

Housing and Communities Overview and Scrutiny Panel

18th September
2024

St Georges Hall, Calshot



St Georges Hall, Calshot

Key facts:

- Built circa 1913
- Used but in need of refurbishment and modernisation
- Community aspirations:
 - Cinema evenings
 - Toddler groups
 - Coffee mornings
 - Public Health, education, cooking
 - Childrens Birthday's & cultural events
 - DDA accessible toilet
 - Community Garden
 - Enhanced outdoor amenities for young people

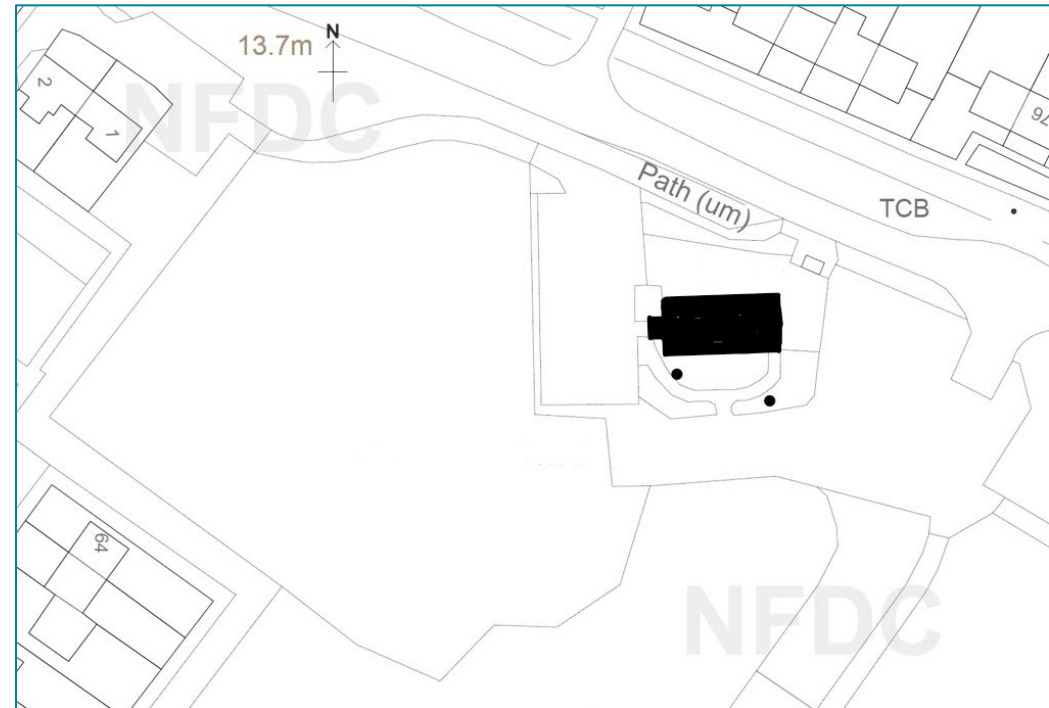


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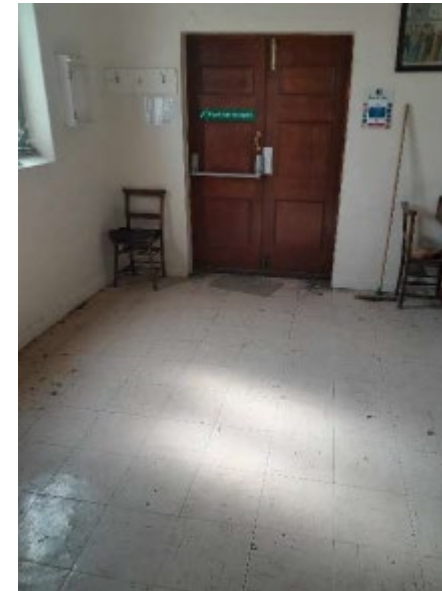


