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## Press Release

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# Chelmer Housing Partnership playing a part in helping to ease housing crisis

**National Housing Federation statistics show that almost 30,000 households are on housing waiting lists in Essex, the highest in the East of England. Chelmer Housing Partnership (CHP) is responding to that need by providing nearly 500 additional affordable homes between 2006 and 2008, many with the support of local authorities and the Government through its massively increased funding for new development in this region.**

The East of England has over 135,000 households waiting for a suitable home. With an average house price of just under £224,000 there's not much to comfort those who find prices well out of their reach. Despite the predicted lower rate of property inflation, studies suggest that house prices in the East are likely to rise above the national average every year from 2009 to 2012.

The Federation's report, '**Hometruths East of England : The real cost of housing 2007-2012**' warns that more and more people are left struggling to find a home of their own, with no sign of hope for the future.

Further research shows that:

- Families in 9 of the 12 Local Authorities in Essex will need to earn over 10 times their annual salary to afford a home.
- House prices increased by 295% in the East of England, in the period 1996–2006, the third fastest increase of any region in the country
- In over half the local authority areas in the East of England, house prices have more than trebled in the last 10 years
- Even at the cheapest end of the market, homes cost 7 times median regional incomes.
- 26,600 new households are expected to form in the region each year to 2026

- For every two new affordable homes built in the region last year, one existing home was lost through Right to Buy.

Gina King, Head of Region, National Housing Federation said:

*'With house prices in the region set to rise faster than anywhere else in the country over the next five years, we face an unhappy prospect of longer waiting lists, more overcrowding and more adult children unable to move away from the parental home.'*

*Figures tell us that high demand from a fast growing population, and a continued under provision of new housing supply will maintain pressure on an already over inflated housing market, and this will mean that house prices will inevitably keep on rising.*

*Overall housing supply is running 25% below the level required, while social housing provision is only half what it needs to be. We welcome the recent Government announcement of £712 million for new housing investment in the region. We recognise that this will produce an average of 8,000 social homes a year to 2011, but it is still represents less than 75% of the homes needed.'*

Stuart Stackhouse, CHP Chief Executive said:

*"Housing need is a big issue in Essex. CHP currently manages approximately 7500 properties in Essex and we have an ongoing programme of new build and development work with our partners , which allowed us to increase the number of people we were able to help with affordable housing in 2006/07 by 32%. Our aim is to provide many more affordable homes up to 2013 and beyond.*

For more details about Chelmer Housing Partnership visit [www.chelmerhp.org.uk](http://www.chelmerhp.org.uk).

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**Editors Notes:**

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