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Moat Housing Group

Dataspring Market Intelligence Report
for the
Thames Gateway-South Essex Sub-Region



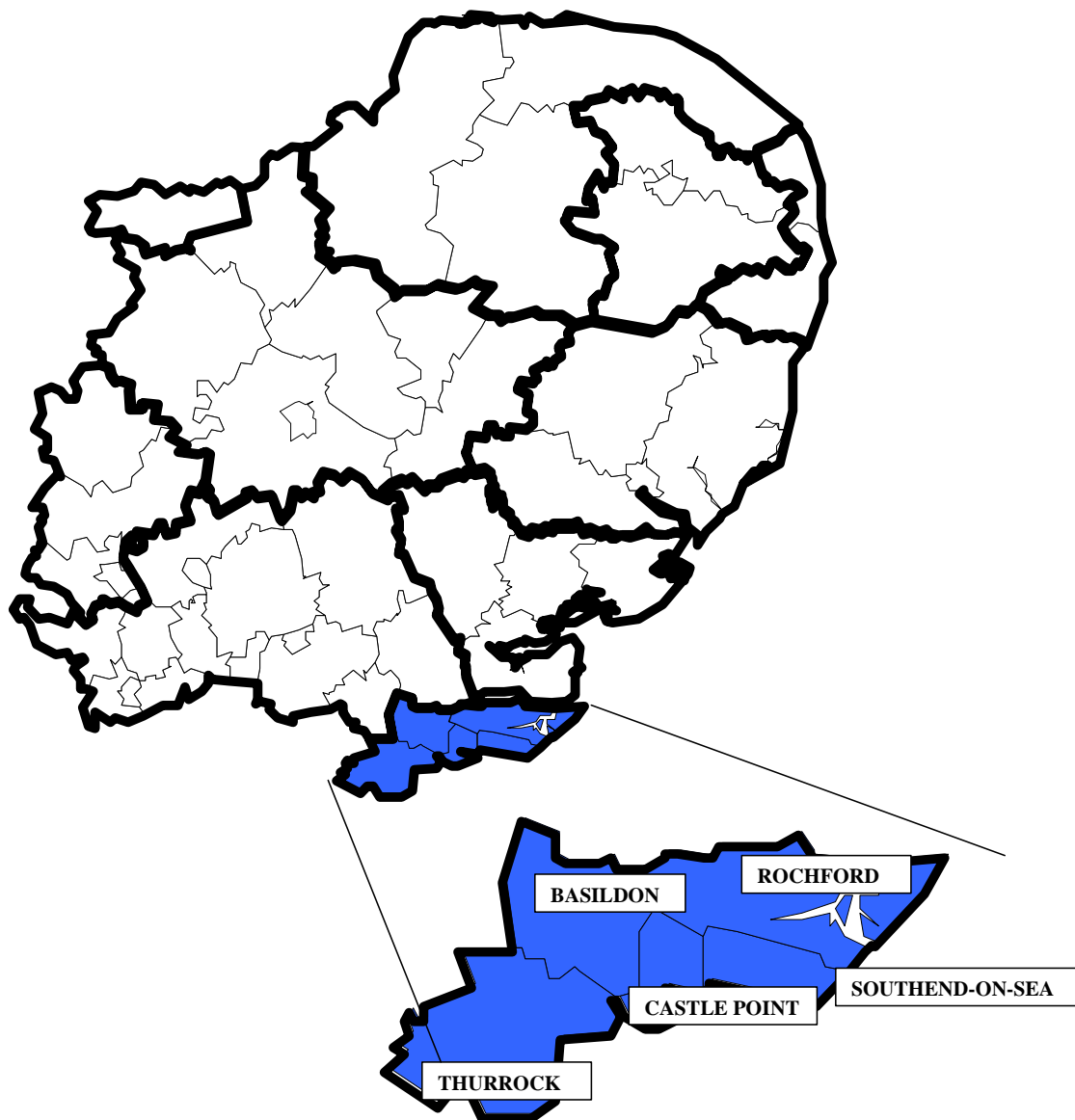
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Market Intelligence Report for the Thames Gateway-South Essex Sub-Region

Executive Summary

The Thames Gateway-South Essex sub-region includes the Local Authorities of Basildon, Castle Point, Rochford, Southend-on-Sea and Thurrock. Thurrock, Basildon and Southend-on-Sea are within the Thames Gateway Growth Area designated in the 2003 Sustainable Communities Plan.

Map 1: Thames Gateway-South Essex Sub-region



Source: Dataspring 2005

1. Population and Households

- Population: The total resident population of the Thames Gateway-South Essex Sub-region is 643,100. Population in the Thames Gateway-South Essex Sub-region grew by 3.36% between 1991 and 2001, and population growth is projected to reach 714,100 by 2028. The population structure is similar to the regional and national averages, and children aged between 0 and 9 are slightly over-represented.
- Household: There are 265902 households in the sub-region. At 2.39 persons per household, the average (mean) household size in the Thames Gateway-South Essex Sub-region is slightly above that for the region and for England as a whole (2.29 and 2.34 persons respectively). The largest single household type is single or couple pensioner households (24.2%), followed by couples with dependent children (21.9%) and couples without dependent children (18.2%).
- Ethnic groups: 96.6% of the population is White, 0.7% Black or Black British and 1.3% Asian or Asian British. The ethnic make-up of the sub-region is similar to that of the wider Eastern region where 95.1% of the population is White, 0.9% Black or Black British and 2.3% Asian or Asian British, and with England as a whole, where the figures are 91.0%, 2.3% and 4.6% respectively.

2. Income and Employment

- Income: The mean and median income for the Thames Gateway-South Essex Sub-region is lower than the regional average but higher than that for England. Median incomes in the sub-region are, however, higher than regional or national figures. This implies smaller income disparities within the sub-region. Annual income varies quite significantly within the sub-region.
- Economic Activity: The Thames Gateway-South Essex Sub-region has a similar proportion of full-time employment as the region as a whole and a slightly higher proportion to England as a whole. Overall, the Thames Gateway-South Essex Sub-region has a high level economic activity.
- Employment: The largest proportion of the working population is employed in occupations in the banking, finance, and insurance industries. Patterns of employment within the sub-region vary quite significantly from the regional patterns, with a far lower percentage of employment in the public administration, education and health sector.
- Unemployment: The unemployment rate in Thames Gateway-South Essex is lower than the national average but higher than the regional figure. The rate decreased between 2000 and 2004, with a small rise in 2005.

3. Housing Market

- Dwelling stock and tenure: Mean property prices in the Thames Gateway-South Essex sub-region are lower than prices for the region and for England. The most important tenure in the Thames Gateway-South Essex sub-region is

owner occupation. Housing Associations (HA) accounted for 3.4% of total dwellings in the sub-region in 2001-2, up from 1.4% in 1991-2.

- New housing completions: Completion rates fell from 2967 in 1997-1998 to 1529 in 2003-4. The decline was observed across all sectors and was most marked in the HA sector, where completions fell from 222 to 18.
- Vacancies: Vacancy rates in the sub-region are low. Vacancy levels across the sub-region are generally highest in the private sector (2.5%), with LA vacancies at 1.7% and RSL vacancies at 1%.
- House prices and affordability: House prices in the Thames Gateway-South Essex sub-region Mean house prices in the Thames Gateway- South Essex sub-region were below regional prices for the whole of the period from 1996 to 2004. Mean regional house prices were below the national figure until 2001, when they overtook national house prices. The mean house price in the sub-region was just under £175,000 in 2004, compared to £181,300 nationally and just over £190,000 regionally. House price to income ratios are lower in the sub-region than for the region as a whole (for both mean and median incomes, and mean, median and lower-quartile house prices).
- Housing costs and rents: The highest housing cost in the sub-region was in the owner occupied sector (almost £110 per week).

4. Social Landlords' Sector

- Ownership of social housing stock: The proportion of social housing owned by HAs in the sub-region is lower than the regional and national proportions. Within the sub-region, the HA which owns the largest proportion of social housing stock is the Basildon Community Housing Association Ltd (2417 units), followed by the Estuary Housing Association (1523 units).
- Rent issues: The average target rent in the sub-region is £66.05 per week, and the average net rent is £68.93, which results in a £2.88 average discrepancy. However, discrepancies between the actual net rents and the target rents vary across all of the Housing Associations. The highest target rent is £72.93 per week for London and Quadrant Housing and the lowest is £52.86 for Housing 21.

5. Conclusion

The Thames Gateway-South Essex sub-region is similar to the rest of the East of England region in terms of population and employment. Housing affordability is slightly better in the sub-region than the rest of the country, although house prices are rising more rapidly in the sub-region than in the rest of the region. The proportion of social stock owned by HAs is lower than the regional and national figures. The presence of the Thames Gateway growth area in this sub-region and the associated opportunities for growth suggest that the sub-regional economy will become more buoyant and that demand for housing will increase.

Market Intelligence Report

The Thames Gateway-South Essex sub-region includes the Local Authorities of Basildon, Castle Point, Rochford, Southend-on-Sea and Thurrock.

This sub-region is largely urban, but also contains rural areas. The sub-region is close to London and has a long coastline with good access to the sea, with an economically mixed population. The Thames Gateway – South Essex sub-region is part of the Thames Gateway area, which extends into London and the South East region. As such, urban regeneration is planned through economic growth and investment in the growth area. There is a range of smaller urban centres throughout the subregion, many with poor quality social housing. The RPG target for 1996-2011 for the sub-region is 24,350 units. The Thames Gateway South Essex Partnership state that higher density development is needed to meet government targets.

Population

The total population of the Thames Gateway – South Essex sub-region is 643,100 people (2005). The population in 1991 was 614,163 and the 2001 population was 634,782, an increase of 3.36% over 10 years. This is lower than the equivalent figure for the East of England as a whole (5.35%), but above that for England as a whole (2.73%) over the same period. Three of the five constituent local authorities recorded population growth between 1991 and 2001, and two others experienced minor decline. The highest rate of growth was in Thurrock, which recorded 11.3% growth.

Table 1: Population increase 1991-2001

	1991 population	2001 population	Rate of increase
Basildon	161885	165888	2.47
Castle Point	86890	86674	-0.25
Rochford	75512	78653	4.16
Southend-on-Sea	161204	160355	-0.53
Thurrock	128672	143212	11.30
TG-SE	614163	634782	3.36

Source: Census 2001 and 1991

The relative contributions of each Local Authority to the total population in 2003 are as follows:

Table 2: Population projections to 2028

	2003 population ('000s)	% of total (2003)	2028 population ('000s)	% of total (2028)	Change ('000s)	% change in population (2003-2028)	Change % of total
Basildon	166.4	26.1	178.0	24.9	11.6	7.0	-1.2
Castle Point	87.0	13.6	94.6	13.2	7.6	8.7	-0.4
Rochford	78.9	12.4	90.4	12.7	11.5	14.6	0.3
Southend-on-Sea	160.3	25.1	177.1	24.8	16.8	10.5	-0.3
Thurrock	145.3	22.8	174.0	24.4	28.7	19.8	1.6
TG-SE	637.9	100.0	714.1	100.0	76.2	11.9	

Source: ONS 2003 estimates

The population of each of the five constituent Local Authorities is expected to increase over the time period. However, the rates of increase vary so that the relative contribution of each Local Authority to the sub-regional total changes. Population growth in Basildon, Castle Point and Southend-on-Sea is below average for the sub-region, so that their contributions will decline. The highest rate of population growth is in Thurrock (28.7%), continuing the pattern observed for 1991-2001. Population growth in Rochford to 2028 is also expected to be higher than the sub-regional average, at 14.6%. The changes in relative contributions to the sub-regional populations, shown in table 2 above, are linked to both rates of population growth and to the size of the population of each Local Authority.

The population of the Thames Gateway – South Essex sub-region is forecast to continue increasing to over 675,000 people by 2016, with a projected population of 714,000 by 2028. The population of the sub-region comprises 11.7% of the total population of the East of England. This has decreased from 12% of the total in 1991 and 11.8% in 2001. A continued slight decline is forecast (to 11.2% in 2028).

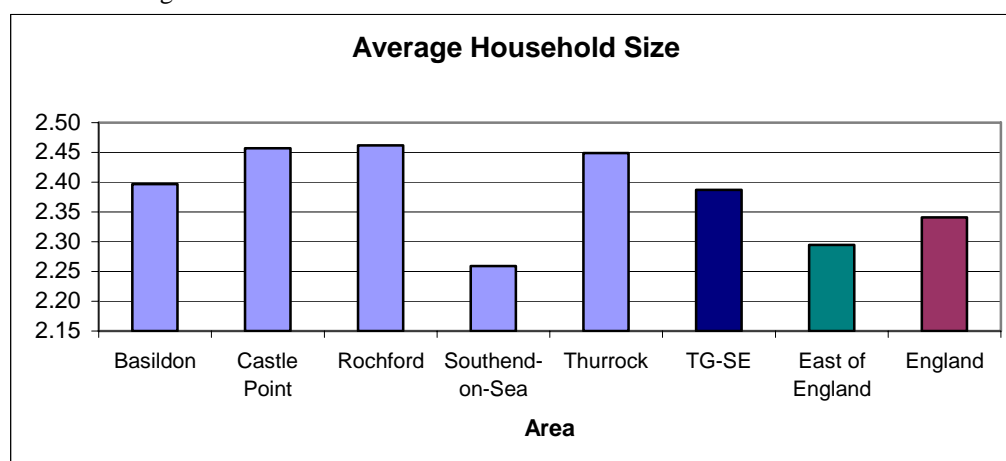
There are over 265,000 households in the sub-region. Household size in the sub-region, at 2.39 people, is above both the national average (2.34) and the average for the East of England region (2.29). Average household size varies from 2.46 people per household in Castle Point and Rochford to 2.26 people in Southend-on-Sea.

Table 3: Average household size

	Population	Number of households	Average household size
Basildon	165888	69207	2.40
Castle Point	86674	35280	2.46
Rochford	78653	31952	2.46
Southend-on-Sea	160355	70978	2.26
Thurrock	143212	58485	2.45
TG-SE	634782	265902	2.39
East	5121052	2231974	2.29
England	47875035	20451427	2.34

Source: 2001 Census

Table 4: Average household size



Source: 2001 Census

Women out-number men slightly in all areas of the sub-region. This could be due to under-reporting of men on Census forms. The proportion of women in the sub-regional population, at 51.6%, is slightly higher than that for the region as a whole (51.0%).

Table 5: Population by gender

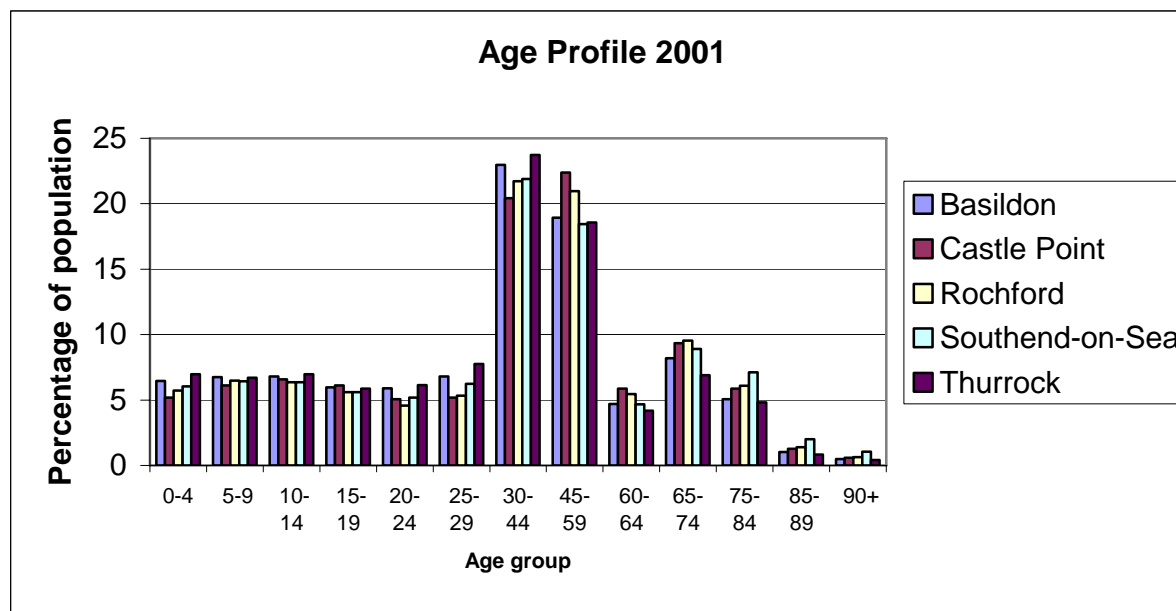
	Total population	Male	% Male	Female	% Female
Basildon	165,668	80,035	48.3	85,633	51.7
Castle Point	86,608	42,319	48.9	44,289	51.1
Rochford	78,489	38,139	48.6	40,350	51.4
Southend	160,257	76,749	47.9	83,508	52.1
Thurrock	143,128	69,669	48.7	73,459	51.3
TG-SE	634,150	306,911	48.4	327,239	51.6
East	5,388,140	2,638,335	49.0	2,749,805	51.0

Source: 2001 Census

Tables 6 and 7 show the distribution of the population within each local authority in the sub-region by age group for the years 1991 and 2001. In 2001, Thurrock has the youngest population distribution, with higher proportions of elderly people in Rochford and Southend-on-Sea. Similar patterns are observed for 1991.

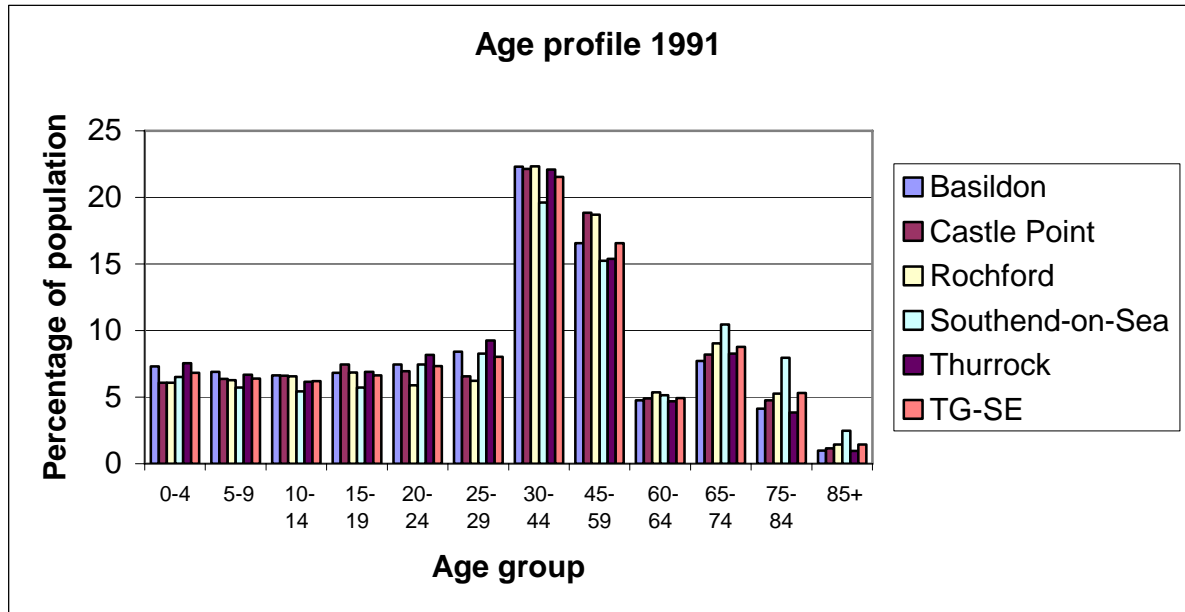
The proportion of those aged between 20 and 24 decreased from 7.3% in 1991 to 6.5% in 2001. Decreases in the relative size of each age group were also observed for those aged 15-19, 25-29 and 60-74. Increases were therefore mainly observed in the proportion of young children and those of working age.

Table 6: Age profile (2001)



Source: 2001 Census

Table 7: Age profile (1991)

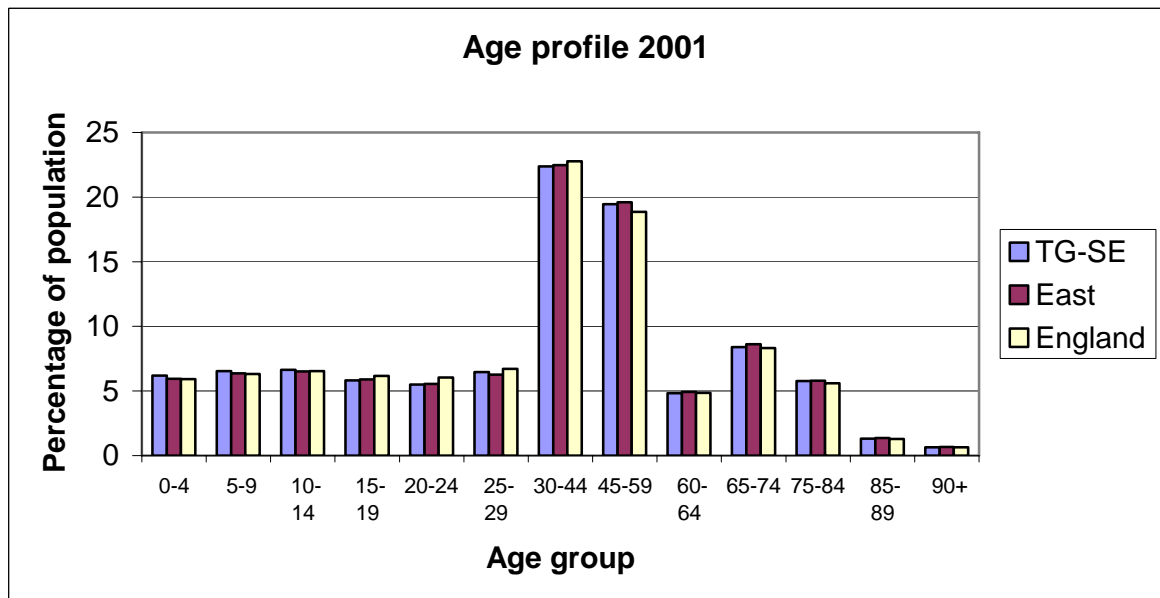


Source: 1991 Census

The age profile of the sub-region is similar to the regional picture. There are lower proportions of those aged 15-44 in the sub-region than the national figures. The population is younger than the regional population.

