



Meeting	Cabinet Committee: Housing
Date and Time	Monday, 5th February, 2024 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 presentations, relating to the agenda item below were not available at the time the agenda was published.

Agenda Item.

7. New Homes programme and retrofit updates (verbal update) (Pages 3 - 28)

City Offices
Colebrook Street
Winchester
SO23 9LJ

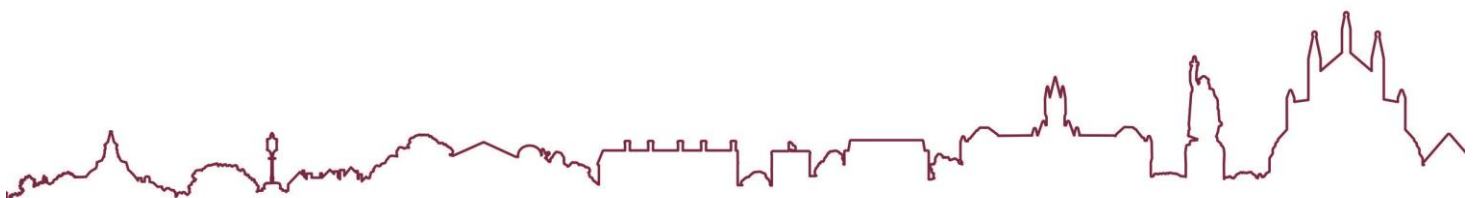
Laura Taylor
Chief Executive

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29 January 2024

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



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New Homes Programme Update February 2024



Completed homes at Whiteley


 54 homes


 27 for affordable rent

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 All let

 27 for shared ownership

 25 sold, 1 reserved, 1 left to sell

 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

 45 people have registered an interest

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

 250 people have registered an interest

 2 properties already reserved

 Phased completion from February 2024

Woodman Close, Sparsholt



- Tender stage
- Start on Site Q3 2024
- Completion Q3 2025

Schemes in planning or under consideration

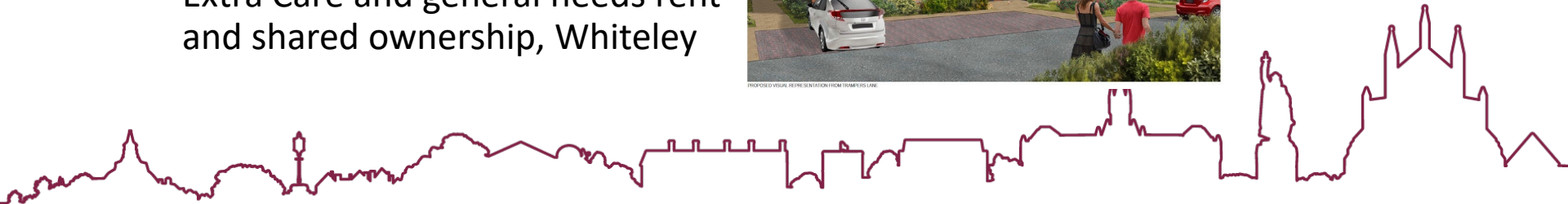
- Corner House – Winchester
- Micheldever exception site, Waterloo Cottages
- Winecross Cottages, North Boarhunt
- Minden Way & Fox Lane garage areas
- The Dean & Sun Lane, Alresford
- Dykes Farm, Winchester
- Extra Care, Kings Barton
- Extra Care and general needs rent and shared ownership, Whiteley



