# Concerns rise over housing issues as Sizewell C construction begins



The construction of the Sizewell C nuclear power plant on the Suffolk coast has sparked significant concern among local residents regarding potential housing issues as its anticipated opening in 2031 approaches. While the project is seen as a crucial part of the UK government’s growth programme, some locals fear that they may be displaced as landlords reportedly capitalise on the influx of workers expected to arrive for the construction.

Currently, groundwork for the Sizewell C site is underway, with a workforce of 7,900 projected, including around 2,400 workers who will operate on-site. The remaining workers are anticipated to be sourced from outside the area, further straining the local housing market, particularly in Leiston, a town with a population of approximately 5,508. Many contractors are directed to seek accommodation close to Leiston, where reports indicate that rents have surged dramatically, with some houses listed for over £3,000 a month.

John Stevens, a local renter in Leiston, expressed concerns over the actions of landlords amidst the construction boom. He stated, “They are thinking, 'Let's evict these people and get the money, plus bigger rents', so why wouldn't landlords take advantage of it?” He highlighted the plight of vulnerable individuals, including a friend who is a single parent facing eviction.

In this context of escalating rental prices, the market has seen properties briefly advertised for much higher amounts than the usual rates. One three-bedroom semi-detached house in Carr Avenue was available for £3,000 a month, while another similar home was listed for £3,100. More recently, properties are reported to be hitting the market for as much as £4,500 monthly, with some rents doubling in a short span.

The East Suffolk Council is currently offering grants to landlords to convert rooms into rental units in an effort to address the anticipated housing demand. Johnnie Wright later noted this will help landlords financially but may inadvertently displace existing tenants.

Other residents like Daniela Delfino and Tina Ashford are apprehensive about the rising rents and the prospect of moving due to evictions. Delfino shared her anxiety about her landlord’s plans to sell her flat, while Ashford faces a no-fault eviction after her landlord decided to sell their property in Sudbourne. She lamented the impact of these changes on her family, stating, “My whole life depends on me being here, but the greedy prices and extortionate rents are affecting the rest of the market.”

In response to the evolving housing situation, the Leiston Pantry food bank has been seeing an increase in patrons seeking assistance, as residents struggle to manage rising costs. Toby Lindsay-White, who operates the pantry, commented on the dual effect of the Sizewell C project: while some individuals may find employment with better pay, many others have been forced to relocate due to skyrocketing housing prices.

The heightened demand for accommodation is not limited to Leiston, according to Tim Day, director of Suffolk Coastal Estate Agents and Sizewell Lettings. He projected that demands for housing would extend beyond the immediate area, hinting at a possibly vast catchment zone from Wickham Market to Felixstowe.

Despite these challenges, Sizewell C’s project executives are reportedly collaborating with East Suffolk Council to mitigate any adverse impacts on local housing. They assert that efforts are being made to ensure the affordability of housing remains intact despite the development. David Beavan, a cabinet member for housing at the council, indicated that a dedicated team is monitoring the situation to prevent homelessness and keep rental prices manageable.

Concerns have also reached local politicians, with Suffolk Coastal MP Jenny Riddell-Carpenter expressing her worries over the recent rent increases. She asserted the need for collaboration between Sizewell C and the council to ensure local residents benefit from the project's opportunities. In spite of these concerns, landlords maintain that rising rental prices correlate with increased operational costs, reflecting a broader trend in the housing market.

As the construction of Sizewell C progresses, the future of local housing affordability remains uncertain, with many residents watching closely how this significant development will reshape their community.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://www.sizewellc.com/news-views/mp-update-shows-sizewell-c-the-best-prepared-nuclear-project-in-modern-nuclear-history/> - This URL supports the information about Sizewell C's progress and its role in the UK's energy strategy, highlighting its status as a well-prepared nuclear project. It also mentions efforts to address local concerns.
* <https://www.world-nuclear-news.org/articles/sizewell-c-reports-project-progress-to-parliament> - This article corroborates Sizewell C's project timeline, its potential to power millions of homes, and the replication of the Hinkley Point C design to minimize costs. It also mentions the project's employment and economic benefits.
* <https://www.neimagazine.com/news/sizewell-c-reports-construction-progress/> - This URL provides additional details on Sizewell C's construction progress, its economic impact, and the challenges related to potential cost overruns. It also highlights efforts to replicate successful designs from Hinkley Point C.
* <https://www.noahwire.com> - This source likely contains reports on local concerns about housing issues and displacements due to the Sizewell C project, but specific articles may vary.
* <https://www.eastsuffolk.gov.uk/> - This URL is for the East Suffolk Council website, which may offer information on their efforts to address housing issues, such as offering grants for landlords to create rental units.