



New Homes Update

02 February 2026



New Homes Programme Updates

- Kings Barton, Winchester – Phase 3ai handed over from Cala to the council – 10 flats (4 shared ownership; 6 affordable rent) and 8 houses (affordable rent). Construction continues on the remaining 128 affordable units in Phases 2b and 3aii.
- Hazeley Road, Twyford – construction continues on the 10 affordable units (6 affordable rent houses; 4 shared ownership flats).
- Market engagement with SME and volume housebuilders ongoing, with the aim of securing new build S106 and additionality units for use as council housing.
- Woodman Close, Sparsholt – following Cabinet approval of the Final Business Case, the build contractor has commenced enabling works on the site. Formal start on site anticipated in March/April 2026. The council has been awarded Homes England funding for the scheme.
- Commissioned schemes pipeline review ongoing – feasibility work on council-owned land to assess suitability for affordable housing development.
- Housing Development Strategy 2025-2032 – approved Strategy uploaded to council website [Winchester City Council's Housing Development Strategy - Winchester City Council](https://www.winchester.gov.uk/housing-development-strategy)

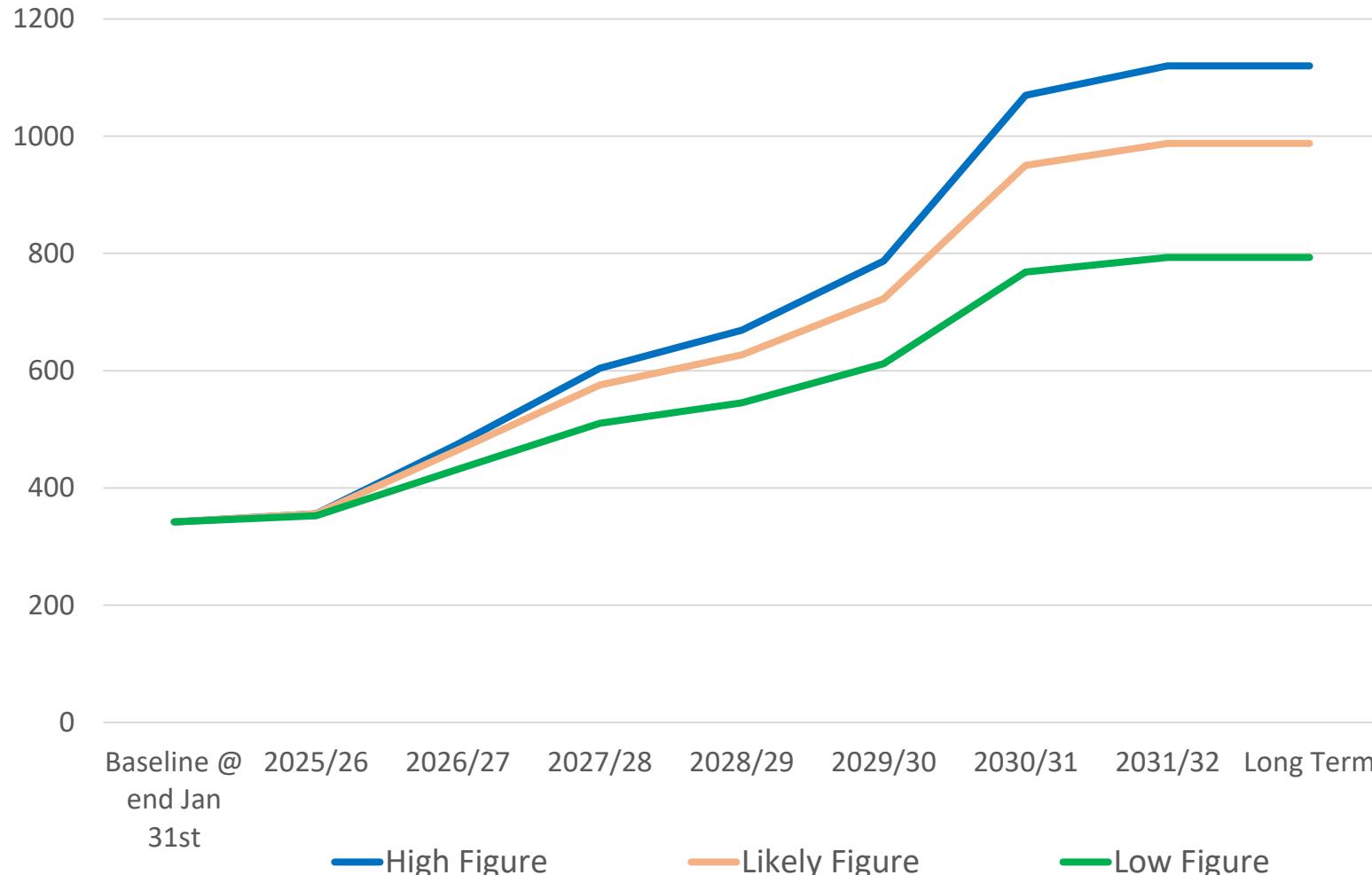
Scheme Viability and Subsidy (1)

