



# Affordable Housing Update

20<sup>th</sup> September 2018

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# Overview

1. HRA Bids
2. Housing Need Analysis
3. Site Updates (Fareham Housing Sites)

# HRA Bids

- Executive approved principle of the bids on 4<sup>th</sup> September
- Bids were submitted on the 6<sup>th</sup> September
- Bid deadline was then extended until the 30<sup>th</sup> September by Homes England
- Total of bids amounted to £12.8 million
- Bids will be assessed on a scheme by scheme basis
- No timeframe for when we will know outcome
- Mix of tenures, some shared ownership, some social rent, some affordable rent.

## Bids submitted for...

- Hampshire Rose
- Bridge Road
- Station Road, Portchester
- Sea Lane
- Stubbington Lane
- Coldeast Scout Hut
- Wynton Way
- Gosport Road

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# Housing Need Analysis

- Work to understand the affordable need has been ongoing
- Important so that we can match demand and supply in terms of:-
  - Location
  - Property Size
  - Property tenure
  - Any particular needs/requirements
- Relevant for what we build and what developers provide on planning sites.

# Affordable Housing Explained

Affordable Tenure	Explanation	Occupants from....
Social Rent	Typically 45-55% of market rent.	Council's Housing Waiting List <b>985 Households</b>
Affordable Rent	No more than 80% of market rent.	
Shared Ownership	Typically a 25-75% initial share purchase, rent payable on remaining share, opportunity to staircase up to buy the whole property.	Help to Buy South database (the sub-regional Help to Buy Agents) <b>949 Households</b>
Rent to Buy	Rent at affordable rent level with a future opportunity to purchase the home.	

## Other/New Affordable Types

- Build to Rent/Affordable Private Rent
- Starter Homes
- Discounted Market Sales
- Affordable Self/Custom Build

# FBC Waiting List

- Households on the list are placed in 'bands'
- Banding is based on welfare, medical or changes in their housing situation, such as needing to downsize

**Urgent Band** – no other options available

**High Band** – need more supported living, medical issues

**Medium Band** – overcrowding by one room or wishing to downsize by 1 bedroom

**Low Band** – an individual living in accommodation tied to their employment



# FBC Waiting List - Need

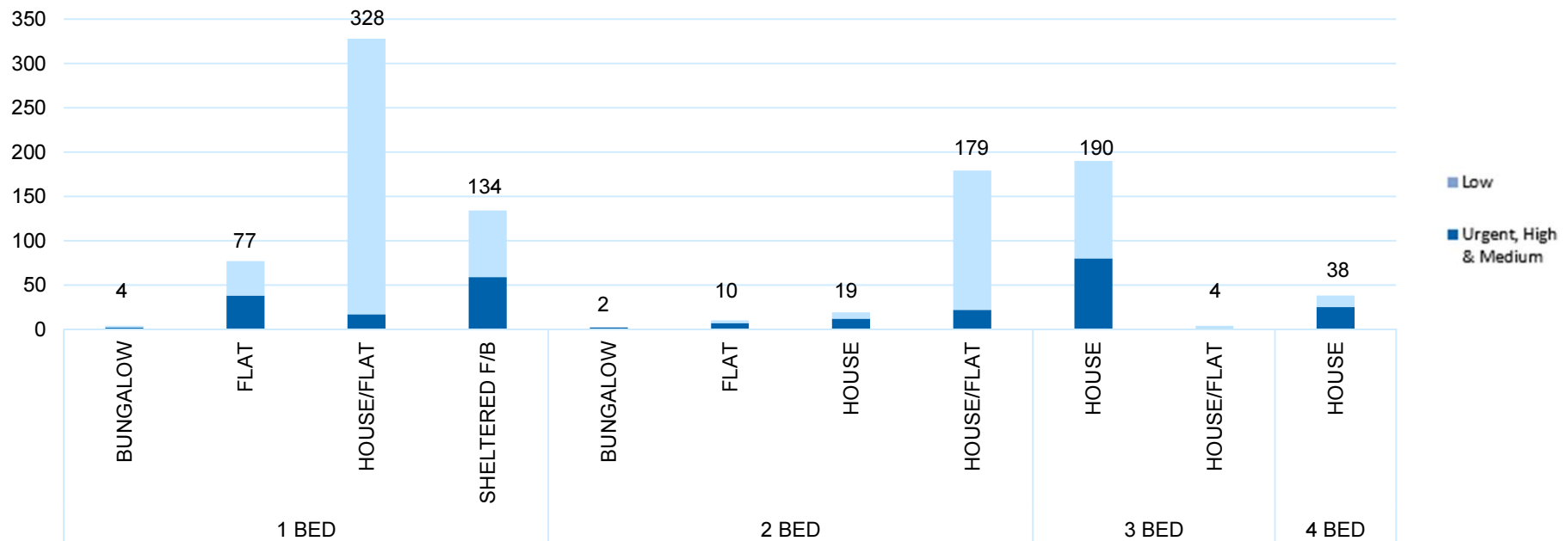
Band	Number of Customers
Urgent	1
High	34
Medium	230
Low	720

Nearly 25% of 1-bed need (134 households) need sheltered housing.

