New homes in Hawkwell

OVER 60 affordable and shared ownership properties have been launched in Hawkwell by Essex housing association, CHP.

Built on a former paddock and Christmas tree farm, the properties are the first homes in Hawkwell for the company and were officially launched by CHP Chair, Ursula Heelis, and the Chairman of Rochford District Council, Councillor Heather Glynn.

The properties in Christmas Tree Crescent, Primrose Place and Badgers Walk, comprise of seven two-bedroom, 38 three-bedroom and five four-bedroom homes for affordable rent as well as nine three-bedroom and three two-bedroom homes for shared ownership.

The development also features three purpose built wheelchair accessible properties which were specified by Rochford District Council during the planning process.

Working with David Wilson / Barratt Homes and Hawkwell Parish Council, all of the homes have been built to meet the Government’s Code for Sustainable Homes, Lifetime Homes and Secure by Design standards.

The development is also located two miles from the local leisure centre and school as well as a bus and a train station.
Circle Tenants transfer to Estuary Housing Association

Estuary Housing Association is delighted to welcome 58 new tenants and leaseholders following a recent stock transfer from Circle Housing. Following a competitive tender and consultation with residents, Estuary Housing Association was selected as the preferred stock transfer partner for these homes situated in Southend-on-Sea, Castle Point, Rochford and Thurrock.

“We are delighted to have been chosen to be the new Landlord for these homes. As we already manage over 2000 homes across these Boroughs we are well placed to offer a responsive local service and we look forward to working with our new tenants and leaseholders in the future.” Ian Martin, Executive Director of Operations.

South Essex SHMA 2015 update

Turley and Edge Analytics were appointed in January 2015 to objectively assess how much housing is needed across the five TGSE authorities and a draft final report was submitted to local authorities in November. The final report is likely to be published early in the New Year.

Specialist modelling has been undertaken to assess how the population of TGSE may change in future years, and the draft report identifies the number of households which are likely to form over the period to 2037. This draws on both historic trends and future projections, and also considers how much growth in labour force would be required to support forecast economic growth and job creation across the area.

A calculation of affordable housing need is also presented in the report and is broken down by size and type. It suggests how different housing products can play a role in meeting affordable need.

Stakeholders were given an introduction to the project and its initial findings at a stakeholder workshop event in March 2015. A further workshop took place in September to test the modelling and key outcomes from the study. A summary of both workshops in terms of responses and comments will be provided in the final report.

The findings of the SHMA represent an important part of the evidence base for setting housing targets in the area. The findings of both workshops are likely to be published early in the New Year.

To find out more about the SHMA Review please contact Alastair Pollock, the Strategy Coordinator at: apollock@castlepoint.gov.uk

Rochford Housing announces new Board member

Rochford Housing Association is delighted to announce that Edward Hardwick has been elected to its Board following an independent resident ballot held in August.

Edward joined Rochford Housing Association’s Board of Management, and working with staff, will help the Association to deliver the standards and agreements made to residents when their homes were transferred from Rochford District Council in 2007.

The role will bring a resident’s perspective to the leadership of the organisation, dealing with issues ranging from policies to finance.

Prior to retirement, Edward was a trouble shooter for London Transport, as well as a union representative for the organisation’s staff members.

He currently lives in Rochford Housing’s sheltered accommodation and commented: “I feel I have the right experience and knowledge to make a difference as a tenant board member. Living in sheltered accommodation has given me a great insight into the needs of the sheltered residents”.

Staircasing success - case study

Born and raised in Basildon, Darren Porter felt a strong connection to the area and, back in 2006, started looking for a property so he could settle there. Even then, there was very little on the market he could afford. Darren opted for shared ownership, buying a 70% share of a two bedroom house located just one mile from where he works. Not only did this get Darren a foot on the property ladder, it also provided him with secure accommodation in a house that he grew to love, and one that he could call his own.

More recently, he decided to buy the remaining 30% from housing association, Moat, through a process known as “staircasing”. He now owns the property outright. When Darren was a shared owner, he paid rent to Moat on the 30%. Now that he has staircased to 100%, he no longer pays rent and the freehold of the house transferred from Moat to him.

Estuary Housing Association is delighted to be a sponsor of the London & Essex 2015 - Young People of the Year known as the ‘YOPEY’ Campaign.

The campaign is to give young people a fairer image in the media - and society as a whole - by ‘revealing, recognising and rewarding’ young unsung heroes and setting them up as positive role models for other young people to copy. YOPEY receives support from public services and together YOPEY is building a better society.
Salisbury Avenue, Southend

Salisbury Avenue, Southend-on-Sea, built on the former Sunlight Laundry site is a new build development consisting of 27 homes for rent and shared ownership, funded by the Homes and Communities Agency and Estuary Housing Association. Total scheme cost is £6,397,508 which is supported by a £675,000 grant from the Homes and Communities Agency and funding from Estuary’s Recycled Capital Grant Funding and private finance. The scheme which comprises 8 units for shared ownership and further 19 units for rent provides a range of 2 bed flats and 2 and 3 bed houses and was developed by Randall Watts, a local house builder. Estuary Housing Association will take hand-over of the new properties in the New Year.

First new homes by Sempra

Sempra Homes, Basildon Council’s Wholly Owned Housing Company, has completed its first new homes. Lincewood Court in Laindon comprises of four high specification 2 bedroom flats and one 1 bedroom flat which have been developed for open market rent. The properties form part of the regeneration of the Laindon Triangle Shops following a devastating fire in 2013. The development will also include six commercial units and provision for car parking. Lincewood Court is being marketed by Hera and the first new tenants moved into the development in November.

