

**18 SEPTEMBER 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, 18 September 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

**Officers Attending:**

Tim Davis, Pawel Duchnowski, Richard Knott, Joanne McClay, Chris Pope, Ben Stockley, Paul Thomas, Sophie Tuffin and Karen Wardle

**Apologies**

There were no apologies for absence received from any Panel Members.

**14 MINUTES**

**RESOLVED:**

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

**15 DECLARATIONS OF INTEREST**

Cllr Mballa declared an interest in agenda item 5, New Forest Leisure Partnership as he had worked with one of the representatives from Freedom Leisure attending the meeting. He therefore reported he would not participate in any discussion on this item.

**16 PUBLIC PARTICIPATION**

There was no public participation.

**17 DIBDEN GOLF COURSE ANNUAL REPORT**

The Contract Relationship officer introduced Adam Freeman, Centre Manager and Chris Deadman, Special Projects from Mytime Active who manage Dibden Golf Course.

A presentation was given to members outlining the annual report for the financial year 2023/24 as follows:

- Background to Mytime Active: A social enterprise partnership, with an objective to improve physical and mental wellbeing;
- Three Corporate Priorities; to increase employee engagement, improve the wellbeing of their communities and to deliver a sustainable EBITDA;
- The performance related income: Membership had increased from the previous financial year. Income from green fees and societies had decreased. It was explained that this was due to the increased membership as well as poor weather conditions, with flooding which had decreased the space available on the golf course. A new membership for 21-30 age group had been introduced, increasing participation levels in this demographic. Food and beverage income had also risen. It was recognised that the younger demographic typically spent more in this area. Driving range income had increased and there had been further investment to purchase new balls and mats for the driving range;
- Expenditure: Staffing costs had risen by nearly £58,000 due to the National Minimum Wage, and the reopening of the pro shop with increased hours of operation required more staff. Repairs and maintenance costs had risen due to the refurbishment of the pro shop. Utilities costs had decreased due to the golf course being closed at times due to poor weather;
- Roundage: A graph of the 9 and 18 hole course usage was shown. This decreased after August into the autumn and winter months. Last year the course had been closed for 171 days which was extreme, due to the poor weather conditions. It was hoped that more could be done to try and extend the season for a longer period of time;
- Completed works included the pro shop refurbishment and an indoor golf studio which was proving to be popular. The function room had been redecorated and the windows replaced to encourage more use. The bunker renovation works would continue. It was explained that members had been involved in the discussion regarding which bunkers required maintenance work. An ongoing project is clearing drainage pipes which would help prevent flooding.
- The future goals were outlined, which included ensuring the golf course was at the heart of the community, and increasing golf memberships and participation in golf. This would include using social media and other marketing tools to attract new members.

In response to a member question about clubs and competitions at the golf club, it was noted that Bramshott Hill Golf Club operated at Dibden Golf Course. This was a separate organisation to MyTime Active. An aspiration was to become more involved with the Golf Club. Mytime Active provided regular clubs for children and young adults to get involved in golf, but it was recognised more could be done to promote these within the local community.

A question was asked about the increase in staffing costs noting this seemed high. It was explained that the national living wage, was the main reason for the increase. However, uplifts had been also provided to those members of staff in supervisory roles, as the gap between the minimum hourly rate and their hourly rate had

become closer. Overall, there had been an increase in wages for staff members between 4.5-10%, however the structure of staffing had not changed year on year.

## 18 NEW FOREST LEISURE PARTNERSHIP ANNUAL REPORT

The Contract Relationship Officer introduced the four representatives from Freedom Leisure who were in attendance at the meeting as follows; Peter Cheeseman, National Commercial Manager, Matt Wickham, Chief Operations Officer, Samantha Isherwood, Area Manager for the New Forest contract and Paul Doyle, Regional Manager for the South Region.

A presentation was given to the Panel providing an overview of performance of the Partnership over the 2023/24 financial year. This included:

