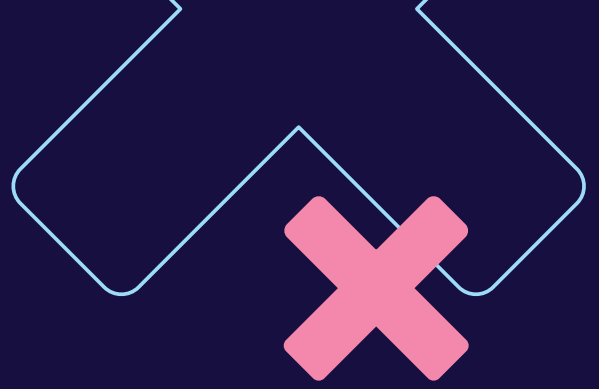


EXTRAORDINARY
ESSEX



CONSTRUCTION AND RETROFIT

➤ VALUE PROPOSITION

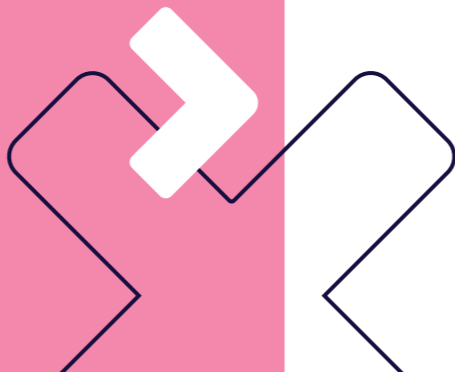


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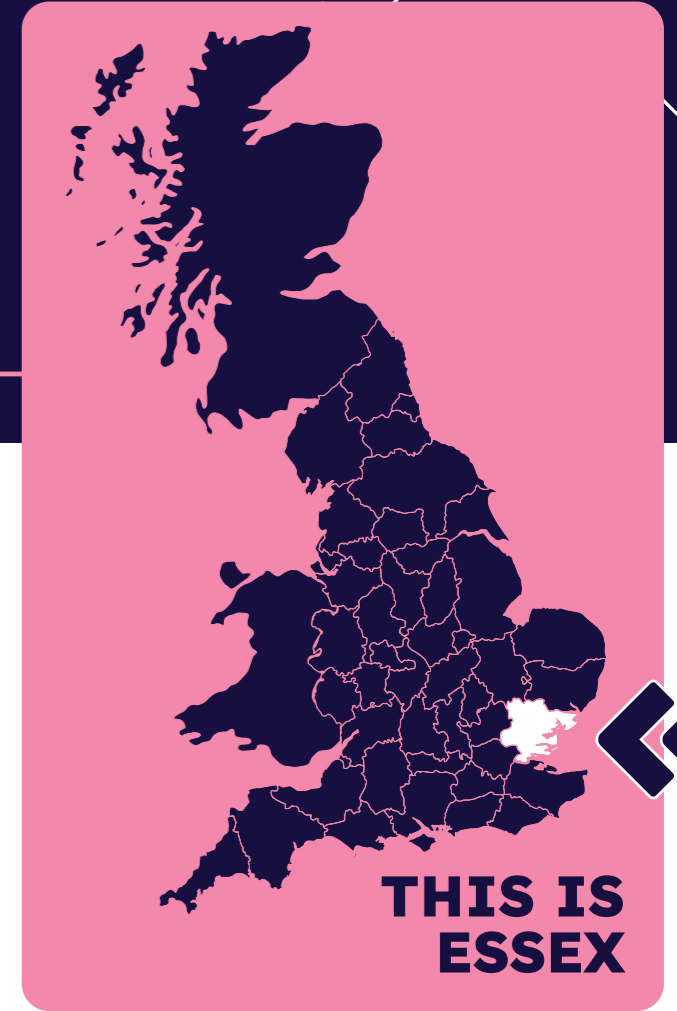
ESSEX: OPEN FOR INVESTMENT. READY FOR THE EXTRAORDINARY.



ESSEX: A LEGACY OF DELIVERY, A PIPELINE OF OPPORTUNITY

Essex has long been one of the UK’s most dependable engines of construction - a county defined by its ability to deliver large-scale housing, major infrastructure and, increasingly, retrofit at the volumes demanded by the UK today.

Its strength lies in continuity: decades of uninterrupted building, a resilient contractor base, and a workforce shaped by generations of technical craft and on-site experience. This foundation now powers a modern construction ecosystem capable of meeting both traditional development needs and the UK’s accelerating decarbonisation agenda.



From the post-war New Town era to today’s garden communities, Essex has a proven record of delivering large-scale, nationally significant projects. Basildon, Harlow, Chelmsford and Southend became early hubs of British construction expertise, cultivating the trades, suppliers and engineering capability required for high-volume,



coordinated development. This heritage has developed a deep contractor base, a strong supply chain and a workforce with the technical skills needed for both modern construction and PAS-2035 retrofit demand.

