

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 01 March 2021

Portfolio:	Housing
Subject:	Development Update at 28 Queen's Road
Report of:	The Deputy Chief Executive Officer
Corporate Priorities:	Providing Housing Choices

Purpose:

To update the Executive on the progress of the redevelopment at 28 Queens Road and to seek approval for the funding arrangements.

Executive summary:

This report outlines the progress made on the development of two 3bed houses at 28 Queens Road.

Extensive work has been undertaken to ensure that the properties meet the original criteria of being disabled accessible and incorporate green solutions.

Further details of the funding arrangements, including the total estimated cost are provided in the confidential Appendix A attached to this report.

Recommendation:

It is recommended that the Executive:

- (a) notes the updates made to the scheme; and
- (b) agrees the funding mechanisms, as outlined in the confidential Appendix A to the report.

Reason:

To ensure the funding arrangements are acceptable and to enable a time efficient process to deliver the scheme if/when a formal planning consent is available on the site.

Cost of proposals:

The total estimated cost to deliver the scheme at 28 Queens Road is outlined in the accompanying confidential Appendix A. This has been established in liaison with the Council's Finance team.

Appendices: **A:** Funding arrangements (confidential)

Background papers:

Reference papers: **A:** Affordable Housing Strategy (2019)

B: Housing Disposals and Re-developments at 28 Queens Road and 15 & 17 Crossfell Walk - 11 June 2020
Executive Member for Housing Briefing Paper

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Executive Briefing Paper

Date:	01 March 2021
Subject:	Development Update at 28 Queen's Road
Briefing by:	The Deputy Chief Executive Officer
Portfolio:	Housing

INTRODUCTION

1. At its 11 June 2020 meeting the Executive Member for Housing considered a report outlining the intention to redevelop the former St John Ambulance site at 28 Queens Road. This report was originally intended for full Executive, but due to the Covid-19 pandemic, decisions were delegated to individual Executive Members. The Executive Member for Housing approved the funding mechanisms for delivery of the scheme and agreed delegated authority to the Deputy Chief Executive Officer to award the appropriate contracts.
2. The redevelopment of this site would seek to deliver 2No. 3 bed social rent homes. These will be designed to reflect the character of the area, with accessibility features such as wheelchair access. The scheme will also incorporate greener solutions; contributing to the Council's commitment for carbon neutrality and deliver on the Housing Department's Greener Policy (2019).

DESIGN

3. The report of the 11 June Executive Member for Housing introduced the design concepts for the two properties. It is still the intention to deliver 2No. 3 bed, accessible homes designed to reflect the character of the area, with accessibility such as wheelchair use, accounted for. This also includes allowing for the conversion of one of the ground floor rooms to an accessible bedroom, should the need arise. These features will allow for greater flexibility and provide homes for households that typically have a longer wait time.
4. Further work has been undertaken since the 11 June report to understand what greener solutions could be incorporated into the design. Part of the feasibility work included an eco-specification cost/benefit analysis. This outlined the possibilities for the scheme, outlays and detail of whether any element would result in additional costs for our tenants.
5. When looking at energy efficiency within buildings, a 'fabric first' approach is used. The design of the two properties incorporates this by ensuring that unnecessary heat is not

lost through the walls. A Passiv house is specifically designed to minimise this loss by incorporating thicker walls, a heat recovery ventilation system, air tightness and quad glazing. A Passiv design was explored, and although this style would achieve carbon neutrality the costs in comparison to the size of the development were excessive.

6. The chosen solution modelled a 70% reduction of CO₂ emissions, compared to a standard build. In order to achieve this the property will be electric only. An air source heat pump will provide heating and to ensure that there are no extra costs to the residents, solar panels will generate the electricity. Any excess electricity produced will utilise a solar PV diverter. A PV diverter moves the excess electricity to other areas so it is not wasted. One example of where electricity could be diverted to is the heating for hot water.

RENTS

7. The Council offers two main types of rent to those allocated to our housing properties; social rent and affordable rent. The 11 June report originally advised that the properties will be at an affordable rent and grant funding would not be possible on this scheme. However, subsequent talks with the Wayfarer Partnership / Homes England has resulted in an application for grant funding being made possible. Grant funding will mean that a social rent could be charged at these properties. This lowers the rental payments further for our tenants and is much needed for larger, accessible homes.

TIMELINE

8. Timings for delivery of this project remain approximate and are dependent on a number of external factors. The planning application has now been submitted and will go to the Planning Committee for consideration. Following this, the technical drawings will need to be completed and the tender process started. It is expected that construction on site will begin in early 2022.

Enquiries:

For further information on this report please contact Fleur Allaway (Ext 4304).