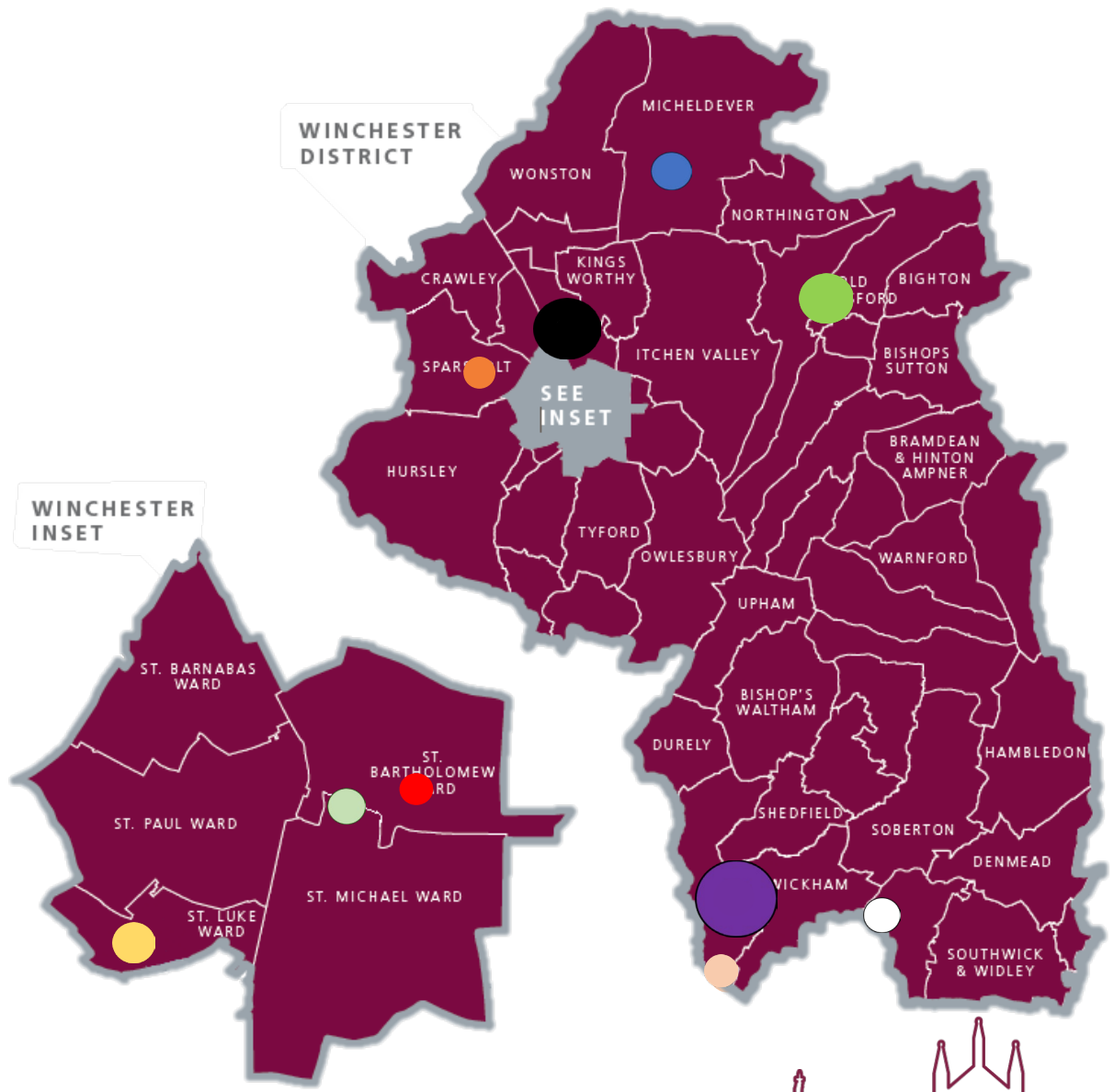
PROPOSED VISUAL REPRESENTATION FROM TRAMPERS LANE



PROPOSED VISUAL REPRESENTATION FROM TRAMPERS LANE



- 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
- Whiteley
- Woodman Close, Sparsholt