- Objectives and purpose of the partnership, for example to increase levels of participation, support to active communities and to reduce negative environmental impacts;
- Health and fitness memberships had increased by 1,700 over the last 12 months, which was positive news;
- Swim lesson subscriptions had increased to just under 4,800, with a utilisation of approximately 79% across the sites;
- There had been investment of just over £3.8 million into three capital projects with gym refurbishments in Applemore, Totton and New Milton. Each of these had seen an increase in membership and an additional fitness instructor resource had been provided;
- Healthy communities: this supported those in the community, following a GP referral. Examples of the types of classes provided included chair yoga and health circuits. The level of participation had increased by over 2,600 in the last year. Freedom leisure worked with over 30 GP practices to encourage and drive more people to use the service. A new membership category had also been introduced for ante-natal swimming, which cost £20 for a year and was proving to be successful;
- Customer experience data: this had been collected and broken down into complaints, compliments and comments / suggestions. Complaints had decreased over the last 12 months. This was positive news, particularly as there had been an increase in the number of customers using the services;
- Utilities and gas usage over the last year had decreased. Air Source Heat Pumps had been installed in a number of the leisure centres which supported environmental goals. Grant funding for year 4 had been secured from the swimming pool support fund. It was highlighted to the Panel that when Freedom Leisure had submitted a bid for the contract, the cost of utilities was expected to be £47,000 for gas and electricity. However, the actual costs were significantly higher at £922,000 per annum. Support had been provided to help with the cost of this by the District Council;
- Participation levels had increased by half a million customers from year one. There were currently around 28,000 customer visits a month;
- Charity work was outlined with £2,500 raised as part of the Wear it Pink campaign for breast cancer. A Christmas present campaign had been held which had resulted in over 1,000 being donated to children spending Christmas in hospital;
- The financial performance was presented to the Panel. Last year there had been a loss of £320,000 and it was expected that the contract would break even for the 2024/25 financial year. This was considered to be good news.

- The objectives for 2024/25 were detailed. This included Lymington gym refurbishment which had recently been completed.

Members noted that the participation levels had increased and questioned whether there had been any problems with customers accessing equipment in the gyms as a result. In response, it was noted that consideration had been taken when designing the gyms to cater for popular equipment based on the current trends and demographics. It was acknowledged that at peak times, the number of customers could be challenging but no more than expected.

A question was asked regarding whether the demographics of members had changed as a result of the increased number of membership subscriptions. It was noted that there had not been any significant change, however there was a slight increase in the younger customer base using the refurbished gyms, particularly in Totton.

The Panel noted that Freedom Leisure had been working to reduce their energy consumption by installing solar panels, using £112,000 of funding from the swimming pool support fund. New initiatives would be considered in order to drive down the cost of utilities further. Strap bands had been installed which drives hot air back down onto the water in the swimming pools and shower restrictors had been installed to reduce water consumption.

One Panel member requested the performance information and data in relation to the Totton Health and Leisure Centre. It was agreed that this would be provided outside of the meeting.

A member questioned the methods used to increase membership. A range of methods were used, including digital and marketing plans. It was highlighted that following the gym refurbishment in Lymington, leaflets had been distributed to residents living within three miles of the leisure centre to promote the new gym facilities with a 3-day membership offer. There were also local plans to encourage membership, with outreach work, for example at the New Forest Show and New Milton Family Fun day.

## **19 FOOD AND SAFETY PERFORMANCE REPORT**

The Food and Safety Team Manager presented the report which provided details of the work carried out over the 2023/24 financial year and the work programme for the current financial year.

The Food and Safety Team consisted of four Environmental Health officers, a part time Technical Officer and two apprentices. In addition to food safety, other work included the licensing of skin piercing, caravan sites, animal welfare and health and safety enforcement.

The New Forest had over 2,000 food businesses, the majority being caterers. Each business is assessed and given a risk category from A to E. Category A being the highest risk and E, the lowest risk. The rating then determined how frequently the business needed to be visited. Category A rated businesses receive one visit every six months. The food hygiene rating system was explained where businesses were scored between 0-5 on their hygiene, with 5 having the highest standards of food hygiene.

In the last year, all high-risk food inspections had been carried out of A, B and C rated businesses and nearly all D rated inspections. The lowest risk, category E had only a small proportion of inspections carried out.

It was highlighted to the Panel that the team were not fully resourced. The main reason for this was due to the national shortage of qualified people to carry out the inspections. Recruitment was therefore a challenge. The Food Standards Agency recognised that local authorities were under pressure to carry out inspections and had enabled officers to work in more innovative ways to achieve the same outcomes and maximise resources. For example, partial inspections could be carried out and officers could speak to businesses remotely.

Two apprentices had been appointed to the team and they had completed their first year of a four-year degree in environmental health. The apprentices were an asset to the team, and whilst not qualified to conduct the inspections, they could carry out sampling, revisits, shadow other staff members, etc.

Members praised the food safety team for completing all high-risk inspections and acknowledged that the employment of apprentices was a positive step towards filling the national shortage of food safety officers.

