

FAREHAM

BOROUGH COUNCIL

Report to Housing Scrutiny Panel

Date 28th October 2021

Report of: Deputy Chief Executive Officer

Subject: Fareham Housing Development Site updates

SUMMARY

This report provides an update on the current and emerging Fareham Housing development sites.

RECOMMENDATION

It is recommended that the Panel note and consider the content of this report and make any comments or raise any questions for clarification.

INTRODUCTION

1. The purpose of this report is to provide Members of the Panel with an overview and update on the position with the Fareham Housing development sites.
2. The report focuses on sites that have been progressing since 2018, when a Strategic Housing function returned to the Fareham Housing department. An overview of each site is provided.
3. There are 17 sites referred to in this report. The sites vary in scale, property type and tenure. It includes regeneration and redevelopment opportunities as well as smaller schemes designed to meet some of the more bespoke need from the Council's Housing Register. The sites are listed in approximate order as to their progress/stage toward development.

COMPLETED SITES

4. Oak Tree Close (land at 123 Bridge Road)
 - 5No. houses (2No. 3-bed and 3No. 2-bed)
 - Mix of Social and Affordable Rent
 - Contractor: Ascia Construction
 - Completed in summer 2020
 - Main funding source: HRA Capital Development Fund & Homes England grant
 - Homes England grant met approximately 25% of the project costs
5. Rose Court (Highlands Road)
 - 18No. flats (8No. 2-bed and 10No. 1-bed)
 - All flats as Social Rent
 - Contractor: FE Chase Ltd.
 - Completed in summer 2021 (6No. flats completed earlier)
 - Main funding source: HRA Capital Development Fund & Homes England grant
 - Homes England grant met approximately 35% of the project costs

IMMINENT STARTS ON SITE

6. The following sites are those where planning permission is in place and a contractor is appointed for the construction. Both sites listed below have been delayed due to the complexity of the process surrounding securing a Section 278 agreement with Hampshire County Council Highways. A Section 278 concerns the alterations and improvements to the public highway. For example kerb positioning; footpath gradients; drainage details, etc.
7. Capella Close (Stubbington Lane)
 - 11No. Houses (2No. 3-bed, 7No. 2-bed and 2No. 1-bed)
 - All houses as Shared Ownership
 - Contractor appointed: FE Chase Ltd.
 - Estimated Start on Site: Nov/Dec 2021 (tbc)
 - Estimated Completion: Spring 2023
 - Main funding source: Borrowing & Homes England grant
 - Homes England grant to fund 15-20% of the project costs

8. Sir Randal Cremer House (Station Road)

- 16No. Sheltered Flats (4No. 2-bed, 12No. 1-bed)
- All flats Sheltered Housing (Affordable Rent)
- Contractor appointed: Ascia Construction
- Estimated Start on Site: tbc, subject to S278 agreement with HCC
- Build Programme: 12-18 months
- Main funding source: 1-4-1 receipts & charitable contribution
- Includes a financial contribution from The Randal Cremer Cottages Trust

FORTHCOMING SITES

9. The following sites are being actively worked on. Some are close to a development start and others are at the design stage.

10. Former Coldeast Scout Hut site

- 9No. flats (4No. 2-bed, 5No. 1-bed)
- All flats for Shared Ownership
- Planning Permission granted
- Main funding source: Borrowing & Home England grant
- *Overview of Progress:* Technical/detailed plans have now largely been completed following the grant of planning consent. A Homes England grant application for £387,000 has been submitted. Subject to the tender process development should commence in 2022 with a build programme of 12-18 months.

11. Queens Road (former St Johns Ambulance site)

- 2No. family houses
- Ground floor disabled accessible
- Both properties to be Social Rent
- Planning Permission granted
- Main funding source: s106 monies & Homes England grant
- Homes England grant of £172,000 (approx. 25% of project costs)
- Beyond standard greener measures incorporated
- *Overview of Progress:* Technical/detailed plans complete. Tender process will potentially commence in coming months and construction to start in 2022. Build programme of up to 12 months anticipated

12. Crossfell Walk development

- Demolition of 2No. flyover flats and replacement with 1No. 3-bed house
- Planning permission granted
- Main funding source: Recycled funds from HRA disposals
- Beyond standard greener measures incorporated
- *Overview of Progress:* Contact with an adjacent Council tenant and a leaseholder in relation to future demolition works is underway. Detailed timetable for works to be developed in due course.

