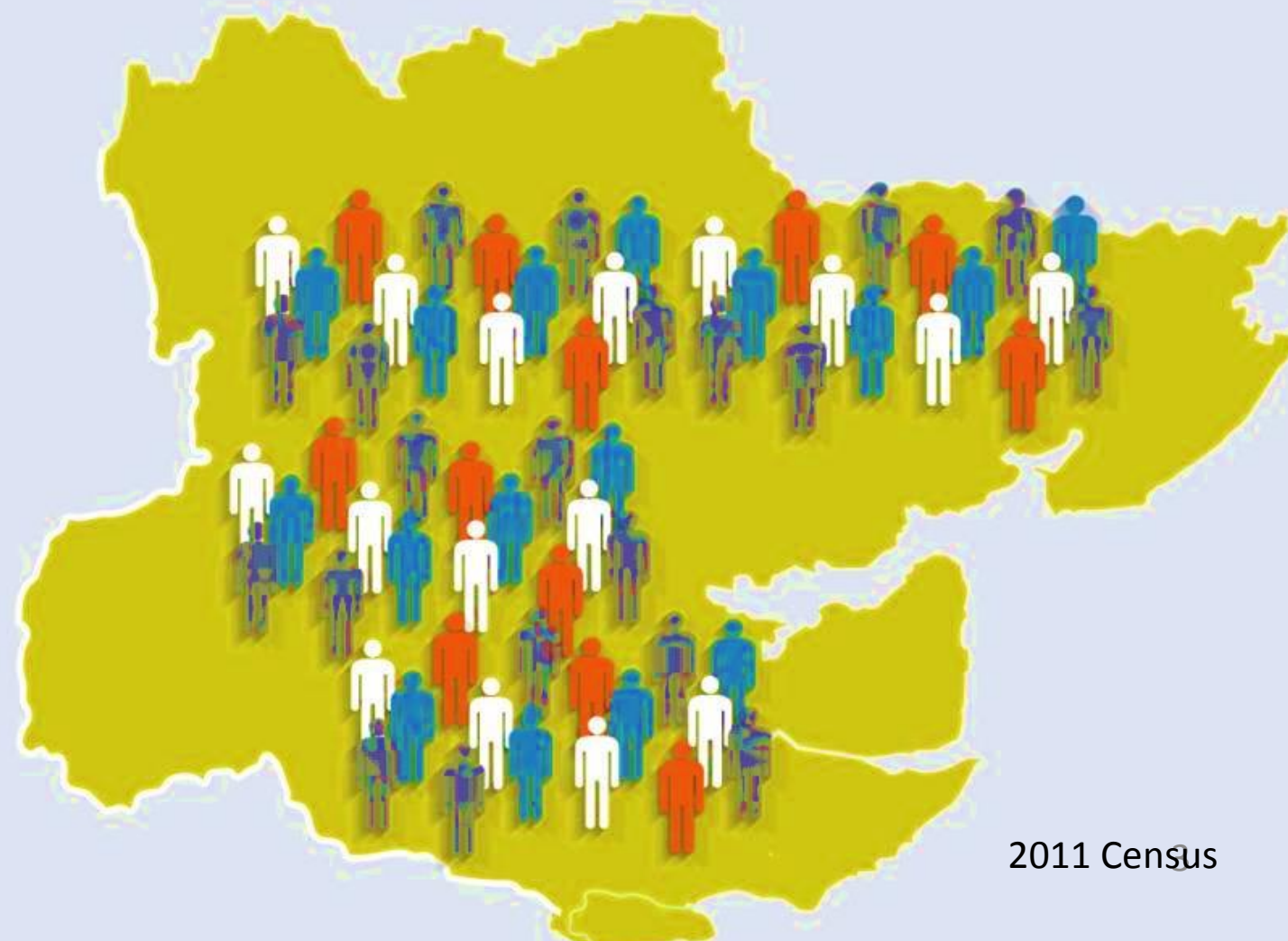


**1,724,950**

population of Essex  
in 2011

**2,169,400**

projected population  
by 2031



**80,590**

people with care  
needs in Essex  
in 2010

**131,240**

people with care  
needs in Essex  
in 2030

**63%** increase



The required annual  
build rate is nearly  
**3,500**  
more than was  
achieved during the  
housing boom

# Housing Growth Strategy

## Working in partnership

The Housing Growth Strategy will support District approaches to delivering housing to meet local needs. It is designed to:



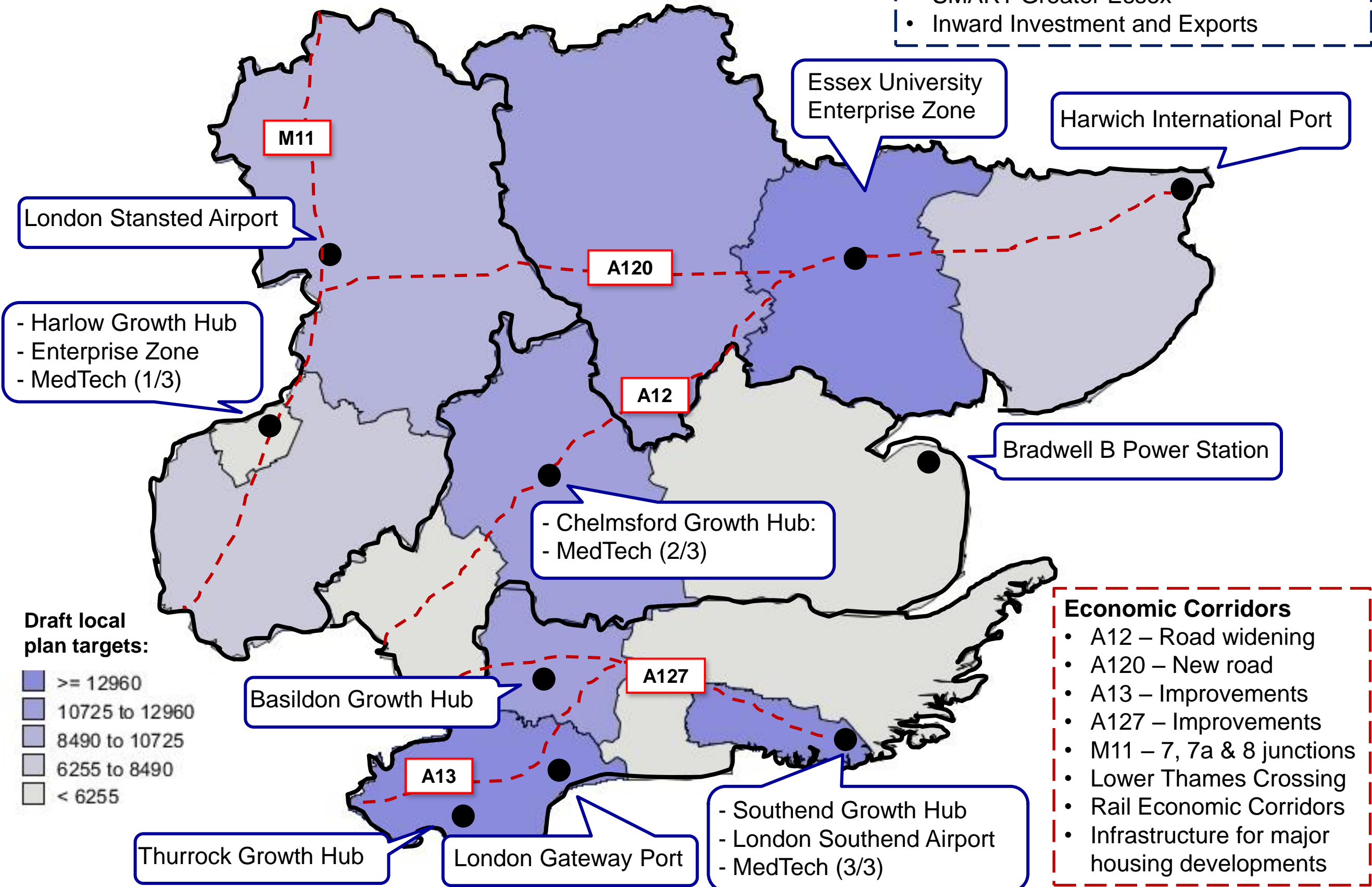
# Data from Districts on housing supply vs demand

