

# Housing and Communities Overview and Scrutiny Panel

**March 2024**

**Housing Strategy and Development  
update**



# Completions

## Penman House

- Completed January 2024
- 12 x 1 and 2 bedroom flats
- Built to the proposed Future Homes Standard



Penman House - 12 affordable rent homes built in partnership with



Homes  
England



# Completions

## Penman House

- Before: The original site and Social Club



# Completions

## Penman House

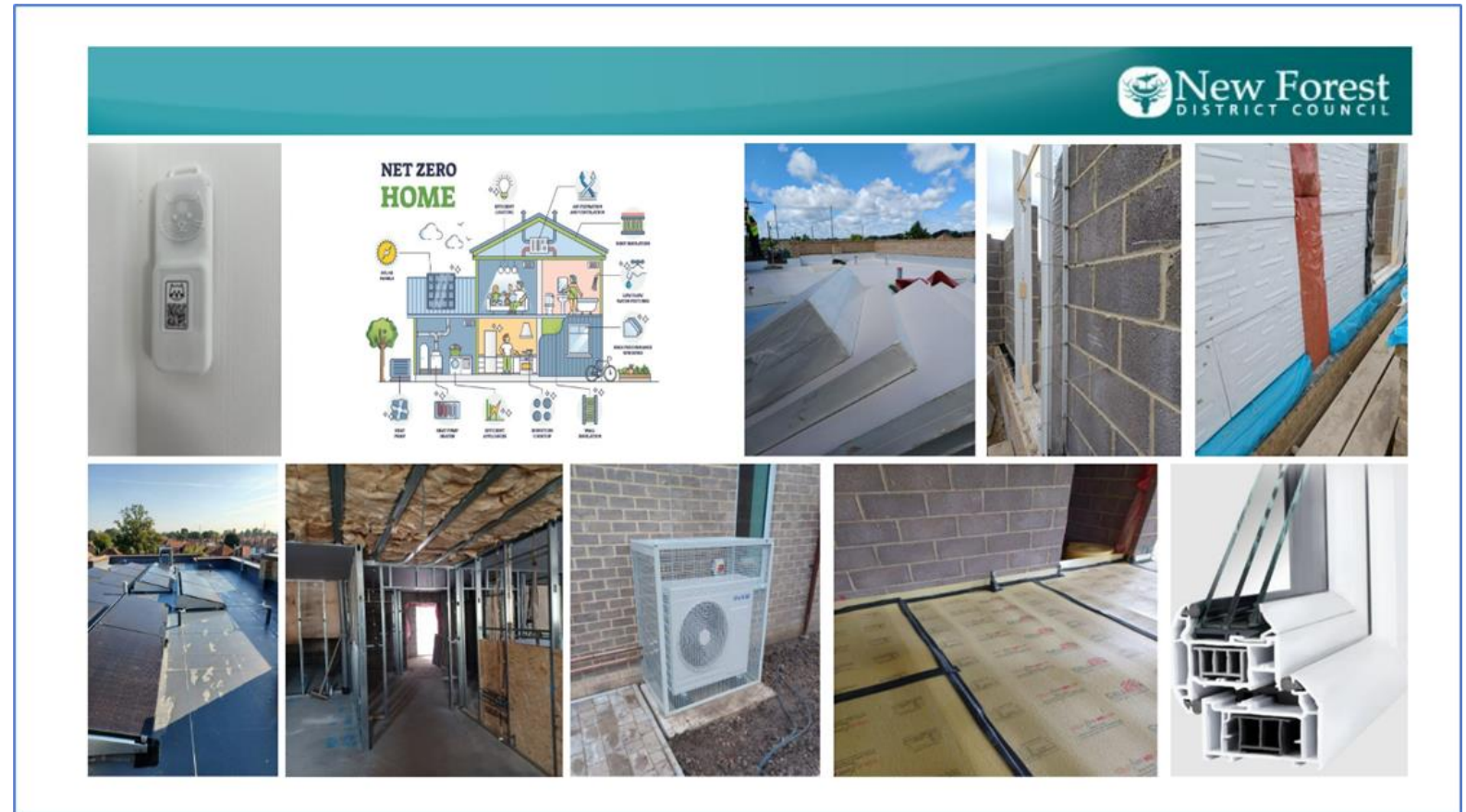
- Total Scheme Cost £3.4m
- Homes England Grant £684,000
- Homes let at Affordable Rent (initial rent not exceeding LHA)