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New Homes programme to date

 Total homes completed by Dec 2023 175

Page 10  Total homes to be completed by end of 2023/24 274

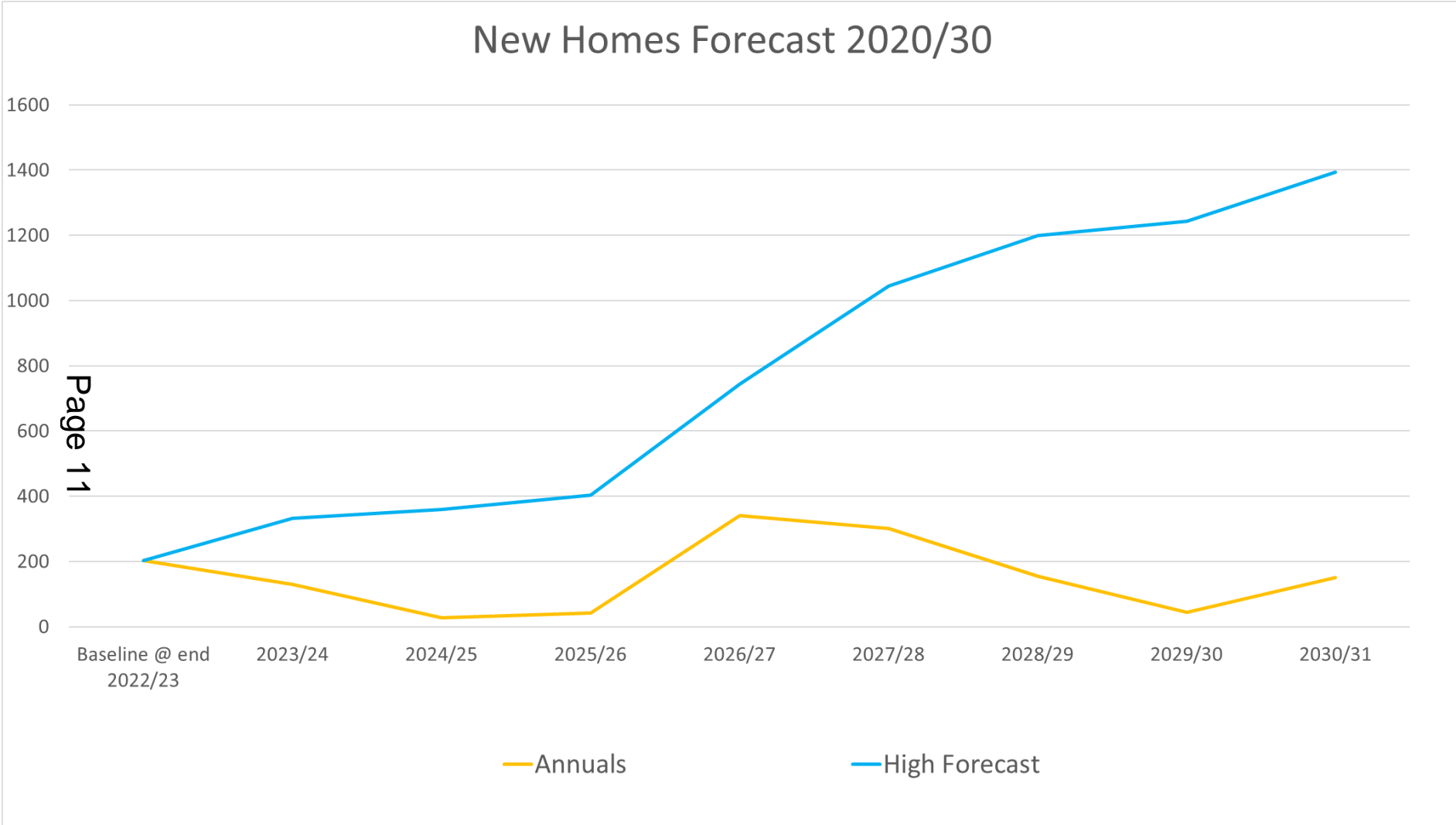
 Additional homes to be started 2024/25 21

 Additional homes in feasibility 400



PROGRAMME PROGRESS

New Homes Forecast 2020/30



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Retrofit programme Update February 2024

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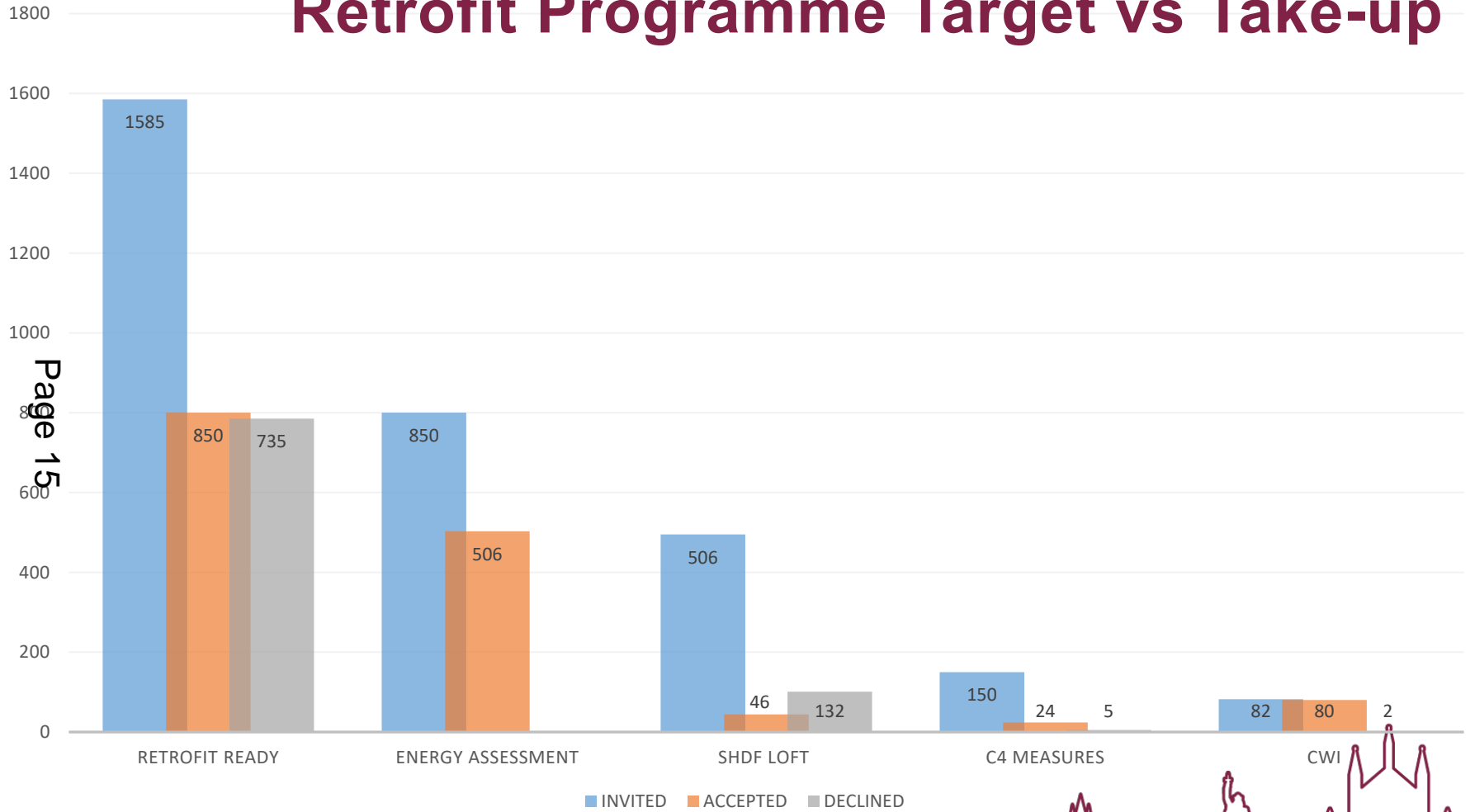