ESSEX IS NOW AT THE CENTRE OF ONE OF THE UK'S MOST AMBITIOUS HOUSING PIPELINES.

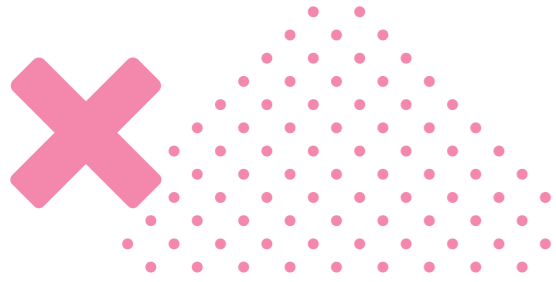
Four major garden communities, together with steady annual infill development, represent more than 47,500 homes through to 2030. This rare, plan-backed pipeline gives housebuilders, contractors and suppliers long-term confidence to invest in people, technology and capacity.

The county's established ecosystem of Tier-1 and Tier-2 contractors, including Kier, Morgan Sindall, Wates, VolkerFitzpatrick, BAM, Galliford Try, R G Carter and Willmott Dixon, is reinforced by strong representation from national housebuilders such as Barratt, Persimmon, Taylor Wimpey, Bellway, Bovis and Berkeley Group. Alongside this, the retrofit landscape is accelerating rapidly, supported by major national players and a growing network of PAS 2035 professionals trained through local specialist providers. Together, they form a robust supply chain of 14,440 construction enterprises. The result is a supply chain built for scale, resilience and delivery.

Essex's strategic geography strengthens this advantage. Just 32 miles from central London, firms benefit from access to one of Europe's largest demand centres without the operational constraints of the capital. Three deep-sea ports within 50 miles feed construction and retrofit supply chains directly from European markets, while extensive regional logistics links support competitive procurement, just-in-time delivery and cost stability.

Essex stands out for its readiness, a unique combination of heritage, capability, workforce depth and guaranteed future demand. It is a place where construction expertise is embedded, retrofit capability is expanding fast, and long-term development pipelines are guaranteed.

ESSEX IS OPEN FOR INVESTMENT, BUILT ON EXPERIENCE, AND READY FOR THE EXTRAORDINARY.



ESSEX'S CONSTRUCTION AND RETROFIT SECTOR AT A GLANCE

14,440
CONSTRUCTION AND RETROFIT ENTERPRISES AND 15,925 LOCAL UNITS*



Essex holds 30.1% of all construction enterprises and 28.7% of units in the East of England, representing 3.8% of the UK total — placing it ahead of Kent, Hertfordshire, Cambridgeshire and Peterborough, and Suffolk.

* SIC 41-43



53,000
CONSTRUCTION WORKERS (63,000 ACROSS GREATER ESSEX)

Essex represents 28.2% of the East of England's construction labour market and ~5% of the UK total.

£7.3 BILLION
CONSTRUCTION GVA GENERATED ANNUALLY

The sector accounts for 9.1% of Essex's economy, contributing 38.2% of East of England construction GVA and 4.8% of the UK total, outperforming Kent, Suffolk and Cambridgeshire and Peterborough in proportional contribution.



138
PAS 2035-QUALIFIED RETROFIT ASSESSORS/COORDINATORS (UP FROM 10 IN 2022)

Rapid capability growth supported by the Harlow and Tendring training pipeline and backed by 100 to 200 Gas Safe and heat-pump engineers plus expanding expertise in Mechanical Ventilation with Heat Recovery (MVHR), smart controls and whole-home retrofit design.

COMPETITIVE CONSTRUCTION WAGE PROFILE ACROSS ALL ROLES*

- Entry-level (£18k-£28k)
- Trades (£32k-£48k)
- Site managers (£38k-£55k)
- Project managers (£42k-£65k)
- Retrofit coordinators (£35k-£48k)

All remain market-aligned, avoiding the 25 to 40% labour premiums seen in scarcity-affected regions.

* Average figures based on 2026 local job salaries



248

RESIDENTS TRAINED TO PAS 2035 BETWEEN 2022 AND 2024 WITH 20 PAS 2030 INSTALLERS ACCREDITED

Retrofit skills expansion now produces 60 to 80 new assessors/coordinators annually, with capacity to scale to 150 to 200 per year by 2027.

300 TO 400
CONSTRUCTION APPRENTICES AND VOCATIONAL STARTERS TRAINED EACH YEAR

Harlow College, South Essex College, specialist providers and Essex County Council programmes supply talent across trades, Mechanical, Electrical, Plumbing (MEP), construction management and emerging retrofit-specific pathways.