The professional qualification to carry out food safety inspections was discussed. The two apprentices were carrying out an Environmental Health degree and it was felt that this was the best option to obtain a good all-round qualification, however there were alternative ways to obtain the necessary qualification. A member of the Panel asked about succession planning and whether there would be more apprentices. The Food Safety Manager in response reported he only had a small team and therefore it might be difficult without expanding the team further to provide the necessary support, however it was something he would like to do.

Further clarity was sought to explain remote access inspections. The Food and Safety Manager reported that these were only carried out for the lower risk businesses and where technology could be used, for example to look around a kitchen. It was important to exercise judgement on the most appropriate way to carry out the inspection. Different techniques had been introduced during the covid pandemic to help officers understand businesses better, for example with questionnaires, and these methods continued to be used, where appropriate. This information would help to inform officers before any visit and any premises inspection could be more targeted.

A member of the Panel questioned the minimum frequency for category D and E food establishments, recognising that some inspections were outstanding. It was noted that the Code of Practice set out the minimum timeframe for category D premises as 2 years and 3 years for category E. Officers had not been able to fulfil this expectation, however these were the lowest risk premises and officers would consider alternative methods to address inspections. It was also highlighted that other local authorities were in a similar position following the covid pandemic.

**RESOLVED:**

- (a) That the performance of the Food and Safety Team for 2023-24 be noted; and
- (b) That the work plan for delivery of food controls in 2024-25 be supported

**20 GREENER HOUSING STRATEGY ANNUAL REVIEW**

The Service Manager – Housing Maintenance Programmes and Servicing presented the report and detailed the work being carried out within each of the Strategic Priorities associated with the Greener Housing Strategy detailed below:

- Strategic Priority 1: Reduce Carbon Emissions in the Council Housing Stock
- Strategic Priority 2: Council Housing and New Build Standards
- Strategic Priority 3: Private Sector Housing Decarbonisation
- Strategic Priority 4: Housing Service Operations

The Chairman of the Panel acknowledged the challenges of greener housing and the importance of new homes being built to the Future Homes Standard. He was pleased to see investment in staff, including, the Level 5 diploma in retrofit coordination and risk management which would help to drive up the quality and standards of the housing stock.

It was questioned how staff could be retained, recognising that investment was being made in them with additional training, might encourage them to seek opportunities elsewhere. The Service Manager – Housing Maintenance Programmes and Servicing reported that through the new Corporate Plan and Transformation Programme it was planned to make the District Council a great place to work. The work within the housing team was innovative and there was a degree of excitement around this. It was acknowledged there was a risk of staff seeking alternative employment, however this was not a reason to not provide training for staff.

There was a discussion about Council owned properties and the cost of retrofit works not being economically viable. It was reported that all properties would be assessed, and modelling software would be used to help to review the works and costs associated with retrofitting. Options would then be considered with recommendations for approval.

A member of the Panel questioned why the Home User Grant wave 2, had attracted the submission of 103 applications and the reasons why only 21 properties had been completed the works. It was reported that this grant was specifically for off gas private properties and therefore had limited eligibility. A new wave of funding would be available in March 2025 and it was anticipated that the eligibility criteria would be wider, enabling more people to be successful in receiving funding.

It was acknowledged that there were 2,228 council owned properties in need of retrofit works and questioned whether the target to bring properties to an EPC rating of a C by 2030 would be achievable. It was noted that the majority of these were D rated and many of these could have small incremental improvements which could bring them closer to an EPC C rating. 277 properties had been improved through this method without any additional work or cost.

A question was asked about new developments being approved in the District providing which would provide affordable housing, but were not being built to the Future Homes Standard. These would require retrofit works, which was not cost effective. It was acknowledged that this was not part of building regulations at the current time. The Council might purchase some of these properties as part of the affordable housing programme and therefore retrofit works would be required. This was acknowledged to be an issue, however all new homes had good energy efficiency. It was a Council priority to purchase more affordable homes to support

those in need in the District. Any necessary retrofitting would be carried out in the most cost-effective way. The Service Manager – Housing Strategy also reported there was a choice to be made regarding the purchase of these properties. Any housing provider who took on these properties would need to carry out the retrofitting works. The Future Homes Standard was hoped to be implemented nationally in 2025, and it would then be mandatory to build homes to this standard. It was also acknowledged that some developers had been installing alternative heating methods and the more they did this, the more experienced they would become and in time this would bring the cost down.

**RESOLVED:**

That the progress made from September 2023-31 August 2024 to deliver the priorities and actions in the Greener Housing Strategy 2022-32 be noted.