RETROFIT PROGRAMMES TAKE-UP

	INVITED	ACCEPTED	DECLINED
RETROFIT READY	1585	850	735
ENERGY ASSESSMENT	850	506 to date	
SHDF LOFT	506	46 to date	132
EPC C_4 MEASURES	150	24 to date	5
PILOT CAVITY WALL INSULATION	82	80	2



Retrofit Programme Target vs Take-up



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RETROFIT PROGRAMME TARGETS Vs ACHIEVEMENTS 2023-24

	PRE-INSTALLATION DOC. APPROVED	PROPERTIES: COMPLETE	MEASURES: INSTALLED	TARGET PROPERTIES	TARGET MEASURES	REVISED TARGET PROPERTIES	REVISED TARGET MEASURES
PILOT IWI VOID	1	3	24	4	32	5	40
SHDF SWEDISH COTTAGES	0	0	0	8	48	0	0
SHDF LOFT	7	0	0	140	140	70	70
ENERGY ASSESSMENT		485		800	0		
C4 MEASURES	24	0	0	150	600	100	400
PILOT Cavity WALL INSULATION	3	77	77	75	75	80	80
VOID: LOFT INSULATION	0	85	85	160	160	160	160
VOID: CWI			54	140	140	140	140
DOORS	0	24	24	30	30	24	24
OTHER MEASURES:		37	37	37	37	0	0
TOTAL:	44	226	301	567	1185	439	914



