



New Homes Update

04 November 2025



New Homes Update



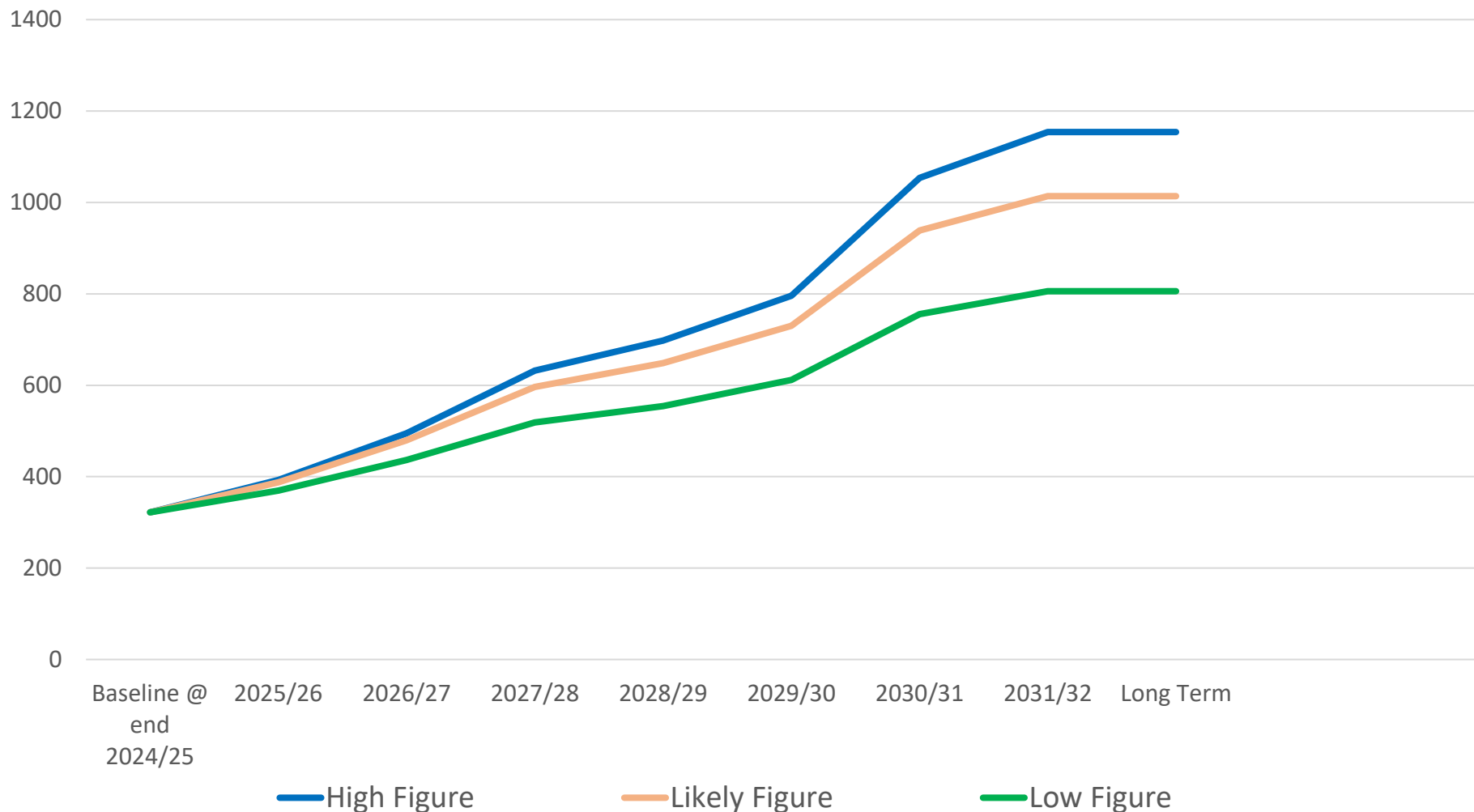
- Housing Development Strategy:
 - Stakeholder engagement and public consultation completed
 - Seeking Cabinet approval to adopt new Strategy on 19 November 2025
- Woodman Close, Sparsholt:
 - Cabinet approved Final Business Case on 14 October 2025
 - Bidders informed of tender outcome on 22 October 2025
 - Autumn 2025 – contractor to mobilise
 - Winter 2025/26 – contractor to start on site
- Kings Barton, Winchester:
 - Legal contracts signed with Cala in September 2025
 - First handover of units in October 2025 (4 Shared Ownership units)
- Land-led sites review ongoing – due diligence on land owned by WCC that may be suitable for small scale affordable housing development