Accommodation Size	Low	Medium	High	Urgent	TOTAL
1 Bed	427	97	18	1	543
2 Bed	167	38	5	0	210
3 Bed	113	76	5	0	194
4 Bed	13	19	6	0	38
Total	720	230	34	1	985

# FBC Waiting List – Size/Type

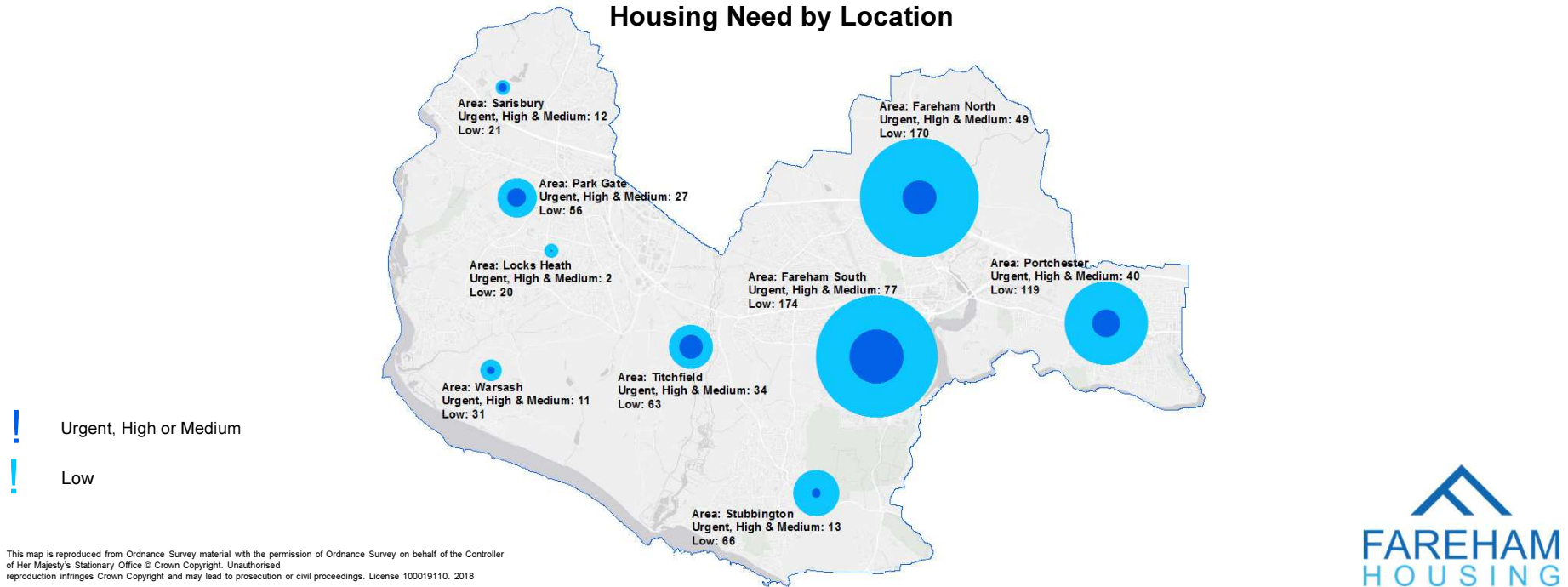
Borough Wide Accommodation Size and Type (985 Customers)





