

FAREHAM

BOROUGH COUNCIL

Report to the Executive for Decision 07 April 2014

Portfolio:	Health and Housing
Subject:	Affordable Housing Development Opportunities
Report of:	Director of Community
Strategy/Policy:	Housing Strategy
Corporate Objective:	A balanced housing market

Purpose:

To advise the Executive of sites in the Council's ownership which are actively being considered for the provision of new affordable housing.

Executive summary:

The Council has a corporate objective to enable the delivery of 500 new affordable homes by 2017.

A number of sites in the Council's ownership have been identified as suitable for the development of new affordable homes. Officers are currently investigating the potential of these sites and preparing detailed development proposals for consideration.

The purpose of this report is to inform the Executive of those sites and to seek approval to serve notice on any tenants within the potential development sites to maintain the entirety of the site(s) whilst detailed development proposals are prepared for consultation. By serving notice, the Council will be restricting the tenant's opportunity to exercise their Right to Buy any properties within the proposed development area whilst detailed development proposals are prepared and brought forward for consideration.

Recommendation/Recommended Option:

That the Executive agrees to:

- a) note the list of Council owned sites currently being considered for the delivery of new affordable housing;
- b) authorise the Director of Community to serve notice preventing the sale via the Right to Buy of all existing dwellings situated within the potential development sites listed in this report for a period of up to 5 years; and
- c) grant permission for detailed feasibility work to be undertaken and for planning applications to be submitted as / when proposals have been finalised.

Reason:

To enable detailed investigations to be made into the development potential of the sites listed and for planning permission to be applied for where it is appropriate to do so.

To protect the integrity of the sites in recognition of the Council's intentions and to ensure the development potential is not lost as a consequence of existing dwellings being sold under the Right to Buy.

Cost of proposals:

There are no immediate costs associated with this report aside from those to be met by existing budgets.

Appendices:

A: Site location of 123 Bridge Road

B: Site location of Holly Close and illustrations showing site potential

C: Site location of Menin House and illustrations showing site potential

D: Site location of Castle View Road and illustrations showing site potential

E: Site location of Newtown and illustrations showing site potential

Background papers:

Exempt by virtue of Paragraph 1 of Part 1 of Schedule 12A of the Local Government Act 1972.

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Executive Briefing Paper

Date: 07 April 2014

Subject: Future Affordable Housing Development Opportunities

Briefing by: Director of Community

Portfolio: Policy and Resources

INTRODUCTION

1. The Council has a corporate objective to enable the provision of 500 new affordable homes by 2017. In addition to enabling new housing through planning policy, the Council has a history of working in partnership with local Registered Providers making use of Council land for new affordable homes to be built. More recently the Council has started to make use of its assets to build new Council owned homes.
2. Council land assets are reviewed on an ongoing basis to assess and identify potential development opportunities. This report details a number of sites located within the Borough where it has been determined that a potential for future housing development exists.
3. The purpose of this report is to inform the Executive of these opportunities and to seek approval to earmark each site for development (subject to planning approval). This will ensure the sites remain complete whilst officers investigate and prepare detailed development proposals for consideration. If approved notice will be served on existing tenants advising them of the Council's intentions and revoking any right to buy for up to 5 years. This will provide sufficient time for detailed proposals to be prepared and submitted for planning approval.

SITE 1 – 123 BRIDGE ROAD, SARISBURY

4. The Executive recently approved the purchase of 123 Bridge Road, Sarisbury from the Homes and Communities Agency. The existing dwelling and the associated grounds provide an opportunity for residential development. An architect has been appointed and is in the process of working up detailed proposals. At this stage it is understood the site may be able to accommodate up to 7 new homes (subject to planning approval). In light of the progress that is being made with establishing proposals for this site, it is proposed that it be included as an 'indicative' scheme in the Council's application for funding via the Homes and Communities Agency's Affordable Homes Programme 2015-2018.

