



Affordable Housing Update

(Item 8)

April 2024



Site Updates – Shared Ownership

Ophelia Court



- 9No. 1&2 bed flats
- Estate agent appointment April 2024
- Estimated completion Winter 2024



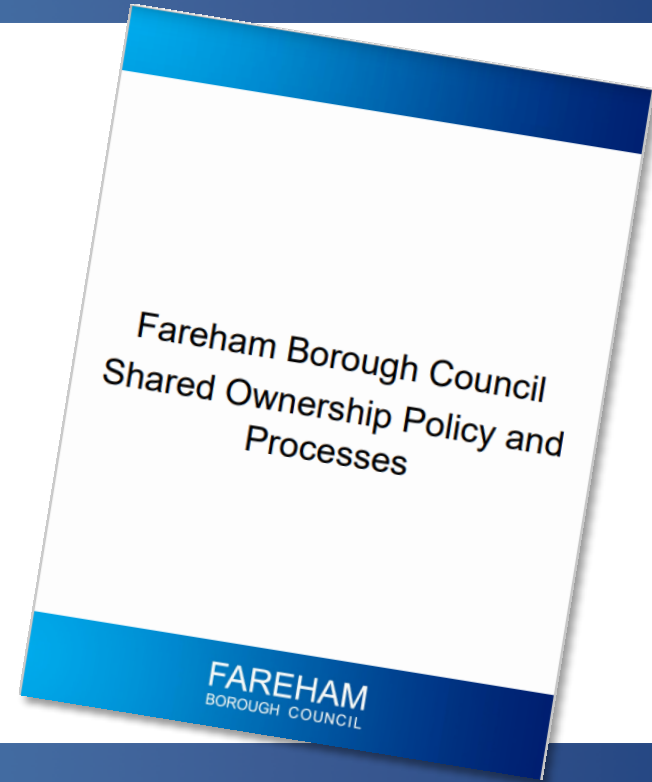
Capella Close



- Remaining unit sale completed March 2024
- Shared owner satisfaction surveys from March 2025

Shared Ownership Policy and Processes

- Document sets out the Council's approach to its Shared Ownership properties, including:
 - ✓ household eligibility
 - ✓ Marketing
 - ✓ Selling
 - ✓ management
- Closure of Help to Buy South and national changes (new SO lease) has prompted a document update with new procedures, including:
 - ✓ Applicants submitting their interest via our website
 - ✓ The Council maintaining a list of applicants through its Affordable Home Ownership register
- Executive approval to update and publish April 24



Future development updates

51 Bellfield

1No. 3 bed house

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



Assheton Court

60No. Sheltered flats

- Tender clarification process
- Grant funding bid
- SSE substation



130-136 West Street (Birks)

Approx 20No. Flats

- Acquired March 2024
- Securing the building
- Architect brief



Any Questions





Welborne Update

(Item 11)

April 2024



Welborne

Site Wide Housing Strategy and Neighbourhood Housing Statement

Background

- Outline planning permission granted September 2021 (P/17/0266/OA)

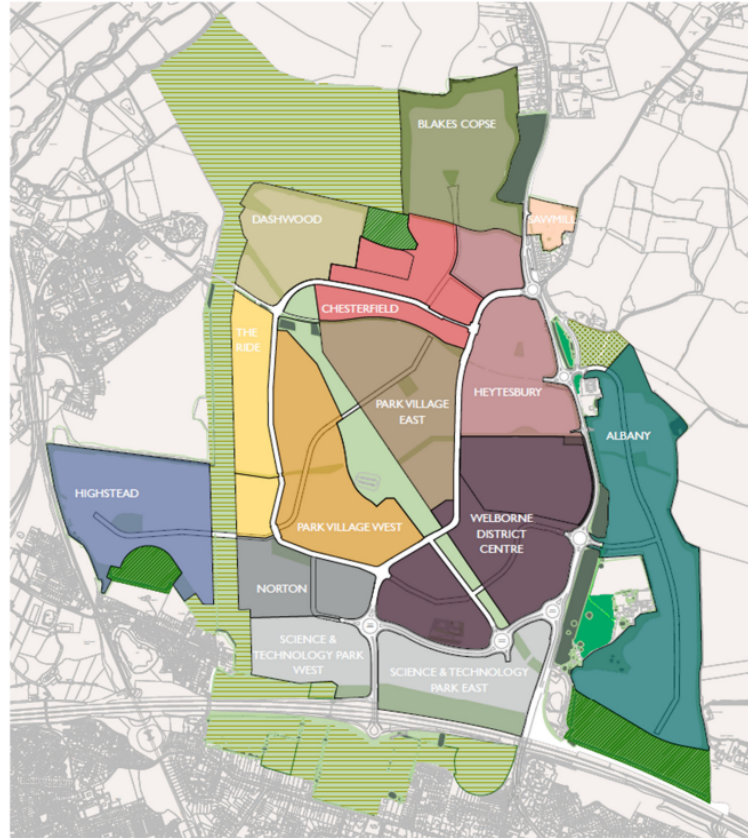
Due to viability considerations, for the first 2000 dwellings, the requirements are: 10% affordable housing, of which 50% affordable rent, 50% shared ownership

- Condition 12 requires a Site Wide Housing Strategy. Document approved July 2023 (P/17/0266/DP/M). Explains how the affordable housing will be delivered, including tenure, type, mix, placement and materials
- Condition 39 requires a Neighbourhood Housing Statement prior to the approval of a reserved matters application within a neighbourhood
- Neighbourhood Housing Statement for Chesterfield (Part) and Dashwood explains how the proposed developments comply with the Site Wide Housing Strategy. Approved February 2024 (P/17/0266/DP/Z)



