

THE CASTLE POINT PLAN



Your community. Your views.

CASTLE POINT PLAN 2026 TO 2043

HOUSING POSITION UPDATE NOTE

JULY 2026



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1. Introduction

- 1.1 This Housing Position Update Note has been prepared to provide an update to the Councils current housing position, covering the period 1 April 2025 to 31 March 2026, to assist the Castle Point Plan Examination.

2. Permitting Housing Development

- 2.1 This section provides an update on the progress of bringing sites forward for development for housing. This is critical to the delivery of housing across the Borough.

Consents Granted

- 2.2 In the period from April 2025 to March 2026, planning consent was granted for 307 homes (net) over 28 sites.

Table 1: Consents Granted

Period	Consents (Sites)	Net (Dwellings)	Windfall (Dwellings)
Granted in 2025 - 2026	28	307	307

Resolution subject to S106

- 2.3 There are currently no applications that are awaiting an S106 agreement to be signed before works can commence.

Starts on Site

- 2.4 The table below shows that in the period from April 2025 to March 2026, 51 consents for housing development were implemented through starts on site, with the potential to deliver 137 homes.

Table 2: Starts on Site

Year	Consents	Dwellings
2018/2019	28	118
2019/2020	23	70
2020/2021	21	131
2021/2022	19	69
2022/2023	18	76
2023/2024	20	172
2024/2025	6	43
2025/2026	51	137

3. Housing delivery in the Reporting Year

- 3.1 This section sets out a summary of the homes delivered during the monitoring period 1 April 2025 to 31 March 2026.

Table 3: Net additional dwellings for the reporting year 2025 – 2026

Type	Completions	Losses	Net
Traditionally built	121	15	106
Mobile Homes	81	162	-81
Boats	0	0	0
Totals	202	177	25

- 3.2 Housing delivery in Castle Point during 2025/26 took place against a backdrop of weakening national output. ONS data reported by BCIS shows that UK housing completions fell sharply, with just 37,350 dwellings completed in Q3 2025—the lowest quarterly figure since 2014 and around 10% below the same period in 2024. Starts also remained subdued, sitting 30% below pre-pandemic levels despite a slight year-on-year increase. These trends reflect persistent pressures across the sector. This national slowdown formed the wider context for local delivery in Castle Point.
- 3.3 Within this national context, Castle Point recorded 202 housing completions, 121 of which were traditionally built homes, resulting in a net delivery of 106 traditionally built homes. Despite this, the overall growth figure of 25 homes arose because housing delivery was mostly offset by the large number of caravans permanently removed from the Thorney Bay mobile home site to enable the redevelopment of Sandy Bay Park Homes. Accordingly, while the site initially records substantial losses, the planned redevelopment will contribute positively to future housing supply and aligns with the broader national emphasis on diversifying housing delivery through regeneration and renewal. It is noted that all of older style mobile homes are now cleared and is anticipated that the redevelopment of Sandy Bay Park Homes will conclude by 2030/2031. Therefore, the numbers reported in future years will give a better representation of the development within the Borough.

4. Housing Delivery Test

- 4.1 The adopted Local Plan only set a housing requirement up to 2001, meaning there is currently no up-to-date housing target in an adopted plan for Castle Point. In the absence of such a target, Government guidance in the Housing Delivery Test Measurement Rule Book directs authorities to use the standard method figure when calculating housing need. Applying the standard method results in a requirement of **686** homes per annum for Castle Point.
- 4.2 The Castle Point Plan sets a different housing requirement. Once the Castle Point Plan is adopted, the housing target set within it will be used, and not the Standard Method figure.
- 4.3 The Government usually publish their results of the Housing Delivery Test annually, however this always covers the previous year. The latest edition was published in December 2024, and relates to the 2023 measurement.

