



# newsletter

NEWS FROM THE THAMES GATEWAY SOUTH ESSEX STRATEGIC HOUSING GROUP

SUMMER 2010

## SHMA Update Report

Following the publication of the TGSE Strategic Housing Market Assessment (SHMA), an update report has now been produced by GVA Grimley highlighting key changes due to the housing downturn.

The review includes an analysis of recent market performance, demographic change and emerging themes. Early findings were discussed at the recent TGSE Housing Conference on 22 January 2010.

The key recommendation is that the sustained long term objective should remain, as before, focusing on the continued enhancement of housing choice, quality and mix in the TGSE sub region.

The TGSE partners should continue to progress key interventions and projects aimed at supporting the above goal. Key areas for action as evidenced in the original SHMA and the Update Report are facilitating housing development to meet the anticipated rise in overall housing requirement. This should be done by

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## New future for Craylands



### Local apprentices at work on Phase 1 of Craylands

This exciting development is being led by the Home & Communities Agency (HCA) in partnership with Basildon Council and Swan Housing as the Developers. Despite delays due to the economic climate and complexities of the Project, Phase 1 is now well underway on the former Fryerns School site with construction by Higgins, as the appointed Contractor of new affordable rented, shared ownership and private sale homes.

The site consists of the

former Fryerns School and the Craylands Estate which has 968 properties and is home to more than 2,400 people. The long-term regeneration of this 1960's poorly designed estate will be developed in 4 Phases over 10 years and will see 610 properties (maisonette blocks and houses) demolished, 344 retained and 1,310 new homes built.

A Neighbourhood Centre and retail shops will also be built. It is the biggest regeneration project in the

East of England. Following consultation with residents the new development has been named 'Beechwood Village'.

Rab Fallon, Head of Housing Strategy and Client Services at Basildon District Council, said that this was a wonderful example of partnership working in difficult times.

Beechwood Village is on target for the first of the homes to complete in June. The scheme incorporates

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## Craylands future

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modern building techniques that will enable the homes to reach Code for Sustainable Homes Level 3 standard.

An innovative Estate Management Strategy is proposed for the community to manage the new estate and a full community development programme will ensure and support a sustainable community.

A Local Training and Employment Strategy is in place and aims to maximise job opportunities for residents of the Basildon District and in particular the Craylands Estate and promote opportunities for local business providers. It will deliver, with Swan and the Council (through the Contractor, Higgins), a comprehensive training and employment programme throughout the duration of the development with measurable and enforceable milestones.

Martin Thompson, a Craylands resident and Nathan Walker from nearby Pitsea, (pictured on front page) have recently started work with Higgins as trainee project management and electrical apprentices. Prospect College who are a Local training and skills provider are facilitating the construction skills training.

For further information please contact: Jon Carpenter at Swan Housing on 01277 844728 / jcarpenter@swan.org.uk or Gwenda Ward at Basildon District Council on 01268 294046 / gwenda.ward@basildon.gov.uk

## SHMA update

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adopting a comprehensive approach to managing housing supply, particularly in relation to affordable housing. Maximising the affective use of policy tools. Also raising the profile of intermediate housing and reviewing eligibility.

If you would like a copy of the Update Report, please contact the TGSE Strategy Coordinator, Alastair Pollock on 01268 294327.

## New bridge connects communities

Local dignitaries, community representatives and school children joined together to celebrate the opening of the new Veolia Mardyke Bridge by the Mayor of Thurrock, Cllr. Maureen Pearce on 12 March 2010. The bridge provides a direct pedestrian and cycle link from the Garrison Estate in Purfleet to the neighbouring RSPB Rainham Marshes.

A group of 10 year six pupils from Stifford Primary School took part in the ceremony, together with members of Gateway Cycling Club, riding across the bridge following the ribbon cutting ceremony. The 21 ton bridge over the River Mardyke forms part of the Thames Riverside Path and National Cycle Path, which runs from London to Southend. The project is led by sustainable transport charity, Sustrans, with local and strategic partners. The bridge is also a key project in the "South Essex Way",



a cycle/pedestrian route linking the River Thames along the Mardyke to Davy Down, and beyond.

Following the feasibility study funded by the Thurrock Thames Gateway Development Corporation, the Veolia ES Cleanaway Mardyke Trust generously provided £259,000 for the new bridge in partnership with £180,000 Parklands

funding through the Homes and Communities Agency (HCA).

Thurrock Council will take responsibility for long term maintenance of the bridge and surrounding area.

In the background can be seen the specially commissioned Sun Arch sculpture, also funded by the TTGDC as part of the project.

