

South Essex Housing Needs Assessment – June 2022

<https://www.brentwood.gov.uk/sites/default/files/2023-03/southessex-SHMA-202206-v01.pdf>

Overall Housing Need

- The standard method currently indicates that 580 dwellings per year are needed in Brentwood Borough. An additional 124 dwellings per year more than the adopted housing requirement figure of 456, set out in the Local Plan. The standard method does not replace our adopted housing requirement figure but will need to be considered in the Local Plan Review.

Size and Type of Market Housing Needed

Size of Market Housing Required in Brentwood (2020-40) (p66)

	1 bed	2 beds	3 beds	4+ beds	Total
2022 SHMA	9%	25%	36%	30%	100%
2016 SHMA	3.8%	35.8%	30.2%	30.2%	

- Modelling suggests that there will be substantial growth in the number of households with dependent children, followed by a large growth in the need for one person households (p65)

Type of Market Housing Required in Brentwood (2020-40) (p68)

	Houses	Flats	Bungalows	Total
Brentwood	69%	19%	11%	100%

* Appreciate not best of use of land to provide bungalows - it could arguably be justified to view the implied need for bungalows and flats in combination, to acknowledge their similarities while still distinguishing them from houses.

Affordable Housing Need

- Annual net need for affordable housing in Brentwood Borough is **363** households each year. This is a substantial increase from that of 107 households per year in our previous SHMA (p80).

Size of Affordable Housing Needed in South Essex (2021-40) (p131)

	1 bed	2 beds	3 beds	4+ beds	Total
2022 SHMA	49%	36%	14%	1%	100%
2016 SHMA	31%/28%	24%/36%	19%/24%	26%/12%	

- Indicates an increase in the need for 1 and 2 bed housing and a decrease in the need for larger 3 and 4 bed housing when compared with the previous 2016 SHMA.

South Essex Housing Needs Assessment – June 2022

<https://www.brentwood.gov.uk/sites/default/files/2023-03/southessex-SHMA-202206-v01.pdf>

Comparing Income Required to Access Products (p93 and appendix 4)

- Estimated 59% of **newly forming households** are unable to afford the lower quartile price paid to purchase a house in Brentwood.
- Estimated 31% of **newly forming households** are unable to afford the lower quartile monthly cost of privately renting a property in Brentwood.

	Assumed deposit	Annual cost	Income required	Able to afford	Unable to afford	Deviation from most affordable market option
Market purchase	£18,250	£19,732	£59,196	41%	59%	-
Private rent	-	£11,100	£33,300	69%	31%	-
80% market sale (discounted sale)	£9,840	£10,639	£31,917	75%	25%	6%
70% market sale (discounted sale, inc. First Homes)	£8,610	£9,309	£27,927	75%	25%	6%
80% market rent (affordable rent)	-	£8,880	£26,640	81%	19%	12%
25% share (shared ownership)	£0	£7,873	£23,620	81%	19%	12%
50% share (shared ownership)	£0	£7,582	£22,746	81%	19%	12%
60% market rent (social rent)	-	£6,660	£19,980	87%	13%	18%

Tenure Split

- Social Rent remains the most affordable product (with 87% of newly forming households able to afford this). It's this tenure that will be of most help in lowering the numbers on our housing register, therefore we do need to continue to push for this tenure (and affordable rent) as much as we can. Continue to request as per tenure split in our Local Plan policy:
86% Affordable/Social Rent and 14% as other forms of affordable housing
- Shared ownership is also important, in terms of deviation from the most affordable market option (social rent), it's not too far behind, meaning most can afford it (provided they have a deposit), so there is justification for its provision – it allows for an affordable route to home ownership.
- First Homes are the most expensive of the tenures (and will require more of a deposit), however they can still play an important role in addressing the affordable needs of younger people looking to own their own home – particularly as they can be targeted to key workers, helping to create balanced communities. We will need to include a policy around First Homes in the updated Local Plan. PPG currently sets out 'A minimum of 25% of all affordable housing units secured through developer contributions should be First Homes', we are currently exempt from this.

South Essex Housing Needs Assessment – June 2022

<https://www.brentwood.gov.uk/sites/default/files/2023-03/southessex-SHMA-202206-v01.pdf>

Housing for Older People

Need for additional bedspaces in Care Homes (Use Class C2) (2020-2040) (p103)

	Total bedspaces needed	Average per annum
2022 SHMA	289	14
2016 SHMA	494	25

- The need for spaces for registered care for elderly people has **notable decreased** when compared to the previous SHMA. Delivery of C2 spaces has been strong over recent years and there are a substantial number of spaces to be delivered with extant permission ([see monitoring report](#)). **It is therefore important to consider the need for other types of specialist housing for older people, beyond the need for Care Homes – as below:**

Need for other forms of Specialist Housing (Use Class C3) (2020-2040) (p104)

	Sheltered housing	Enhanced sheltered	Extra care	Total	Annual
2022 SHMA	525	84	105	714	36

All the above forms of housing allow for continued/prolonged independent living

- The evidence points to a real need (both market and affordable) for specialist housing for older people that facilitates independent living.**
- These are counted as dwellings rather than bedspaces (as is the case for Care Homes)

Self and Custom Build

Referred to in the SHMA but a better source of evidence on this is from our Register – Extract below:

Total entries on our register by 30/10/22		
Individual Submissions	257	
Associations Submissions	2	
Preference for the type of custom build plot		
Individual self/custom build plot - purchase of a single plot of land to build your own home to live in. You may do some or all of the build yourself, or employ someone to build the house for you.	246	95%
Group custom build - a group of people come together to design and develop a custom build housing development which they then live in. They may build this themselves or with help from a developer to manage the project.	2	0.70%
Developer-led custom build - a developer divides a larger site into individual plots and provides a design and build service to purchasers enabling people to customise existing house designs. It is likely that these plots will be part of a larger housing scheme. This gives people a chance to tailor existing house designs to suit their own preference and needs.	7	2.70%
Other	4	1.50%