

20 MARCH 2024

NEW FOREST DISTRICT COUNCIL

HOUSING AND COMMUNITIES OVERVIEW AND SCRUTINY PANEL

Minutes of a meeting of the Housing and Communities Overview and Scrutiny Panel held on Wednesday, 20 March 2024

- * Cllr Steve Clarke (Chairman)
- * Cllr Ian Murray (Vice-Chairman)

Councillors:

- * Hilary Brand
- * Kate Crisell
- * Sean Cullen
- Patrick Mballa

Councillors:

- * Neville Penman
- * Janet Richards
- * Neil Tungate

*Present

In attendance:

Councillors:

Steve Davies
Dan Poole

Councillors:

Alex Wade

Officers Attending:

Jamie Burton, Tim Davis, Richard Knott, Chris Pope, Ryan Stevens and Karen Wardle

Apologies

There were no apologies for absence.

41 MINUTES

RESOLVED:

The minutes of the meeting held on 17 January 2024 were confirmed as a correct record.

42 DECLARATIONS OF INTEREST

There were no Declarations of Interest.

43 PUBLIC PARTICIPATION

There was no public participation.

44 SUPPORTING OUR RESIDENTS ACTION PLAN TO 2025

The Service Manager – Revenues, Benefits and Customer Services presented the report outlining the work which had been carried out in response to the Cost-of-Living-crisis. A Council wide group had been set up with representatives from

various departments including housing and benefits. The purpose of the group was outlined and included increasing awareness, information sharing and early intervention. A dedicated webpage had been set up with details of support including food through to utility bills.

The Action Plan detailed initiatives and actions to support households under five key themes, as follows:

1. Supporting people on low incomes to maximise their income and minimise costs
2. Strengthening families and communities
3. Promoting employment opportunities
4. Addressing the high cost of housing and improving housing conditions
5. Improving the health and wellbeing for people on low incomes

The joint working with partners was highlighted to the Panel, which would assist residents with signposting, referrals to other agencies, etc. There were five Community Hubs located across the District.

It recognised that the Action Plan was very detailed with a lot of priorities and it was queried how these were considered and whether dates were achievable. In response it was confirmed that some of the priorities had fixed deadlines, for example the Housing Support Fund but that others were ongoing and flexible. All the priorities were considered important and delivery timescales were assessed against existing resources, work with partners, ensuring an effective use of resources, etc.

It was confirmed to members that there was a benefit cap which was specific to the individual or household's own circumstances. Members noted that Universal Credit would assist in simplifying the application process, whereby it would bring together all benefits in one application form.

A member questioned how messages were circulated to those who were not online and might not live close to one of the information offices. This was recognised and information leaflets, in the form of a pocket sized 'Z cards' had been distributed in the community to libraries, doctors surgeries, etc with key information. Towns and Parishes had been invited to a Cost-of-Living Community Forum in October 2023 and it was hoped they would help with information provision to residents. Messaging was also included in Council communication with rent and housing benefit letters. It was therefore confirmed that a range of methods were used to try and get key messages out to those who might need it.

RESOLVED:

That the Action Plan, attached as Appendix 1 be supported.

45 HEALTH AND WELLBEING ACTION PLAN UPDATE

The Panel received a presentation providing an update on the progress of the Health and Wellbeing Strategy. The presentation has been attached to these minutes as an Appendix.

The Health and Partnership Manager reported that the Health and Wellbeing Strategy had been adopted in 2022 and had been developed using evidence and insight from both national and regional sources. It identified three strategic

priorities; working in partnership, increasing physical activity and improving mental wellbeing.

The District Council's role and aims were outlined and included, for example working collaboratively with partners on shared outcomes, signposting, targeting those with the largest health inequalities and working to support the most vulnerable groups.

The progress against the action plan was detailed within each of the strategic priority areas. Future health and wellbeing projects were outlined, including two new artificial turf pitch developments at Testwood School in Totton and Burgate School in Fordingbridge, support to the development of a practical cycle network and programmes to increase cycling; two new parkrun events proposed in Fordingbridge and Fawley and accessible sensory walks in New Milton and Totton.

It was also noted that a number of Strategies would be developed to support the health and wellbeing of residents, which included the Corporate Plan, Community Strategy and Clean Air Strategy.

The Chairman expressed his support to the great work which was being carried out, and highlighted the Story Quest and sensory projects which were taking place in New Milton.

A member of the panel asked how the life expectancy of residents in the New Forest compared to the national target. It was acknowledged that it was a priority to improve the life expectancy for residents, but also to help people to live well for longer. Local knowledge was used to encourage people to be active. It was important for people to be active and the more active they were, the greater the likelihood of them being able to live an active and independent life for longer.

It was confirmed that there had been a delay to the New Forest Local Cycling and Walking Infrastructure Plan which was being developed by Hampshire County Council. It was expected this would be available in the summer 2024.

Further detail was sought in relation to the proposed sensory walks and it was noted that two locations had been identified. One in New Milton at Ballard Lake and one in Totton. Eling Boardwalk was a potential site, however a meeting was due to take place with the clerk of Totton and Eling Town Council to review and map this out to ensure it would meet all the necessary requirements.

