

## **Housing and Homelessness Overview and Scrutiny Panel March 2023**

## **Housing Strategy and Development Update**



## Faircross Close, Holbury

- 5 x 2 bedroom flats and 2 x 3 bed maisonettes
- Homes England grant £525,000 (Social Rent)



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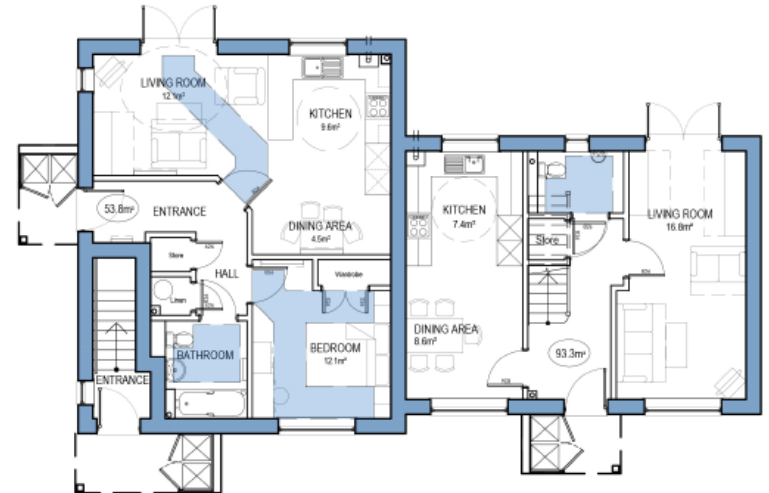
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GROUND FLOOR PLAN - PLOT 1-3 as PLOT 4-6 mirrored



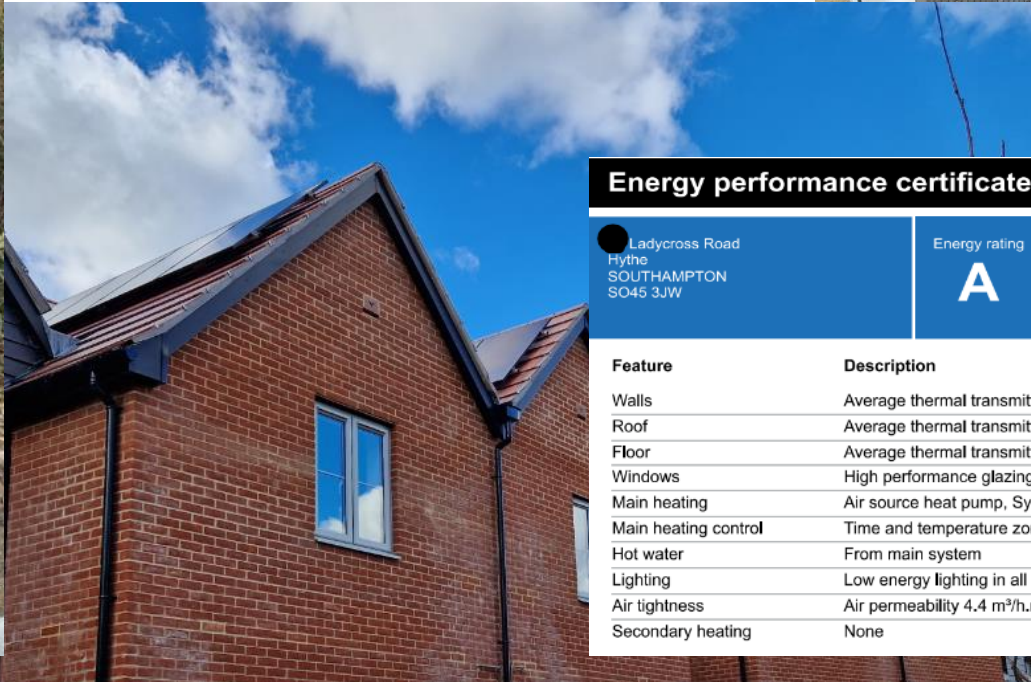
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### Energy performance certificate (EPC)

Ladycross Road  
Hythe  
SOUTHAMPTON  
SO45 3JW

Energy rating

**A**

Valid until:

1 March 2033

Certificate number

Feature	Description	Rating
Walls	Average thermal transmittance 0.15 W/m <sup>2</sup> K	Very good
Roof	Average thermal transmittance 0.11 W/m <sup>2</sup> K	Very good
Floor	Average thermal transmittance 0.11 W/m <sup>2</sup> K	Very good
Windows	High performance glazing	Very good
Main heating	Air source heat pump, Systems with radiators, electric	Very good
Main heating control	Time and temperature zone control	Very good
Hot water	From main system	Very good
Lighting	Low energy lighting in all fixed outlets	Very good
Air tightness	Air permeability 4.4 m <sup>3</sup> /h.m <sup>2</sup> (as tested)	Good
Secondary heating	None	N/A

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## Testwood Club, Totton

- F E Chase Building Contractor
- Up to first floor level
- 12 flats for completion Autumn 2023
- To meet “Future Homes Standard”