SITE 2 – HOLLY CLOSE, SARISBURY

5. An area of Council owned land has been identified which offers the potential for residential development. The is situated at the bottom end of Holly Close and currently accommodates a communal resident car park, an area of unused scrubland and a block of 4 Council owned 2 bedroom flats. The car park is not well situated for its purpose and appears to be under used. In consequence residents are parking cars fully on pavements outside their homes, which is not a desirable solution. Initial feasibility work indicates that it may be possible to deliver additional units of housing whilst also achieving a more appropriate parking strategy for local residents.
6. To protect the integrity of the site whilst detailed proposals are worked on, the Council must act to prohibit the existing residents of the 4 flats from activating their Right to Buy their homes. If triggered the potential for development will be compromised. This in turn will result in the opportunity being lost to improve the parking provision of the Close as a whole.
7. Any development is likely to be sensitive inasmuch as it would affect local residents of Holly Close. Therefore consultation with local residents at the appropriate time will be key to the success of any proposed redevelopment.
8. The Executive is requested to agree to prohibit the 4 flats from being sold under the Right to Buy for a period of up to 5 years. This will involve serving a notice upon the existing residents notifying them of the Councils intentions and informing them that the Right to Buy has been revoked. The Council would look to move any residents who are unhappy about their Rights being revoked in this way and would then use the units as temporary housing whilst proposals are being worked on.
9. This will allow sufficient time for proposals to be worked up and for redevelopment to take place should it prove a viable and desirable opportunity to pursue.

SITE 3 – REAR OF MENIN HOUSE, FAREHAM NORTH WEST

10. Menin House is a block comprising studio apartments and 1 bedroom flats. There is a surface area to the rear which accommodates several blocks of garages. The garages are in a mixed state of repair. Some have been sold but the majority remain in Council ownership. Initial investigations suggest that there is significant potential to provide new homes on the garage site. It is proposed that further work is undertaken to establish proposals for the redevelopment of this area including a review of the future use of Menin House.

SITE 4 – REAR OF CASTLE VIEW ROAD, PORTCHESTER

11. There is a block of garages situated on Castle View Road. The site backs on to a local allotment. Initial feasibility work indicates that the area could accommodate circa 3 family homes. It is proposed that further investigation is undertaken to establish the development potential of the site.

SITE 5 - NEWTOWN, PORTCHESTER

12. A garage block comprising of 2 units, both of which remain in Council ownership. Feasibility work indicates that by utilising the area currently accommodating the garages and a small corner of maintained grass to the north, a development of 1 residential unit could be achieved. At this early stage it is thought that the site would be most suitable for a bungalow. It is proposed that further investigation is undertaken to establish the development potential of the site.

RISK ASSESSMENT

13. Some of the development opportunities identified above would be lost if existing tenants purchase their homes under the Right to Buy scheme, which would compromise the integrity of the site.

FINANCIAL IMPLICATIONS

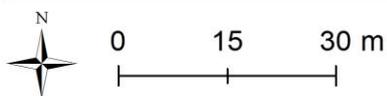
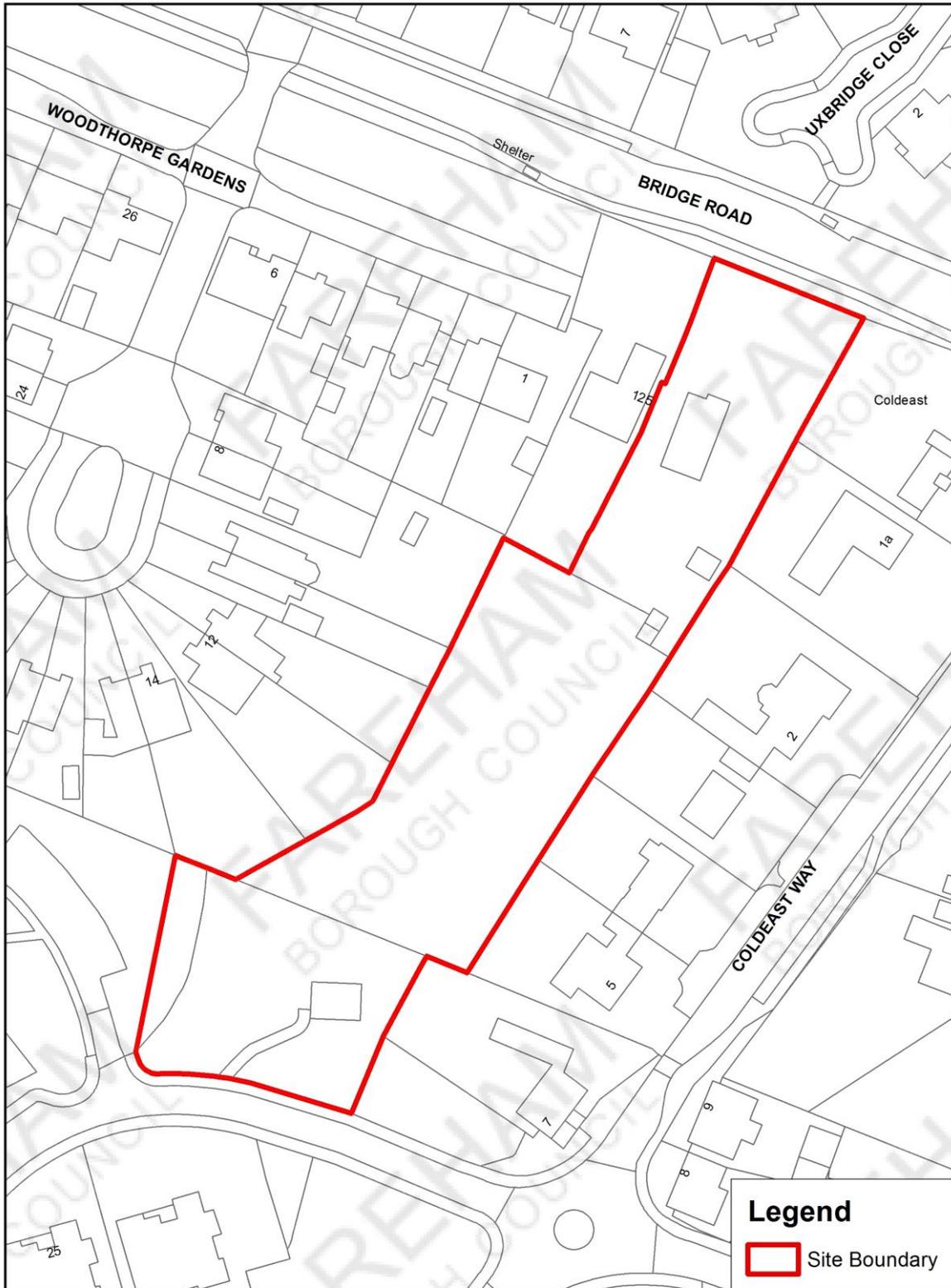
14. The costs of investigating and preparing detailed development proposals can be met from within existing budgets.