## Demand for HomeBuy remains strong

In the last year Moat has been working hard to ensure that we continue to deliver the best possible HomeBuy Agency service across the Thames Gateway. We demonstrated our outstanding service levels late last year, when Moat's sales, marketing and new business team were the proud winners in the "Excellence in Customer Care" category at the Affordable Home Ownership awards. To maintain this high level of customer service, we have been developing the new local HomeBuy Agency website, [www.homebuyoptions.co.uk](http://www.homebuyoptions.co.uk).

Despite a challenging year due to the difficult financial environment, demand for the various HomeBuy options available remains strong.

HomeBuy Direct, the new face of shared equity, is going from strength to strength. New homes are



available in Basildon and Thurrock with a 70% share starting at £115,000 and with no interest to pay on the unowned 30% for the first five years.

Interest in other HomeBuy options also remains strong with shares available from

as little as 25% through New Build HomeBuy in Basildon, Southend on Sea and Thurrock. New Build HomeBuy allows buyers to pay a deposit only on the purchased share and a low rent on the remaining unowned share.

## Estuary supports Mortgage Rescue

Estuary Housing Association has become one of the RSL's to support Moat Homes Limited who are the lead provider of the Mortgage to Rent option, under the Government's Mortgage Rescue scheme.

Estuary will be working with Moat to deliver the scheme in Castle Point, Thurrock, Basildon, Rochford, Southend, Colchester, and Maldon areas.

Estuary is currently assisting three families in Castle Point under this scheme, with further referrals coming through.

For further information please contact Debbie Collins, Head of Development at Estuary Housing Association on 01702 445239.

### Other options include:

- Resales
- New Build Discounted Rent
- Rent to HomeBuy
- Social HomeBuy
- Armed Forces Home Ownership Scheme (AFHOS)

### Where do I go for further advice?

For more information on all the schemes you can visit [www.homebuyoptions.co.uk](http://www.homebuyoptions.co.uk) or please contact Moat's HomeBuy services team on 0845 359 6161 or at [marketing@moat.co.uk](mailto:marketing@moat.co.uk)

### Moat celebrates 'excellence in customer care' Affordable Home Ownership Awards!



Above: Moat's sales and marketing team celebrating their success in the Affordable Home Ownership Awards. Moat's corporate communications and media officer, Hilary Castle, director of sales and marketing, Marilyn DiCara and sales and marketing manager, Claire Thomas collecting the award from Channel 4's Sarah Beeny.

# Housing schemes in the sub region



## ^ Pitsea Town Centre ^ Basildon

Work has begun on a £14million development in Pitsea Town Centre. The Genesis Group started work on the Station Lane scheme in spring 2010, which will bring in a mix of homes and new, modern retail.

The project is in line with the Pitsea master plan and has been dubbed as a real 'vote of confidence' in Pitsea, and the Council's plans for the regeneration of the area.

The development includes two blocks of apartments that will provide 121 flats, five shops totalling 500 sqm and parking for 126 cars and 109 bicycles. The site on the south side of the town centre is currently derelict land.

Central to the plans is an improved link between the large Tesco Extra store and the rest of the town centre. This includes an improved street layout so that Pitsea Town Centre is no longer divided between the Tesco store and everything else.

For further information please contact Alex Ellis at Basildon Council, Marketing and Communications on 01268 294415 or email [alex.ellis@basildon.gov.uk](mailto:alex.ellis@basildon.gov.uk)



## ^ Willow Court ^ Wickford

Family Mosaic and Hill Partnership are due to start on site at Willow Court, Wickford, Basildon and deliver 30 homes including 19 units for affordable rent. Funding has been secured from the Homes and Communities Agency.

Design elements include the incorporation of Georgian style design with rebated windows and Dutch Gables to the affordable rented housing. Basildon Planning Committee views this as an exemplar design and a scheme that will set the standard for future developments.

For more information visit [www.familymosaicsales.co.uk](http://www.familymosaicsales.co.uk) or call 020 7089 1315.

## ▼▼ Ken Start House Rochford



Rochford District Council and Springboard Housing Association have worked in partnership on a unique project to build a supported housing scheme for people with learning difficulties.

Ken Start House is located in the heart of Rochford and opened in December 2009. It provides 14 self contained flats, a communal lounge, gardens and parking facilities. Each flat has been designed to maximise the quality of life for its residents helping them fulfill their own potential.

Ken Start House was named after Springboard's former Chief Executive who pioneered the project from the start. At the celebratory opening, he said "This is all about people, about making lives change for the better. It's a wonderful scheme and I look forward to seeing everyone move in."