Table 4: HDT Test (2023)

Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2023 measurement
2020/21	2021/22	2022/23		2020/21	2021/22	2022/23		
236	355	352	943	144	205	156	505	54%

5. Future Housing Supply

- 5.1 The NPPF requires local planning authorities to be able to identify a supply of deliverable sites to meet housing needs for the forthcoming five years and to be able to identify developable sites beyond that to meet needs up until at least year 10.
- 5.2 The Housing Trajectory sets out the anticipated delivery from all sites with extant planning consents as of 1 April 2026, including calculating losses through replacements, accounting for windfall and the ongoing replacement of caravans from Thorney Bay to Park Homes at Sandy Bay. Also included is the trajectory of the housing sites allocated within the Castle Point Plan.
- 5.3 For major and non-major sites, lead-in times and build-out rates have been applied using local delivery evidence and recognised national research, including the Lichfields Start to Finish study. Past delivery rates within Castle Point have also informed assumptions where relevant.
- 5.4 Deliverable sites have been phased across the next five years, while larger developable sites have been placed extending past the first five years to reflect a reasonable prospect of delivery once constraints are addressed. The resulting trajectory provides a proportionate and transparent view of expected housing supply across commitments and the Castle Point Plan.

Table 5: Housing Trajectory 2026/27 to 2042/43 (as of 1st April 2026)