A member noted that for the health and wellbeing of people, exercise could be carried out in 15 minute bursts rather than in participating in the more formal activities which had been identified and questioned what was being done to promote shorter and easier forms of exercise. It was confirmed that any movement was good but that the Chief Medical Officer recommended 150 minutes of activity a week as the optimal duration but that strength and resistance work was important as people got older in order to be able to live better for longer. Through part of the Shared Prosperity Fund project, there would be a live better for longer campaign to educate people on the importance of being active, doing little things such as walking to the shops and schools.

The geography of the District was discussed with rural and isolated communities and the importance of working with other organisations, to bring people together, particularly those who did not have access to transport. It was confirmed that there was scope to work with others and that it was a target to support vulnerable

communities. It was however recognised that resources were limited and therefore this could be a challenge.

46 HOMELESSNESS UPDATE

The Panel received a presentation providing an update on homelessness and the housing register. The presentation has been attached to these minutes as an Appendix.

The Service Manager - Housing Options, Rents, Support, Private Sector Housing reported there was one known rough sleeper in the District who had been receiving support for their welfare. A physical count of rough sleepers had been carried out in the autumn over one night and two rough sleepers had been identified.

As at 8 March 2024, there were 31 single people and 21 families living in emergency accommodation. The Panel noted that the figures fluctuate daily, but it was recognised there had been an improvement on previous years. The key reasons for evictions and homelessness was due to rent increases and affordability. Section 21 notices had been issued due to the landlord selling the property.

The expenditure on homelessness was expected to be under budget at around £1.2 million, which was positive news compared to last year.

There was a project target of 24 ex-offenders to be housed in two years. Officers were being proactive in seeking accommodation for ex-offenders and support was provided to clients to open bank accounts and deal with referrals to drug and alcohol addiction support. 9 had been successfully housed since October 2023 and were living independently.

There were 60 hosts in the District supporting Ukraine and Afghan guests. Since 2022, 51 guests had been helped into private rented accommodation. Work was continuing to support these with 'Resettlement' visits setting up utilities, jobs and schooling, etc. Seven guests had been housed into Local Authority Housing Fund properties with an additional three to be housed soon. One Afghan family had been housed in the District under the national resettlement scheme and they had been settling in well. A further family was due to be housed in April.

The updated number of people on the housing register, including the housing bands was presented to the Panel. It was highlighted how the numbers of emergency accommodation fluctuates regularly and that there were often reasons why families were in emergency accommodation for longer than six weeks, which was often due to client choice due to location and the support network, schools and employment. Since September 2023, 156 people had been allocated housing.

An audit of prevention and relief had been carried out and the initial feedback had been positive. A further audit in respect of housing allocations would commence later in March.

The Homesearch Partnership agreement had been updated which would be issued to partner landlords. Regular liaison meetings would commence in June to discuss concerns, updates and good practice. All registered Social Landlord partners would be charged, for the first time, from April 2024 to be part of Homesearch.

Finally, funding for the support team was due to end in March 2025. A review was being conducted to consider the options.

It was questioned, whether the proposals included in the Hampshire County Council consultation would have an impact on the District Council in relation to homelessness and what this would be. In response, it was confirmed that the District Council did not use services provided by HCC in this respect and therefore there would not be an impact for those who were homeless in the area.

A Panel member queried how officers were made aware of rough sleepers and whether the number of rough sleepers being recorded was actually reflective of the real situation. It was confirmed that any reports made to them would be followed up with a visit and that there would be continued visits to look for them, using local intelligence. If there was rough sleeping in the open forest, officers worked with Forestry England to locate them.

Members recognised the good work of the homeless outreach and referral team and asked for this to be acknowledged.

47 HOUSING STRATEGY/ HRA PROPERTY DEVELOPMENT AND ACQUISITION UPDATE

The Panel received an update on the Housing Strategy / property acquisition. The presentation has been attached to these minutes as an Appendix.

The Service Manager Housing Strategy and Development reported the following:

Penman House, a development in Totton had been completed in January 2024. This provided 12 one and two bedroom flats and had been built to the proposed Future Homes Standard. The scheme had cost £3.4m and a grant of £684,000 from Homes England had been awarded. The homes would be let at affordable rent. The building was all electric, had 6 inches of insulation, triple glazed windows, air source heat pumps, photovoltaics and purrmetric monitoring. Seven of the 12 flats would be monitored in terms of temperature, humidity and carbon dioxide, following the agreement of the tenants. Feedback would be obtained each quarter. The purpose was to ensure that there was no condensation or mould, and if it did occur, the right support would be given.

Burgate homes in Fordingbridge was a Metis Homes development. The purchase of 16 out of 17 homes had been completed and these homes would be used for rent or shared ownership. 14 had been purchased through the Section 106 agreement with a further 3 funded through Homes England. The shared ownership properties had proved highly sought after and five had been sold on a first come first served basis. Marketing had just commenced for the last shared ownership flat.

Local Authority Housing Fund Round 1: Central Government funding of £1.8 m had been received by the District Council to provide 12 resettlement homes, 10 were for Ukrainian families and 2 for Afghan families. 12 homes had been purchased of which 5 were transferred from the Council's buy back scheme. The District Council would keep these homes when the families moved on.