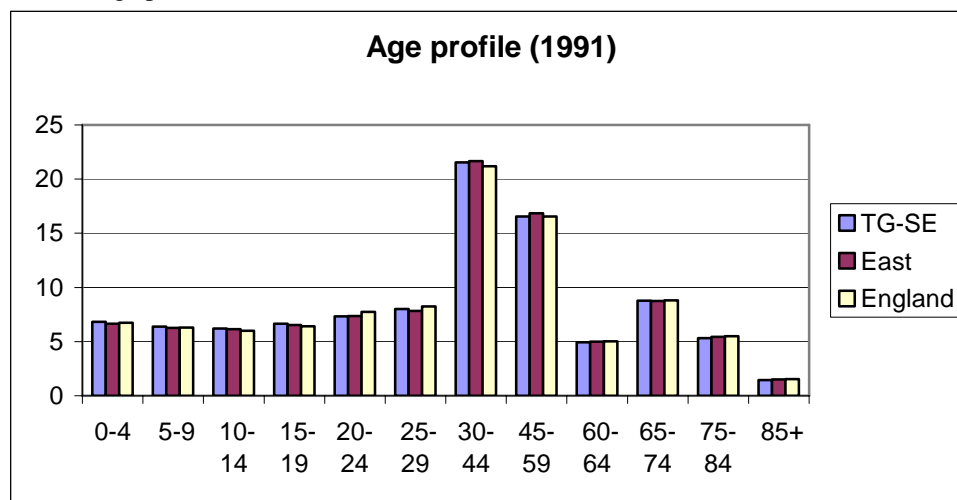
The region has experienced falls in the proportion of those aged 15-29 and 60-74 between 1991 and 2001, with increases for those between the ages of 30 and 59.

Table 8: Age profile (2001)



Source: 2001 Census

Table 9: Age profile (1991)



Source: 1991 Census

Ethnicity

The proportion of white people in the Thames Gateway – South Essex sub-region is 96.6%, compared to 95.1% for the region as a whole and 91.0% for England. The proportion of Black and Black British people is 0.7%, compared to 0.9% regionally and 2.3 % nationally. The proportion of Asian and Asian British people is 1.3% in the sub-region, compared to 2.3% for the region as a whole and 4.6% for England. Within each ethnic group, major subdivisions are as follows:

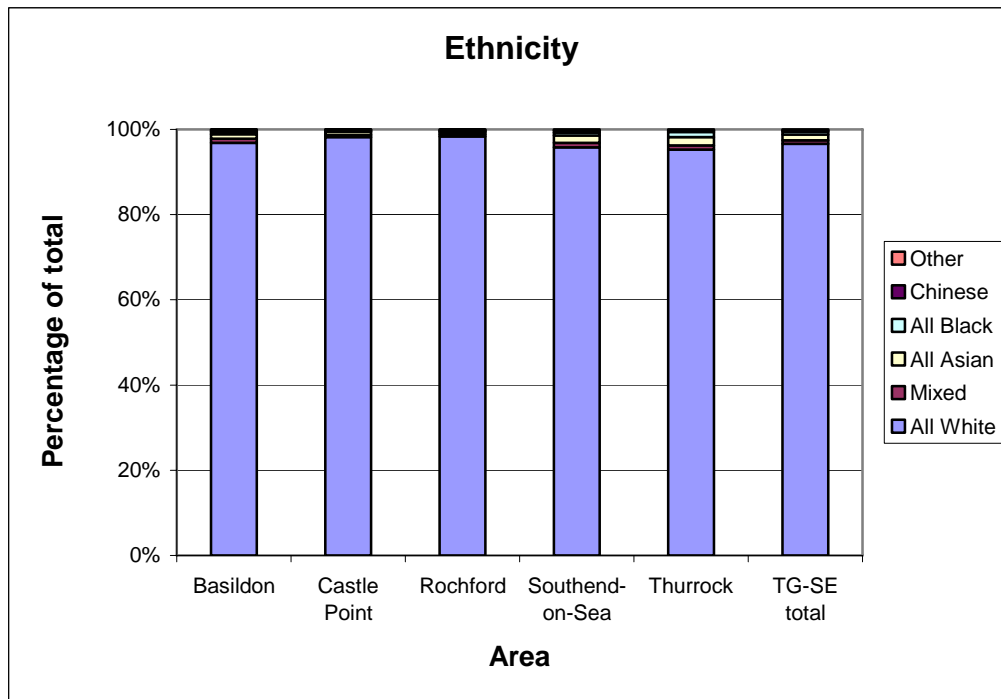
Table 10: Population by ethnic group

		TG- SE total	East of England	England
White	British	94.3	91.5	87.0
	Irish	0.9	1.1	1.3
	Other	1.4	2.5	2.7
Asian or Asian British	Indian	0.7	1.0	2.1
	Pakistani	0.2	0.7	1.4
	Bangladeshi	0.2	0.3	0.6
	Other	0.2	0.3	0.5
Black or Black British	Caribbean	0.2	0.5	1.1
	African	0.4	0.3	1.0
	Other	0.1	0.1	0.2
Chinese		0.4	0.4	0.5
Mixed		0.9	1.1	1.3
Other		0.2	0.3	0.4

Source: 2001 Census

The Thames Gateway – South Essex sub-region is more ethnically homogenous than the East of England region and than England as a whole. 94.3% of the population is White. The only ethnic minority group which is more strongly represented in the sub-region than nationally is Black or Black British people of African origin.

Table 11: Population by ethnicity

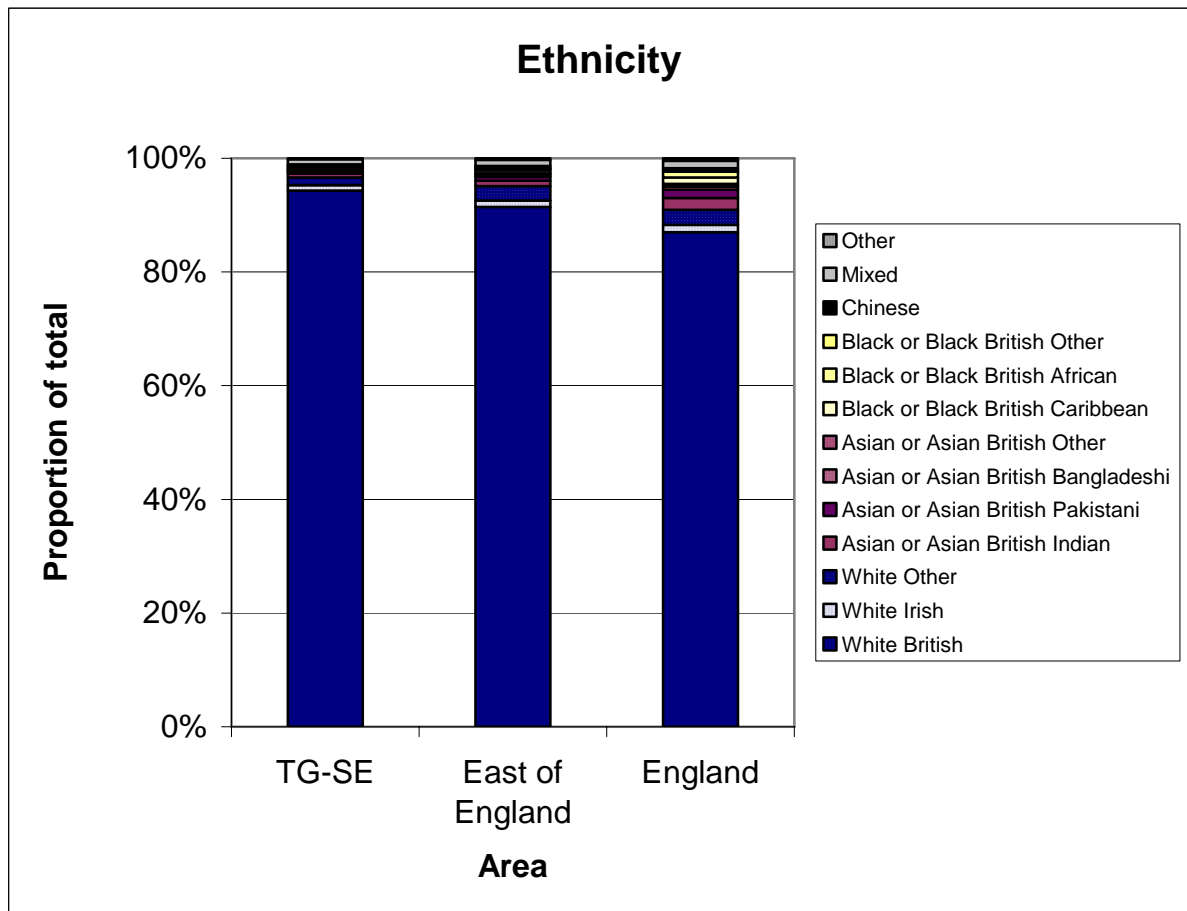


Source: 2001 Census

The proportion of the population that is White ranges from 95.3% in Thurrock to 98.3% in Castle Point. The Asian population ranges from 0.5% of the population in Rochford to 1.7% in Southend-on-Sea, and the Black population from 1.2% in Thurrock to 0.2% in both Castle Point and Rochford. Mixed-race individuals make up 0.6% of the population in Castle Point and Rochford and 1.1% in Southend-on-Sea, and Chinese people comprise 0.2% of the population of Castle Point and Rochford and 0.5% of that of Southend-on-Sea. Castle Point and Rochford are very similar in terms of ethnic make-up, with lower proportions of people from ethnic minorities than the rest of the sub-region. Southend-on-Sea and Thurrock are also similar: both have higher proportions of ethnic minorities than the rest of the sub-region. Basildon occupies an intermediate position, with its ethnic make-up broadly reflecting that of the sub-region as a whole.

Table 12 below shows the ethnic make-up of the national, regional and sub-regional populations.

Table 12: Population by ethnicity

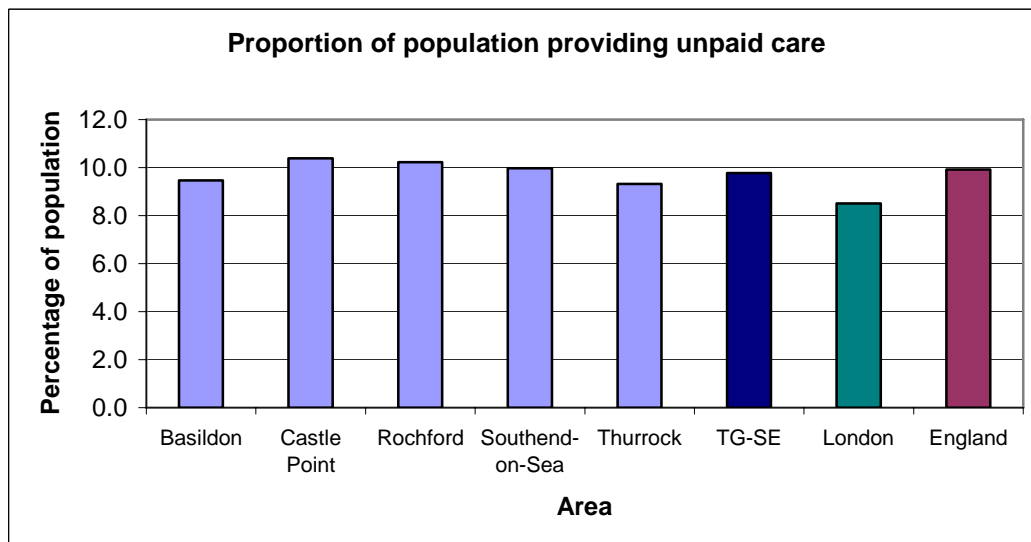


Source: 2001 Census

Health and unpaid care

Unpaid care can involve caring for children or elderly or disabled family members and friends.

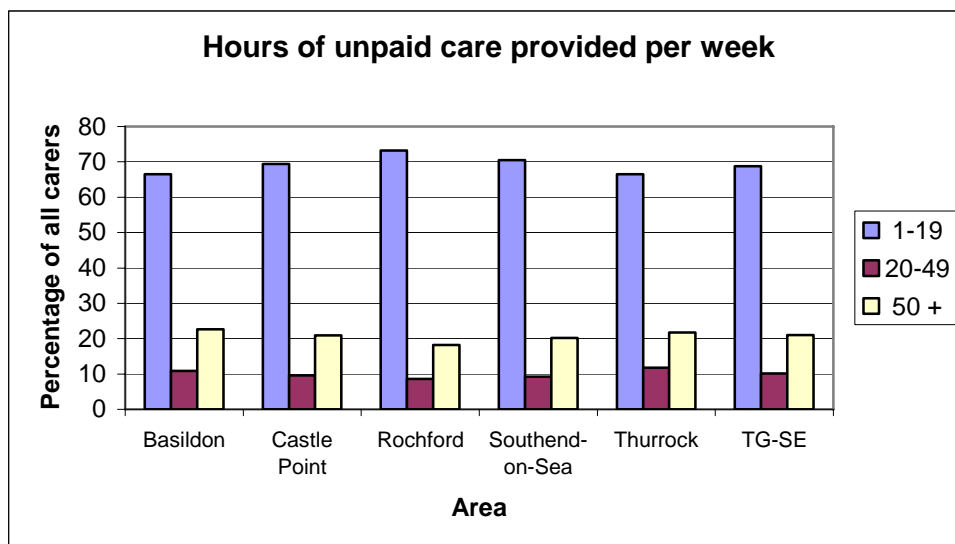
Table 13: Provision of unpaid care



Source: Census 2001

The proportion of the population providing unpaid care within the Thames Gateway – South Essex sub-region ranges from 10.4% in Castle Point to 9.3% in Thurrock, with an average of 9.8% across the sub-region. This is higher than the figures for the East of England (9.7%) and for England as a whole (9.9%).

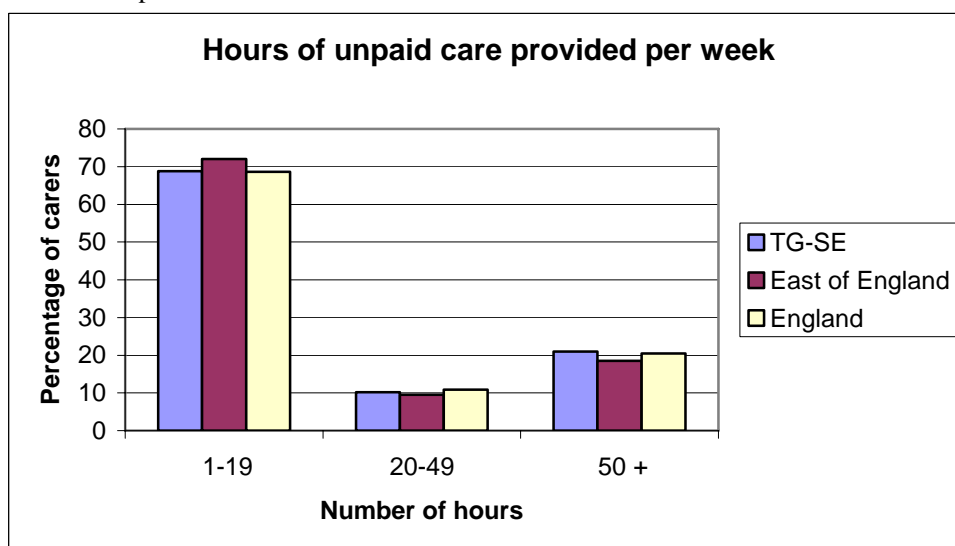
Table 14: Unpaid care



Source: Census 2001

Of those providing unpaid care in the sub-region, 68.8% provide between 1 and 19 hours per week, 10.2% provide between 20 and 49 hours per week and the remaining 21% provide over 50 hours per week. These proportions vary hugely within the sub-region: in Basildon 22.7% of carers provide more than 50 hours of unpaid care per week, in Thurrock 21.8%, in Castle Point 21%, Southend-on-Sea 20.2% and Rochford 18.2%. Carers in Thurrock and Basildon are least likely to provide less than 20 hours of unpaid care per week (66.5% in both areas), with 69.4% of carers in Castle Point, 70.5% in Southend-on-Sea and 73.2% in Rochford providing this level of care.

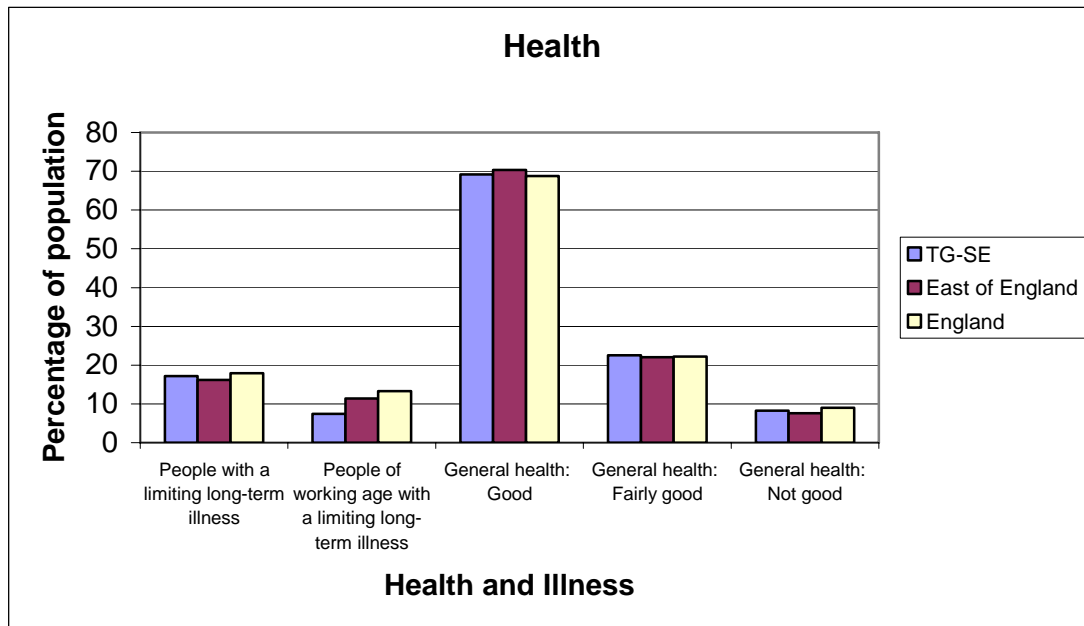
Table 15: Unpaid care



Source: Census 2001

The number of unpaid hours of care provided by carers does not vary significantly between the sub-region, region and nationally. The sub-regional figures are slightly closer to the national average than those for the East of England across all categories.

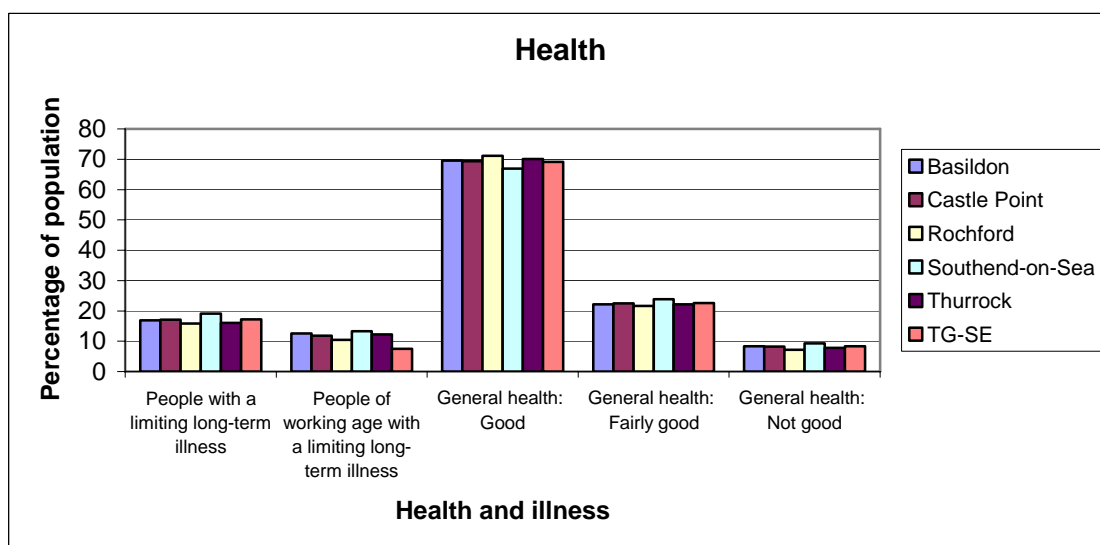
Table 16: Health and illness



Source: Census 2001

The health of respondents within the sub-region is similar to that for the East of England and England as a whole. However, there are significantly fewer people of working age with a long-term limiting illness in the sub-region (7.5%, compared to 11.4% for the region and 13.3% for England as a whole). Within the sub-region, respondents in Rochford were most likely to report good health, and those in Southend-on-Sea the least. The differences between Local Authorities were not major

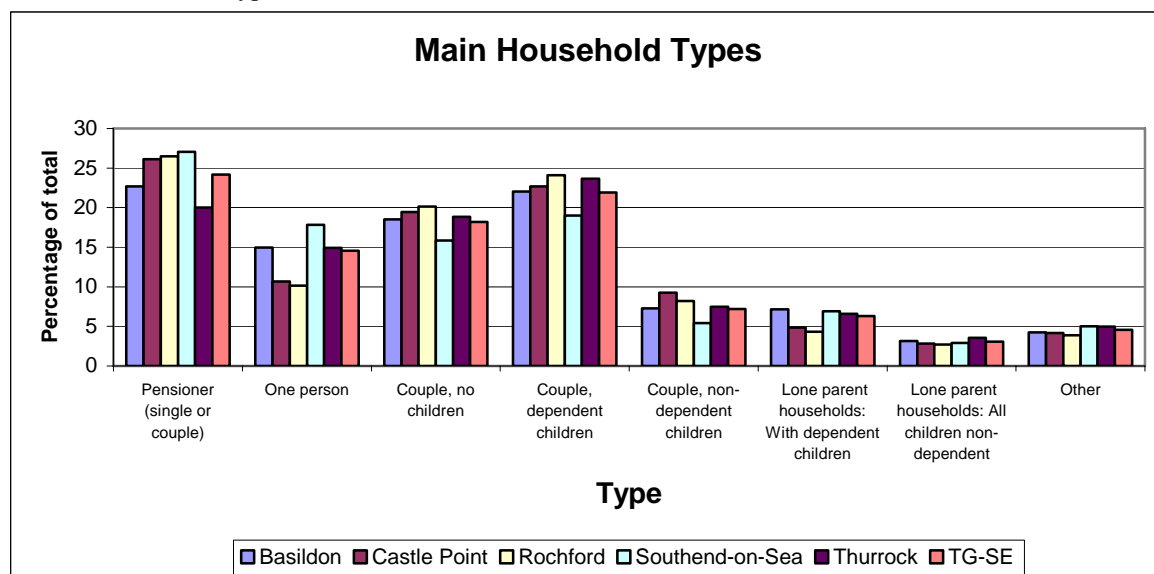
Table 17: Health and illness



Source: Census 2001

Household types

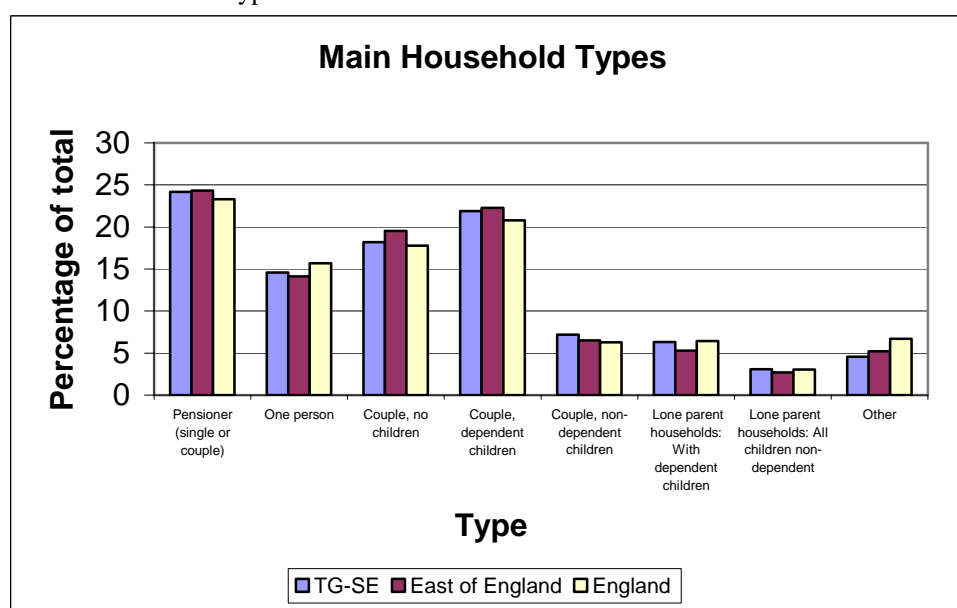
Table 18: Household types



Source: Census 2001

Household types vary significantly between Local Authorities making up the sub-region. There are higher proportions of pensioner households in Castle Point, Rochford and Southend-on-Sea, and lower proportions in Basildon and Thurrock, than the sub-regional average. There are very low proportions of one-person households in Castle Point and Rochford. There is less difference within the sub-region in terms of numbers of couples with no children, apart from Southend-on-Sea where the proportion is 15.9% of all households, as opposed to a sub-regional average of 18.2%). Southend-on-Sea also has a lower proportion of couples with dependent children and a higher proportion of one-person households than the other Local Authorities in the sub-region. The proportion of lone parent households with dependent children is lower than average for the sub-region in Castle Point and Rochford.

