

Housing and Health JSNA

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Abbreviations

(1) µg	Microgram	(14) BRMA	Broad Rental Market Area
(2) A&E	Accident and Emergency	(15) CBT	Cognitive Behavioural Therapy
(3) ABPS	Airport Business Park Southend	(16) CCG	Clinical Commissioning Group
(4) ADASS	Association of Directors of Adult Social Services	(17) CIPFA	Chartered Institute of Public Finance and Accountancy
(5) ANP	Advanced Nurse Practitioner	(18) COMPASS	An Essex wide gateway telephone service into Domestic Abuse services
(6) AQAP	Air Quality Action Plan	(19) COPD	Chronic Obstructive Pulmonary Disease
(7) AQMA	Air Quality Management Areas	(20) COVID-19	Coronavirus disease
(8) ARLA	Association of Residential Letting Agents	(21) CPI	Consumer Prices Index
(9) ASC	Adult Social Care	(22) CPIH	Consumer Prices Index including owner occupiers' housing costs
(10) ASELA	Association of South Essex Local Authorities	(23) DA	Domestic Abuse
(11) AST	Assured Shorthold Tenancy	(24) DALYS	Disability-Adjusted Life Years
(12) B&Bs	Bed and Breakfast accommodation	(25) Defra	Department for Environment Food and Rural Affairs
(13) BAME	Black, Asian and Minority Ethnic	(26) DFG	Disabled Facilities Grant

(27) DLUHC	Department for Levelling Up, Housing and Communities	(41) HM	His Majesty's
(28) DMD	Development Management Document	(42) HMO	House in Multiple Occupation
(29) EAP	Environmental Action Plan	(43) HSF	Household Support Fund
(30) ECO	Energy Company Obligation	(44) IHD	Ischemic Heart Disease
(31) EHS	English Housing Survey	(45) IMD	Index of Multiple Deprivation
(32) EPC	Energy Performance Certificate	(46) IoD	Indices of Deprivation
(33) EPUT	Essex Partnership University NHS Foundation Trust	(47) IPHRP	Index of Private Housing Rental Prices
(34) GI	Gastrointestinal	(48) JSNA	Joint Strategic Needs Assessment
(35) GMCA	Greater Manchester Combined Authority	(49) LGA	Local Government Association
(36) GP	General Practitioner	(50) LHA	Local Housing Allowance
(37) HARP	Homeless Action Resource Project (charity)	(51) LILEE	Low Income, Low Energy Efficiency
(38) HBAI	Households Below Average Income	(52) M3	Cubic Metre
(39) HCA	Health Care Assistant	(53) MSE	Mid and South Essex
(40) HHSRS	Housing Health and Safety Rating System	(54) MSK	Musculoskeletal

(55) MSOA	Middle Super Output Area	(69) PRPs	Private Registered Providers
(56) NH3	Ammonia	(70) QC	Quota Count
(57) NHS	National Health Service	(71) RICS	Royal Institution of Chartered Surveyors
(58) NIMBY	Not In My Backyard	(72) RMAs	Risk Management Authorities
(59) NO2	Nitrogen Dioxide	(73) ROSPA	Royal Society for the Prevention of Accidents
(60) NPPF	National Planning Policy Framework	(74) RRO	Regulatory Reform Order
(61) NRPF	No Recourse to Public Funds	(75) RSH	Regulator of Social Housing
(62) OCD	Obsessive Compulsive Disorder	(76) RSI	Rough Sleeper Initiative
(63) OECD	Organisation for Economic Co-Operation and Development	(77) SAVS	Southend Association of Voluntary Services
(64) OFGEM	Office of Gas and Electricity Markets	(78) SCAAP	Southend Central Area Action Plan
(65) OHID	Office for Health Improvement and Disparities	(79) SDG(s)	Sustainable Development Goal(s)
(66) ONS	Office for National Statistics	(80) SET	SET to follow
(67) PM	Particulate Matter (measured in microns 1/1000 of a millimetre)	(81) SHA	Southend Hoarding Alliance
(68) PPG	Planning Practice Guidance	(82) SHAN	Southend Homeless Action Network

(83) SHBE	Single Housing Benefit Extract	(90) STWK	Short-term Work
(84) SIHH	Southend Integrated Healthcare for the Homeless	(91) SuDS	Sustainable Drainage Systems
(85) SO2	Sulphur Dioxide	(92) TV	Television
(86) SoSDAP	Southend on Sea Domestic Abuse Partnership	(93) UK	United Kingdom
(87) SPP	Strategic Place Partnership	(94) VOA	Valuation Office Agency
(88) SSRIs	Selective Serotonin Reuptake Inhibitors	(95) WHO	World Health Organization
(89) STARS	Southend Treatment And Recovery Service	(96) Wi-Fi	Wireless network

Purpose

"Healthy housing is shelter that supports a state of complete physical, mental and social well-being.

Healthy housing provides a feeling of home, including a sense of belonging, security and privacy.

Healthy housing also refers to the physical structure of the dwelling, and the extent to which it enables physical health, including by being structurally sound, by providing shelter from the elements and from excess moisture, and by facilitating comfortable temperatures, adequate sanitation and illumination, sufficient space, safe fuel or connection to electricity, and protection from pollutants, injury hazards, mould and pests.

Whether housing is healthy also depends on factors outside its walls. It depends on the local community, which enables social interactions that support health and well-being.

Finally, healthy housing relies on the immediate housing environment, and the extent to which this provides access to services, green space, and active and public transport options, as well as protection from waste, pollution and the effects of disaster, whether natural or man-made".

"Ensuring everyone lives in healthy and safe dwellings has implications for national and local governments, which set overall standards and determine the legal context for housing construction and renovation. "

Source: World Health Organisation (WHO) (Published 23rd November 2018)
[WHO Housing and Health Guidelines \(HHGL\)](#)

Setting the Scene

Housing and Health JSNA

Setting the Scene

In support of healthy housing policies and initiatives in Southend, we need an understanding of the needs in our City.

The statistics section within this summary report has been split into the following chapters. Each chapter contains links to further online supporting analysis, charts and commentary

- Demographics
- Housing Market (Private and Social)
- Affordability
- Warm and Safe
- Planning, Budget, Sustainable Development and Circular Economy
- Residence Occupation Factors
- Environmental Factors
- Homelessness
- Overview of Housing guidance, legislation and policies

Data from this needs assessment will be used to inform commissioning and service design.

A photograph of a modern kitchen interior. It features white upper and lower cabinets, a black countertop, and a stainless steel sink with a chrome faucet. A window is visible on the left side of the frame. The image is overlaid with a semi-transparent orange filter. The title text is centered over the image.

Overview of World Health Organisation's Housing and Health Guidelines

Housing and Health JSNA

Introduction

The WHO Housing and health guidelines (HHGL) provide evidence-based recommendations for healthy housing conditions and interventions.

The main target audience for the guidelines is policy-makers who are responsible for housing-related policies and regulations, enforcement measures, and initiating intersectoral collaborations that seek to support healthy housing from a government perspective.

The guidelines are also of direct relevance to the daily work of implementing partners such as government agencies, architects, builders, housing providers, developers, engineers, urban planners, industry regulators, financial institutions, as well as social services, community groups, and public health professionals. These stakeholders are ultimately required to ensure that housing is built, maintained, renovated, used and demolished in ways that support health.

The impact of housing on health and the prevalence of poor housing conditions around the world, justify the need for globally acceptable and practical guidelines that will ensure healthy housing and human safety. The underlying principle of such guidelines is for housing to give adequate protection from all potential hazards prevailing in the local environment. This principle should apply to both the existing housing stock and newly constructed dwellings.

While improving housing may not be the top policy priority in all countries, reliable global guidance for shaping current and future policy is the first step to protect people living in a range of climatic conditions from unhealthy housing. This is a critical public health priority. The improvements recommended by the guidelines relate to a large array of housing aspects, including vital infrastructure, the physical dwelling, the use of the dwelling, and the location of the dwelling.



**World Health
Organization**

Source: World Health Organisation (WHO) (Published 23rd November 2018) [WHO Housing and Health Guidelines \(HHGL\)](#)

Key health risks related to housing

Exposures and health risks in the home environment are critically important because of the large amount of time people spend there. In high-income countries, around 70% of people's time is spent inside their home [1]. In some places, including where unemployment levels are higher, and where more people are employed in home-based industries, this percentage is even higher [2]. Children, the elderly, and those with a disability or chronic illness are likely to spend most of their time at home and are therefore more exposed to health risks associated with housing [1]. Children are also at increased risk of the harms from some of the toxins that are present in some housing, such as those in lead paint [3]. Housing will become increasingly important to health due to demographic and climate changes. The number of people aged over 60 years of age, who spend a larger proportion of their time at home, will double by 2050 [4]. The changing weather patterns associated with climate change also underline the importance of housing providing protection from cold, heat and extreme weather events [5].



Poor housing can expose people to several health risks. For example, structurally deficient housing, due to poor construction or maintenance, can increase the likelihood that people slip or fall, increasing the risk of injury. Poor accessibility to homes may expose their disabled and elderly residents to the risk of injury, stress and isolation. Housing that is insecure, sometimes due to affordability issues or weak security of tenure, is stressful. Housing that is difficult or expensive to heat can contribute to poor respiratory and cardiovascular outcomes, while high indoor temperatures can increase cardiovascular mortality. Indoor air pollution harms respiratory health and may trigger allergic and irritant reactions, such as asthma. Crowded housing increases the risk of exposure to infectious disease and stress. Inadequate water supply and sanitation facilities affect food safety and personal hygiene. Urban design that discourages physical activity contributes to obesity and related conditions, such as diabetes, and poor mental and cardiovascular health. Unsafe building materials or building practices, or building homes in unsafe locations, can expose people to a range of risks, such as injury due to building collapse.

Source: World Health Organisation (WHO) (Published 23rd November 2018) [WHO Housing and Health Guidelines \(HHGL\)](#)






1. Baker M, Keall M, Au EL, Howden-Chapman P. Home is where the heart is – most of the time. *New Zealand Medical Journal*. 2007;120(1264):U2769.
2. World employment social outlook: trends 2016. Geneva: International Labour Organization; 2016.
3. Bearer C. Environmental health hazards: how children are different from adults. *Future Child*. 1995;5(2):11–26.
4. World report on ageing and health. Geneva: World Health Organization; 2015.
5. Pachauri RK, Allen MR, Barros V, Broome J, Cramer W, Christ R, et al. Climate change 2014: synthesis report. Contribution of working groups I, II and III to the fifth assessment report of the Intergovernmental Panel on Climate Change; 2014.

Recommendations of the WHO Housing and Health Guidelines

While the guidelines provide global recommendations, their implementation and prioritisation will vary depending on local contexts and will require national, regional and local adaptation.

As a result, implementing the guidelines entails political will and coordination between different levels of governance: local and central governments; government departments; the health, private, non-governmental and community sectors; and support and input from international development and finance organisations.

It requires taking into account the need to address the social determinants of health, empower communities, tackle social and health inequalities, align local and global actors, and monitor.

Topic	Recommendation	Strength of recommendation
Crowding 	Strategies should be developed and implemented to prevent and reduce household crowding.	Strong
Indoor cold and insulation 	Indoor housing temperatures should be high enough to protect residents from the harmful health effects of cold. For countries with temperate or colder climates, 18 °C has been proposed as a safe and well-balanced indoor temperature to protect the health of general populations during cold seasons.	Strong
	In climate zones with a cold season, efficient and safe thermal insulation should be installed in new housing and retrofitted in existing housing.	Conditional
Indoor heat 	In populations exposed to high ambient temperatures, strategies to protect populations from excess indoor heat should be developed and implemented.	Conditional
Home safety and injuries 	Housing should be equipped with safety devices (such as smoke and carbon monoxide alarms, stair gates and window guards) and measures should be taken to reduce hazards that lead to unintentional injuries.	Strong
Accessibility 	Based on the current and projected national prevalence of populations with functional impairments and taking into account trends of ageing, an adequate proportion of the housing stock should be accessible to people with functional impairments.	Strong

Source: World Health Organisation (WHO) (Published 23rd November 2018) [WHO Housing and Health Guidelines \(HHGL\)](#)



Health Factors

Housing and Health JSNA

These health issues are relevant to some of the topics covered within this Housing and Health JSNA but are just a flavour and not intended as a comprehensive list.



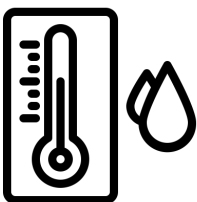
Stress

Housing that is insecure, sometimes due to affordability issues or weak security of tenure, is stressful

Source: [WHO Housing and health guidelines](#)



Anxiety / Depression



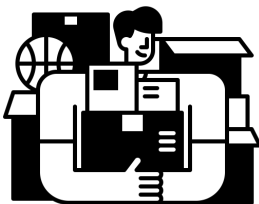
Damp

Health conditions related to housing present an important health burden. Housing also contributes to the burden of disease through exposing people to dangerous substances or hazards, or to infectious diseases.



Cold

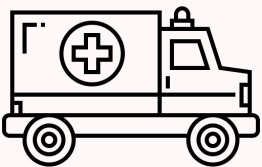
Source: [WHO Housing and health guidelines](#)



Hoarding

Every year in the UK more than 6,000 people die in accidents in the home and 2.7 million turn up at accident and emergency departments seeking treatment. But because the accidents happen behind closed doors in isolated incidents, they rarely attract public and media attention.

Source: [Around the UK – RoSPA](#)



Injuries



Noise Pollution

Health effects of air pollution throughout life. Air pollution affects us all. It is associated with impacts on lung development in children, heart disease, stroke, cancer, exacerbation of asthma and increased mortality, among other health effects.

Source: [Chief Medical Officer's Annual Report 2022 \(publishing.service.gov.uk\)](#)



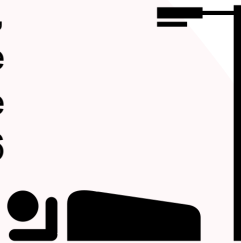
Flooding



Support

Homelessness is devastating, dangerous and isolating. The average age of death for people experiencing homelessness is 46 for men and 42 for women.

Source: [Homelessness: Causes, Types and Facts | Crisis UK](#)



Rough Sleeping



What do the statistics show?

Housing and Health JSNA

Demographics

Population

Figures at mid-year 2021 (taken from Census 2021) indicated that **Southend has a population of 180,655**. When split by ages groups:

- 21.1% are in the young persons age cohort (17 and under)
- 59.7% are broadly in the working age cohort (18-64)
- 19.1% are broadly in the retirement age cohort (65 and over)

Each age group proportion is comparable with both the East of England and England.

	All Ages Count	Age Group 0 to 17	Age Group 18 to 24	Age Group 25 to 34	Age Group 35 to 49	Age Group: 50 to 64	Age Group 65 to 100
England	56,489,439	11,774,135 (20.8%)	4,697,811 (8.3%)	7,667,647 (13.6%)	10,978,736 (19.4%)	10,969,861 (19.4%)	10,401,249 (18.4%)
East of England	6,335,019	1,330,388 (21.0%)	469,795 (7.4%)	812,302 (12.8%)	1,234,523 (19.5%)	1,244,751 (19.6%)	1,243,260 (19.6%)
Southend-on-Sea	180,655	38,163 (21.1%)	12,656 (7.0%)	23,162 (12.8%)	36,675 (20.3%)	35,438 (19.6%)	34,561 (19.1%)

Deprivation

IMD Domain	Barriers to Housing and Services				Living Environment				Health and Disability			
	1	2	3	4 to 10	1	2	3	4 to 10	1	2	3	4 to 10
Belfairs				100%				100%				100%
Blenheim Park				100%				100%	15%	14%	16%	55%
Chalkwell			17%	83%				100%	17%		17%	66%
Eastwood Park				100%				100%				100%
Kursaal				100%		21%	47%	31%	55%		15%	30%
Leigh				100%				100%				100%
Milton			16%	84%		66%	34%		16%		49%	35%
Prittlewell		17%		83%			16%	84%			17%	83%
Shoeburyness				100%				100%	12%		11%	77%
Southchurch				100%			24%	76%	31%			69%
St. Laurence		15%	14%	72%				100%			15%	85%
St. Luke's				100%		12%	15%	73%		15%		85%
Thorpe				100%				100%				100%
Victoria			19%	81%		18%	14%	68%	36%	32%		32%
West Leigh				100%				100%				100%
West Shoebury				100%			13%	87%		18%	15%	67%
Westborough				100%		15%	57%	28%				100%

The **Barriers to Housing and Services Deprivation Domain** measures the physical and financial accessibility of housing and local services, with particular focus on proximity to local services and affordability. In 2019, most residents within the most deprived areas relevant to this domain resided in St. Laurence ward.

The **Living Environment Deprivation Domain** measures the quality of the local environment, with particular focus on quality of housing, air quality and road traffic accidents. In 2019, most residents within the most deprived areas relevant to this domain resided in Milton. Percentages are also high in Westborough and Kursaal wards

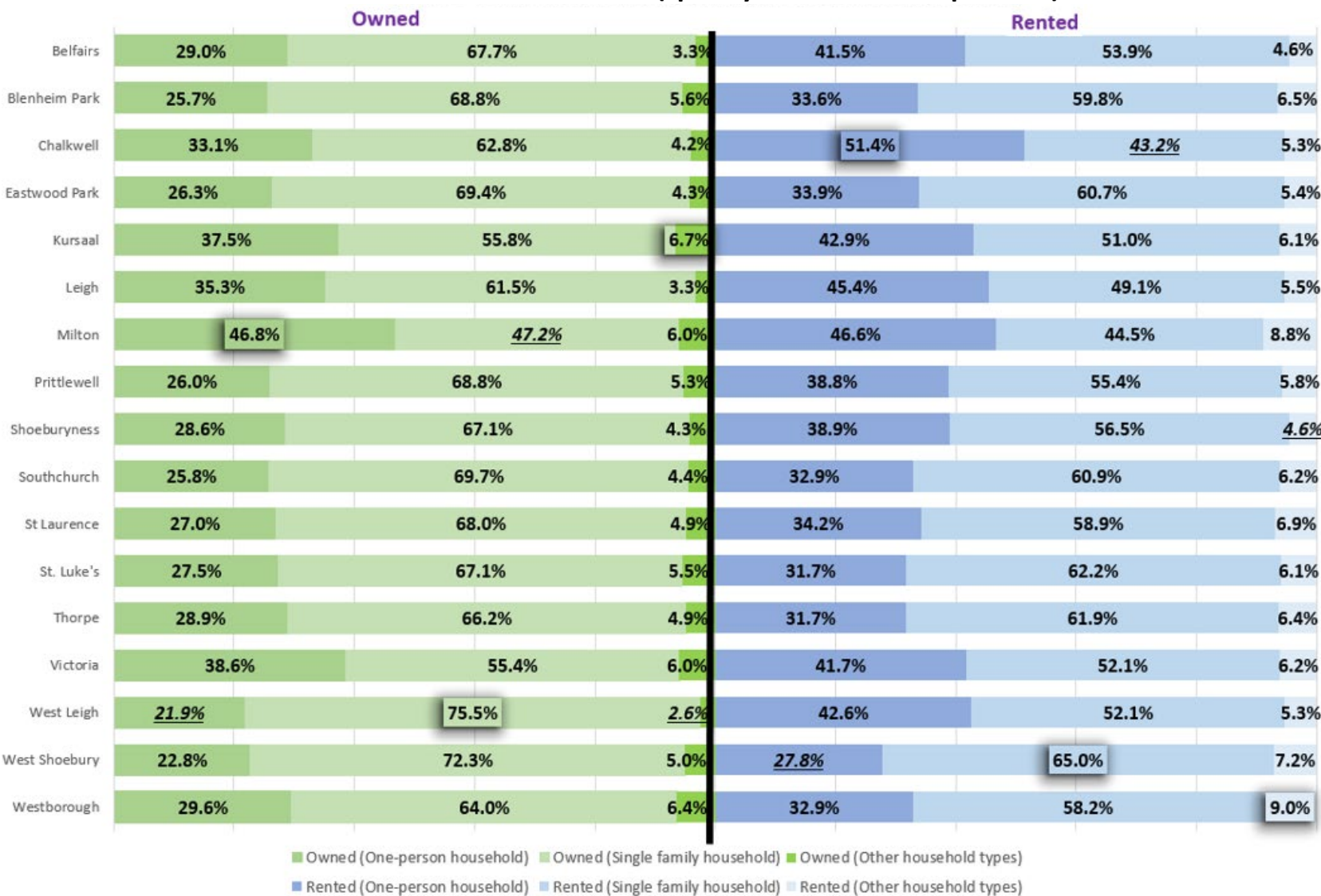
The **Health Deprivation and Disability Domain** measures the risk of premature death and the impairment of quality of life through poor physical or mental health. In 2019, most residents within the most deprived areas relevant to this domain resided in Kursaal ward. Percentages of residents living in decile 1 areas are also high in Victoria and Southchurch.