Demand Update

Demand data has been updated by the Housing Strategy team (see slide 10 for demand map). Key headlines are:

- 29% of all 1-bed need applicants wish to live in Winchester City Centre as their primary preference
- There are 791 on the housing register for all Winchester City areas (Badger Farm, Harestock, Highcliffe, Oliver's Battery, Stanmore, City Centre, Weeke & Winnall) - this represents 49% of the total housing register of 1,607
- When compared to last year, demand across most areas remains similar with only one notable exception - Winchester City Centre demand has risen from 321 to 371 (a 19% increase)

New Homes Forecast 2020/32



Baseline completions = **322 units**

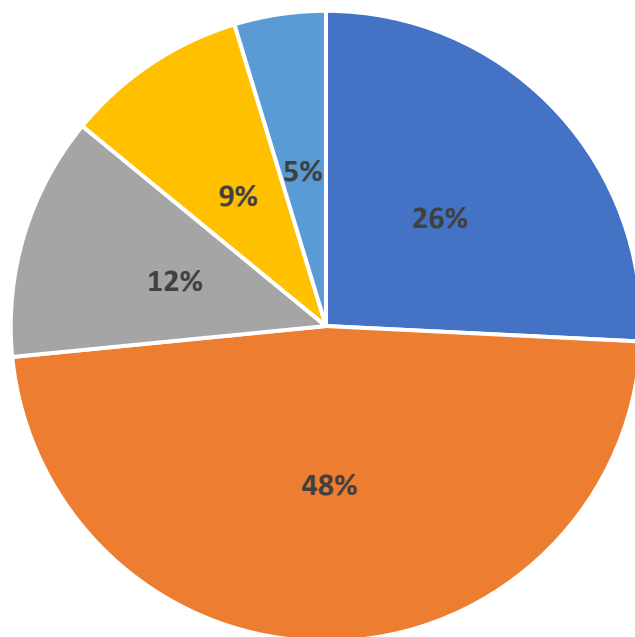
High = 100% green and 100% amber schemes delivered

Likely = 100% green and 75% amber schemes delivered

Low = 75% green and 50% amber schemes delivered

New Homes Forecast 2025-2032

WCC Schemes by Type



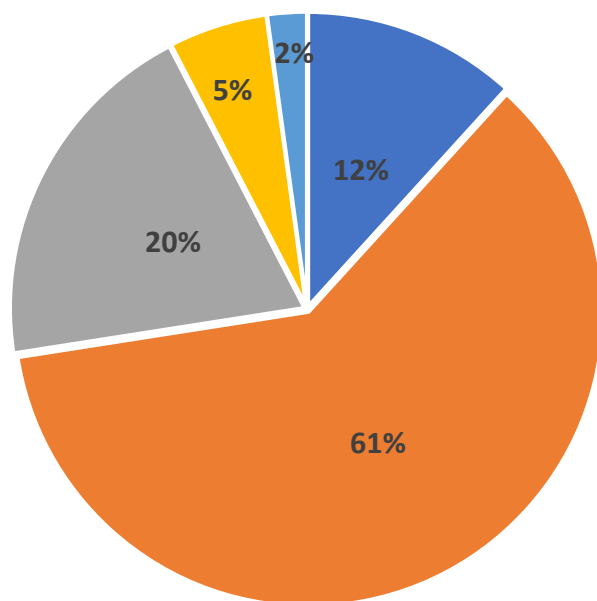
- Commissioned - HRA ■ S106 - 3rd Party
- S106 - GF ■ Additionality
- Rural Exception