363,000

RESIDENTS QUALIFIED TO RQF LEVEL 4+

A deep reservoir of technical and professional skills supporting energy, advanced manufacturing and innovation industries.

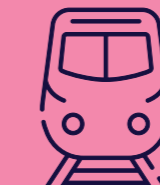


UNRIVALLED CONNECTIVITY

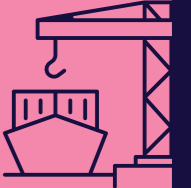


➤ TWO INTERNATIONAL AIRPORTS (STANSTED AND SOUTHEND)

Provide fast, easier access to European and global markets.



➤ TWO MAJOR PORTS (HARWICH, TILBURY) WITH FREEPORT BENEFITS



➤ STRATEGIC ROAD/RAIL LINKS (A12, A13, A120, M11, FAST LONDON RAIL)

Ensures seamless access to national supply chains and customers.

HOME TO THE REMARKABLE

Essex creates a unique advantage for construction and retrofit - a diverse housing stock spanning coastal towns, new settlements and growth corridors, strong transport and logistics links to London and the UK's ports, a mature local delivery base, and practical innovation that translates ambition into retrofit and construction projects that work on the ground.

1 An ecosystem built to perform

Essex offers a deep, capable and fully-formed construction and retrofit ecosystem.

Its 14,440 enterprises and 63,000 workers cover the entire value chain, from structural and envelope specialists to MEP engineers, fire-safety and controls experts, skilled trades, plant hire, materials supply and logistics.

Essex creates a dense local network where labour, components and specialist services are available nearby and can be delivered within 24 to 48 hours.

A fast-maturing retrofit ecosystem strengthens this further. Essex now hosts 138 PAS 2035 qualified assessors and coordinators, alongside 100 to 200 heat-pump and building-services technicians. There is also growing expertise in Mechanical Ventilation with Heat Recovery (MVHR), smart building controls and whole-home retrofit design. Supply chains for insulation, glazing and specialist components are expanding, supported by emerging aggregators that consolidate demand and reduce programme costs.

Skills infrastructure underpins the ecosystem. Harlow College, South Essex College, the Retrofit Academy: Essex, Colchester Institute's Net Zero and Renewables Centre and specialist providers deliver continuous training across construction trades, building-services engineering, retrofit assessment, heat-pump installation and building-controls integration. Combined with Essex's multi-generation workforce, this enables firms to scale without facing wage inflation or recruitment pressure.

2 Market upside

Essex gives construction and retrofit firms a dual market position that few regions can match - direct access to London's £22.6 billion construction economy and seamless integration with European supply chains via three deep-sea ports.

Within 50 miles, firms can reach a 12-million-strong customer base across London and the Southeast, including NHS estates projects, major public-sector infrastructure, high-volume housing and extensive private-sector demand.

From Basildon, just 32 miles from central London, same-day or next-day delivery of components and retrofit services into the capital is routine. This allows firms to serve the UK's largest construction market without absorbing London's cost, congestion or labour premiums.

To the south and east, London Gateway, Harwich International and Felixstowe connect Essex directly to European manufacturing hubs. This provides fast access to Scandinavian insulation, German and Dutch heat-pump systems, Polish glazing and advanced building-systems production. Proximity to these ports typically reduces lead times and can lower logistics costs compared with Midlands or Northern bases.

The county's M25-hub positioning also puts the Midlands, Bristol, Manchester and Cambridge within two to four hours. This enables firms to serve London customers, UK national markets and European suppliers from a single, efficient operating base.

Essex's strategic position strengthens competitiveness, reduces risk and supports scalable delivery across both construction and retrofit sectors.

3 Infrastructure edge

Essex offers a construction-ready infrastructure platform that enables firms to mobilise quickly and operate efficiently.

Modern industrial estates, serviced development land and strong digital networks support fast setup and scalable operations. Key centres including Basildon, Braintree, Harlow, Chelmsford, Southend and Thurrock provide a wide mix of light-industrial units, logistics space and retrofit-adaptable premises, allowing contractors, fabricators and installers to expand without long development lead times. Strong utilities capacity and active grid-reinforcement programmes further support energy-intensive activity such as offsite manufacturing, mechanical assembly and retrofit warehousing.

Digital capability is a major strength. Over 200 km of full-fibre infrastructure, 329 connected sites and gigabit-ready coverage across all major construction districts give firms immediate readiness for Building Information Modeling (BIM) workflows, digital site management, predictive maintenance and real-time quality assurance. A 5G-ready backbone enables remote monitoring, smart-asset tracking and connected retrofit performance reporting across multiple sites.

Essex's established industrial estates and planning-friendly environment reduce operational friction, enabling fast pathways for warehouse conversions, modular assembly space and temporary construction compounds.

Essex is reinforced by its strong skills infrastructure, supplying continuous upskilling across trades, MEP disciplines, retrofit assessment, heat-pump installation and building-controls integration.