Source: [References](#) [1] [2]

Click this box to view detailed supporting analysis relating to "Demographics"

Household Composition

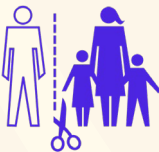
Tenure – Owned or Rented (split by household composition)



- Owned Tenure** – For residence that are owned and a:
- One-person household, the highest proportion of respondents compared to other wards live in Milton ward (46.8%).
 - Single-family household, the highest proportion of respondents live in West Leigh ward (75.5%).
 - Other household type, the highest proportion of respondents live in Kursaal ward (6.7%).

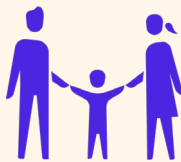
- Rented Tenure** – For residence that are rented and a:
- One-person household, the highest proportion of respondents compared to other wards live in Chalkwell ward (51.4%).
 - Single-family household, the highest proportion of respondents live in West Shoebury ward (65.0%).
 - Other household type, the highest proportion of respondents live in Westborough ward (9.0%).

Single-family households are classified in the Census by the number of dependent children and the family type (married, civil partnership or cohabiting couple family, or lone parent family).



Kursaal (29.5%) has the highest proportion of **lone-parent single family** households. The lowest proportion (7.8%) is in West Leigh.

In West Leigh 64.1% of residents are either a **married or civil partnership couple** and part of a single-family household, the ward with the highest proportion in the City. The smallest proportion is in Kursaal ward (39.8%).



Milton (27.2%) has the highest proportion of **cohabiting couple single family** households. Thorpe (14.5%) has the fewest.

Source: [References](#) [3] [4]

Click this box to view detailed supporting analysis relating to “Demographics”

Health



In Good Health



Owned Properties

The highest proportion of persons (when compared across other wards) in good health and who **own their property outright** reside in Thorpe ward (36.9%). Victoria ward (10.3%) has the lowest proportion for this cohort.

West Leigh at 53.3% contains the highest proportion of persons who are in good health and **own their property with a mortgage, loan or shared ownership**. Milton (25.3%), closely followed by Kursaal (25.6%), have the lowest proportion of persons in this cohort.



Rented Properties

From a rental perspective, Kursaal (18.7%) has the highest proportion of **social rented** residents in good health whilst Milton (55.6%) has the highest proportion of **private rented or lives rent free**.

Wards with the lowest proportions for these categories are Thorpe (1.1%) and Eastwood Park (13.6%) respectively.



Not in Good Health

The highest proportion of persons (when compared across other wards) assessing themselves as in not good health and who **own their property outright** reside in Eastwood Park ward (60.8%). Kursaal ward (15.3%) has the lowest proportion for this cohort.

Westborough at 24.3% contains the highest proportion of persons who are in not good health and **own their property with a mortgage, loan or shared ownership**. Kursaal (11.2%) has the lowest proportion of persons in this cohort.

From a rental perspective, Victoria (38.4%) has the highest proportion of **social rented** residents in not good health whilst Milton (51.3%) has the highest proportion of **private rented or lives rent free**.

Wards with the lowest proportions for these categories are Thorpe (2.7%) and Eastwood Park (12.2%) respectively.

Employment

Occupation Type	Ward highest %
1. Managers, directors and senior officials	West Leigh (24.5%)
2. Professional occupations	Leigh (26.4%)
3. Associate professional and technical occupations	West Leigh (18.7%)
4. Administrative and secretarial occupations	Shoeburyness (10.6%)
5. Skilled trades occupations	Eastwood Park (16.2%)
6. Caring, leisure and other service occupations	Milton (12.2%)
7. Sales and customer service occupations	Victoria (8.0%)
8. Process, plant and machine operatives	Shoeburyness (11.0%)
9. Elementary occupations	Kursaal (13.2%)

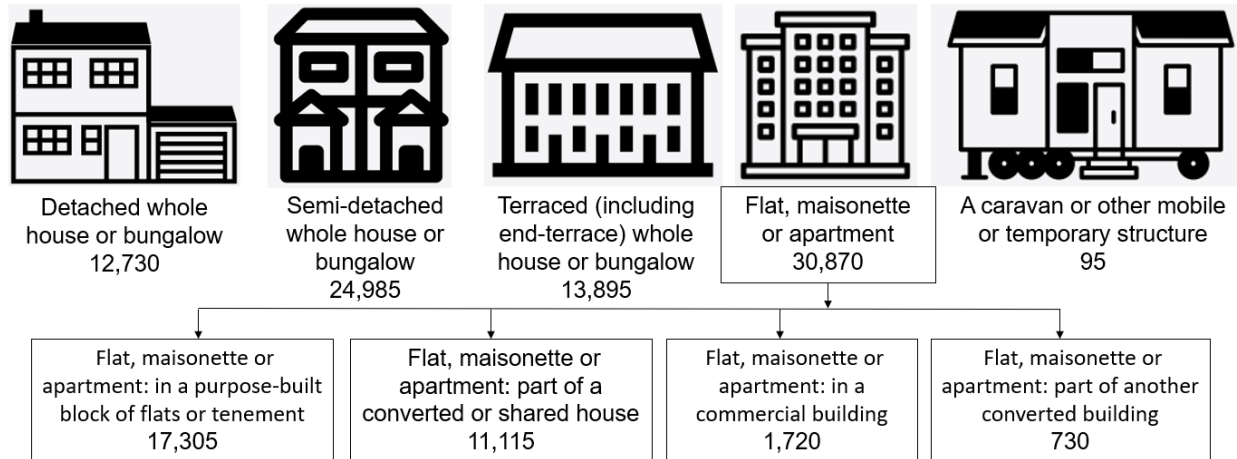
Census 21 classifies what employed people aged 16 years and over did as their main job between 15th March and 21st March 2021, which was the week before the Census. The classification includes their job title or details of activities they do in their job and any supervisory or management responsibilities
This table is a summary showing the wards with the highest percentages for each job classification.

Source: [References](#) [5] [6]

Click this box to view detailed supporting analysis relating to “Demographics”

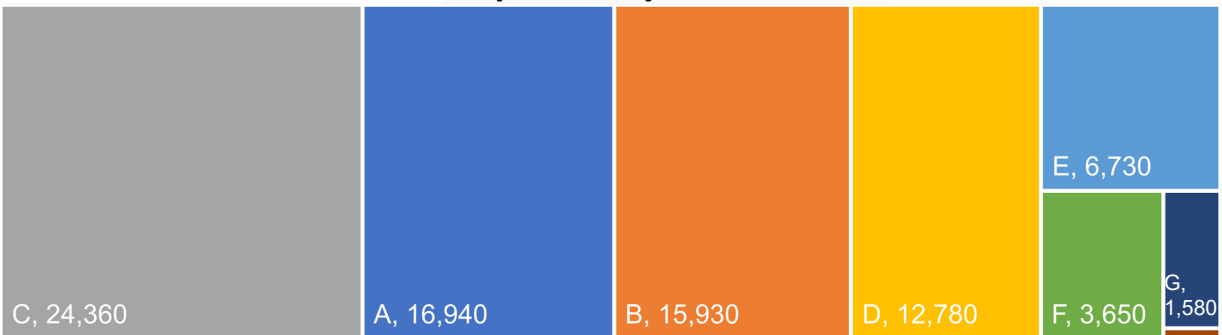
Housing Market (Private and Social)

Dwelling Counts

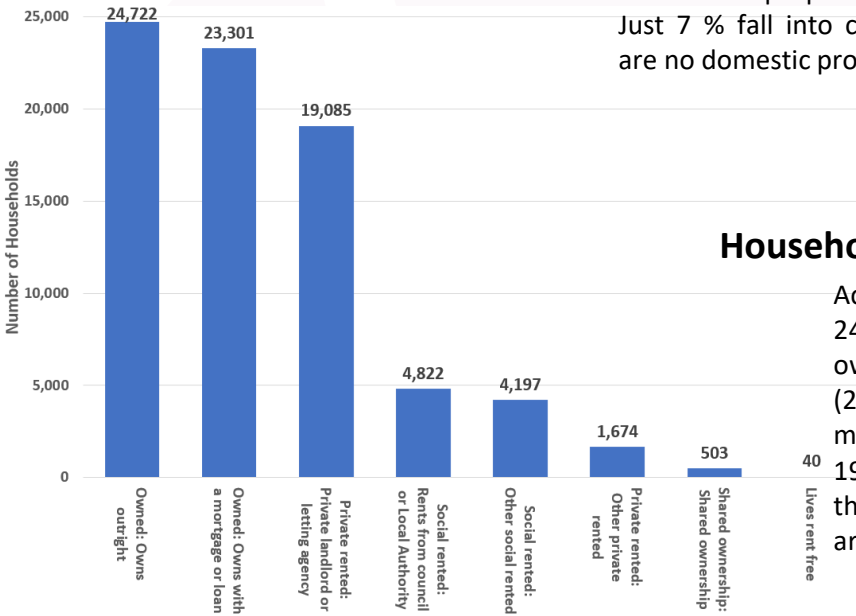


	Total	Ward Highest (Locality)	Ward Fewest (Locality)
Detached whole house or bungalow dwellings	12,730	1. Southchurch (1,450) (East) 2. Thorpe (1,320) (East) 3. West Shoebury (1,200) (East)	1. Kursaal (155) (East Central) 2. Victoria (190) (East Central) 3. Milton (210) (West Central)
Semi-detached whole house or bungalow dwellings	24,985	1. St. Laurence (2,400) (West Central) 2. Prittlewell (2,235) (West Central) 3. Eastwood Park (2,150) (West)	1. Milton (525) (West Central) 2. Chalkwell (640) (West Central) 3. Kursaal (700) (East Central)
Terraced (including end-terrace) whole house or bungalow dwellings	13,895	1. Shoeburyness (1,790) (East) 2. Westborough (1,600) (West Central) 3. St. Luke's (1,320) (East Central)	1. West Leigh (190) (West) 2. Chalkwell (265) (West Central) 3. Prittlewell (385) (West Central)
Flat, maisonette or apartment dwellings	30,870	1. Milton (4,820) (West Central) 2. Victoria (4,260) (East Central) 3. Kursaal (4,020) (East Central)	1. Eastwood Park (445) (West) 2. Belfairs (720) (West) 3. St. Laurence (725) (West Central)

Number of Properties by Council Tax Band



70% of the stock of domestic properties for Council Tax purposes fall into bands A-C inclusive. Just 7 % fall into categories F-H inclusive. There are no domestic properties in band I.



Household estimates by Tenure

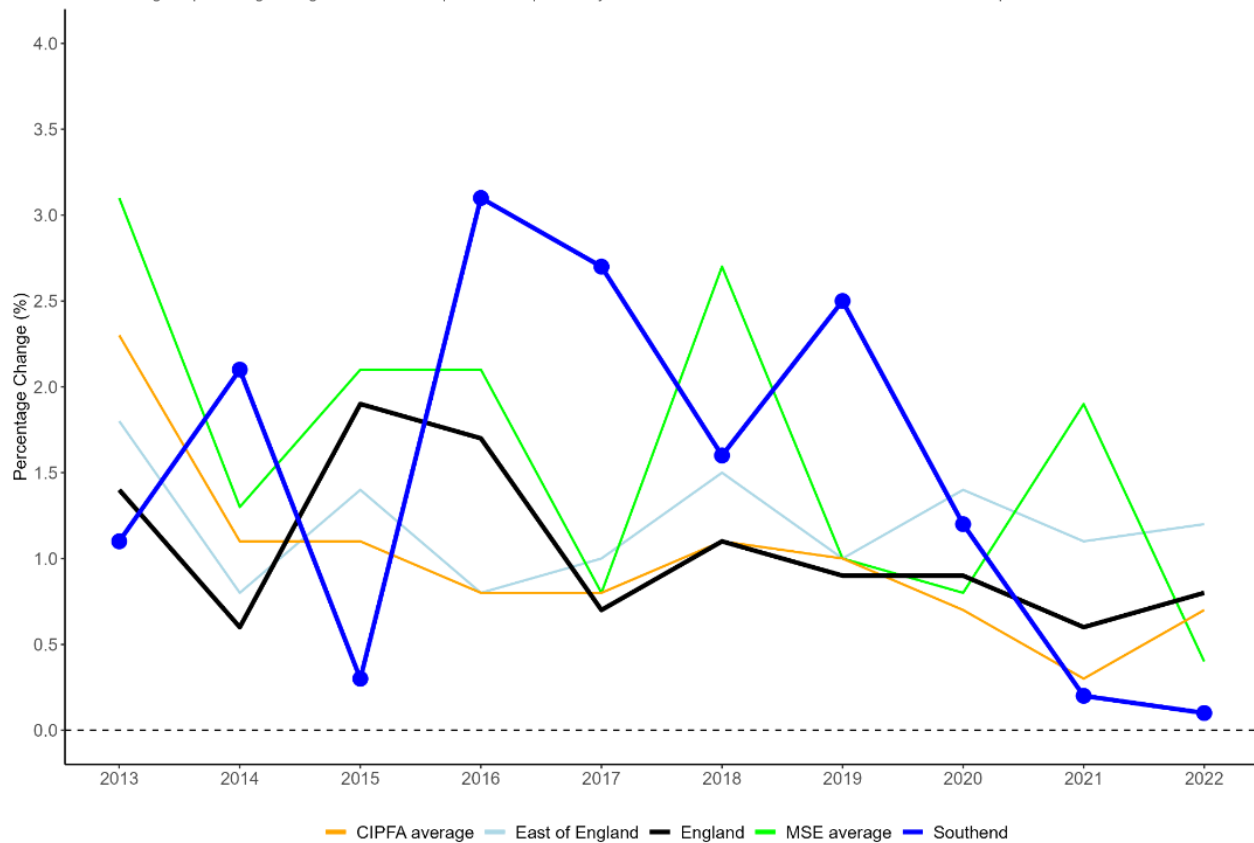
According to Census 2021 data, 24,722 (31.66%) of dwellings are owned outright, while 23,301 (29.7%) are owned with a mortgage or loan. 19,085 (24.4%) are rented and the remaining 11,236 (14.34%) are mainly socially rented.

Source: [References](#) [7]

Click this box to view detailed supporting analysis relating to "Housing Market (Private and Social)"

Social Housing Stocks

Percentage changes in private registered provider stock (2013-2022)
Southend compared to England and East of England plus CIPFA and MSE neighbour averages
Shows change of percentage in registered stock compared to the previous year for each area. Stocks are self contained units/bed spaces.

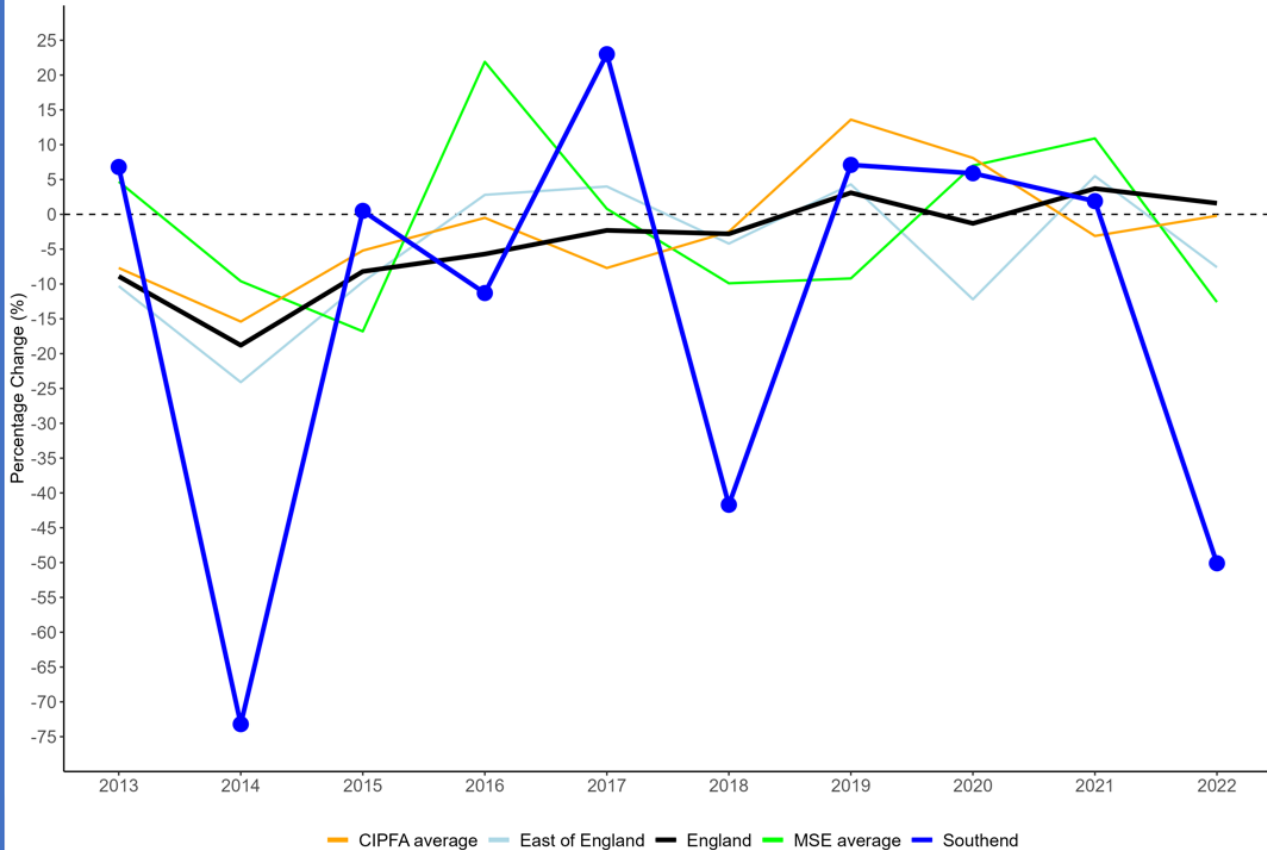


The chart would suggest that growth in the Private Registered Provider stock is slowing over time. Whilst all years show positive percentage changes, the increases seen in 2022 are much lower than those seen in 2013 for most authorities, or 2016 for Southend. Southend at 0.1% saw one of the smallest increases in private registered provider stock between 2021 and 2022 within the CIPFA neighbour group. Southend also had the smallest increase in private registered provider stock within the Mid and South Essex between 2021 and 2022. Brentwood saw a reduction of 7.1% equal to 78 less dwellings in 2022 (1,027) compared to 2021 (1,105). Southend's increase at 0.1% equated to 4 extra dwellings.