Planning Ref	Name of Site	Capacity (Gross) at April 2026	Replacements	Dwellings Remaining	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	TOTAL
23/0560/FUL	179-195 Church Road, Thundersley	44	9	35			20	15														35
18/0638/FUL	The Haystack Public House, Long Road, Caney	14	0	14					14													14
CPT/111/02/FUL	Hole Haven Caravan Camp, Haven Road, Canvey Island	7	0	7					7													7
CPT/24/05/FUL	320 London Rd Hadleigh Benfleet, Essex, SS72BT	32	0	32				10	10	10	2											32
24/0042/FUL	Walsingham House Lionel Road Canvey Island Essex SS8 9DE	23	0	23	10	13																23
24/0197/FUL	186 Canvey Road Canvey Island Essex SS8 0QP	11	1	10	10																	10
25/0358/FUL	562 High Road Benfleet Essex SS7 5RF	2	0	2			2															2
25/0796/FUL	665 High Road Benfleet Essex SS7 5SF	1	0	1		1																1
25/0678/FUL	8 Green Avenue Canvey Island Essex SS8 0LH	2	0	2			2															2
26/0014/FUL	Endeavour Hotel 196 Thisselt Road Canvey Island Essex SS8 9BQ	4	0	4		4																4
25/0569/FUL	Vacant Site At 285 High Street Canvey Island Essex SS8 7RS	7	0	7			7															7
25/0423/FUL	Land Rear 116-132 High Street Canvey Island Essex SS8 7SH	3	0	3			3															3
26/0007/CPA3MA	First Floor 45A High Street Canvey Island Essex SS8 7RD	1	0	1		1																1
25/0720/FUL	1A Grafton Road Canvey Island Essex SS8 7BT	1	0	1		1																1
26/0050/FUL	31 Beverley Avenue Canvey Island Essex SS8 0BS	1	0	1			1															1
25/0821/PA20A	Oak Court Rayleigh Road Thundersley Benfleet SS7 3YS	4	0	4			4															4
25/0503/CPA3MA	Ash House 340 - 342 London Road Hadleigh Benfleet Essex SS7 2DD	8	0	8		8																8
25/0408/FUL	178 High Road Benfleet Essex SS7 5LD	1	0	1		1																1
25/0722/FUL	105 High Street Benfleet Essex SS7 1ND	1	0	1			1															1
25/0438/FUL	26 Thundersley Church Road Thundersley Benfleet Essex SS7 3ER	0	0	0			0															0
24/0710/FUL	5 Borrett Avenue Canvey Island Essex SS8 9EB	2	1	1		1																1
24/0623/FUL	19 Romsey Road Benfleet Essex SS7 5TP	2	1	1		1																1
24/0494/FULCLC	Garage Site Carlton Drive Hadleigh Benfleet SS7 3YQ	2	0	2	2																	2
24/0436/OUT	Land Rear Of 116-124 Church Road Hadleigh Benfleet SS7 2HA	3	0	3			3															3
24/0274/FUL	Land Adjacent To 61 Taranto Road Canvey Island Essex SS8 7LQ	2	0	2		2																2
24/0418/FUL	393 London Road Hadleigh Benfleet Essex SS7 2BY	1	0	1		1																1
24/0422/FUL	134A London Road Benfleet Essex SS7 5SQ	1	0	1		1																1
24/0289/FUL	Land Adjacent To 4 Shrewsbury Drive Thundersley Benfleet Essex SS7 4HZ	1	0	1	1																	1
24/0133/FUL	Homestead Hilltop Avenue Benfleet Essex SS7 1PH	1	0	1		1																1
23/0750/FUL	199 Central Avenue Canvey Island Essex SS8 9QP	1	0	1	1																	1
23/0642/FUL	76A High Street Canvey Island Essex SS8 7SE	4	0	4			4															4
23/0593/FUL	19 Romsey Road Benfleet Essex SS7 5TP	2	1	1	1																	1
23/0587/FUL	9 Holton Road Canvey Island Essex SS8 8NJ	1	0	1		1																1
23/0304/FUL	1 Foxmeadows Thundersley Benfleet Essex SS7 3AR	4	1	3		3																3
23/0123/FUL	12 Crescent Road Benfleet Essex SS7 1JL	3	1	2		2																2
23/0073/FUL	27 Craven Avenue	2	0	2		2																2
23/0045/FUL	Land North And Adjoining No. 38 Eastfield Road Canvey Island Essex SS8 8HR	1	0	1		1																1
19/0937/FUL	Land West Of 27 Kingston Road Thundersley Benfleet Essex	9	0	9	9																	9
20/0238/FUL	Nashlea Farm Poors Lane North Hadleigh Benfleet Essex SS7 2XF	7	0	7	7																	7
20/0845/FUL	Land Adjacent To 15 Tabora Avenue Canvey Island Essex SS8 9QH	1	0	1	1																	1
21/0888/FUL	2 Elm Road Canvey Island Essex SS8 7AW	2	1	1	1																	1
22/0170/FUL	5 Tudor Road, Canvey Island	2	1	1	1																	1
22/0223/FUL	44 Paarl Road, Canvey Island	2	1	1	1																	1
22/0229/FUL	16 Green Road Benfleet	2	1	1	1																	1
22/0482/FUL	Chapman Sands Sailing Club Eastern Esplanade Canvey Island	4	0	4	4																	4
22/0489/FUL	Land Adjoining 9 Heideburg Road Canvey Island	1	0	1	1																	1
22/0544/OUT	Rear Of 103-105 High Road Benfleet	8	0	8	8																	8
22/0592/FUL	210 High Road Benfleet	4	0	4	4																	4
22/0612/FUL	Land Rear Of 3 Vaagen Road Canvey Island	2	0	2	2																	2
22/0661/FUL	22 Fleet Road Benfleet	1	0	1	1																	1
22/0774/FUL	111 Hart Road Thundersley	9	4	5	5																	5
22/0823/FUL	Land Between 45 And 49 Taranto Road Canvey Island	1	0	1	1																	1
22/0887/FUL	Land Adjacent To 6 Herbert Road Canvey Island	1	0	1	1																	1
22/0893/FUL	57 The Chase Thundersley	1	1	0	0																	0
22/0914/FUL	32 Poors Lane Hadleigh	2	1	1	1																	1
22/0933/FUL	280 Hart Road Thundersley	2	1	1	1																	1
22/0934/FUL	36 Mount Road Thundersley	1	1	0	0																	0
23/0552/FUL	286 London Road Benfleet Essex SS7 5XR	8	0	8	8																	8
23/0559/FUL	87-89 Furtherwick Road, Canvey Island	1	0	1	1																	1
23/0575/FUL	47 The Chase Thundersley	1	1	0	0																	0
23/0744/FUL	246-250 High Road Benfleet Essex SS7 5LA	8	0	8	8																	8
24/0056/FUL	376 London Road Benfleet	3	1	2	2																	2