## Draft Local plan housing targets up to mid 2030s and historical build rates

Local planning Authority	Objective Assessed Housing Need per annum (OAHN)	Previous annual build targets (draft East of England Plan), March 2010	Historic Build rates (2001/2 to 2014/15)
Braintree	845	330	495
Colchester	920	840	904
Tendring	550 - 600	430	359
Totals Haven	<u>2,315 - 2365</u>	<u>1600</u>	<u>1758</u>
Total Haven (15 year target)	<u>34,725 – 35,475</u>	-	
Chelmsford	775	830	552
Maldon	310	120	123
Total Central	<u>1,085</u>	<u>950</u>	<u>675</u>
Total Central (15 year target)	<u>21,675</u>	-	
Basildon	763 – 837	540	355
Castle Point	326 – 410	200	148
Rochford	312 – 392	190	158
Southend UA	953 – 1132	300	313
Thurrock UA	919 - 973	930	472
Total South	<u>3,273 – 3,744</u>	<u>2160</u>	<u>1446</u>
Total South (15 year target)	<u>49,095 - 56,160</u>		
Brentwood	362	170	200
Epping Forest	514	160	232
Harlow	268	800	171
Uttlesford	580	400	402
<u>Total West</u>	<u>1,724</u>	<u>1,530</u>	<u>1,005</u>
Total West (15 year target)	<u>20,430</u>	-	
TOTAL PER ANNUM	8,395 –8,916	6,240	4,884
<b>15 YEAR TARGET TOTAL</b>	<b><u>125,925 – 133,740</u></b>	-	

# Draft Housing Targets 2016-31

- Enabling Programmes (cross-quadrant)**
- Integrated Transport Authority
  - GE Independent Economic Commission
  - GE Infrastructure Framework
  - SMART Greater Essex
  - Inward Investment and Exports





# Housing Growth Strategy

## Overview of workstreams

There are five workstreams in the strategy, each with defined activities and leads assigned:

### Public land utilisation and partnership packaging

- Increase the pace and scale of housing development on surplus land in public ownership

### Independent living for people who need support

- Provide sufficient suitable accommodation to allow older people and adults with disabilities to live independently in their own home and enjoy a better quality of life

### Strategic place shaping for economic growth and regeneration

- Support the delivery of major, strategic housing developments to enable economic growth and regeneration within the county

### Expertise, co-ordination and fiscal support

- Provide access to suitable expertise that will support gaining access to funding streams, and build strong financial cases for investment in housing

### Skills development for construction

- Essex has a suitably skilled and saleable workforce to support the planned growth in housing. New communities are designed to support lifelong learning and independence

# Essex Housing

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**Originated as part of Essex Community Budget programme, with the aim of -**

**“Creating a financially sustainable model to releases public sector land in order to develop private, affordable and specialist housing”**

# Essex Housing – Enabling Development

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Essex Housing provides professional services to partners allowing them to increase their own capacity or capability to:

- Identify and assess sites for suitability
- Produce business cases for investment
- Provide brokerage across the partnership so that multiple partner objectives can be fulfilled in the way a deal is cut
- Procure contractors
- Advise and assist setting up development-specific delivery vehicles that reflect the commercial needs of those involved and manage the impact of right-to-buy
- Recruit development-specific resources to oversee site development

## Locality reviews and opportunity identification



Partners commission Essex Housing to identify sites within a locality and agree which are suitable for housing.

## Feasibility studies and due diligence



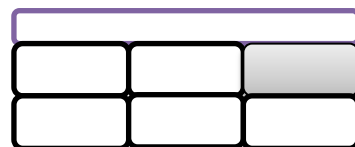
Partners commission Essex Housing to carry out feasibility work and due diligence. Where opportunities exist partners commission Essex Housing to write business cases for investment.

## Brokerage and business case



Essex Housing facilitates discussion between partner organisations to understand objectives on a site by site basis and produces a business case that reflects the views of all partners involved. Support is provided to take business cases through governance where this is needed.

## Development framework



Essex Housing supports partners to access development framework to develop out sites.

## Setting up delivery vehicles



Essex Housing can assist in setting up bespoke delivery vehicles for development in order to meet the objectives of partners. These can include direct contracts, joint ventures or holding companies.

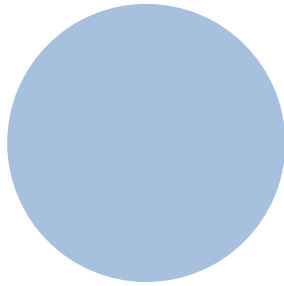
## Monitoring site development



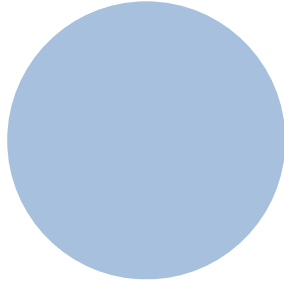
Essex Housing provides a monitoring service to ensure partner objectives as stated in the business case are met.

