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Winchester
City Council

Meeting	Cabinet Committee: Housing
Date and Time	Tuesday, 14th November, 2023 at 10.00 am.
Venue	Walton Suite, Guildhall, Winchester and streamed live on YouTube at www.youtube.com/winchestercc

S U P P L E M E N T A R Y A G E N D A

The attached document, relating to the agenda item below was not available at the time the agenda was published.

Agenda Item.

7. New Homes Programme Update (verbal update) (Pages 3 - 16)

City Offices
Colebrook Street
Winchester
SO23 9LJ

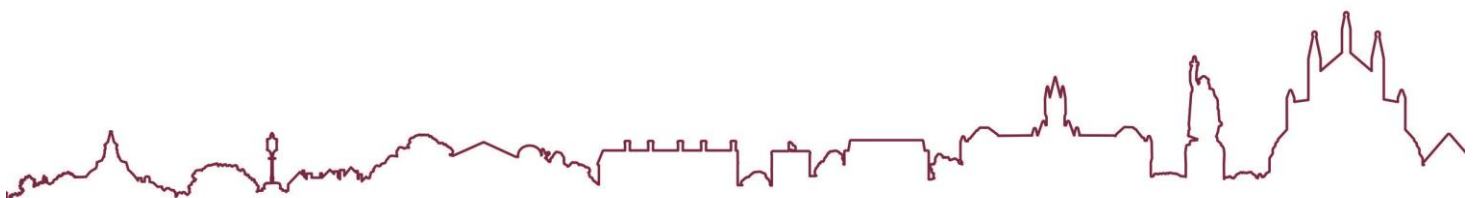
Laura Taylor
Chief Executive

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09 November 2023

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



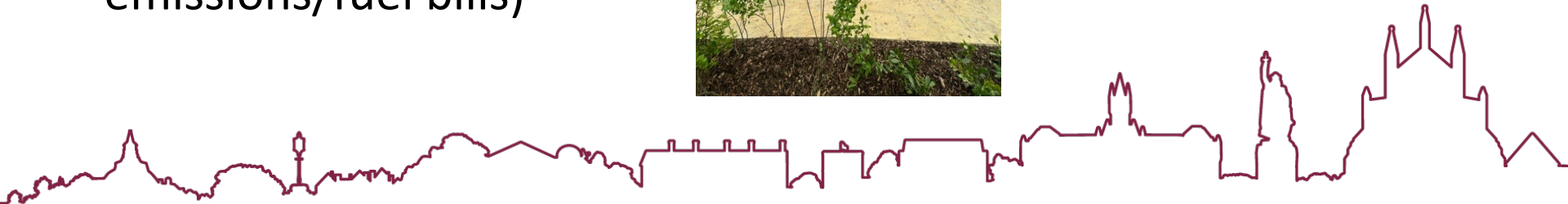
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New Homes and Retrofit Programme Update November 2023



Completed homes at Whiteley

- 54 homes
- 27 for affordable rent
- 27 for shared ownership
- 27 homes rented homes let, 14 shared ownership sold, and 7 reserved
- AECB (reduced carbon emissions/fuel bills)



Southbrook Cottages, Micheldever




- 4 x 1 bed flats and 2 x 2 bed flats for rent
- One of the first Council built Passivhaus Plus schemes
- Projected energy savings - 75%
- Approx 78% less carbon generated
- Completion scheduled March 2024


Winnall

Winnall Flats, Winchester



 73 x 1 & 2 bed flats and 3 houses

 Highly energy efficient homes – greener and cheaper to run – all flats all built to Passivhaus/AECB

