

Background

Jaywick is on the North East coast of Essex within the Golf Green Ward and is situated to the south west of Clacton-on-Sea. Jaywick is relatively isolated and by not being part of a large inner-city area, it has not had the investment opportunities afforded to other deprived areas in the country.

Jaywick comprises three distinct parts: the Tudor Estate to the north (often referred to locally as West Clacton), and the more deprived areas of the Village between the Tudor estate and the coast, and Brooklands and Grasslands area. Jaywick Sands was developed in the 1930s by Frank Stedman as a holiday resort and it is perhaps the last remaining "plotlands" development. As they were originally intended for short-term holiday use many of the properties are small, poorly constructed, and built along narrow unadopted lanes. However, over some considerable time more and more people have made the area their permanent home, and it has a proud tradition of self-reliance.

Many properties are in a poor state of repair, and across almost every indicator including those for unemployment, crime and health, the Grasslands and Brooklands area is one of the most deprived in the country. According to government official figures Grasslands and Brooklands is ranked as the most deprived area in the country (IMD 2010).

This situation is compounded by a combination of unique circumstances not found in most of the other deprived areas in the country.

- It is in a high risk flood zone but currently defended to a high standard in that the existing sea defences are able to withstand overtopping from a 1 in 200 year tide. Therefore, providing there is no breaching or failure of the current defences there is no immediate risk from this scale of event. However, as with other areas on the east coast, the risk will increase over time due to rising sea levels. In 50 to 75 years from now a 1 in 200 year predicted tide event could overtop the existing defences, if their height is not raised from the present level. This limits development and investment opportunities. A flood risk study was commissioned in 2007 and detailed information is now available on flood risk across the regeneration area (see links above).
- Approximately 45 of the estate roads are not adopted and some are in very poor condition. Although mains sewerage was installed in the early 1980s the Grasslands and Brooklands area does not contain any of the basic infrastructure enjoyed by other communities such as adequate street lighting, pedestrian crossings, pavements, road signage, bus shelters.
- Dwellings when originally constructed had only two rooms. Most properties have very poor energy efficiency ratings and many households depend entirely on state benefits.
- There is no significant public sector housing in the area.
- Private rented accommodation amounts to approximately 30 per cent of occupied properties in Grasslands and Brooklands.