24/0092/FUL	14 Kitkatts Road Canvey Island	1	1	0	0																	0
24/0152/FUL	Land Adjacent To 124 Benfleet Road Thundersley Benfleet Essex SS7 1QH	1	0	1	1																	1
24/0178/FUL	57 The Chase Thundersley	1	1	0	0																	0
24/0318/FUL	25 Tamarisk Benfleet	1	1	0	0																	0
24/0333/FUL	168 Shipwrights Drive Thundersley	1	1	0	0																	0
24/0415/FUL	S Stibbards & Sons 4 Commonhall Lane Hadleigh	1	0	1	1																	1
24/0470/FUL	49 Church Road Thundersley	2	1	1	1																	1
24/0531/FUL	23 London Road Benfleet	1	0	1	1																	1
24/0571/FUL	64 High Street Canvey Island	7	0	7	7																	7
24/0641/FUL	Monico 1-3 Eastern Esplanade Canvey Island	1	0	1	1																	1
24/0689/FUL	15 Hernan Road Canvey Island (HMO)	3	1	2	2																	2
24/0776/FUL	73 The Chase Thundersley	1	1	0	0																	0
25/0106/FUL	132 Kiln Road Thundersley Benfleet Essex SS7 1TJ	3	0	3	3																	3
25/0480/FUL	Homestead Canvey Road Canvey Island Essex SS8 0QD	1	1	0	0																	0
25/0659/FUL	2 Gifford Road Benfleet Essex SS7 5XU	1	0	1			1															1
25/0683/CPA3MA	663 High Road Benfleet Essex SS7 5SF	23	0	23			20	3														23
25/0191/FUL	2 Beverley Avenue Canvey Island Essex SS8 0DN	2	1	1		1																1
24/0378/FUL	Thatch Farm Bramble Crescent Hadleigh Benfleet SS7 2UZ	1	0	1		1																1
24/0326/FUL	Land Adjacent To 1 Prestwood Drive Thundersley Benfleet Essex SS7 3LB	1	0	1	1																	1
24/0310/CPA3MA	Rear Of 107 Furtherwick Road Canvey Island Essex SS8 7AT	2	0	2		2																2
24/0020/FUL	21 Park Road Canvey Island Essex SS8 7PT	1	0	1		1																1
23/0766/FULCLC	Land To Rear Of 39 -49 Benderloch Canvey Island Essex SS8 9QX	2	0	2		2																2
23/0764/FULCLC	Site Adjacent To 45 Linden Way Canvey Island SS8 9JB	3	0	3		3																3
25/0713/FUL	Land Adjacent 2 Wensley Road Thundersley Benfleet Essex SS7 3DT	2	0	2			2															2
25/0574/FUL	Brooks Stables Hilltop Avenue Benfleet Essex SS7 1PH	3	0	3			3															3
24/0473/FUL	Corner Club R/O 149 - 151 High Street Canvey Island Essex SS8 7RQ	3	0	3				3														3
24/0377/CPA3MA	387 London Road Hadleigh Benfleet Essex SS7 2BY	4	0	4		4																4
25/0559/FUL	7 St Marys Drive Benfleet Essex SS7 1LB	1	0	1			1															1
22/0484/FUL	Land At Brook Farm Daws Heath Road Hadleigh Essex	173	0	173				13	20	20	20	20	20	20	20	20						173
24/0152/FUL	Land Adjacent To 124 Benfleet Road Thundersley Benfleet Essex SS7 1QH	1	0	1					1													1
24/0579/OUT	Land Rear Of 301 Rayleigh Road Thundersley Benfleet Essex SS7 3XA	9	0	9					9													9
25/0218/FULCLC	Abbeyfield House 53 Chapel Road Hadleigh	19	0	19		19																19
23/0241/OUT	Land East Of Chase Mews, West of No.310 The Chase, North of The Chase, Benfleet SS7 3DN	47	0	47						20	20	7										47
23/0423/FUL	Site off the Warren and Tanglewood, Hall Crescent, Hadleigh	12	2	10	10																	10
Totals for Extant Consents		618	40	578	122	78	74	41	64	50	42	27	20	20	20	20	0	0	0	0	0	578

