APPENDIX C



### Affordable Housing Update

**Robyn Lyons** 



- 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
- Black 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

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- 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**

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- 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



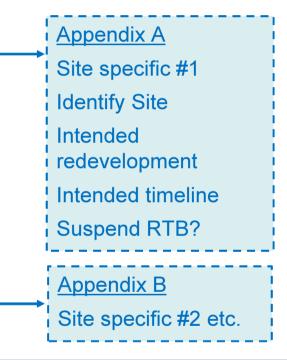




## **Regeneration Strategy**

### 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





## **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