The following housing developments were under construction:

- Moore Close, New Milton: This was to provide 16 affordable houses of which 11 would be for social rent and 5 for shared ownership. Homes England had awarded a grant of £1.5 towards the cost of the scheme which would meet the

- proposed Future Homes Standard. Completion was anticipated in January 2025.
- Hythe Medical Centre, Hythe: The site had been cleared in 2023 ready for the construction of 22 new homes. The main contract was due to be tendered and a bid would be submitted to Homes England for a grant. It was expected that work would commence on site in May / June 2024.
 - Salisbury Road, Totton: This scheme would provide 20 one or two bedroom flats. The design was being concluded with the planning department and it was expected that the scheme would be out to tender the construction in early April. The scheme would meet the proposed Future Homes Standard.
 - Parsonage Barn Lane refurbishment: There had been a delay to this scheme. It would be tendered on the open market in order to get best value.
 - A Portfolio Holder decision had been made for a site in the District to purchase 23 homes for rent. This was subject to contract and was currently commercially sensitive.
 - There were also two new section 106 opportunities for two sites. One offer had been accepted in a village for a small site and another was under negotiation for a larger site elsewhere in the District.

In addition to the housing developments, the housing strategy team had been working on St Georges Hall in Calshot which was a refurbishment project, to make internal reconfiguration improvements as part of the first phase. Phase 2 proposed to improve and create additional recreational amenities. It was recognised that the community in Calshot was isolated and therefore it was important to have an improved community facility. Funding had been secured from the Rural England prosperity fund as well as left over covid funds. This project would commence in May 2024.

The Panel received details of recent providers and developer led affordable housing in the District to provide an additional 149 homes. This included extra care accommodation and first homes.

Finally, the Panel noted the affordable housing development programme, as at 20 March 2024. The programme until 2025/26 proposed to deliver 453 additional council owned affordable homes but that officers would continue to look for further opportunities. As part of this, 356 homes had either been completed or certain of being completed and 97 were in a 'firm' pipeline to be delivered. 197 future opportunities had been identified, however there was less certainly over the delivery of these.

Members recognised that the target to provide an additional 600 affordable homes by 2025/26 was ambitious, but that the Council was still in a strong position to date in striving towards this.

It was questioned whether officers had considered garage sites as potential development opportunities for housing. The Ladycross scheme in Hythe had replaced 37 garages with 6 houses, therefore showing the scale of land that is required when replacing garaging with housing. A contract was due to be let for consultants to help with the review of future garage sites across the district. They had received a lack of investment over the years. A position statement would be prepared for each site, to include a stock condition survey and the cost of improvements / repairs to the garages.

A member of the Panel spoke about the recent opening of Penman House and that it was a positive development for the Council. However, it had received some

negative comments on social media, which was in part due to the design and appearance of the building. It was questioned whether anything could be done in response to this to highlight the positive elements of the scheme and its credentials. The Service Manager Housing Strategy and Development reported that following a conversation with the communication team, it was felt that it would be best for the Council not to respond to them. The Interim Executive Head of Housing and Community Safety confirmed that members would be provided with briefing information for any future schemes which would set out the key information which would enable members to respond to any residents or social media posts, should they wish to. It was also noted that further information would be made available on the monitoring of the homes at Penman House in due course.

It was questioned whether officers were continuing to identify and bring back empty homes into use. It was confirmed that since the Empty Homes Strategy had been published, 54 homes had been brought back into use. It was noted that a decision had recently been made to push forward on the sale of an empty property and that the costs incurred by the Council would be recovered. Assurance was given that all reports made to the Council were being followed up.

48 PORTFOLIO HOLDER'S UPDATE AND PERFORMANCE DASHBOARDS

The Portfolio Holder for Community, Safety and Wellbeing gave an update on the following:

- A Safer New Forest Partnership workshop had been held last week. The Serious Violence Duty was presented to the parties and agencies present. This gave an opportunity for those present to share information and develop ideas and identify trends in the District.
- A Culture in Common Workshop had been held. It was possible to apply to the Art Council England for funding for an additional year. This workshop gave an opportunity for all those involved prepare a response and share ideas.
- Air Quality Strategy: The first meeting of the Air Quality Steering Group had been held in February. A district wide Strategy would be developed to improve air quality and improve public health.
- Community Forum: The next meeting would take place next Wednesday. All members were encouraged to attend this event which would look at community resilience and emergency planning. The Portfolio Holder spoke about the need to improve engagement with the local town and parish councils, and it was hoped that many of them would attend this event.
- CCTV Steering Group: This was continuing to meet and making process. The most appropriate sites for CCTV were being identified, in discussion with the towns and parishes.

A question was asked about the amber rating on the performance dashboard in relation to high risk food inspections and non-compliant food businesses. The target was 97% and it had not been met. The Portfolio Holder reported that this was due to the fact that officers had been unable to carry out these inspections due to the businesses being seasonal and were not currently operating. There was therefore no risk to public safety and the inspections would be carried out in due course when the business reopened.

The Portfolio Holder for Housing and Homelessness gave an update on the following:

- The Affordable Housing Task and Finish Group was underway. In the January there had been a meeting with a presentation on modular housing from an external organisation with experience of using modern methods of construction. Further studies, including a site visit was expected.
- New sites at Hythe hospital and Moore Close, New Milton were progressing well and would provide 33 new homes for forms of social rent.
- The Portfolio Holder was pleased to report that when former service men and women seek assistance for Disabled Facilities Grants, any compensation that they have been awarded would no longer be included in means testing.
- The success of the Greener Housing team was highted who had completed the conversion of 70+ of the District Council's housing stock from EPC D to F into EPC A to C. This had been achieved in half the time expected by the government and puts the Council in a good position to receive further funding in "wave 3" in late summer. He felt this was a commendable achievement.

49 WORK PROGRAMME**RESOLVED:**

That the Work Programme be approved.