13. Sea Lane (private market sales)

- 4No. self-build plots (for market sale)
- Planning permission granted
- Main funding source: Borrowing (to fund small costs associated with plot servicing and demarcation). FBC profits on subsequent sales back into other affordable housing delivery elsewhere
- Deed of Variation required relating to the original purchase of site from Homes England
- *Overview of Progress:* Plots expected to be marketed at some point in 2022 (following demarcation of plots and service provision to site). Deed of Variation with Homes England needs to be completed before plots can be marketed.

14.92 Gordon Road (emergency housing)

- 9No. en-suite bedrooms
- FBC completed the purchase of the property in September 2021 (benefitting from stamp duty saving)
- Planning permission will be needed for a change of use
- Internal arrangements to be finalised, including various checks and fire risk measures
- Various minor works required including kitchen replacement, prior to occupation
- Some repairs expected to roof
- Management approach will be considered by Tenancy Services
- Currently anticipated to be available for use during 2022
- To provide emergency accommodation at an affordable rent (saving on B&B costs and providing more suitable accommodation for the occupants)

15. Arundel Drive

- 2No. houses (part of purchase with 92 Gordon Road)
- FBC completed the purchase in September 2021 (benefitting from stamp duty saving)
- Planning permission for change of use already in place (one property was previously a care home and one was an office associated with the care home)
- Internal works required to update and convert to family accommodation
- Both properties to potentially include downstairs accessible bedroom/wet room (bespoke accommodation)
- Works anticipated to start late 2021/early 2022
- Properties will be available as general-purpose Affordable Rent for households on the Housing Register

16. Assheton Court

- Tenant/public consultation on the initial draft plans will finish on the 1st November 2021
- Currently 33 flats, to be redeveloped to provide approximately 60 flats
- Planning application on or before spring 2022 (allowing time to take on board consultation feedback)
- Redevelopment hoped to start in 2023

LONGER TERM SITES

17. The sites below are medium/longer term sites at various stages of progress.

18. Wynton Way

- Long standing potential housing site for up to 18 new homes
- Social/Affordable Rent homes
- *Overview of Progress:* Current uncertainty about extent of HCC land available for purchase (causing current delay). Once land extent established and purchase discussions with HCC progress, then expected to submit a planning application

19. Menin House

- Regeneration site
- To provide in region of 45 new homes (depending on flat/house mix) in replacement of existing building
- Expected to be Affordable Rent homes
- Discussions with 3No. leaseholders now commencing
- Land assembly required (small number of garages and 3No. leaseholders)
- *Overview of Progress:* This is a longer-term project with existing tenants and leaseholders to consider. Once land assembly has/is progressing then an architect will be appointed to design the redevelopment. Expected to involve some local community consultation before a planning application is submitted. Expecting that project will complete within next 5 years.

20. Henry Cort Drive

- Housing/community site in the emerging Local Plan
- Site to include a new community building, changing facilities, new play areas, quality open space and new affordable housing
- Potential for approximately 55 new homes
- Homes expected to be predominately Affordable Rent
- *Overview of Progress:* No progress to report at this stage. The first step is expected to include Community Engagement around the initial ideas for the wider site.

21. Redoubt Court

- Housing development site in the emerging Local Plan
- Potential for approximately 20 new homes
- Homes expected to be predominately Affordable Rent
- *Overview of Progress:* No progress to report at this stage. No architecture services are expected to be appointed until at least 2022/23

22. Cams Alders

- Housing development site in the emerging Local Plan
- Potentially for a new core sheltered housing scheme and some in-fill development for other affordable housing
- *Overview of Progress:* No progress to report at this stage. No architecture services are expected to be appointed until at least 2022/23

23. Land at Dore Avenue

- Housing development site in the emerging Local Plan
- Potential for a ribbon of properties (approximately 12No.) whilst retaining some open space
- Likely to suit Shared Ownership
- *Overview of Progress:* No progress to report at this stage. No architecture services are expected to be appointed until at least 2022/23

CONCLUSION

24. Work continues to progress on a variety of Fareham Housing development schemes. These are all aimed at contributing towards the objectives contained in the adopted Affordable Housing Strategy. The projects in the pipeline are increasingly varied. This includes larger regeneration projects, redevelopment opportunities and smaller infill sites (the latter ideal for bespoke housing need).
25. Working closely with colleagues in the Council's Finance Department, officers continue to seek to maximise (and make best use of) the funding opportunities available. The focus remains on quality driven outcomes, following the 'right homes in the right places' approach.
26. Future meetings of the Housing Scrutiny Panel will include regular updates on site progress, normally through a presentation by the Head of Housing Delivery.

Appendices: None

Background Papers: None

Reference Papers: Affordable Housing Strategy (2019)

Enquiries:

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