Table 19: Household types



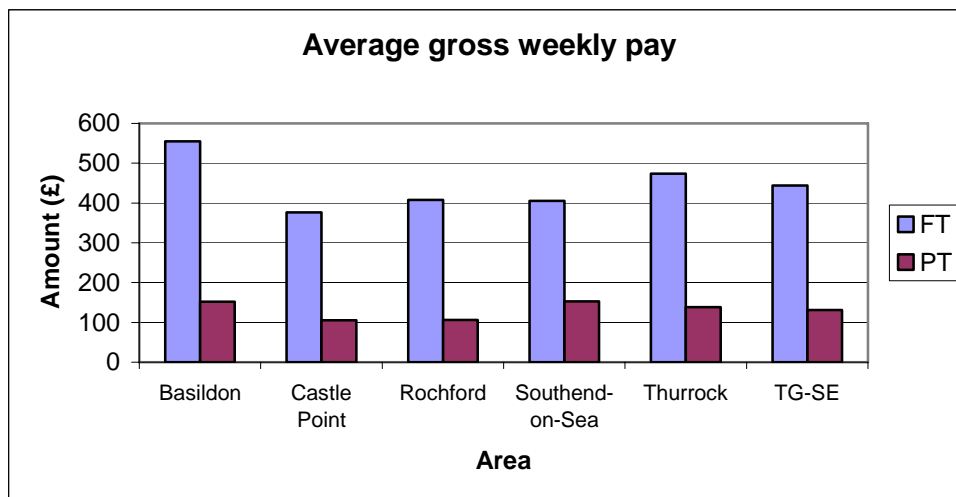
Source: Census 2001

The distribution of household types does not vary significantly between the Thames Gateway-South Essex sub-region, the East of England and England as a whole. The Thames Gateway-South Essex sub-region is generally more similar to the Eastern region than England as a whole in terms of household make-up. There a lower proportions of one-person households in the sub-region and in the region than in England as a whole, a larger proportion of couples with and without children as well as a higher proportion of pensioner households, as shown in Table 19 above.

Employment and pay

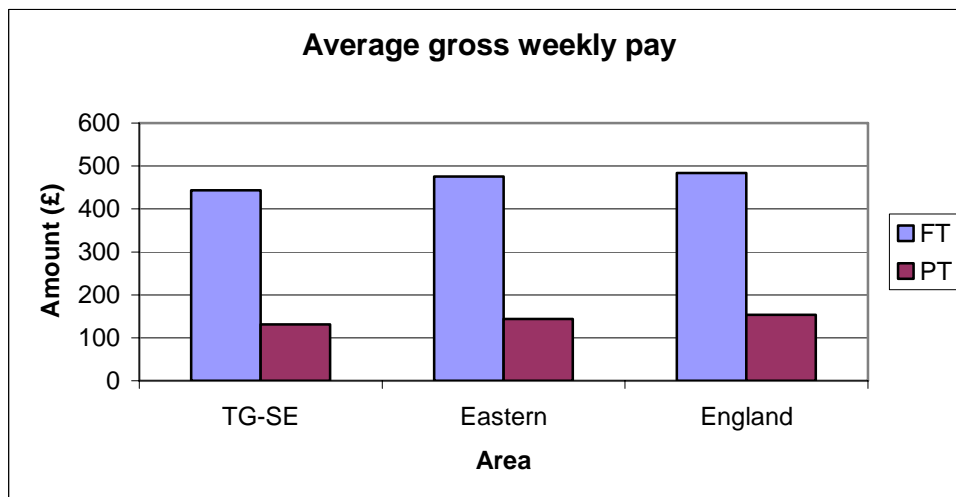
Average gross weekly pay for full-time pay ranges from £555 in Basildon to £376 in Castle Point. Similarly, average part-time pay ranges from £153 in Southend-on-Sea to £105 in Castle Point. Full-time pay in Rochford is £408 per week, with figures of £405 for Southend-on-Sea and £474 for Thurrock. The sub-regional average is £444 for full-time and £131 for part-time work.

Table 20: Average gross weekly pay



Source: NOMIS (NES, 2003 data)

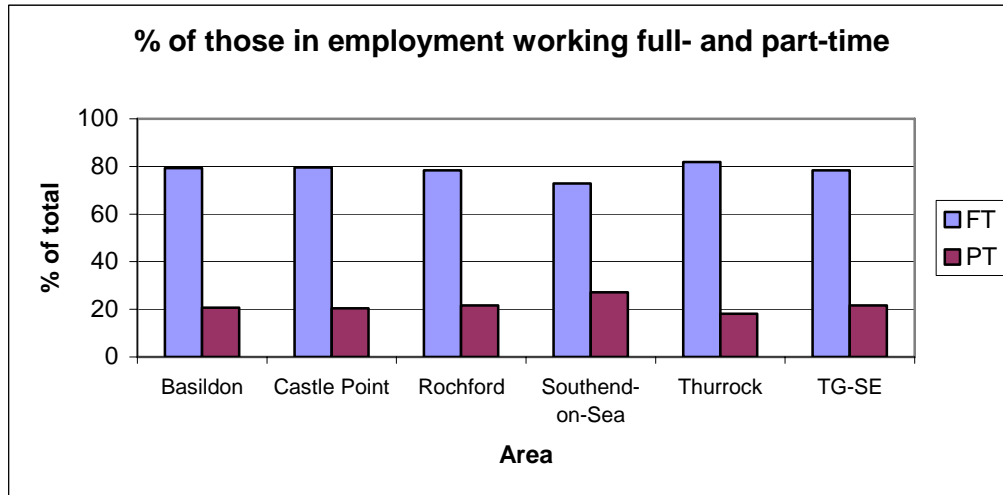
Table 21: Average gross weekly pay



Source: NOMIS (NES, 2003 data)

Table 20 shows that incomes in the Thames Gateway – South Essex sub-region are lower than those for the region and for England as a whole. Full-time pay in Thames Gateway – South Essex averages £444 gross per week (compared to £276 for the East of England and £483 for England as a whole), with part-time pay averaging £131 in the Thames Gateway – South Essex, £144 for the region as a whole and £154 for England.

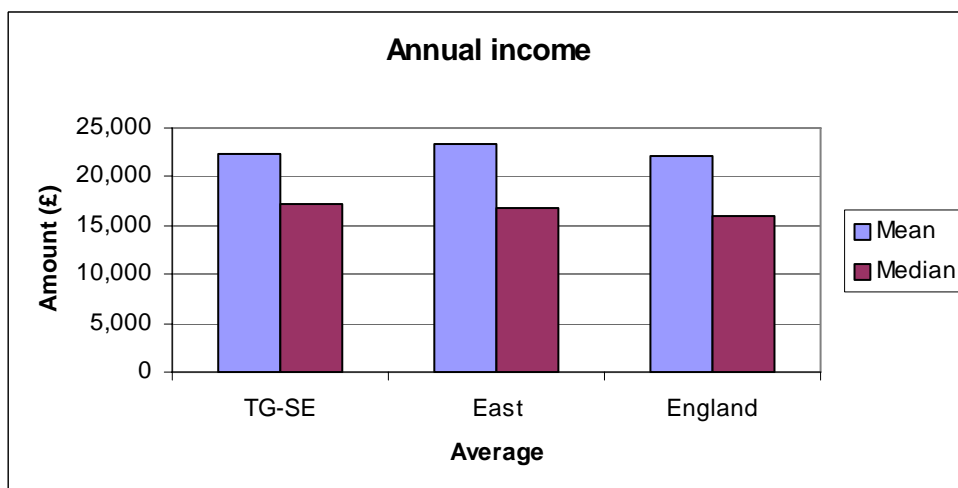
Table 22: Full- and part-time working



Source: NOMIS (Labour Force Survey, 2003-2004)

Across the sub-region, the proportion of those in work working full-time varies from 72.8% in Southend-on-Sea to 81.8% in Thurrock. As such, annual incomes are based mainly on the income from full-time work. Annual income varies between the sub-region, region and nationally, and is slightly higher in the sub-region than nationally. However the Thames Gateway-South Essex sub-region has incomes below the regional average. Mean income ranges from £22,100 for England as whole through £22,237 for the Thames Gateway-South Essex sub-region up to £23,300 for the East of England region as a whole. Median incomes, perhaps a better indicator of income given that the influence of small number of very high earners is discounted, do not follow the same pattern: the sub-regional figure is higher than both the regional and national medians (£17,153 for the sub-region, £16,900 for the region and £16,000 nationally).

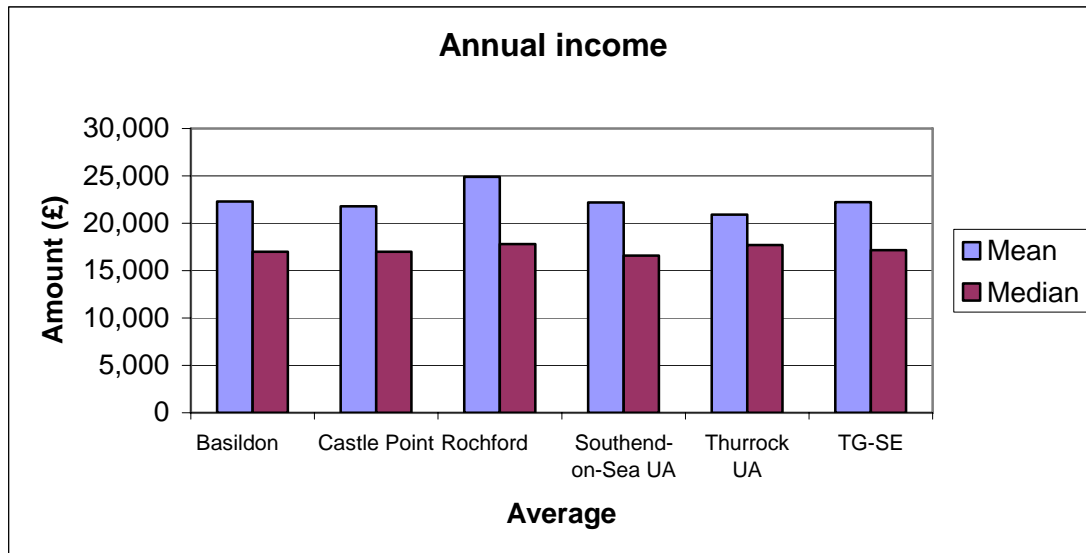
Table 23: Annual income



Source: IR data, income 2002-3, tax-payers only

Annual income varies significantly within the sub-region, and the difference between mean and median incomes in areas within the sub-region is obvious. Mean incomes vary from £20,900 in Thurrock to £24,900 in Rochford, with medians ranging from £16,600 in Southend-on-Sea to £17,800 in Thurrock.

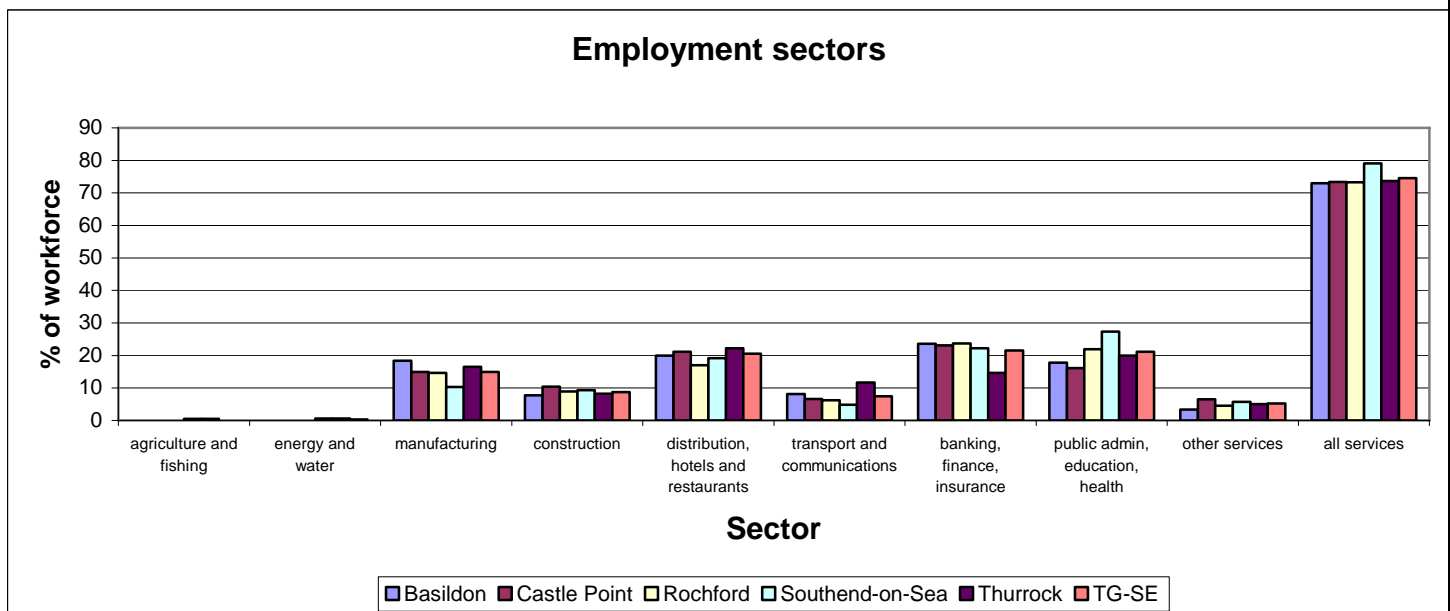
Table 24: Annual income



Source: IR data, income 2002-3, tax-payers only

Employment and occupation

Table 25: Employment by sector



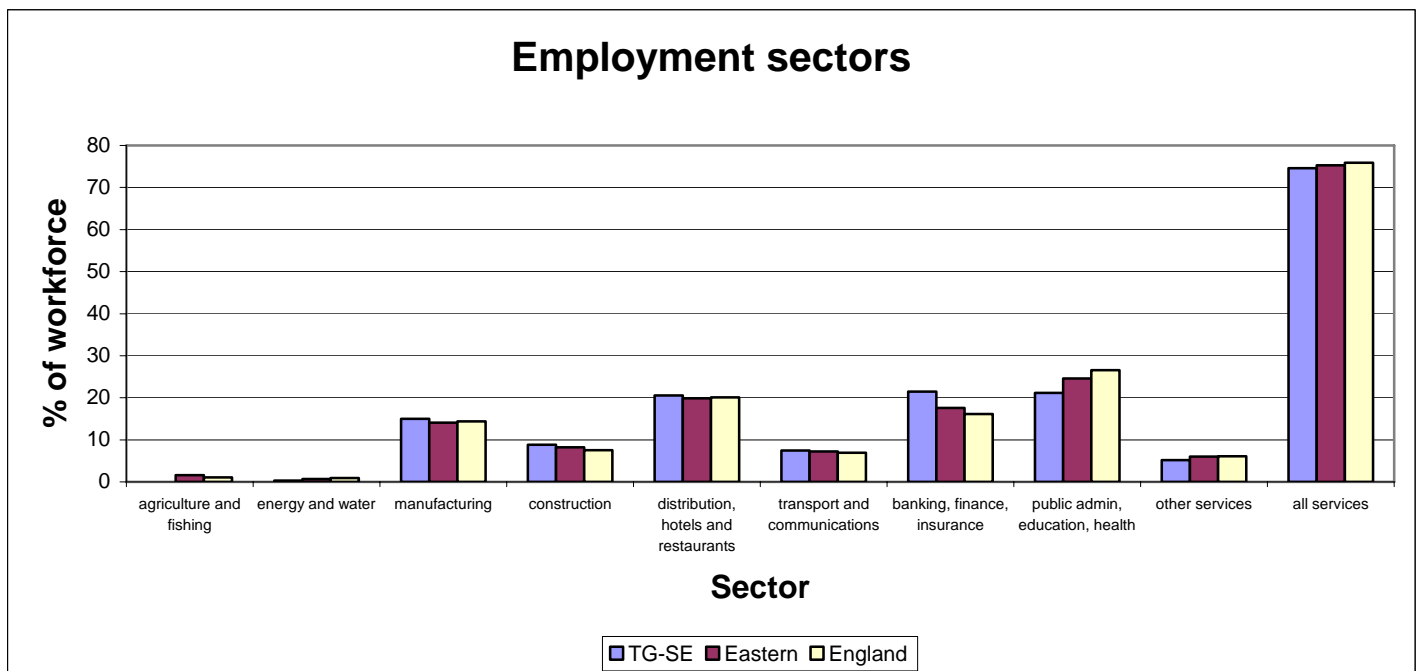
Source: NOMIS (LFS 2003-04)

The proportion of the workforce employed in each sector varies within the Thames Gateway-South Essex sub-region. There are very low proportions of people employed in the agriculture and fishing and energy and waste sectors, but high proportions of people employed in the service sector overall. The proportion of those employed in manufacturing varies from 18.4% in Basildon to 10.3% in Southend-on-Sea. The

proportion of those employed in the transport and communications sector ranges from 11.7% in Thurrock to 4.8% in Southend-on-Sea. The variance within the region may be a function of the differing proximity to London.

The Thames Gateway-South Essex sub-region economy is generally closer to the regional that in national picture in terms of proportion of the workforce employed in each sector. The major differences between the sub-regional and national patterns appear in the public administration, education and health sector and banking, finance and insurance sector.

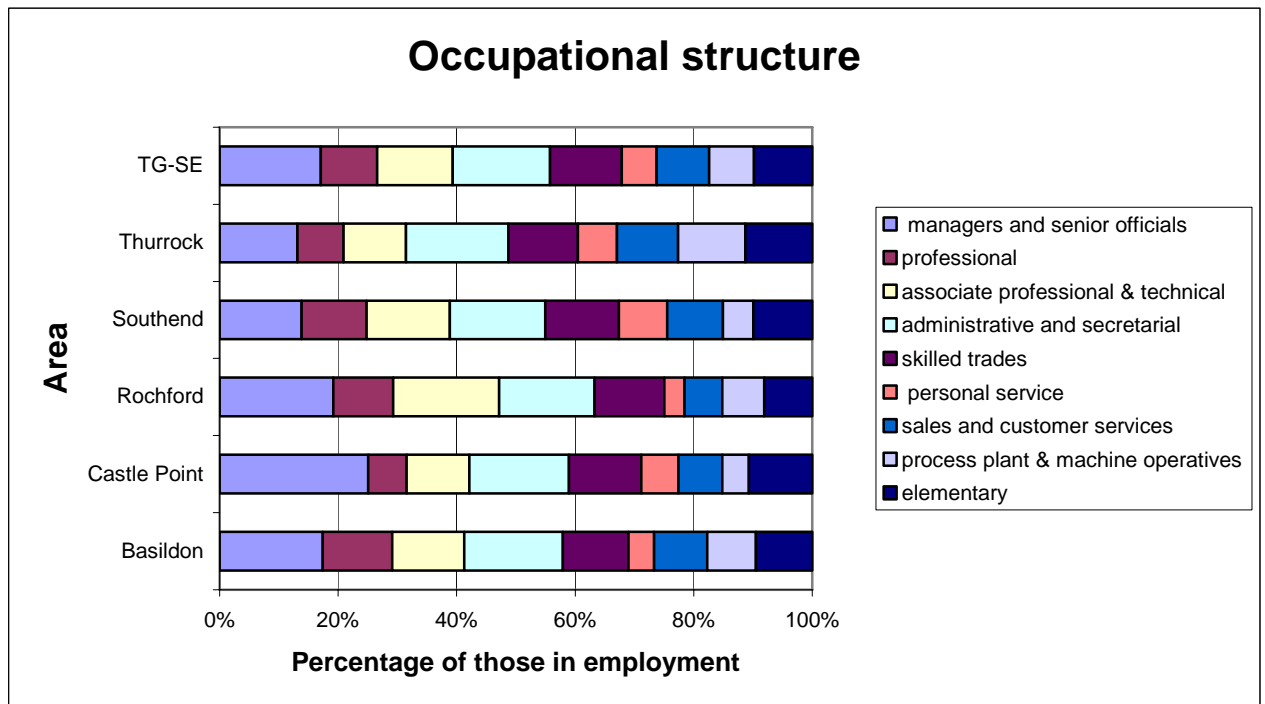
Table 26: Employment sectors



Source: NOMIS (LFS 2003-04)

Occupational structure also varies across the region: 25.1% of those in employment in Castle Point are managers and senior officials, compared to 13.1% in Thurrock and 16.9% across the sub-region as a whole. 11.7% of those in employment are in other professional occupations in Basildon, compared to 6.5% in Castle Point and 9.4% across the sub-region as a whole. The proportion of those in elementary occupations ranges from 11.3% in Thurrock to 8.1% in Rochford, with an average of 9.8% across the sub-region as a whole (see table 27 below).