**21 HOMELESSNESS UPDATE**

The Service Manager Housing Options and Tenancy Accounts gave a presentation updating the panel on homelessness.

The presentation included:

- Challenges to prevent homelessness: Prevention continued to be a key priority. Understanding the reasons behind the threat of homelessness was important;
- In August, accommodation had been secured for 6 households for 6 months or more, 3 households had accommodation secured for 12 months or more and 2 could remain in their existing accommodation for over 12 months;
- The key reason for evictions and homelessness was increases in rent in the private sector;
- Families in Emergency Accommodation: The numbers remained stable. It was desirable to limit the length of stay in emergency accommodation however, family dynamics were often complex and there was a need to balance the wishes of the family, for example being close to schools, other family members, doctors, etc against moving to alternative accommodation;
- Budget: Expenditure was within expected targets and closely monitored. The increase in council owned emergency accommodation had ensured costs were being maintained. The average monthly gross spend was £121,000. The average monthly spend for rent in advance to help secure private rented properties was £7,000;
- Rough Sleeping: The Rough Sleeper Initiative funding was due to end in March 2025. The current figure for known rough sleepers was 0, but this could fluctuate daily. A physical count of rough sleepers was to be carried out later in the year where known areas for rough sleepers would be visited as well as unfamiliar parts of the District. The results of the count were reported directly to Government;
- Emergency accommodation statistics: In August, the number of households in emergency accommodation at the end of the month had been 59;
- Housing Register Update: The number of applicants on the housing register was increasing month on month. The current number was 2,061 spread across all housing bands with 36 in Band 1, for those with the highest priority. Three households had been housed from Band 1 in August. All vacant properties were allocated as quickly as possible, this however, needed to be balanced against the type of accommodation, as it was important it met the needs of the tenant;

- Homes for Ukraine: 54 families remained with hosts. 10 were living in LAHF properties. 46 families had been helped into the private rented sector. All hosts currently receive thank you payments from Hampshire County Council, but the future of these payments was uncertain and there was a risk of future homelessness. The Council had good processes and procedures in place, if required;
- Ex offender accommodation: The national prison release scheme placed a pressure on Councils to provide additional accommodation. However out of the 150 released in the south central area, only three had been received in the District. The Panel noted that there was an ongoing scheme with a target of housing 24 ex offenders in the District within 2 years. In the last year, 18 had been housed.

## 22 HOUSING STRATEGY / HRA PROPERTY DEVELOPMENT AND ACQUISITION UPDATE

The Panel received a presentation, which had been attached to these minutes as an Appendix.

The presentation included the following:

- St Georges Hall, Calshot refurbishment and modernisation project. The aspirations of the local community had been incorporated into this work in an area of social deprivation. The total cost of the project was £375k with grant funding from the Rural England Prosperity Fund and the Contain Outbreak Management Fund, which had been available through the covid pandemic. Work had been carried out internally and externally and included, for example a DDA compliant toilet and increased wall and roof insulation. This project had been a corporate project with numerous different departments within the council playing a part;
- A one bed flat over garage in Burgate, Fordingbridge had been completed for shared ownership;
- Under Construction:
  - Moore Close in New Milton: Under construction and completion due in January 2025. This was being built to the Future Homes Standard with 11 units to be rented and 5 for shared ownership. 2 properties would be wheelchair accessible with a further 5 to be adaptable. An open day had been held for the shared ownership properties which had generated significant interest.
  - Hythe Hospital: The ground works construction was underway. Contract value for the build was £5m. £1.8m grant funding had been secured from Homes England. Completion expected October 2025.
  - 37/39 Salisbury Road, Totton: A £3.5m contract had been secured with Amiri construction to build the homes. A £2m grant toward the costs had been secured from Homes England for 20 homes for social rent. Construction was to commence on site in October 2024 with completion due in January 2026. Japanese knotweed was present on the site and would need to be removed properly.
- Advertiser and Times building, New Milton: This scheme would convert the existing building for housing and build new flats. The project would provide in total 23 homes for rent split into three phases. Completion was expected in November 2025. The scheme had received a £2.26m Homes England grant;
- Local Authority Housing Fund 3: A new round had been opened in March 2024. The District Council had been awarded just under £1m to provide 5 homes over the next two years, to provide 3 homes under the Afghan



settlement scheme and 2 as temporary accommodation. These would be delivered through the ex-council buy back scheme;

- New opportunities: These were outlined and included the intention to submit a bid to purchase Hythe Police Station later this month and working on potential proposals for the future of Claymeadow Depot in Hounslow;
- Penman House had been shortlisted for an Inside Housing award;
- The Panel noted that the Affordable Housing Task and Finish Group which had been considering modern methods of construction would be drawing to a close and would form recommendations and conclusions;
- Affordable housing programme: 421 new affordable homes had been completed or had certainly of being completed. A further 53 new homes were to be delivered by April 2026. Opportunities had been identified for a further 262 new homes, however, this figure was subject to change.