ESSEX'S THRIVING CONSTRUCTION AND RETROFIT SECTOR

Basildon: Specialised construction hub

▶ Basildon is Essex's leading centre for specialist construction, employing around 7,000 people across 1,950 firms. Over 70% of its construction GVA comes from high-value specialisms such as MEP systems, façade engineering, environmental remediation, and access and safety systems.

This strength reflects Basildon's 60-plus years of industrial and manufacturing heritage, as well as its alignment with modern building performance needs.



As heat pumps, mechanical ventilation, building controls and solar technologies become standard in both new-build and retrofit projects, demand for Basildon's specialist firms is expected to grow rapidly.

The borough offers extensive industrial and commercial yard space suited to contractor bases, logistics and material storage. It also hosts a dense network of electrical contractors, HVAC and mechanical services firms, plumbing and gas engineers, façade and weatherproofing specialists, and a growing cluster of heat pump installers.

Basildon's talent pipeline is supported by partnerships with South Essex College and key industry bodies, helping develop the specialist and retrofit-ready skills the sector needs.

Brentwood: Retrofit and mixed-use construction hub

▶ Brentwood is an emerging centre for retrofit and mixed-use construction in Essex, supporting around 5,000 construction workers across 890 firms. Its location combines the connectivity of the M25 with fast access to Thames Freeport and South Essex's port-linked logistics network.

Brentwood's strong professional services sector underpins roles in retrofit coordination, project management and supply-chain oversight. The district also provides well-connected yard and office space suited to retrofit aggregators, supply-chain hubs and installer networks, with nearby Thames Gateway logistics parks enabling efficient material flows.

BRENTWOOD'S KEY STRENGTHS INCLUDE RETROFIT PROJECT MANAGEMENT, LOGISTICS INTEGRATION AND A GROWING CLUSTER OF RETROFIT AGGREGATORS. THESE HELP POSITION BRENTWOOD AS A STRATEGIC GATEWAY BETWEEN LONDON-AREA DEMAND AND ESSEX'S EXPANDING RETROFIT ECOSYSTEM.

Harlow: Innovation and retrofit skills hub

▶ Harlow is emerging as Essex's construction and retrofit innovation hub, supported by strong workforce development infrastructure, growing retrofit capacity and a fast-rising growth trajectory. The district currently supports 3,000 to 4,000 construction jobs, with capacity to rise above 5,000 as investment in skills and infrastructure continues.

Its position is strengthened by the £11 million Harlow Advanced Manufacturing and Engineering Centre (HAMEC), which delivers construction, engineering and retrofit related training, as well as a rapidly expanding ecosystem of retrofit assessors and coordinators.

▶ Long-term demand is secured through the Harlow and Gilston Garden Town programme (16,500 homes, 2024 to 2045), while Harlow's strategic plan, targeting 23,000 new jobs by 2045, signals deliberate, high-growth ambition.

Harlow's innovation environment is centred on Harlow Innovation Park, which was designated the UK's leading tech hub in 2024, and is further strengthened by major projects such as the £800 million Princess Alexandra Hospital redevelopment and UKHSA relocation. These create strong demand for specialist construction, including prefabricated healthcare modules and advanced MEP systems.

On the ground, Harlow provides multiple locations for contractor yards, material aggregation hubs and training facilities, functioning as a talent engine through HAMEC and Harlow College, delivering apprenticeships, retrofit assessor training and specialist trade pathways. Partnerships with housing associations and councils further scale retrofit skills, while sector strengths continue to expand across volumetric housebuilding, retrofit coordination and installer training, and emerging modular and Modern Methods of Construction (MMC) integration, positioning Harlow as a key driver of Essex's future construction and retrofit capability.