Housing Waiting Lists

Source: [References](#) [8] [9]

Percentage changes of households on local authorities housing waiting lists (2013-2022)
Southend compared to England and East of England plus CIPFA and MSE neighbour averages
Shows change of percentage of households on housing waiting lists compared to the previous year for each area.



In 2014, Southend saw the biggest percentage reduction compared to the other benchmark averages shown. This was because a new policy was implemented, following the introduction of the Localism Act 2011. Those people removed from the list had no policy defined housing need. There was also a fall around the time of introducing the November 2021 policy. A review was undertaken of those on the register and whether they were still in housing need. Many had resolved their needs but hadn't updated the council and therefore their applications were closed. Since this time, more resource has been built in to enable more regular reviews, ensuring the register remains a current reflection of need. In 2022, there were 560 households in Southend on the housing waiting list.

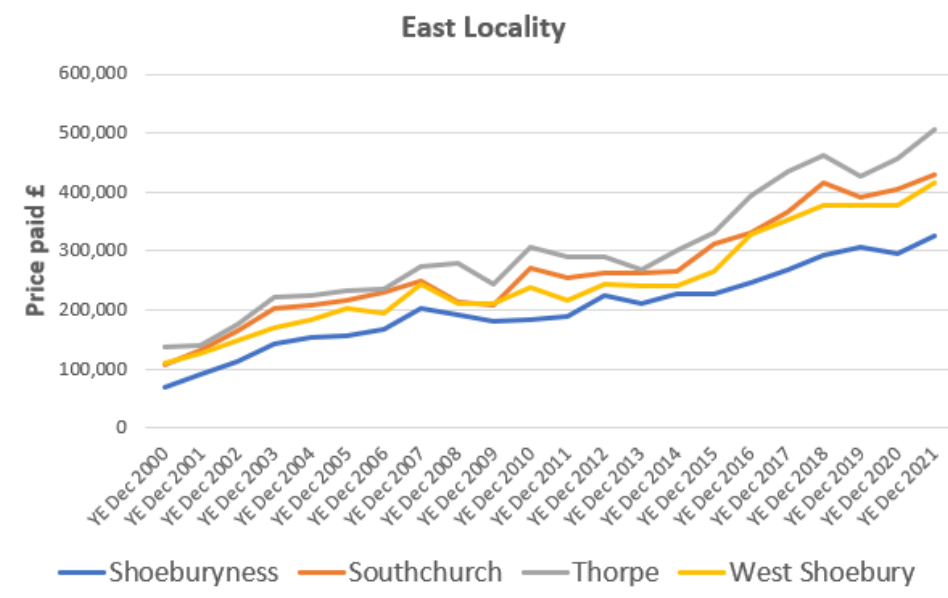
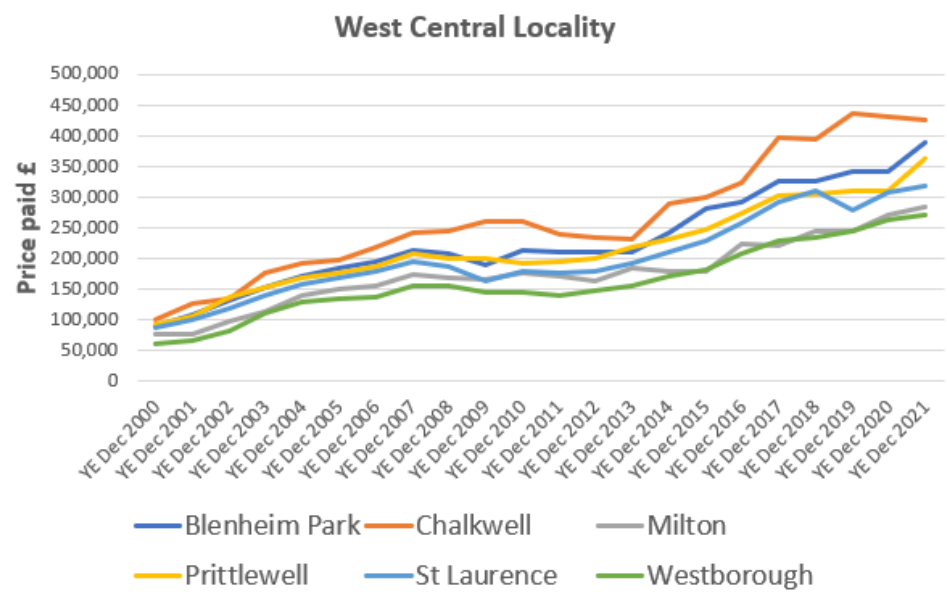
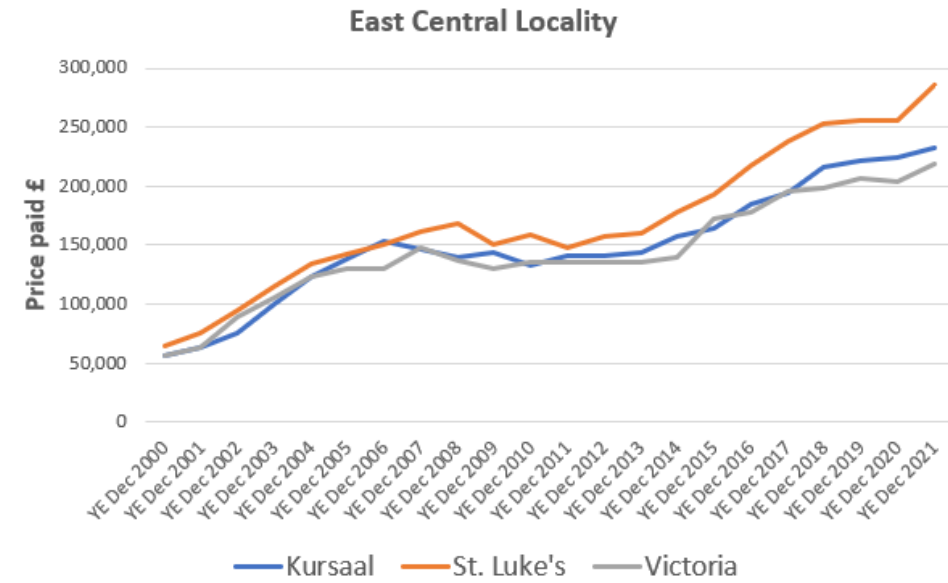
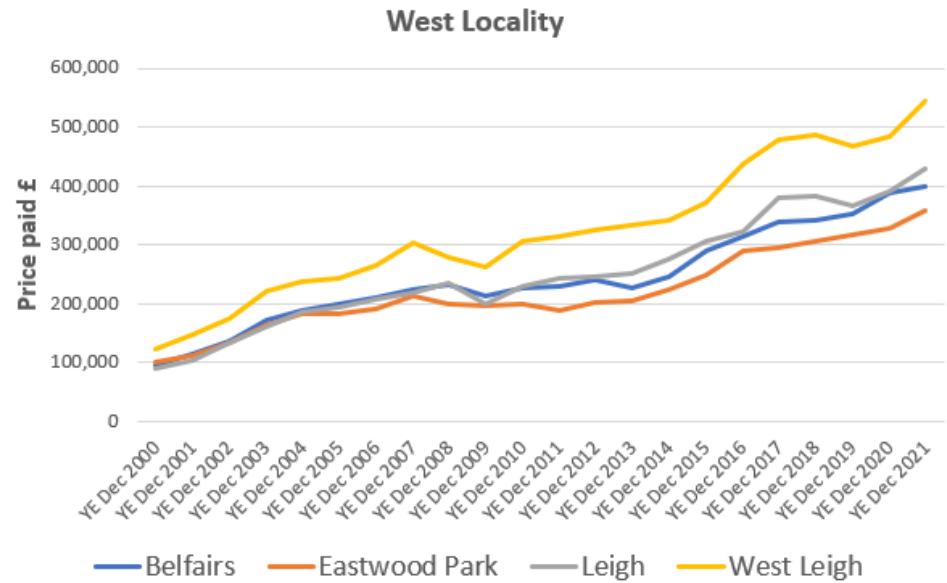
Cost of Housing

Mean average residential property prices per locality

All localities have seen similar increasing trends in mean average price paid for a residential property since 2000. There has been little if any change in the position of the Wards, with those that had the higher mean average price in the year ending in December 2000, having the highest prices in the year to December 2021.

East Central has seen the mean average price paid increase by 295% from an average of £106k in 2000 to an average of £419k in 2021. The other three localities have increased by more than 300%, with the West locality seeing the largest increase of 323% from an average £102k in 2000 to an average £437k in 2021.

Source: [References](#) [10]



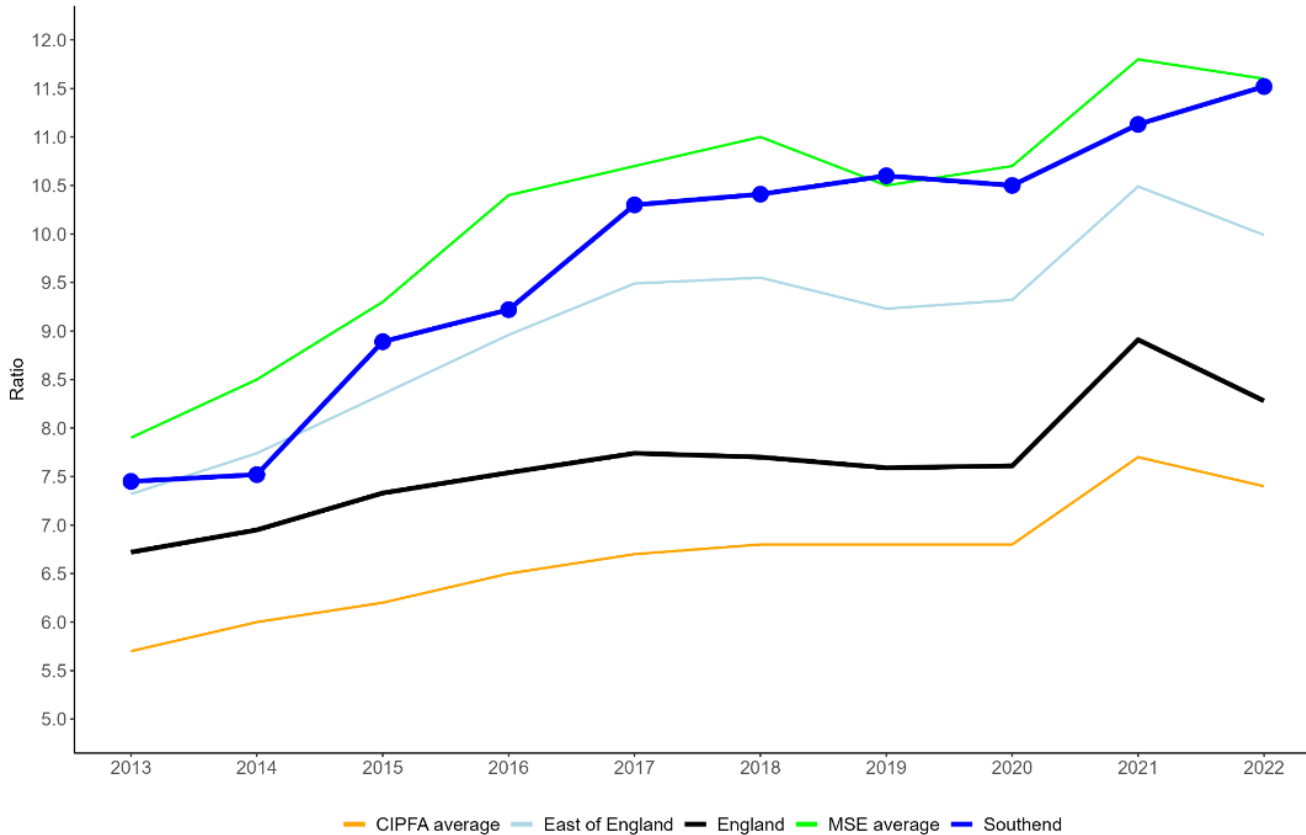
Click this box to view detailed supporting analysis relating to "Housing Market (Private and Social)"

Affordability

House Prices / Rents and Earnings

Ratio of median house price (existing dwellings) to median gross annual (where available) workplace-based earnings (2013 to 2022)

Affordability ratios calculated by dividing house prices by gross annual earnings, based on the median and lower quartiles of both house prices and earnings. The earnings data are from the Annual Survey of Hours and Earnings which provides a snapshot of earnings at April in each year. Earnings relate to gross full-time individual earnings on a place of work basis. The house price statistics come from the House Price Statistics for Small Areas, which report the median and lower quartile price paid for residential property and refer to a 12 month period with April in the middle (year ending September). Statistics are available at country, region, county and local authority district level in England and Wales.

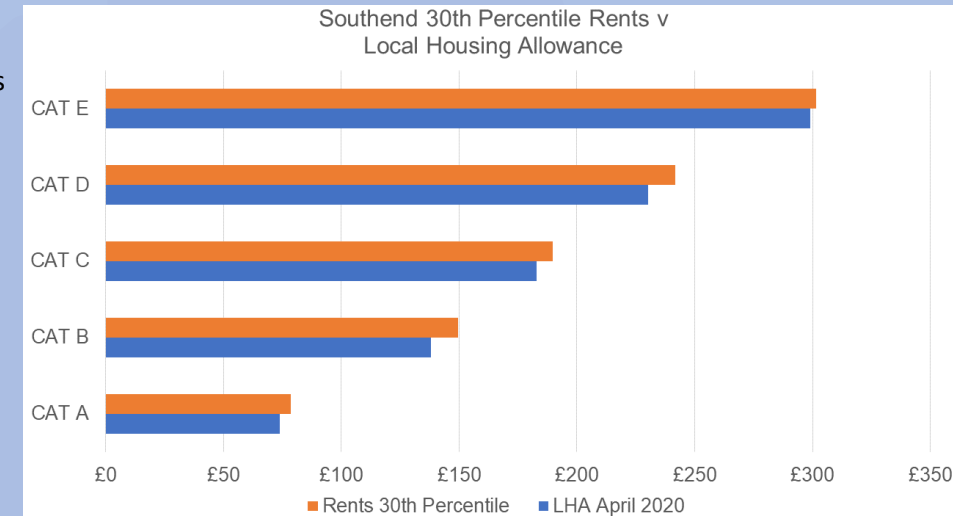


Source: [References](#) [11] [12]

Southend has usually tracked just below Mid and South Essex (MSE) average ratio for median house prices compared to median gross annual workplace based earnings. In 2013, median house prices in Southend were around 7.5 times the median gross annual earnings but this has increased to around 11.5 times in 2022. This is the largest percentage point increase of all the geographies shown. All geographies have seen essentially the same patterns, but Southend did not see a dip in its ratio in 2022 compared to 2021.

Local Housing Allowance (LHA)

Numerous bodies, including homeless charities, the representative bodies of local authorities and private landlords, are making the case for LHA rates to be uprated to cover at least the 30th percentile of local rents, alongside relinking rates to the real cost of renting for future years.



In **Southend**, the Local Housing Allowance fails to cover the 30th percentile rent. Category B (one bedroom with exclusive use of the other facilities) has the largest shortfall in percentage term (8%) equal to £11.51 per week, whilst category E (the use of four bedrooms) has a 1% shortfall equivalent to £2.30 per week.

Click this box to view detailed supporting analysis relating to "Affordability"

South Essex Needs

Current Need for Affordable Housing	Step and source	Basildon	Brentwood	Castle Point	Rochford	Southend-on-Sea	Thurrock	South Essex
	A1 Existing affordable housing tenants in need <i>Applications to transfer on housing registers</i>	504	337	125	257	338	435	1,996
	A2 Others on housing register <i>Housing registers excluding above</i>	845	692	338	719	798	241	3,633
	A3 Total housing need currently <i>A1 + A2</i>	1,349	1,029	463	976	1,136	676	5,629
	<i>Source: Councils' housing registers; Turley analysis</i>							
Future Need for Affordable Housing	B1 New household formation, gross <i>Edge Analytics' projection of younger household formation</i>	2,219	1,032	888	834	2,146	2,134	9,253
	B2 Newly forming households unable to privately rent in the open market <i>Proportion derived from ONS and CACI data, before being applied to B1</i>	37%	31%	33%	29%	29%	34%	-
	B3 Existing households falling into need <i>Households from other tenures annually receiving lettings or registering need</i>	78	93	89	110	148	99	618
	B4 Newly arising need, gross annual <i>(B1 x B2) + B3</i>	899	414	381	356	778	830	3,659
	<i>Source: Councils' monitoring; Edge Analytics; Turley analysis</i>							

Source: [References](#) [13] [14]

Current Need for Affordable Housing - The Councils' housing registers suggest that 5,629 households throughout South Essex are currently classified as being in need of affordable housing, based on allocation policies. In Southend 338 (30%) of the households currently in need of an affordable home already occupy such housing, suggesting that their current property does not adequately meet their needs. This is below the South Essex average of 35%, Rochford at 26% has the smallest and Thurrock at 64% has the highest proportion of their total housing need being made up of their existing tenants.

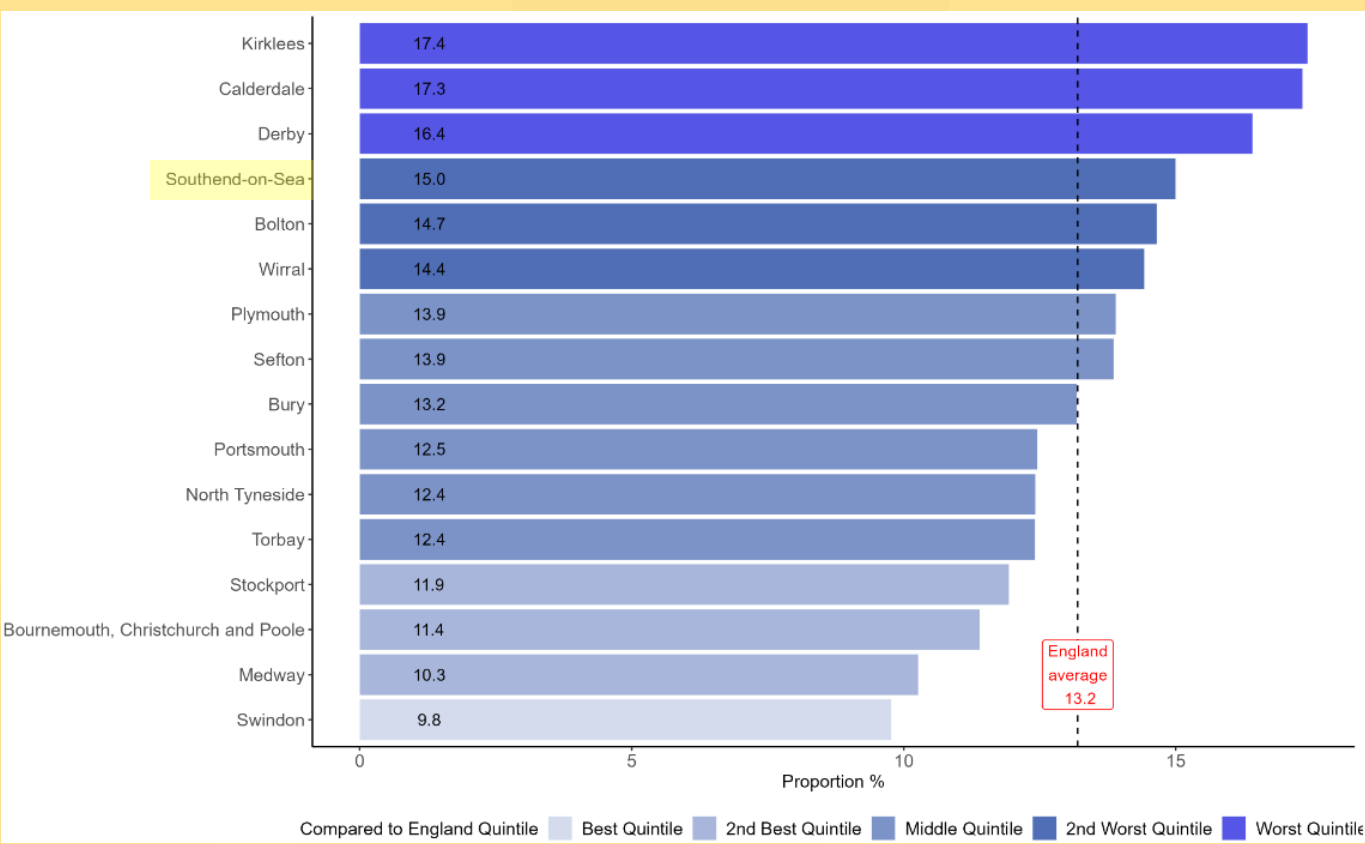
Future Need for Affordable Housing - A new gross need for 3,659 affordable homes could arise every year from new and existing households throughout South Essex. This is around 13% less than estimated in previous assessments. Whilst Southend at 2,146, is estimated to have the second highest number of gross new households formed, it has the joint lowest proportion (29%) unable to rent in the open market. With the highest number of existing households falling into need (148), Southend at 778 has the third highest number of households in newly arising need.