Members recognised the challenges of delivering more affordable homes and that all new council-built homes were being constructed to the Future Homes Standard.

In response to a member question, it was confirmed that there were no new unoccupied completed affordable housing units in the District. It was recognised that in some local authority areas there was affordable housing which had not been occupied. It was noted that officers had a good relationship with developers, who often approached the District Council to seek bids to purchase their affordable housing properties.

## 23 PORTFOLIO HOLDER'S UPDATE

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

- Housing tour: This had been attended with other members visiting housing sites in the District. There was an impressive range and variety of housing was available;
- Orchard Gate, Dibden: In August, he had attended a "ground breaking" event hosted by the builders AJC. This site had been granted permission, following an appeal by a planning inspector. It would provide 25 affordable homes for NFDC residents. These homes were all electric, would be built to the Future Homes Standard;
- Hythe Hospital: Earlier this month he had enjoyed another event to mark work on site. This was another AJC development and would provide 22 affordable homes. These would be all electric and built to the Future Homes Standard;
- Shared Ownership: The Portfolio Holder had attended a drop-in session for those interested in Shared Ownership for the Moore Close site in New Milton. He reported that was say it had been a popular event was an understatement. Shared ownership provides an excellent opportunity for anyone wishing to own a property to get on the home ownership ladder.

## 24 WORK PROGRAMME

### RESOLVED:

That the Work Programme be approved.

**25 MEETING DATES 2025/2026**

**RESOLVED:**

That the following meeting dates for the 2025/26 municipal year, all commencing at 6.00pm be agreed:

**2025**

18 June

17 September

**2026**

21 January

18 March

CHAIRMAN

# Housing and Communities Overview and Scrutiny Panel

18<sup>th</sup> September  
2024



# St Georges Hall, Calshot



12



# St Georges Hall, Calshot



## Key facts:

- Built circa 1913
- Used but in need of refurbishment and modernisation
- Community aspirations:
  - Cinema evenings
  - Toddler groups
  - Coffee mornings
  - Public Health, education, cooking
  - Childrens Birthday's & cultural events
  - DDA accessible toilet
  - Community Garden
  - Enhanced outdoor amenities for young people