CHAIRMAN

New Forest Health and Wellbeing Strategy

2023/24 Action Plan Update

Health and Wellbeing Strategy - Background

- Adopted in 2022
- Based on evidence and insight from national and regional sources, including the Joint Strategic Needs Assessment
- ⇒ • Links to overarching HCC Public Health Strategy 2023-26 (and statutory duties) to reduce the health inequalities and increase health life expectancy
- Identifies strategic priorities for **working in partnership, increasing physical activity and improving mental wellbeing.**

NFDC's role and aims...

- Our role will differ depending on the specifics of the project or intervention.
- We will act as enablers, signposting, directing interventions, supporting partners, collaborators or direct deliverers
- We target support at the places which have the largest health inequalities
- We work to support the most vulnerable population groups
- We will co-produce initiatives with the communities to deliver effective and sustainable interventions
- We will build on shared learning from internal and external partners
- We will ensure projects are delivered based on the parameters of funding criteria
- We will work collaboratively with partners on shared or complementary outcomes
- We will take a whole system approach to tackling the wider determinants of health

Progress in past 12 months

Working in Partnership to facilitate increased physical activity and mental wellbeing initiatives and outcomes

- **Healthier New Forest Partnership** – Partnership to ensure best outcomes and use of available resources. Includes ICB, HCC Public Health, NFNPA, Freedom Leisure and others
- **New Forest Youth Forum** - working with youth agencies around the district to identify opportunities to collaborate, challenges and areas of support required.
- **Calshot Youth Club and St Georges Hall** – working with Fawley Parish Council and 17th Port & Maritime Army Welfare team to deliver activity for the local community and improve facilities
- **Safer New Forest Partnership** - Statutory organisations collaborating to address the areas identified through insight and data. Includes the Police, Fire & Rescue, ICB
- **Local Cycling and Walking Infrastructure Plan** – working with HCC and other partners to develop and implement the Waterside LCWIP and New Forest LCWIP
- **Cycle working group** - working with New Forest National Park, Forestry England and other statutory organisations and Community groups to shape infrastructure plans and improve access to routes

Progress in past 12 months

Physical Activity

- **Story Quest – Gang Warily trail:** 400 booklets collected, 620 booklets downloaded, 15,000 social media reach. 120 people attended Ballard Lakes trail launch. £10,000 investment from Sport England
- **Ringwood Football Hub** - £3 million project. NFDC contribution £535,000. 52 people taking part in Walking Football (including 20 x aged over 70 and 16 women).
- **Netball sessions in the Waterside** - 17 girls attending junior netball sessions. 10 regular attendees at Walking Netball sessions. Funded from Energise Me and England Netball
- **Fawley Rugby Club women's rugby** - 35 women participating in touch rugby session set up following £300,000 club house development including £25,000 NFDC grant

Progress in past 12 months

Mental Wellbeing

- **Boys' mental health dance project** - 4 sessions and 7 weekly workshops delivered. 14 young men engaged.
- **Back to Basics** - website has had 5,620 visits and 2,572 professionals have engaged with workshops
- **Holiday Activity Fund** - 16 organisations ran sessions with 7,000 funded spaces for young people eligible for Free School Meals as part of the Holiday Activity Fund
- **Homelessness befriending service** - supported 7 people in temporary accommodation in partnership with The Crossings, Hythe
- **Ex-offender rehab programme** - 10 ex-offenders have been assisted into private rented accommodation.
- **Homelessness awareness training** - delivered to 9 organisations
- **Food Larder** – 6 weekly support Hubs around the district

Future Health Projects - Next steps

- **2 New Artificial Turf Pitch Developments** - in Totton and Fordingbridge plus ongoing monitoring through Community Use Agreements
- **Shared Prosperity Fund projects** – Delivery of 6 projects in New Milton, Totton and Fawley as part of the £100,000 SPF
- **Community Grants** - Work with 27 community groups including monitoring the delivery and outcomes of 11 capital schemes
- ↳ **St Georges Hall development** - Development to improve the community asset, support the community and deliver activity identified in community consultation
- **Cycle network development and promotion** – Support the development of a practical cycle network and programmes to increase cycling activity across the New Forest
- **Parkruns** - Develop 2 new parkrun UK events in the district, including a junior parkrun
- **New Sensory Walks** – Develop 2 new accessible sensory walks, in New Milton and Totton
- **Homeless activity referral programme** - Work with Freedom Leisure and Homelessness team to develop opportunities for families suffering homelessness to access physical activity
- **LGBTQI+ Football Project** - Work with Hampshire FA, Energise Me and Breakout Youth to develop a football programme supporting young people from the LGBTQI+ community

Future Strategic Support for Health and Wellbeing

Strategy Developments to support the health and wellbeing of residents:

- Corporate Plan
- Community Strategy
- Clean Air Strategy
- Local Cycling & Walking Infrastructure Plan
- Local Plan
- Playing Pitch & Built Facilities Strategy
- Arts and Cultural Strategy

QUESTIONS

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Homelessness Update

March 2024

Christopher Pope

Service Manager Housing Options, Rents, Support and Private Sector Housing

Homelessness Update

Rough Sleepers:

- Currently 1 rough sleeper who is being supported and checked on.
- In past month 2 rough sleepers accommodated in EA and 1 further detained. This is against a national backdrop of increased numbers.
- Autumn physical count across the district reported 2 rough sleepers.

