

**Housing Strategy and  
Development Update March  
2021**



# What have we achieved?

- What have we achieved over the last three years?

Completions	Year 1 to 3	Average
Buy Backs (45)	45	NA
S106 (4)	64	16
Commissioned schemes (2)	55	27
Acquisition and works (7)	40	6
NFDC conversions (4)	8	2
<b>Total</b>	<b>212</b>	<b>10</b>

# What have we achieved?

## Completed schemes: General Need



Crow Lane 2 & 3 Ringwood (15)





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16, 17, 18 & 19 Mulberry Close, Blackfield(4)

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## Completed schemes: General Need

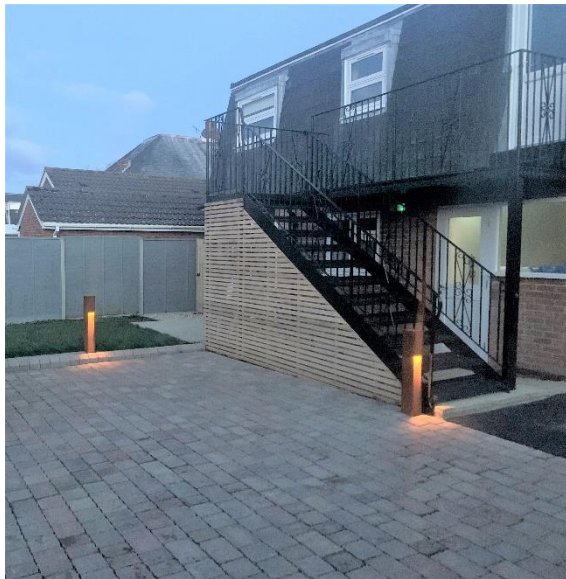


Kennard Court, New Milton (11)



# What have we achieved?

## Completed schemes: Temporary Accommodation



129 Ashley Road, New Milton (4)

# What have we achieved?

## Completed schemes: Temporary Accommodation



Blackfield Community Centre, Fawley (5)

## Housing Strategy and Development Update March 2021

### Development related 'firsts' during 20/21

- Building Contractors Framework
- Affordable Rent
  - Policy approved
  - First 13 Affordable Rent units acquired with HE grant (£520k)
- 2 x 'green light' Homes England audits
- Shared Ownership
  - Policy adopted; First shared-ownership units acquired; Leasehold arrangements put into place; First shared ownership units sold, subject to contract
- 15 x Off the shelf units purchased
- £365,000 Next Steps capital grant funding secured for 'Tourlands'



- What is in the pipeline?

<b>Level 1 (High delivery expectations)</b>	<b>Year 4 to 6</b>	<b>Average (Scheme)</b>
Buy Backs (45)	45	NA
Acquired sites (4)	51	13
Council owned sites (4)	19	5
Buildings for conversion/reinstatement (3)	15	5
<b>Total</b>	<b>130</b>	<b>8</b>

## Works on site: Temporary Accommodation



Tourlands, Lymington (6)

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Tourlands, Lymington (6)



Blease Court, Lymington (6)





## Building contracts in negotiations: Temporary Accommodation



Old Bakery, New Milton (6)

## Building contracts in negotiations: Temporary Accommodation



Old Bakery, New Milton (6)



110 Christchurch Road, Ringwood (7)



## Contracts to be tendered: General Need



Gorse Close, New Milton (6)



# Where are we now?

## Contracts to be tendered: General Need



Gorse Close, New Milton (6)



Ladycross, Hythe (6)

# Where are we now?



Pre-Planning consultation: Moore Close, New Milton (16)

## Greener housing scheme – Testwood Social Club (Pre-Planning)



*“Former social club site set for housing”*



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- **Future Homes Scheme**

- *All new-build homes from 2025 to produce 75% to 80% less carbon emissions than homes under current regs*
  - *Coupled with reductions in carbon emissions associated with primary energy creation, these homes will be zero carbon by 2050*
  - *Government are going to update BRs later this year to ensure that new homes built from 2022 produce 31% less carbon than current standards*
  - *Further Govt consultation planned for 2023 before updating regs by 2025*
  - No Gas. Air source heat pumps. Triple glazing. Increased building fabric.
  - Additional capital costs (circa 5%)
- 
- Driving questions about standards going forward.
  - A need to balance delivery objectives with our different procurement routes
  - Added cost but removing future needs for retrofit and reducing energy costs for tenants.



## Housing Strategy and Development Update March 2021

- Summary by tenure and priorities

	<b>Completions (Year 1 to 3)</b>	<b>Pipeline (Year 4 to 6)</b>	<b>Future ops (Year 7 &amp; 8)</b>	<b>Total</b>
LTV refurb & extensions	Jones Lane & Tourlands	Ambleside		
Temp Accom	27	18	0	45
Shared Own	2	12	40	54
Social Rent	170	100	138	421
Affordable Rent	13			
<b>Total</b>	<b>212</b>	<b>130</b>	<b>178</b>	<b>520</b>



## Barriers and challenges to overcome....

- **Improvements made but more to be done.....**
  - Further improvements to processes, structures and capacity
  - Selling ourselves and building relationships
  - Working with the Planners

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  - Competing for sites (heating up land values)
  - Overcoming resource issues (multiple smaller scale schemes)
  - The rural aspiration versus the reality

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  - The rural aspiration versus the reality
- **Looking for larger scale openings**
  - Getting in early means lower costs but higher risks
  - Overcoming developers attitudes towards Local Authority
  - Reconciling the tensions between Planning Policy expectations, viability, and what the council needs to pay to secure affordable housing ahead of competing RPs.