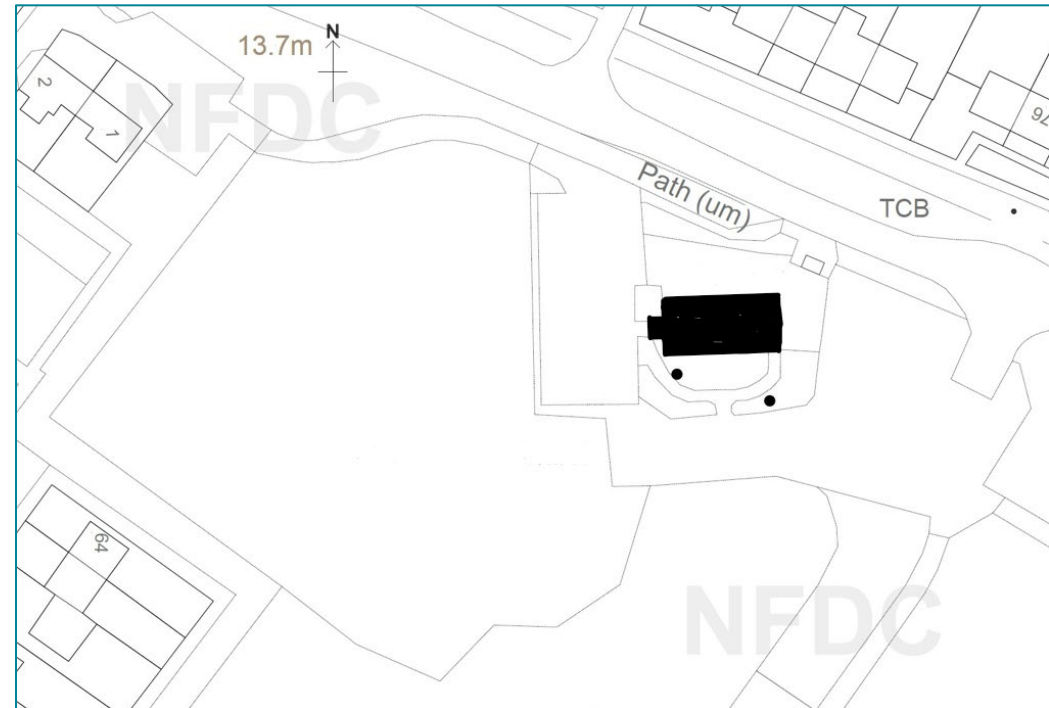


# St Georges Hall, Calshot

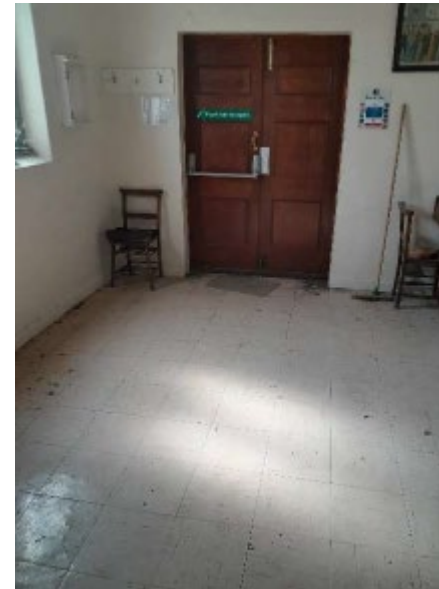


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# St Georges Hall, Calshot



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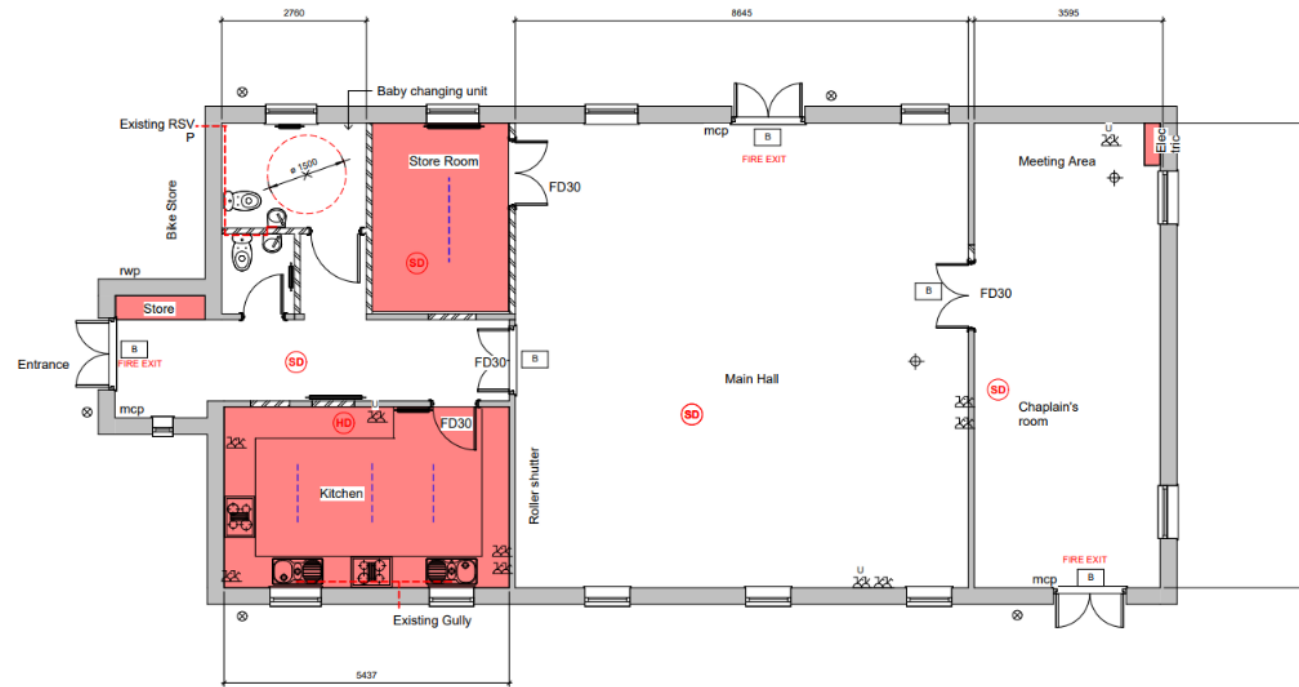
- Secured £214,000 COMF (Contain Outbreak Management Fund)
- Rural Prosperity Fund application £161,000
- Total Cost £375,000
- Internal and external phases