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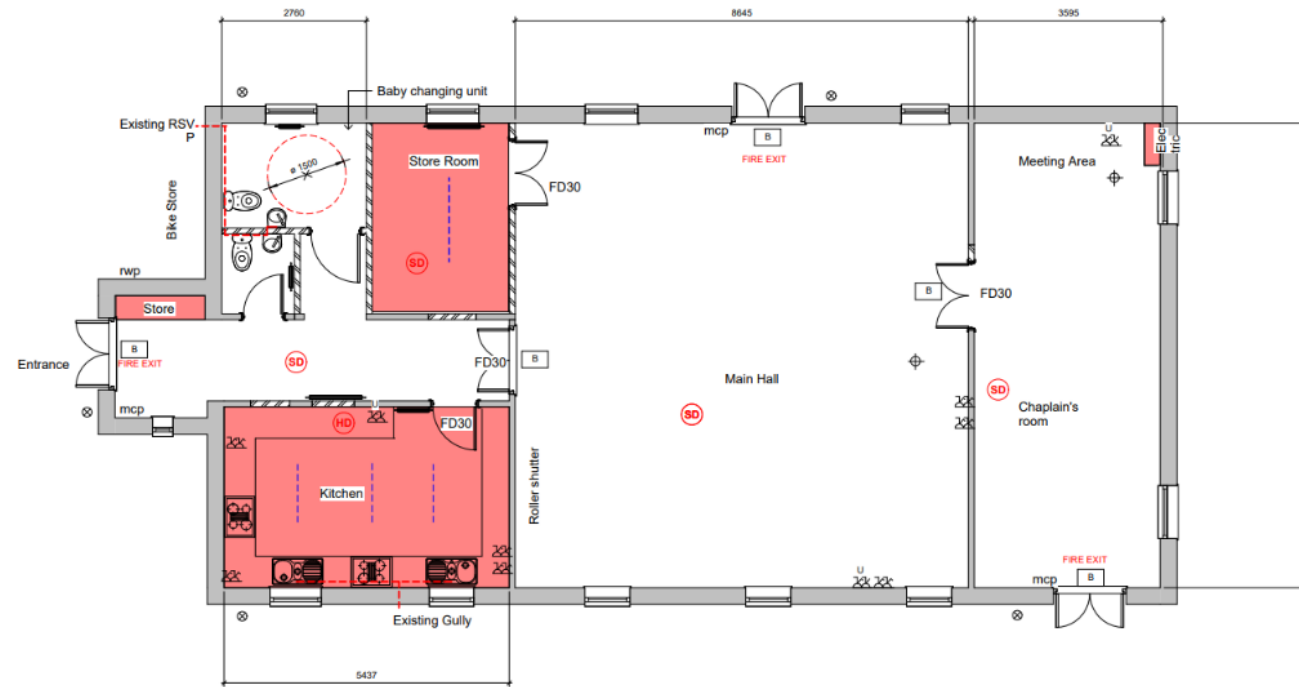
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So what has been achieved?

Phase 1 (internal and building)

- Reconfiguring layout and walls
- Replacing all doors & windows
- Strengthen roof for new ceilings
- Increased roof and wall insulation
- External and internal redecoration
- New slate roof
- New flooring throughout
- New toilet and DDA compliant toilet
- New Kitchen with additional appliances and sinks
- Air conditioning & solar panels
- New fire detection and alarm systems
- Projector and screen to Chaplain's room

External

- Increased external lighting and perimeter lighting
- Wheelchair accessible pathways to garden
- External bike rack
- Shelter
- Skate ramps
- Basketball Hoop
- External storage shed
- Public Wifi
- External CCTV
- Tree removal

St Georges Hall, Calshot



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Completions: Burgate, Fordingbridge

- 1 bedroom flat over garage for shared ownership



Under construction: Moore Close

- Due to complete in January 2025



Under construction: Hythe Hospital

- Secured £1.8m grant funding from Homes England
- Main building contract £mm
- Due to complete in October 2025