# Essex Housing - Progress

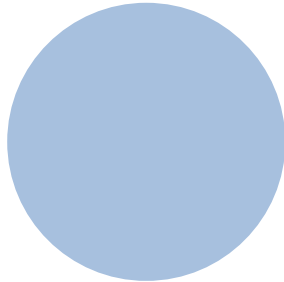
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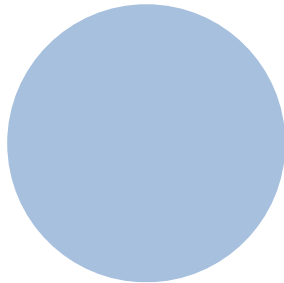
Fully Operation since April 2016



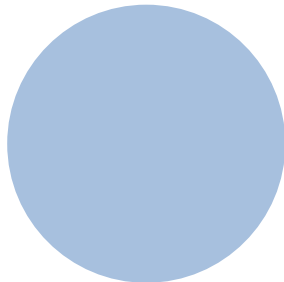
Locality Reviews undertaken comprising 1,500 pieces of land



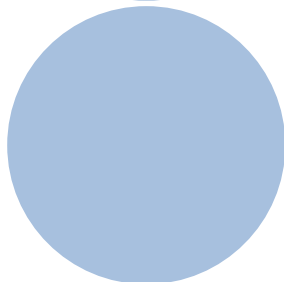
Progressing 30 sites (comprising over 1,000 units)



9 sites have approved business cases to undertake design and secure planning permission (337 Units)



2 sites awaiting planning determination. 5 further sites expected to submit planning applications in 2016



Essex Housing is working with Districts, Central Government, NHS, emergency services and other partners

# Independent Living for Older People

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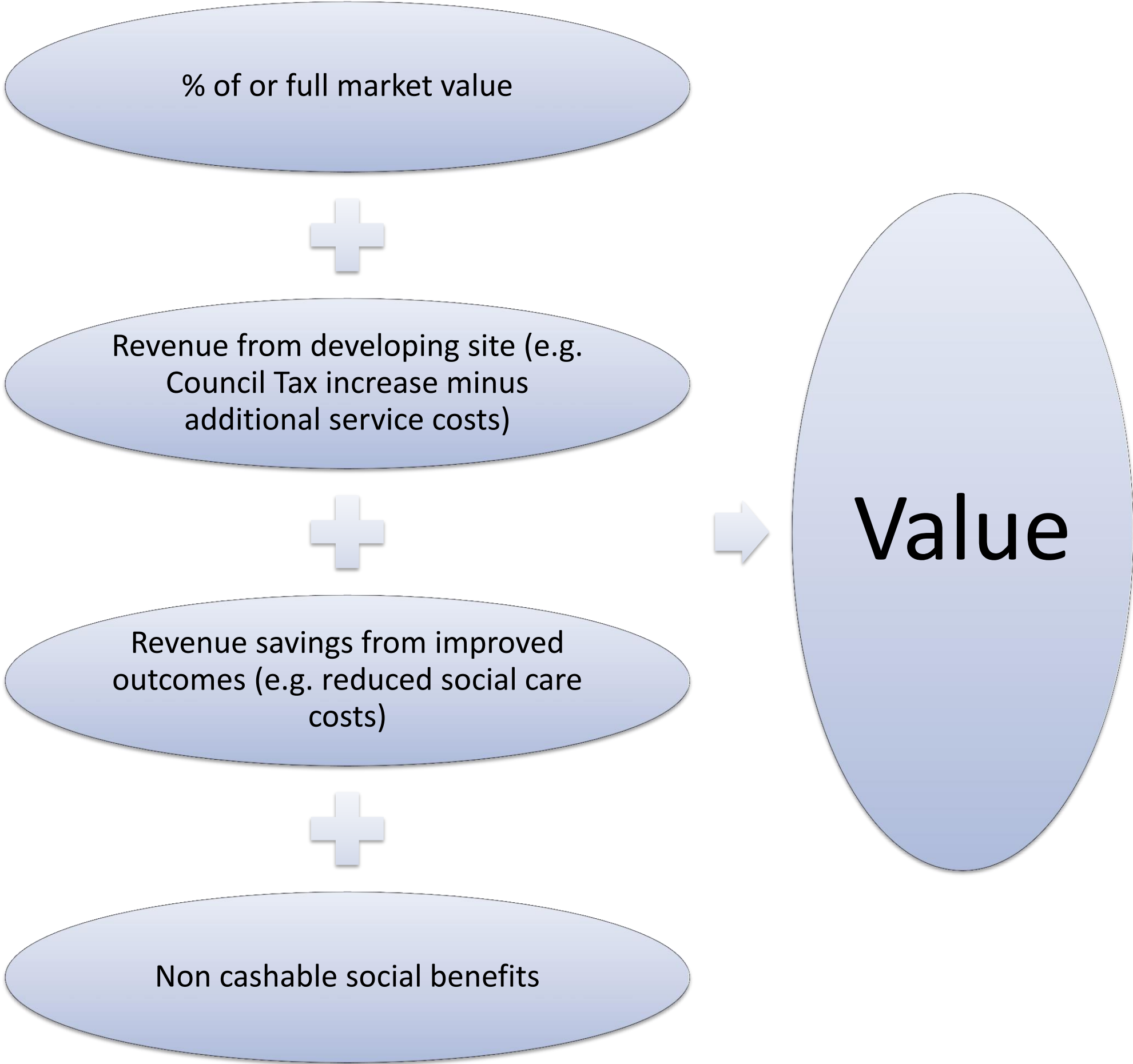
- Housing for Older People to remain independent and supported in their chosen community
- Target of 1800 new Independent Living for Older People homes by 2021
- Key features - For people aged 55+; Attractive, self-contained housing ; mixture of 1 and 2bed apartments ; 24/7 care and support on site
- Scheme size typically from 60-300 units ; On site facilities eg restaurant, shop etc.
- Average subsidy for each affordable unit circa £35,000. No subsidy assumed for owned units
- Each unit of Independent Living delivers a projected net care cost saving of £3,865 per annum, including staff costs though excluding costs of capital
- Net ongoing Programme annual savings from 2022/23 to ECC of circa £6.7m before costs of capital (circa £4.2m after costs of capital) once all units delivered