CONCLUSION

15. The Council has identified a number of sites where there is a potential to deliver additional units of affordable housing. If approved, further work shall be undertaken to protect the integrity of these sites and to firm up proposals so that applications for planning permission can be made.
16. Work is being done to identify further sites on land in Council ownership. Information on these will be brought to the Executive once the initial feasibility work has been completed.

Reference Papers:

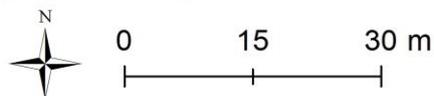
APPENDIX A – 123 BRIDGE ROAD, SARISBURY



FAREHAM
BOROUGH COUNCIL

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APPENDIX B – HOLLY CLOSE, SARISBURY

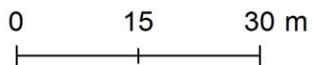


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APPENDIX C: LAND TO REAR OF MENIN HOUSE, FAREHAM NORTH WEST

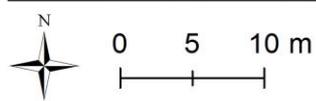
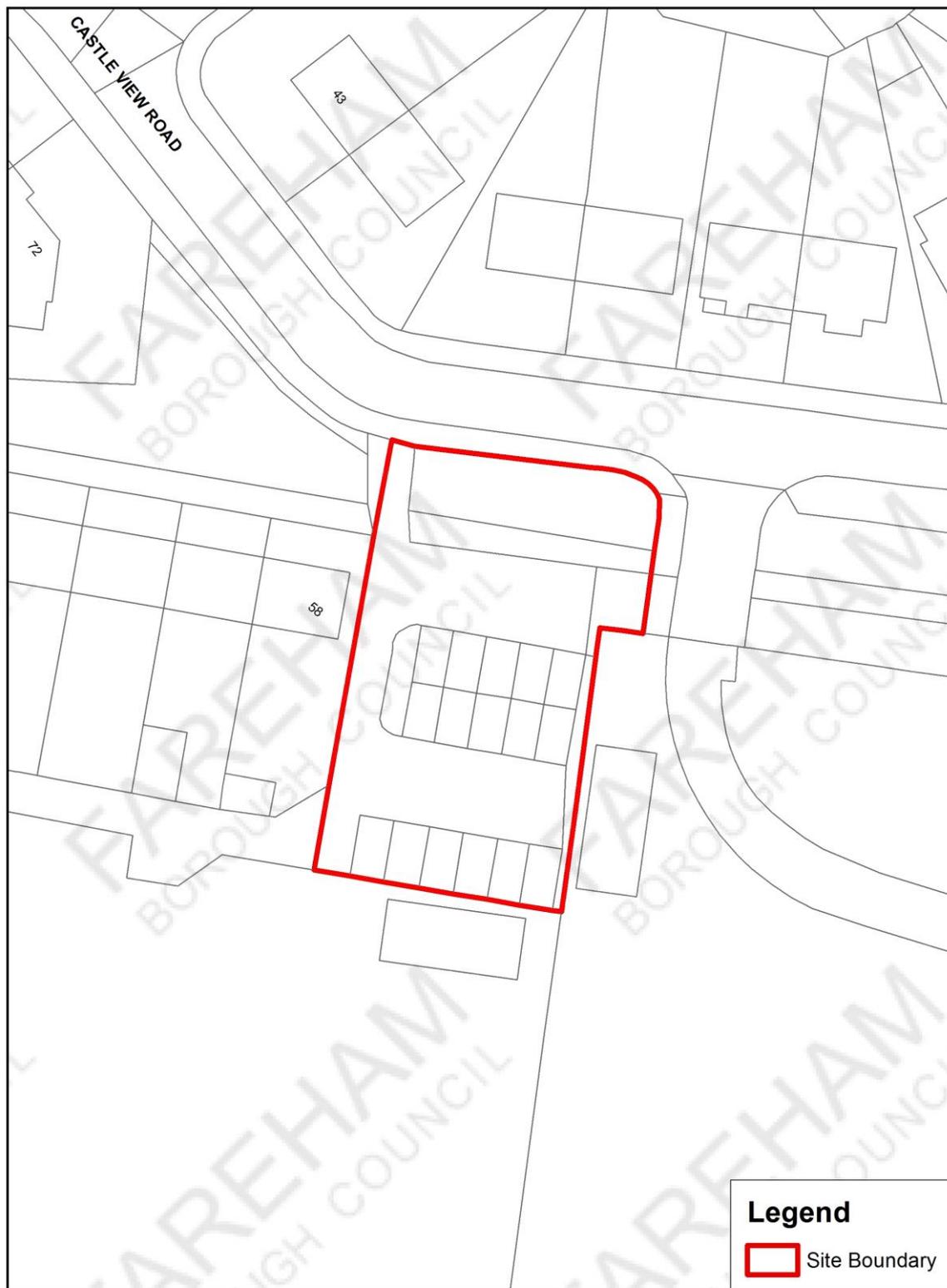


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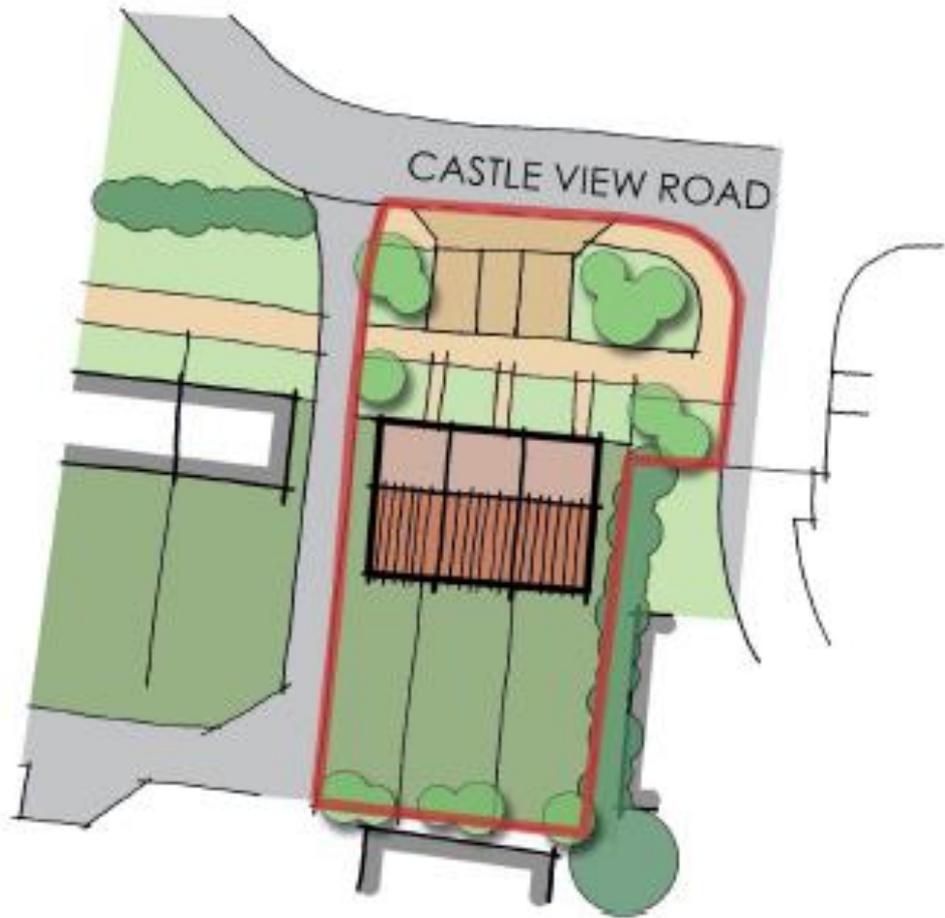
APPENDIX D – CASTLE VIEW ROAD, PORTCHESTER