 41 flats to be offered to Venta Living Ltd to rent

 35 flats and houses to be sold as shared ownership homes by WCC

 Phased completion in December 2023, with first occupation from January 2024

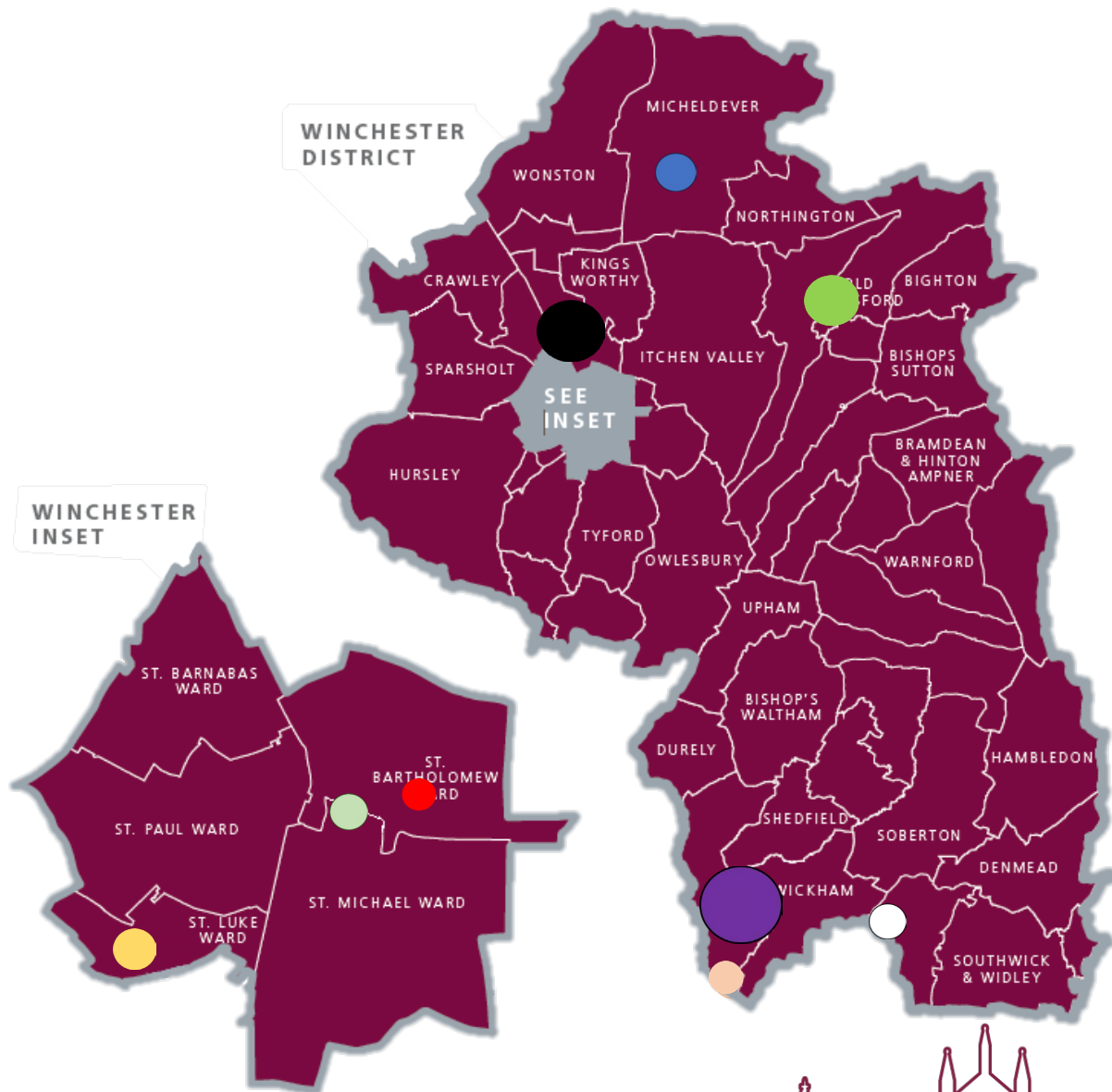


Schemes in planning or under consideration

- Micheldever exception site, Waterloo Cottages
- Corner House – Winchester
- Witherbed Lane - Whiteley
- Minden Way & Fox Lane garage areas
- Winecross Cottages, North Boarhunt
- Dykes Farm, Winchester
- The Dean & Sun Lane, Alresford
- Extra Care, Kings Barton
- Extra Care, Whiteley