	WCC Schemes by Type – Forecast Completions				
	Commissioned - HRA	S106 - GF	S106 – 3 rd Party	Additionality	Rural Exception
2025/26	0	0	4	0	0
2026/27	0	0	3	0	0
2027/28	2	1	4	1	0
2028/29	1	0	2	1	0
2029/30	2	1	1	1	0
2030/31	4	2	2	1	1
2031/32	0	1	1	0	1
Total	8	5	16	4	2

Based on Likely forecast (100% green and 75% amber schemes delivered)

New Homes Forecast 2025-2032

WCC Units by Type



■ Commissioned - HRA
 ■ S106 - 3rd Party
■ S106 - GF
 ■ Additionality
■ Rural Exception

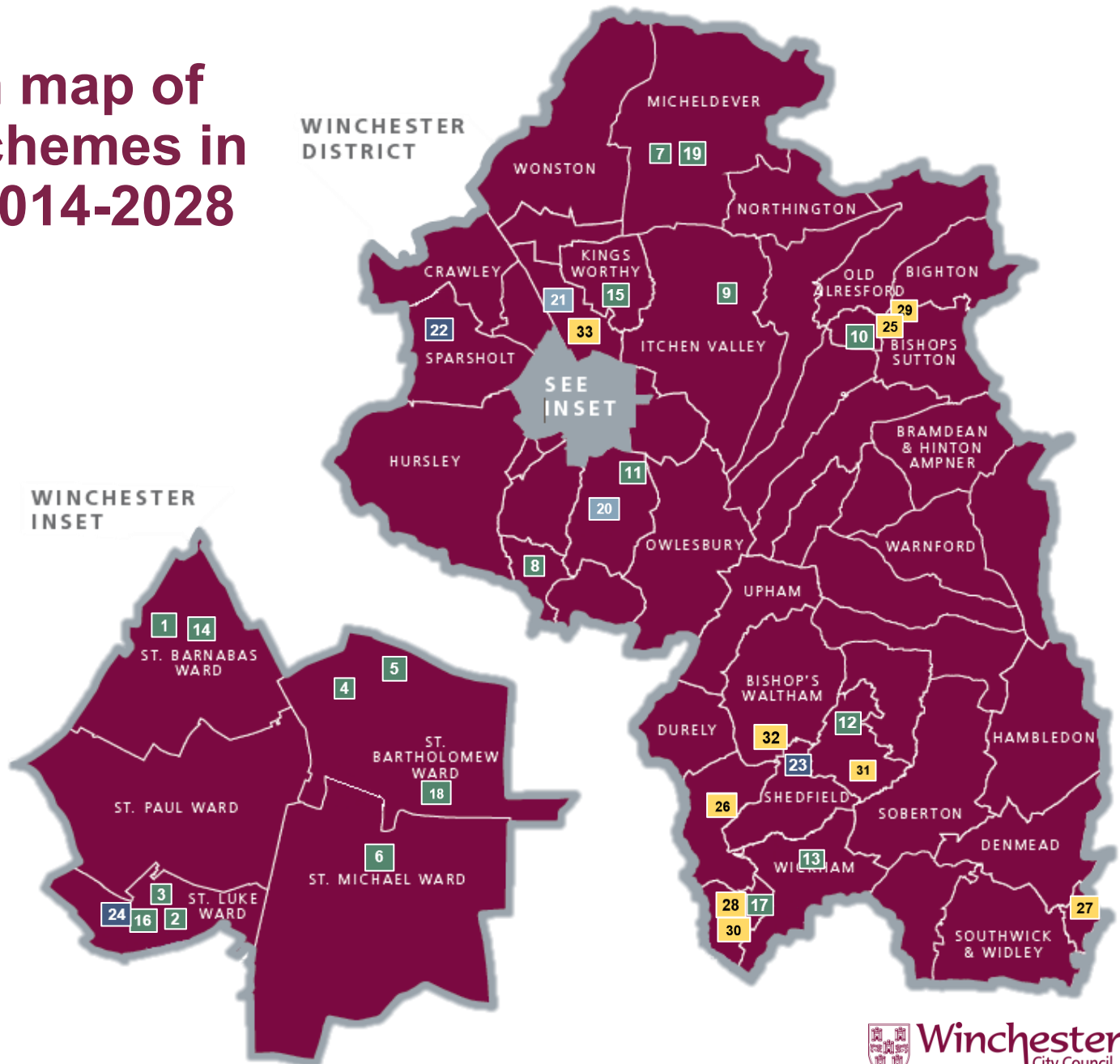
	WCC Units by Type – Forecast Completions				
	Commissioned - HRA	S106 - GF	S106 – 3 rd Party	Additionality	Rural Exception
2025/26	0	0	66	0	0
2026/27	0	0	92	0	0
2027/28	10	15	81	11	0
2028/29	9	0	32	11	0
2029/30	16	25	30	11	0
2030/31	47	60	90	4	8
2031/32	0	38	30	0	8
Total	82	138	421	37	16