- Viability is assessed through the whole life cost of a scheme (build cost, other fees, ongoing maintenance and repairs) versus the rental and sales income.
- To fund a scheme, the HRA borrows from the Public Works Loan Board (PWLB) after taking account of any income from shared ownership sales. The rental income contributes to the cost of borrowing.
- Borrowing costs in the business plan for the existing 1,000 homes programme are assumed to be repaid between 2032 and 2054.
- If the expected rental income is not sufficient to cover the borrowing costs, subsidy can be used to make a scheme affordable to the HRA.
- Council subsidy available:
 - Right to Buy receipts – can be used on all new build schemes / acquisitions that add to council stock, including S106 acquisitions
 - S106 affordable housing commuted sums – can only be used on council new build schemes and additional units, not S106 acquisitions

Scheme Viability and Subsidy (2)

- Homes England grant can also be sought to subsidise a scheme.
- Average grant rates across the District:
 - Social Rent - £125,000 per unit
 - Affordable Rent - £60,000 per unit
 - Shared Ownership - £50,000 per unit
- Social and Affordable Homes Programme 2026-2036 recently launched [Social and Affordable Homes Programme \(SAHP\) 2026 to 2036 - GOV.UK](#)
- Amount of subsidy required varies significantly on a site-by-site basis:
 - Woodman Close (land-led scheme for social rent) - £327,500 per unit made up of £200k per unit of S106 affordable housing commuted sums and £127,500 per unit of Homes England grant
 - Kings Barton (S106 acquisition for affordable rent and shared ownership) - £7k per unit of Right to Buy receipt funding

New Homes Forecast 2026-32



Baseline completions = 341 units

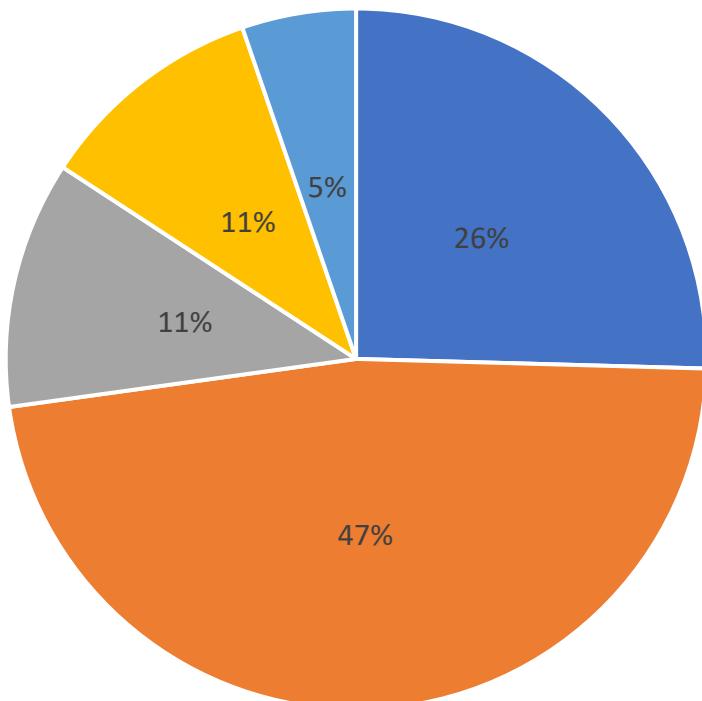
High = 100% green and 100% amber schemes delivered

