

Housing and Homelessness Overview and Scrutiny Panel June 2021

Housing Strategy and Development Update

- *Latest headlines and Blease Court*
- *Current programme*
- *“First Homes”*



- **Mulberry Close: First Shared Ownership homes sold and exchanged**



- **Blease Court, Lymington: Ready for occupation**
 - 7 x 1 bedroom self-contained flatlets plus office and small laundry
 - Acquired from Peabody and had been empty for over 2 years
 - Very tired condition.
 - Amalgam of older buildings plus modern alterations and extensions
 - Challenging site (Jewsons and parking sold off)
 - Fully refurbished by Stepnell (Building Contractor Framework)
 - Main contract completed in March but additional works required prior to occupation

- **Blease Court: BEFORE!**



- **Blease Court**



- **Blease Court:**



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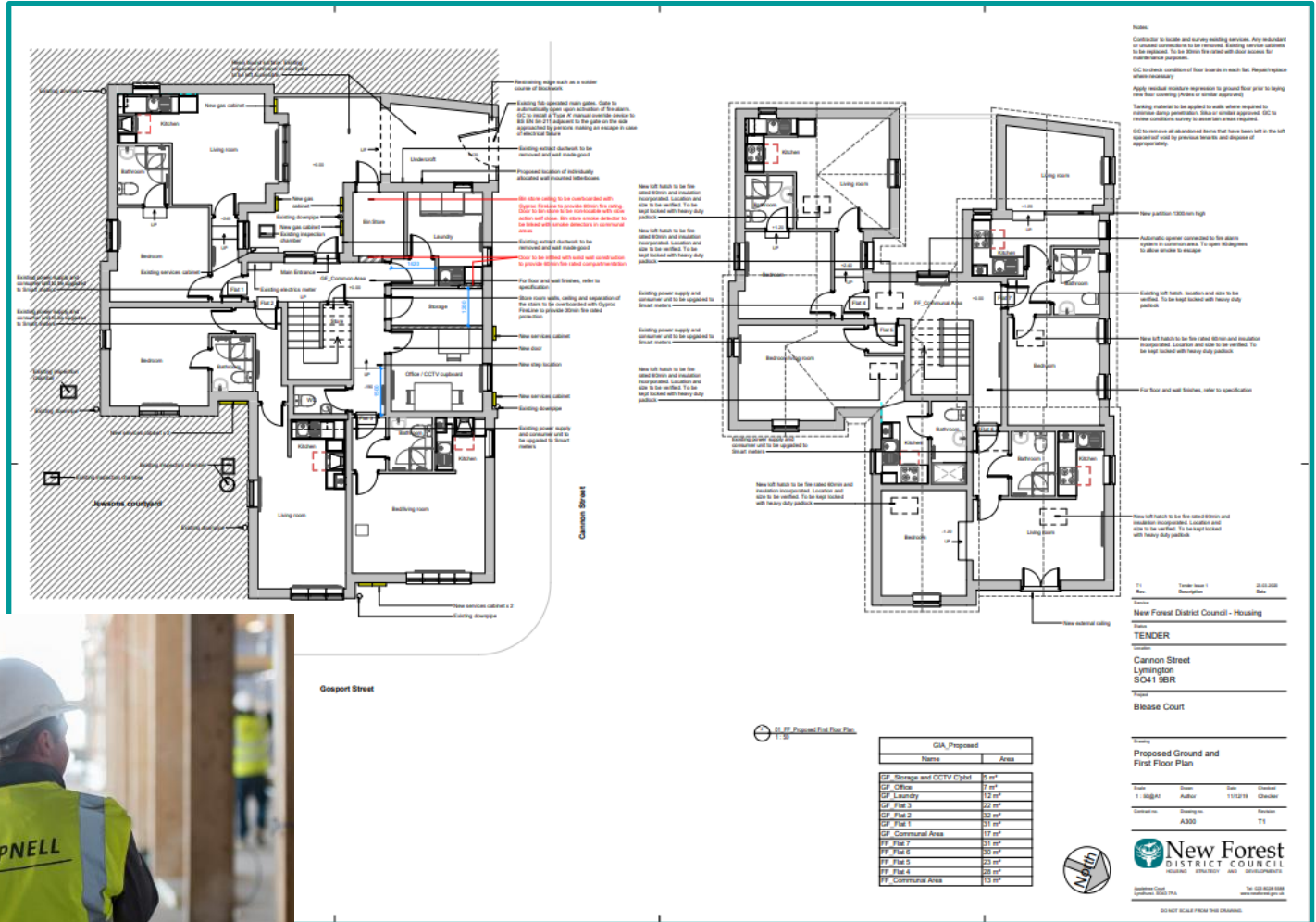
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Other headlines:

June 2021

- **Moore Close, New Milton: Planning Application submitted**
- **Awaiting outcomes on two bids**
- **Architect selected for 37/39 Salisbury Road, Totton (finalising appointment)**
- **Support for proposed rural exception scheme at Netley Marsh**
- **Evaluating building contract tenders for Gorse Close**
 - ❑ Bid submitted to Homes England
- **Preparing to tender Ladycross, Hythe**
- **Making progress on the purchase of two sites**
- **Negotiating building contract for 110 Christchurch Road, Ringwood**

Current Development Programme

Affordable housing development programme as at 15th June 2021

		Affordable housing completions							
		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Completed		57	90	64					
In Contract (Full delivery expected)									
Buy-Back	GN				15				
Acquisition and refurb and reversions (2)	TA/GN				8				
Sub total					23				
Predicted with delivery expectations (planning in place, no planning required or high planning confidence)									
Buy-Back	GN					15	15	15	15
New Build (planning-led, NFDC land, other land, off the shelf) (7)	GN/TA					47	37		
Property acquisition and works (1)	TA				7				
NFDC conversion works (3)						7			
Sub total					7	69	52	15	15
Future programme assumptions and identified sites									
New Build (planning-led, NFDC land, other land, off the shelf) (7)	GN/RSAP				7	29	65		
NFDC conversion works (4)							7		
Sub total					7	29	72		

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Total	57	90	64	37	98	124	15	15
						470	485	500

	Client group	Existing Housing Stock							
		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Long Term Voids (2)	GN/TA			7					

“FIRST HOMES”



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- **Awaiting the detailed guidance but what we know so far:**
 - Every development above the affordable housing threshold will have to provide 25% of the affordable housing as First Homes
 - Must be sold with a minimum discount to open market value of 30% and this discount will always be applied in perpetuity
 - When people resell they will have to apply the same percentage of discount
 - In higher value areas there will be scope for levels of discount up to 50%
 - The scheme will be for First Time Buyers exclusively, buying with a mortgage
 - Will be restricted to households earning less than £80,000 outside London
 - FTBs will have to be buying with a mortgage
 - Homes will have to be a main residence and will be restrictions on renting
 - A price cap will apply to the initial sale of a First Home (£250,000 in the New Forest)
 - Local Authorities will be able to set local connection restrictions but with limitations
 - Special arrangements will apply if first time buyers aren't found for First Homes

- Vast majority of First Homes will be delivered as a Planning requirement
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- **Local policy consequences?**
 - Not yet evaluated but the First Homes requirement is likely to have a significant impact on how many shared-ownership homes come forward through S106 schemes in the future. NFDC Planning (with Strategic Housing support) will need to carefully consider options.



Any questions?