Emergency Accommodation:

- People in Emergency Accommodation:
 - 31 single & 21 families as at 08/03/2024. This fluctuates daily.

Budget:

- Spend currently within expected to be under budget at around £1.2 million.

Key Reasons for evictions and homelessness:

- Rent increases and affordability.
- Section 21 notices being served due to landlord selling.
- Family evictions.

Project Updates

Accommodation for Ex-Offenders

- Target of 24 ex-offenders to be housed in 2 years
- 9 housed since October 2023 all now living independently.
- Increased links with private sector landlords/agents and improved liaison with prison.
- Great outcomes for each client with support to open bank accounts, referrals to drug and alcohol addiction support.

Ukraine and Afghan programmes

- 60 Hosts supporting
- We have helped 51 guests into private rented accommodation since 2022, with 27 during last financial year.
 - We continue to support the majority of these with initial 'Resettlement' visits setting up utilities, jobs, schooling etc and then on-going advice and assistance as and when required.
- 7 Housed into LAHF properties with a further 3 soon.
- 1 Afghan family housed in district under national resettlement scheme. 1 further family due to be housed in April.

Housing Register Update

Total Number of Housing Register in each Band

Emergency Accommodation

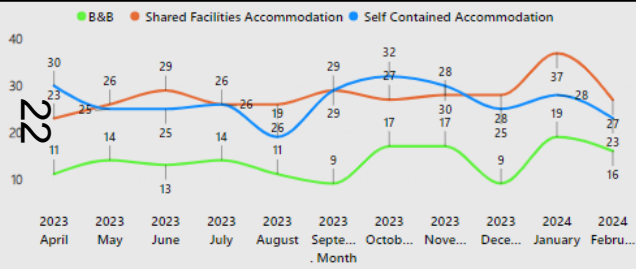
Total Households in Emergency Accommodation End of the Month

66
Last Month: 84 (-21.43%)

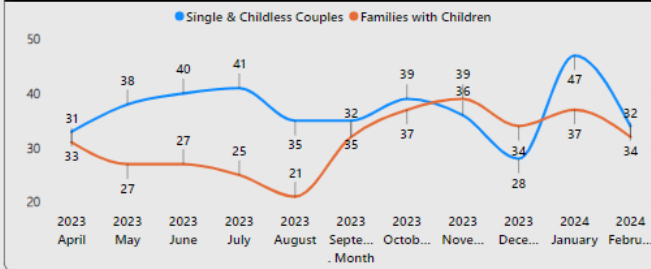
Current Month

February

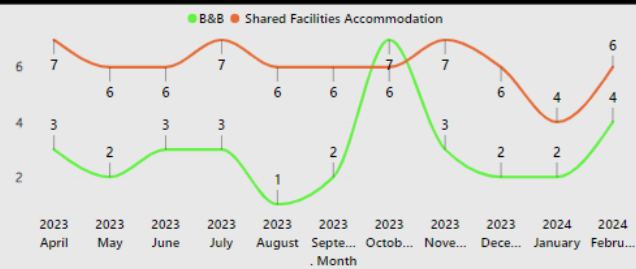
Households in Emergency Accommodation



Household Type



Families in EA for 6 Weeks or more



There are various reasons why some families remain in EA for longer than 6 weeks. This is usually down to client choice due to location and support network.

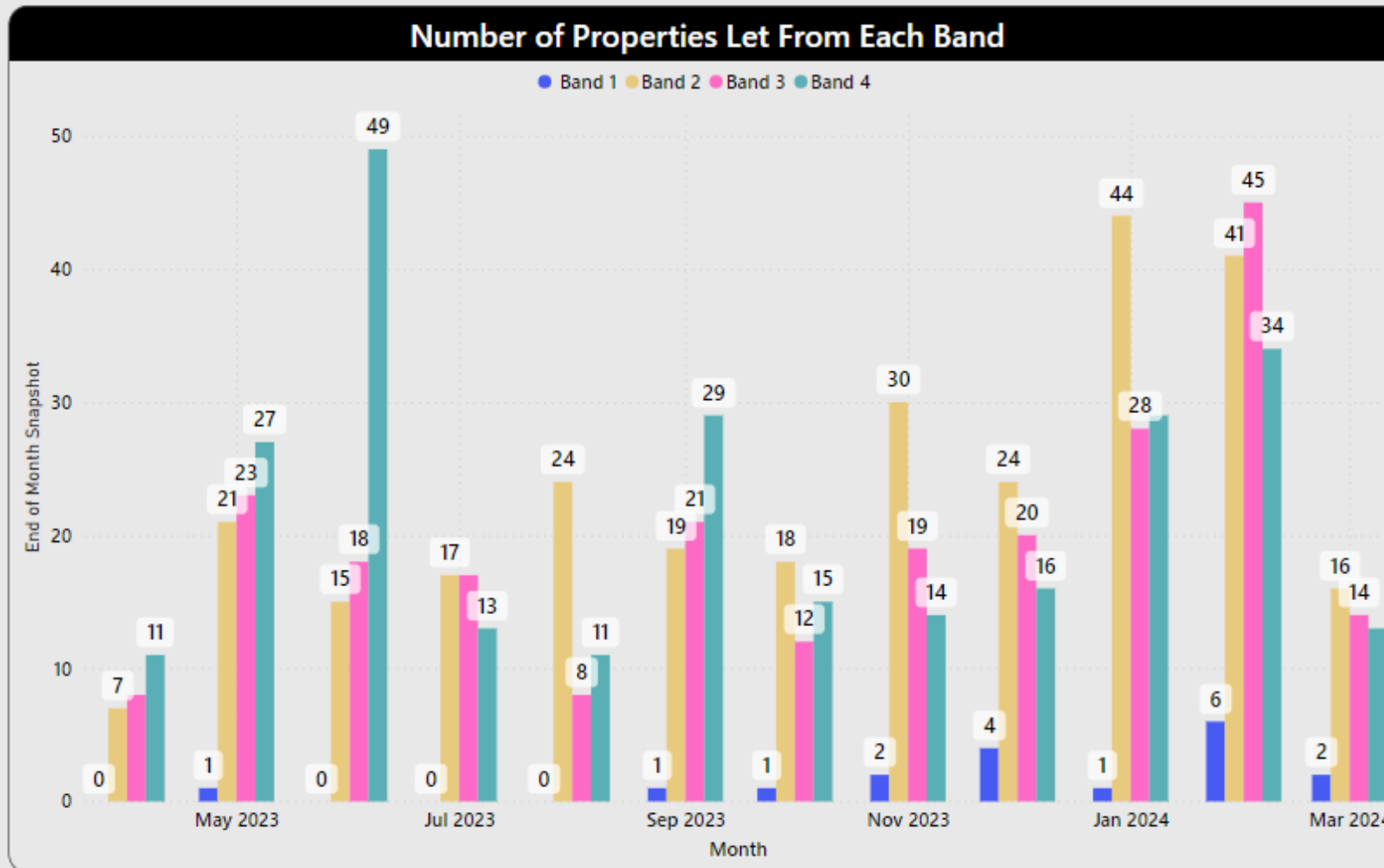
Allocations by Band for RP's and NFDC properties.