Springboard's current Chief Executive Neil Hadden hailed the scheme as an example of partnership working between the two organisations. During the ceremony he said the project finished "on time and on budget enabling us to take nominations far earlier than expected. I hope everyone who lives here enjoys their new home and the independence it will offer them".

Ken Start House was funded by a £915,000 grant from the Homes and Communities Agency; it was designed by E&M Design and built by Allenbuild Limited.

## Arisdale Avenue >> Thurrock

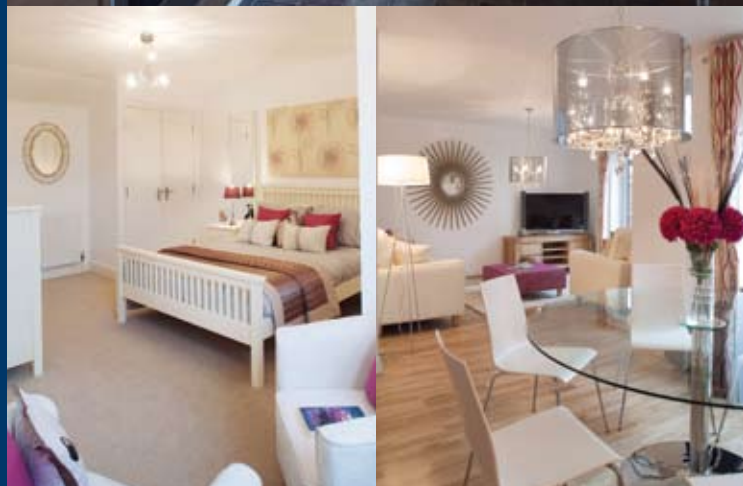
Estuary received Preferred Partner status with the HCA in 2008 and Arisdale Avenue is the first scheme to be completed under Estuary's own programme. The scheme is located on a former factory site in South Ockendon in Thurrock. The whole of the area is part of Aveley and South Ockendon Master Plan within Thurrock Thames Gateway Development Corporation's wider regeneration programme, to provide residential housing in the area of some 700 properties. Estuary's scheme at Arisdale is the first phase of part of that regeneration programme.

This first development has been named Pilgrim Heights to reflect South Ockendon's vibrant history, which included Pilgrim Fathers from the area sailing the Mayflower to the New World.

Pilgrim Heights will be handed over in two phases comprising 80 properties of general needs, market rent, outright sale and New Build HomeBuy. The first phase of 14 properties are to be handed over in April and the second phase will be completed in August 2010.

An open day was organised in February and a further one is due in the spring. A drop in session, arranged by Moat Housing to promote New Build Homebuy, took place in March at Thurrock's Civic Centre, which was very successful and generated a number of enquiries in relation to the New Build HomeBuy units to be handed over in August 2010.

For further information please contact Estuary Housing's sales line on 0845 272 8727.



## Funding for New Build programme

73 local councils in England will have access to over £230m of funding under Round 2 of the Local Authority New Build Programme. The funding, made up of a £122.6m grant from the HCA and matched by a similar figure of borrowing by the local authorities, will see over 1,900 new council homes built, many of which will be larger family-sized homes.



The 1,900 new homes will be built on 164 different sites, many of which are disused such as former garages, helping to remove the blight of dereliction from communities.

In South Essex, there were two successful bids in Basildon and Thurrock. In Thurrock, ambitious plans for Project Enterprise will see 16 one- and two-bedroom flats on a derelict garage site in Oxwich Close, Corringham, built at an estimated cost of approximately £2.4 million - over £1 million of which comes from the Government.

## £63m green light for Sadlers Farm

A vital scheme to tackle congestion, improve journey time reliability, reduce accidents and help regenerate South Essex was given the go-ahead by Transport Minister Sadiq Khan. The Department for Transport has awarded Essex County Council £63.5m to deliver a major upgrade to the Sadlers Farm Junction and the key A13/A130 strategic routes which serve the Thames Gateway South Essex (TGSE) growth area.

To relieve the current bottleneck, a new link road will be built from the A13 (London) to the A130 (Chelmsford), removing a third of vehicles a day from the junction. Capacity will be increased on the A13 and A130 through widening the roads from the junction to Pitsea Flyover and Rayleigh Spur Roundabout. There will also be improvements to the junction itself and side roads.

The increased capacity will also help facilitate the delivery of the housing and job growth envisaged through the Sustainable Communities Plan for Thames Gateway South Essex.