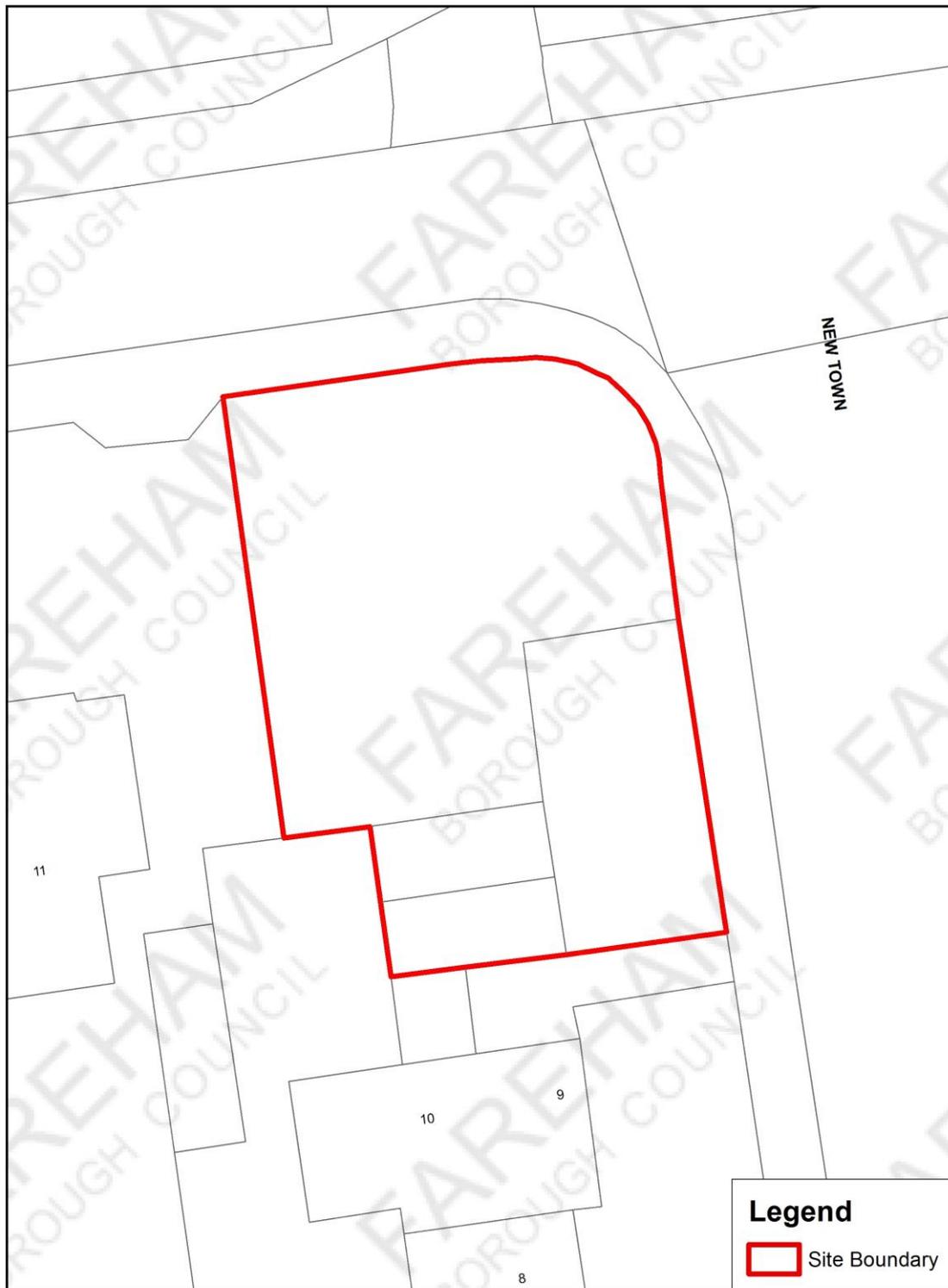
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Legend
 Site Boundary

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APPENDIX E – NEWTOWN, PORTCHESTER



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