Lincewood Court was developed in partnership with Diamond Build. As well as providing five new homes for Basildon, Diamond Build were able to offer an apprentice the opportunity of employment on the scheme whilst developing new skills in the construction industry.

Launched in January 2015, Sempra Homes provides high quality, sustainable homes for Basildon residents at both Open Market and Affordable Rent. It will increase the diversity of the local housing market while maintaining levels of affordable housing stock in the Borough and offer opportunities for apprenticeships. Sempra Homes aims to complete 100 mixed tenure homes by 2017.

Regenerating homes, keeping communities together!

The regeneration of the Craylands Estate in Basildon is a long term project with Swan Housing Association, Basildon Council and The Homes and Communities Agency working in partnership. As the latest phase of new homes were occupied, three families who have lived as neighbours on Craylands for 27 years were delighted to find they are still neighbours in the regenerated estate, now known as Beechwood Village.

After the announcement that their homes would be demolished, the neighbours asked if they could be kept together when they moved into their new homes. In March this year they were delighted to discover that they had been allocated properties that are next door to each other by Basildon Council’s allocations team.

One of the neighbours Mrs. H said “My new home has exceeded my expectations and having the same neighbours has made my move so much easier”. They all agreed that they are looking forward to living in the regenerated estate and to continuing being neighbours for many years to come.

Sandra Fawcett, Swan’s Executive Director - Operations commented “We are delighted to welcome the newest residents to Beechwood Village and pleased that these important community links have been maintained through the move”.

The Leader of Basildon Council, Phil Turner, said: “We are working to redevelop our estates to meet the changing needs of residents. The work is key to our ambitions to transform our borough and create a great living environment for local people”.

The regeneration of Craylands will deliver around 970 new homes over a phased regeneration of the site. These latest homes bring the total of homes delivered so far on Beechwood Village to 350.

Moat at Vivo

Moat has been working with Bellway and Basildon Council to develop 21 one and two bedroom shared ownership apartments at Vivo in Wickford, Basildon. The scheme, which joins Moat’s other developments in Basildon at Markhams Chase and Station Avenue, is being marketed for people living in Basildon and neighbouring local authorities. It provides good access links to central London, and boasts great design, including patios to the ground floor apartments and balconies to all other floors. Those who reserved their homes first have already moved in, just in time for Christmas.
Conference 2015

On Monday 23 November 2015, 85 delegates from the public, private and community / voluntary sector attended the annual Thames Gateway South Essex Housing Conference at the Wat Tyler Centre, Basildon. Cllr Anthony Hedley - Cabinet Member for Housing and Community Safety at Basildon Council opened the conference by describing how Basildon Council has been championing regeneration for many years, including the design and build of new homes as well as estates renewal.

To support this vibrant growth, the Cllr continued to say that we need an active and skilled building sector to deliver high quality private and affordable homes especially for older people. He also referred to their flagship project at Craylands regeneration which is delivering nearly 1000 high quality newly built homes by 2020 (see page 5).

The morning session focused on housing growth and began with a key-note presentation from Terry Fuller from the HCA on national policy including changes being implemented from the budget and through the Housing Bill, current and future affordable homes programmes, and implications for housing growth in South Essex.

This was followed by a look at how planning and then place-making can contribute positively to housing growth. Basildon Council, Estuary Housing Association and Bellway Homes then spoke about how they are stepping up to the plate to deliver housing growth, which culminated in a lively panel discussion. After the lunch break, there were two important sessions on how to skill the house building workforce and planning for the needs of an aging population.

The Conference concluded with a key note speech from Alistair McIntosh from HQN on how public and private sector partners are responding to the challenge so far with some tips for going forward. The conference was chaired by Andrew Fiske, Chair of the TGSE Housing Group from Southend-on-Sea Council.

Sponsors
Barratt & David Wilson Homes

Barratt and David Wilson Homes (Eastern Counties) builds homes throughout Essex, Cambridgeshire, Norfolk and Suffolk. They provide affordable housing at each development and they are currently building 290 affordable homes across Essex. They have forged relationships with a number of providers throughout the county at Gloucester Gate in Basildon, Ashcroft Place in Thundersley, Clements Gate in Hawkwell, Maple Park in Stanford-le-Hope, Evolve in Thurrock and Barley Meadows in Southminster.

David Girling, Partnerships Manager for Barratt Homes Eastern Counties, said: “We were very pleased to support the TGSE Housing Conference this year as we know Essex is an area which has great potential for further growth and regeneration. With our successful track record in delivering new build schemes to high sustainable standards, we are keen to build long term partnerships with the local authorities in the region”.

For further information please visit www.barratthomes.co.uk or call 0844 8114888.
Youngsters make their mark in Rochford

Imaginative youngsters in Rochford have been showcasing their artistic and photography skills, thanks to a £2,200 funding boost from Rochford Housing Association.

Two creative workshops have captured the imagination of young residents in Rochford culminating in a graffiti masterpiece and photography exhibition.

Watch This Space, delivered by local community organisation Estuary Fringe saw ten young people transform a piece of wall in Rochford Garden Way into a themed graffiti mural.

Children aged 8 to 12 also took part in Through Our Eyes, led by Hayley Elizabeth Photography. The children learnt camera skills before they went out into the neighbourhood to capture unique images.

Both projects have encouraged the participants to make a positive contribution to their local neighbourhood, as well as supporting them to take the lead on a community-led initiative.

These projects were funded by Rochford Housing, supporting projects which benefit residents and their communities.

For further information, please contact:
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