

## AFFORDABLE HOUSING STATEMENT

### This statement has been written to accompany the planning application for the redevelopment of the Velmore Estate in Chandler's Ford

June 2008

#### OVERVIEW OF PROPOSALS

The current mix and tenure on the Velmore estate (127 very small one-bedroom bungalows designed and constructed for the elderly, with in many cases quite sizeable gardens) is not representative of future household expectations for general needs and older persons' social housing. There is a great need for family housing in the Borough and currently a huge mismatch between supply and demand for most accommodation. The current number of applicants on Eastleigh Homechoice is 3,325 which is lower than it has been formerly due to recent changes in the registration system; however, it is likely that this number will rise.

It is proposed to demolish 100 of the 127 bungalows and provide a new, phased development of 189 units of mixed housing as detailed below:

- 53 Nr 2-bed replacement **bungalows** in Surrey Road, Somerset Crescent, Belmont Road, Westfield Crescent and on an infill site in Kent Road currently owned by Eastleigh Borough Council.
- 80 Nr 2-bed **flats** (both 3- and 4-person units)
- 13 Nr 2-bed **houses**
- 41 Nr 3-bed **houses**
- 2 Nr 4-bed **houses**

Total 189 units

The proposed mix of units will therefore seek to meet a range of needs from singles, couples and families as well as existing older residents wishing to remain living independently on the estate, and therefore contributes both to the sustainability of the estate as well as the aims of the Council's own Housing Strategy.

New build units in Eastleigh attract a high number of bidders on Homechoice: a recent scheme being let for the first time attracted an average of 88 bids per unit.

#### WHEELCHAIR PROVISION

It is proposed that 6.3% of the overall units will be suitable for applicants in wheelchairs and/or with support needs. These are identified as 7 Nr bungalows, 2 Nr flats and 3 Nr houses. These 'wheelchair' units are specifically designed to be fully accessible internally by someone in a wheelchair and are sized so that they comply with Housing Corporation wheelchair standards. The units are proposed for Surrey Road, Cornwall Road and Belmont Road, thus ensuring provision is spread across the development area.

## BUNGALOW REPROVISION

Following an extensive consultation process with the existing bungalow residents it is anticipated that there will be a sufficient number of bungalows on the estate (80 Nr consisting of 27 existing and 53 new build) to accommodate the preferences of the residents who are still living in the one-bedroom bungalows and who would like to remain on the estate.

It is proposed that the 53 new two-bedroom bungalows will be available for social rent and will act as replacement accommodation for the current elderly residents on the estate. Of the 27 bungalows that are to remain, a planning application for the refurbishment and extension of numbers 17 – 51 Somerset Crescent has been approved. This leaves numbers 1 – 5 Taunton Row and 45 – 51 Belmont Road which are of newer construction and it has therefore been decided to exclude them from the redevelopment proposals.

The majority of the 53 Nr new build bungalows will be constructed to mobility standards and will be approximately 25 m<sup>2</sup> larger than the existing bungalows. Those built to wheelchair standards will be even larger than this in order to accommodate wheelchair turning circles.

## ALLOCATION OF FLATS

It should be noted that the 2-bedroom 3-person flats will be used to house a mix of those with a 1-bedroom need and a 2-bedroom need as 1-bedroom properties are not now normally being built for social housing in the Borough. This is because flats with a small second bedroom are more flexible and likely to remain popular in the longer term (improved sustainability). People with a one bedroom need may often wish to use the second bedroom for carers, home working and where there are access rights to children.

## TENURE AND AFFORDABILITY

Variable market conditions mean that we are unable to be specific on the tenure, although as a provider of social housing we will ensure that as many properties as possible will be homes for social rent. Depending on funding availability and in order to provide a good tenure balance and sustainability across the estate, a number of the remaining units may be for shared ownership and possibly for outright sale.

Because there is as yet no differentiation of tenure on the units across the development, the envelope and general internal arrangements of all the unit types are the same (apart from the wheelchair units). All the units will comply with Part M of the Building Regulations. However, those that are chosen for the social housing rented element would need little modification at working drawing stage to comply with the Lifetime Homes Standards if it is decided to adopt this in its entirety.

The development satisfies current national planning policy in that it is increasing the density of the site and also utilising brownfield land. The development is also supported by the EBC Housing Strategy Document 2006-2011, Planning Policy Guidance Note 3 and the EBC Local Plan Review (2001-2011) Second Deposit.