Total RP & WCC Supply Forecast 2025-2032

Financial Year	RP	WCC (Likely Green & Amber)	Totals
2025/26	223	66	289
2026/27	133	92	225
2027/28	156	117	273
2028/29	235	52	287
2029/30	181	82	263
2030/31	228	209	437
2031/32	217	76	293
Totals	1,373	694	2,067

Distribution map of WCC & RP schemes in the District 2014-2028

- Completed Schemes
- Schemes on Site
- Early-Stage Schemes
- RP Forecast



No	Scheme	Units	Parish/Ward
1	Symonds Close <i>(2016)</i>	12	St Barnabas Ward
2	Bailey Close <i>(2018)</i>	5	St Luke Ward
3	New Queens Gate <i>(2016)</i>	21	St Luke Ward
4	Victoria Court <i>(2018)</i>	27	St Bartholomew Ward
5	Hillier Way <i>(2017)</i>	13	St Bartholomew Ward
6	Chesil Lodge <i>(2018)</i>	52	St Michael Ward
7	Barron Close <i>(2014)</i>	5	Micheldever Parish
8	Bourne Close <i>(2014)</i>	3	Otterbourne Parish
9	Station Close <i>(2014)</i>	5	Itchen Valley Parish
10	Mitford Road <i>(2018)</i>	8	New Alresford Parish
11	Dolphin Hill <i>(2020)</i>	2	Twyford Parish
12	Kiln Cottages <i>(2016)</i>	2	Swanmore Parish
13	Mayles Lane <i>(2019)</i>	13	Wickham Parish
14	Rowlings Road <i>(2021)</i>	7	St Barnabas Ward
15	Burnet Lane <i>(2021)</i>	35	Kings Worthy Parish
16	The Valley <i>(2021)</i>	77	St Luke Ward
17	North Whiteley <i>(2023)</i>	54	Curdrige Parish
18	Winnall Flats <i>(2024)</i>	76	St Bartholomew Ward
19	Southbrook Cottages <i>(2024)</i>	6	Micheldever Parish
20	Hazeley Road	10	Twyford Parish

