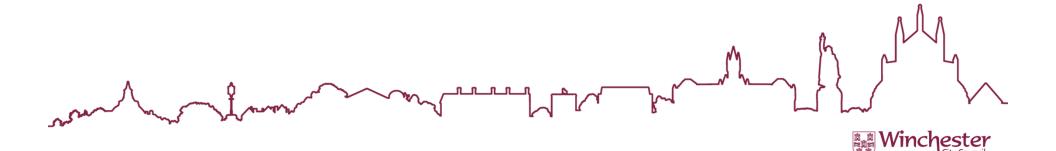
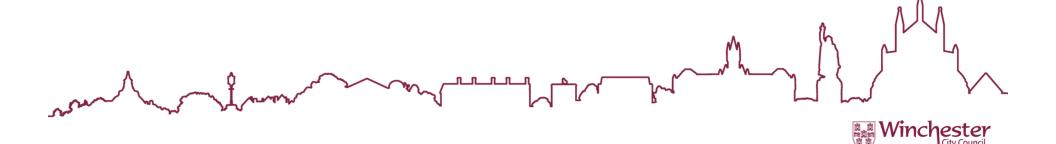
Housing Development Strategy 2020-2030



CURRENT NEW HOMES PROGRAMME

Completed homes	223
On-site (to complete in 2021)	119
Subject to planning	85
At design stage	22
Feasibility / negotiation stage	160
Strategic long term opportunities	400



RESOURCES

- HRA Business Plan identifies £500M for new homes
- **£125M** for the programme over the next 5 years
- Funded from borrowing and RTB receipts
- ᠃ Current staff team is 7 FTE

WHAT DO WE AIM TO ACHIEVE

- ₩ Healthy homes good for people and the planet
- Homes for all' The Council Plan 2020-25
- Target of 1000 new homes between 2020 and 2030
- To address the climate emergency by designing new homes to deliver net zero carbon
- To build high quality, healthy and affordable homes to meet identified needs
- ▼To ensure value for money and bench marked build costs

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CHALLENGES

- Resource provision the project team; financial resources
- Tension between cost and quality high quality and low carbon add cost; challenge viability
- Brexit may cause delays, supply chain issues, availability of materials and of construction staff

Impact of new legislation and guidance



RESPONDING TO THE CLIMATE EMERGENCY

- The Council Plan ensure all homes are energy efficient and affordable to run and be innovative in moving the energy efficiency of new and existing homes towards zero carbon
- We will aim to achieve the passivhaus standard the most reliable way to achieve net zero carbon
- Improve health, wellbeing and comfort
- Improve the environment, reduce fuel poverty

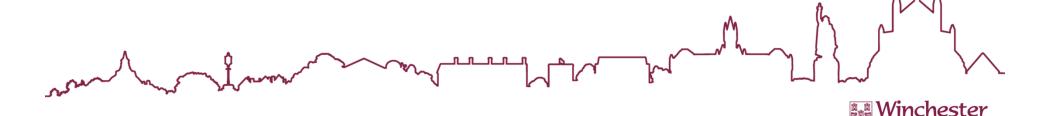
HIGH QUALITY DESIGN

- National Design Guide published by the MCHLG in October 2019.
- Healthy, comfortable, soundproof homes
- Economic to run for residents
- Sood ventilation, good air quality, natural lighting
- Designed to prevent overheating
- Positive legacy well designed, distinctive and comfortable homes which residents are proud to call home

DELIVERY AND CAPACITY

To deliver 1000 homes over 10 years, need

- ₩ Land HRA, General Fund, Land purchase
- Staff resources New Homes, Other Departments, Consultants
- Financial resources borrowing capacity, funding sources, financial viability criteria
- Housing Company



Winchester Housing Company

- Small "social purpose" vehicle
- Facilitates mixed tenures and sub market rents
- **B** Development Risk/Challenging Market
- High Profile Housing Company failures
- HRA build = lower cost
- Business Plan now focussing on "leasing" property from Council. Revised model proposal March 2021