# FBC Waiting List – Need by Area

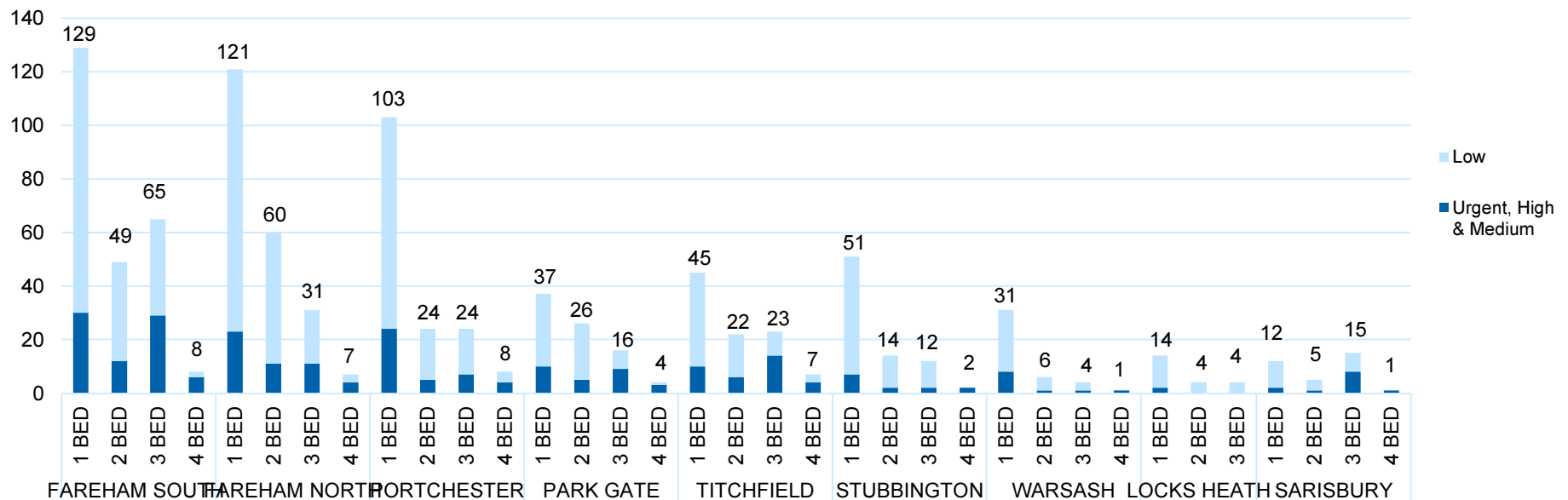
Housing Need by Location



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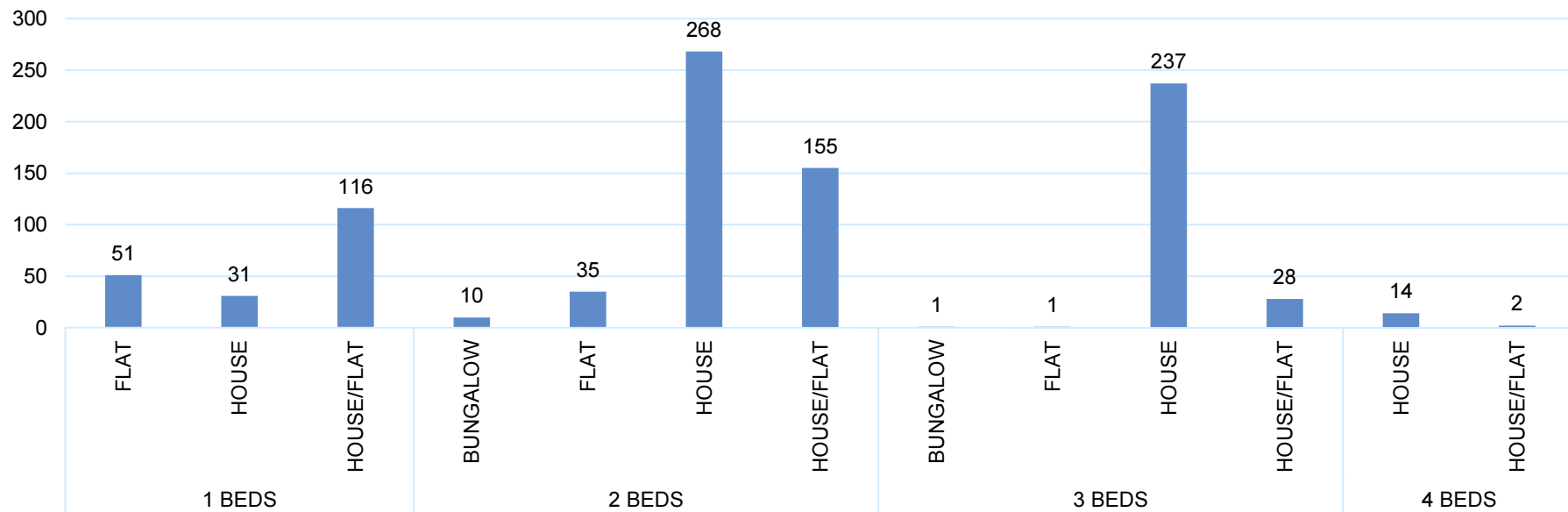
# FBC Waiting List – Need by Area

Housing Need by Size and Area (985 Customers)



# Help to Buy South – Size/Type

Help to Buy South  
Borough Wide Accommodation Size and Type (949 Customers)