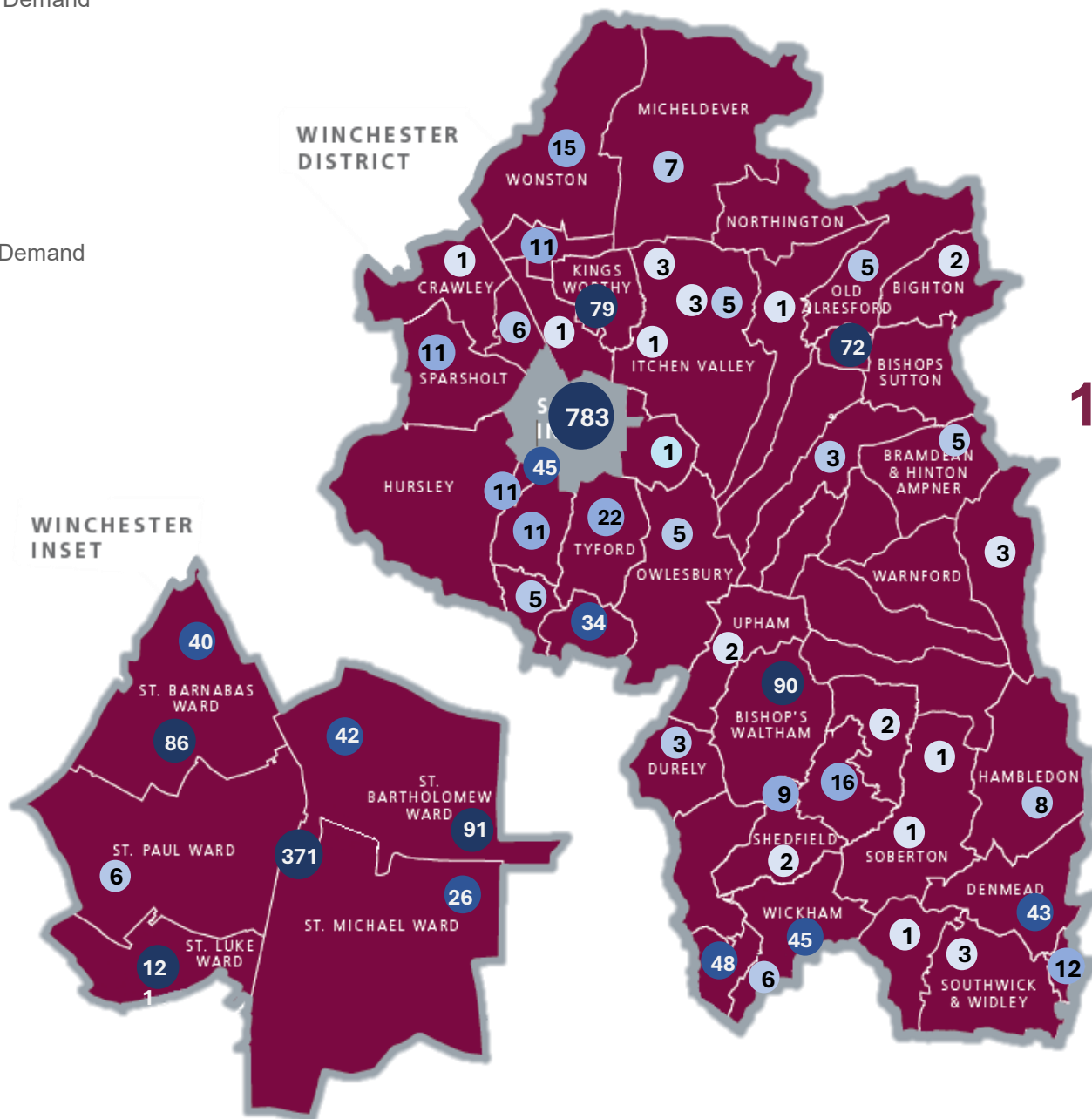
No.	Scheme	Units	Parish/Ward
21	Kings Barton	146	Headbourne Worthy
22	Woodman Close	5	Sparsholt Parish
23	Morgan's Yard	8	Shedfield Parish
24	Minden Way	9	St Luke Ward
25	Sun Lane	140	New Alresford Parish
26	Sherecroft Farm	115	Curdrige Parish
27	Berewood	1020	Newland Parish
28	North Whiteley	445 S106 (Master Plan)	Curdrige
		549 Extra Homes delivered	
29	North of Sun Lane	12	New Alresford Parish
30	Meadoways, Botley Road	8	Curdrige Parish
31	Cygnat Grange, The Lakes	29	Swanmore Parish
32	Abbey Mill	12	Bishops Waltham
33	Kings Barton	800 (inc. 146 WCC acquisition)	Headbourne Worthy

Distribution map of WCC & RP schemes in the District 2014-2028

High Demand

Low Demand

1st Preference Location Demand



Data does not mean that applicants have any form of qualifying local connection to the specific areas but instead denotes where they primarily want to live. Data updated October 2024.