Retrofit Ready: SHDF

10mm Door Undercuts
& Trickle vents

Loft Insulation

Extract Ventilation
Upgrade

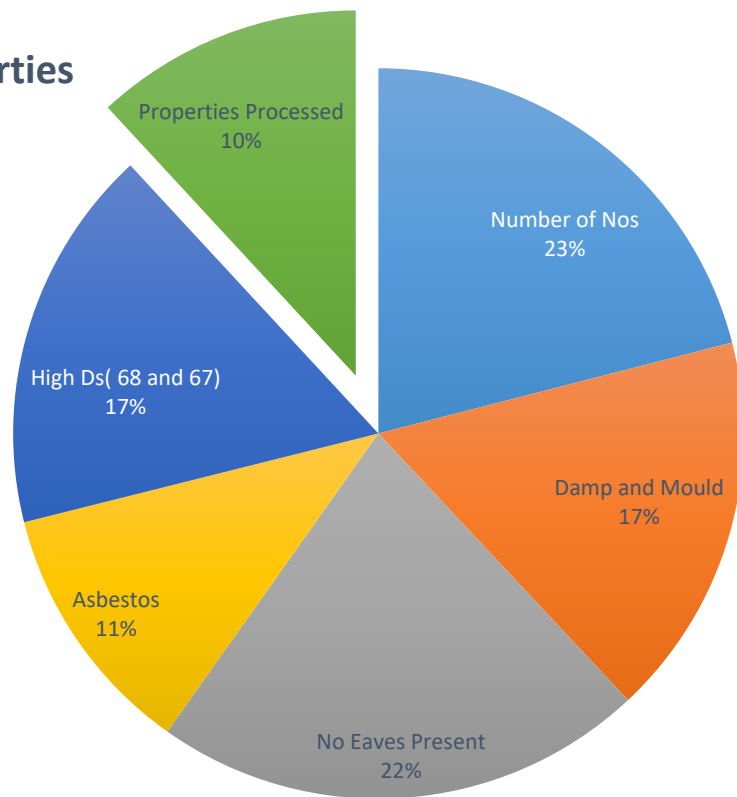


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Target	Take-up	Delivered
70	46	0

SHDF LOFT

Out of 485 properties



■ Number of Nos ■ Damp and Mould ■ No Eaves Present ■ Asbestos ■ High Ds(68 and 67) ■ Properties Processed

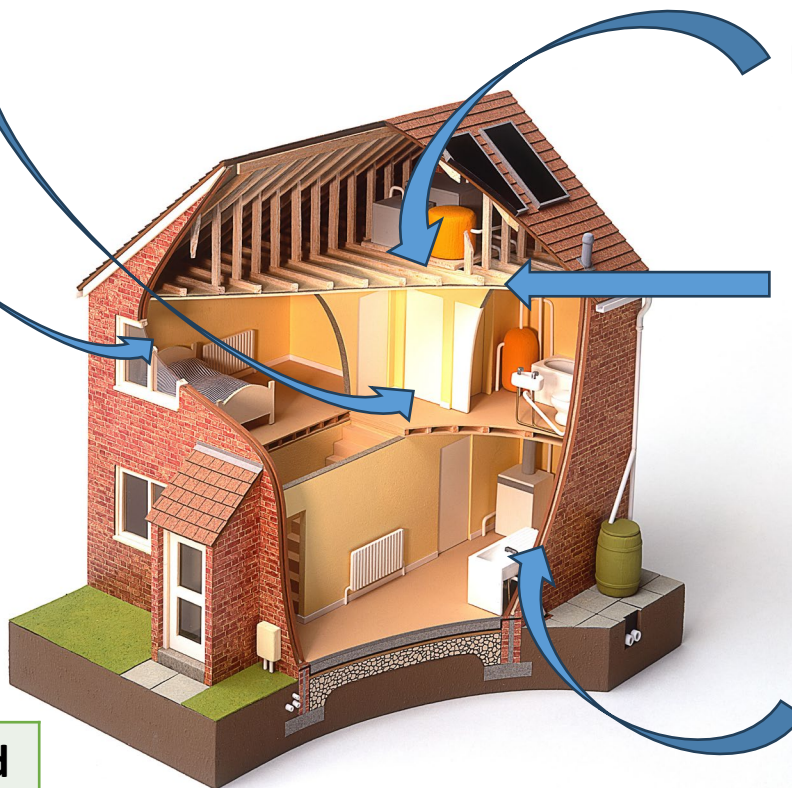
Retrofit Ready: EPC C_4 Measures

10mm Door Undercuts
& Trickle vents

Loft Insulation

Extract Ventilation
Upgrade

Cavity Wall
Insulation



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Target	Take-up	Delivered
150	24 to date	0



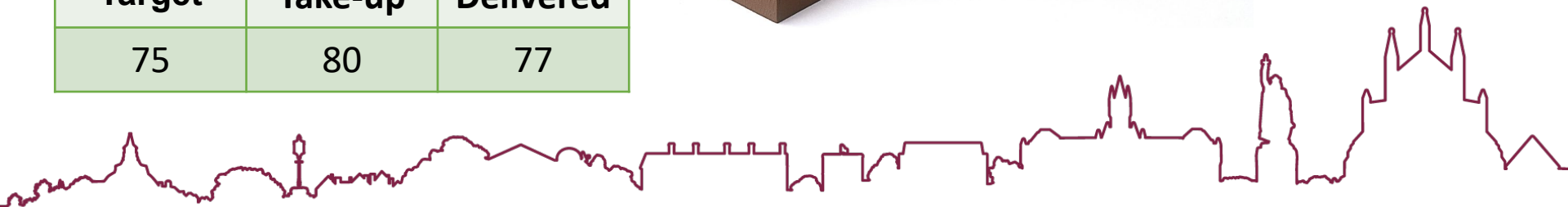
Retrofit Ready: Pilot Cavity Wall Insulation

