

Decisions taken by the Cabinet Committee: Housing on Monday, 2 February 2026

Agenda Item No	Topic	Decision	Reasons	Alternative Options
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Part A – Items considered in public

<p>A9</p>	<p>Housing Strategy 2023-2028 - review of Year 2</p>	<ol style="list-style-type: none"> 1. That the progress of the objectives against year 2 of the Housing Strategy delivery plan be noted as outlined in report CAB3534(H). 2. That the emerging challenges that have arisen since November 2024 be noted. 3. That the amended delivery action plan for 2023-2028 be approved. 	<p>Report CAB3534(H) directly aligns with the council's priority of delivering 'Good Homes for All,' which is integral to the Council Plan. It builds upon the Housing Strategy 2023 to 2028, adopted by the Cabinet Committee: Housing (CAB3410(H)) in November 2023. The Housing Strategy provides a high-level vision and the framework for achieving housing aspirations and meeting the diverse needs of residents. Its focus is on ensuring that households can live in energy-efficient, safe homes, within sustainable neighbourhoods, all in line with national housing policy,</p>	<p>No other options have been considered and rejected as when the Housing Strategy 2023/28 was approved at Cabinet Committee: Housing in November 2023 a commitment was made that the delivery plan setting out the agreed key housing strategy objectives would be annually reviewed to monitor progress at Cabinet Committee: Housing. This is the second annual review report.</p>
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			<p>the Council Plan, and the Local Plan.</p> <p>The Housing Strategy 2023 to 2028 outlines four key objectives, each aimed at improving the housing landscape by 2028. To ensure successful implementation, a delivery plan was also adopted in November 2023.</p> <p>It was agreed at Cabinet Committee: Housing in November 2023 that an update would be provided to the committee regarding the progress of the four objectives in the action plan.</p> <p>The report is the second update since 2023 that highlights the progress made towards achieving these objectives since the</p>	
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			strategy's adoption, identifies challenges encountered during this period, and discusses emerging challenges that have surfaced since November 2024. Additionally, it updates the action plan, outlining the next steps to continue to achieve the four key housing objectives.	
A10	Anti Social Behaviour policies	<ol style="list-style-type: none"> 1. That the 3 Housing Anti-Social Behaviour Policies be approved and adopted: <ol style="list-style-type: none"> a) Anti-Social Behaviour Policy b) Hate Crime Policy c) Good Neighbour Policy 2. That authority be delegated to the Corporate Head of Housing, in consultation 	<p>Report CAB3544(H) aligns with the council priority 'good homes for all.'</p> <p>The council's landlord services Anti- Social Behaviour (ASB) policies have been developed to:</p> <ul style="list-style-type: none"> - Improve the service to those tenants who suffer anti-social behaviour - comply with the Regulator of Social Housing's 	No other options have been considered and rejected as it is a legislative and regulatory requirement to have appropriate housing Landlord compliant policies in place to ensure our tenants remain safe in their homes.

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		<p>with the Cabinet Member for Good Homes, to make any minor amendments to the policies.</p>	<p>consumer standards.</p> <p>The landscape of housing consumer regulation continues to evolve rapidly, driven by legislative reform, heightened regulator expectations and a renewed focus on the tenant experience and satisfaction with service delivery.</p> <p>These policies address the annual Tenant Satisfaction Measures (TSMs) survey, from which the council has seen reductions in tenant satisfaction with how their landlord handles antisocial behaviour (ASB) in both 2023/24 and 2024/25. In recognising the importance of improving this service for council tenants, an independent review of our ASB service was</p>	

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			<p>commissioned in 2024.</p> <p>The council commissioned RESOLVE, as community safety subject matter experts, to undertake the independent service review, make recommendations for service improvement to ensure the ASB service offer is both legally and regulatory compliant and focussed on achieving the best outcomes for council tenants and the council’s housing.</p> <p>Through this work, RESOLVE reviewed the Housing Service’s existing Nuisance Policy and made recommendations for change so that the ASB offer was clearly set out in three distinct policies to bring clarity to the service offered to council tenants: These</p>	
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			<p>are:</p> <ul style="list-style-type: none"> • Anti-Social Behaviour • Hate Crime • Good Neighbour 	
A11	Tenant Partnership Annual Report Tenant Partnership and Influence Plan	<ol style="list-style-type: none"> 1. That the Tenant Partnership and Influence Plan be approved and adopted. 2. That authority be delegated to the Corporate Head of Housing, in consultation with the Cabinet Member for Good Homes, to make any minor amendments to the Tenant Partnership and Influence Plan. 	<p>Report CAB3543(H) aligns with the council’s priorities Good Homes for All and Listening and Learning.</p> <p>The strengthened consumer standards introduced through the Social Housing (Regulation) Act 2023 emphasise the importance of tenant voice being central to how landlords deliver and improve their services to tenants.</p> <p>In April 2025 the council received a C3 judgement from the Regulator of Social Housing (RSH) following a self-referral which included</p>	The current housing communication and engagement plan is due to end. Failure to have a plan which outlines how we will engage and communicate with tenants will place the council at risk of receiving a lower regulatory judgement.

