

FAREHAM

BOROUGH COUNCIL

Report to Housing Scrutiny Panel

Date **04 February 2021**

Report of: **Deputy Chief Executive Officer**

Subject: **FAREHAM HOUSING REGENERATION STRATEGY**

SUMMARY

At its meeting on 1 March 2021, the Executive will be considering a report on the Draft Fareham Housing Regeneration Strategy.

The draft strategy details the factors that will be considered when identifying and progressing housing regeneration opportunities; it does not identify any specific sites at this point. Over time individual site-specific appendices will be produced for consideration by the Executive.

The draft strategy is clear that there is no 'one size fits all' approach when it comes to identifying a project but, by outlining the factors that will be taken into account, it provides improved transparency on what will inform the identification and selection of sites for regeneration or redevelopment.

The adoption of a Fareham Housing Regeneration Strategy will be an important step toward the replacement of some of our poorer quality housing stock.

RECOMMENDATION

It is recommended that the Panel consider the draft Fareham Housing Regeneration Strategy (Appendix A) in advance of it being presented to the Executive for approval in March.

INTRODUCTION

1. The need for a Fareham Housing Regeneration Strategy was identified in the adopted Affordable Housing Strategy (2019). The 2019 overarching strategy included an action to 'identify and progress regeneration and redevelopment opportunities on existing Fareham Housing land'.
2. The majority of Council housing stock is over 45 years old and in some instances the costs and benefits from remedying structural issues and updating the property (or properties) is such that redevelopment may be a more appropriate and worthwhile consideration. This is particularly relevant where redevelopment can increase the number and quality of affordable homes in a high affordable need area.
3. The draft Regeneration Strategy is not site specific at this stage, however it is the intention that individual site-specific appendices to the strategy will be produced over time. These will be subject to Executive approval on the principle of the redevelopment/regeneration before detailed work and community consultation take place.
4. 'Condition', 'Cost', 'Land Factors' and 'Opportunity' are the key guiding factors that will be considered in identifying specific regeneration or redevelopment opportunities. Every potential site/property will have subtle differences in how these factors apply; as a result, a 'one-size fits all' approach is not appropriate.

PRINCIPLE AND GUIDING FACTORS FOR REDEVELOPMENT

5. The draft Fareham Housing Regeneration Strategy identifies the four key factors that will be used to identify regeneration or redevelopment opportunities: -
 - Condition
 - Land Factors
 - Opportunity
 - Cost
6. A detailed overview of these four guiding factors and why they are important is provided in the draft strategy (Tables 1-4 of Appendix A). Each potential regeneration or redevelopment opportunity would be considered against these factors and, should it be deemed an appropriate and achievable opportunity, then Officers will seek approval to a site-specific appendix to the Regeneration Strategy. After any new appendix has been approved by the Council's Executive further detailed work will progress and, over time, appropriate tenant and community consultation will be undertaken for the specific site. All matters will then be progressed to ultimately seek the delivery of the project.

IMPACT TO THE COMMUNITY & PROPERTY OCCUPANTS

7. The draft Regeneration Strategy recognises the community impact from regeneration/redevelopment, particularly for those occupants whose homes will be directly affected. The practical side of any displacement of existing occupants is acknowledged in the strategy, including different approaches depending on whether they are a Council tenant or a leaseholder/freeholder. In all cases it will be dealt with and managed as sensitively as possible.
8. Once a project is formally identified as an appendix to the Regeneration Strategy then

nothing will immediately change at the affected properties or for their occupants. The subsequent steps will need to include architectural drawings, land assembly, community consultation and the planning process before there is likely to be any requirement for the properties to be vacated. It should be expected that any projects identified this year are unlikely to see any change on the ground until at least 2023.

9. The draft Regeneration Strategy also includes information about the likely suspension of Right to Buy. This will be necessary to prevent any additional hurdles to redevelopment.

OTHER MATTERS

10. In most normal circumstances Council owned properties which do not warrant consideration for redevelopment/ regeneration (based on their assessment against the guiding factors in the strategy) will still be included in the ongoing planned maintenance programme for the Council's housing stock.

11. The draft strategy also recognises that redevelopment or regeneration can positively contribute toward the Fareham Housing Greener Policy. Newer homes tend to be far more energy efficient and can have greener measures incorporated within the design from the outset.

RISK ASSESSMENT

12. There are no significant risk considerations in relation to this report. Any potential individual project risks will be considered on a site by site basis alongside subsequent appendices formulated for the Fareham Housing Regeneration Strategy.

CONCLUSION

13. The draft Fareham Housing Regeneration Strategy provides a positive step forward in how the Council will identify suitable projects. It provides increased transparency in the factors that will be considered when identifying projects and in time not only will this facilitate the replacement of some of our poorer quality housing stock but also provide a greater number of affordable (and greener) homes in the right places, for those in need of affordable housing.

Appendices: Appendix A – Draft Fareham Housing Regeneration Strategy

Background Papers: None.

Reference Papers: Affordable Housing Strategy (2019)

Enquiries: For further information on this report please contact Robyn Lyons (Ext 4305)