



<b>Meeting</b>	Cabinet Committee: Housing
<b>Date and Time</b>	Tuesday, 21st March, 2023 at 10.00 am.
<b>Venue</b>	Walton Suite, Winchester Guildhall

Agenda Item.

7. New Homes Programme Update (presentation) (Pages 3 - 14)

City Offices  
Colebrook Street  
Winchester  
SO23 9LJ

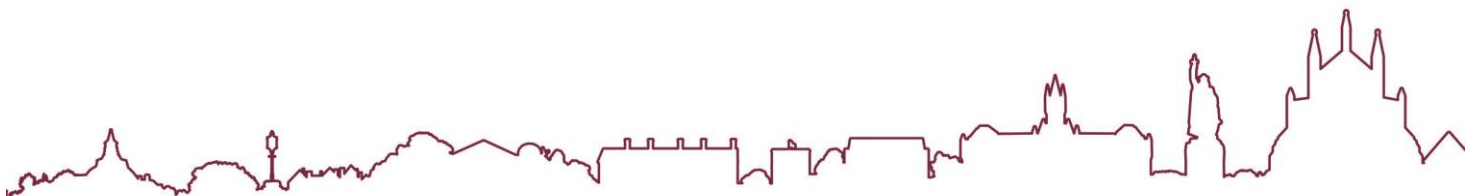
**Laura Taylor**  
**Chief Executive**

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21 March 2023

Agenda Contact: Nancy Graham, Senior Democratic Services Officer Email: [ngraham@winchester.gov.uk](mailto:ngraham@winchester.gov.uk) or phone 01962 848 235



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# New Homes Programme Update March 2023



# Current Schemes on-site

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## Southbrook Cottages



Winnall

# SOUTHBROOK COTTAGES

- One of the first Council built Passivhaus plus schemes in the country
- 4 x 1 bed flats and 2 x 2 bed flats
- Projected energy savings - 75% lower running costs than a property built to current building regulations
- High performance windows and the highest standard of thermal efficiency
- 78% less carbon generated
- Completion scheduled December 2023

# Current Schemes on-site




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Winnall



Winnall

# WINNALL SCHEME

 41 Flats x 1 bed flats let at market rent via Council Housing Company (Venta Living)

 32 Shared Ownership flats

 3 shared ownership houses – completion due July 2023.

 £1m landscaping works to benefit the whole community

 Completion November 2023



# Current Schemes on-site

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Whiteley



Winnall



## SCHEMES SUBMITTED FOR PLANNING

Dyson Drive, Winchester – 8 homes

Corner House ,Winchester – 6 homes

Woodman Close, Sparsholt – 5 homes

Witherbed Lane, Whiteley – 4 homes




# NUTRIENT UPDATE

 Work progressing to agree a solution with Natural England and Environment Agency

 Identified a pilot STW in Itchen catchment area which will generate credits for Council programme (and additional credits for wider use)

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 40 kg of phosphate credits generated. Short term requirements 0.7kg for current schemes

 Awaiting costs from suppliers for new equipment before presenting final business case for agreement.

 Credits expected to be available by June 2023

# Schemes under consideration

- Micheldever exception site, Waterloo Cottages
- Minden Way & Fox Lane garage areas
- Wine Cross Cottages, North Boarhunt
- Dykes Farm, Winchester
- The Dean & Sun Lane, Alresford
- Barnes House, St Cross Rd
- Extra Care, Kings Barton
- Extra Care, Whiteley



# Kings Barton – Extra Care

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- 60 flats
- Mixed tenure
- Neighbourhood hub
- Feasibility stage
- Possible planning application late 2023
- Close working with HCC / care commissioning

# Progress on programme to date

133 completed homes

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124 on site

23 in planning

300 in feasibility

**580 total**



# QUESTIONS

