



## Havant Borough Council

### New Housing Development 2020/2021

According to latest housing register data, the combined total need for affordable homes is 2532 dwellings within the Borough of Havant. There remains a significant need for affordable dwellings and increasing the supply of affordable housing within the district is a priority for Havant Borough Council.

Affordable housing is defined as in Annex 2 of the National Planning Policy Framework, and national policy requires major sites (10 dwellings or more) to make at least 10% of homes available for affordable home ownership; the council's preferred route to affordable home ownership is Shared Ownership.

Available Hampshire Home Choice, and Help to Buy South data, continues to suggest that the demand for affordable rented homes (Affordable Rent & Social Rent) still exceeds that of affordable home ownership products.

Following comprehensive affordability analysis, our Submission Havant Borough Local Plan has suggested that a 66% Affordable Rent, 33% Shared Ownership split is provided on all new developments of 10 or more units.

Despite the constraints of the COVID-19 pandemic, which caused severe delays in new home construction, Havant Borough Council's Registered Provider partners have sustained delivery of affordable homes to meet the needs of those on our waiting lists.

Unfortunately there was zero delivery in quarters 1 & 2 2020/2021, however a total of 58 new homes were completed in quarters 3 & 4 consisting of:

Affordable Rent	31
Shared Ownership	25
Social Rent	2

As in previous years the Waterlooville MDA, the largest development in the Borough, continues to contribute to our affordable housing provision although the units now being developed are in the Winchester City Council area. Despite this the new affordable homes are available to both Havant and Winchester applicants alike due to the site's proximity to the Havant area.

There are various other sites at different stages of development across the borough that will start to deliver their affordable homes over the next couple of years.

## Schemes currently under construction in Havant are:

### Brookvale

Currently reaching its last stages of development Brookvale, a Bellway site on land South of Bartons Road in Havant, will, once completed will deliver a total of 175 new homes within the borough. Of these 53 were negotiated as affordable and so far, 40 affordable units have already been handed over to Aster. The remaining 13 are expected up to November 2021.



### Saxon Corner, Emsworth

Saxon Corner, on land adjacent to Selangor Avenue in Emsworth is being developed by Barratts DWH. In total there will be 144 new homes on this site of which 44 (consisting of 2 and 3 bedrooms) will be affordable with an equal split of Affordable Rent and Shared Ownership. To date 14 units have been handed over to Sage Housing with another 20 expected throughout 2021/2022, then the final 10 units at the end of May 2022.



## Catherington Park, Waterlooville

This new phase by Lindens is part of the Woodcroft Farm development that will once completed provide 288 new homes for Havant Borough. Phase 2 is currently under construction with Aster chosen as the RP to deliver 40 affordable homes consisting of 21 for Affordable Rent, and 19 for Shared Ownership.

13 homes have already been handed over with a further 21 expected between now and the end of October 2021. The remaining 6 units will be available from the end of April 2022.



## Woodcroft Copse

Woodcroft Copse, adjacent to Woodcroft Lane in Lovedean is a small site of 43 new affordable homes, comprising 1, 2, 3 and 4 bedrooms, being developed by The Guinness Partnership. Once complete there will be 18 Social Rent properties, and 25 units for Shared Ownership. To date 5 units have achieved completion, with 7 more due in June 2021, 11 in June 2022, and a further 20 expected to be handed over in June 2023.