Fuel Poverty

Fuel poverty is a devolved policy area and is defined and measured differently in different parts of the UK.

In 2020, Southend at 15.0% had the fourth highest proportion within the CIPFA neighbour group, of households that experience fuel poverty based on the 'low income, low energy efficiency' (LILEE) methodology.

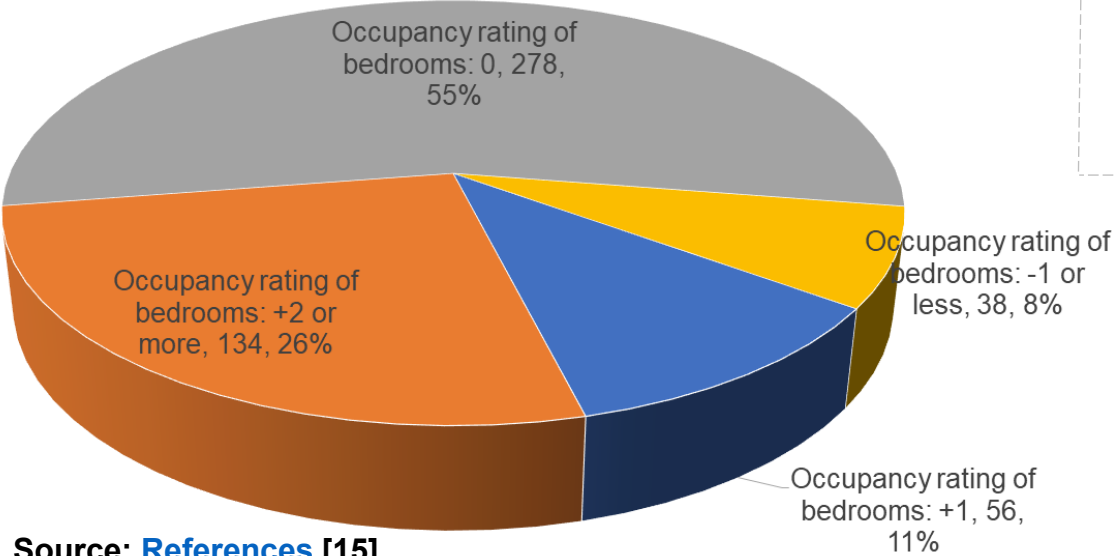
This was above the England average of 13.2%.



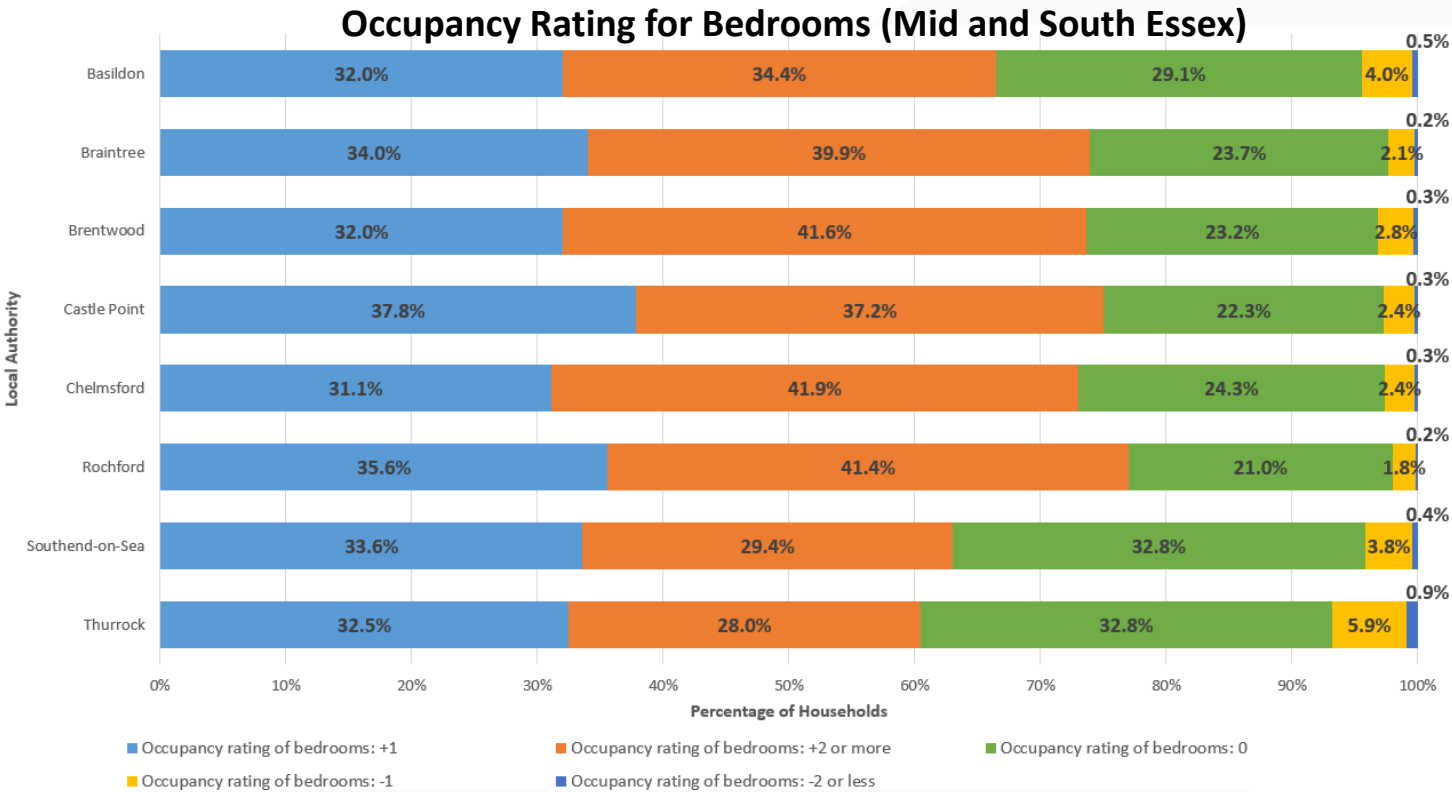
Under Occupancy / Overcrowding

- ❑ Southend at 32.8% has the highest proportion of households in Mid and South Essex, living in accommodation with the optimal number of bedrooms (0).
- ❑ Southend at 33.6%, has the fourth lowest proportions of households with one bedroom more than they need (+1), the lowest being Brentwood at 32.0% and the highest being Castle Point at 37.8%.
- ❑ For two bedrooms more than they need (+2 or more), Southend at 29.4% has the second lowest proportion after Thurrock at 28.0%, Chelmsford has the highest proportion at 41.9%.
- ❑ Southend at 3.8% has the third highest proportion of households who need one more bedroom than they currently have (-1), Thurrock has the most at 5.9% and Rochford the least at 1.8%.
- ❑ Southend at 0.4% has the third highest proportion of households who need two or more bedrooms than they currently have (-2), Thurrock has the most at 0.9% and Rochford the least at 0.2%.

Occupancy Rating for Houses in Multiple Occupation (HMO)



Source: [References](#) [15]



In 2021, 55% of households living in a house of multiple occupancy were deemed to be living in a dwelling with the ideal number of bedrooms (0). 37% were living in dwellings with either one bedroom (11%) (+1) or two bedrooms or more (26%) (+2) than they needed. 8% were classified as overcrowded, needing one or more extra bedrooms (-1) than was available in their dwelling.

Definition

Whether a household's accommodation is overcrowded, ideally occupied or under-occupied. This is calculated by comparing the number of bedrooms the household requires to the number of available bedrooms. An occupancy rating of:

- -1 or less implies that a household's accommodation has fewer bedrooms than required (overcrowded)
- +1 or more implies that a household's accommodation has more bedrooms than required (under-occupied)
- 0 suggests that a household's accommodation has an ideal number of bedrooms.

Click this box to view detailed supporting analysis relating to "Affordability"

Warm and Safe

Energy Efficiency of Housing


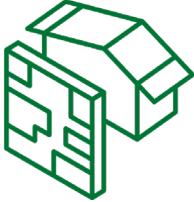
In 2019, the Council declared a Climate Emergency. One of the aims of this announcement is for council operations to achieve net zero carbon by 2030 which includes all Council owned housing stock (which accounts for 40% of the organisation’s carbon footprint). This improves upon the Government’s requirement that all social homes must be at Energy Performance Certificate (EPC) C by 2030.

In order to implement these standards, South Essex Homes and the Council are working in partnership and have a range of projects on going. Many of these projects will have a range of benefits including reducing our carbon footprint, reducing residents bill, and providing healthier homes to live in.

Improved standards have emerged in both the new build and retrofit space that go above and beyond what is required by basic building regulations, these standards often provide a range of different benefits including carbon reductions, bill reductions and creating healthier homes. By using two latest sustainable key housing standards in our future projects, we are ensuring that people have healthy and warm homes to live in, which in turn leads to significant savings in the health sector.

PAS (Publicly Available Specification) 2035: From 30th June 2021, compliance with PAS 2035 and PAS 2030 is mandatory for all companies installing Energy Efficiency Measures (EEMs), including domestic retrofit. Southend will be following the full PAS processes on our Retrofit projects.

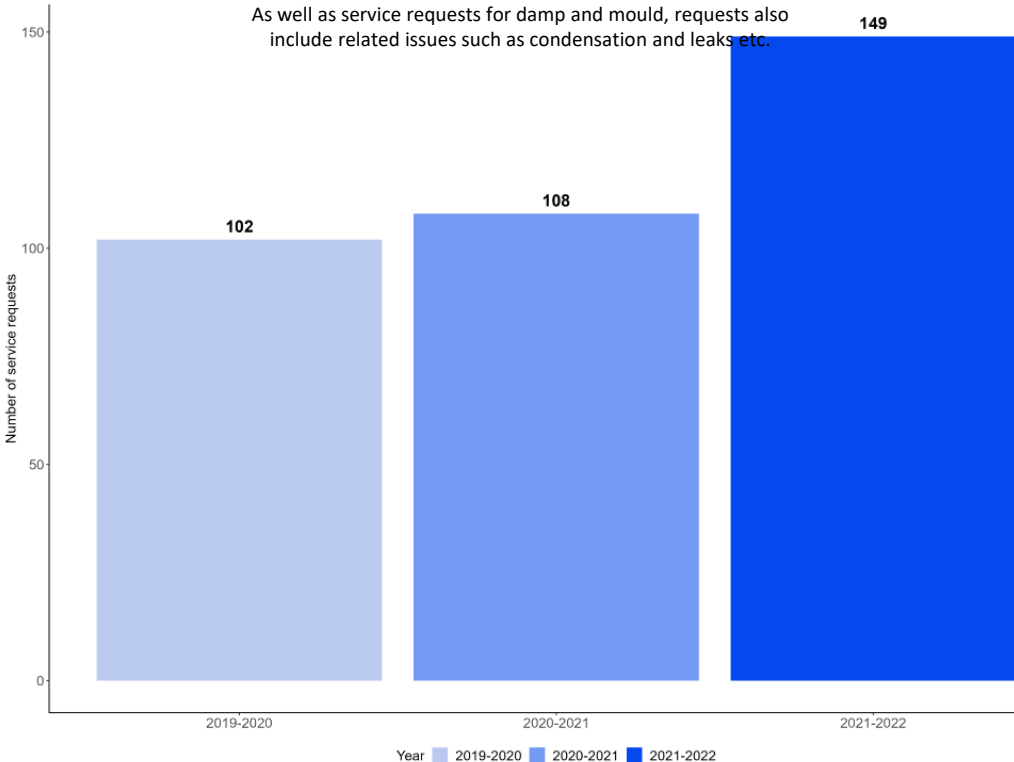
Passivhaus: In order to ensure that our new build developments are as sustainable as possible the Council will be aiming to use the Passivhaus standard on its future new build projects. The Passivhaus standard is rapidly growing in popularity across Europe due to its ability to keep heating demand extremely low and provide healthy comfortable homes.

Retrofit Projects 		New Build Projects 	
Social Housing Decarbonisation Fund	The Council was successful in bidding to the Department for Energy Security and Net Zero from the Social Housing Decarbonisation Fund (SHDF) for £1.15m of match funding to retrofit 110 homes in the city. The aims of SHDF are to bring social homes up to EPC C, deliver cost effective carbon savings, reduce fuel poverty and develop the retrofit sector and green economy. All the grant is to be spent by 31st March 2025 with the 40% of the funding to be spent in 2023/24 and 60% spent in 2024/25. 110 properties selected are based in the west of the city and are 1950s solid wall semi-detached/terrace houses with EPCs of D & E.	Saxon Gardens	In 2022 the Council built four new family homes on a disused garage site in Shoebury. These homes included two units that were defined as Net Zero via their EPCs. The homes used high levels of insulation, solar panels, and timber frame construction to achieve high efficiency standards.
Retrofit Show Home	Development of a Retrofit Show home at 7 Juniper Road in Blenheim Ward. The selected property will undertake deep retrofit which a number of interventions planned to include external wall insulation, loft insulation, ventilation improvements, triple glazing, air source heat pump, solar photovoltaics. The Council’s Civil Engineering team are also engaged to include some additional interventions via their Catchment to Coast project. This will see grey water recycling and sustainable planting and drainage being implemented as part of the overall works.	HRA Land Review Project Phase 3 and 4	The Council has planning permission to build the following schemes. - Phase 3 will be in Eagle Way and Anson Chase in Shoeburyness. - Phase 4 will be in Lundy Close, St Laurence Ward. These projects will see: 12 houses, 1 bungalow & 16 flats will follow in Phase 3 5 houses and 4 flats in Phase 4.
Solshare	The partnership has been engaging with Solshare to explore a pilot of their innovative solar photovoltaics system. Solshare provide solar systems for communal blocks whereby intelligent data software is used to make maximum use of the power generated on site before the excess energy is sent back to the national grid. This solution is particularly useful on blocks of flats to avoid having many separate arrays of solar, or where blocks may have leaseholders. A low-rise block of flats at Sandpiper Close has been identified as a site for a pilot of this product.		The sites will include: Built to the Future Homes Standard 2025 and be SAP Net Zero carbon. Using the latest part F and O of the building regulations to ensure improved ventilation overheating mitigation. Heat and hot water will come from heat pumps as these homes will be off gas. Enhanced biodiversity through options such as swift boxes, hedgehog and badger bypasses and green roof cycle storage. Electric vehicle charging, in line with Council planning. Smart or occupancy heat controls.
ECO4 – Warmfront	The Council is working with Warmfront to deliver ECO4 funding which is a legal obligation for energy companies to fund energy efficiency measures on Britain’s housing stock. Warmfront have identified 15 homes on Norwich Avenue, Newington Avenue and Eagle Way that may qualify for free cavity wall insulation. Use of ECO funding is something that the partnership will continue to explore as further iterations are released.	Future phases	We are looking at other ways to improve the sustainability of our new builds in future phases. This involves exploring the use of Passivhaus which helps to create very low energy buildings with excellent air quality. We are also looking at ways to enhance biodiversity and sustainable drainage on our sites as well as exploring whole life carbon of our developments in more detail.
Data Improvements	One key aspect that the work with Parity Projects has highlighted is the need to improve our data around the energy efficiency of our housing stock especially around the accuracy and reliability of our Energy Performance Certificates (EPCs). The Parity Projects modelling shows that of 6,059 homes, we have 4,820 Un-lodged or pre 2015 EPCs meaning 80% of our stock have no or poor EPCs. The partnership has agreed to fund up to a further 400 EPCs over the coming years in order to improve our data.		We are currently exploring the possibility of a Passivhaus pilot project which will see 3 homes built across 2 sites.

Source: [References](#) [16]

Damp and Mould

Number of Private Sector Housing (PSH) service requests received relating to damp and mould (2019/20 to 2021/22)




For the financial years 2019/20 and 2020/21 the number of private sector housing service requests received and relating to damp and mould were just over 100. The number increased by around 40% to 149 in 2021/22.

Part of this increase could be delayed reporting of issues due to the COVID-19 pandemic and or / reporting of the high-profile case of Awaab Ishak, where the Coroner concluded that exposure to mould caused his death, prompting people in Southend to raise more issues.

Source: [References](#) [17]

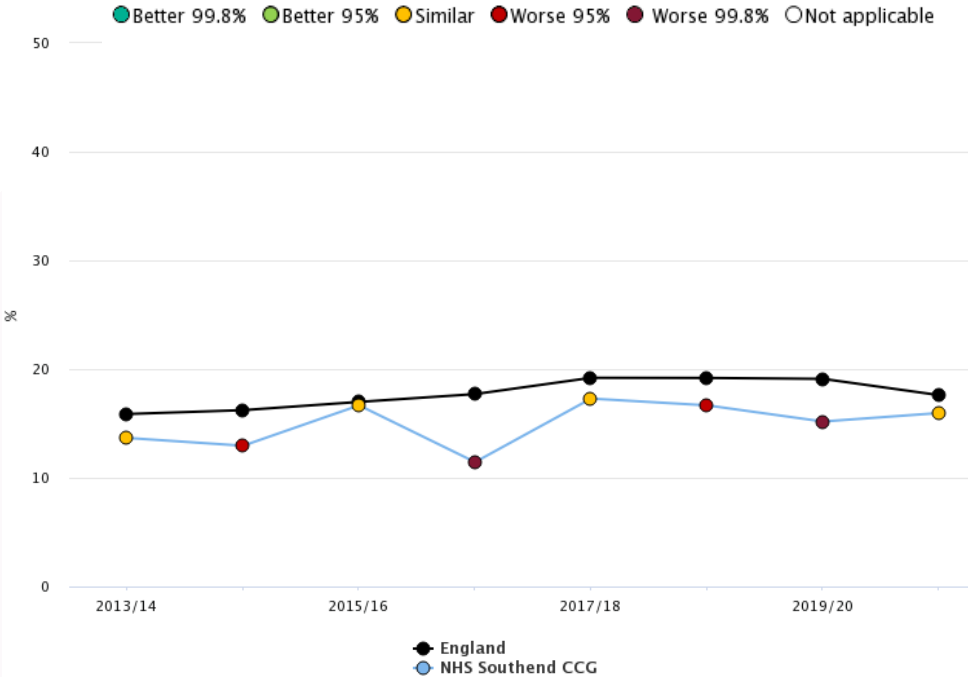
Housing quality has a significant and material impact on health and wellbeing. Condensation and damp in homes can lead to mould growth, and inhaling mould spores can cause allergic type reactions, the development or worsening of asthma, respiratory infections, coughs, wheezing and shortness of breath. Cold or damp conditions can have a significant impact on mental health, with depression and anxiety more common among people living in these conditions.(UK Parliament)

Respiratory disease



Respiratory disease affects one in five people and is the third biggest cause of death in England (after cancer and cardiovascular disease). Lung cancer , **pneumonia** and chronic obstructive pulmonary disease (COPD) are the biggest causes of death. Hospital admissions for lung disease have risen over the past seven years at three times the rate of all admissions generally. Respiratory diseases are a major factor in winter pressures faced by the NHS; most respiratory admissions are non-elective and during the winter period these double in number.