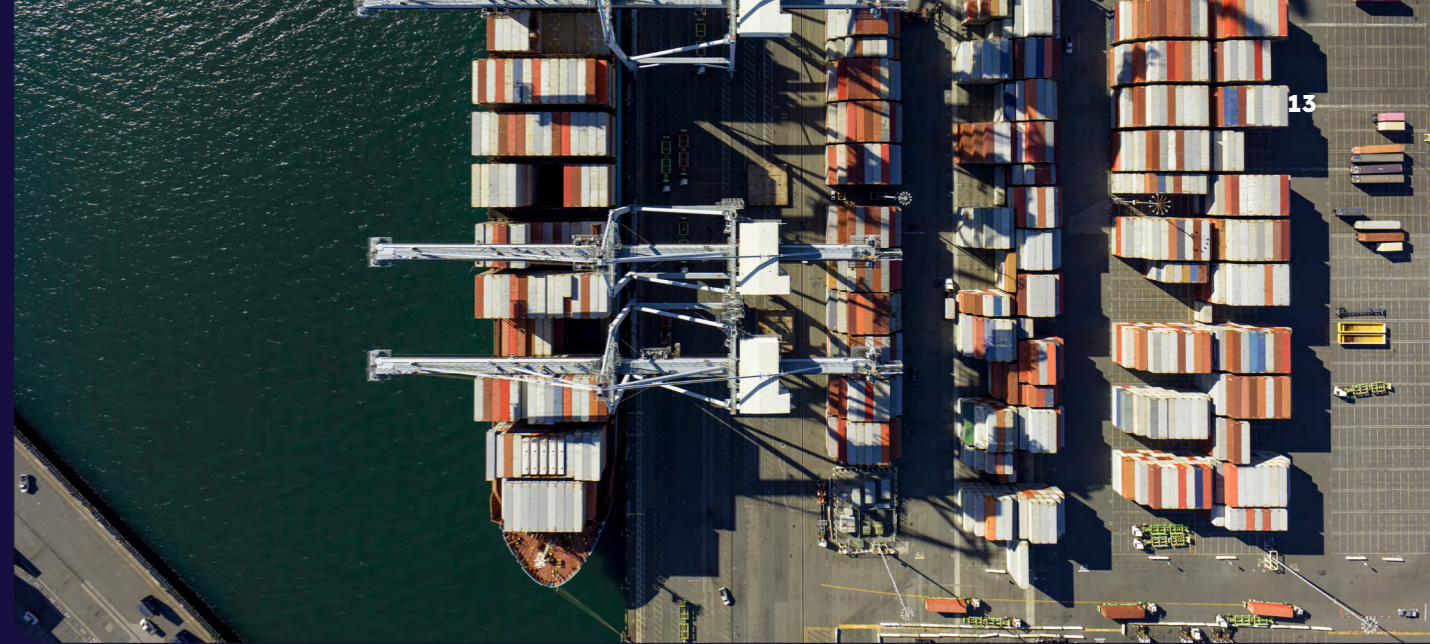
Epping Forest: Residential development hub

▶ Epping Forest is Essex's leading centre for residential construction, supporting around 9,000 workers across 1,945 firms and growing faster than many competing areas. The district anchors long-term housing delivery through the Harlow and Gilston Garden Town, which will create sustained demand for housebuilders, subcontractors, labour and materials well into the 2030s.

ONE OF THE DISTRICT'S MAJOR STRENGTHS IS THE PRESENCE OF NEW CITY COLLEGE'S EPPING FOREST CAMPUS, ONE OF ONLY TEN NATIONALLY DESIGNATED CONSTRUCTION TECHNICAL EXCELLENCE COLLEGES (CTECS) UNDER A £100 MILLION GOVERNMENT PROGRAMME. THIS PLACES THE DISTRICT **AT THE FOREFRONT OF THE UK'S CONSTRUCTION SKILLS PIPELINE.**

Epping Forest's strategic location enhances its position. It offers direct M25 access via the A10/A11 which puts London around 33 minutes away, while Stansted Airport, around 30 miles away, supports supply-chain connectivity and business links.

The district benefits from a large subcontractor base and readily-available yard space, helping reduce lead times and delivery risks. Sector strengths span volumetric housebuilding - including detached and semi-detached homes as well as terraces and apartments - to mixed-use schemes aligned with rising energy-efficiency expectations under Part L and the Future Homes Standard.



OPPORTUNITIES AWAIT

One of the UK's most significant new homes pipelines

Essex's major residential pipelines and multi-year frameworks offer long-term, low-risk workloads for contractors and subcontractors.

The four Essex Garden Communities - Harlow and Gilston, Chelmsford, Tendring - Colchester, and Dunton Hills - anchor 47,500+ homes to 2030, supported by national housebuilders. This creates predictable, repeatable work across groundworks, civils, utilities, frames, fit-out and infrastructure, enabling firms to secure multi-lot, multi-year delivery rather than short-cycle, project-to-project activity.

Together, Essex's Garden Communities present a dual opportunity. The county-led programme will deliver over 24,000 new homes into the mid-2030s, while the wider cross-boundary Harlow and Gilston Garden Town adds a further 23,000 homes into the 2030s and beyond.

Combined, they form a phased, multi-decade residential development programme with early infrastructure already underway and major delivery stretching well into the 2040s. This sustained pipeline offers long-term opportunities for investors, developers, MMC providers and the wider construction supply chain.

A rapidly-growing retrofit market

Retrofit is one of Essex's biggest long-term opportunities. Around 650,000 homes will need energy-efficiency upgrades by 2050 to support the county's sustainable energy transition. Within this, about 422,000 homes currently fall below EPC D, the priority market where regulation, fuel-poverty pressures and early decarbonisation efforts will focus first.