Likely = 100% green and 75% amber schemes delivered

Low = 75% green and 50% amber schemes delivered

New Homes Forecast 2026-2032

WCC Schemes by Type



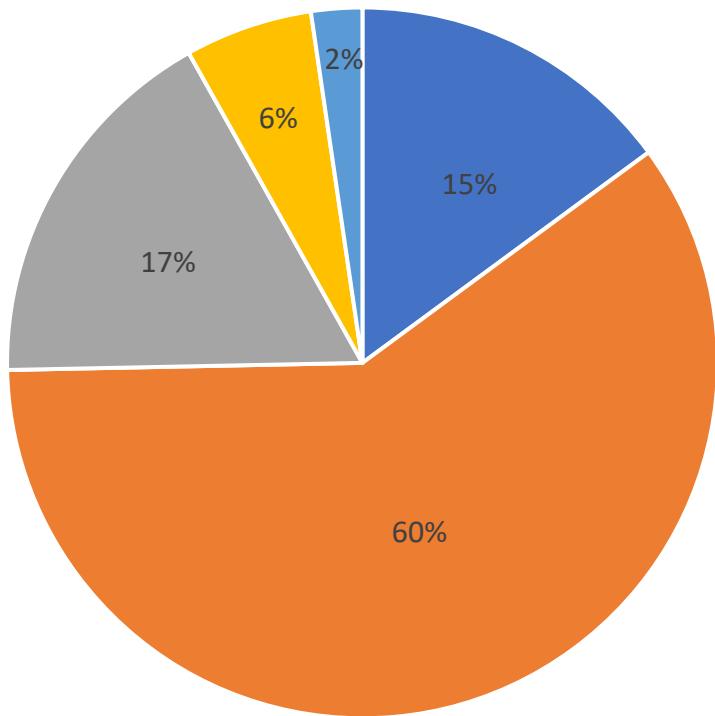
- Commissioned - HRA
- S106 - GF
- Rural Exception
- S106 - 3rd Party
- Additionality

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

	WCC Schemes by Type – Forecast Completions				
	Commissioned - HRA	S106 - GF	S106 – 3 rd Party	Additionality	Rural Exception
2025/26	0	0	1	0	0
2026/27	0	0	4	0	0
2027/28	1	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	0	1	0	1
Total	8	4	15	4	2

