



Affordable Housing Update

(Item 8)

November 2023



Site Updates – Shared Ownership

Ophelia Court



- 9No. 1&2 bed flats
- SOS November 2023
- 75% of Homes England grant to be received December 2023
- Estimated completion Winter 2024

Capella Close



- 10 homes occupied
- Last home remarketed (2bh)
- November/ December - viewings

Site Updates – Assheton Court

60No. Sheltered flats

November 2023:

- Demolition complete
- Section 73 planning application submitted – Air Source Heat Pumps
- Stage 1 tender process and evaluation complete – 5 contractors invited to stage 2 (January 2024)
- Compiling evidence for grant funding bid early 2024



Assheton Court – Proposed External materials

Brick



Cladding

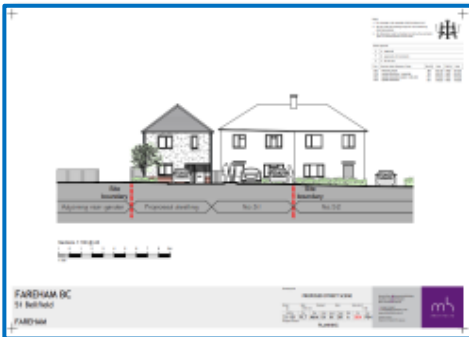


Future development updates

51 Bellfield

1No. 3 bed house

- Daintree Developments Ltd
- SOS March 2024
- Completion Winter 2024



Town Centre acquisition

- Potential for 20-25 residential units above retail frontage
- Regeneration benefits
- Emergency/ temporary accommodation – more suitable than B&B
- Positive discussions to acquire the property

Affordable Housing SPD

- Last Affordable Housing Supplementary Planning Document (AH SPD) 2005
- Fareham Local Plan 2037 adopted 2023 – new AH SPD to explain in greater detail AH policies/ requirements
- SPD will be a key document for enabling affordable housing
- New way of calculating off site affordable housing contributions to reflect cost of providing on-site

Draft SPD timetable:

Date	Task
December 2023	Draft SPD for officer comments
January 2024	Planning and Development Scrutiny Panel - Housing Scrutiny Panel Members invited
February 2024	Executive
February – March 2024	Consultation

PCC purchase of Clarion stock

- Portsmouth City Council is purchasing Clarion stock, known as lot 1A, 818 homes
- 71 of these units are within Fareham Borough
- Long term investment decision
- Management likely to be from Paulsgrove office
- PCC report states intention to let empty homes swiftly
- Does not impact existing FBC nomination rights for properties

Date	Task
November 2023	Start of Clarion formal resident consultation
December 2023	PCC Full Council and Clarion Board approval. Resident meet and greet with PCC
January 2024	End of Clarion's formal resident consultation –Board approval to complete and feed back to residents
February 2024	Completion

Any Questions