Essex mirrors the national picture, where almost **29 MILLION UK HOMES REQUIRE RETROFITTING BY 2050** and most still perform below EPC C, positioning Essex as one of the country's largest and most urgent retrofit demand centres.

The immediate need to upgrade the least-efficient homes and the long-term transition of the whole housing stock create a deep, multi-decade pipeline for assessment, installation, MMC retrofit solutions, green-tech deployment and supply-chain investment.



Unique funding opportunities

The Essex Renewal Fund is a **£100m public investment fund** aimed at developers, landowners and partners with viable sites that are stalled or underused, helping bring forward commercial and regeneration projects the market won't deliver alone, and supporting good jobs, growth and levelling up across Essex.

A county preparing for growth

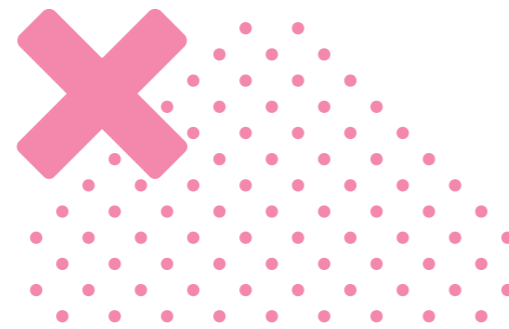
Essex has one of the UK's largest construction and infrastructure pipelines, with emerging local plans set to deliver **148,000 new homes by the mid-2030s alongside a £26 billion programme of regeneration, transport, energy and public-realm schemes.**

This includes major growth around Freeport East and Thames Freeport, multi-phase strategic housing developments, a cluster of twelve Nationally Significant Infrastructure Projects (NSIPs), and large-scale energy schemes that require long-term civil engineering, utilities, MMC and specialist construction capacity.

Key projects include the £9 billion Lower Thames Crossing, now progressing after receiving Development Consent Order approval in September 2025; Longfield Solar Farm, due to begin construction this year;

and major grid upgrades such as Norwich to Tilbury. Essex has also benefited from major connectivity improvements, including the opening of Chelmsford's Beaulieu Park Station, with further opportunities to be created by the multi-phase expansion of the UK Health Security Agency (UKHSA) campus in Harlow, which will generate sustained demand for laboratories, infrastructure and specialist facilities. Offshore wind schemes such as Five Estuaries and North Falls continue to progress and will add further large-scale procurement and construction opportunities.

Together, these programmes **create sustained, multi-year opportunities for investors, developers, contractors and suppliers across housing, retrofit, transport infrastructure, grid reinforcement and the wider green economy.**





CASE STUDIES

▶ Essex's retrofit success and scaling pipeline

Essex has secured £6 million from the Warm Homes: Local Grant to deliver a countywide, PAS 2035-aligned retrofit programme for low-income and vulnerable households.

The funding was won through a joint bid with district, city, borough and unitary councils and will support whole-house energy-efficiency upgrades such as insulation, heat pumps and solar PV, forming a core part of Essex's long-term plan to cut fuel poverty and reduce carbon emissions.

The programme builds on Essex's Social Housing Decarbonisation Fund experience, including the nationally recognised Thurrock project featured in the government's Warm Homes Plan. In Thurrock, 273 high-rise flats received networked ground-source heat pumps, replacing outdated storage heaters. Residents' energy bills fell by up to 66% and carbon emissions by around 70%, establishing the scheme as a leading model for high-density retrofit.

WITH FUNDING SECURED AND DELIVERY UNDERWAY, ESSEX WILL RETROFIT UP TO 600 MORE HOMES OVER THE NEXT TWO YEARS.

This next phase will scale up proven approaches, strengthen local supply-chain capacity and position Essex as a leading local authority for large-scale, publicly funded home decarbonisation.



▶ Leading the way in modern methods of construction

British Offsite, Braintree

British Offsite, part of the Weston Group, has expanded in Braintree to scale MMC through the production of prefabricated components.

The facility supports faster, lower carbon and higher quality delivery for regional and national housebuilding markets. The investment has created more than 80 skilled jobs and strengthens Essex's advanced construction manufacturing base, positioning the county as a hub for MMC adoption and industrialised construction.

▶ Expanding use of retrofit technologies

CB Heating/EDF Heat Pumps Tendring

Tendring based CB Heating (EDF Heat Pumps) has become one of the UK's leading domestic heat pump installers, delivering thousands of installations through the national Heat Pump Installer Network (HPIN). Essex's skills base, connectivity and retrofit market have supported the company's rapid growth. The firm's success shows how Essex enables service based retrofit and low carbon delivery firms to scale nationally from a single, regionally anchored base.