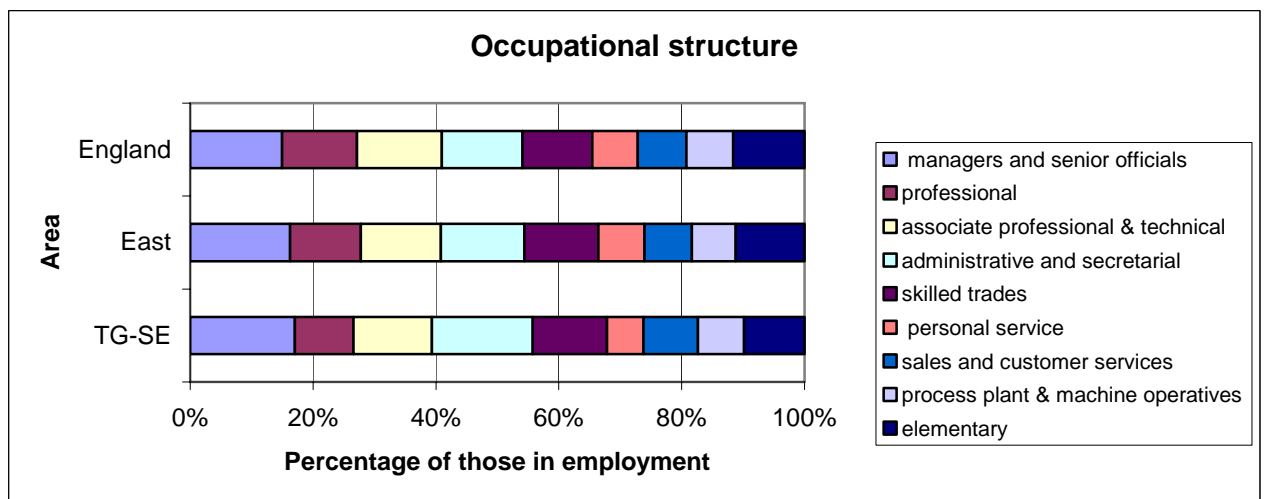
Table 27: Occupational structure



Source: NOMIS (LFS 2003-04)

There are higher proportions of managers and senior officials in the sub-region than regionally or nationally (16.9%, 16.2% and 14.9% respectively). The same is true for skilled trades persons (12.1% sub-regionally, compared to 12.0% regionally and 11.2% nationally), and for administrative and secretarial staff (16.3%, 13.6% and 13.1% of the working population sub-regionally, regionally and nationally).

Table 28: Occupational structure

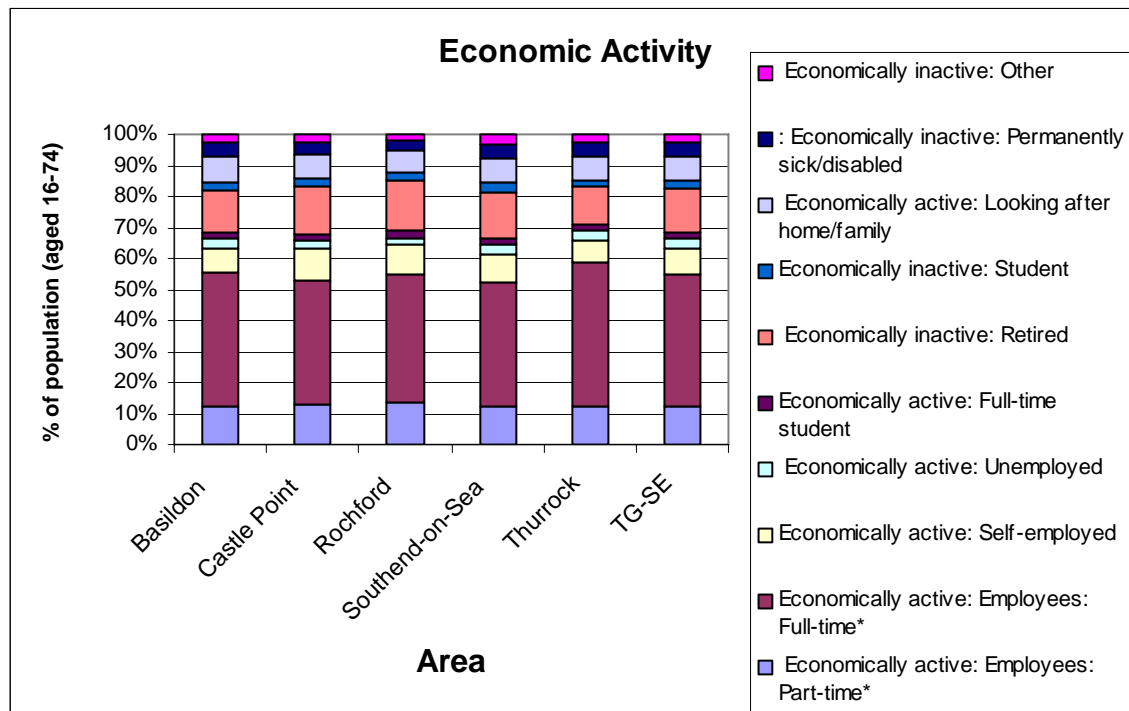


Source: NOMIS (LFS 2003-04)

Employment levels

The economic activity of the population of the sub-region varies slightly between Local Authorities. Part-time employees vary from 12% in Basildon to 13.3% in Rochford, with full-time employees varying from 40% in Southend-on-Sea to 46% in Thurrock. Unemployment varies from 2.1% in Rochford to 3.7% in Thurrock. The proportion of retired people varies from 13.7% in Basildon to 16.4% in Rochford.

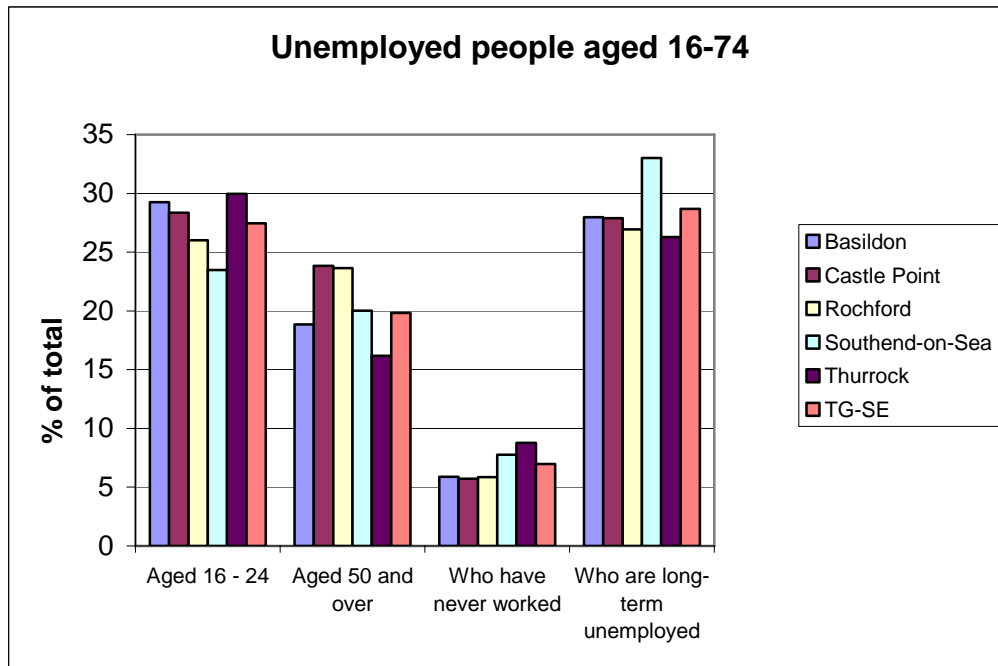
Table 29: Economic Activity



Source: 2001 Census data

Unemployment levels in the sub-region vary in terms of the type of person that is unemployed. For example, those who are currently unemployed in Southend-on-Sea and Thurrock more likely than those in the rest of the sub-region never to have been employed. A high proportion of those in Southend-on-Sea are long-term unemployed (33% as compared to 28.7% for the sub-region overall). Unemployed people in Castle Point and Rochford are more likely to be aged 50 or over than the average for the sub-region. Those in Rochford and Southend-on-Sea are less likely to be aged between 16 and 24 than the average for the sub-region.

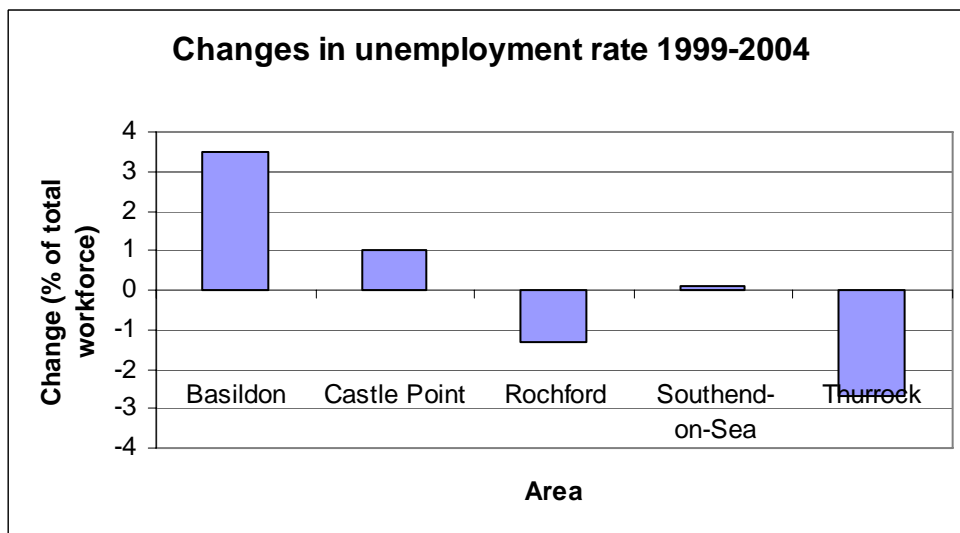
Table 30: Unemployment



Source: Census 2001

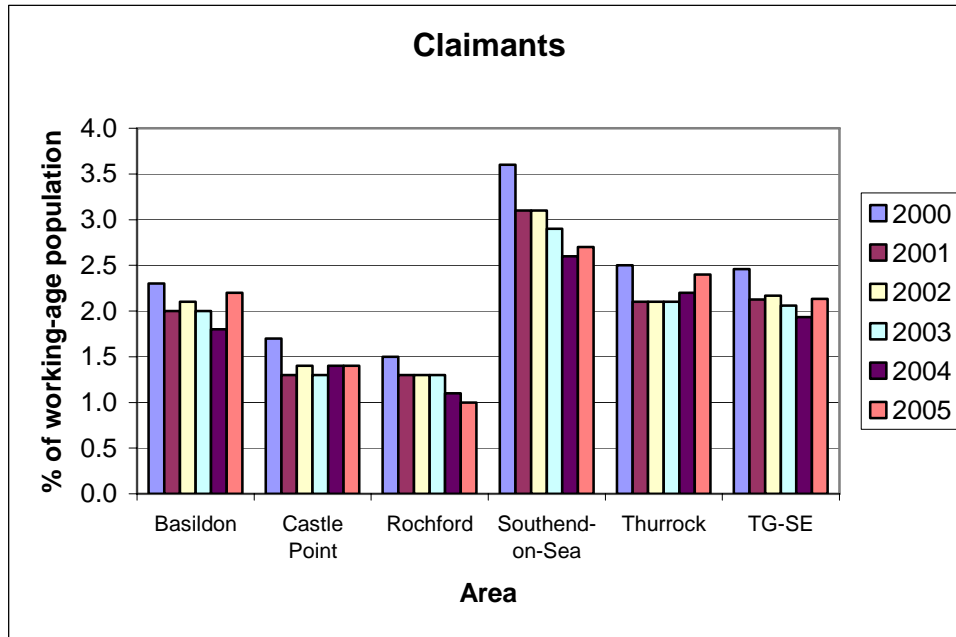
Changes in the unemployment rate have varied across the sub-region since 1999. The unemployment rate has decreased in both Rochford and Thurrock, and increased slightly in Southend-on-Sea, as shown in table 31 below. The unemployment rate increased by 1% in Castle Point and 3.5% in Basildon.

Table 31: Changes in the unemployment rate



Source: NOMIS 2004 data

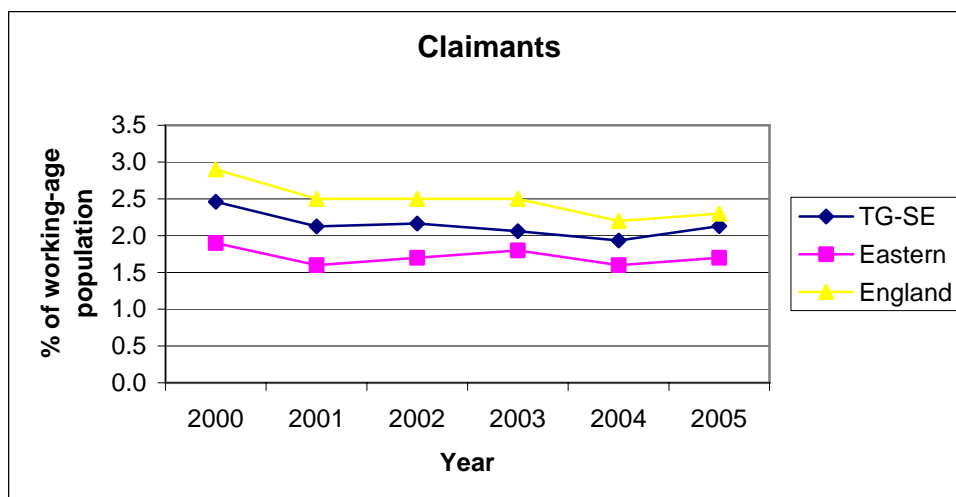
Table 32: Claimants



Source: NOMIS (2005)

The proportion of claimants has decreased slightly between 2000 and 2005 across the sub-region. Each Local Authority saw a decrease in the claimant rate, although there has been a slight rise on 2004 figures in Basildon, Southend-on-Sea and Thurrock in 2005 to date. Southend-on-Sea has the highest rate of claimants, although this decreased from 3.6% in 2000 to 2.7 in 2005. Rochford had the lowest rate of claimants over the period (with a minimum of 1% in 2005). The changing proportions of claimants in Thurrock and Basildon are very close to the sub-regional average, while those in Castle Point are close to the case of Rochford.

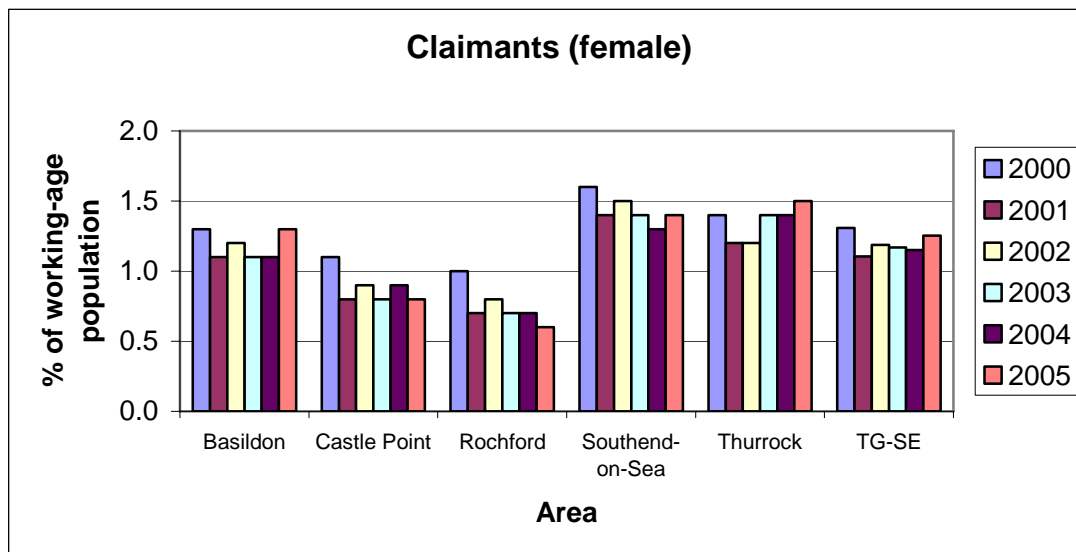
Table 33: Claimants



Source: NOMIS (2005)

The proportion of the workforce claiming JSA has decreased across the board from 2000-2005. The number of claimants as a proportion of the workforce is higher in the Thames Gateway – South Essex sub-region than in the region as a whole, but is still lower than the national figures.

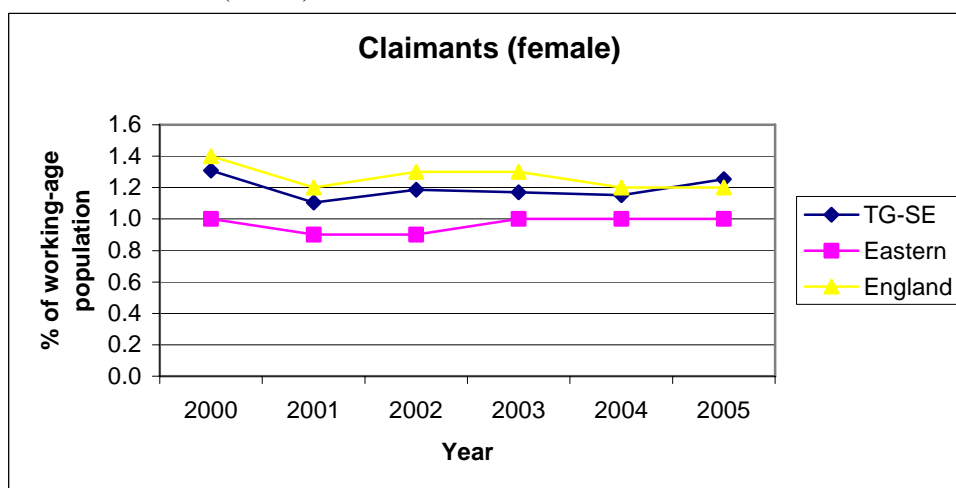
Table 34: Claimants (female)



Source: NOMIS (2005)

The proportion of female claimants is lower across the sub-region than for the population as a whole, although it follows a similar pattern to that for the whole population. Overall the decline from 2000 to 2005 is less clear. The proportion of the female working-age population claiming JSA in 2005 ranges from 1.5% in Thurrock to 0.6% in Rochford. There has been little change over time in the proportion of claimants across the sub-region, the figure ranging from 1.1% to 1.3% over the period between 2000 and 2005.

Table 35: Claimants (female)

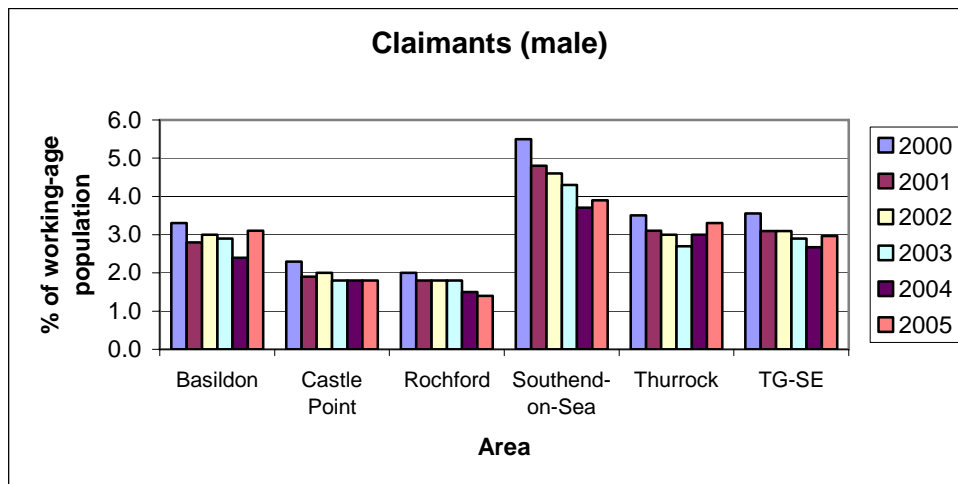


Source: NOMIS (2005)

The proportion of the female workforce claiming JSA has also decreased from 2000-2005. The number of claimants as a proportion of the workforce is again higher in the Thames Gateway – South Essex sub-region than in the region as a whole. It was lower than the national figures until 2005, where the proportion of female claimants in the sub-region was 1.3%, higher than the national figure of 1.2%.

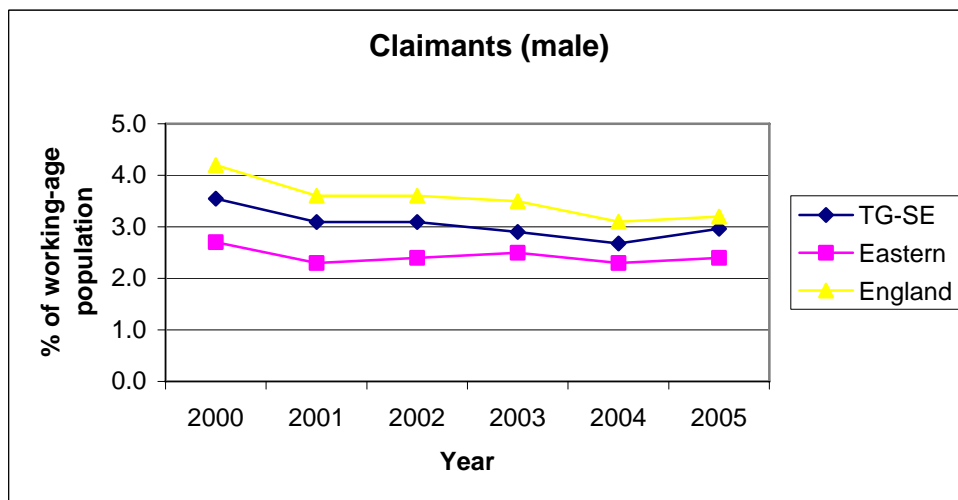
The proportion of male claimants in the sub-region is higher than the equivalent for females, although there is a clear decline across the sub-region and in each Local Authority from 2000-2005. The highest rates are in Southend-on-Sea, with a peak of 5.5% in 2000. The lowest proportions of male claimants are in Rochford and Castle Point, with a low for the region across the period of 1.4% in Rochford. Sub-regionally, the proportion of the male workforce claiming benefits fell from 3.5% in 2000 to 2.7% in 2004, with a slight rise to 3% in 2005.