# St Georges Hall, Calshot

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# St Georges Hall, Calshot



## So what has been achieved?

### Phase 1 (internal and building)

- Reconfiguring layout and walls
- Replacing all doors & windows
- Strengthen roof for new ceilings
- Increased roof and wall insulation
- External and internal redecoration
- New slate roof
- New flooring throughout
- New toilet and DDA compliant toilet
- New Kitchen with additional appliances and sinks
- Air conditioning & solar panels
- New fire detection and alarm systems
- Projector and screen to Chaplain's room

### External

- Increased external lighting and perimeter lighting
- Wheelchair accessible pathways to garden
- External bike rack
- Shelter
- Skate ramps
- Basketball Hoop
- External storage shed
- Public Wifi
- External CCTV
- Tree removal

# St Georges Hall, Calshot



21



# St Georges Hall, Calshot



22



# Completions: Burgate, Fordingbridge

- 1 bedroom flat over garage for shared ownership



# Under construction: Moore Close

- Due to complete in January 2025





# Under construction: Hythe Hospital

- Secured £1.8m grant funding from Homes England
- Main building contract £mm
- Due to complete in October 2025



# Under construction: Hythe Hospital

- Ground works underway

26



# Under construction: Hythe Hospital

- Start on site ceremony (September)



# Under construction: 37/39 Salisbury Road

- Now in contract with Amiri Construction
- £3.5m contract
- £2m secured from Homes England for 20 homes for Social Rent
- Mobilisation period and final detailed design.
- Due to Start on Site in October. Completion due in January 2026



