



Property Development and Acquisition update

September
2020

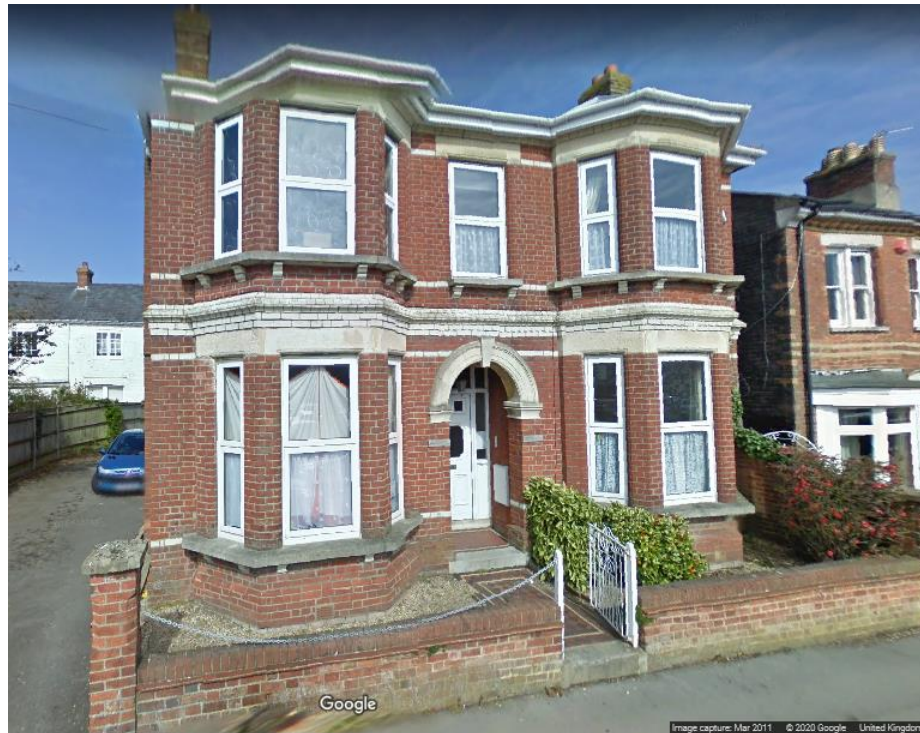
		Existing Housing Stock				
	Client group	2018/19	2019/20	2020/21	2021/22	2022/23
Long Term Voids						
Long term voids (general need)	GN			3	2	
Long term voids (temporary accommodation)	TA			4		

Existing New Forest District Council Stock

- Properties in need of extensive or structural repair and/or extension

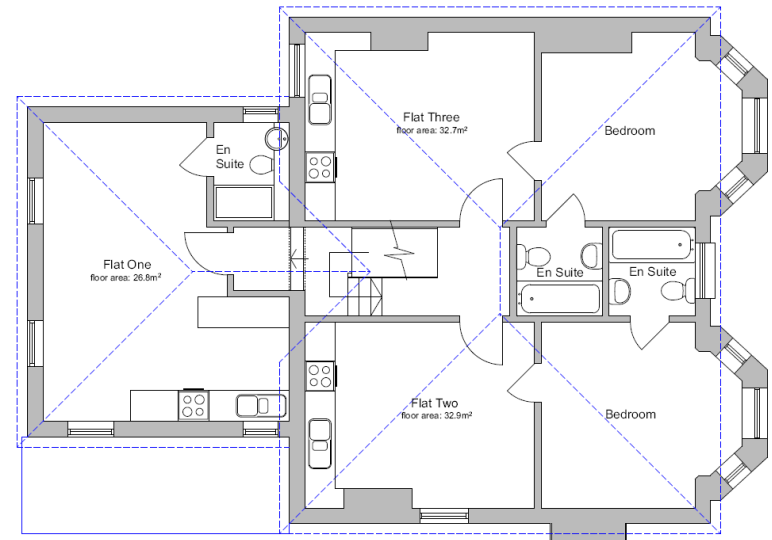
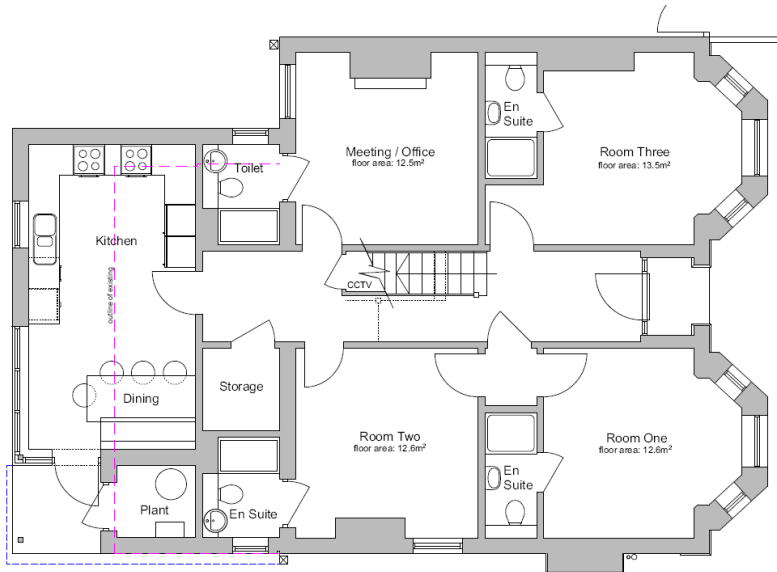
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Tourlands, Emsworth Road, Lymington