Table 36: Claimants (male)



Source: NOMIS (2005)

Table 37: Claimants (male)



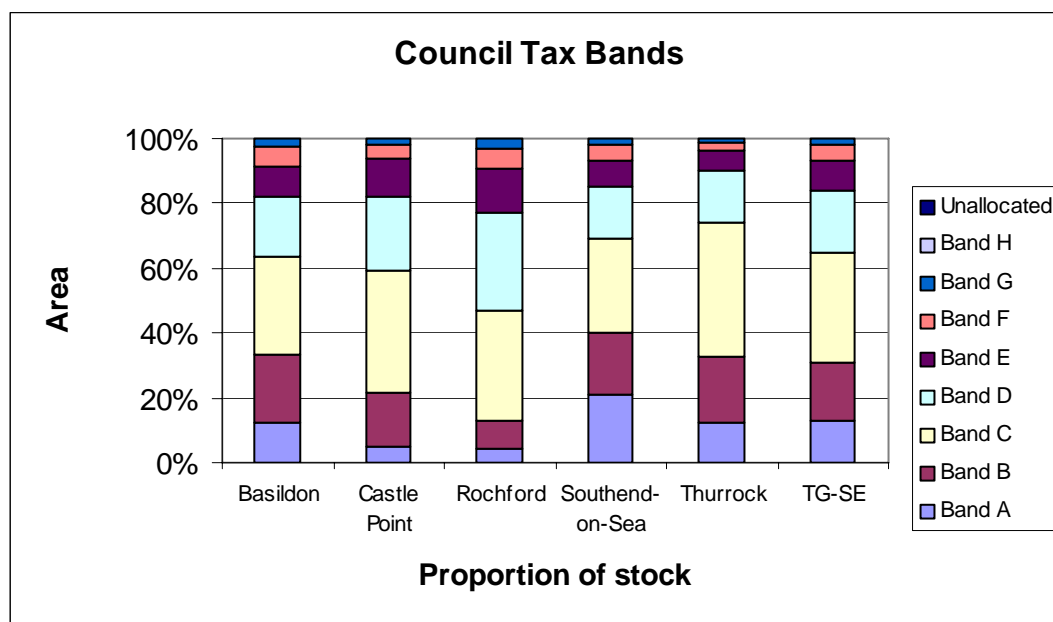
Source: NOMIS (2005)

The proportion of the male workforce claiming JSA follows a similar pattern to the that of workforce as whole. Again there is a decrease from 2000-2005, and the number of claimants as a proportion of the workforce is higher in the Thames Gateway – South Essex sub-region than for the whole region, but is lower than the national figures.

Housing

Housing within the sub-region is generally expensive. The distribution of properties within the sub-region is shown in table 38 below. The cheapest properties are in Band A; the most expensive in Band H. The table shows that, overall, the highest proportions of expensive properties within the sub-region is in Rochford, and the lowest in Thurrock. The patterns of property values vary widely across the sub-region, and in no Local Authority are more than 10% of properties band F or above. There is a higher proportion of Band A properties in Southend-on-Sea than of Band A and B properties together in Rochford.

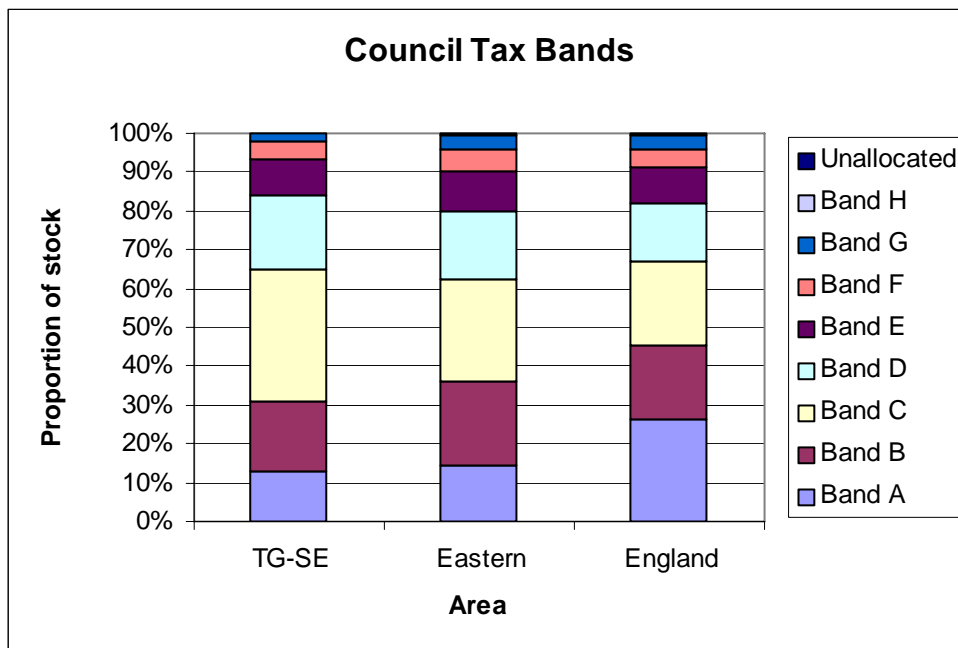
Table 38: Council Tax bands



Source: Census 2001

The distribution of properties by Council Tax band in the Thames Gateway-South Essex sub-region is closer to the regional than the national distribution. There are fewer Band A and B properties in the sub-region than in the region, which in turn has fewer of these properties than England as a whole. There is a large proportion of Band C properties in the sub-region, and a slightly lower proportion properties in Band F and above than the region and nationally.

Table 39: Council Tax bands

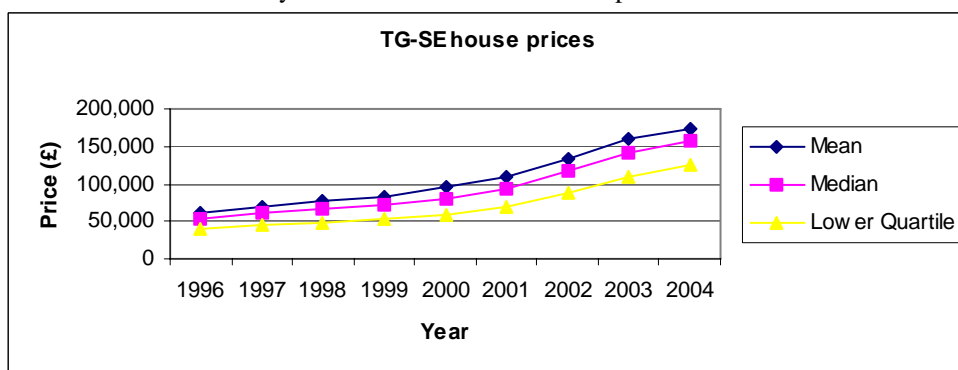


Source: Census 2001

House prices

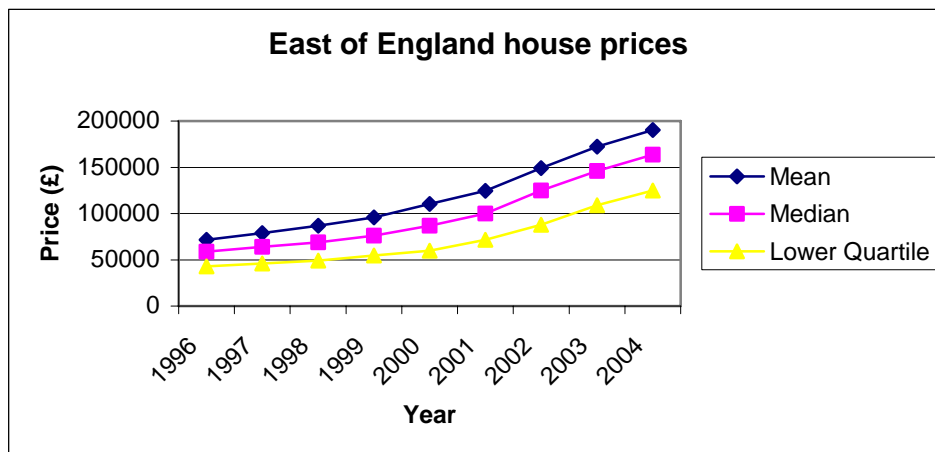
Mean, median and lower quartile house prices are shown in tables 40-42 below for the Thames Gateway-South Essex sub-region, the East of England region and England as a whole. House prices in Thames Gateway-South Essex have increased steadily since 1996. Lower quartile house prices have more than tripled from just over £40,000 to over £126,000 in that time. Median house prices saw similar rises from £54,000 in 1999 to £156,000 in 2004. Mean house prices now stand at almost £175,000, up from just £62,000 in 1996. The housing market is clearly pressured with steadily rising prices and high entry-level housing costs (as evidenced by lower-quartile house prices).

Table 40: Thames Gateway – South Essex London house prices



Source: ODPM 2004

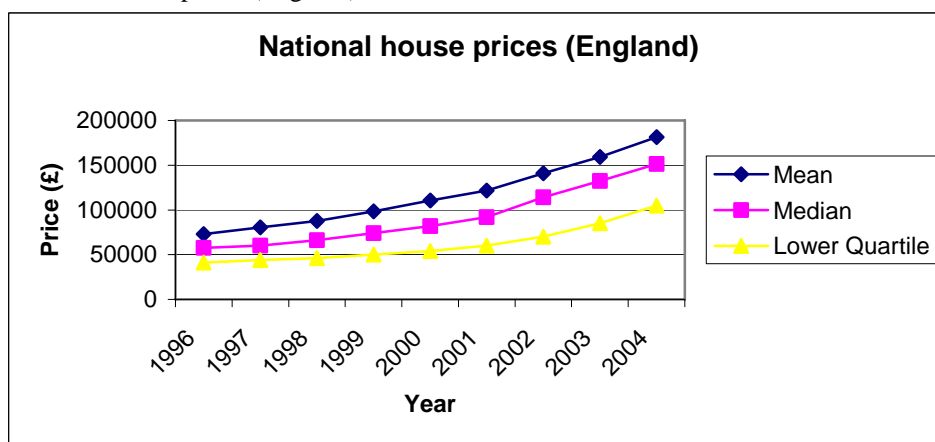
Table 41: East of England house prices



Source: ODPM 2004

House prices in East of England are slightly higher than those in the Thames Gateway-South Essex sub-region, and mean house prices have increased more rapidly. Mean house prices stood at £276,000 in 2004, with a median of £220,000 and lower quartile price of £169,000. They increased rapidly from a 1996 base rate of £106,000 for mean house prices, £77,000 for median and £56,000 for lower quartile.

Table 42: House prices (England)

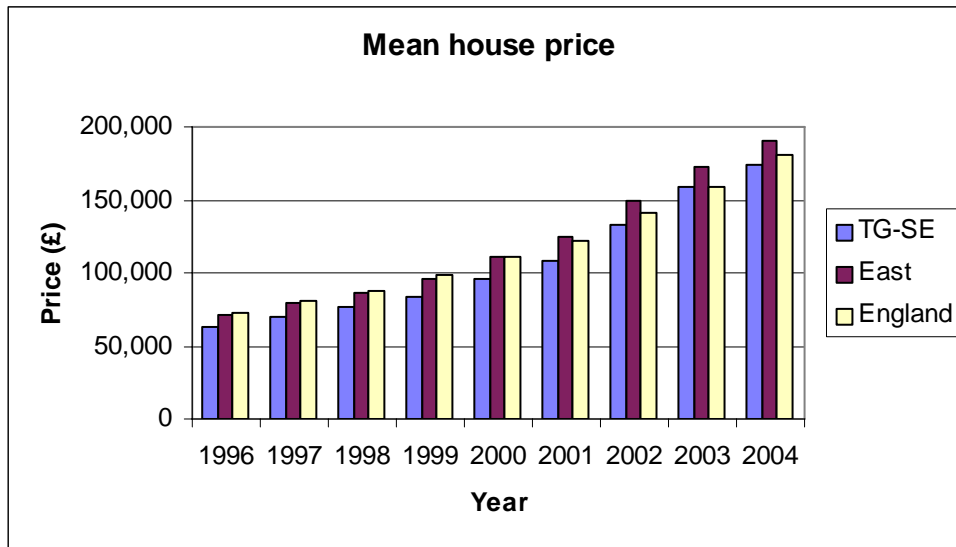


Source: ODPM 2004

House prices in England have seen a similar increase from 1996, when the mean house price was £73,000, the median £57,500 and the lower quartile £41,000. The 2004 figures for comparison are a mean house price of £181,000, a median of £152,000 and lower quartile of £105,000.

Tables 43-48 show the mean, median and lower quartile house prices across the sub-region and for the region and nationally, for comparison. Mean house prices in the Thames Gateway- South Essex sub-region were below regional prices for the whole of the period from 1996 to 2004. Mean regional house prices were below the national figure until 2001, when they overtook national house prices. The mean house price in the sub-region was just under £175,000 in 2004, compared to £181,300 nationally and just over £190,000 regionally.

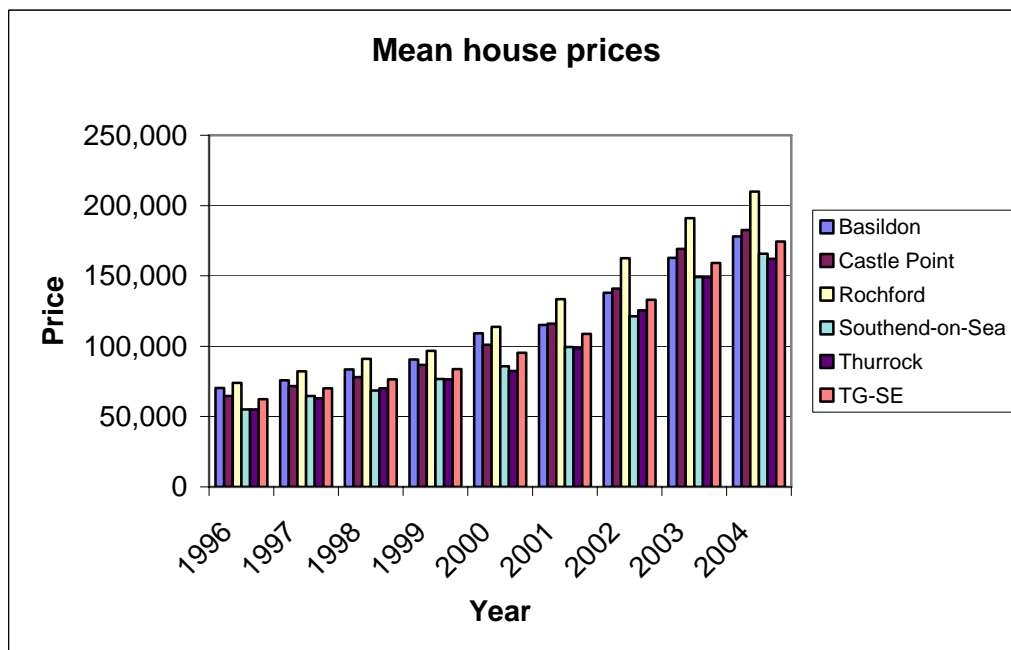
Table 43: Mean house price



Source: ODPM 2004

Mean house prices within the Thames Gateway-South Essex sub-region are highest in Rochford and lowest in Southend-on-Sea and Thurrock. The price differences within the sub-region increased over the time period from 1996 to 2004. Castle Point overtook Basildon as the second most expensive area in 2001.

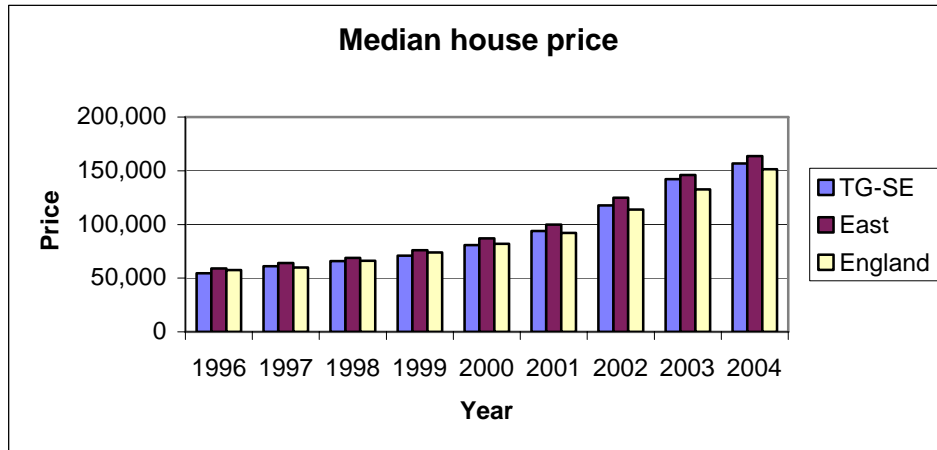
Table 44: Mean house price



Source: ODPM 2004

Similarly, median house prices within the sub-region are slightly lower than the regional figure. Median prices in the sub-region overtook the average for England as a whole in 2001. The national median house price was lower than the regional figure for all years from 1996 to 2004.

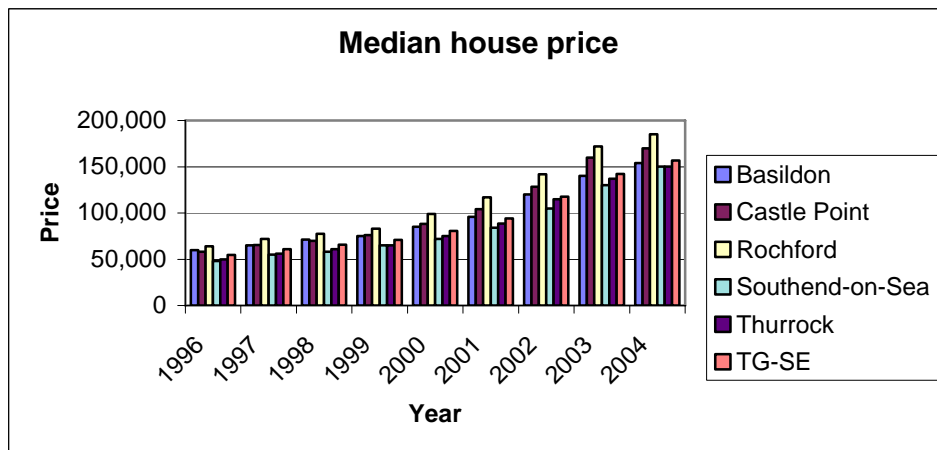
Table 45: Median house price



Source: ODPM 2004

Median house prices in the sub-region show similar pattern to mean house prices, with the highest prices in Castle Point and Rochford and the lowest in Southend-on-Sea and Thurrock. The differences in median price across the sub-region are not as great as those for mean price.

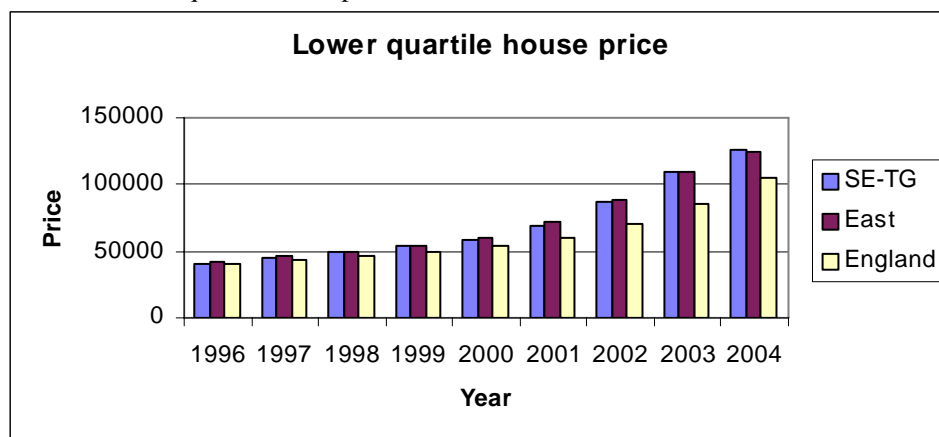
Table 46: Median house price



Source: ODPM 2004

Lower quartile house prices in the sub-region are similar to those across the East of England as a whole. Lower quartile prices in the sub-region overtook the regional figure in 2003, but have remained relatively similar since. The regional and sub-regional lower quartile house prices have increased more rapidly than those for England as a whole: sub-regionally prices more than tripled between 1996 and 2004, regionally they saw almost the same rates of growth, but nationally the increase was 2.5 times.

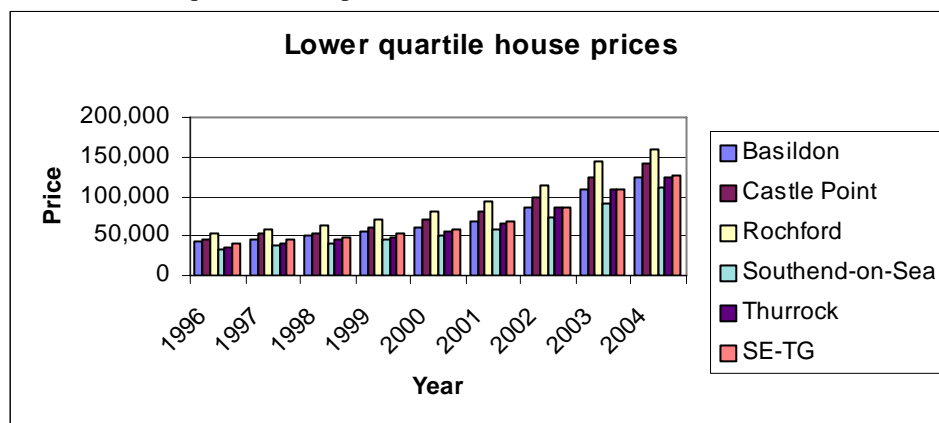
Table 47: Lower quartile house price



Source: ODPM 2004

Lower quartile house prices in the sub-region follow the patterns for the mean and the median as well, with the highest prices in Rochford and Castle Point (see table 48).

Table 48: Lower quartile house price



Source: ODPM 2004

Price to income ratios for the sub-region are shown below. House price to income ratios are lower in the sub-region than for the region as a whole (for both mean and median incomes, and mean, median and lower-quartile house prices). Mean house prices are more affordable in the sub-region than nationally, but lower-quartile house prices are less affordable. This suggests that the dwelling stock in the sub-region is less varied in terms of price than the national picture.

Table 49: Price to income ratios

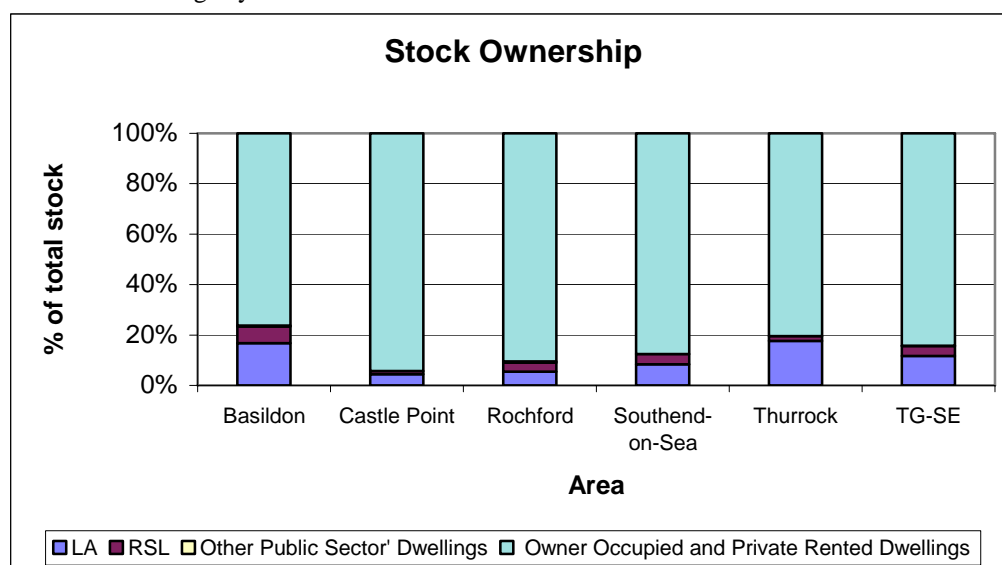
Area	House price type	Income	
		Mean	Median
TG-SE	Mean	5.98	7.75
East		6.41	8.83
England		6.38	8.82
TG-SE	Lower quartile	3.91	5.07
East		3.78	5.21
England		3.17	4.38
TG-SE	Median	5.29	6.86
East		5.36	7.40
England		5.16	7.13

Source: Land Registry, Inland Revenue (2002)

Tenure breakdown

In terms of the tenure of dwellings across the sub-region, the majority of dwellings in all areas are owner-occupied or privately rented. This proportion ranges from 94.3% in Castle Point to 76.1% in Basildon. Basildon and Thurrock have the highest proportions of LA dwellings (16.8% and 17.7% respectively). The proportion of RSL dwellings ranges from 1.2% in Castle Point to 6.6% in Basildon. Sub-regionally, 11.8% of dwellings are LA-owned, 3.8% owned by RSLs, 0.2% by other public sector bodies and 84.2% are owner-occupied or private rented dwellings.