New Homes Forecast 2026-2032

WCC Units by Type



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

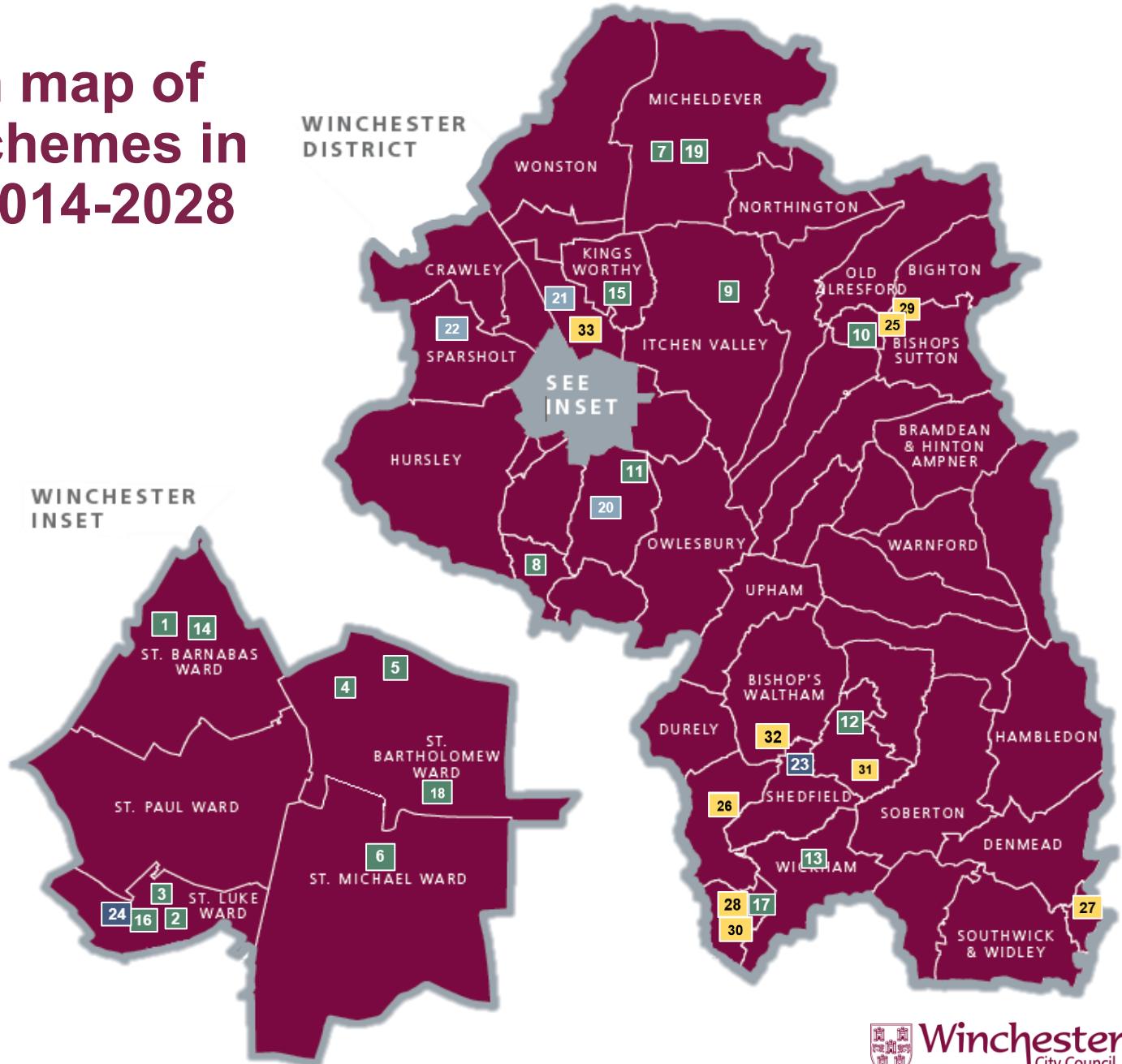
	WCC Units by Type – Forecast Completions				
	Commissioned - HRA	S106 - GF	S106 – 3 rd Party	Additionality	Rural Exception
2025/26	0	0	14	0	0
2026/27	0	0	109	0	0
2027/28	5	14	81	11	0
2028/29	8	0	32	11	0
2029/30	25	30	30	11	0
2030/31	59	68	90	4	8
2031/32	0	0	30	0	8
Total	97	112	386	37	16

Total RP & WCC Supply Forecast 2026-2032

Financial Year	RP	WCC (Likely Green & Amber)	Totals
2025/26	223	14	237
2026/27	133	109	242
2027/28	156	111	267
2028/29	235	51	286
2029/30	181	96	277
2030/31	228	227	455
2031/32	217	38	255
Totals	1,373	646	2,019