Band	Sep 2023	Oct 2023	Nov 2023	Dec 2023	Jan 2024	Feb 2024	Mar 2024	08 Sep 2023-08 Mar 2024
1	1	0	6	2	3	2	2	16
2	12	16	23	11	18	14	7	101
3	0	2	3	2	15	5	1	28
4	2	0	1	2	4	2	0	11
Grand Total	15	18	33	17	40	23	10	156

Housing Register Update

Choice Based Lettings

Reporting Month: March



Total Number on Waiting List

1898✓

Last Month: 1903 (+0.26%)

Band 1 Total

31✓

Last Month: 33 (+6.06%)

Band 2 Total

411!

Last Month: 410 (-0.24%)

Band 3 Total

585!

Last Month: 584 (-0.17%)

Band 4 Total

878!

Last Month: 871 (-0.8%)

Other Updates

Audit of Prevention and Relief:

- Positive initial feedback of the services. Final report due.
- Allocations audit due to start in March.

Homeseach Partnership agreement updated:

- Revised partnership agreement issued to partner landlords.
- Regular partnership liaison meeting starting from June 2024 to discuss shared concerns, updates and good practice.
- Registered Social Landlord partners being charged from April 2024

General Updates:

- Support team funding to end March 2025. Review underway.

Homelessness Update

Questions?

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Housing and Communities Overview and Scrutiny Panel

March 2024

Housing Strategy and Development update



Completions

Penman House

- Completed January 2024
- 12 x 1 and 2 bedroom flats
- Built to the proposed Future Homes Standard