The percentage of zero and one day emergency admissions to hospital for pneumonia for NHS Southend CCG

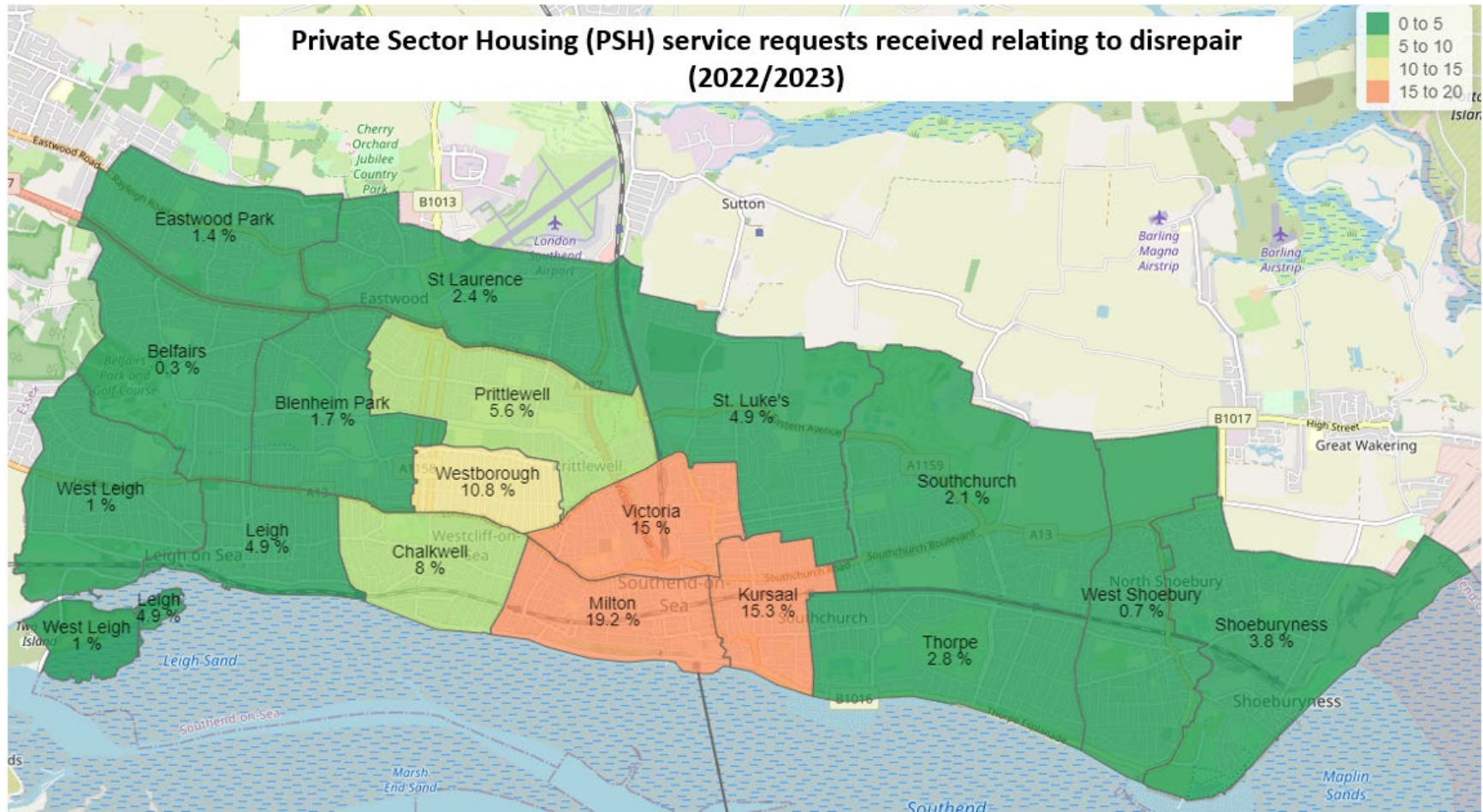


For the period shown, Southend has seen a lower proportion than the England average for the percentage of zero and one day admissions to hospital for **Pneumonia**. This means that more patients are staying longer than 1 day when admitted to hospital. Southend has been classified as statistically worse than the England average for two of the last three periods shown although the latest period, 2020/21 has seen Southend's rate improve to be statistically similar to England once again.

Click this box to view detailed supporting analysis relating to "Warm and Safe"

Disrepair

Private Sector Housing (PSH) service requests received relating to disrepair (2022/2023)



Tenant Support Service



Southend City Council currently use [Peabody](#) to provide housing-related support to people in Southend. Specifically, they offer some general support around (a) keeping a tenancy; (b) managing bills; (c) applying for benefits and (d) looking after yourself or your home. There is also a [Southend City Council webpage](#) that provides signpost links to other housing related support services.

Civil action support

Recent legislative changes to the 'Landlord and Tenant Act (1985)' suggest successive governments have been keen to provide the ability for tenants to seek compensatory redress but however, may lack the financial means to do so. The Renters Reform Bill might be subject to some changes before it becomes law but still does not seem to include civil action as a council duty.

Citizens Advice appears not to have capacity and tenants' rights groups such as Justice for Tenants and Generation Rent are unlikely to be able to assist all tenants deserving of redress at law.

Although currently not a statutory function, some direct support and advocacy from within the council, not just advising, but taking on cases as appropriate would be a benefit to residents.

The four wards with the highest proportion of complaints about disrepair in private sector housing are: Milton 19.2%, Kursaal 15.3%, Victoria 15.0% and Westborough 10.8%. This is followed by Chalkwell at 8.0% and Prittlewell at 5.6%, the remaining wards all have less than 5.0% including Belfairs at just 0.3%.

Over the three-year period of 2020/21 to 2022/23, Milton and Kursaal have consistently seen a higher level of private sector housing complaints about disrepair than the other wards.

Victoria, Westborough and Chalkwell, have generally seen the next highest level of complaints with Victoria seeing a near doubling of complaints from 8.2% in 2021/22 to 15.0% 2022/23.

All other wards have seen consistently low levels of complaints, below 8.0% each year with Eastwood Park seeing levels below 1.5% for each year between 2020/21 and 2022/23

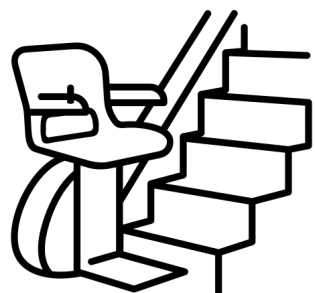
Source: [References](#) [18]

Residence Occupation Factors

Housing Adaptations

In March 2020, the Chartered Institute of Environmental Health, the Local Government Association (LGA), the Association of Directors of Adult Social Services (ADASS), Age UK and Care & Repair England published guide on home adaptations.

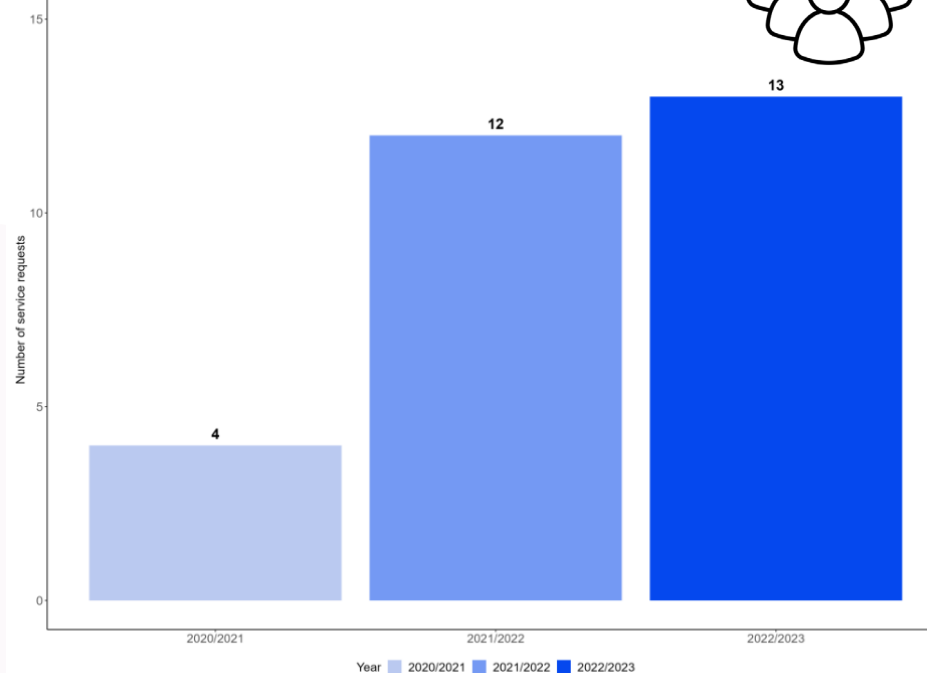
This table summarises the key questions in the guide together with Southend's position on each.



<p>To what extent are health, housing and social care working together locally to use adaptations to help enable people to live independently, safely and well in their own homes for longer, thereby helping to reduce demand for local health and care services?</p>	<p>The priority will be to ensure that the options taken are the simplest, least disruptive, and most cost-effective adaptation to meet the person's needs. They will also aim to ensure that the adaptations are designed to fit within the existing structure of the home and this may involve using the home in a different way i.e., sleeping in a ground floor room or sub dividing space.</p> <p>During 2022/23 an amount of approx. £196k was saved, where we have been able to successfully move people into properties that are already adapted – this is achieved through joint working with Adult Social Care and Housing.</p>
<p>How are Disabled Facilities Grants (DFG) and wider Better Care Funding plans supporting the achievement of greater independence and wellbeing for residents?</p>	<p>During 2022/23 we completed a total amount of 77 DFG's and 163 Social adapts totalling 240 adaptations to support both private and social housing residents with independence and wellbeing.</p>
<p>Does the housing authority have in place a suitable Regulatory Reform Order (RRO) policy that enables it to use the Disabled Facilities Grant (DFG) to support preventative health and wellbeing in the home?</p>	<p>Yes – the DFG policy was updated in Southend in 2021. The council can offer help by way of a discretionary grant to cover adaptations that are not specified in the mandatory legislation. Any discretionary award will only be considered when measured against the amount of available resources the Council has at the time. There are three specific types of discretionary assistance available from the council:</p> <p>Top up assistance – The original maximum limit of £30,000 for Disabled Facilities Grants was set in 2008 and since then there has been a large increase in building costs for major adaptations. This means that the current grant limit is often insufficient to deliver the adaptations needed and so the top-up assistance grant enables the council to consider this additional cost.</p> <p>Special assistance - Examples of types of adaptation that might qualify under the special assistance grant include but not limited to the provision and installation of:</p> <ul style="list-style-type: none"> • ceiling track hoists. • a dropped kerb to facilitate access to a hardstanding. • an appropriate storage facility for a mobility scooter with a fixed charging point. • a safe play space for a disabled child • more suitable internal arrangements which would directly benefit the person applying. • an area for specialist care or treatment (e.g., provision of a dialysis room). <p>Relocation assistance - A discretionary relocation grant may be considered if the adaptation of the person's current home through a mandatory DFG is not thought to be an option and they are considering relocating to a suitable property. Relocation would normally be within the City although consideration may be given to a move to Essex subject to the approval of the relevant council.</p>

Overcrowding

Number of Private Sector Housing (PSH) service requests received relating to overcrowding (2020/21 to 2022/23)



In the financial year 2020/21, there were just four private sector housing service requests received by Southend City Council related to overcrowding followed by a 200% increase to 12 requests in 2021/22.

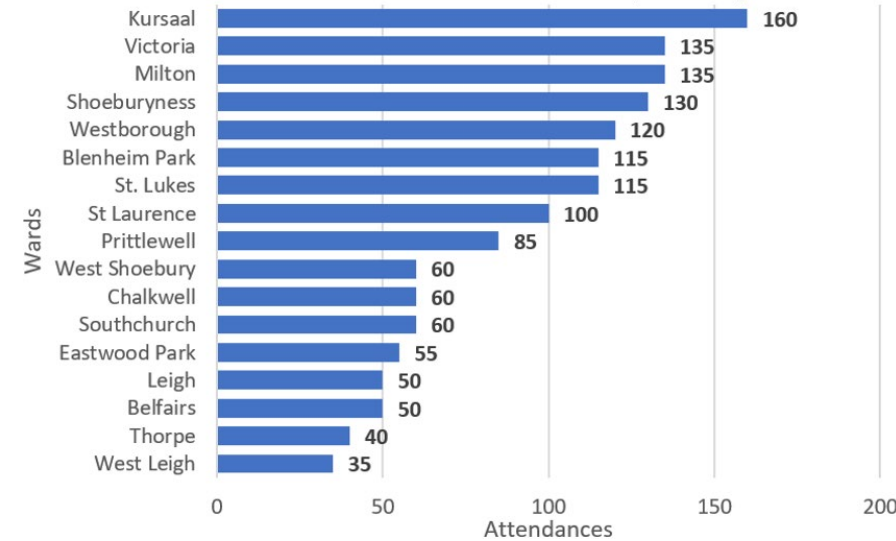
In 2022/23 13 service requests were received, one more than seen the previous year. Four came from Kursaal ward, three from St Luke's, two from Victoria, and one each from Chalkwell, Eastwood Park, Prittlewell, and Westborough.

Source: [References](#) [19] [20]

Click this box to view detailed supporting analysis relating to "Residence Occupation Factors"

Accidents at Home

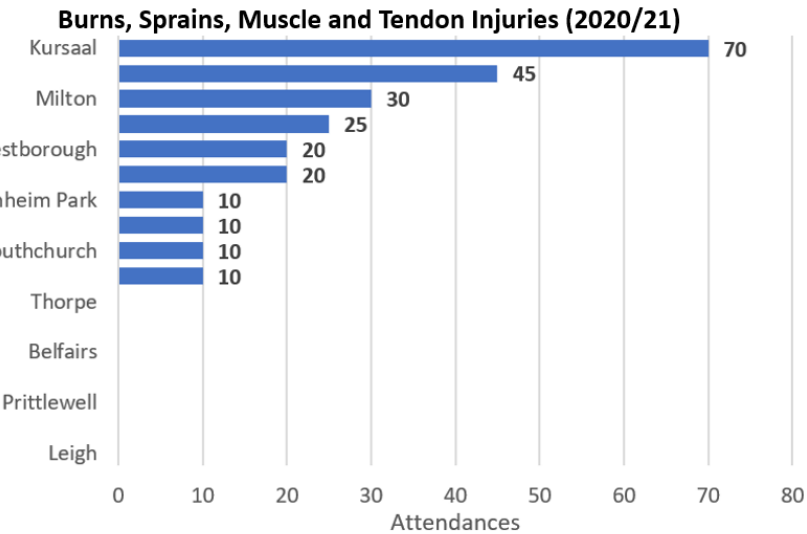
Abrasions, Contusions and Lacerations (2020/21)



A&E attendances for four injury types that occurred at home (2020/21)

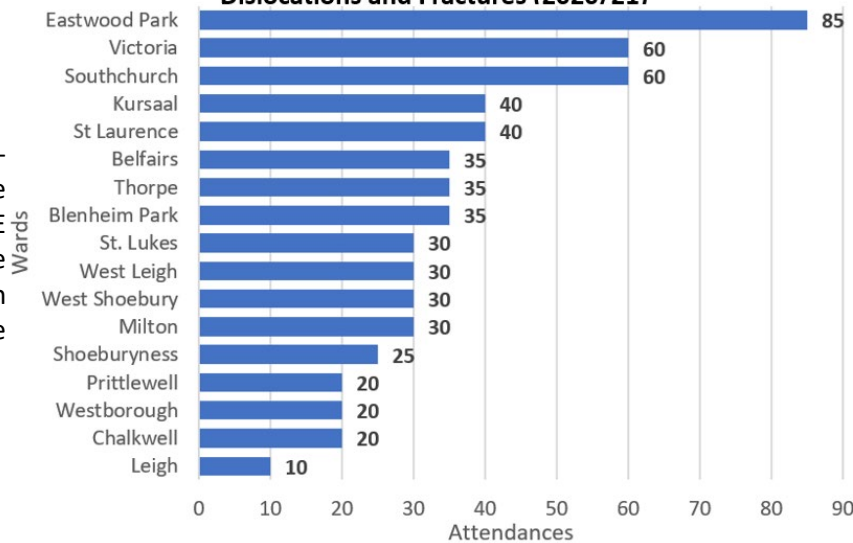
Burns, Sprains, Muscle and Tendon Injuries - Kursaal at 70, had the highest number of all Southend wards.

Abrasions, Contusions or Lacerations - 8 Wards, led by Kursaal at 160, had 100 or more A&E attendances that occurred at home. Leigh, Belfairs, Thorpe, and West Leigh all had 50 or less.

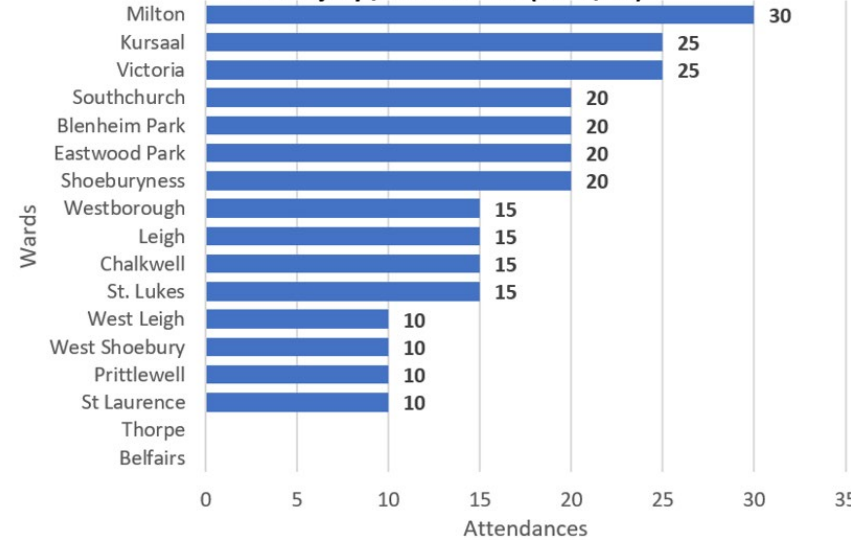


Dislocations and Fractures (2020/21)

Dislocations or fractures - Eastwood Park at 85 had the highest number of A&E attendances, nearly 42% more than Victoria and Southchurch who both had 60. Leigh had the least at 10.



Head Injury / Concussion (2020/21)



Head Injuries or Concussion events - Milton had 30 incidents that resulted in attendance at A&E. This was closely followed by Kursaal and Victoria both at 25, while Thorpe and Belfairs had none.