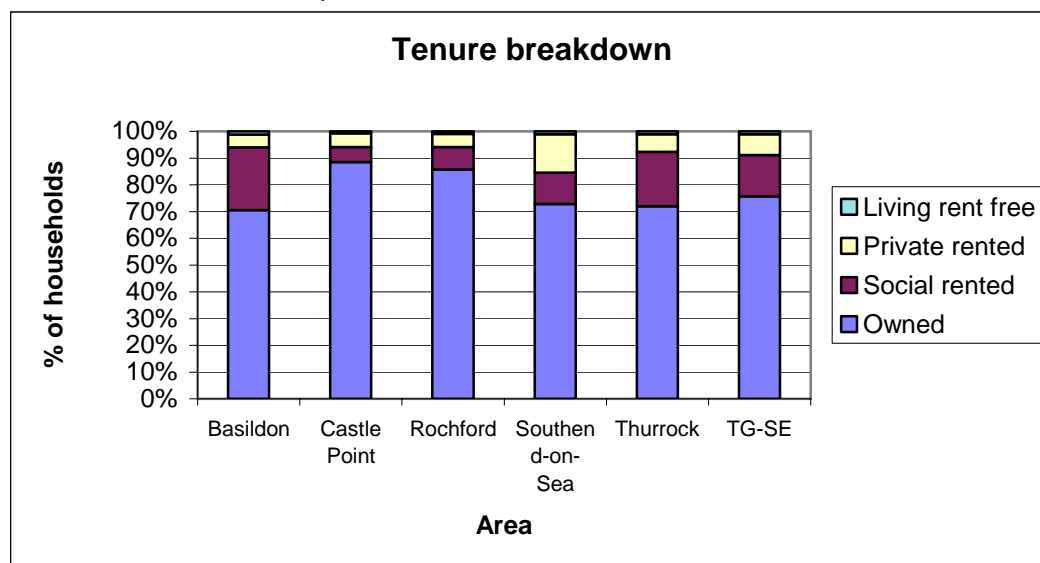
Table 50: Dwellings by tenure



Source: 2003 data

The tenure breakdown by household in the Thames Gateway-South Essex sub-region mirrors the dwelling stock to some extent. A significant number of households within the sub-region are owner-occupiers (76%). 16% of households across the sub-region live in social housing, and 8% in private rented housing. The highest proportions of owner-occupation are in Castle Point and Rochford (88% and 86% respectively), with proportions of 71% for Basildon, 72% for Thurrock and 73% for Southend-on-Sea. 15% of households in the sub-region live in social housing, but this proportion varies from 6% in Castle Point to 23% in Basildon. Notably, 14% of households in Southend-on-Sea live in private rented housing, compared to figures of between 5% and 7% for the other Local Authorities in the sub-region and an average of 7.8% for the sub-region as a whole. Approximately 1% of households across the sub-region lived rent-free.

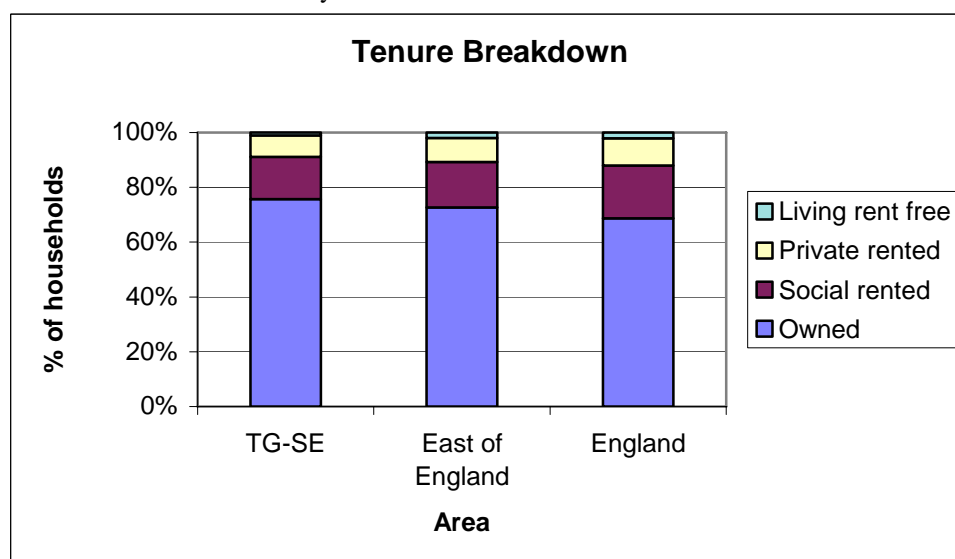
Table 51: tenure breakdown by household



Source: ODPM 2001

The tenure structure in the Thames Gateway-South Essex sub-region is closer to the structure for the East of England region than to the national structure. The proportion of owner-occupier households in the sub-region is 76%, higher than the proportions for the region as a whole (73%) or for England (69%). 15% of households live in social rented accommodation in the sub-region, compared to 17% across the region as a whole and 19% nationally. The proportions of private rented households are 8% sub-regionally, 9% regionally and 10% nationally. Households in the region are only half as likely to live rent free as those in the rest of the region or country (an average of 1% as opposed to 2% outside the sub-region).

Table 52: tenure breakdown by household

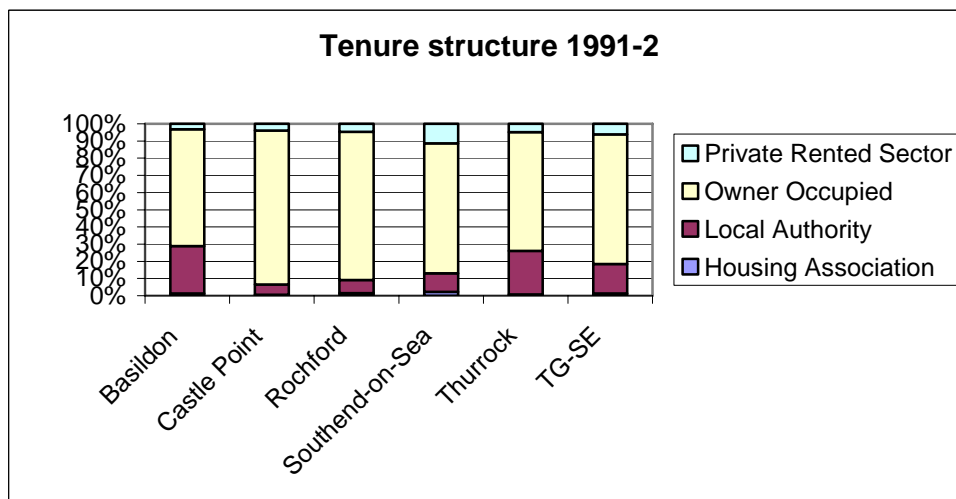


Source: ODPM 2001

Tenure structure

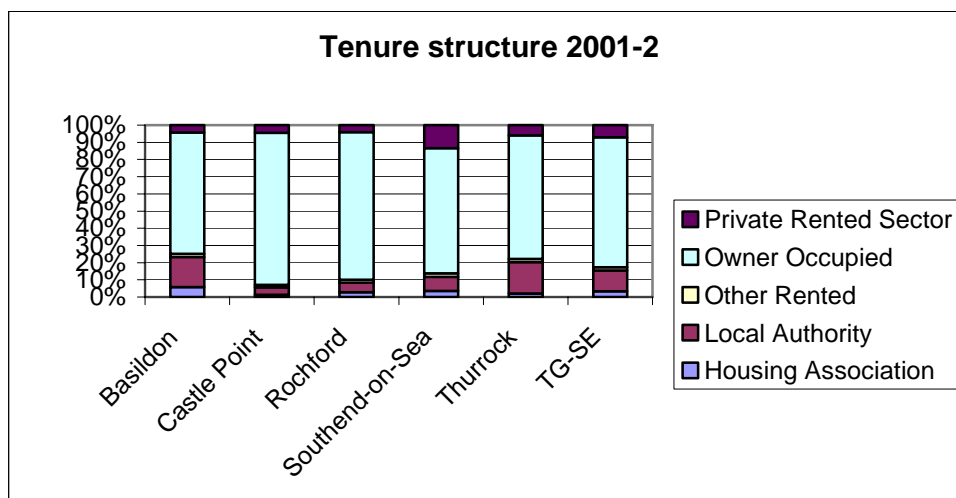
The tenure structure varied between 1991 and 2001. The proportion of HA stock increased in all areas of the sub-region (a change of 2%), with a particular increase in Basildon (4%). Given that new build adds 1% to the total stock per year and makes up approximately 10% of the properties on the market, this increase is not insignificant. Local Authority stock as a proportion of the total declined by 5%, and there were smaller increases in the proportions of owner-occupied and private rented stock. A new category of ‘other rented’ accounted for less than 0.2% of the total.

Table 53: tenure structure 1991-2



Source: Dataspring (2005)

Table 54: tenure structure 2001-2

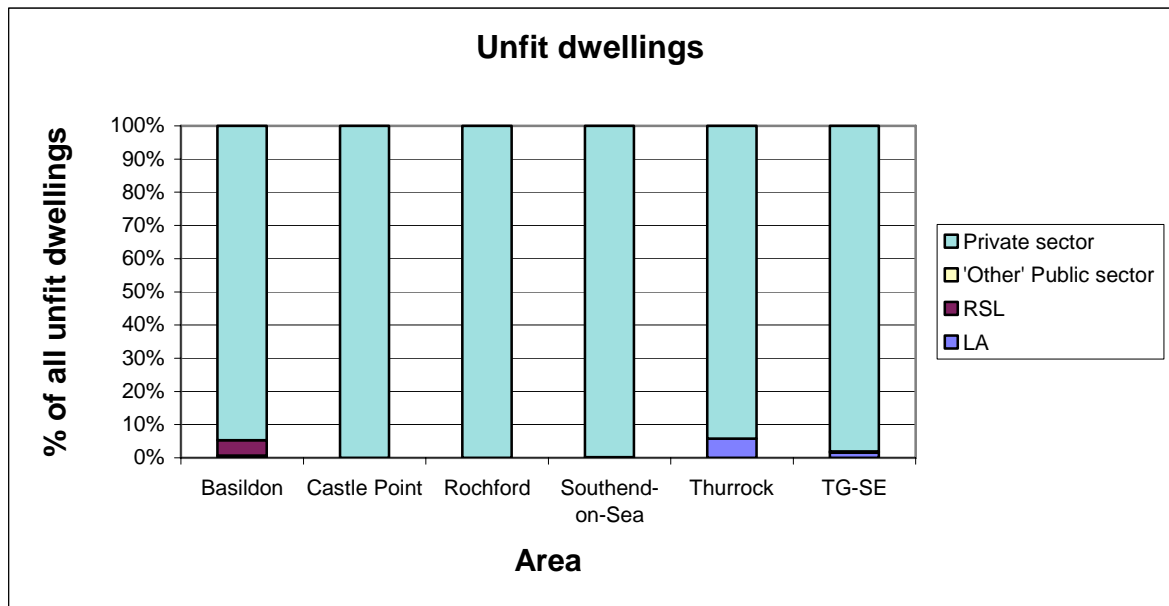


Source: Dataspring (2005)

Stock condition

The majority of unfit dwellings across the sub-region are in the owner-occupied and private rented sector, and in Castle Point, Rochford and Southend-on-Sea all unfit dwelling are in this sector. 19% of all unfit dwellings in Thurrock are in the LA sector. In Basildon, 0.7% of unfit dwelling are in the LA sector, and 4.6% in the RSL sector.

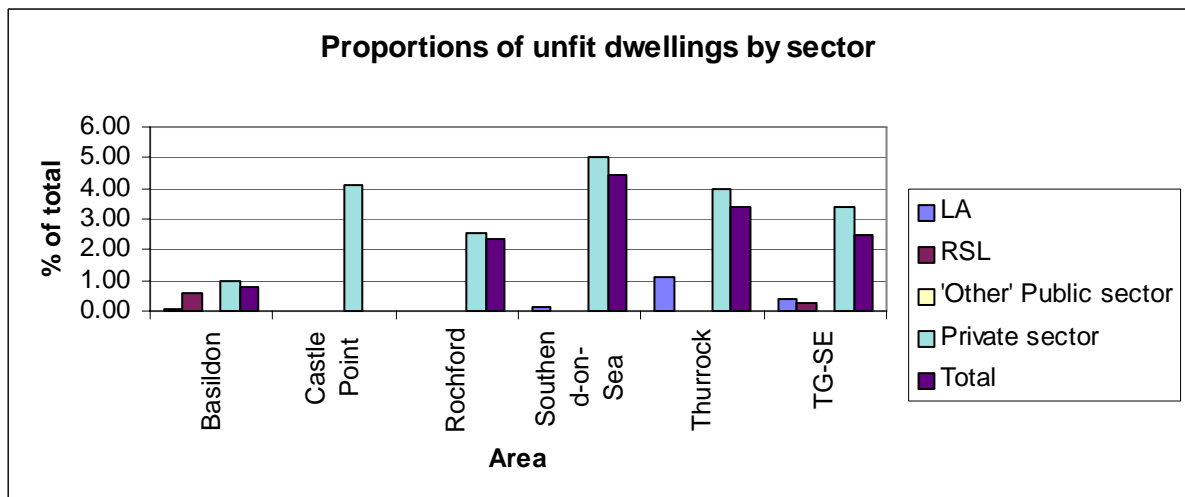
Table 55: unfit dwellings



Source: HSSA 2003 data

Overall, relatively low proportions of dwellings in each sector across the sub-region are considered unfit. Unfitness is highest in the private sector across the sub-region (ranging from 5% in Southend-on-Sea to 1% in Basildon), with a low proportion of Local Authority and RSL dwellings considered unfit (NB this may still mean that there are considerable numbers although low proportions of unfit dwellings in any one sector).

Table 56: unfit dwellings by sector

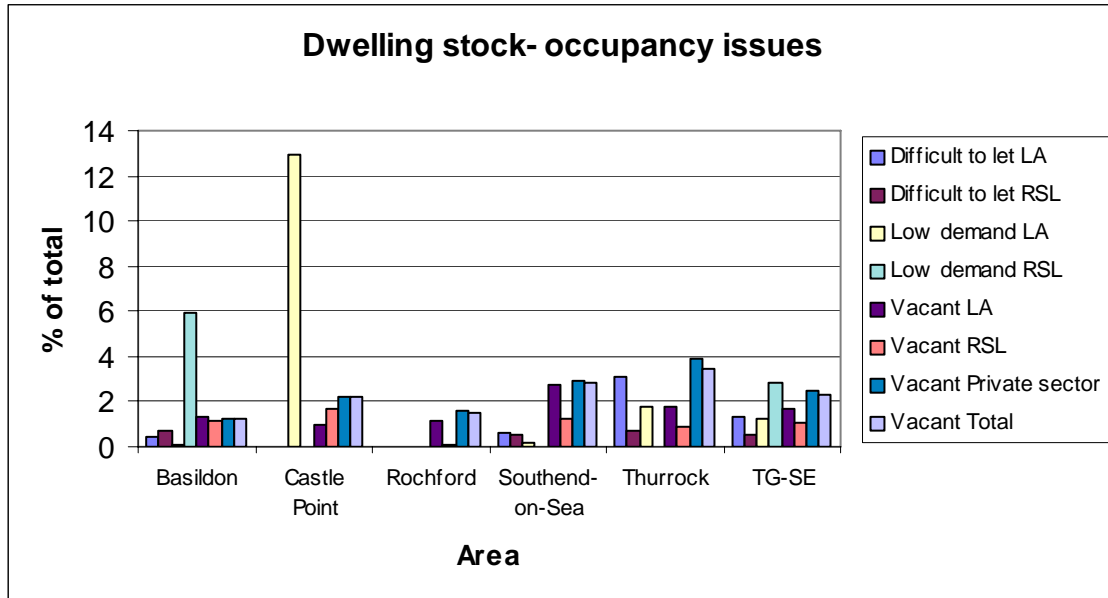


Source: HSSA 2003 data

Table 57 shows the proportion of properties by type that are difficult to let and suffer from low demand, as well as the proportion of those that are still vacant. While a certain level of vacancies is desirable as it enable moves within the housing market, too high a level may be an indication of a slowing housing market or underlying problems with the stock condition or wider area.

Castle Point has a problem with low demand LA dwellings (almost 13% of the stock). Vacancy levels across the sub-region are generally highest in the private sector (2.5%), with LA vacancies at 1.7% and RSL vacancies at 1%.

Table 57: Dwelling stock occupancy



Source: HSSA 2003 data

Housing stock

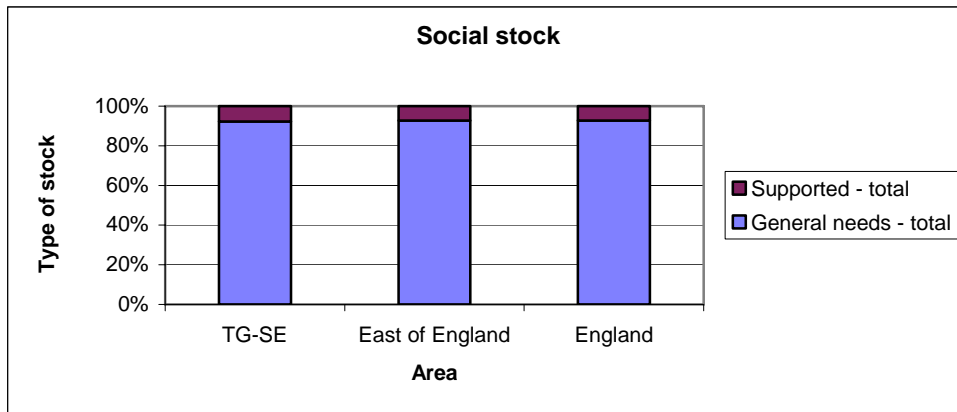
Tables 58 and 59 below show the number of units of social stock in the sub-region, regional and nationally, as well as the proportion of general needs and social stock. It can be seen from table 58 that the proportion of supported stock does not vary significantly between the sub-region, region and nationally (with figures of 7.7% for the sub-region and 7.3 regionally and nationally).

Table 58: Social stock by type



Source: RSR data 2004

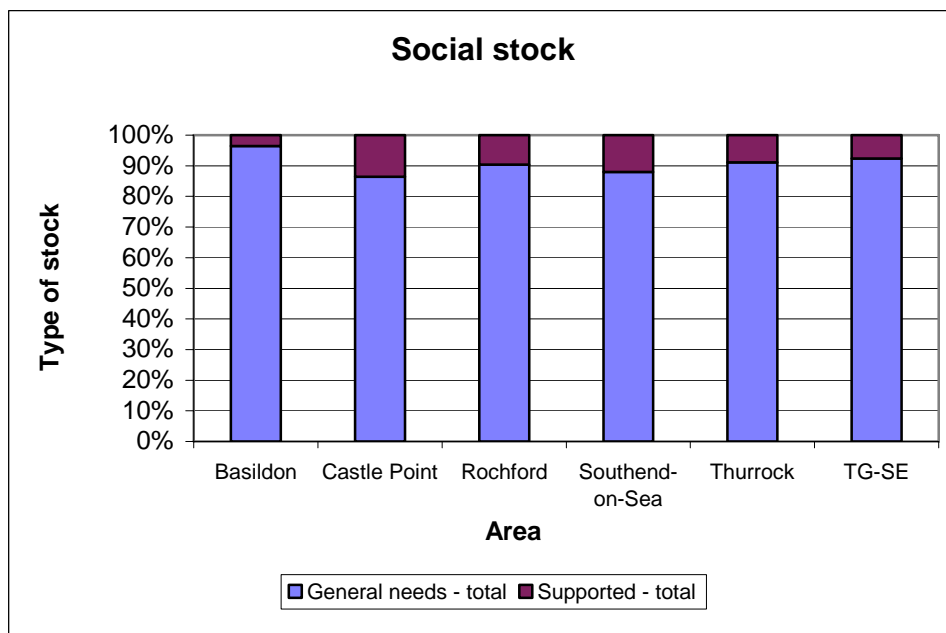
Table 59: Proportion of social stock type



Source: RSR data 2004

The proportions of supported stock vary quite significantly across the region, from 3.5% in Basildon to 13.6% in Castle Point. The sub-regional average is 7.7%.

Table 60: Proportion of social stock type

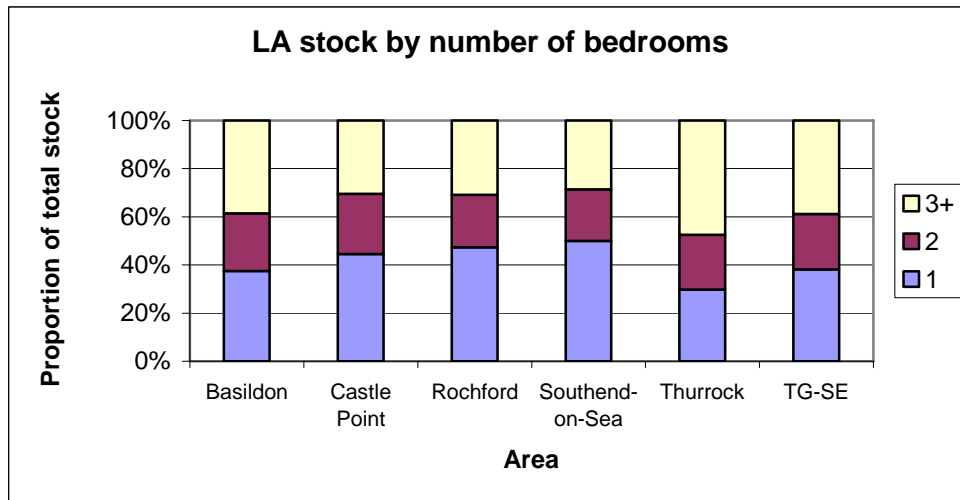


Source: RSR data 2004

Stock size

Local authority stock varies by number of bedrooms throughout the sub-region: 50% of properties in Southend-on-Sea have 1 bedroom, compared to 29.9% in Thurrock and 38.2% for the sub-region. The proportion of 2-bed properties has a smaller range, from 25% in Castle Point to 21.4% in Southend-on-Sea, with 23% of LA properties in the sub-region as a whole having 2 bedrooms. The proportion of properties with 3 or more bedrooms ranges from 47.6% in Thurrock to 28.6% in Southend-on-Sea, compared to 38.8% for the sub-region as a whole.

