

Housing and Homelessness Overview and Scrutiny Panel January 2023

Housing Strategy and Development Update



Gorse Close, New Milton

- 3 structurally unsound houses



Gorse Close, New Milton

- 6 flats now complete
- Homes England grant
- Air source heat pumps & EVCPs



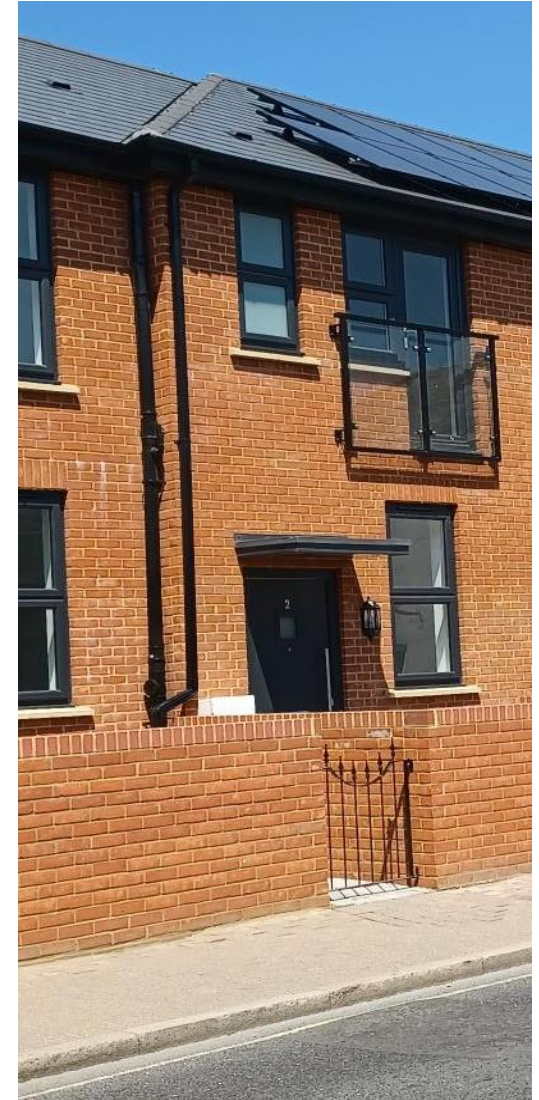
Pentagon Court, Fawley

- Two additional Temporary Accommodation rooms



Rumbridge Street, Totton

- 7 x 1 bedroom flats and commercial
- Complete and occupied



Under construction

Ladycross, Hythe

- Advanced stage construction
- 6 x houses



Testwood Club, Totton

- F E Chase Building Contractor
- Site cleared. Ground works underway
- 12 flats for completion Autumn 2023