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Tourlands, Emsworth Road, Lymington



		Affordable housing completions				
		2018/19	2019/20	2020/21	2021/22	2022/23
In Contract (Full delivery expected)						
Buy-Back	GN	15	15	2		
New Build (planning-led, NFDC land, other land, off the shelf) (7)		34	70	8		
Property acquisitions and works (3)	TA	6	3	4		
NFDC Conversions (3)	GN	2	2	2		
	Sub total	57	90	16		

2 x Buy-Backs completed. 5 due to exchange shortly.

8 x new-build completed (Crow Lane 2)

2 x conversion completed (Wilson Court)

4 x Acquisition and works due to complete (129 Ashley Road)

		Affordable housing completions				
		2018/19	2019/20	2020/21	2021/22	2022/23
Predicted with delivery expectations (planning in place, no planning required or high planning confidence)						
Buy-Back	GN			13	15	15
New Build (planning-led, NFDC land, other land, off the shelf) (9)	GN			15	62	
Property acquisition and works (3)	TA			20		
NFDC conversion works (general need) (1)	GN			1		
NFDC conversion works (temporary accommodation/move on) (4)	TA			7	6	
Sub total				56	83	15

17 additional homes added since June (due to complete during 2020/21)

- +2 homes at Tourlands (TA)
- +4 homes at Fawley (GN) (2 for shared-ownership)
- +11 homes at New Milton (GN)

Building Contractor Framework in place

- Contract start imminent for Blease Court & Heather Road

8 Buy-Backs to be identified (market gone quiet)

7 x S106 homes nearing contract

Planning applications submitted for:

- 110 Christchurch Road, Ringwood
- Gorse Close, New Milton
- Tourlands, Lymington

- Three schemes submitted for Homes England Grant and one pending MHCLG funding

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Temporary Accommodation summary

Blease Court, Lymington	7
Old Bakery, New Milton	6
Site in Ringwood (subject to Planning)	7
Heather Road, Fawley	5
129 Ashley Road, New Milton	4
Tourlands, Lymington	6
Total	35

		Affordable housing completions				
		2018/19	2019/20	2020/21	2021/22	2022/23
Future programme assumptions and identified sites						
New Build (planning-led, NFDC land, other land, off the shelf) (7)					33	46
Large scale affordable housing development opportunities (in dialogue)						
NFDC conversion works (4)						7
	Sub total				33	53

Future Programme

Identified

- Close to acquisition of existing property in Totton
- Firm pre-app enquiry for potential rural exception site

Building the pipeline

- Looking at various ‘with’ and pre-planning openings
- Town centre housing opportunity in New Milton
- Looking at existing schemes and developments under construction

Improving efficiency

- Improved liaison and collaborative work with Planners
- Appointed Stepnells, Powell and HPC to four year framework
- Construction Professionals Framework

But before closing.....

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129 Ashley Road, New Milton

19, 20, 21 Jones Lane, Hythe

“THE MOVIE”

