# Moving Forward – Need Analysis

- **FBC Waiting List** - ongoing monitoring and understanding of those in need of affordable housing / quarterly updates / qualitative tweaks
- **Matching Affordable Homes** - tenures, size and location better matching the need data for the Borough.
- **More Affordable Homes** - increasing the amounts of new homes provided as affordable, particularly for social rent.
- **Monitoring** – improved monitoring of new/forthcoming affordable housing delivery
- **Sheltered Housing** - deeper understanding of need, including any stock issues (informed by Stock Condition Survey)



# Key Site Updates

## Focus Sites

'Fareham Housing' led developments

<b>Tranche #1</b>	<ul style="list-style-type: none"><li>• Hampshire Rose</li><li>• Bridge Road</li></ul>
<b>Tranche #2</b>	<ul style="list-style-type: none"><li>• Sea Lane</li><li>• Stubbington Lane</li><li>• Station Road, Portchester</li></ul>
<b>Tranche #3</b>	<ul style="list-style-type: none"><li>• Coldeast Scout Hut</li><li>• Wynton Way</li><li>• Gosport Road</li></ul>



# Hampshire Rose & Bridge Road

- Employer's Agent appointed (i.e. contract managers)
- Internal tweaks by architect have made more flats at Hampshire Rose accessible for those with disabilities
- Slow worms continue to be captured and relocated
- When we know the sites are clear of protected species we will be able to provide firmer timeframes on delivery
- Expected to commence early 2019.



# Sea Lane & Stubbington Lane

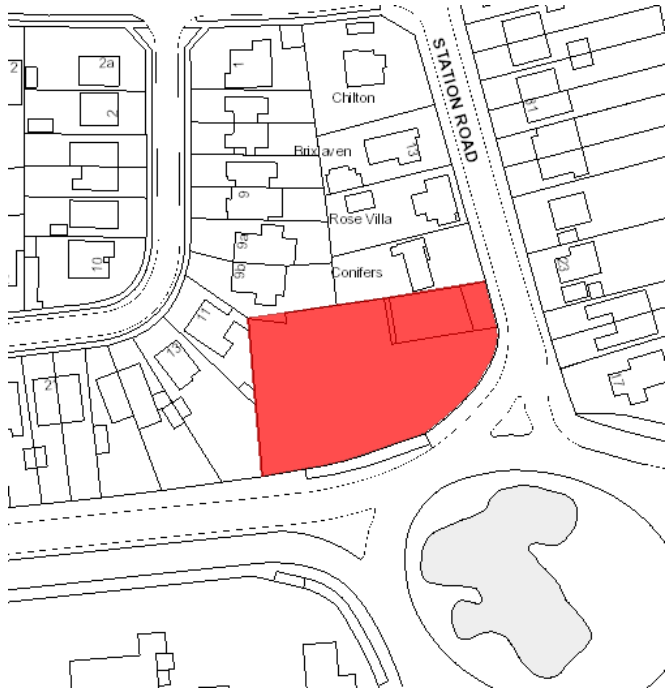


- Architect instructions shortly
- Property tenure and size informed by our analysis of need in the area
- Likely to be all/predominately shared ownership
- Possibility for a couple of self/custom build plots
- Planning process early 2019
- Construction start potentially by mid 2020.



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# Station Road, Portchester



- Planning application already been considered for older person accommodation

## Current options: -

- Pursue a slightly adjusted scheme for sheltered housing
- Provide a scheme with a mix of older person tenure (for instance some private lets)
- Await outcome of stock condition work – site may be needed in connection with works to our stock elsewhere.



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# Through Planning...

- 30-40% affordable homes on schemes over 10 dwellings
- Recent cases nearly all meet the policy requirement
- In time, when these developments are built out, we will have an increase in new affordable housing each year compared to past levels
- Early need analysis has been informing property size mix in negotiations
- Every little bit counts.... (getting a financial contribution for an incomplete dwelling requirement)
- Improved monitoring being developed (alongside the Planning department)

## For Example....

A scheme for 60 new homes.

40% equals 24.8 homes

Developer can either round it up to 25 homes on site or provide 24 on site and 0.8 equivalent as a £contribution.

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# What's coming?

Recent permissions/resolutions to grant....

- Hope Lodge, Cranleigh Road, Hunts Pond Road, N & S of Funtley Road, Heath Road and various applications N & S of Greenaway Lane
- Between them over 300 new affordable homes – likely to be built within the next 5 years
- Over 200 will be affordable rent (and a small number of social rent)
- The remainder will be intermediate housing (such as shared ownership)
- Some secured as Part M4(3) Building Regulation standard
- £170,000 also due to be paid as S106 contributions for affordable housing provision.



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# Next steps....

- Use the need analysis to continue to negotiate and get the best we can on planning proposals
- Use the need analysis to inform the mix/tenure on the FBC owned sites
- Continue to progress the FBC sites
- Await and respond to Stock Condition work (2019)
- Consider future acquisitions
- Continue to tackle the funding challenge!