# Independent Living for people with a Learning Disability

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- Housing for People to remain independent and supported in their chosen community
- A building of self contained flats or shared housing
- Key features - Off road parking / Good public transport links e.g. close proximity to local bus routes / Safe residential setting, close to town/village centre with easy access to work, training, education and leisure opportunities
- OBC to ECC Investment Board in November 16 will detail Demand / Revenue Case / Delivery Model / Care Model Commissioning Approach
- Key delivery element of the Increasing Independence Programme





# Example: Hillhouse

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This multi-partner project involves Essex County Council (ECC), Epping Forest District Council (EFDC) and NHS England

The site consists of two playing fields one owned by ECC, and one by EFDC. The proposal for the site is to develop half of the playing fields (retaining the remainder for sport and recreation) along with land on which community centre is located (closed and to be demolished)

Outline planning has been submitted including:

- A new 60 unit Independent Living (IL) scheme
- A new health centre adjacent to IL scheme
- A new swimming pool and leisure centre.

# Hillhouse – Current Site

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# Hillhouse - Proposed Development



## KEY

- Application boundary
- 1a Independent living (60 apartments)
- 1b Resident's lounge
- 1c Potential café
- 2 Raised bed gardens
- 3 Independent living parking (46 car parking spaces)
- 4a Footpath
- 4b Attenuation basin
- 4c Grass under 7/8 football pitch
- 4d Natural landscape
- 5a Health centre
- 5b Health centre parking (15 car parking spaces)
- 6 Leisure centre / swimming pool parking (180 car parking spaces)
- 7 Leisure centre / swimming pool
- 8 Existing retail

Initial review	Outline Business Case	Acquisition – contact exchange	Design team appointments	Planning submission	Planning achieved	Development partner appointed	Final Business Case	Technical design	Construction complete
31/05/16		N/A	08/07/16	15/08/16	07/01/17	28/02/17	29/03/17	31/11/17	28/02/19

# **FUTURE OPPORTUNITIES IN UTTLESFORD**



# Opportunities

- Is there more work ECC and UDC can do together on public land, whether in our ownership or others? Can we promote our land opportunities together to achieve more?
- Some new sites for housing fail to materialise. Is it worth having a contingency plan to ensure that local housing need is met?
- What are the longer term opportunities where we can plan for housing that is sustainable and well designed with the right infrastructure?

Essex Housing

**QUESTIONS?**