▶ Managing large-scale retrofit delivery

Happy Energy Solutions (HEAT Essex)

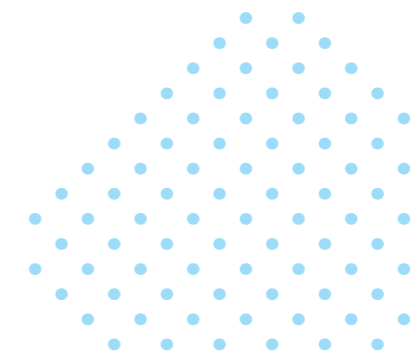
Happy Energy Solutions has been appointed as the managing agent for Essex's £6 million Warm Homes: Local Grant, delivering one of England's largest publicly funded domestic retrofit programmes. Through its HEAT Essex one-stop-shop model, the company brings over 30 years of retrofit expertise to coordinate PAS 2035 whole-house upgrades.

Operating in Essex has enabled Happy Energy to scale rapidly, drawing on the county's strong local-authority partnership model and expanding green-skills base. The firm has also committed to 26p of local social value per £1 invested, reinvesting directly into Essex-based jobs, contractors and supply-chain growth.

▶ Long-term thinking, multiphase delivery

Beaulieu neighbourhood, Chelmsford

The Beaulieu area in Chelmsford showcases Essex's capacity to deliver long term, multiphase development integrating housing, transport, schools and green infrastructure. Regarded as a model for sustainable, master planned communities, Beaulieu has informed the design of the wider Chelmsford Garden Community. It demonstrates Essex's ability to coordinate stakeholders, manage infrastructure demands and deliver high quality placemaking long term.



➤ **Large scale housing delivery**

Harlow and Gilston Garden Town

Harlow and Gilston Garden Town is one of the UK's largest coordinated housing programmes, set to deliver 16,500 homes between 2024 and 2045 alongside major transport, social infrastructure and community facilities.

The project brings together leading national housebuilders and infrastructure partners, with early works underway and peak construction expected from 2026 to 2035. It is forecast to support 2,000 to 3,000 FTE construction jobs each year, drive supply chain growth and strengthen Essex's position as a national housing delivery leader. Close alignment between local authorities and sustained infrastructure investment from Harlow Council, Epping Forest District Council and Essex County Council reduce delivery risk and give long-term confidence to private sector partners.

➤ **Rapid retrofit capability building**

Harlow and Tendring Retrofit Pipeline

The Harlow and Tendring Retrofit Pipeline (2022–2024) addressed Essex's shortage of retrofit professionals, training 248 residents to PAS 2035 and creating 138 accredited assessors/coordinators, an increase from just 10 countywide.

With £703,000 Community Renewal Fund investment, the programme also supported 20 organisations to achieve PAS 2030 installation standards and trained 10 housing associations and councils through 'Fit for Retrofit'. The model demonstrated Essex's ability to build a retrofit workforce at pace, catalysing projected pipelines of 5,000 to 7,000 homes and establishing a replicable approach for countywide skills and organisational capacity building.

Image © Mulholland Media



SUPPORT FROM DAY ONE

Essex gives business immediate access to a connected ecosystem of talent, partners and support - making it easier to establish, scale and innovate from day one.

➤ Extraordinary Essex

The team offers soft-landing services, guidance and ongoing support to international and UK-based businesses, as well as investors.

➤ Universities and skills

The University of Essex, Anglia Ruskin University, Harlow Advanced Manufacturing and Engineering Centre, Colchester Institute and Chelmsford College provide industry-aligned skills, apprenticeships and R&D support - giving incoming businesses an instant talent and innovation pipeline.

➤ Essex Chambers of Commerce and Industry

The chamber promotes, supports, and advocates for local business interests, offering everything from networking events to international trade support.



➤ Essex Supply Chain Portal

A shared digital platform connecting businesses of all sizes across Essex. The portal enables companies to discover new opportunities, promote their capabilities, and connect with partners, buyers and anchor organisations. By strengthening visibility, encouraging collaboration and supporting local sourcing, it helps businesses grow, innovate and compete as part of a resilient, integrated Essex supply chain.

Learn more today:



➤ Essex Construction Alliance

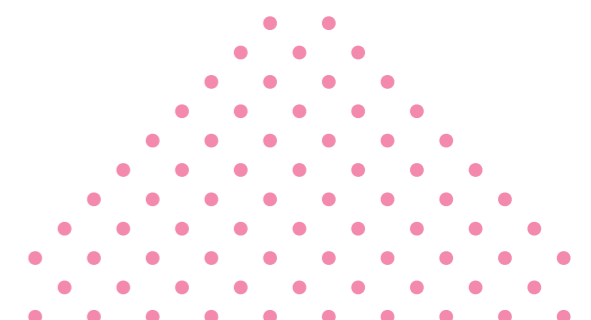
A networking group centred around construction and retrofit, focused on encouraging collaboration and providing businesses with resources to grow and upskill their workforce. The group regularly organises events, including the hugely successful Essex Build Expo.

