



Affordable Housing Update

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1. Site updates
2. Stock regeneration (Regeneration Strategy)
3. 'Green' update
4. Other updates

Site Updates – Tranche #1

Bridge Road (Oak Tree Close)

- Finished in July
- All homes now occupied



Highlands Road (Rose Court)

- Some delays (weather, COVID & materials)
- Block C & D *should* be ready early 2021
- Block A & B *should* be ready in Spring 2021



Site Updates – Tranche #2

Station Road (Sir Randal Cremer House)

- 16 x sheltered flats. Planning permission April 2020
- Contractor tender now out (closing mid-November)



Stubbington Lane (Capella Close)

- 11 x houses for Shared Ownership
- Planning permission granted April 2020
- Homes England grant of £484,000 approved
- Pre-qualification tender process complete

Site Updates – Tranche #2&3

Coldeast Scout Hut

- Planning application submitted for 9 flats (shared ownership)
- Grant application will be submitted later this year
- Construction should start in 2021/22

Wynton Way

- Kershaw Centre now available to buy
- Grant application will be submitted later this year
- Planning process in 2021
- Potentially up to 18 homes

Sea Lane

- 4 x self-build plots
- NOT affordable housing, but FBC net proceeds will go toward affordable housing projects elsewhere



Site Updates – Tranche #4

Assheton Court

- On-going work with the architect
- End of 2021/early 2022 for *potential* close of existing Assheton

Crossfell Walk

- Replace existing fly-over flats with a family house
- Planning application early 2021



Queens Road

- Former St. John Ambulance site
- 2 houses
- Planning application late 2020



Stock Regeneration

‘We will... identify & progress regeneration and redevelopment opportunities’
(extract from FBC adopted AH Strategy 2019)

- Addressing structural issues associated with age and/or original construction type
- Layouts don't always meet modern standards/expectations
- Difficulties with energy efficiency
- Funding remedial works



Regeneration Strategy

Regeneration Strategy (2021)

- Guiding principles – site by site decision based on a balance of....
 - Condition
 - Land Factors
 - Opportunity
 - Impact to tenants and leaseholders explained
 - Community impact and involvement explained
- NB: No site specific detail in main document

Appendix A

Site specific #1

Identify Site

Intended
redevelopment

Intended timeline

Suspend RTB?

Appendix B

Site specific #2 etc.

Green Update

- Continuing to explore 'greener' funding - Several Gov't opportunities have arisen
- Recently accepted for the 'Social Housing Technical Assistance Pilot'
- The new Asset Management system will assist in identifying energy improvements to our stock
- Energy tariff switching advice now given by The Welfare and Support Officer



Other Updates

- Affordable Housing – **National Changes**
 - First Homes
 - New Grant funding program (2021-2026)
 - Planning for the Future White Paper (affordable housing potentially via a levy)
 - Changes to Shared Ownership
- Emerging Local Plan Policy (draft policy HP5)
- Affordable Housing Supplementary Planning Document (SPD)



Any Questions