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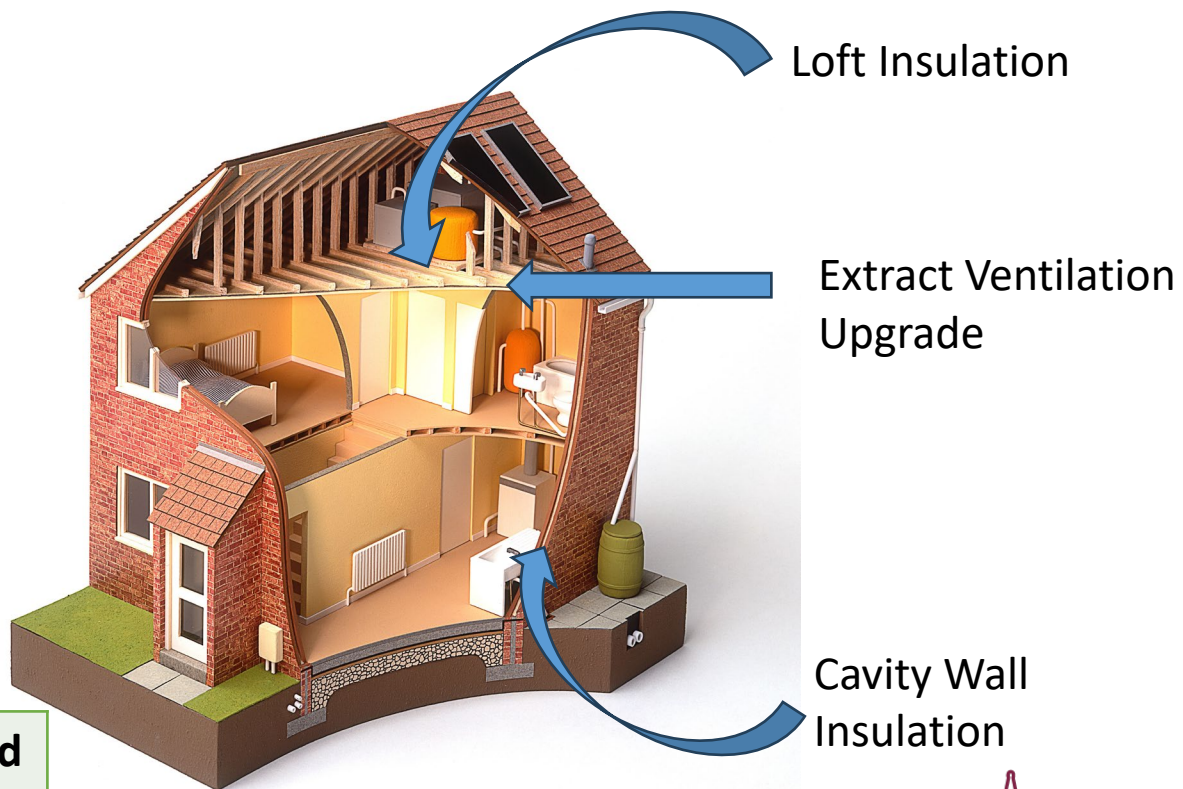
Cavity Wall
Insulation