Under construction: Hythe Hospital

- Ground works underway



Under construction: Hythe Hospital

- Start on site ceremony (September)



Under construction: 37/39 Salisbury Road

- Now in contract with Amiri Construction
- £3.5m contract
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- Mobilisation period and final detailed design.
- Due to Start on Site in October. Completion due in January 2026



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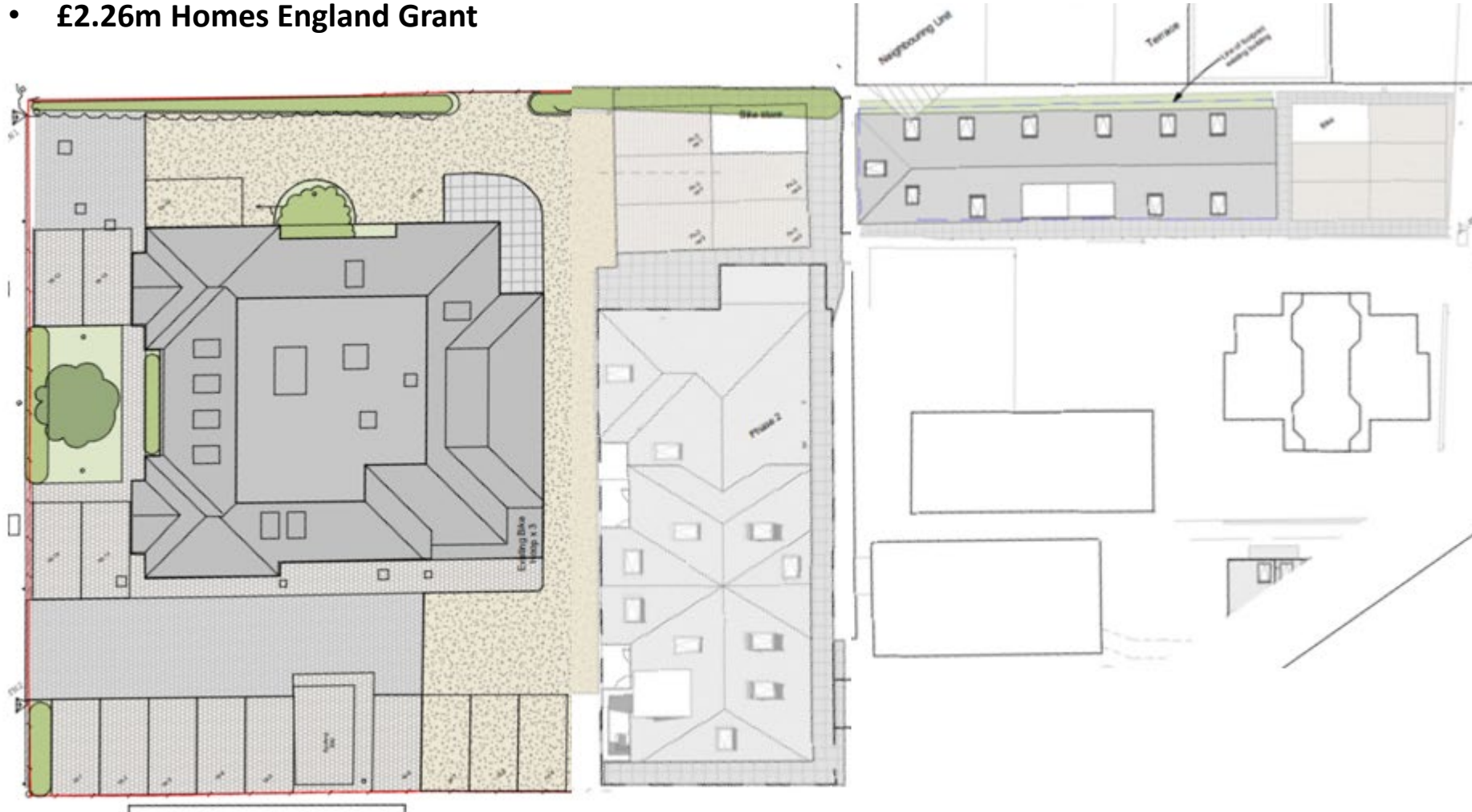