# Under construction: 37/39 Salisbury Road

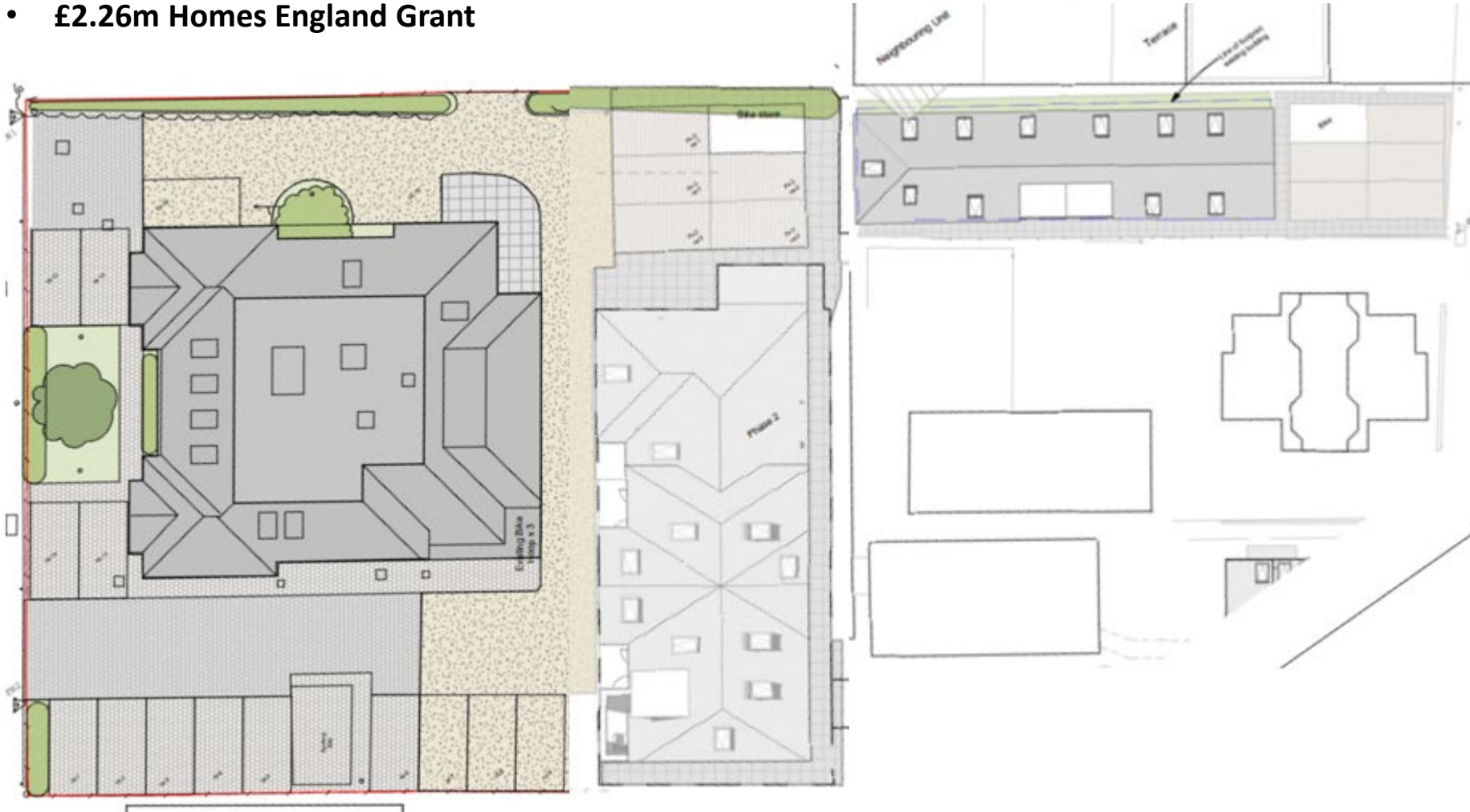


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# Advertiser and Times, New Milton

- 23 homes for rent
- 10 x conversion & 13 new-build
- £2.26m Homes England Grant



# Advertiser and Times, New Milton

- Phase 1: Conversion of existing building



# Advertiser and Times, New Milton

- Phase: 7 x new-build 1 and 2 bedroom flats





# Advertiser and Times, New Milton



- Phase 3: 6 x 1 and 2 bedroom new-build flats

33



# Advertiser and Times, New Milton

- Pennyfarthing Homes
- Completion due in November 2025



34



# Local Authority Housing Fund 3

- Further round of the LAHF scheme announced in March (£450m capital funding)
  - To reduce local housing pressures
  - To reduce costs of Temporary Accommodation
  - To provide settled housing to ACRS



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  - To reduce local housing pressures
  - To reduce costs of Temporary Accommodation
  - To provide settled housing to ACRS
- NFDC awarded £945,000
  - £189,000 per home based on local values
- 5 homes over next two years
  - 3 Afghan Citizen Resettlement Scheme
  - 2 Temporary Accommodation
- To be delivered through 'Buy Backs'
- Proposed tenure Affordable Rent



## New opportunities....

- Close to entering contract for a significant S106 scheme
- Proceeding to purchase 2 x S106 units within the National Park
- Outstanding bids submitted or proposed for 4 x S106 schemes
- Submitting Hythe Police Station bid later this month
- Advancing the purchase of land with potential for 8 units
- Discussions to be held with Hampshire County Council to review land assets in the district
- Working on potential proposals for the future of Claymeadow Depot, Hounslow



# Other Updates....

- Parsonage Barn Lane, Ringwood



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- Regeneration and redevelopment of two other existing NFDC housing assets



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- Penman House, Salisbury Road, Totton – shortlisted for Inside Housing
- Other RP schemes coming forward
  - Vivid projects (400+)
  - Aster at Dibden Purlieu



## Other Updates....



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- Regeneration and redevelopment of two other existing NFDC housing assets (no names as still occupied)
- Penman House, Salisbury Road, Totton – shortlisted for Inside Housing
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  - Vivid projects (400+)
  - Aster at Dibden Purlieu
- **Task and Finish Group (MMC & Affordable homes ownership)**

## Affordable housing development programme as at 18th September 2024

	Affordable housing completions									
	2018/19 1	2019/20 2	2020/21 3	2021/22 4	2022/23 5	2023/24 6	2024/25 7	2025/26 8	2026/27 9	2027/28 10
Completed (previous years)	57	90	64	24	50	54				
<b>In Contract (Completed or full delivery expected)</b>										
Buy Back & LAHF completions										
New Build (planning-led, NFDC land, other land, off the shelf) (4)							17	65		
<b>Sub total</b>							17	65		
<b>Predicted with delivery expectations (planning in place, no planning required or high planning confidence)</b>										
Buy-Back & Off The Shelf purchases							18	17	15	15
New Build (planning-led, NFDC land, other land, off the shelf) (4)							2	16	18	52
<b>Sub total</b>							20	33	33	67

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
<b>Total</b>	57	90	64	24	50	54	37	98	33	67
		147	211	235	285	339	376	474	507	574

<b>Future programme assumptions and identified sites</b>										
New Build (planning-led, NFDC land, other land, off the shelf) (8)								10	84	150
NFDC conversion works (8)									18	
<b>Sub total</b>							0	10	102	150

Completed or certain = 421

'Firm' pipeline = 153 (53 by April 2026)

Identified future opportunities = 262



**Any Questions?**