



Affordable Housing Update

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Key Site Updates

Focus Sites

'Fareham Housing' led developments

Tranche #1	<ul style="list-style-type: none">• Hampshire Rose• Bridge Road	→ Out to tender for contractor(s)
Tranche #2	<ul style="list-style-type: none">• Sea Lane• Stubbington Lane• Station Road, Portchester• Coldeast Scout Hut (moved from Tranche #3)	→ Working toward appointing architects
Tranche #3	<ul style="list-style-type: none">• Wynton Way• Gosport Road (not progressing purchase at this stage)• Stock Regeneration?	

Site Updates

Hampshire Rose and Bridge Road

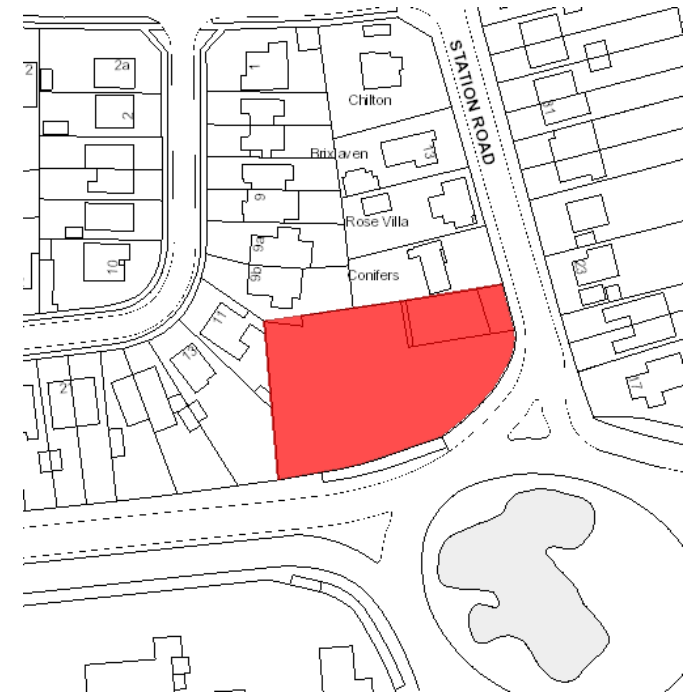
- Tender packs now out for a contractor for each site
 - Bids due back before the end of March
 - Should appoint contractors by end of April 2019
 - Bids received should indicate potential start dates
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- Homes England Grant of nearly £1.3M awarded for Hampshire Rose
 - Homes England Grant of £270,000 awarded for Bridge Road



Station Road, Portchester

Demolition of existing structure

- Required to avoid paying rates
 - gas meter removal, mains disconnect
 - party wall surveys / asbestos surveys
 - contamination survey
 - demolition thereafter
- Should appoint architects soon to design sheltered scheme
- Will go back through the planning process during 2019
- Construction start in 2020



Why so long...

Why does it take so long between 'planning' & getting a spade in the ground?



- The plans for a planning application are only the start
- Further detailed plans are needed for construction (i.e. the technical design)

Why so long continued...

- Need to address key hurdles (e.g. ecology)
- Final tweak of plans (e.g. more disabled access, iron out some smaller issues/specifications)
- Lots of technical surveys needed (ground/soil survey, structural engineer calculations, landscape design, etc.)
- Detailed plans ('Technical Design') produced
- Employers Requirements (description of requirements, certain specifications, scope of requirements)



Why so long continued...

- Discharge certain planning conditions
- Tender process to appoint a contractor can only take place once technical design & ER are complete
- Pre-qualification stage to tender process (a few weeks)
- Full tender process (typically 4-6 weeks to submit bids and then bid assessment thereafter)
- Appoint contractor..... Leading to Start on Site



Affordable Housing SPD

Affordable Housing Supplementary Planning Document

- Technical planning document
- Gives more detail on the planning expectations for developers: -
 - Mix of Affordable House type (to reflect local need)
 - LHA cap (i.e. Affordable Rents no more than LHA cap)
 - Importance of Social Rent
 - When AH is required, how many?
 - Calculating the contribution (if off-site contribution appropriate)
- Executive before Summer 2019
- Then a six week public consultation period

Any Questions

