



Affordable Housing Update

(Item 7)

Helen Farnham

July 2024



Fareham Housing Development

1. Completed sites
2. Current sites
3. Future sites



Completed sites

What's been finished? 2020/21 – 2021/22

Oak Tree Close, Bridge Rd

- 5 family homes
- 3x2bh affordable rent, 2x3bh social rent
- Photovoltaic panels



123 Bridge Road

- Conversion of home
- 5No. Bedsits
- Shared Kitchen facilities
- Next Step accommodation



Rose Court

- Phase 1 Feb 21, phase 2 July 21
- 10x1bf & 8x2bf all social rent
- 2x1bf fully wheelchair accessible



Completed sites cont.

What's been finished? 2022/23 – 2023/24

Arundel Drive

- Summer 2022
- Conversion works
- 2x5bh for affordable rent
- g/f suitable for disabled occupant

Queens Rd

- Spring 2023
- 2x3bh for social rent
- g/f suitable for disabled occupant
- Energy efficient



Sir Randal Cremer House

- Spring 2023
- 12x1bf & 4x2bf affordable rent
- Sheltered accommodation
- Photovoltaics with battery storage



Gordon Road

- Operational summer 2023
- 9No. Bedroom emergency accommodation



Capella Close, Hill Head

- Spring 2023
- 2x1bh, 7x2bh & 2x3bh for shared ownership



- Plus 3x3b and 1x4b property acquisitions match-funded through Local Authority Housing Fund for the resettlement of Afghan families

Current sites

What are we building? 2024/25-2025/26

Assheton Court

- Redevelopment to provide 60No. Sheltered housing apartments for social rent
- Modern, accessible and energy efficient accommodation
- Start on site 2024



Ophelia Court

- 9No. 1 & 2-bedroom apartments
- Shared Ownership
- Completion on/before January 2025



51 Bellfield

- 1No. 3 bedroom home
- Start on site summer 2024
- Completion early Spring 2025



Future sites

130-136 West Street (Birks)

Approx 20No. Flats

- Acquired March 2024
- Securing the building
- Architect brief



Sea Lane

4No. Self build plots

- Variation to overage deed now agreed with Homes England
- Summer 2024 – minor works on site access
- Autumn 2024 – Sale of garden land to neighbour
- Winter/ Spring 2025 – Site clearance, plot demarcation and marketing

Fareham Housing
Regeneration Strategy
2021-2036

Appendix A

Menin House, Privett Road

This Appendix to the Fareham Housing Regeneration Strategy was adopted by the Council's Executive on the 1st March 2021.



FAREHAM
BOROUGH COUNCIL

Appendix B

Fort Fareham



FAREHAM
BOROUGH COUNCIL

Sites – As a list

Name of Site	Number of New Homes	Additional Information
Rear of 123 Bridge Road (Oak Tree Close)	5	2No. Social Rent 3-bed homes, 3No. Affordable Rent 2-bed homes. COMPLETE
Highlands Road (Rose Court)	18	All Social Rent. 1 and 2 bed flats. 2No. flats fully disabled accessible. COMPLETE
123 Bridge Road (HMO conversion)	5 bedsits	For move-on accommodation with on site support provided when necessary. COMPLETE
Queens Road (former St. John Ambulance)	2	Social Rent 3/4 bed homes. Both homes capable of having a disabled occupant. Greener measures incorporated from outset. COMPLETE
Station Road (Sir Randal Cremer House)	16	Mix of 1 and 2-bed Sheltered Flats. COMPLETE
Stubbington Lane (Capella Close)	11	Mix of 1, 2 and 3 bedroom houses for Shared Ownership. COMPLETE
1 & 1A Arundel Drive	2	Conversion to provide 2No. 5 bed homes (both with downstairs disabled accessible bedroom/wet room) COMPLETE
92 Gordon Road	9	Conversion works to create a 9No. unit emergency accommodation COMPLETE
Individual units across the district	4	Acquisitions match-funded through the Local Authority Housing Fund for the resettlement of Afghan families COMPLETE
Former Coldeast Scout Hut (HA35) (Ophelia Court)	9	Mix of 1 and 2 bed flats. To be provided as Shared Ownership Estimated completion January 2025
51 Bellfield (land adjacent to)	1	1No. 3 bed detached home to side of existing property – Start on Site July 2024
Assheton Court (HA44)	60 (27 net)	Redevelopment of Assheton Court to provide larger, modern sheltered housing facility. – Contractor appointment Summer 2024

Continued...

Sites – As a list *cont.*

Name of Site	Number of New Homes	Additional Information
Sea Lane	4 (not AH)	4No. Self Build Plots. Planning approved. Homes England legal agreement signed – Preliminary works Summer 2024. Estimated marketing Spring 2025
130-136 West Street (Birks)	20	Studio, 1bed, 2bed and M4(3) accommodation likely for temporary/ emergency accommodation – Initial concept design Summer 2024
Menin House (HA49)	30-50 (6-26 net)	Redevelopment of Menin House – Land assembly underway (flats and garages)
Redoubt Court (HA51)	20 (12 net)	Potential redevelopment of infill development, to include small part of existing open space to south of Redoubt Court – Options appraisal
Henry Cort Drive (HA50)	55	Housing and community project. Community facilities/hub relocated south of Henry Cort Drive and housing to the north. Known as Fareham Park. – Community element progressing to free up land for housing
Wynton Way site (HA22)	12	Predominately Affordable Rent on former garage/parking area (part owned by HCC/FBC) – Site acquisition still required. Kershaw Centre no longer included.
Land at Dore Avenue (HA52)	12	New affordable homes. Tenure and approach yet to be confirmed – Future pipeline site
Cams Alders (HA42)	60	Potential sheltered housing development and other affordable homes - Future pipeline site
TOTAL new affordable homes delivered/ to be delivered by Fareham Housing	351-371 gross	NB: The 4No. Self-build plots have been excluded from this total NB: 282-302 net new affordable homes