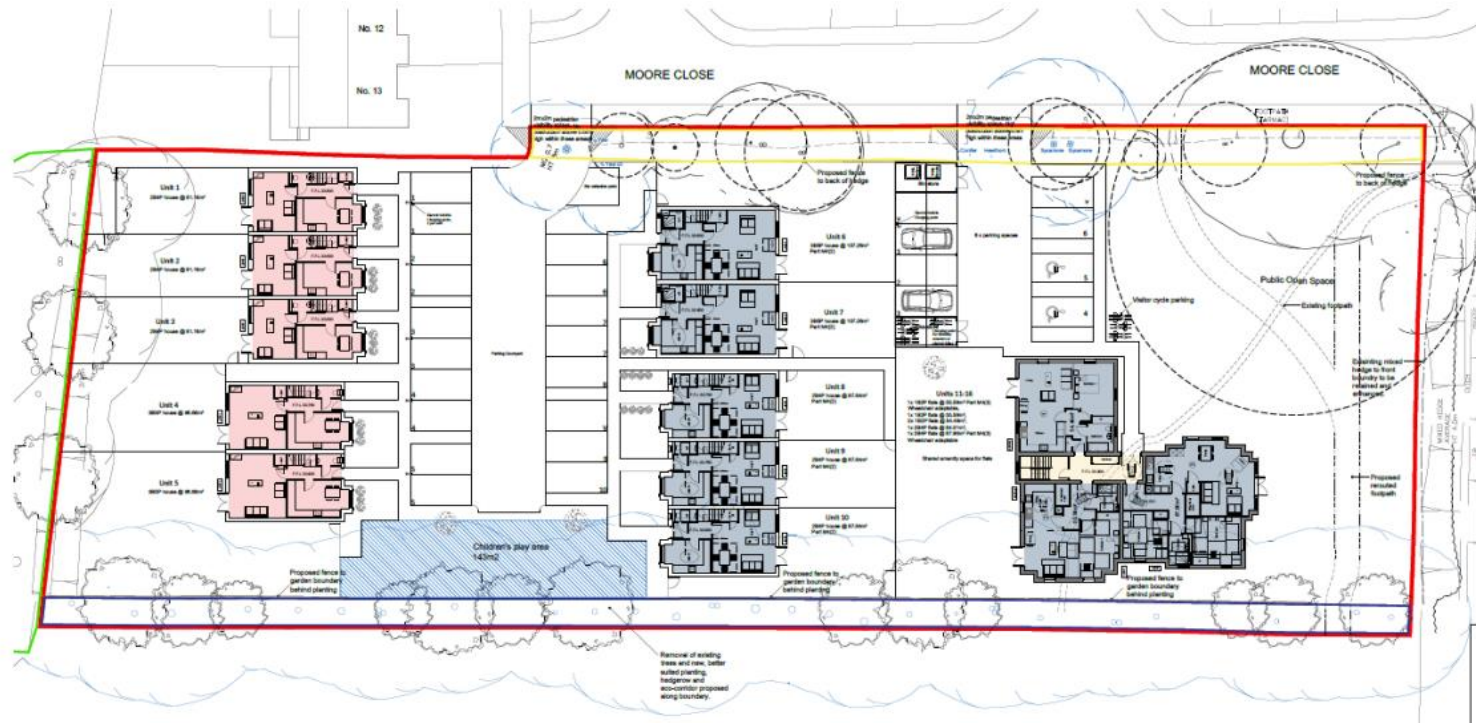
Burgate Acres, Fordingbridge

- Metis Homes
- 14 x S106 element + 3 additional shared ownership
- Homes England funding
- Due to complete from October 2023 to May 2024



Moore Close, New Milton

- Delayed due to additional costs and cost uncertainty
- Undertaking further detailed design to reduce risks
- Aiming to tender building contract by end of February
- Homes England funding essential for all 16 homes



Hythe Medical Centre

- Planning Committee resolution to approve
- 22 homes (7 houses and 15 flats)
- Not yet completed land purchase
- Advancing detailed design



37/39 Salisbury Road, Totton

- Pre-Planning consultation undertaken
- Planning application submitted
- 20 x 1 and 2 bedroom flats proposed



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Current priorities

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 - Moore Close
 - Hythe Medical Centre
 - 37/39 Salisbury Road

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- Identifying and delivering projects for family Temporary Accommodation
- Building the pipeline
 - Scarcity of land and viable land
 - Limited new-build developments underway
 - Addressing costs (materials, labour, energy-efficiency measures, nitrates & mitigation)
 - Not driving-up affordable housing values

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 - Scarcity of land and viable land
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 - Not driving-up affordable housing values
- Maximising Homes England grant funding
- Delivering other refurbishment and modernisation projects

Current Development Programme

Affordable housing development programme as at 16th January 2023

	Affordable housing completions							
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Completed	57	90	64	24				
In Contract (Full delivery expected)								
New Build (planning-led, NFDC land, other land, off the shelf) (4)					12	28	1	
Property acquisitions and works (1)					7			
New Build Temporary Accommodation (2)					9			
Sub total					28	28	1	
Predicted with delivery expectations (planning in place, no planning required or high planning confidence)								
Buy-Back					15	15	15	15
New Build (planning-led, NFDC land, other land, off the shelf) (4)							58	
Property acquisitions 'off the shelf'					7			
Sub total					22	15	73	15
Future programme assumptions and identified sites								
New Build (planning-led, NFDC land, other land, off the shelf) (9)							90	96
NFDC conversion works (8)							4	14
Sub total							94	110

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Total	57	90	64	24	50	43	168	125
						328	496	621

Completed or certain = 292

'Firm' pipeline = 125

Identified future opportunities = 204 (potential by April 2026)

Any questions?