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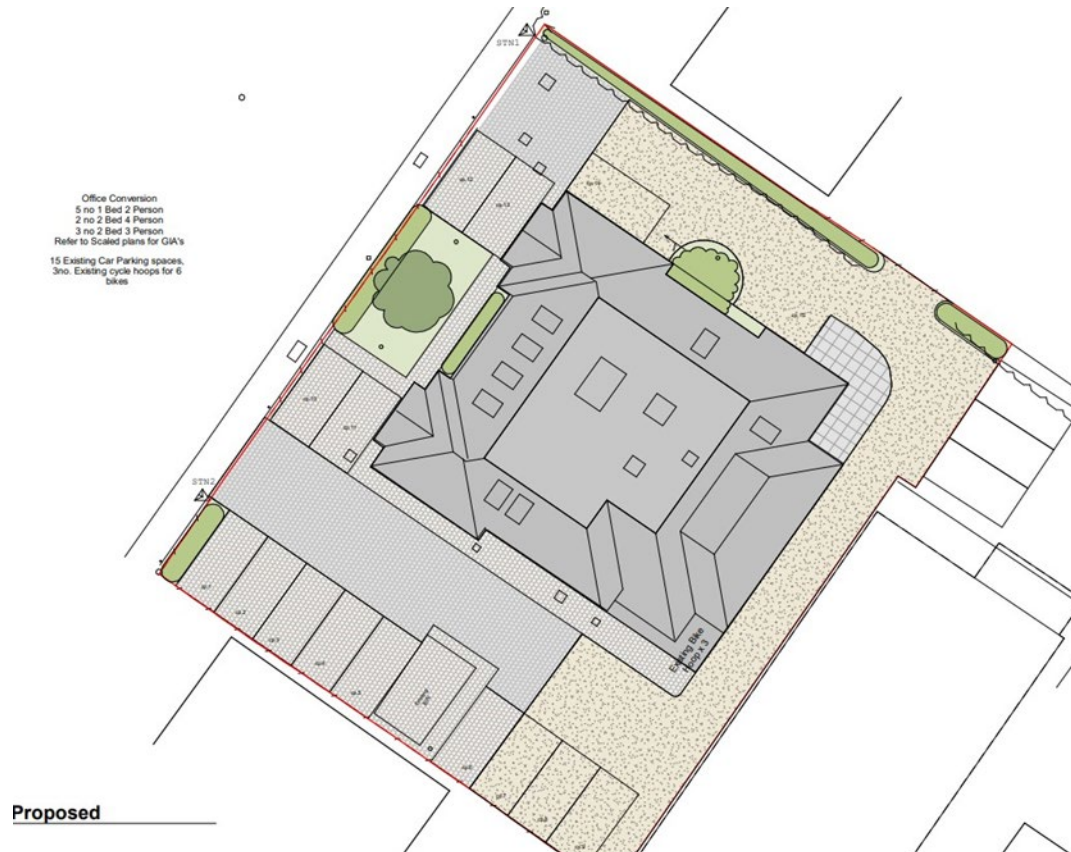
Advertiser and Times, New Milton

- 23 homes for rent
- 10 x conversion & 13 new-build
- £2.26m Homes England Grant