# Under construction

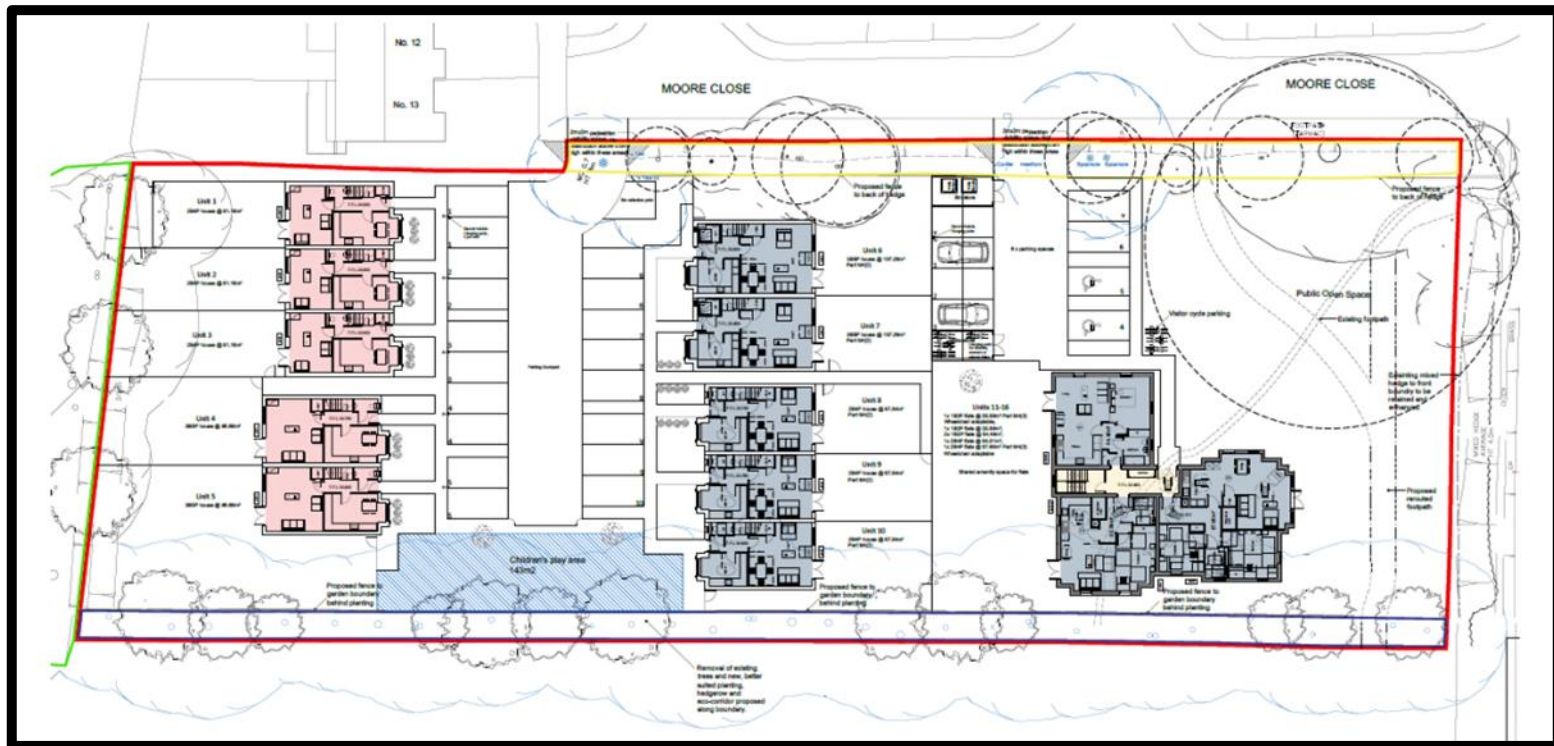
## Burgate Acres, Fordingbridge

- 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 (16)

- Out to tender
- Tree works commenced



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## Hythe Medical Centre, Hythe (22)

- Completed land purchase
- Planning Consent
- Surveys and detailed design



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## 37/39 Salisbury Road, Totton (20)

- Planning (April?)



## Local Authority Housing Fund: Ukrainian and Afghan families

- £500m capital fund set up by central Government
- Objective to deliver 4,000 additional affordable homes across 182 LA areas for Ukrainian and Afghan families
  - To reduce pressures on LA homeless resources
  - To reduce emergency temporary and bridging costs
- Once families are repatriated, homes can be retained
- Homes **MUST** be additional

## **Local Authority Housing Fund announced in December 2022**

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## **New Forest District Council**

- Offered £1.87m capital subsidy to help provide 12 homes
- Portfolio Holder decision to participate
- Looking at an extension of our successful Buy Back scheme, but can consider purchasing homes built for the private market

# Current Development Programme

## Affordable housing development programme as at 15th March 2023

		Affordable housing completions							
		2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Completed (previous years)		57	90	64	24				
<b>In Contract (Completed or full delivery expected)</b>									
Buy Back completions						15			
New Build (planning-led, NFDC land, other land, off the shelf) (4)						12	28	1	
Property acquisitions and works (Temporary Accommodation) (3)						21			
NFDC conversions (Temporary Accommodation) (1)						2			
<b>Sub total</b>						<b>50</b>	<b>28</b>	<b>1</b>	
<b>Predicted with delivery expectations (planning in place, no planning required or high planning confidence)</b>									
Buy-Back & Off The Shelf purchases	GN						27	15	15
New Build (planning-led, NFDC land, other land, off the shelf) (3)								58	
<b>Sub total</b>							<b>27</b>	<b>73</b>	<b>15</b>
<b>Future programme assumptions and identified sites</b>									
New Build (planning-led, NFDC land, other land, off the shelf) (8)								76	96
NFDC conversion works (8)								4	14
<b>Sub total</b>								<b>80</b>	<b>110</b>

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
<b>Total</b>	57	90	64	24	50	55	154	125
						340	494	619

Completed or certain = 314

'Firm' pipeline = 115

Identified future opportunities = 190 (potentially deliverable by April 2026)

**Any questions?**