Source: [References](#) [21]

Click this box to view detailed supporting analysis relating to "Residence Occupation Factors"

Stable and Appropriate Accommodation

Measure	Southend (%)	England Average (%)	Comment
Adults with a learning disability who live in stable and appropriate accommodation (Persons)	88.8	78.8	In 2021/22 88.8% of working age learning disabled people aged 18-64 years old were living in their own home, this was the sixth highest proportion within the CIPFA neighbour group, above the England average of 78.8% and classified as statistically better.
Adults with a learning disability who live in stable and appropriate accommodation (Male)	91.6	78.6	In 2021/22, 91.6% of adult males in Southend with a learning disability and of working age (aged 18-64), were living in their own home, this was the fourth highest proportion within the CIPFA neighbour group, above the England average of 78.6% and classified as statistically better.
Adults with a learning disability who live in stable and appropriate accommodation (Female)	85.0	79.3	In 2021/22, Southend at 85.0% of adult females in Southend with a learning disability and of working age (aged 18-64), were living in their own home, this was mid-table within the CIPFA neighbour group, above the England average of 79.3% and classified as statistically better.
Adults in contact with secondary mental health services who live in stable and appropriate accommodation (Persons)	67.0	58.0	In 2020/21, 67.0% of adults in Southend, aged 18-69 years old, who are on the Care Programme Approach, in contact with secondary mental health services are living in stable and appropriate accommodation. This is mid-table within the CIPFA neighbour group, above the England average of 58.0% but classified statistically similar.
Adults in contact with secondary mental health services who live in stable and appropriate accommodation (Male)	67.0	56.0	In 2020/21, 67.0% of adult males in Southend, aged 18-69 years old, who are on the Care Programme Approach, in contact with secondary mental health services are living in stable and appropriate accommodation. This was in the mid-table range of the CIPFA neighbour group, above the England average of 56.0%, but classified as statistically similar.
Adults in contact with secondary mental health services who live in stable and appropriate accommodation (Female)	68.0	59.0	In 2020/21, 68.0% of adult females in Southend, aged 18-69 years old, who are on the Care Programme Approach, in contact with secondary mental health services are living in stable and appropriate accommodation. This was in the mid-table range of the CIPFA neighbour group, above the England average of 59.0%, but classified as statistically similar.
Proportion of supported working age adults with learning disability living in settled accommodation	87.8	77.3	In 2019/20, Southend had 87.8% of working age adults aged 18-64 years old, with learning disabilities, receiving long-term support from their local social services department and living in settled accommodation. This was the sixth highest proportion within the CIPFA neighbour group, above the England average of 77.3% and classified as statistically better.
Proportion of supported working age adults with learning disability living in unsettled accommodation	11.2	16.9	In 2019/20, Southend had 11.2% of working age adults aged 18-64 years old, with learning disabilities, receiving long-term support from their local social services department and living in unsettled accommodation. This was the seventh lowest proportion within the CIPFA neighbour group, below the England average of 16.9% and classified as statistically better.

Hoarding



A hoarding disorder is where someone acquires an excessive number of items and stores them in a chaotic manner, usually resulting in unmanageable amounts of clutter. The items can be of little or no monetary value.

It has been decided by the Southend City Council’s Hoarding Steering Group to start a Hoarding Alliance. This will begin as a pilot with partners in South Essex Homes, using residents who they are already aware of and who have been assessed at level 7 hoarding and below. The reason for focusing on level 7 and below is it becomes a statutory response with a referral into social care above level 7.

There will be no case holding within the alliance, the person bringing the contact will be responsible for carrying out any actions discussed. The group will start by the end of July 2023. Once the pilot has been completed and evaluated as being successful, it will be expanded to the City of Southend.

Alongside the Alliance Pilot, the council plan to start a peer support group which will be community led online and possible in person if there is an appetite for it. Due to the lack of knowledge around hoarding the council are also looking into a training programme to upskill our colleagues and community on signs and help that is on offer around Hoarding.

Source: [References](#) [22] [23]

Click this box to view detailed supporting analysis relating to “Residence Occupation Factors”

Environmental Factors

Air Quality

Air Quality Management Areas (AQMA)

Since December 1997, every council in the UK has been carrying out a review and assessment of air quality in their area. This involves measuring air pollution and trying to predict how it will change in the next few years. If a council finds any areas where they are not likely to be achieved, it must declare an Air Quality Management Area there. This area could be just one or two streets, or it could be much bigger.



Air Quality Management Area 1 - Southend-on-Sea has a declared AQMA in a small area around the Bell junction. The declaration of the AQMA follows a detailed assessment for nitrogen dioxide levels at the junction of the A127, Hobblythick Lane and Rochford Road (The Bell junction). The AQMA has been extended to include an area where the air quality is within 10% of exceeding the national guidelines. This includes the roundabout where the A127 meets the A159 (Cuckoo Corner). Work at The Bell junction commenced in 2020 and is now complete. It is expected that this work, along with other measures should contribute to improving local air quality.



Air Quality Management Area 2 - In December 2020, our second Air Quality Management Area was declared on a short section of the A127 Victoria Avenue, close to the junctions with East Street, West Street, Priory Crescent and Fairfax Drive.

What are we doing about this?

Where an AQMA is declared, the local authority must develop an action plan to improve air quality, in liaison with local residents and businesses within 12 months of the declaration. The plan should include measures in relation to local transport, highways, land use and planning, environmental health and public health.

We adopted our first Air Quality Action Plan (AQAP) and Low Emission Strategy in June 2018 and a second one has been created in July 2023. The air quality action plan for the AQMA 1 will be reviewed within this financial year. The air quality action plan for the AQMA 2 is currently going through the committee process. Southend Council is looking at setting up an internal steering group to implement the plan and review annually. We have also carried out a number of junction improvements such as the A127 Kent Elms scheme, and across the city to reduce congestion, which ultimately help to improve air quality.

About Air Pollution - Particulate matter (PM) is everything in the air that is not a gas and therefore consists of a huge variety of chemical compounds and materials, some of which can be toxic. Due to the small size of many of the particles that form PM, some of these toxins may enter the bloodstream and be transported around the body, lodging in the heart, brain and other organs. Therefore, exposure to PM can result in serious impacts to health, especially in vulnerable groups of people such as the young, elderly, and those with respiratory problems. As a result, particulates are classified according to size. The UK is currently focused on measuring the fractions of PM where particles are less than 10 micrometres in diameter (PM10) and less than 2.5 micrometres in diameter (PM2.5) based on the latest evidence on the effects of PM to health.

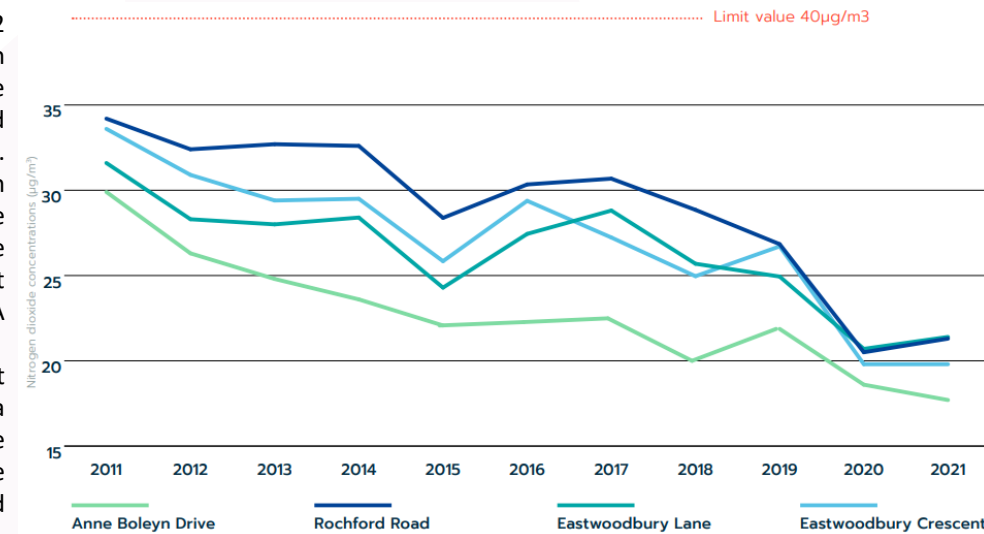
Southend Airport

Concentration levels of NO₂ measured around London Southend Airport have consistently remained below Government limits. The recorded annual mean values for each testing site have been adjusted by the relevant bias adjustment factor following DEFRA guidance.

The pollutants of greatest concern in the local area are oxides of nitrogen. The majority of pollutants in the local area come from road traffic.

The annual results for NO₂ monitoring at all four testing sites around the airport are plotted on the graph and demonstrates that NO₂ levels at all four sites continue to remain well below the 40 µg/m³ Government limit value. The 2021 results compared to the previous year remain largely consistent with just a -0.04% to +0.04% increase/decrease across all four testing sites. This would suggest that the inactivity to and from the airport site has been offset by an increase in non-airport related road traffic, using the surrounding monitoring streets, which has generally increased following the easing of lockdown restrictions.

Annual mean nitrogen dioxide concentrations 2011-2021 (µg/m³)



Source: [References](#) [24]

Click this box to view detailed supporting analysis relating to "Environmental Factors"

Noise

Southend Airport

- 85% of all complaints in 2021-22 were about night-time operations (23:00 – 06:30).
- 87% of all night-time complaints were about cargo operations.
- 803 night-time complaints were about aircraft operated by HM Coastguard and police.
- 36% of all flights operated to/from the South West over Leigh-on-Sea.
- 66% of all complainants live in the Leigh-on-Sea area (SS9 postcode).



Postcode areas for noise complaints

2021-22	SS0	SS1	SS2	SS3	SS4	SS5	SS6	SS7	SS8	SS9	CM
Complaints	2535	1	1142	2	2012	27	1	7	1	4807	12
Complainants	20	1	10	2	21	1	1	5	1	131	4

Map of all complaints received 2021-22



All complaints relate to aircraft operating within the airport’s permitted controls. Nevertheless, the airport continuously seeks to manage and mitigate the impact of its operations on its communities. To that end, the management team engages regularly with local councillors, MPs, stakeholders and community groups to seek to find ways to balance these impacts with the positive contribution it makes through employment growth for local people and wider economic regeneration.

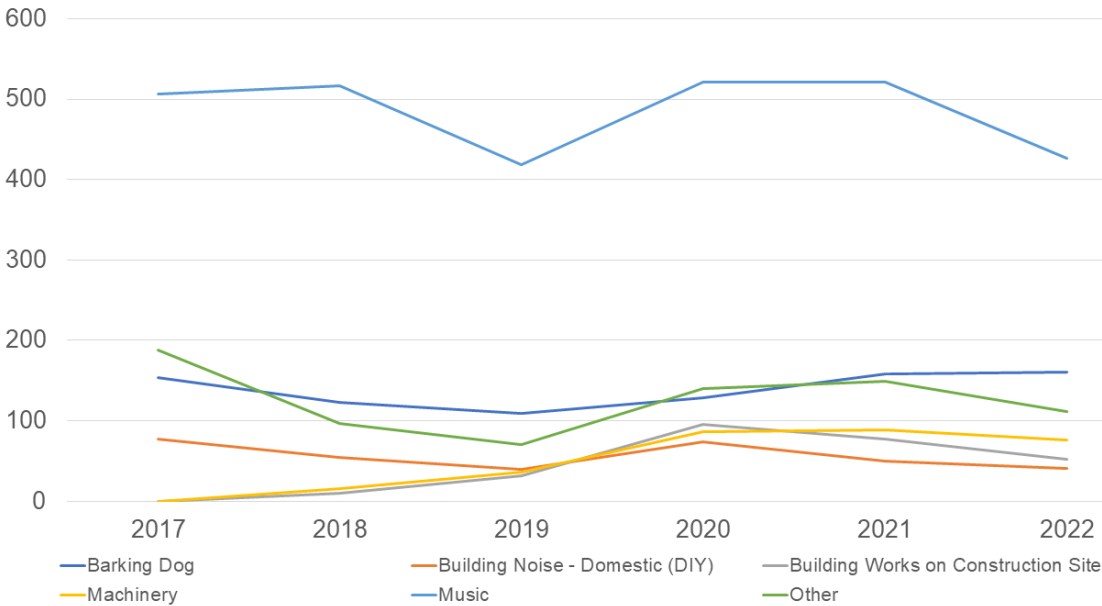
Noise nuisance

For the period shown in the chart below, the council has received an average of around 500 complaints about loud music each year, more than double the values of other causes in the noise category.

Barking dogs is the next largest category, regularly seeing between 100 and 200 complaints each year.

The remaining individual categories relating to building noise and machinery have seen less than 100 complaints each year.

‘Other’ is made up of eight categories, with Alarms usually making up the majority.



Public consultation

On 16th May 2023, the council announced that a survey had been launched. Its aim was to understand how those who live and work in the City feel about how the council investigate and deal with statutory nuisance.

The council has a duty to take reasonable steps to investigate any complaints of statutory nuisances and the results from the consultation helped form the final policy.

The policy has been adopted by Southend Councils cabinet and is set to be published in Autumn 2023.

Source: [References](#) [25]

Flooding

A report was produced following the flooding event of the 11th October 2013 within Southend-on-Sea, where widespread flooding on the 11th October 2013 was a result of heavy rainfall coinciding with high tides resulting in 20 recorded incidents of flooding. Three areas saw repeated flooding on the 13th October 2013 following further rainfall.

The investigation determined that flooding incidents predominantly resulted from issues associated with maintenance of assets. This resulted in the impeded function of inflow of water to highways gullies and restriction of flow from drainage network outfalls.

In most instances, the responsible RMAs (Southend-on-Sea City Council as the Highways Authority and Anglian Water as the drainage authority), attended the sites and resolved the issues at the time, or shortly after the flooding. In the short term, it is recommended that maintenance of assets within areas prone to flooding is prioritised to ensure the continued performance of the drainage network.

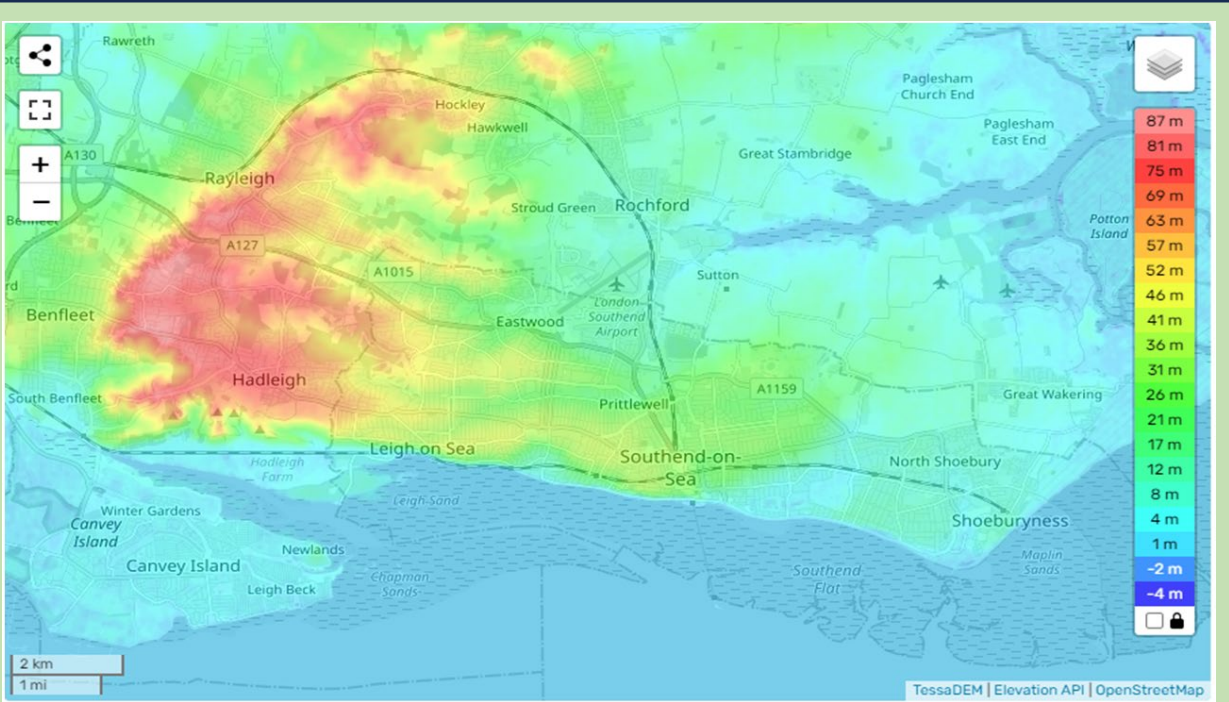


In the longer term, it is recommended that there is wide scale implementation of Sustainable Drainage Systems (SuDS) to attenuate surface water at the source and reduce the rate of runoff from the urban catchment areas. This will act to reduce the pressure on the drainage network and reduce the risk of flooding from more frequent rainfall events.

The mechanisms for flooding at Rodbridge Drive could not be determined from the data available. It has therefore been recommended that the Anglian Water and Southend-on-Sea City Council undertake surveys of the drainage network in this area to determine the cause of the flooding and improve understanding of the flooding mechanisms.

As part of the investigation, a number of actions have been identified to assist with the ongoing flood management across the city. Many of the actions should be implemented by Southend-on-Sea City Council along with Anglian Water, the Environment Agency, riparian owners, residents and developers.

Source: [References](#) [26]



According to topographic-map.com heights above sea level vary from around one metre along the sea front and towards the East of the city, to nearly 60 metres in the West.

