

Overview and Scrutiny Committee Working Group – September 2025Review of scrutiny item requests

Scrutiny request pro-forma	Request details
No. 27	
1. Member request	Councillor A Fittock
2. Area of scrutiny requested and reasons for it	<p>Questions raised as to whether:</p> <ol style="list-style-type: none"> 1. The principal of Policy H2 is being taken into account in determining what is a satisfactory housing mix in the decisions on planning applications 2. The monitoring of the extant supply in relation to Housing is being neglected together with a lack of reporting on it to Members. <p>Reference is made to the intent/purpose of Policy H2, and that the Corporate Plan mentioning the Affordability Ratio and the need to address it.</p> <p>Concern at the potential Corporate Risk of market housing becoming increasingly unaffordable, adding pressure to the Housing Register.</p> <p>Previous monitoring of this key element via the Housing Fact Sheet supporting the Annual Monitoring Report appears to have stopped in recent years.</p>
3. Indicate which part of the Committee's remit the request falls within	Delivery of the Council's Priorities and the review or scrutiny of decisions made or actions taken.
4. If other, give further details	
5. Has the matter been raised directly with Officers or another Committee?	Yes – with Officers.
6. If yes to 5, give further details including dates and any response	Doubt expressed as to whether concerns are clearly understood. There has been a clear lack of reporting on the matter.
7. Expected outcome of this requested scrutiny item	Effective monitoring to facilitate the reason why a Housing Mix proposal is acceptable together with evidence to support the conclusion.

Officer review and comments

1. These matters clearly fall within the remit of the Committee for potential review and scrutiny.
2. Councillor Fittock has provided a supplementary paper which is appended at **APPENDIX 1** to this pro-forma.
3. The monitoring of bedroom sizes has been undertaken for some time – which shows the housing mix on all new planning applications. Resource limitations mean that only the five-year land supply and affordable housing delivery information is included in the Annual Monitoring Report. Monitoring of types of housing delivered has been started this year at Members' request and information supplied to them. The Local Housing Needs Assessment is in the course of being updated and will cover housing mix and that will be the document to follow when it is agreed as the latest evidence to be used in the determination of planning applications.
4. It will be for the Working Group to make an initial assessment of this scrutiny request and report back to the Committee.

New build analysis 01/10/2022 - 10/08/2025

	Essex	Maldon
Lower Quartile Houseprice	302,500	380,000
Median Houseprice	407,400	435,000
Average Houseprice	427,138	463,239
% under £300k	24.73%	2.70%
% of Flats	34.20%	2.36%
% of Terraced	6.25%	0.00%
% of Semi-detached	18.56%	43.92%
% of detached	40.99%	53.72%

Data Source : <https://www.gov.uk/search-house-prices>

Maldon District Council Homelessness and Housing Strategy 2018 – 2025

Page 10 - The district has a lower than average proportion of social or affordable housing and 50% more of the open market housing stock is larger detached or semi-detached homes compared to national and regional averages.

There are about the same number of four-bedroom homes as two-bedroom homes, roughly 25% of each. Nearly half of all homes are under-occupied (larger than the household requires) and less than 2% of households are over-crowded (in homes too small for their need).

Of those who feel their home is no longer suitable to their need, the largest proportion are homeowners with no mortgage, possibly indicating the issues of an ageing population and the profile of the local housing stock.

The imbalance between the type of homes available to buy or rent and the difference between local incomes and wages also shows how important a better mix of market homes and an adequate supply of affordable homes is for local people.

Page 11 - Of those looking to move within the open market, the main demand from existing households was for three-bedroom houses, for concealed households it was one-bedroom apartments.

For those wanting or needing to move **from** affordable housing, the main need for existing households was for a one- or two-bedroom bungalow, for concealed households the need was for two-bedroom houses

Policy H2

5.14 The SHMA (DCA, 2012) for the District identified that there is a good existing supply of larger (3+ bedroom) dwellings.

To create a better balanced stock to address the impact of the ageing population and the needs of young people entering the market, the Council will need to deliver a higher proportion of smaller (1 or 2 bedroom) units over the life of the Plan

5.15 The Council will seek to ensure that new housing reflects the need and demand of the District's existing and future communities, and provides an improvement to the quality and mix of new market and affordable housing in the District.

5.16 An appropriate mix of housing in new developments will help to enable a better flow of the existing housing stock.

The Council will require new development to incorporate a range of different housing types which contribute towards meeting the identified housing needs for different demographic groups in the District. As recommended by the latest SHMA update, the Council will encourage a greater proportion of one and two bedroom properties to be developed to meet the demand for owner occupied and intermediate housing in the District.