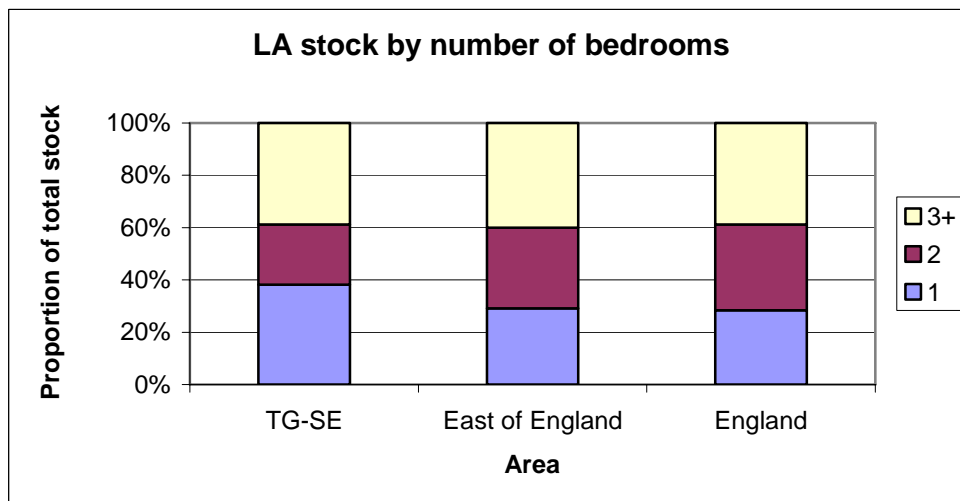
Table 61: LA stock by number of bedrooms



Source: ODPM 2002

The sub-regional LA stock is smaller on average in terms of number of bedrooms than the regional or national stock. The proportion of 1-bedroom units is 38.2% of the total stock for the sub-region, compared to 29.2% regionally and 28.4% nationally. The proportions of 2-bedroom units are 23% sub-regionally, 30.8% regionally and 32.8% nationally. The proportions for units with 3 or more bedrooms are 38.8% for the sub-region, compared to 40.1% for the region and 38.9% nationally.

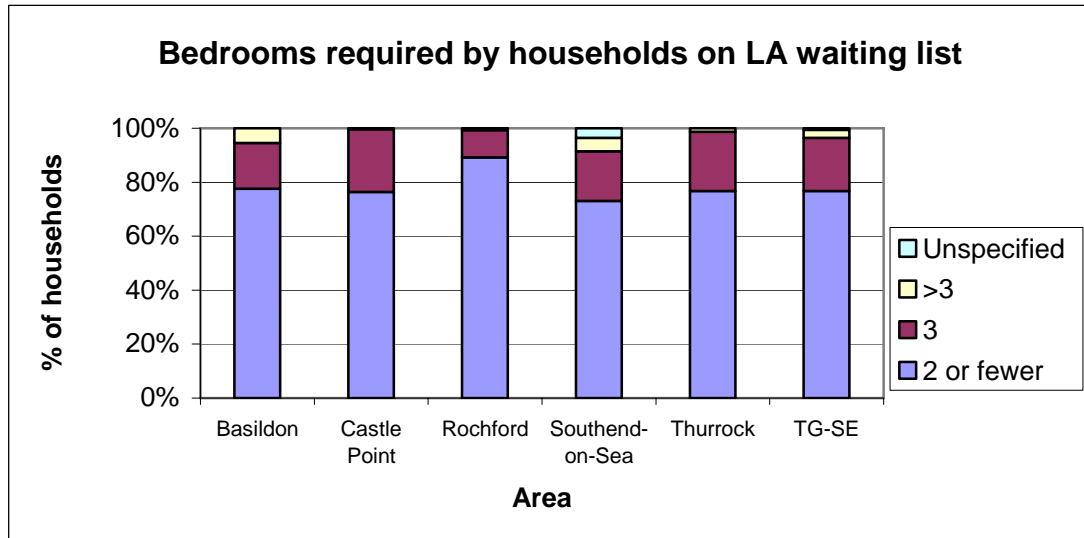
Table 62: LA stock by number of bedrooms



Source: ODPM 2002

The number of bedrooms required by households on the LA register also varies within the sub-region. 89.2% of households on the register in Rochford require a 1- or 2-bedroom property, compared to 73.1% of households in Southend-on-Sea and 76.8% across the sub-region as a whole. 22% of households in Thurrock require a 3-bedroom property, compared to 10.1% in Rochford and 19.6% across the sub-region, whereas 5.5% of households on the LA register in Basildon require a property with more than 3 bedrooms, compared to 0.3% in Castle Point and a sub-regional average of 2.9% (see table 63 below).

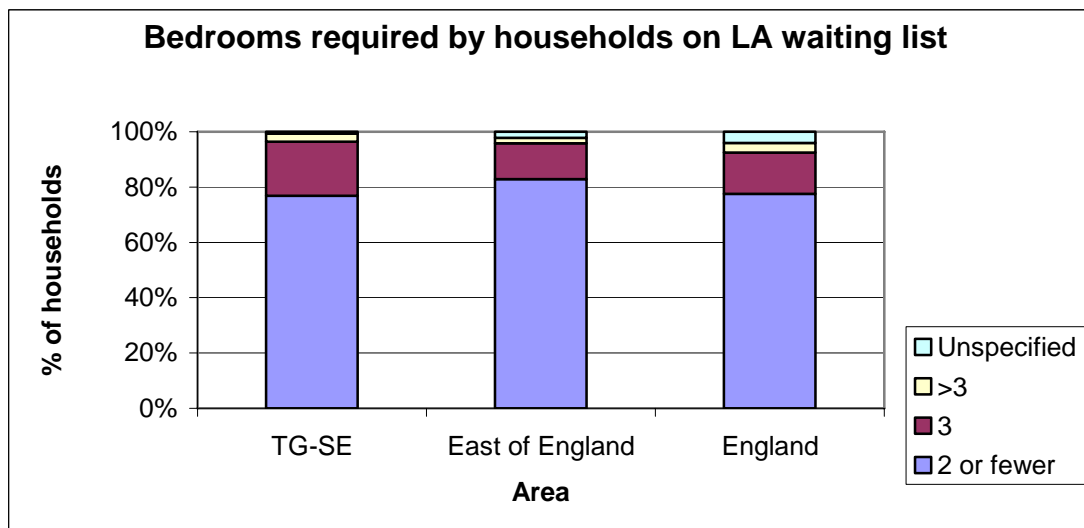
Table 63: Bedrooms required by households on LA waiting list



Source: HSSA 2002/03

The size of property required by households on the LA registers in the sub-region is slightly smaller than regional and national trends: 76.8% of households sub-regionally require 2 or fewer bedrooms, compared to 82.9% regionally and 77.5% nationally. 19.6% of households on the register sub-regionally require a 3-bedroom property, compared to 12.9% regionally and 15% nationally, and 2.9% of households in the sub-region require more than 3 bedrooms, compared to 2% for the region as a whole and 3.4% nationally.

Table 64: Bedrooms required by households on LA waiting list



Source: HSSA 2002/03

The number of households on the LA register and associated lettings (both RSL and LA) are shown in tables 65 and 66 below. Lettings as a proportion of numbers waiting to be allocated social rented housing vary from 60.9% in Basildon to 16.4% in Castle Point, with averages of 33.8% sub-regionally, 32% regionally and 32.7% nationally.

Table 65: LA and RSL Lettings

	Households on the LA Registers	Lettings (RSL and LA)	Lettings as % of households on register
Basildon	3027	1843	60.9
Castle Point	937	154	16.4
Rochford	582	191	32.8
Southend-on-Sea	2272	903	39.7
Thurrock	5394	1038	19.2
TG-SE	12212	4129	33.8

Source: HSSA 2002/03

Table 66: LA and RSL Lettings

	Households on the LA Registers	Lettings (RSL and LA)	Lettings as % of households on register
TG-SE	12212	4129	33.8
East of England	110968	35462	32.0
England	1263550	412931	32.7

Source: HSSA 2002/03

The number of housing completions has been falling across the sub-region since 1997/98, from a high of 2967 dwellings in that year to just 1529 in 2003/04, as shown in table 67 below.

Table 67: Housing completions (TG-SE)

	All Tenures	Housing Association	Private
1997/98	2967	222	2745
1998/99	2514	422	2092
1999/00	2673	474	2199
2000/01	1661	87	1574
2001/02	1536	63	1473
2002/03	1605	71	1534
2003/04	1529	18	1511

Source: Dataspring (2005)

Shared Ownership and Right-to-Buy

Shared Ownership is not particularly common in the sub-region and region. The highest percentage of shared owners as a total of all households is in Basildon (1%). this is above the national average of 0.7%. Elsewhere in the sub-region, the proportion ranges from 0.3% to 0.5%, with an average of 0.5% of all households for the sub-region and region.

Table 68: Shared ownership patterns

	Shared Ownership	Owners	All Households	SO as proportion of all owners	SO as proportion of all households	Owners as proportion of all households
Basildon	721	48859	69207	1.5	1.0	70.6
Castle Point	116	31223	35279	0.4	0.3	88.5
Rochford	83	27400	31952	0.3	0.3	85.8
Southend-on-Sea	292	51641	70978	0.6	0.4	72.8
Thurrock	180	42095	58485	0.4	0.3	72.0
TG-SE	1392	201218	265901	0.7	0.5	75.7
East	11445	1622870	2231974	0.7	0.5	72.7
England	133693	14054122	20451427	1.0	0.7	68.7

Source: 2001 Census data

Right-to-Buy sales are shown in table 69 below. The average selling price in the sub-region was slightly above the regional and significantly above the national figures.

Table 69: Right-to-Buy sales 2003/04

Area	All sales	Selling price (£)
Basildon	188	59,000
Castle Point	21	60,095
Rochford	27	75,148
Southend-on-Sea	49	62,673
Thurrock	165	64,963
TG-SE	450	62,606
East	4,685	58,377
England	109,468	43,224

Source: ODPM (2005)

Target Rents

Cross-tenure housing costs are shown in table 70 below. Owner-occupation is the most expensive tenure across the sub-region, and housing costs are higher for those living in Housing Association properties rather than Local Authority properties. The most expensive area in the sub-region is Rochford, and the cheapest Southend-on-Sea.

Table 70: Cross-tenure housing costs

	HA	LA	Owner-occupier
Basildon	£68.02	£52.43	£107.81
Castle Point	£72.95	£57.56	£123.90
Rochford	£75.41		£145.12
Southend-on-Sea	£66.61		£90.25
Thurrock	£68.78	£52.95	£103.42
TG-SE	£68.68	£52.98	£109.96

Source: Dataspring (2005)

Tables 71, 72 and 73 below show the stock held by larger housing association in the Thames Gateway-South Essex sub-region, and target rents for each area within the sub-region and for selected Housing Associations holding stock within the sub-region.

Table 71: HA target rents

	HA - all stock				Target rent	
	net rent	service charge	gross rent	n	rent	n
Basildon	£70.58	£5.61	£72.54	4,314	£69.08	3,639
Castle Point	£72.49	£6.56	£75.98	370	£65.87	370
Rochford	£68.40	£8.46	£75.66	808	£65.80	808
Southend-on-Sea	£66.27	£8.55	£73.03	2,589	£61.52	2,588
Thurrock	£67.92	£6.51	£72.26	1,097	£66.98	1,075
TG-SE	£68.93	£6.84	£73.06	9,178	£66.05	8,480
East	£60.52	£5.83	£63.09	142,833	£63.39	138,921
England	£58.24	£6.13	£61.19	1,571,109	£61.47	1,506,174

Source: 2004 RSR data

In all areas within the sub-region, Housing Association rents were higher than target rents. In Castle Point, net rents were on average £6.62 more per week than target rents. The smallest difference within the sub-region was in Thurrock (£0.94 per week). Overall, within the sub-region, net rents were £2.88 more on average per week than target rents. In the East of England region, net rents were £2.87 less than target rents, and in England as whole net rents were £3.23 less per week than target rents.

Table 72: Housing Association stock (HAs with more than 150 units in the sub-region)

HA name	Basildon	Castle Point	Rochford	Southend-on-Sea	Thurrock	TG-SE total
Anchor Trust	31	46		103		180
Basildon Community HA	2417					2417
Cygnets HA	115	5	10	29		159
Estuary HA	104	60	40	1193	126	1523
Housing 21	117		36		3	156
London & Quadrant Housing Trust	302	54	48	305		709
Moat Housing Group-East Ltd	162		30	26	46	264
New Islington & Hackney HA	128				132	260
Sanctuary HA			83	99		182
Shaftesbury HA	61		46	188	133	428
Southern Housing Group Limited	28				367	395
Springboard HA Limited	35	19	515	510	129	1208
Swan HA Limited		30	18	75	104	227
The Guinness Trust	237			233		470
Vange Community Housing Limited	674					674
Total	4675	428	905	3112	1259	10379

Source: 2004 RSR data

Housing Associations tend not to hold stock in all Local Authorities within the sub-region. Of the 15 Housing Associations with more than 150 units in the sub-region (shown in table 72 above), only Estuary Housing Association (1523 units) and Springboard Housing Association (1208 units) have stock in all five LAs. Two Housing Associations only hold stock in one of the five LAs (including Basildon Community Housing Association, the largest HA in the sub-region with 2417 units).

Target rents by Housing Association within the sub-region are shown in table 73 below. There is no clear pattern: in three cases, net rents are below target rents (Anchor, Housing 21 and New Islington and Hackney; by 13%, 3.7% and 22.6% respectively). In all other cases where sufficient data was available, net rents were higher than target rents (by 4.5% to 15.1%).

Table 73: Target rents by Housing Association (available data only)

	Net rent	Service charge	Gross rent	Stock	Target rent	Target stock	Discrepancy (target rent - actual rent)	Discrepancy as % of net rents
Anchor	40.73	21.73	62.32	141	46.02	141	5.29	12.98
Basildon	73.87	2.35	74.28	2,289	70.54	2,289	-3.33	-4.51
Cygnets Housing	68.96	8.84	77.12	39	63.50	39	-5.46	-7.92
Estuary	62.80	7.58	69.35	1,379	57.93	1,379	-4.88	-7.77
Guinness	75.79	3.71	79.20	469	64.32	467	-11.47	-15.14
Housing 21	50.78	14.66	65.44	156	52.68	156	1.89	3.73
London and Quadrant	77.49	9.43	78.59	691	72.93	691	-4.56	-5.88
Moat HG East	74.65	2.08	76.53	264	68.56	264	-6.09	-8.16
New Islington & Hk'Y	72.53	2.33	74.18	217	88.95	206	16.42	22.64
Sanctuary	68.90	4.77	73.67	170	62.79	170	-6.11	-8.86
Shaftsbury	64.76	8.71	72.79	293	59.34	293	-5.42	-8.36
Springboard	69.19	11.65	79.75	1094	65.36	1094	-3.82	-5.52
Swan Housing	72.75	5.50	74.46	211	66.89	211	-5.86	-8.06

Source: Housing Association Rents 2003-2004, RSR (2004)

Sub-regional overview

The Thames Gateway-South Essex sub-region includes the Local Authorities of Basildon, Castle Point, Rochford, Southend-on-Sea and Thurrock. The Thames Gateway Growth area includes the Local Authorities of Thurrock, Basildon and Southend-on-Sea. 120,000 homes will be built in the Thames Gateway area by 2016, some of which will be in the Thames Gateway – South Essex sub-region. It is intended that this massive inward investment in house building will be coupled with the creation of sustainable communities with good employment opportunities and community facilities. Increased housing provision and the associated changes in population numbers and structure pose challenges as well as provide opportunities for the sub-region.

The total population of the Thames Gateway – South Essex sub-region is 643,100 people. The population has increased since 1991, and this trend is expected to continue, with a projected sub-regional population of 714,000 by 2028. These projections do not include the impacts of the additional house building proposed in the Sustainable Communities Plan, so it can be expected that the population will be higher than this. The sub-regional population is less ethnically diverse than the rest of the region and England. Household size in the sub-region is above both the national and regional averages, but the distribution of household types is similar at all three geographical levels. The proportion of those aged between 15 and 29 decreased from 1991 to 2001, whereas the proportion of young children and those of working age increased over the same period.

A higher proportion of the population provides unpaid care in the Thames Gateway – South Essex sub-region than regionally or nationally. The health of respondents within the sub-region is similar to that for the East of England and England as a whole. Incomes in the sub-region are lower than those for the region and for England as a whole. There are very low proportions of people employed in the agriculture and fishing and energy and waste sectors, but high proportions of people employed in the service sector overall. Changes in the unemployment rate have varied across the sub-region since 1999, but the proportion of claimants decreased slightly between 2000 and 2005 across the sub-region.

House price to income ratios are lower in the sub-region than for the region as a whole (for both mean and median incomes, and mean, median and lower-quartile house prices). Housing affordability is slightly better in the sub-region than the rest of the country, although house prices are rising more rapidly in the sub-region than in the rest of the region. The majority of unfit dwellings across the sub-region are in the owner-occupied and private rented sector, and Shared Ownership is not particularly common in the sub-region and region.

The presence of the Thames Gateway growth area in this sub-region and the associated opportunities for growth suggest that the sub-regional economy will become more buoyant and that demand for housing will increase. Consolidating stock within the sub-region might be a useful strategy as the demand for affordable housing rises with increased investment in the sub-region and the associated improvements in employment opportunities and availability.

Appendix 1: Source data for charts

Table 4: Average household size

	Population	Households	Average household size
Basildon	165888	69207	2.40
Castle Point	86674	35280	2.46
Rochford	78653	31952	2.46
Southend-on-Sea	160355	70978	2.26
Thurrock	143212	58485	2.45
SR total	634782	265902	2.39
East	5121052	2231974	2.29
England	47875035	20451427	2.34

Source: Census 2001

Table 6: Age profile (2001)

	0-4	5-9	10-14	15-19	20-24	25-29	30-44	45-59	60-64	65-74	74-84	85-89	90+
Basildon	6.45	6.75	6.81	5.97	5.91	6.81	22.97	18.93	4.70	8.20	5.06	1.02	0.48
Castle Point	5.19	6.11	6.57	6.11	5.07	5.19	20.42	22.38	5.88	9.34	5.88	1.27	0.58
Rochford	5.72	6.48	6.35	5.59	4.57	5.34	21.73	20.97	5.46	9.53	6.10	1.40	0.64
Southend-on-Sea	6.05	6.42	6.36	5.61	5.17	6.23	21.88	18.45	4.68	8.92	7.11	2.00	1.06
Thurrock	6.98	6.70	6.98	5.86	6.14	7.75	23.73	18.56	4.19	6.91	4.82	0.84	0.42
TG-SE	6.20	6.54	6.65	5.83	5.50	6.47	22.36	19.45	4.83	8.41	5.76	1.31	0.65

Source: Census 2001

Table 7: Age profile (1991)

	0-4	5-9	10-14	15-19	20-24	25-29	30-44	45-59	60-64	65-74	75-84	85+
Basildon	7.30	6.90	6.63	6.83	7.44	8.42	22.32	16.56	4.76	7.73	4.12	0.98
Castle Point	6.07	6.36	6.60	7.46	6.94	6.55	22.15	18.85	4.89	8.19	4.76	1.17
Rochford	6.08	6.27	6.57	6.85	5.88	6.23	22.33	18.69	5.36	9.05	5.25	1.44
Southend-on-Sea	6.51	5.71	5.44	5.72	7.44	8.26	19.63	15.25	5.14	10.45	7.96	2.48
Thurrock	7.56	6.69	6.16	6.89	8.17	9.26	22.10	15.38	4.69	8.28	3.86	0.96
TG-SE	6.82	6.39	6.21	6.64	7.33	8.02	21.54	16.56	4.94	8.78	5.30	1.45

Source: Census 1991

Table 8: Age profile (2001)

	0-4	5-9	10-14	15-19	20-24	25-29	30-44	45-59	60-64	65-74	74-84	85-89	90+
TG-SE	6.20	6.54	6.65	5.83	5.50	6.47	22.36	19.45	4.83	8.41	5.76	1.31	0.65
East	5.95	6.36	6.51	5.89	5.54	6.28	22.46	19.60	4.94	8.63	5.80	1.36	0.67
England	5.91	6.31	6.55	6.16	6.04	6.71	22.77	18.86	4.84	8.32	5.59	1.29	0.65

Source: Census 2001

Table 9: Age profile (1991)

	0-4	5-9	10-14	15-19	20-24	25-29	30-44	45-59	60-64	65-74	75-84	85+
TG-SE	6.82	6.39	6.21	6.64	7.33	8.02	21.54	16.56	4.94	8.78	5.30	1.45
East	6.66	6.27	6.15	6.54	7.35	7.82	21.65	16.84	5.01	8.76	5.44	1.52
England	6.72	6.31	5.99	6.41	7.74	8.24	21.19	16.54	5.01	8.82	5.49	1.54

Source: Census 1991

Table 11: Population by ethnicity

		Basildon	Castle Point	Rochford	Southend-on-Sea	Thurrock	TG-SE total
Total population		165668	86608	78489	160257	143128	634150
White	British	94.6	96.7	96.8	92.9	92.8	94.3
	Irish	1.0	0.7	0.6	1.0	1.1	0.9
	Other	1.3	0.8	0.9	1.8	1.4	1.4
All White		96.9	98.2	98.3	95.8	95.3	96.6
Mixed		0.9	0.6	0.6	1.1	0.9	0.9
Asian or Asian British	Indian	0.6	0.3	0.3	0.8	1.3	0.7
	Pakistani	0.2	0.1	0.0	0.4	0.1	0.2
	Bangladeshi	0.1	0.2	0.1	0.3	0.4	0.2
	Other	0.2	0.1	0.1	0.2	0.2	0.2
All Asian		1.0	0.7	0.5	1.7	2.0	1.3
Black or Black British	Caribbean	0.3	0.1	0.1	0.2	0.4	0.2
	African	0.3	0.1	0.1	0.5	0.7	0.4
	Other	0.1	0.0	0.1	0.1	0.1	0.1
All Black		0.7	0.2	0.2	0.7	1.2	0.7
Chinese		0.3	0.2	0.2	0.5	0.4	0.4
Other		0.2	0.1	0.1	0.2	0.2	0.2

Source: Census 2001

Table 12: Population by ethnicity

		TG-SE total	East of England	England
Total population		634150	5388140	49138831
White	British	94.3	91.5	87.0
	Irish	0.9	1.1	1.3
	Other	1.4	2.5	2.7
All white		96.6	95.1	90.9
Mixed		0.9	1.1	1.3
Asian or Asian British	Indian	0.7	1.0	2.1
	Pakistani	0.2	0.7	1.4
	Bangladeshi	0.2	0.3	0.6
	Other	0.2	0.3	0.5
All Asian		1.3	2.3	4.6
Black or Black British	Caribbean	0.2	0.5	1.1
	African	0.4	0.3	1.0
	Other	0.1	0.1	0.2
All Black		0.7	0.9	2.3
Chinese		0.4	0.4	0.5
Other		0.2	0.3	0.4