Target	Take-up	Delivered
75	80	77

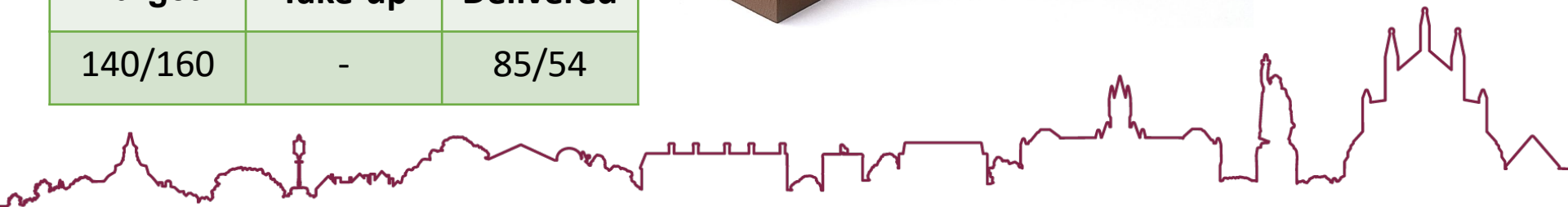


VOIDS: Cavity Wall + Loft Insulation

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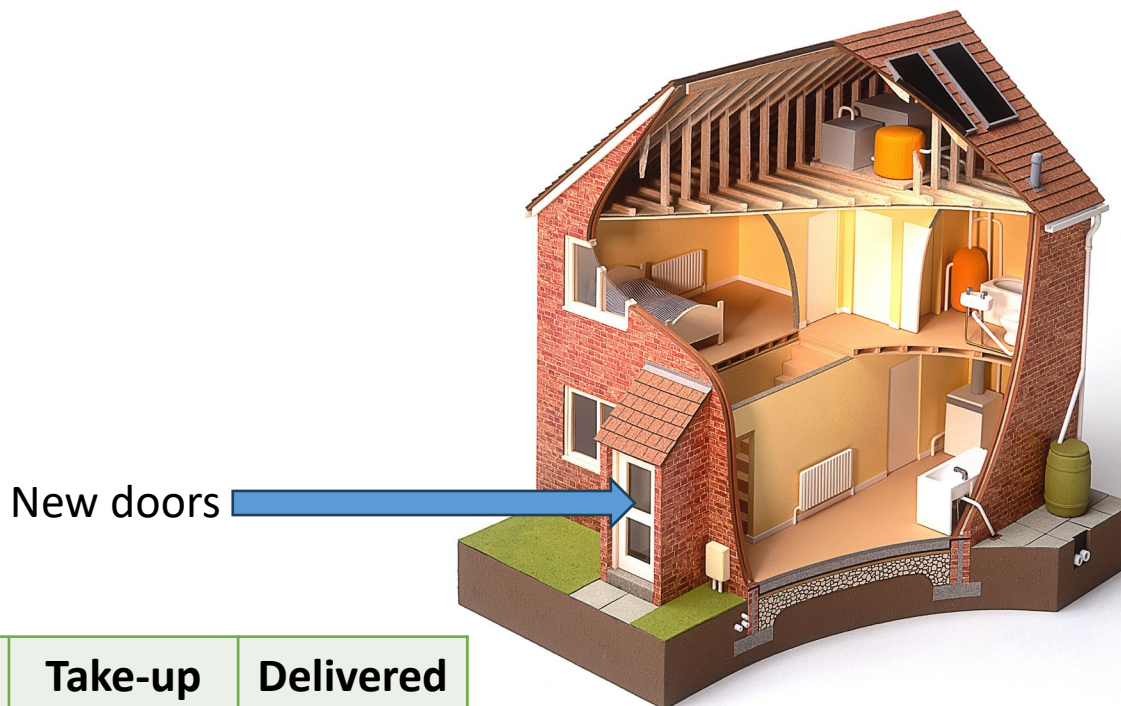


Target	Take-up	Delivered
140/160	-	85/54

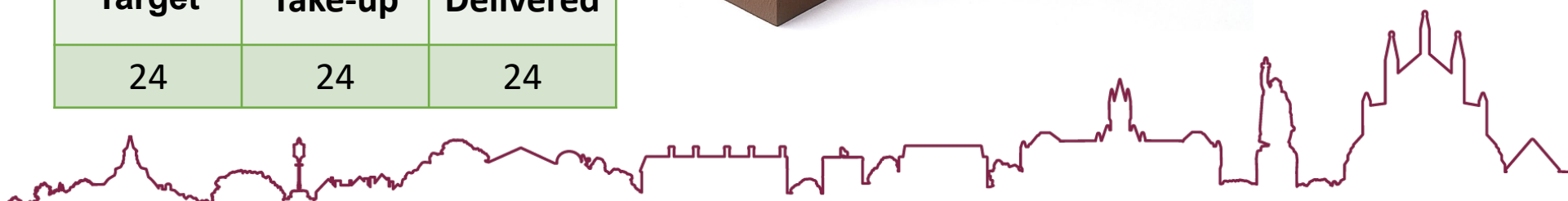


TIMBER DOOR UPGRADE

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Target	Take-up	Delivered
24	24	24