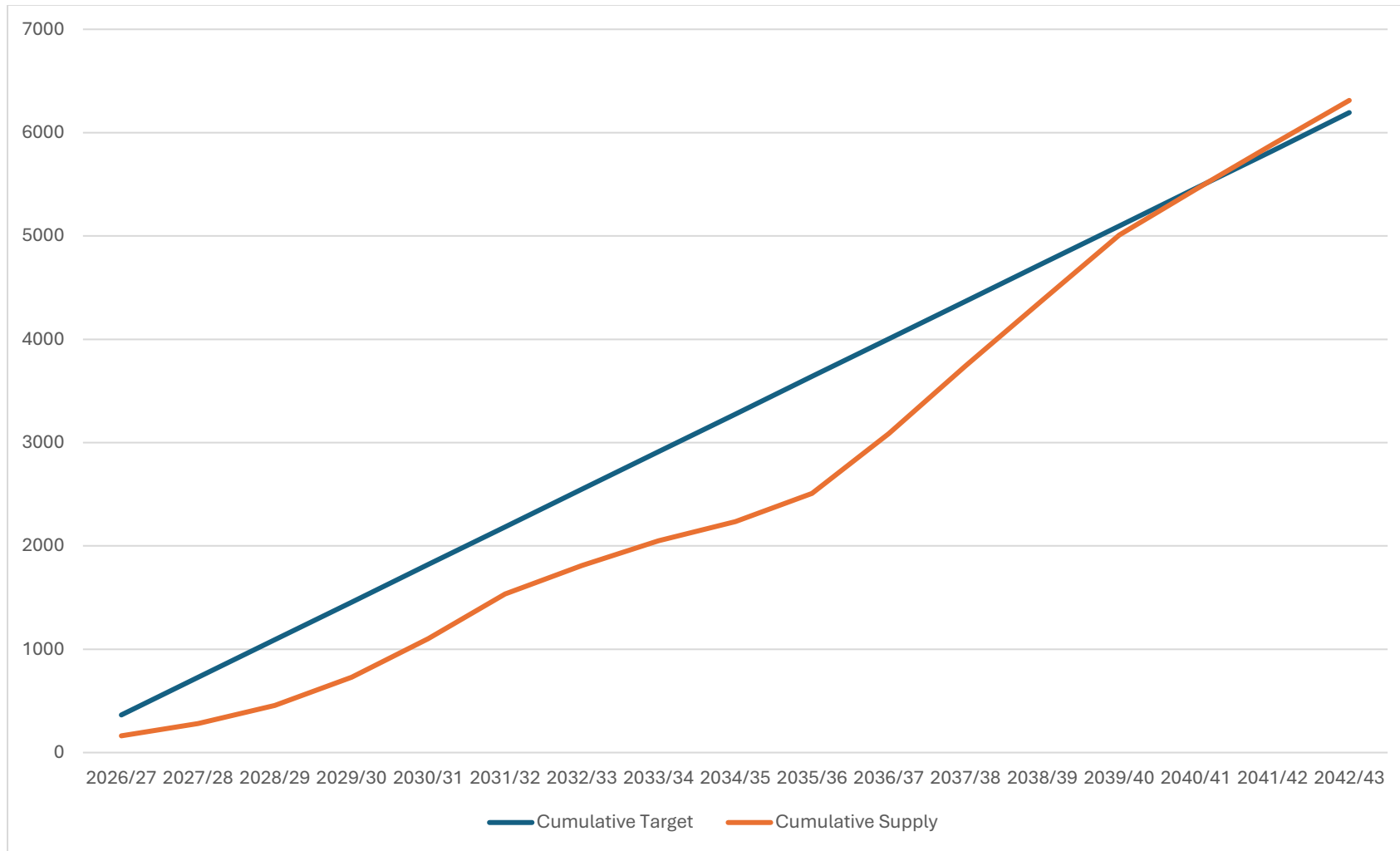
Castle Point Plan Sites																						
Policy Ref	Name of Site	Capacity (Gross) at April 2026	Replacements	Capacity within the Castle Point Plan	First Five Years					Year 6 to Year 10					Years 11 to 15					Years 16 and 17		TOTAL
					2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	2032/33	2033/34	2034/35	2035/36	2036/37	2037/38	2038/39	2039/40	2040/41	2041/42	2042/43	
B3	Former Furniture Kingdom Site	48		48						28	20											48
B5	Canvey Supply	81		81						40	41											81
B6	159-169 Church Road	40		40				20	20													40
B7A	Richmond Car Park	27		27					27													27
B7B	Land Adj to Villa Park	10		10					10													10
B7C	Queen Bee's Nursery	22		22					15	7												22
C1	Canvey Job Centre	13		13				13														13
C1	Stafford Court Care Home	69		69						20	20	29										69
C1	Former Barclays Site	19		19					10	9												19
C1	Furtherwick Rd	29		29					5	10	14											29
C1	Grouts Canvey	22		22					10	12												22
C1	Knightswick Centre	210		210									40	40	40	40	40	10				210
C1	Kushi	11		11				11														11
C1	Matrix House	11		11				11														11
C1	Oak Road Car Park	43		43					20	23												43
C1	The Paddocks	193		193						60		40	40	40	13							193
C1	Additional Masterplan Sites	200		200											50	50	50	50				200
C10A	Admiral Jellicoe	7		7				7														7
C10B	Rear of North Avenue	28		28				14	14													28
C10C	Essex Coachworks	12		12				12														12
C10D	Outpatients Centre Long Rd	48		48			8	20	20													48
C10E	Corner of Little Gypps Rd & Willow Close	7		7				7														7
C10F	Ozonia Gardens	17		17				17														17
C10G	Land between Station Rd & Seaview Rd	19		19					19													19
C9	Land at the Point	185		185								40	40	50	55							185
Had1	Castle Lane Car Park	39		39							20	19										39

