







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





CHALLENGES

- Land – without a site there is no project
- Resource provision – the project team; financial resources
- Tension between cost and quality - high quality and low carbon add cost; challenge viability
- Procurement – must be appropriate to encourage contractor appetite – Frameworks, SMEs
- 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

 Good 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
- 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