Source: Census 2001

Table 13: Provision of unpaid care

Area	Proportion of population
Basildon	9.5
Castle Point	10.4
Rochford	10.2
Southend-on-Sea	10.0
Thurrock	9.3
TG-SE	9.8
London	8.5
England	9.9

Source: Census 2001

Table 14: Unpaid care (hours per week)

	1-19	20-49	50 +
Basildon	66.5	10.9	22.7
Castle Point	69.4	9.6	21.0
Rochford	73.2	8.6	18.2
Southend-on-Sea	70.5	9.3	20.2
Thurrock	66.5	11.8	21.8
TG-SE	68.8	10.2	21.0

Source: Census 2001

Table 15: Unpaid care (hours per week)

	1-19	20-49	50 +
TG-SE	68.8	10.2	21.0
East of England	72.0	9.5	18.5
England	68.6	10.9	20.5

Source: Census 2001

Table 16: Health and illness

	People with a limiting long-term illness	People of working age with a limiting long-term illness	General health: Good	General health: Fairly good	General health: Not good
TG-SE	17.2	7.5	69.1	22.6	8.3
East of England	16.2	11.4	70.4	22.1	7.6
England	17.9	13.3	68.8	22.2	9.0

Source: Census 2001

Table 17: Health and illness

	People with a limiting long-term illness	People of working age with a limiting long-term illness	General health: Good	General health: Fairly good	General health: Not good
Basildon	16.9	12.6	69.5	22.2	8.3
Castle Point	17.1	11.9	69.3	22.5	8.2
Rochford	15.8	10.5	71.1	21.7	7.2
Southend-on-Sea	19.1	13.3	66.9	23.8	9.3
Thurrock	16.1	12.2	70.1	22.1	7.8
TG-SE	17.2	7.5	69.1	22.6	8.3

Source: Census 2001

Table 18: Household types

	Pensioner (single or couple)	One person	Couple, without children	Couple, dependent children	Couple, non-dependent children	Lone parent: With dependent children	Lone parent: All children non-dependent	Other
Basildon	22.7	15.0	18.5	22.0	7.3	7.2	3.2	4.3
Castle Point	26.1	10.7	19.5	22.7	9.3	4.8	2.8	4.2
Rochford	26.5	10.2	20.2	24.1	8.2	4.3	2.7	3.9
Southend-on-Sea	27.0	17.9	15.9	19.0	5.4	6.9	2.9	5.0
Thurrock	20.0	14.9	18.8	23.6	7.5	6.6	3.5	5.0
TG-SE	24.2	14.6	18.2	21.9	7.2	6.3	3.1	4.6
East of England	24.3	14.1	19.5	22.3	6.5	5.3	2.7	5.2
England	23.3	15.7	17.8	20.8	6.3	6.4	3.1	6.7

Source: Census 2001

Table 19: Household types

	Pensioner (single or couple)	One person	Couple, no children	Couple, dependent children	Couple, non-dependent children	Lone parent: With dependent children	Lone parent: All children non-dependent	Other
TG-SE	24.2	14.6	18.2	21.9	7.2	6.3	3.1	4.6
East of England	24.3	14.1	19.5	22.3	6.5	5.3	2.7	5.2
England	23.3	15.7	17.8	20.8	6.3	6.4	3.1	6.7

Source: Census 2001

Table 20: Average gross weekly pay

	FT	PT
Basildon	79.3	20.7
Castle Point	79.6	20.4
Rochford	78.3	21.7
Southend-on-Sea	72.8	27.2
Thurrock	81.8	18.2
TG-SE	78.3	21.7

Source: NOMIS (NES, 2003 data)

Table 21: Average gross weekly pay

	FT	PT
TG-SE	444	131
Eastern	476	144
England	483	154

Source: NOMIS (NES, 2003 data)

Table 22: Full- and part-time working

	% of those in employment - FT	% of those in employment - PT
Basildon	79.3	20.7
Castle Point	79.6	20.4
Rochford	78.3	21.7
Southend-on-Sea	72.8	27.2
Thurrock	81.8	18.2
TG-SE	78.3	21.7

Source: NOMIS (Labour Force Survey, 2003-2004)

Table 23: Annual income

	Mean	Median
TG-SE	22,237	17,153
East	23,300	16,900
England	22,100	16,000

Source: IR data, income 2002-3, tax-payers only

Table 24: Annual income

	Mean	Median
Basildon	22,300	17,000
Castle Point	21,800	17,000
Rochford	24,900	17,800
Southend-on-Sea UA	22,200	16,600
Thurrock UA	20,900	17,700
TG-SE	22,237	17,153

Source: IR data, income 2002-3, tax-payers only

Table 25: Employment by sector

	Agriculture and fishing	Energy and water	Manufacturing	Construction	Distribution, hotels and restaurants	Transport and communications	Banking, finance, insurance	Public admin, education, health	Other services	All services
Basildon			18.4	7.8	20	8.2	23.6	17.8	3.3	73
Castle Point			15	10.4	21.1	6.6	23.1	16.1	6.5	73.4
Rochford			14.7	9	17	6.2	23.7	21.9	4.5	73.3
Southend-on-Sea	0.5	0.6	10.3	9.3	19.2	4.8	22.2	27.3	5.7	79.1
Thurrock	0.5	0.6	16.5	8.3	22.2	11.7	14.7	20	5	73.7
TG-SE	0.0	0.3	15.0	8.8	20.5	7.5	21.5	21.2	5.2	74.6

Source: NOMIS (LFS 2003-04)

Table 26: Employment sectors

	Agriculture and fishing	Energy and water	Manufacturing	Construction	Distribution, hotels and restaurants	Transport and communications	Banking, finance, insurance	Public admin, education, health	Other services	All services
TG-SE	0.0	0.3	15.0	8.8	20.5	7.5	21.5	21.2	5.2	74.6
Eastern	1.6	0.7	14.1	8.2	19.9	7.2	17.6	24.6	6	75.3
England	1.1	0.9	14.4	7.5	20.1	6.9	16.1	26.6	6.1	75.9

Source: NOMIS (LFS 2003-04)

Table 27: Occupational structure

	Managers and senior officials	Professional	Associate professional & technical	Administrative and secretarial	Skilled trades	Personal service	Sales and customer services	Process plant & machine operatives	Elementary
Basildon	17.4	11.7	12.2	16.6	11.1	4.3	9.0	8.2	9.5
Castle Point	25.1	6.5	10.6	16.8	12.2	6.3	7.4	4.5	10.7
Rochford	19.2	10.1	17.9	16.1	11.8	3.4	6.4	7.1	8.1
Southend	13.8	10.9	14.0	16.0	12.4	8.1	9.4	5.1	9.9
Thurrock	13.1	7.8	10.5	17.3	11.7	6.6	10.3	11.3	11.3
TG-SE	16.9	9.4	12.7	16.3	12.1	5.9	8.8	7.5	9.8

Source: NOMIS (LFS 2003-04)

Table 28: Occupational structure

	Managers and senior officials	Professional	Associate professional & technical	Administrative and secretarial	Skilled trades	Personal service	Sales and customer services	Process plant & machine operatives	Elementary
TG-SE	16.9	9.4	12.7	16.3	12.1	5.9	8.8	7.5	9.8
East	16.2	11.5	13.0	13.6	12.0	7.5	7.7	7.1	11.2
England	14.9	12.2	13.8	13.1	11.3	7.4	7.9	7.6	11.6

Source: NOMIS (LFS 2003-04)

Table 29: Economic Activity

	Economically active					Economically inactive				
	Employees: Part-time	Employees: Full-time	Self- employed	Unemployed	Full-time student	Retired	Student	Looking after home/family	Permanently sick/disabled	Other
Basildon	12	43.17	8.21	3.1	1.87	13.71	2.31	8.25	4.7	2.68
Castle Point	12.83	40.38	9.93	2.44	2.01	15.96	2.3	7.69	4.19	2.28
Rochford	13.34	41.44	9.88	2.08	2.15	16.35	2.43	7.21	3.12	2.01
Southend-on-Sea	12.04	40.04	8.91	3.65	2.05	14.76	2.98	7.68	4.93	2.96
Thurrock	12.55	45.99	7.12	3.41	2.08	11.76	2.2	7.58	4.54	2.76
TG-SE	12.42	42.43	8.58	3.09	2.02	14.17	2.46	7.75	4.45	2.63

Source: Census 2001

Table 30: Unemployment

	Aged 16-24	Aged 50 and over	Who have never worked	Who are long-term unemployed
Basildon	29.25	18.85	5.89	27.96
Castle Point	28.36	23.82	5.71	27.9
Rochford	26.02	23.64	5.85	26.95
Southend-on-Sea	23.48	20.02	7.76	33.02
Thurrock	29.97	16.19	8.76	26.29
TG-SE	27.47	19.82	6.97	28.69

Source: Census 2001

Table 31: Changes in the unemployment rate

	1999-2004 change
Basildon	3.5
Castle Point	1
Rochford	-1.3
Southend-on-Sea	0.1
Thurrock	-2.7
East of England	-0.3
England	0.12

Source: NOMIS 2004 data

Table 32: Claimants

	2000	2001	2002	2003	2004	2005
Basildon	2.3	2.0	2.1	2.0	1.8	2.2
Castle Point	1.7	1.3	1.4	1.3	1.4	1.4
Rochford	1.5	1.3	1.3	1.3	1.1	1.0
Southend-on-Sea	3.6	3.1	3.1	2.9	2.6	2.7
Thurrock	2.5	2.1	2.1	2.1	2.2	2.4
TG-SE	2.5	2.1	2.2	2.1	1.9	2.1

Source: NOMIS (2005)

Table 33: Claimants

	2000	2001	2002	2003	2004	2005
TG-SE	2.5	2.1	2.2	2.1	1.9	2.1
Eastern	1.9	1.6	1.7	1.8	1.6	1.7
England	2.9	2.5	2.5	2.5	2.2	2.3

Source: NOMIS (2005)

Table 34: Claimants (female)

	2000	2001	2002	2003	2004	2005
Basildon	1.3	1.1	1.2	1.1	1.1	1.3
Castle Point	1.1	0.8	0.9	0.8	0.9	0.8
Rochford	1.0	0.7	0.8	0.7	0.7	0.6
Southend-on-Sea	1.6	1.4	1.5	1.4	1.3	1.4
Thurrock	1.4	1.2	1.2	1.4	1.4	1.5
TG-SE	1.3	1.1	1.2	1.2	1.2	1.3

Source: NOMIS (2005)

Table 35: Claimants (female)

	2000	2001	2002	2003	2004	2005
TG-SE	1.3	1.1	1.2	1.2	1.2	1.3
Eastern	1.0	0.9	0.9	1.0	1.0	1.0
England	1.4	1.2	1.3	1.3	1.2	1.2

Source: NOMIS (2005)

Table 36: Claimants (male)

	2000	2001	2002	2003	2004	2005
Basildon	3.3	2.8	3.0	2.9	2.4	3.1
Castle Point	2.3	1.9	2.0	1.8	1.8	1.8
Rochford	2.0	1.8	1.8	1.8	1.5	1.4
Southend-on-Sea	5.5	4.8	4.6	4.3	3.7	3.9
Thurrock	3.5	3.1	3.0	2.7	3.0	3.3
TG-SE	3.5	3.1	3.1	2.9	2.7	3.0

Source: NOMIS (2005)

Table 37: Claimants (male)

	2000	2001	2002	2003	2004
TG-SE	3.5	3.1	3.1	2.9	2.7
Eastern	2.7	2.3	2.4	2.5	2.3
England	4.2	3.6	3.6	3.5	3.1

Source: NOMIS (2005)

Table 38: Council Tax bands

	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Unalloca ted
Basildon	9014	14727	21732	13204	6716	4153	1717	106	0
Castle Point	1788	5853	13413	8288	4070	1669	552	62	7
Rochford	1356	3023	11054	9983	4593	1927	988	78	3
Southend- on-Sea	15761	14560	21862	11896	6242	3389	1455	106	8
Thurrock	7075	12059	24220	9348	3675	1635	582	42	0
TG-SE	34994	50222	92281	52719	25296	12773	5294	394	18

Source: Census 2001

Table 39: Council Tax bands

	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H	Unalloca ted
TG-SE	34994	50222	92281	52719	25296	12773	5294	394	18
Eastern	337702	494869	614567	398747	239751	130420	89469	10589	101
England	5563257	4109770	4584878	3165649	1967314	1037279	749275	116396	2178

Source: Census 2001

Table 40: Thames Gateway – South Essex London house prices

	1996	1997	1998	1999	2000	2001	2002	2003	2004
Mean	62,393	70,067	76,521	83,779	95,473	108,872	132,874	159,082	174,394
Median	54,624	61,011	65,738	71,051	80,698	94,035	117,690	142,079	156,892
Lower Quartile	40,524	44,703	48,955	53,466	59,230	69,402	86,947	109,765	126,343

Source: ODPM 2004

Table 41: East of England house prices

	1996	1997	1998	1999	2000	2001	2002	2003	2004
Mean	71,771	78,930	86,794	95,600	110,372	124,616	149,299	172,257	190,218
Median	58,950	63,950	69,000	76,000	86,950	99,950	125,000	145,995	163,500
Lower Quartile	42,750	46,000	49,000	54,500	60,000	71,500	88,000	109,000	125,000

Source: ODPM 2004

Table 42: House prices (England)

	1996	1997	1998	1999	2000	2001	2002	2003	2004
Mean	73,117	80,599	87,778	98,385	110,589	121,769	141,108	159,357	181,330
Median	57,500	60,000	66,250	74,000	82,000	92,000	114,000	132,500	151,500
Lower Quartile	41,000	43,953	46,000	50,000	54,000	59,950	70,000	85,000	105,000

Source: ODPM 2004

Table 43: Mean house price

	1996	1997	1998	1999	2000	2001	2002	2003	2004
TG-SE	62,393	70,067	76,521	83,779	95,473	108,872	132,874	159,082	174,394
East	71,771	78,930	86,794	95,700	110,372	124,616	149,299	172,257	190,218
England	73,117	80,599	87,778	98,385	110,589	121,769	141,108	159,357	181,330

Source: ODPM 2004

Table 44: Mean house prices

	1996	1997	1998	1999	2000	2001	2002	2003	2004
Basildon	70,344	75,923	83,640	90,574	109,314	115,322	137,977	162,861	178,129
Castle Point	64,673	71,657	78,151	86,686	100,998	116,146	140,855	169,208	182,669
Rochford	73,981	82,270	91,036	96,685	113,937	133,390	162,500	190,956	209,911
Southend-on-Sea	55,104	64,706	68,475	76,698	85,795	99,475	121,285	149,229	165,846
Thurrock	55,201	62,960	70,183	76,415	82,382	98,535	125,529	148,816	162,213
TG-SE	62,393	70,067	76,521	83,779	95,473	108,872	132,874	159,082	174,394

Source: ODPM 2004

Table 45: Median house prices

	1996	1997	1998	1999	2000	2001	2002	2003	2004
TG-SE	54,624	61,010.9	65,738	71,051	80,698	94,035	117,690	142,078	156,892
East	58,950	63,950	69,000	76,000	86,950	99,950	125,000	145,995	163,500
England	57,500	60,000	66,250	74,000	82,000	92,000	114,000	132,500	151,500

Source: ODPM 2004

Table 46: Median house prices

	1996	1997	1998	1999	2000	2001	2002	2003	2004
Basildon	60,000	65,000	71,117	75,000	85,000	95,873	119,995	140,000	154,000
Castle Point	58,000	65,500	70,000	75,995	88,250	104,000	128,500	160,000	170,000
Rochford	64,000	71,995	77,500	83,000	99,000	117,000	142,000	172,000	185,000
Southend-on-Sea	48,000	55,000	58,000	65,000	72,000	84,000	105,000	130,000	150,000
Thurrock	50,000	56,000	61,000	65,000	75,000	88,500	115,000	137,000	150,000
TG-SE	54,624	61,011	65,738	71,051	80,698	94,035	117,690	142,078	156,892

Source: ODPM 2004

Table 47: Lower quartile house prices

	1996	1997	1998	1999	2000	2001	2002	2003	2004
SE-TG	40,524	44,703	48,955	53,466	59,230	69,402	86,947	109,765	126,343
East	42,750	46,000	49,000	54,500	60,000	71,500	88,000	109,000	125,000
England	41,000	43,953	46,000	50,000	54,000	59,950	70,000	85,000	105,000

Source: ODPM 2004

Table 48: Lower quartile house prices

	1996	1997	1998	1999	2000	2001	2002	2003	2004
Basildon	43,200	45,000	51,500	55,000	60,000	68,500	85,921	108,000	124,000
Castle Point	46,000	52,500	54,000	59,995	69,995	80,000	99,950	125,000	141,500
Rochford	52,500	58,000	64,000	69,995	79,995	94,000	114,995	145,000	159,995
Southend-on-Sea	34,000	39,000	41,000	46,500	50,000	59,000	74,000	92,000	112,000
Thurrock	35,995	40,750	45,500	48,000	55,000	65,995	85,000	110,000	124,000
SE-TG	40,524	44,703	48,955	53,466	59,230	69,402	86,947	109,765	126,343

Source: ODPM 2004

Table 50: Dwellings by tenure

	LA	RSL	Other Public Sector' Dwellings	Owner Occupied and Private Rented Dwellings
Basildon	16.8	6.6	0.4	76.1
Castle Point	4.5	1.2	0.0	94.3
Rochford	5.5	3.5	0.5	90.5
Southend-on-Sea	8.4	4.0	0.1	87.5
Thurrock	17.7	1.9	0.0	80.4
TG-SE	11.8	3.8	0.2	84.2

Source: 2003 data

Table 51: tenure breakdown by household

	Owned	Social rented	Private rented	Living rent free
Basildon	48859	16168	3356	824
Castle Point	31223	1975	1809	272
Rochford	27400	2663	1575	314
Southend-on-Sea	51641	8362	10170	805
Thurrock	42095	11912	3821	657
TG-SE	201218	41080	20731	2872

Source: ODPM 2001

Table 52: tenure breakdown by household

	Owned	Social rented	Private rented	Living rent free
TG-SE	201218	41080	20731	2872
East of England	1622870	368630	196591	43883
England	14054122	3940728	2037470	419107

Source: ODPM 2001

Table 53: Tenure structure 1991-2

	All Tenures	Housing Association	Local Authority	Owner Occupied	Private Rented Sector
Basildon	61952	815	17108	42086	1943
Castle Point	32473	203	1933	29069	1268
Rochford	28157	409	2151	24295	1302
Southend-on-Sea	67397	1502	7270	50939	7686
Thurrock	49030	397	12357	33945	2331
TG-SE	239009	3326	40819	180334	14530

Source: Dataspring (2005)

Table 54: Tenure structure 2001-2

	All Tenures	Housing Association	Local Authority	Other Rented	Owner Occupied	Private Rented Sector
Basildon	69207	3960	12208	1222	48859	2958
Castle Point	35279	460	1515	526	31223	1555
Rochford	31952	872	1791	578	27400	1311
Southend-on-Sea	70978	2572	5790	1478	51641	9497
Thurrock	58485	1148	10764	1022	42095	3456
TG-SE	265901	9012	32068	4826	201218	18777

Source: Dataspring (2005)

Table 55: unfit dwellings

	LA	RSL	Other Public Sector	Owner Occupied and Private Rented Dwellings
Basildon	12	10	240	550
Castle Point	0	0	0	1761
Rochford	0	0	0	2178
Southend-on-Sea	8	0	0	9600
Thurrock	540	0	0	1679
TG-SE	560	10	240	15768

Source: HSSA 2003 data

Table 56: unfit dwellings by sector

	LA	RSL	'Other' Public sector	Private sector	Total
Basildon	0.03	0.56	0.00	0.99	0.80
Castle Point	0.00	0.00		4.12	
Rochford	0.00	0.00	0.00	2.58	2.35
Southend-on-Sea	0.11	0.00	0.00	5.01	4.45
Thurrock	1.13	0.00		3.96	3.39
TG-SE	0.41	0.27	0.00	3.41	2.45

Source: HSSA 2003 data

Table 57: Dwelling stock occupancy (%)

	Difficult to let LA	Difficult to let RSL	Low demand LA	Low demand RSL	Vacant LA	Vacant RSL	Vacant Private sector	Vacant Total
Basildon	0.42	0.72	0.12	5.91	1.30	1.18	1.22	1.23
Castle Point	0.00	0.00	12.92	0.00	0.95	1.68	2.26	2.19
Rochford	0.00	0.00	0.00	0.00	1.14	0.09	1.60	1.52
Southend-on-Sea	0.65	0.50	0.14	0.00	2.75	1.25	2.95	2.88
Thurrock	3.11	0.68	1.74	0.00	1.73	0.93	3.90	3.47
TG-SE	1.30	0.55	1.28	2.86	1.70	1.06	2.47	2.32

Source: HSSA 2003 data

Table 58: Social stock by type and Table 59: Proportion of social stock type

	General needs - total	% general needs	Supported - total	% supported stock	Social stock
TG-SE	9582	92.32103	797	8.317679	10379
East of England	148118	92.70412	11657	7.295885	159775
England	1646787	92.69417	129794	7.305831	1776581

Source: RSR data 2004

Table 60: Proportion of social stock type

	General needs - total	% general needs	Supported - total	% supported stock	Social stock
Basildon	4,510	96.47	165	3.66	4,675
Castle Point	370	86.45	58	15.68	428
Rochford	818	90.39	87	10.64	905
Southend-on-Sea	2,737	87.95	375	13.70	3,112
Thurrock	1,147	91.10	112	9.76	1,259
TG-SE	9,582	92.32	797	8.32	10,379

Source: RSR data 2004

Table 61: LA stock by number of bedrooms

	1	2	3+
Basildon	37.5	24.0	38.6
Castle Point	44.5	25.0	30.5
Rochford	47.3	21.8	30.9
Southend-on-Sea	50.0	21.4	28.6
Thurrock	29.9	22.8	47.6
TG-SE	38.2	23.0	38.8

Source: ODPM 2002

Table 62: LA stock by number of bedrooms

	1	2	3+
TG-SE	38.2	23.0	38.8
East of England	29.2	30.8	40.1
England	28.4	32.8	38.9

Source: ODPM 2002

Table 63: Bedrooms required by households on LA waiting list

	2 or fewer	3	3+	Unspecified
Basildon	77.5	16.9	5.5	0
Castle Point	76.4	23.3	0.3	0
Rochford	89.2	10.1	0.7	0
Southend-on-Sea	73.1	18.3	5.1	3.5
Thurrock	76.7	22	1.3	0
TG-SE	76.8	19.6	2.9	0.6

Source: HSSA 2002/03

Table 64: Bedrooms required by households on LA waiting list

	2 or fewer	3	3+	Unspecified
TG-SE	76.8	19.6	2.9	0.6
East of England	82.9	12.9	2	2.2
England	77.5	15	3.4	4.1

Source: HSSA 2002/03

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