# Completions

## Penman House

- Proposed Future Homes Standard
- Prior to 2025
  - All electric
  - Fabric insulation
  - Triple Glazing



# Completions

## Penman House

- Photovoltaics
- ASHPs
- 10 x EPC A and 2 x EPC B
- Purmetric monitoring



# Completions

## Penman House

- Opening event
- January 2024
- Open house



# Completions

## Burgate, Fordingbridge

- 16 (of 17) homes for rent and shared ownership
- 14 x S106 plus 3 additional (HE funded)
- 5 x shared ownership homes sold
- Commenced marketing of last FOG unit
- Brochure and Website





# Completions

## Burgate, Fordingbridge

- Commenced marketing of last flat 20<sup>th</sup> March
- Brochure and NFDC Website



**Forest Edge**

Burgate Acres,  
Hampshire

Shared Ownership

**New Forest**  
DISTRICT COUNCIL



# Completions

## Local Authority Housing Fund Round 1

- Central Government funding to provide 12 resettlement homes
  - 10 for Ukrainian families and 2 for Afghan families
- £1.8m grant funding
- 12 homes purchased (5 sourced from Buy Back scheme)



# Under construction



**Amiri**  
HOMES

## Moore Close

- 16 affordable homes
- 11 x Social Rent
- 5 x Shared Ownership
- Homes England Grant £1.5m
- Well under construction
- Meeting proposed Future Home Standard
- Completion due January 2025



# Under construction

## Moore Close Shared Ownership

- 3 x 2 bedroom
- 2 x 3 bedroom
- Commence marketing summer 2024



# Updates

## Hythe Medical Centre

- 22 homes
- Demolition during 2023



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## Next Steps.....

- Main contract tendered
- Bid to Homes England for Grant
- Start on site May/June



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## Salisbury Road, Totton

- 20 x 1 & 2 bedroom flats
- Concluding design detail (Future Homes)
- Out to tender early April





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## Site in the District, subject to contract

- 23 homes for rent
- PH decision & Homes England allocation

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**2x new S106 opportunities**

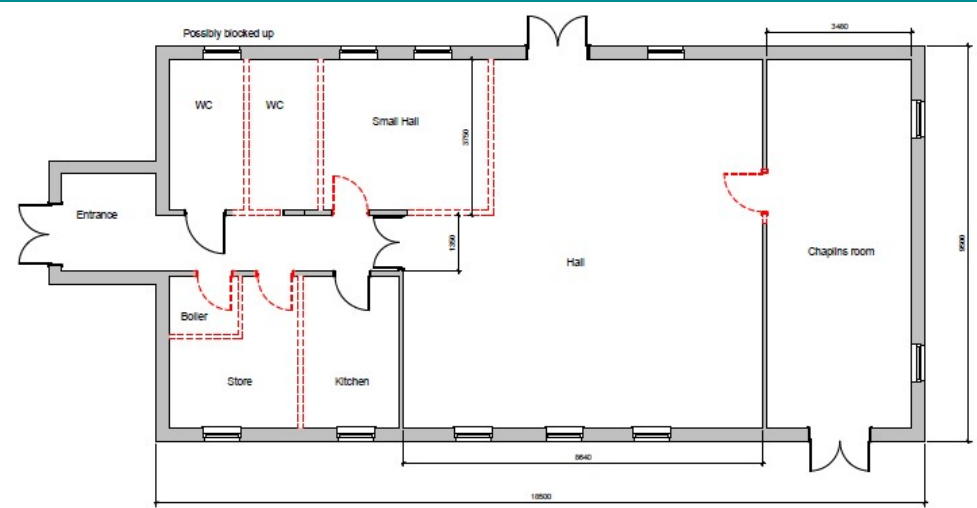
# St Georges Hall, Calshot

- Built 1913 as Chaplains hut
- WW2 use, then by evacuees from Tristan da cunha in 1960s
- Owned and currently managed by NFDC
- In very dated but functional condition. Not used to capacity (currently youth club and food larder).
- Recognised need to refurbish and provide enhanced community asset for Calshot.
- Strong community support

