

# Getting more Supported and Specialist Housing in Essex

July 2026

# Housing Growth/Garden Communities team

- ECC is not a housing authority, but housing is vitally important part of addressing our wider statutory duties – especially in delivering better outcomes for the adults and children we have a statutory care duty toward, and securing new investment in the county. We focus on interventions to:
  - **Increase the supply of quality homes across Essex** with a particular focus on the supply of homes with care and support (**1 in 8 new homes need to be SSH**)
  - **Support the delivery of major new developments which have secured local support** (including Garden Communities) and advocating high standards to be met, including securing sufficient and early infrastructure investment. (**1 in 4 new homes will be in new settlements**)
  - **Reducing homelessness and rough sleeping** by working closely with districts and wider service landscape: hospitals, prisons, childrens services, London boroughs.

# Embedding SSH in housing and planning

## Planning

- **Push for Local Plan policies and site allocations** reflecting diversity and scale of 15-20 year need.
- **Respond** methodically to major planning applications – standardise and automate.
- **Spatial Development Strategy**

## Housing

- **Invest in under-served markets** through our own housing company, Essex Housing
- **Supported Housing Strategies** – ECC 'Strategic Approach' synthesising commissioning strategies

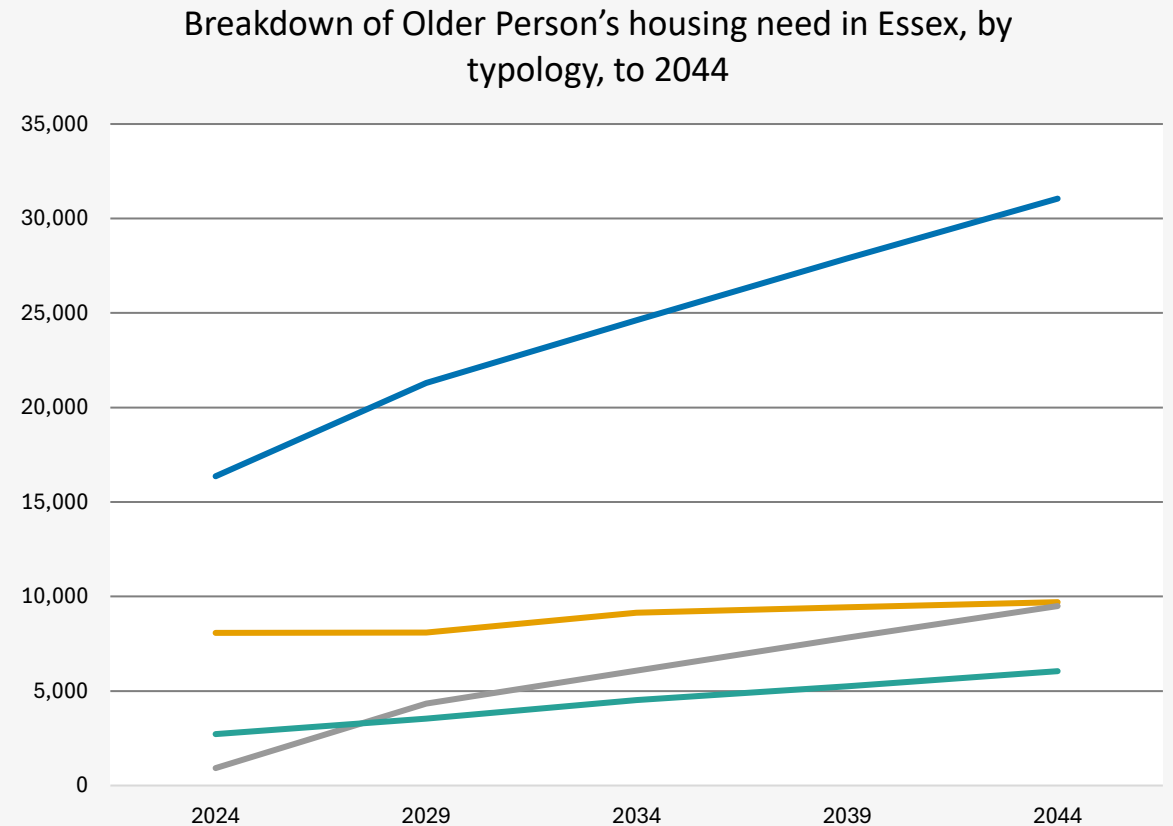
## Care Authority

- **Market Shaping Strategy, Market Position Statement**
- **Prevent, Reduce, Delay** – Section 2 of Care Act; explore 'cost avoidance' business cases



# How much SSH does Essex need (focus on older people)

- In 20 years, Essex needs to near double its homes within **Retirement community and sheltered housing**: 14,700 new homes of which over 30% (4,700) need to be at Affordable, or Social Rent
- **Residential care home bed spaces** need to increase 20% over 20 years, minimal growth
- **Homes in extra care schemes** needs project a ten fold increase in provision, totalling 9,500 in 20 years, equalling the residential care sector in scale. Supports ECC's Market Shaping Strategy to reduce care home placements where alternatives are more appropriate.
- **Nursing care home beds** for those with acute needs for care, are required to increase by roughly 160-200 per year, more than doubling in scale over 20 years to 6,000 bed spaces.



Source: Supported and Specialist Housing and Accommodation Needs Assessment 2025 ([ECC](#))