28



Penman House - 12 affordable rent homes built in partnership with



Homes
England



Completions

Penman House

- Before: The original site and Social Club



Completions

Penman House

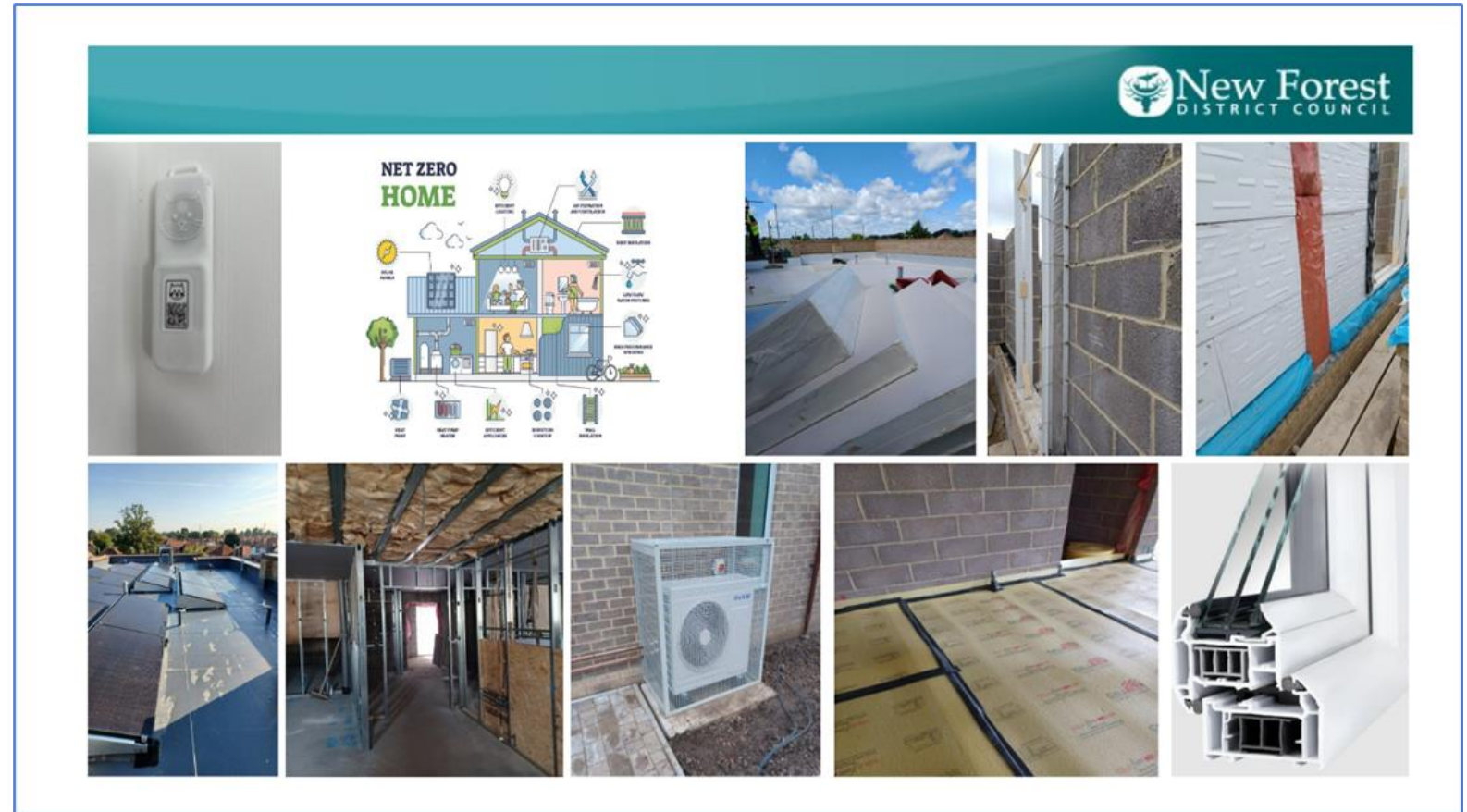
- Total Scheme Cost £3.4m
- Homes England Grant £684,000
- Homes let at Affordable Rent (initial rent not exceeding LHA)



Completions

Penman House

- Proposed Future Homes Standard
- Prior to 2025
 - All electric
 - Fabric insulation
 - Triple Glazing



Completions

Penman House

- Photovoltaics
- ASHPs
- 10 x EPC A and 2 x EPC B
- Purmetric monitoring



Completions

Penman House

- Opening event
- January 2024
- Open house



Completions

Burgate, Fordingbridge

- 16 (of 17) homes for rent and shared ownership
- 14 x S106 plus 3 additional (HE funded)
- 5 x shared ownership homes sold
- Commenced marketing of last FOG unit
- Brochure and Website




Completions

Burgate, Fordingbridge

- Commenced marketing of last flat 20th March
- Brochure and NFDC Website



Forest Edge

 Burgate Acres,
Hampshire

 Shared
Ownership

 **New Forest**
DISTRICT COUNCIL

 **New Forest**
DISTRICT COUNCIL

Completions

Local Authority Housing Fund Round 1

- Central Government funding to provide 12 resettlement homes
 - 10 for Ukrainian families and 2 for Afghan families
- £1.8m grant funding
- 12 homes purchased (5 sourced from Buy Back scheme)



Under construction



Amiri
HOMES

Moore Close

- 16 affordable homes
- 11 x Social Rent
- 5 x Shared Ownership
- Homes England Grant £1.5m
- Well under construction
- Meeting proposed Future Home Standard
- Completion due January 2025



Under construction

Moore Close Shared Ownership

- 3 x 2 bedroom
- 2 x 3 bedroom
- Commence marketing summer 2024



Updates

Hythe Medical Centre

- 22 homes
- Demolition during 2023

39



Updates

Hythe Medical Centre

- 22 homes
- Demolition during 2023



Updates

Hythe Medical Centre

- 22 homes
- Demolition during 2023

Next Steps.....

- Main contract tendered
- Bid to Homes England for Grant
- Start on site May/June



Updates

Hythe Medical Centre

- 22 homes
- Demolition during 2023

Salisbury Road, Totton

- 20 x 1 & 2 bedroom flats
- Concluding design detail (Future Homes)
- Out to tender early April



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Parsonage Barn Lane refurbishment

Updates

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Parsonage Barn Lane refurbishment

Site in the District, subject to contract

- 23 homes for rent
- PH decision & Homes England allocation

Updates

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- 22 homes
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2x new S106 opportunities