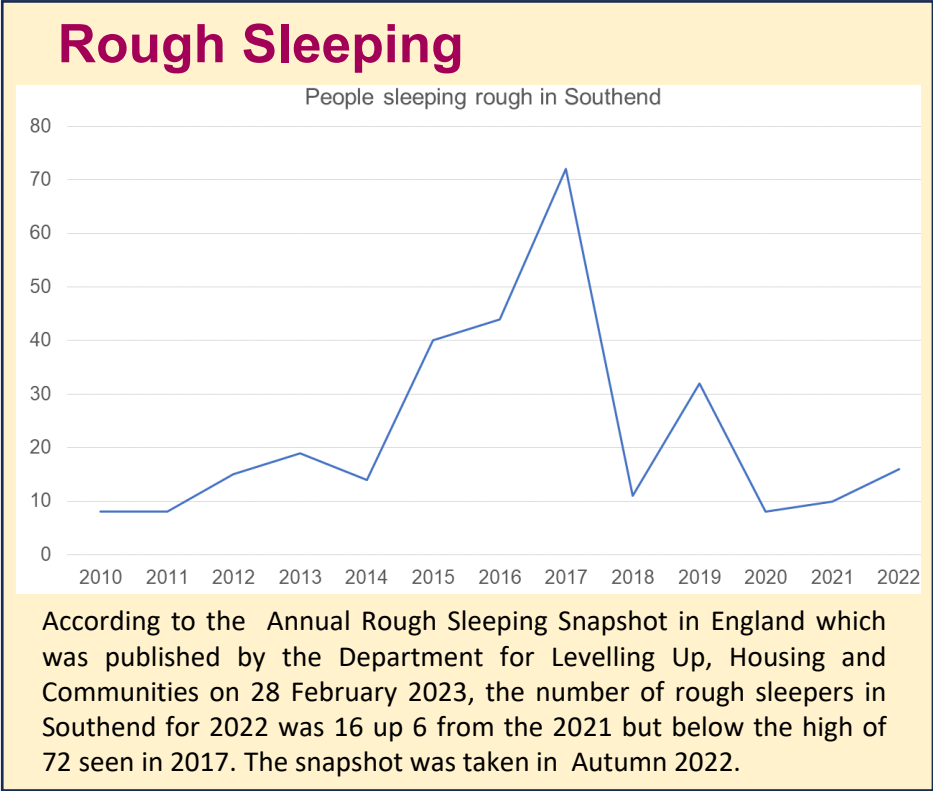
Click this box to view detailed supporting analysis relating to “Environmental Factors”

Homelessness

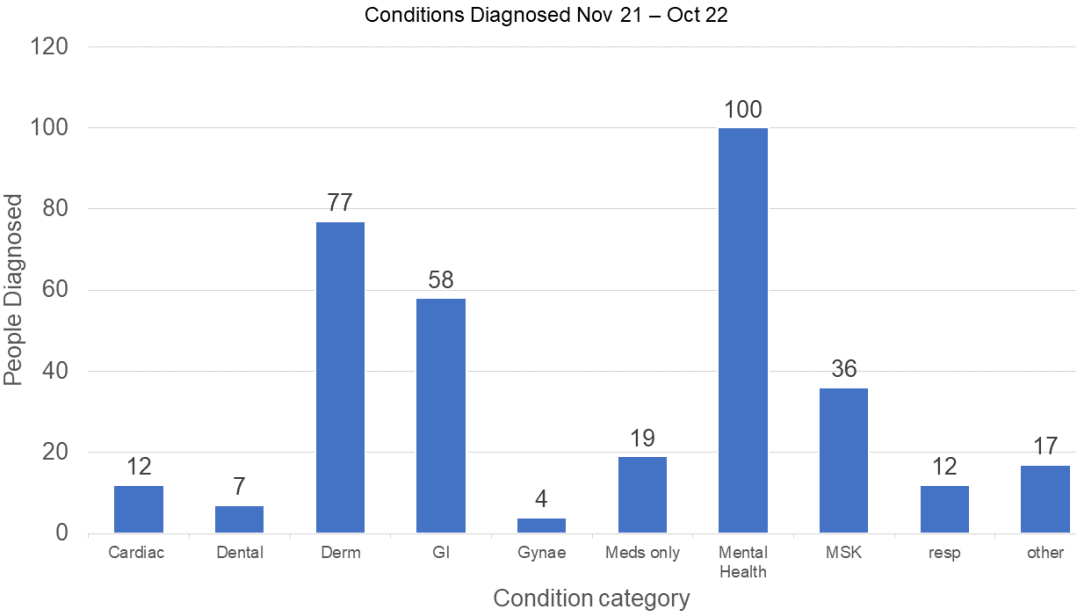
Healthcare for the Homeless

	Number (out of 70) some clients fall into multiple domains.	Percentage
Use of Accident and Emergency (in the 3 months prior to COVID lockdown)	26	37%
Significant mental health problem	58	83%
Current illicit drug use.	38	54%
Help sought for Alcohol misuse	37	52%
Has dealt with probation / been in prison	7	10%

In March 2020, 116 homeless people were re-housed in Bed and Breakfast accommodation. The Council supplied all residents with mobile phones, so using this we started telephone welfare and health checks. The table shows the results from seventy telephone assessments that were completed.



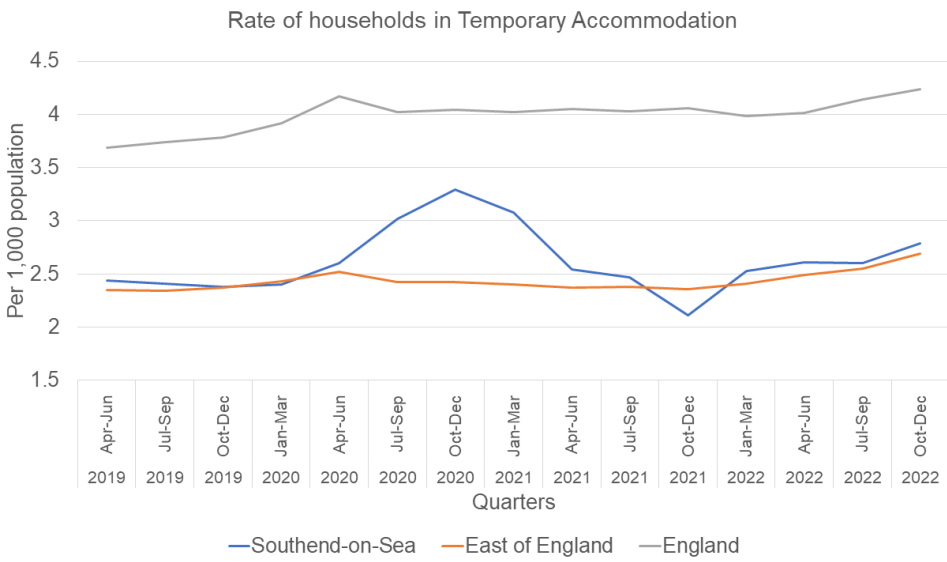
There were 342 conditions diagnosed in homeless people between November 2021 and October 2022. Three condition groups made up nearly 70% of conditions, the largest being mental health issues (29%), followed by dermatological (23%) and Gastrointestinal (GI) (17%).
Note: MSK = Musculoskeletal



Source: [References](#) [27] [28]

Click this box to view detailed supporting analysis relating to “Homelessness”

Households in Temporary Accommodation

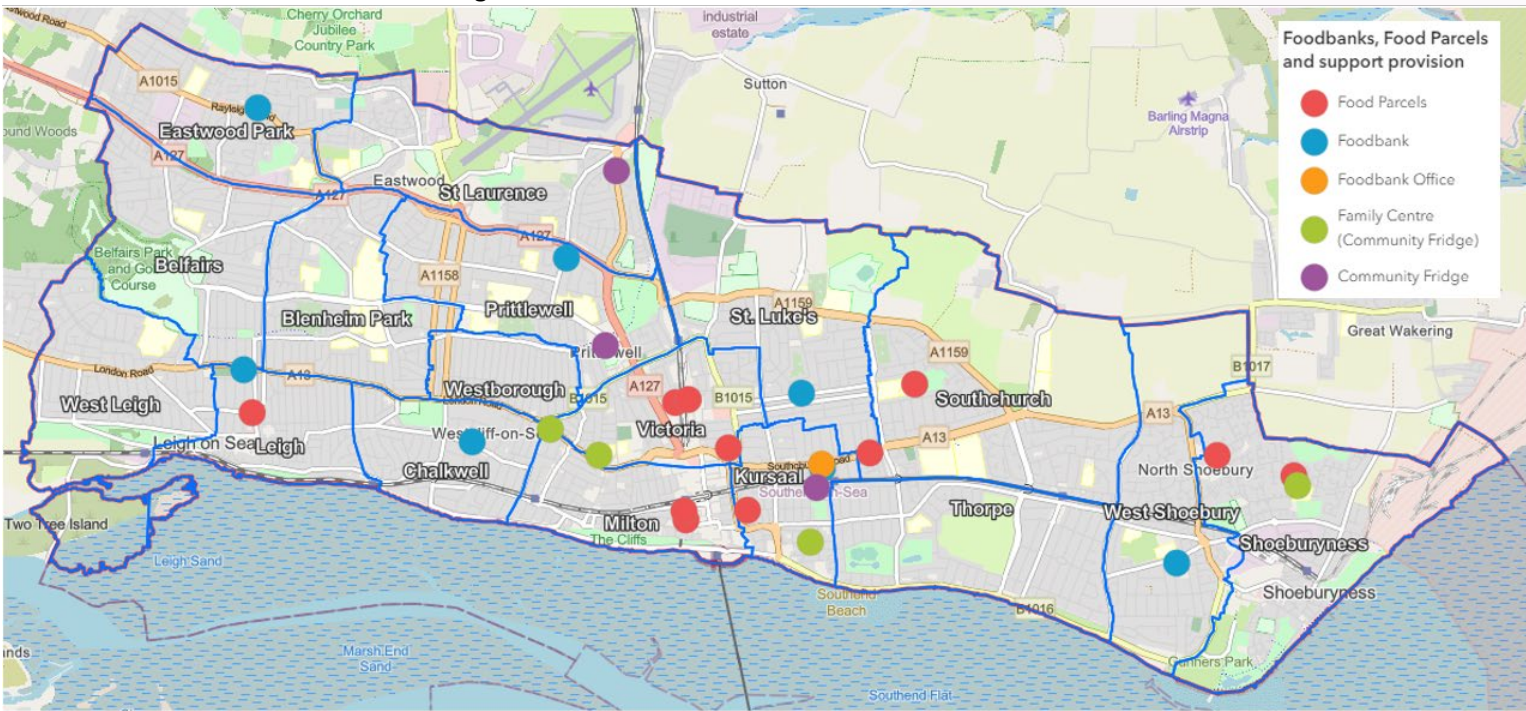


Southend saw a spike in TA placements during Covid coinciding with the ‘Everyone in’ scheme, where single homeless who might not ordinarily be offered their own TA room were placed in B&B. In recent quarters Southend’s rate of households in TA has increased and is marginally higher than the Eastern average. Frozen Local Housing Allowance rates and a shortage of affordable accommodation in the private or social sector make homeless prevention/relief difficult and results in needing to place households in TA.

Source: [References](#) [29] [30] [31]

Food Banks

The majority of Southend’s foodbanks are located in wards within the centre of the City although there are also some located in wards further out.



Domestic Abuse

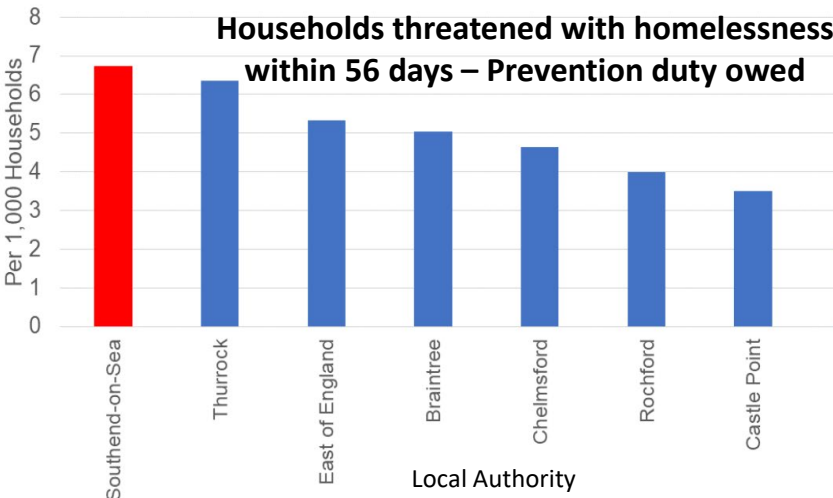
On 29 April 2021, The Domestic Abuse Act was passed by the Government to 'support all victims of Domestic Abuse' (DA). The Act aims to ensure that victims have the confidence to come forward and report their experiences, safe in the knowledge that everything will be done both to support them and their children and pursue the abuser. Councils were required to carry out a needs assessment and formulate and publish a strategy to address the statutory duties to provide support within “safe” accommodation for domestic abuse victims and their families.

In Southend, it is estimated that 25,500 people will experience DA in their lifetime of which 2, 650 will be visible to the system each year. In the 2022 calendar year, the council’s housing solutions service supported 40 victim/survivors of Domestic Abuse and 8 alleged perpetrators who had been excluded from the property. Due to the way data is recorded, this is likely to be an undercount and therefore the operational team have reviewed their practices to enable better intelligence regarding need going forwards.

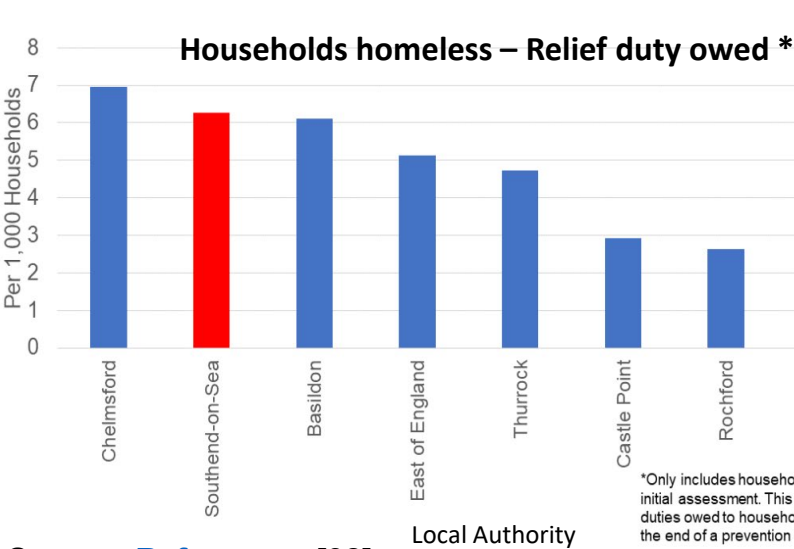


Click this box to view detailed supporting analysis relating to “Homelessness”

National and local trends



In 2021/22, Southend at 6.7 per 1,000 households had the highest rate of households threatened with homelessness within 56 days and owed a prevention duty, within Mid and South Essex. This was above the group average of 4.4 per 1,000 households.

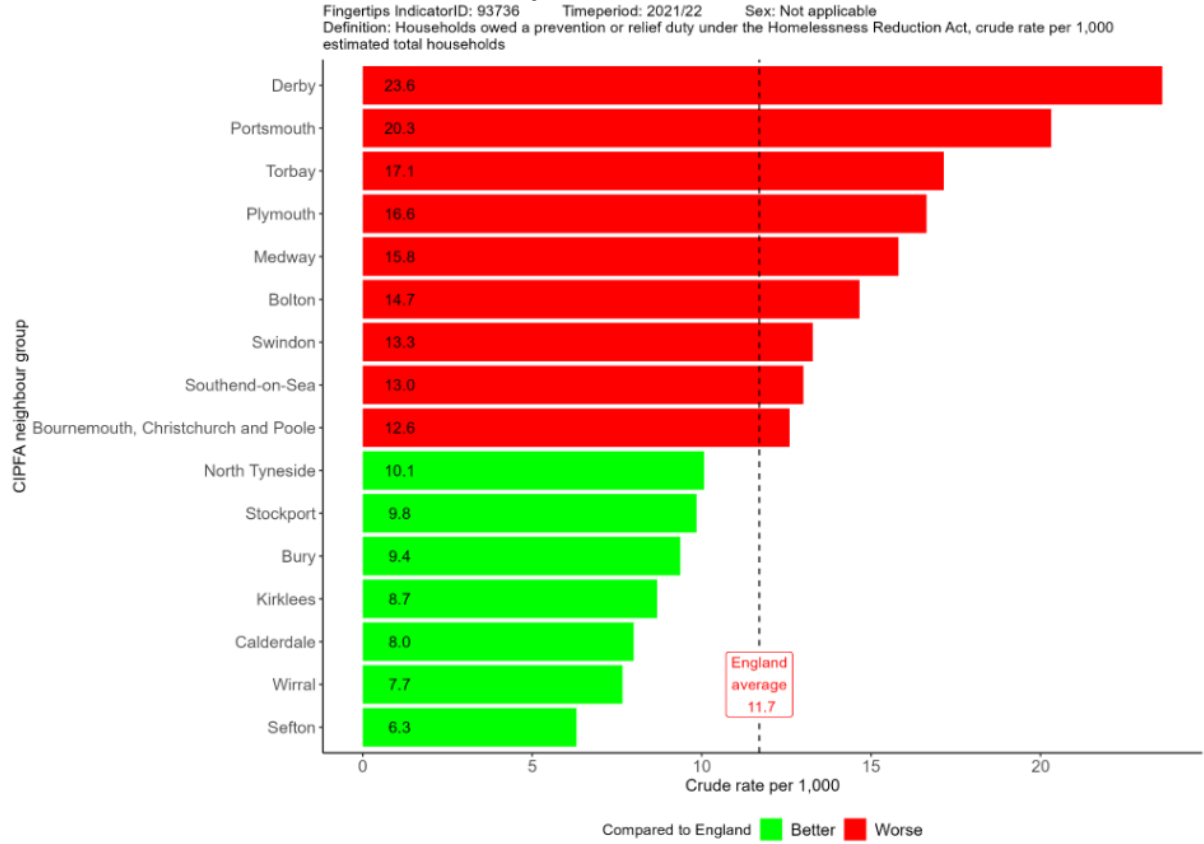


For those owed a relief duty, Southend at 6.3 per 1,000 households was second to Chelmsford at 7.0 and just under 150% of the group average of 4.3 per 1,000 households.

*Only includes households assessed as homeless on initial assessment. This excludes the number of relief duties owed to households who were homeless at the end of a prevention duty.

Source: [References](#) [32]

Households owed a duty under the Homelessness Reduction Act



In 2021/22, Southend at 13.0 per 1,000 households was mid-table of the CIPFA neighbour group for the rate of households owed a prevention or relief duty under the Homelessness Reduction Act. This was above the England average of 11.7 per 1,000 and classified as statistically worse.

Aged 16-24 cohort only – Southend at 2.8 per 1,000 was mid-table of the CIPFA neighbour group where the main applicant was aged 16-24. This was above the England average of 2.4 per 1,000 and classified as statistically worse.

Aged 55+ cohort only - Southend at 3.9 per 1,000 had the third highest rate compared to our CIPFA neighbours where the main applicant was aged 55 years or older. This was above the England average of 2.8 per 1,000 and classified as statistically worse.

Click this box to view detailed supporting analysis relating to "Homelessness"

Planning, Budget, Sustainable Development and Circular Economy

Budget

At the meeting of the Southend-on-Sea City Council held on, Thursday, 23rd February 2023 the Council [approved the 2023/24 budget.](#)

General Fund Housing	Total: £1,135,000 split by £800,000 Disabled Facilities Grant £260,000 Private Sector Housing Strategy – Empty Homes £75,000 Housing and Development Pipeline Feasibility - GF	The General Fund for Housing has a 38% increase from £825,000 in 2022/23 to £1,135,000 in 2023/24.
Capital Investment - Housing	Total: £11,502,491 split by £7,875,000 Council Housing New Build Programme £2,846,000 Council Housing Acquisitions Programme £770,000 Council Housing Refurbishment	In 2023/24 the council is increasing the spending on new home building by more than eleven times compared to 2022/23. During this time, the council house refurbishment is to remain at £770,000 whilst there is a reduction of around 20% in the housing acquisition programme moving from £3,512,000 in 2022/23 to £2,846,000 in 2023/24.
Refurbishment / Regeneration	Total: £24,643,000 split by £7,593,000 Council Housing Refurbishment £17,050,000 Enterprise and Regeneration	Council housing refurbishment in financial year 2022/2023 initially has £9,317,000 allocated to it, but this decreases by 19% to £7,593,000 in 2023/24. Enterprise and Regeneration sees nearly a 200% increase in funding from £5,850,000 in 2022/23 to £17,050,000 in 2023/24.

Circular Economy

Source: [References](#) [33] [34]

Southend-on-Sea City Council held a workshop in February 2023 attended by over 25 council officers, to discuss how the city will benefit from moving towards a 'circular economy'. A circular economy is the complete opposite of our throwaway society. Resources are reused, repurposed and given new life. It can also help all of us withstand spiralling costs as we make more out of items we already own. The workshop looked at the opportunities and barriers to improving the council's efficient use of its resources throughout its services and will feed into the council's local plans and strategies and ensure they are centred around circular economy principles. The council is already working on successful recycling initiatives:

On 17th May 2023 Southend City Council announced it had successfully demonstrated a proof-of-concept to increase plastic recycling rates among businesses and organisations across the City as part of the PlastiCity initiative. The project has a particular focus on increasing recycling rates of 'lost plastics' - material eligible for recycling, but not yet collected or processed by mainstream waste management operations and subsequently sent to landfill. Through ongoing engagement with local businesses and organisations, the council initiated the 'PlastiCity Pledge' - encouraging these organisations to reduce waste and improve recycling performance. The MYGroup recycling boxes, collection and processing services are providing the means to deliver on this pledge.