Advertiser and Times, New Milton

- Phase 1: Conversion of existing building



Advertiser and Times, New Milton

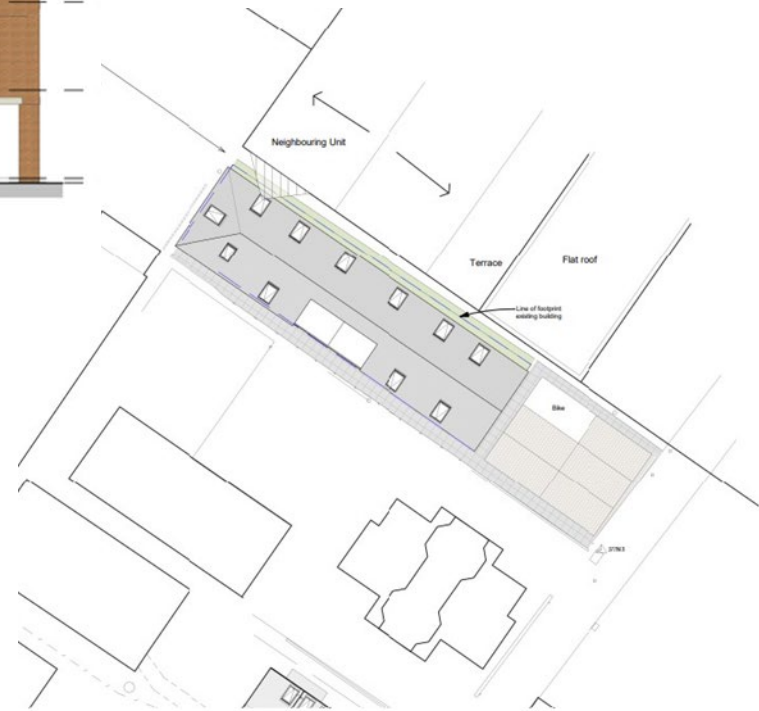
- Phase: 7 x new-build 1 and 2 bedroom flats



Advertiser and Times, New Milton



- Phase 3: 6 x 1 and 2 bedroom new-build flats



Advertiser and Times, New Milton

- Pennyfarthing Homes
- Completion due in November 2025



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 - To reduce local housing pressures
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 - To provide settled housing to ACRS
- NFDC awarded £945,000
 - £189,000 per home based on local values
- 5 homes over next two years
 - 3 Afghan Citizen Resettlement Scheme
 - 2 Temporary Accommodation
- To be delivered through 'Buy Backs'
- Proposed tenure Affordable Rent



New opportunities....

- Close to entering contract for a significant S106 scheme
- Proceeding to purchase 2 x S106 units within the National Park
- Outstanding bids submitted or proposed for 4 x S106 schemes
- Submitting Hythe Police Station bid later this month
- Advancing the purchase of land with potential for 8 units
- Discussions to be held with Hampshire County Council to review land assets in the district
- Working on potential proposals for the future of Claymeadow Depot, Hounslow



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- Other RP schemes coming forward
 - Vivid projects (400+)
 - Aster at Dibden Purlieu



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- **Task and Finish Group (MMC & Affordable homes ownership)**



Affordable housing development programme as at 18th September 2024

	Affordable housing completions									
	2018/19 1	2019/20 2	2020/21 3	2021/22 4	2022/23 5	2023/24 6	2024/25 7	2025/26 8	2026/27 9	2027/28 10
Completed (previous years)	57	90	64	24	50	54				
In Contract (Completed or full delivery expected)										
Buy Back & LAHF completions										
New Build (planning-led, NFDC land, other land, off the shelf) (4)							17	65		
Sub total							17	65		
Predicted with delivery expectations (planning in place, no planning required or high planning confidence)										
Buy-Back & Off The Shelf purchases							18	17	15	15
New Build (planning-led, NFDC land, other land, off the shelf) (4)							2	16	18	52
Sub total							20	33	33	67

	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28
Total	57	90	64	24	50	54	37	98	33	67
		147	211	235	285	339	376	474	507	574

Future programme assumptions and identified sites										
New Build (planning-led, NFDC land, other land, off the shelf) (8)								10	84	150
NFDC conversion works (8)									18	
Sub total							0	10	102	150

Completed or certain = 421

'Firm' pipeline = 153 (53 by April 2026)

Identified future opportunities = 262

Any Questions?