Had1	Johnsons Factory	46		46					20	26													46
Had1	Osborne Motor Co	9		9			9																9
Had1	The Island Site	94		94						50	44												94
Had3	Hadleigh Clinic	14		14				14															14
Had4	Land South of Scrub Lane	114		114					15	30	30	39											114
Thun2	Kiln Road Campus	730		730										80	80	100	100	100	100	90	80		730
Thun3A	Thundersley Clinic	24		24					15	9													24
Thun3B	Thames Loose Leaf	27		27					15	12													27
B8	Manor Trading Estate	200		200											25	50	50	75					200
C4	West Canvey	2000		2000											200	300	300	300	300	300	300		2000
Had 1	Hadleigh Broad Location	200		200											50	50	50	50					200
Totals for Allocations within the Castle Point Plan		4868	0	4868	0	0	17	146	235	336	189	167	120	210	513	590	590	585	400	390	380		4868
Totals for Extant Consents and Allocations with Castle Point Plan Sites		5486	40	5446	122	78	91	187	299	386	231	194	140	230	533	610	590	585	400	390	380		5446
Land at Thorney Bay		191		191	40	40	40	40	31														191
Totals for Thorney Bay, Extant Consents and Thorney Bay within the Castle Point Plan		5677		5637	162	118	131	227	330	386	231	194	140	230	533	610	590	585	400	390	380		5,637
Windfall		675		675		0	45	45	45	45	45	45	45	45	45	45	45	45	45	45	45		675
Total Supply (Gross)		6352																					
Losses		40																					
Total (Net)		6312			162	118	176	272	375	431	276	239	185	275	578	655	635	630	445	435	425		6312

Table 6: Housing Trajectory

Monitoring Year	Annualised Target	Cumulative Target	Site Allocations (Cumulative Total)	Existing Commitments (Cumulative Total)	Thorney Bay	Windfall	Cumulative Supply	Surplus/ Deficit
2026/27	364	364	0	122	40		162	-202
2027/28	364	728	0	78	40		280	-448
2028/29	364	1092	17	74	40	45	456	-636
2029/30	364	1456	146	41	40	45	728	-728
2030/31	364	1820	235	64	31	45	1103	-717
2031/32	364	2184	336	50		45	1534	-650
2032/33	364	2548	189	42		45	1810	-738
2033/34	364	2912	167	27		45	2049	-863
2034/35	364	3276	120	20		45	2234	-1042
2035/36	364	3640	210	20		45	2509	-1131
2036/37	364	4004	513	20		45	3087	-917
2037/38	364	4368	590	20		45	3742	-626
2038/39	364	4732	590	0		45	4377	-355
2039/40	364	5096	585	0		45	5007	-89
2040/41	364	5460	400	0		45	5452	-8
2041/42	364	5824	390	0		45	5887	63
2042/43	370	6194	380	0		45	6312	118
TOTAL	6194	6194	4868	578	191	675	6312	118

Graph 1: Cumulative Housing Trajectory



6. Impact to Castle Point Plan

6.1. As a result of the above, the base date for housing data informing the Castle Point Plan is now 1 April 2026. The Housing Supply at April 2026 is now as follows:

Table 7: Housing Supply at April 2026

Housing Supply at April 2026	Min. No of Homes
Existing Net Commitments	578
Thorney Bay	191
Windfall Allowance (45 dwellings per annum)	675
Canvey Urban Site Allocations and Broad Locations (Policies C1, C4, C9 and C10)	3,143
Benfleet Urban Sites Allocations and Broad Location (Policies B3, B5, B6, B7 and B8)	428
Hadleigh Urban Sites Allocations and Broad Location (Policies Had1, Had3 and Had4)	516
Thundersley Urban Sites Allocations (Policies Thun2 and Thun3)	781
Total	6,312

6.2. It should be noted that only the existing commitments and Thorney Bay have been updated. No update has been made to the sites allocated in the Castle Point Plan.

Appendix 1 – Completions and Losses 2025/26

Application	Site Address	Plot/Unit	Tenure	Gain/ Losses
17/0825/FUL	25 Florence Road Canvey Island Essex SS8 7EJ	2	PRIVATE	Gain
19/0408/FUL	Land Adj To 1 Wincoat Close Benfleet Essex SS7 5AJ	3	PRIVATE	Gain
21/0140/FUL	9 And 11 Juliers Road Canvey Island Essex SS8 7EW	1	PRIVATE	Gain
21/0190/FUL	The Monico Bar And Restaurant 1 - 3 Eastern Esplanade Canvey Island SS8 7DN	8	PRIVATE	Gain
21/0333/FUL	66 Wavertree Road Benfleet Essex SS7 5AP	3	PRIVATE	Gain
21/0428/FUL	363 London Road Hadleigh Benfleet Essex SS7 2BT	6	PRIVATE	Gain
21/0605/FUL	47 Castle Road Hadleigh Benfleet Essex SS7 2AU	3	PRIVATE	Gain
21/0959/FUL	24 Homefields Avenue, Benfleet, Essex, SS7 5TY	1	PRIVATE	Gain
21/1137/FUL	Land rear of 248 Hart Road, Thundersley, Benfleet, Essex, SS7 3UQ	44	RP	Gain
22/0665/FUL	Garden World Plants Ltd Canvey Road Canvey Island Essex SS8 0QD	55	CARE HOME	Gain
23/0416/FUL	12 Zider Pass Canvey Island	2	PRIVATE	Gain
23/0750/FUL	199 Central Avenue Canvey Island	1	PRIVATE	Gain
23/0766/FULCLC	Land To Rear Of 39 -49 Benderloch, Canvey Island, Essex, SS8 9QX	2	LA HOUSING	Gain
24/0042/FUL	Walsingham House Lionel Road Canvey Island Essex SS8 9DE	10	PRIVATE	Gain
24/0312/FUL	7 St Marys Drive Benfleet Essex SS7 1LB	5	PRIVATE	Gain
24/0671/FUL	305 High Road Benfleet	1	PRIVATE	Gain
	TOTAL	147		

Application	Site Address	Plot/Unit	Tenure	Gain/ Losses
23/0750/FUL	199 Central Avenue Canvey Island	1	PRIVATE	Loss
21/0959/FUL	24 Homefields Avenue, Benfleet, Essex, SS7 5TY	1	PRIVATE	Loss
21/0333/FUL	66 Wavertree Road Benfleet Essex SS7 5AP	1	PRIVATE	Loss
21/0605/FUL	47 Castle Road Hadleigh Benfleet Essex SS7 2AU	2	PRIVATE	Loss
25/0218/FULCLC	Abbeyfield House 53 Chapel Road Hadleigh	7	PRIVATE	Loss
23/0416/FUL	12 Zider Pass Canvey Island	1	PRIVATE	Loss
17/0825/FUL	25 Florence Road Canvey Island Essex SS8 7EJ	1	PRIVATE	Loss
24/0312/FUL	7 St Marys Drive Benfleet Essex SS7 1LB	1	PRIVATE	Loss
	TOTAL	15		

Net number of care homes (55 divided by 1.9)	29
Net number of private homes (46 minus 15)	31
Net number of affordable homes (46 minus 0)	46
Net total number of homes	106