➤ Government and regulation

Essex County Council offers clear routes through planning, and incentives, reducing uncertainty and speeding up project delivery.

➤ Industry networks

Established clusters provide supply-chain links, collaboration opportunities and hands-on business support, helping firms integrate quickly and grow with confidence.



ESSEX: OPEN FOR INVESTMENT. READY FOR THE EXTRAORDINARY.

Essex sits on England’s east coast where the Thames Estuary meets the North Sea — a position that has shaped its identity as one of the country’s most important gateways to global trade.

The county is a diverse mix of places: Chelmsford as the administrative and commercial centre; Colchester with its university and historic importance; Basildon and Harlow with strong industrial and technology strengths; and Southend-on-Sea as a dynamic coastal city. Together, they create one of the largest and best-connected regions in the East of England.

Greater Essex has 1.93 million residents, including 1.17 million of working age. Its economy supports 878,000 jobs, over 94,000 businesses, and generates £54.8 billion in annual GVA, roughly 27% of the East of England’s total economy.



1.93 MILLION RESIDENTS



**878,000 JOBS
94,000 BUSINESSES**



**GENERATES £54.8BN
IN ANNUAL GVA**

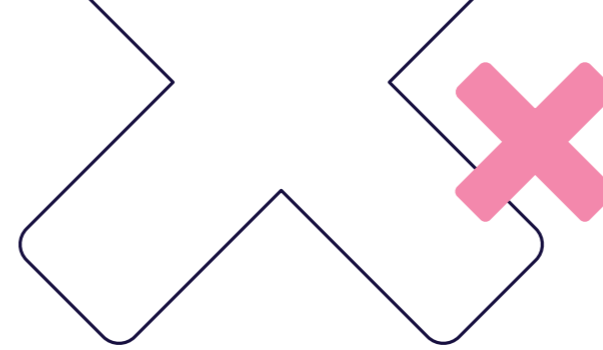
Essex is entering a major period of long-term investment, with new infrastructure, housing and economic projects shaping its future.

Road and rail upgrades, including improvements to the A12, A13, A127 and M11, are strengthening connectivity. Stansted Airport’s expansion will grow passenger capacity and aviation jobs, while Thames Freeport is creating new opportunities in energy, logistics and modern manufacturing. New garden communities and mixed-use developments are being planned with employment land, digital infrastructure and community facilities from the outset.

Coastal areas are preparing for significant offshore wind and low-carbon energy growth, including new port-based energy projects around Harwich and the Tendring coast. Towns such as Harlow, Colchester, Chelmsford, Basildon and Braintree are undergoing major regeneration focused on skills, technology, mobility and town-centre renewal. Key projects include the £250 million Bathside Bay sustainable energy hub, expected to create up to 3,500 jobs, and new employment sites in Tendring and Colchester to support industrial and clean-growth sectors.

Greater Essex is planning for strong economic and job growth, with up to 50,000 new roles expected by 2030. Expanded gigabit broadband coverage, already at 88.47% and growing, is enabling technology-driven business models and AI-focused innovation. These developments strengthen Essex’s long-term growth as it modernises infrastructure, expands housing and supports the next generation of industries.

**ESSEX IS OPEN FOR INVESTMENT
— AND READY FOR THE
EXTRAORDINARY.**



A PLACE TO THRIVE & GROW

Essex offers a standout quality of life by blending coastal freedom, countryside calm and city convenience - all within easy reach of London and at far better value. With more than 350 miles of coastline, residents enjoy big skies, clean beaches, tidal islands and nature-rich estuaries that create effortless weekend escapes. Award-winning beaches along the Essex Sunshine Coast and Southend ensure safe, clean and well-kept shoreline experiences year-round.

Inland, the county opens into rolling landscapes like the Dedham Vale National Landscape, or Constable Country, where riverside walks, cycling routes and characterful villages set the tone for slow, scenic living. Essex takes green space seriously, with a long list of Green Flag parks, from Cudmore Grove and Thorndon to Chelmsford’s remarkable collection of 17 award-winning parks and the iconic Epping Forest.



Life here is family-friendly and full of easy days out, whether visiting Colchester Zoo, exploring Norman and Roman history at Colchester Castle, wandering RHS Hyde Hall or enjoying classic seaside fun at Adventure Island. And the food culture is quietly exceptional, from Mersea’s famed native oysters and the iconic Maldon Salt, to the emerging Crouch Valley wine region, now known for some of England’s most exciting still wines.

What Essex ultimately offers is room to breathe - more coast, more green space, more flavour and more home for your money. It’s a place where the lifestyle begins the moment you arrive, shaped by light, landscape and a sense of ease that’s uniquely its own.





EXTRAORDINARY ESSEX

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alternative formats, on request.

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Essex County Council