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			<p>the Transparency, Influence and Accountability standard. This standard includes fairness and respect, tenant engagement, performance information, diverse needs and complaints.</p> <p>The 2025 TSM survey results demonstrate the council respond well to the measures of; fairness and respect, listens to views and acts on them and being kept informed which are all above the benchmark median and remained stable from the previous year's survey results.</p> <p>Communication has been identified as a key driver linked to overall satisfaction in this year's TSM survey results. Communication is commonly fed back from</p>	
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			<p>tenants through Housing Improvement workshops. At least a quarter of the council's landlord services formal complaints include communication as a factor in their complaint, the most common theme being repairs.</p> <p>Tenant engagement activities have evolved and developed over the last year with the introduction of a wider range of opportunities for tenants to get involved; housing improvement workshops (previously called consumer standard groups), armchair reviewers, policy co production group, complaints focus group, community events and hubs. As a landlord the council remains committed to providing a good tenant engagement</p>	
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			<p>offer.</p> <p>The Tenant Partnership and Influence Plan replaces the Council's previous Housing Engagement and Communication Plan (2020–2025). The report provides an update on the development of the plan and the work in partnership with tenants to co-produce this document.</p>	
A12	Tenant Satisfaction measures survey results 2025/26	<ol style="list-style-type: none"> 1. That the 2025/26 survey results be noted. 2. That the progress made as a result of 2024/25 TSM survey results be noted. 3. That the work that is underway or proposed to address the two indicators that are below 	<p>Report CAB3530(H) aligns with the council's priorities of Good Homes for all and Thriving places.</p> <p>The report provides an updated position on the council's Tenant Satisfaction measure (TSM) scores from this year's survey as well as an update on action taken based on last year's Tenant</p>	No other considerations as it is a regulatory requirement to conduct the annual tenant satisfaction survey.

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		<p>median benchmark be agreed.</p>	<p>Satisfaction scores in key areas.</p> <p>There are 12 TSMs which housing providers are required by the regulator of social housing (RSH) to collect through an annual tenant satisfaction survey. This report also provides results for the previous year TSM results as a comparison.</p> <p>The report makes service improvement recommendations based on tenant feedback from this year's survey results.</p>	
A13	<p>Venta Living - Business Plan 26/27 (less exempt appendix)</p>	<p>That the updated financial business plan, at Appendix A in the exempt appendix to CAB3542(H) be recommended for approval to Cabinet, including:</p> <p>a) The proposal to increase</p>	<p>Providing Homes for all is a key priority within the Council Plan, which includes supporting households who struggle to access affordable longer-term market housing. To support this priority the</p>	<p>No other options were considered.</p>

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		<p>rent by 5.26%, to £1,100 per month</p> <p>b) The proposed move to a dynamic renting model following the implementation of the renters rights Bill in May 2026, allowing for prevailing market rents to apply to individual units at the point of relet.</p> <p>c) To note that operating costs have been reviewed and updated in the business plan model.</p>	<p>council has established a wholly owned local housing company, Venta Living Ltd.</p> <p>Report CAB3542(H) brings forward a financial business plan for consideration required under the shareholder agreement with Venta Living Ltd, with an illustrative business model based on leasing 41 flats in Winnall.</p> <p>Although there is no proposal to expand the remit of the company in 2026/27, the business case allows for future opportunities to be considered on a case-by-case basis and fulfils the council's policy objectives to provide homes for all.</p> <p>Approval of the updated financial business plan will</p>	

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			allow Venta Living Ltd to continue trading in 2026/27 based on the recommended business plan.	
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