Veolia provides a comprehensive range of waste, water and energy management services designed to build the circular economy and preserve scarce raw materials. They are innovators committed to focusing on carbon reduction by preventing pollution, preserving natural resources, protecting biodiversity, combating climate change and raising environmental awareness. Their new strategy is focused on manufacturing green products and energy, helping our customers and suppliers reduce their carbon impact by investing more than £1 billion on new infrastructure between 2012 and 2018. From transforming sludge into plastic, recovering palladium from street sweepings and future-gazing with our 'Imagine 2050' report we are turning the once 'traditional' waste, water and energy management industry on its head.

Click this box to view detailed supporting analysis relating to
"Planning, Budget, Sustainable Development
and Circular Economy"

Future Need

The tables in this section provide only an illustrative modelling of available evidence, which can be used for guidance and monitoring purposes but should not be prescribed as an explicit requirement for individual sites given the need to respond to changing market demands, local context and viability factors.

Size and type of housing needed in South Essex (2020-40)

	Property size				Property type		
	1 bed	2 beds	3 beds	4+ beds	House	Flat	Bungalow
Basildon	14%	26%	40%	20%	70%	20%	10%
Brentwood	9%	25%	36%	30%	69%	19%	11%
Castle Point	6%	24%	43%	27%	66%	8%	26%
Rochford	6%	22%	43%	29%	71%	9%	21%
Southend-on-Sea	19%	30%	35%	16%	52%	37%	12%
Thurrock	13%	26%	48%	13%	69%	24%	7%
South Essex	13%	26%	41%	20%	65%	23%	12%

Source: Turley analysis *Note: figures may not sum due to rounding*

Estimated size of affordable housing needs in South Essex (2021-40)

	1 bed	2 beds	3 beds	4+ beds
Basildon	-2%	84%	10%	9%
Brentwood	49%	36%	14%	1%
Castle Point	48%	30%	21%	0%
Rochford	36%	41%	18%	5%
Southend-on-Sea	26%	45%	24%	5%
Thurrock	56%	32%	7%	5%
South Essex	33%	47%	15%	4%

Source: Turley analysis *Note: figures may not sum due to rounding*

Southend has a lower relative need for 3 bedroom properties and houses than other South Essex authorities. However, in absolute terms Southend has a shortage of houses and 3 bedroom properties that the market is not effectively meeting.

The table on the left shows that the greatest need for affordable homes across South Essex is for two bedroom dwellings, followed by those with one bedroom. Whilst Southend needs fewer one and two bed homes than the average for South Essex, (7% and 2% less respectively), it needs slightly more homes with four beds or more (1% more) and 9% more with three bedrooms.

Sustainable Development

The councils of Basildon, Brentwood, Castle Point, Rochford, Southend-on-Sea, Thurrock and Essex County have formed the Association of South Essex Local Authorities ([ASELA](#)). Through ASELA they are working to deliver improved prosperity and wellbeing in the region by:

- tackling problems that members councils can't solve individually
- creating collective scale and impact
- providing the place leadership to promote South Essex.

Each partner council contributes resources to the ASELA programmes and together they work to win new investment for the region from central government, the private sector and public partners.

The partnership began in June 2016 and signed a Memorandum of Understanding in January 2018. In October 2021 the seven councils agreed to form a Joint Committee. The [vision](#) South Essex – the place...

- To live
- To visit
- To work and do business.

ASELA is working towards a South Essex with:

- Excellent and contemporary digital infrastructure including 5G and connectivity making businesses want to invest in the area and start successful and productive enterprises.
- Improved connectivity and public transport, underpinned by investment in active travel projects which benefit people's health and wellbeing and could see major environmental benefits.
- Investment in green and blue infrastructure that supports parks and river walks, active use of environmental assets, biodiversity, health and wellbeing outcomes, promoting active and thriving communities.
- A current and future workforce with the skills to access productive and highly skilled jobs.
- A strategy to secure more commercial development from employers who can provide productive and well-paid employment, locally.
- Accelerated development of housing sites that deliver new quality homes, neighbourhoods and communities and enhanced amenity and place for all residents.
- Supported young people who are able to achieve their best and build their futures in South Essex.






Source: [References](#) [35] [36]



Overview of Housing Guidelines, Legislation and Policies

World Health Organisation

Housing and Health Guidelines

Topic	Recommendation	Strength of recommendation
 Crowding	Strategies should be developed and implemented to prevent and reduce household crowding.	Strong
 Indoor cold and insulation	Indoor housing temperatures should be high enough to protect residents from the harmful health effects of cold. For countries with temperate or colder climates, 18 °C has been proposed as a safe and well-balanced indoor temperature to protect the health of general populations during cold seasons. In climate zones with a cold season, efficient and safe thermal insulation should be installed in new housing and retrofitted in existing housing.	Strong Conditional
 Indoor heat	In populations exposed to high ambient temperatures, strategies to protect populations from excess indoor heat should be developed and implemented.	Conditional
 Home safety and injuries	Housing should be equipped with safety devices (such as smoke and carbon monoxide alarms, stair gates and window guards) and measures should be taken to reduce hazards that lead to unintentional injuries.	Strong
 Accessibility	Based on the current and projected national prevalence of populations with functional impairments and taking into account trends of ageing, an adequate proportion of the housing stock should be accessible to people with functional impairments.	Strong

Housing is becoming increasingly important to health due to demographic and climate changes. The world's urban population is expected to double by 2050 and will require housing solutions.

Source: [References](#) [37] [38] [39]

UK Government









The Housing Act 2004 (The Act) - A local housing authority must keep the housing conditions in their area under review with a view to identifying any action that may need to be taken by them. If a local housing authority consider that it would be appropriate for any residential premises in their district to be inspected with a view to determining whether any hazard exists on those premises, the authority must arrange for such an inspection to be carried out.

The Act changes the way local authorities will assess housing conditions. They will now look at the condition of properties using a risk assessment approach called the Housing Health and Safety Rating System (HHSRS). The

HHSRS is applied to any form of dwelling whether it is self-contained or not, in a large building or not. The local authority officer only has to examine the dwelling and the parts and areas, shared or not, which form part of that dwelling.

Regulator

Social Housing Sector Risk Profile

	Strategic direction: Boards must set a clear strategic direction and priorities for their organisations.		Macroeconomic risk and viability: The economic environment remains particularly uncertain, with the risk of further downside shocks.
	New supply and development: Providers play a key role in delivering much needed new homes and also invest in the development of homes for market sale		Stock decency and safety: Failing to maintain adequate investment in existing stock can have significant consequences for tenants.
	Service delivery and accountability: Consumer regulation casework highlights effective engagement with tenants and holding their landlord to account.		Reputation: High profile instances of stock decency problems and service delivery and complaint handling failings have damaged the sector's reputation

Click this box to view detailed supporting analysis relating to "Housing Guidelines, Legislation and Policies"

Southend Policies - Homelessness

The council has a legal duty to offer support to all eligible applicants who are homeless or threatened with homelessness within 56 days. To be eligible, they must normally live in the UK long-term and not be subject to immigration control.

People should contact the council as soon as they are threatened with homelessness. This gives the council more time to save the existing living arrangement or to support people to find a new property.

The council will discuss the housing situation, the person's finances and any other issues that are affecting their housing (e.g. medical issues). They will then agree with a personal housing plan. The plan sets out the steps that the person and the council must take to stop them becoming homeless or, if they have already lost their home, to find housing.

People could be asked to:

- look for an affordable private tenancy
- apply to the Homeseekers' Register
- provide evidence of their situation
- apply for benefits
- seek debt advice
- take part in mediation



Southend Policies - Planning

The [National Planning Policy Framework](#) sets out the Government's planning policies for England and how these should be applied¹. It provides a framework within which locally-prepared plans for housing and other development can be produced.

Planning Practice Guidance can be found at the following [link](#). Planning Practice Guidance provides detailed advice to Local Planning Authorities on assessing housing requirements within their area.

The current planning policy for housing provision, including affordable requirements, is set out in the documents below.

These will be revised as part of the [Local Plan Review](#):

- [Core Strategy \(2007\) Policy CP8](#)
- [Development Management Policies \(2015\) Policy DM7 \(see also policy DM8 and 9\)](#)
- [Southend Central Area Action Plan \(AAP\) 2018 \(Section 4:4\)](#)

If people are threatened with homelessness within 56 days, the council will agree a duty to support them to try to prevent them from becoming homeless (the prevention duty).

If people are homeless when they approach the council, or later become homeless, they will agree a duty to work with them for at least 56 days to try to relieve their homelessness (the relief duty).

If at the end of the 56 day relief duty, the person is still homeless, the application will progress to the main duty stage. The council will have been carrying out enquiries to see if as well as being homeless and eligible for help, the person meets three other criteria.

These are:

- priority need for housing - households are considered to be in priority need for housing if they contain dependent children under 18, a pregnant woman or someone who is significantly vulnerable, or if they have become homeless through their property becoming uninhabitable due to a fire or flood
- unintentionally homeless - councils can only agree the full housing duty to applicants who have not become homeless through their own actions or failure to act. For example, if you have been evicted for harassing your neighbours or not paying your rent, it is likely that we will not be able to agree the full housing duty
- local connection - You can gain a local connection to Southend due to the length of time you have lived here, having close family in the borough or working here. If people meet all the criteria, the council will agree the full housing duty to them. This means the council will have a duty to provide them with temporary housing until such time as they are able to get a suitable, long-term home. If people refuse a suitable housing offer, the council's duty to you will end.

On the move

[On The Move](#) is Southend-on-Sea City Council's Choice Based Lettings scheme.

On the Move aims to ensure that all people who qualify for entry onto the Home-seekers' Register are able to exercise choice in deciding where they wish to live.

Available social homes in the City will be advertised through this website, and qualifying applicants can bid for the properties they would like to live in. Some properties will be owned by the Council, and others will be owned by a Housing Association, or Registered Provider.

Source: [References](#) [40] [41] [42]



Click this box to view detailed supporting analysis relating to "Housing Guidelines, Legislation and Policies"



Local Services, Assets and Interventions

Housing and Health JSNA

Local Services, Assets and Interventions

Livewell Southend is a self-serve website administered by Southend City Council. Its aim is to provide community information on many things including local services, healthy living and mental health support. It is continuously maintained and regularly updated.

The following provides links to sub sections of the “Adults” directory on Livewell Southend. Although the directory provides information about getting around and things for adults to do, the following sub sections have a specific relevance to Housing and Health.

Sub Section of Adults Directory and connected relevant pages	Description	Link
Housing	This page has information about (a) where you can live; (b) what choices there are for vulnerable adults and (c) what support is available for those at risk of homelessness	View
Safety in the Home	Provides signposting links to services who offer support relating to fires, falls and Crime	View
Sheltered housing	Information about South Essex Homes manages and maintains 20 sheltered housing schemes on behalf of Southend-on-Sea City Council.	View
Health	On this page you will find details of local health-related services such as (a) NHS Choices; (b) local services and (c) social and support groups	View
NHS Mental Health Checks	Contact details to enquire about this MOT for people. Once every five years, it measures your circulatory and vascular health and looks for other high-risk factors	View
Mental Health	Page contains links to various partners such as Samaritans who, among others, offers support services for Mental health related issues	View
Ways to Control your anger	Information and signposting relating to controlling anger. Includes understanding anger, how to keep it at bay and available online courses	View
Staying Safe	You will find (a) information to help when you need some extra support in a relationship; (b) information to help you feel safe and happy at home and (c) local support services	View
Domestic Abuse	Details support service for residents who are experiencing domestic abuse	View
Adaptations and Equipment	Information on (a) home adaptations; (b) equipment for daily living and (c) disabled facilities grant	View
Finances	You will find advice and guidance as well as local services that can support you with (a) personal finances; (b) handling debts and (c) paying for your care	View
Cost of Living	For people who are worried about rising costs and may be struggling this page contains a summary of services which may be able to help you during this difficult time.	View
Benefits Advise	Contains signposting to places offering information on available benefits	View
Learning, Working, Volunteering	Details of (a) education centres; (b) colleges; (c) training; (d) employment advise and (e) businesses looking for a volunteer	View
Caring for someone	Services available to those who are caring for someone, especially if unpaid	View
Informal Carers	Page providing information related to (a) informal carers; (b) young carers; (c) carers assessment and (d) finance and benefits	View

A blue-tinted photograph of a building under construction. The building is partially covered in scaffolding, which is made of wooden poles and metal brackets. The scaffolding is dense and covers most of the building's facade. The building itself appears to be made of brick or concrete blocks. In the background, other buildings and a clear sky are visible.

Find Out More

Housing and Health JSNA

Find Out More

Data and analysis within the [statistics section](#) of this JSNA summary, has been underpinned by a collection of online documents. Each of these documents, presented in a story format, has been produced to provide more detailed analysis on each main chapter featured in this JSNA and includes maps, charts and visual presentations throughout.

Links to the online documents, hosted on [SmartSouthend](#), can be found listed below and also within the footer of each slide in the statistics section.

Demographics	View
Housing Market (Private and Social)	View
Affordability	View
Warm and Safe	View
Residence Occupation Factors	View
Environmental Factors	View
Homelessness	View
Planning, Budget, Sustainable Development and Circular Economy	View
Overview of Housing guidance, legislation and policies	View



References

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References

	Chapter (if applicable)	Theme	Source	Link
[1]	Population	Demographics	ONS Census 2021	Census 2021: Population
[2]	Deprivation		Gov.uk	English indices of deprivation 2019
[3]	Household Composition		ONS Census 2021 via Nomis	RM135 - Tenure by household composition Tenure Owned or Rented
[4]			ONS Census 2021 via Nomis	RM057 - Household composition by age Single Family Households
[5]	Health		ONS Census 2021 via Nomis	RM046 - General health by tenure by age Health Status by Tenure
[6]	Employment		ONS Census 2021 via Nomis	RM140 - Tenure by occupation - Household Reference Persons Occupations
[7]	Dwelling Counts	Housing Market (Private and Social)	a) ONS b) ONS c) Gov.uk	a) Number of dwellings by housing characteristics in England and Wales b) Household estimates by Tenure c) Number of properties by Council Tax band
[8]	Social Housing Stocks		Gov.uk	Private Registered Provider Stock Table 115
[9]	Housing Waiting Lists		Gov.uk	Households on LA Housing Waiting Lists Table 600
[10]	Cost of Housing		ONS	Mean house prices by ward HPSSA dataset 38

	Chapter (if applicable)	Theme	Source	Link
[11]	House Prices / Rents and Earnings	Affordability	ONS	House price (existing dwellings) to workplace-based earnings ratio
[12]	Local Housing Allowance (LHA)		Gov.uk	Local Housing Allowance (LHA) rates applicable from April 2023 to March 2024
[13]	South Essex Needs		ONS; Land Registry; Turley	South Essex Housing Needs Assessment Table 6.1 and Table 6.3
[14]	Fuel Poverty		Fingertips	Fuel Poverty Indicator 93759
[15]	Under Occupancy / Overcrowding		a) ONS Census 2021 b) ONS Census 2021	a) Occupancy rating for bedrooms variable: Census 2021 b) Number of households in HMO by type of occupancy rating (bedrooms)
[16]	Energy Efficiency of Housing	Warm and Safe	Southend City Council	Retrofit and New Build Projects
[17]	Damp and Mould		a) Southend City Council b) Fingertips	a) Private sector Housing service requests relating to damp and mould b) Zero and one day emergency admissions for Pneumonia Indicator 93596
[18]	Disrepair		Southend City Council	Private sector Housing service requests relating to disrepair

	Chapter (if applicable)	Theme	Source	Link
[19]	Housing Adaptations	Residence Occupation Factors	a) Local Government Assoc. b) Southend City Council	a) Meeting the home adaptation needs of older people b) ---
[20]	Overcrowding		Southend City Council	Private sector Housing service requests relating to overcrowding
[21]	Accidents at Home		Hospital Episode Statistics	---
[22]	Stable and Appropriate Accommodation		Fingertips	Various indicators: 10601 ; 10602 ; 93126 ; 93131
[23]	Hoarding		a) NHS.uk b) Southend City Council	a) Hoarding disorder b) ---
[24]	Air Quality	Environmental Factors	a) Gov.uk b) Southend City Council c) London Southend Airport	a) Particulate matter (PM10/PM2.5) b) Air Quality c) London Southend Airport Annual Report 2021-22
[25]	Noise		a) London Southend Airport b) Southend City Council	a) London Southend Airport Annual Report 2021-22 b) ---
[26]	Flooding		a) Southend City Council b) Topographic-map.com	a) Southend-on-Sea 11th October 2013 Flood Investigation Report b) Southend-on-Sea topographic map

	Chapter (if applicable)	Theme	Source	Link
[27]	Healthcare for the Homeless	Homelessness	Southend Medical Centre and Dr Haroon Siddique	---
[28]	Rough Sleeping		Gov.uk	Rough sleeping snapshot in England autumn 2022
[29]	Households in Temporary Accommodation		Gov.uk	Tables on homelessness
[30]	Food Banks		Southend City Council	---
[31]	Domestic Abuse		Southend City Council	Domestic abuse strategy
[32]	National and Local trends		a) Fingertips b) Gov.uk	a) Households owed duty under Homelessness Reduction Act Indicator 93736 b) Tables on homelessness
[33]	Budget	Planning, Budget, Sustainable Development and Circular Economy	Southend City Council	Council approval meeting minutes
[34]	Circular Economy		Southend City Council	Council aims to promote 'circular economy'
[35]	Future Need		ONS; Land Registry; Turley	South Essex Housing Needs Assessment Table 9.1 and Table 9.2
[36]	Sustainable Development		SouthEssex.org.uk	South Essex 2050 (ASELA)

	Chapter (if applicable)	Theme	Source	Link
[37]	World Health Organisation (WHO)	Overview of Housing Guidelines, Legislation and Policies	WHO	WHO Housing and Health Guidelines Table 1
[38]	UK Government		Legislation.gov.uk	Housing Act 2004
[39]	Regulator		Regulator of Social Housing (Gov.uk)	Regulator of Social Housing Risk Profile 2022
[40]	Southend Policies - Homelessness		Southend City Council	Making a homeless application
[41]	Southend Policies - Planning		a) Department for Levelling Up, Housing and Communities (Gov.uk) b) Gov.uk	a) National Planning Policy Framework b) Planning Practice Guidance
[42]	On the Move		Southend on the Move	On the Move

Appendices

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Appendices

Appendix 1: Benchmarks and Neighbours

Benchmarking

The primary means of establishing how we are performing in a certain measure is to compare us against the England average, the benchmark. This is often represented by colour codes.

Red / Amber / Green indicators show where we are Worse than, Similar to, or Better than, the benchmark.

Blue / Orange / Blue indicators indicate where we are Higher than, Similar to, or Lower than, the benchmark, with no implication as to whether high or low numbers are preferable.

Neighbour comparison

In addition to comparing ourselves to the England benchmark, we also show where we sit in our 'CIPFA neighbour group' - a group of local authorities who share similar characteristics in terms of population and economic factors, as calculated by the Chartered Institute of Public Finance and Accountancy (CIPFA).

[Click here to download the UKHSA \(formerly PHE\) guide, explaining the use of CIPFA neighbour groups.](#)

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- Growth and Housing

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