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New Homes programme to date

 Homes completed to 2022/3 139

 Homes to be completed by 2023/24 274

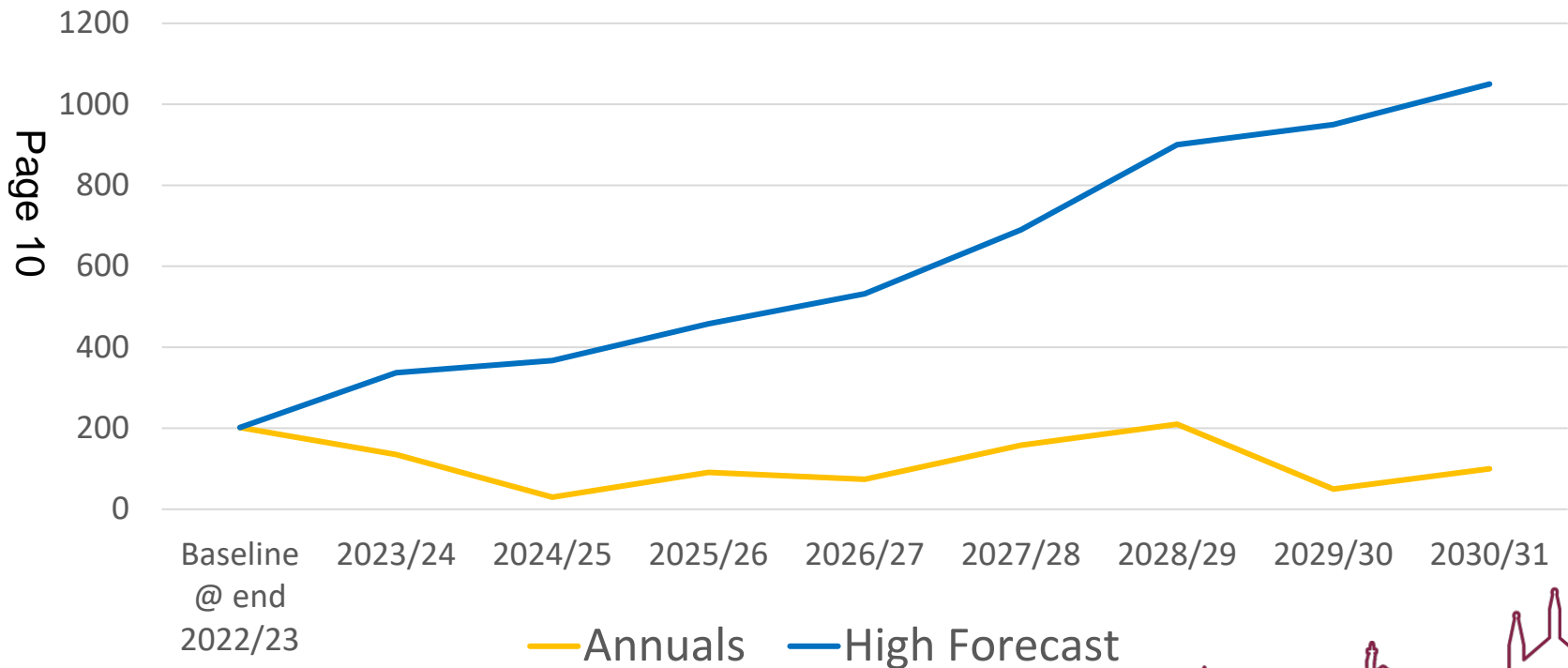
 Homes where planning application made or agreed 16

 Homes in feasibility 381




PROGRAMME PROGRESS

WCC New Council Homes Forecast 2020/2030




Retrofit programme

Original Programme


 Voids 4 – 32 measures

 SHDF 8 Swedish cottages
48 measures


 SHDF 140 loft insulation
properties and 140
measures

 Energy assessments 800

Progress to date

 3 complete 1 outstanding

 Review of cladding treatment
awaiting DESNZ decision

 Work split into two lots: on
target for 100 properties due
to take up








 On target for Dec completion

Retrofit programme progress

Original Programme

-  Retrofit ready loft insulation top up 150 properties
-  Retrofit ready cavity wall refill 150 properties
-  New door undercut 150 properties
-  New ventilation upgrade 150 properties
-  Single glazed door replacement 30 properties
-  Pilot Cavity Wall refill - 75
-  Voids 160 properties loft insulation top up / cavity wall insulation

Progress to date

-  On target surveys underway
-  On target surveys underway
-  On target surveys underway
-  On target surveys underway
-  12 complete 12 booked
-  30 complete 45 underway
-  60 loft and cavity wall committed/ complete