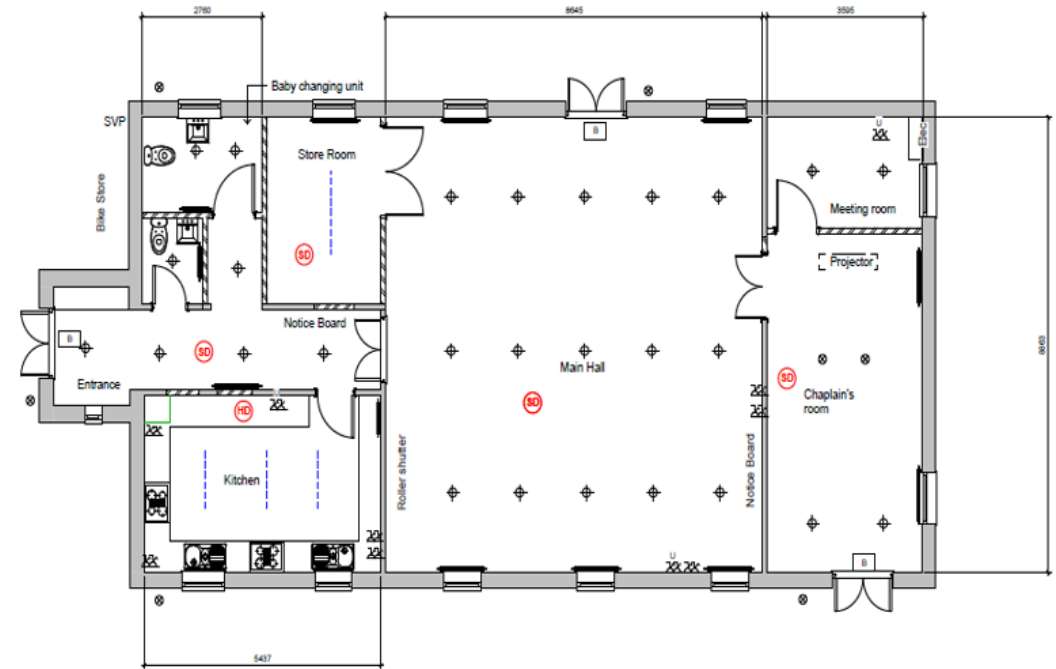


# St Georges Hall, Calshot

- Phase 1: internal improvements, reconfiguration and to adjacent garden



① Existing Ground Floor  
1:50



# St Georges Hall, Calshot

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# St Georges Hall, Calshot

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- Phase 2: Improved and additional recreational amenities
- Funding in place (£375,000).
  - Rural Prosperity £161,000
  - 'Covid' funds £214,000
- Works being managed by Development Team
- To commence May 2024



# Housing Enabling update

## Recent Registered Provider & Developer-led affordable housing

- Wooldridge View, Forest Pines, New Milton Extra Care. 50 homes
- Loperwood, Totton. Aster. 80 homes
- Whitsbury Green, Fordingbridge. Vivid. 14 homes
- Whitsbury Green, Fordingbridge. Pennyfarthing Homes. 5 First Homes



# Current development programme

## Affordable housing development programme as at 20th March 2024

	Affordable housing completions							
	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
<b>Completed (previous years)</b>	57	90	64	24	50			
<b>In Contract (Completed or full delivery expected)</b>								
Buy Back & LAHF completions						26		
New Build (planning-led, NFDC land, other land, off the shelf) (3)						28	17	
<b>Sub total</b>						54	17	
<b>Predicted with delivery expectations (planning in place, no planning required or high planning confidence)</b>								
Buy-Back & Off The Shelf purchases							15	15
New Build (planning-led, NFDC land, other land, off the shelf) (4)							2	65
<b>Sub total</b>							17	80

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2025/26+
<b>Total</b>	57	90	64	24	50	54	34	80	
		147	211	235	285	339	373	453	

<b>Future programme assumptions and identified sites</b>									
New Build (planning-led, NFDC land, other land, off the shelf) (6)								90	89
NFDC conversion works (8)									18
<b>Sub total</b>							0	90	107

Completed or certain = 356

'Firm' pipeline = 97

Identified future opportunities = 197