The £63.5m scheme is being funded by the Department for Transport. Construction is due to commence in April 2010 and the scheme is forecast to be completed in March 2012.



### TGSE Urban Design Course 2010

**Our popular urban design course is running again in 2010!**

**Last year we had 25 satisfied participants from housing and planning backgrounds**

Comments from last year's course...

*"I felt I gained a greater understanding of urban design which will enhance my awareness of creating quality built environments"*

*"I am now able to approach designers and developers with confidence, and give my opinion on the design of schemes"*

*"I have better skills to approach design pre-application discussions in a positive and pro-active way; I am a lot more aware of and know how to use design guidance"*

- Learn about urban design, Building for Life assessment, development and sustainability issues.
- Taught by practitioners that have set the agenda and delivered award winning schemes.
- When: Autumn 2010, seven sessions followed by working lunch.
- Where: Basildon Centre with visits to award winning schemes such as Upton or Newhall.
- Cost: £375 pp.
- Further info: Alastair Pollock - TGSE Strategy Co-ordinator, Basildon District Council, Tel: 01268 294327, [alastair.pollock@basildon.gov.uk](mailto:alastair.pollock@basildon.gov.uk)

Supported by the Thames Gateway South Essex Housing Group

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 Castle Point Council
 Rochford Council
 Saffron Walden Council
 Thurrock Council
 Tipton & Little Wymondley Council
 Westminster City Council



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Westminster City Council and partner RLLs

## TGSE Conference at Wat Tyler



On Friday 22 January 2010, over 100 partners from the Public, Private and Community / Voluntary Sector attended a Thames Gateway South Essex Housing Conference at Wat Tyler Centre in Pitsea. The Centre and Park represents a £10m regeneration project enhancing the sense of “place” in the Thames Gateway South Essex making it more attractive for people to come and live, work and visit.

Cllr Tony Ball, Leader of Basildon District Council, opened the Conference. Key speakers included Naisha Polaine from the Homes and Communities Agency and Rab Fallon representing the Housing Officer Group.

Partners looked at ways they could contribute to realising the objectives and priorities of the TGSE Housing Strategy and a key theme was leading on the housing recovery.

Headline data on current market conditions and issues concerning housing

viability were discussed and ideas were put forward to assist the housing recovery based on two informative presentations from GVA Grimley and Tribal.

The Conference re-enforced the integral role of housing / planning and regeneration in the creation of sustainable and successful places in the TGSE sub region.



## All change for the HRA

Central government recently opened its consultation with councils on a far reaching new deal giving them the freedom to fund and run their council homes, without central Government subsidy.

This includes plans to dismantle the current (HRA subsidy) system of funding council housing in 177 local authority areas.

Under the plans, the existing £25 billion local authority debt will be redistributed among all councils in the subsidy system. In return councils would be able to keep their future housing revenue account surpluses and self-fund their council housing.

The deal will release at least ten per cent more money in every council for maintaining and managing their homes. And it will create the funding capacity to build over 10,000 new council homes a year.



Did you know?



Basildon was listed by Shelter as one of the top 15 best performing local authorities in the East of England Region for delivering affordable housing.

## TGSE Warm & Healthy Homes Partnership



The TGSE Warm & Healthy Homes Partnership (pictured above), has won a regional NEA (National Energy Action) Footprint Award recognising excellence in tackling fuel poverty and reducing carbon.

The scheme offers a range of measures to residents to help improve their homes, including healthy home loans, energy grants, and

other discounted offers.

Already the partnership has helped over 2200 residents and 930 homes have been lifted out of fuel poverty due to the work of the partnership which is comprised of five local

authorities: Basildon, Castle Point, Rochford, Southend-on-Sea, and Thurrock.

Free phone 0800 980 6022 to find out more or go to [www.healthywarmhome.org.uk](http://www.healthywarmhome.org.uk)

The TGSE Housing Group forms a sub group of the wider Thames Gateway South Essex Partnership and is represented by housing strategy and development partners from the following organisations:

- Basildon District Council
- Castle Point Borough Council
- Rochford District Council
- Southend-on-Sea Borough Council
- Thurrock Borough Council
- Estuary HA Ltd
- Family Mosaic
- Moat Housing Group
- Swan Housing Group

A wider group of RSL's meet quarterly through a Forum and include the five representatives above and the following additional organisations:

Chelmer Housing Group, East Thames Group, Flagship Housing, Gallions HA, Guinness Trust, London and Quadrant, Sanctuary Group and Southern Housing Group.

For further information, please contact:

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## Thames Gateway South Essex