	CURRENT PROJECTION		COMMENTS
Planned "Insulate" Works `23/`24	Props Measures		
Part 1- Measures & Costs			
Voids - internal wall insulation (IWI)	4	32	Unchanged
SHDF - Year 1 - 40% - Swedish cottages	8	48	Unchanged
SHDF - Year 1 - 40% - loft insulation top-ups/ventilation	140	100	Unchanged
RR - Energy assessments	800	0	Unchanged
RR - Insulation top-up, door undercuts, cavity refill & ventilation	150	600	2 x Measures added
RR - Cavity wall suck-outs/refills			Measures incl. above
RR - Single glazed window replacements			Replaced with 2 measures above
RR - Single-glazed door replacements	30	30	
RR - Pilot Cavity Wall suck-out/refill	75	75	New programme
Voids - houses, bungalows and top floor flats (loft insulation)	160	160	Unchanged
Voids - houses & bungalows (cavity insulation)	140	140	Unchanged
		1185	
No. of properties receiving energy improvements	567		
SHDF Grant (50%*1065*40%) - Year 1			
Est. net cost to WCC			

Planned "Insulate" Works `23/`24

Part 2 - delivery programmes

2023						2024		
July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar

Voids - internal wall insulation (IWI) (closing programme for trials)



SHDF - Swedish cottages (contractor appointed/cladding reviewed by planning and DESNZ)



SHDF - Loft insulation top-ups/ventilation (contractor appointed/35 jobs raised)



RR - Energy assessments (450 Complete/2 surveyors 350 properties 22/week)



RR - Insulation top-up, door undercuts, cavity wall refill & ventilation (150 raised/subject to tenant uptake)



RR - Pilot Cavity wall suck-outs/refills (30 of 75 Complete)



RR - Single glazed window replacements (conservation areas)



RR - Single-glazed door replacements (12 complete, 12 to go)



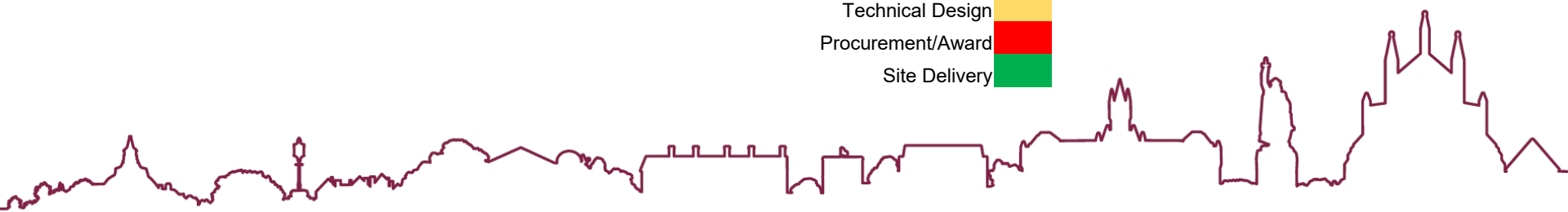
Voids - houses, bungalows and top floor flats (loft insulation) (already procured)



Voids - houses & bungalows (cavity insulation) (already procured)



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Retrofit programme in progress

 Swedish Pilots:



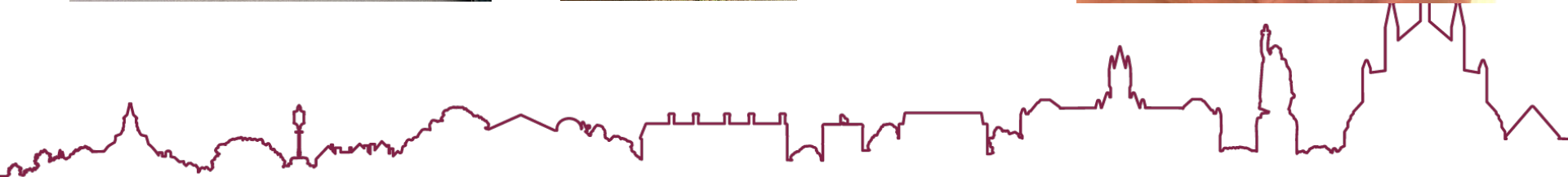
 IWI VOIDS:



 PILOT CWI:



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Retrofit programme

Original Programme

 Website revision


 Engagement plan/
communications plan
and tenant forums

 522 properties/898
measures

Progress to date

 Complete / in progress

https://youtu.be/Wp_jVR1yEws

 Revised programme 567
properties /1185 measures

 **Complete 105 properties
171 measures**