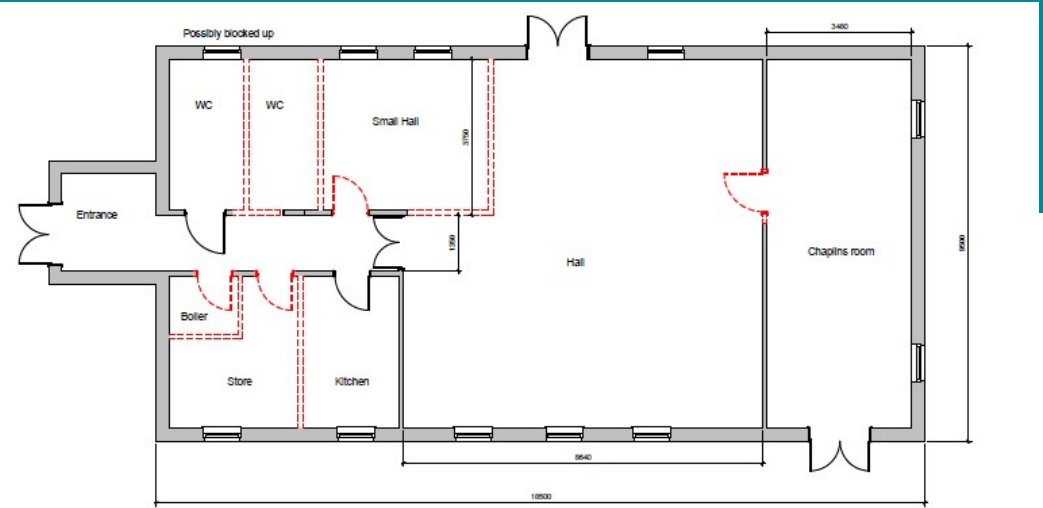
St Georges Hall, Calshot

- Built 1913 as Chaplains hut
- WW2 use, then by evacuees from Tristan da cunha in 1960s
- Owned and currently managed by NFDC
- In very dated but functional condition. Not used to capacity (currently youth club and food larder).
- Recognised need to refurbish and provide enhanced community asset for Calshot.
- Strong community support

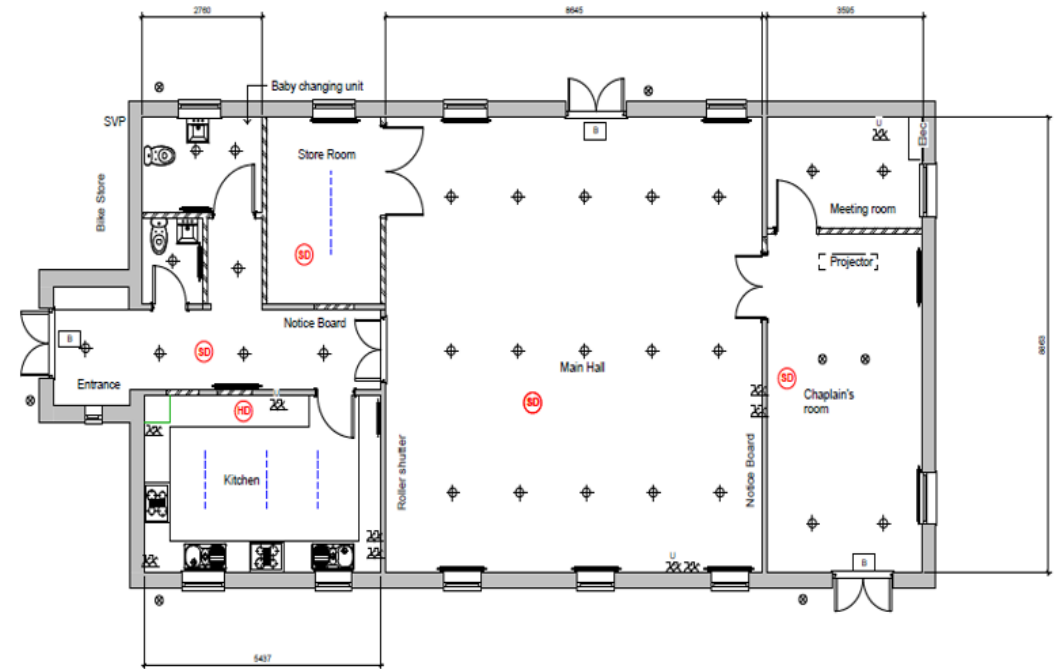


St Georges Hall, Calshot

- Phase 1: internal improvements, reconfiguration and to adjacent garden



① Existing Ground Floor
1:50



St Georges Hall, Calshot

- Phase 1: internal improvements, reconfiguration and to adjacent garden
- Phase 2: Improved and additional recreational amenities



St Georges Hall, Calshot

- Phase 1: internal improvements, reconfiguration and to adjacent garden
- Phase 2: Improved and additional recreational amenities
- Funding in place (£375,000).
 - Rural Prosperity £161,000
 - 'Covid' funds £214,000
- Works being managed by Development Team
- To commence May 2024



Housing Enabling update

Recent Registered Provider & Developer-led affordable housing

- Wooldridge View, Forest Pines, New Milton Extra Care. 50 homes
- Loperwood, Totton. Aster. 80 homes
- Whitsbury Green, Fordingbridge. Vivid. 14 homes
- Whitsbury Green, Fordingbridge. Pennyfarthing Homes. 5 First Homes

Current development programme

Affordable housing development programme as at 20th March 2024

	Affordable housing completions							
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Completed (previous years)	57	90	64	24	50			
In Contract (Completed or full delivery expected)								
Buy Back & LAHF completions						26		
New Build (planning-led, NFDC land, other land, off the shelf) (3)						28	17	
Sub total						54	17	
Predicted with delivery expectations (planning in place, no planning required or high planning confidence)								
Buy-Back & Off The Shelf purchases							15	15
New Build (planning-led, NFDC land, other land, off the shelf) (4)							2	65
Sub total							17	80

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2025/26+
Total	57	90	64	24	50	54	34	80	
		147	211	235	285	339	373	453	

Future programme assumptions and identified sites									
New Build (planning-led, NFDC land, other land, off the shelf) (6)								90	89
NFDC conversion works (8)									18
Sub total							0	90	107

Completed or certain = 356

'Firm' pipeline = 97

Identified future opportunities = 197

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