Welborne Neighbourhood Housing Statement

APPENDIX A: NEIGHBOURHOOD PLAN



APPENDIX B: CHESTERFIELD AND DASHWOOD



The Neighbourhood Housing Statement addresses the balance across four reserved matter applications:

- 10% affordable housing
- 53% affordable rent
- 47% shared ownership

Welborne Reserved Matters Applications

Dashwood

P/23/1028/RM
CG Fry
111 dwellings

	Affordable rent	Shared ownership
1b2pf		4
2b4pf		2
2b4ph	2	
3b6ph	2	
TOTAL	4	6



P/23/1074/RM
Pye Homes
210 dwellings
 Planning committee 28/3/24

	Affordable rent	Shared ownership
1b2pf	3	3
2b3ph	2	4
2b4pf		2
3b4ph	1	2
3b6ph		1
4b7ph	1	
TOTAL	7	12



Welborne Reserved Matters Applications

Chesterfield

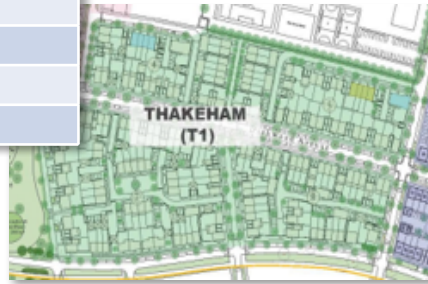
P/23/1075/RM

Thakeham

153 dwellings

Planning committee 28/3/24

	Affordable rent	Shared ownership
1b2pf		3
2b4pf		1
2b4ph	2	2
3b5ph	2	2
TOTAL	4	8



P/23/1644/RM

Buckland

71 residential dwellings

	Affordable rent	Shared ownership
1b2pf	12	
2b3pf	2	
TOTAL	14	0



Welborne Reserved Matters Applications

Table 3 – Affordable House Type Mix

Affordable / Social Rent							
Older Person	1B 2P (50sqm)	2B 3P House (70sqm)	2B 4P (79sqm)	3B 5P (93sqm)	3B 6P (102sqm)	4B 7P (115sqm)	
14	0	0	0	0	0	0	14
0	0	0	2	2	0	0	4
0	0	0	2	0	2	0	4
0	3	2	0	1	0	1	7
14	3	2	4	3	2	1	29

Shared Ownership							
1B 2P (50sqm)	2B 4P Flat (70sqm)	2B 3P House (70sqm)	2B 4P (79sqm)	3B 4P (84sqm)	3B 5P (93sqm)	3B 6P (102sqm)	
0	0	0	0	0	0	0	0
3	1	0	2	0	2	0	8
4	2	0	0	0	0	0	6
3	2	4	0	2	0	1	12
10	5	4	2	2	2	1	26

M4(3) homes – Wheelchair user dwellings

- 2x2b3pf older person homes for affordable rent in the village Centre
- 1x2b4ph shared ownership home Pye
- 1x1b2pf shared ownership home Thakeham

M4(2) homes – Accessible and adaptable dwellings

- 12x1b2pf older person homes for affordable rent in the village centre
- All 11 remaining Thakeham affordable units (1 M4(3) above)
- All 18 remaining Pye units (1 M4(3) above)
- 2x2b4ph affordable rent homes CG Fry

Welborne: Affordable Housing Provider?

Background:

- A Registered Provider (RP) needs to be in place before the first affordable homes are ready for occupation.
- Welborne Land Limited (WLL) can choose who they contract with as RP.
- The RP must sign up to our Nominations Agreement.
- The first nominations to all Affordable Rent homes will be from the Housing Register.
- 75% of re-lets will also be from the Housing Register.



All requirements of the signed S106 or Nominations Agreement

Welborne: FBC as provider?

FBC *could* be the AH provider at Welborne (in theory)

Main Options:

A Joint Venture (JV) approach:

- A company set up (jointly) to own & manage the AH
- The JV would need to become a RP in its own right
- JV would have a 'Board' providing oversight

A 'Development Agreement' approach:

- Traditional way of s106 AH to be owned/managed
- Homes would be part of Housing Revenue Account and be run in the same way as other Council stock.



Welborne: JV vs. Development Agreement

JV Approach

- 'JV not to be pursued' (part of Executive decision 18 March 2024)
- Reasons articulated in Executive report, relating to...
 - Regulation (*JV needs to be a RP*)
 - Management/Operational factors
 - Set up costs
 - Funding obligations
 - Governance/Control



Development Agreement

- Could have potential
- Package price (for the AH) would need to be agreed
- Significant borrowing against HRA (capacity?, prudent?, bigger picture objectives?)

Welborne: AH provider

Key Points

- Regardless of the AH provider, the S106 gives comfort on the key objectives for FBC.
- Door remains open to FBC as the potential RP.
- Need to ensure we do not sterilise our ability to provide new, and improve existing, Council housing elsewhere in the Borough.

Welborne: AH Provider

Background:

- A Registered Provider (RP) needs to be in place before the first affordable homes are ready for occupation.
- Welborne Land Limited (WLL) can choose who they contract with as RP.
- The RP must sign up to our Nominations Agreement.
- The first nominations to all Affordable Rent homes will be from the Housing Register.
- 75% of re-lets will also be from the Housing Register.

 FAREHAM HOUSING