Retrofit Programme Hurdles vs Opportunities

Damp & Mould

- Survey, Assess and Resolve

Ventilation

- Survey, Strategy & Upgrade

Asbestos

- Survey, Assess and Remove

Specialist Contractors

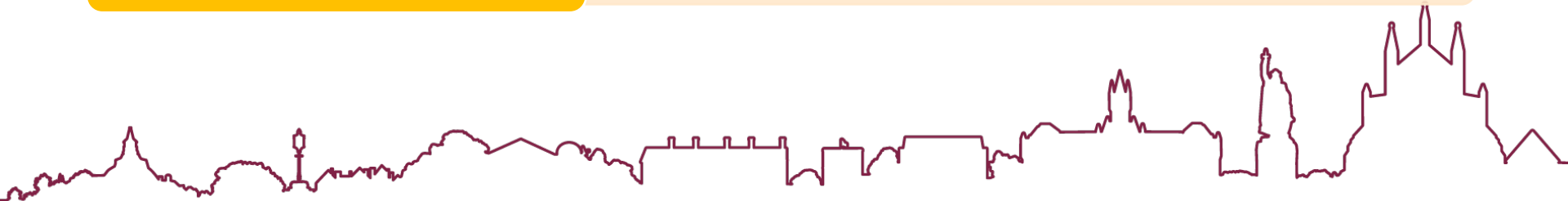
- Partner, Upskill, Develop Industry

Materials

- New Technology and Embodied Carbon

Tenant Uptake

- Raise awareness, Tenant champions, Success Stories



Retrofit programme in progress

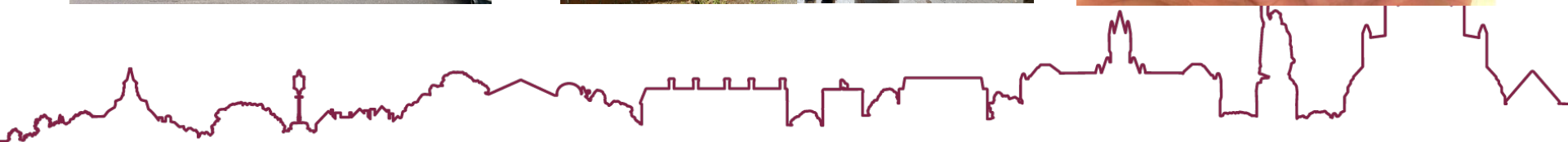
 Swedish Pilots:



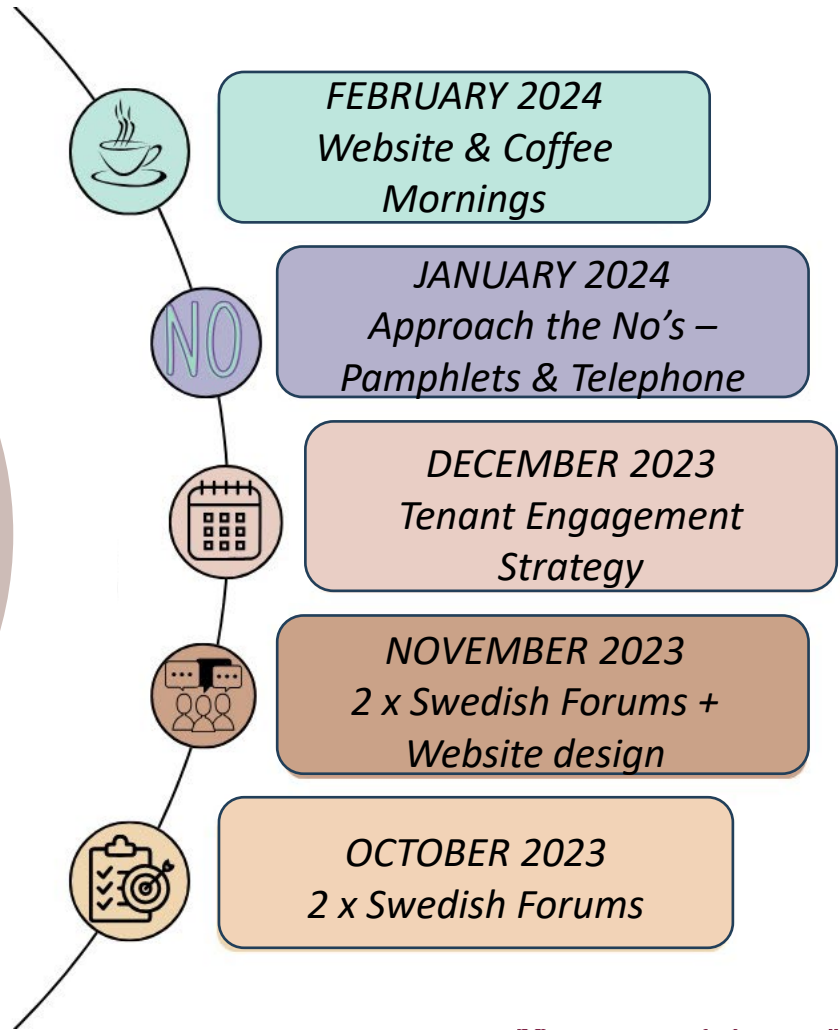
 IWI VOIDS:



 PILOT CWI:



TENANT ENGAGEMENT & COMMUNICATION



Retrofit Programme: Communications

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So, to be effective, it must be **free from obstructions** being placed directly on top of it.



RETROFIT SUMMARY


Original Targets

 Website revision - 60% Complete

 Engagement plan – Complete

 Communications plan and tenant forums: Underway

 522 properties/898 measures

 Revised programme 439 properties /914 measures

 **Completed 226 properties 301 measures**

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