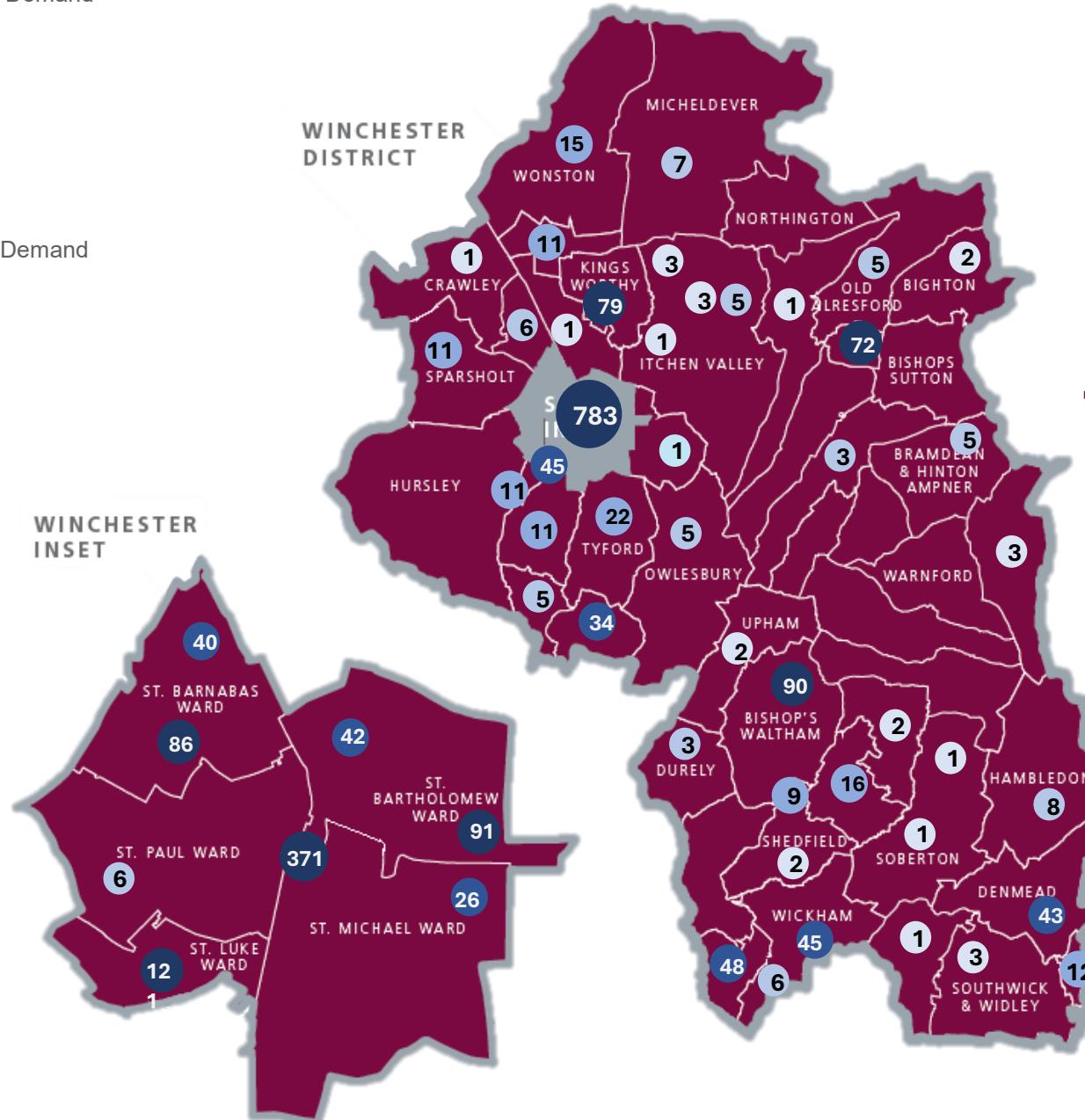
Distribution map of WCC & RP schemes in the District 2014-2028

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



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

No.	Scheme	Units	Parish/Ward	No.	Scheme	Units	Parish/Ward
1	Symonds Close (2016)	12	St Barnabas Ward	21	Kings Barton	146	Headbourne Worthy
2	Bailey Close (2018)	5	St Luke Ward	22	Woodman Close	5	Sparsholt Parish
3	New Queens Gate (2016)	21	St Luke Ward	23	Morgan's Yard	8	Shedfield Parish
4	Victoria Court (2018)	27	St Bartholomew Ward	24	Minden Way	8	St Luke Ward
5	Hillier Way (2017)	13	St Bartholomew Ward	25	Sun Lane	140	New Alresford Parish
6	Chesil Lodge (2018)	52	St Michael Ward	26	Sherecroft Farm	115	Curdridge Parish
7	Barron Close (2014)	5	Micheldever Parish	27	Berewood	1020	Newland Parish
8	Bourne Close (2014)	3	Otterbourne Parish	28	North Whiteley	445 S106 (Master Plan)	Curdridge
9	Station Close (2014)	5	Itchen Valley Parish			549 Extra Homes delivered	
10	Mitford Road (2018)	8	New Alresford Parish	29	North of Sun Lane	12	New Alresford Parish
11	Dolphin Hill (2020)	2	Twyford Parish	30	Meadowways, Botley Road	8	Curdridge Parish
12	Kiln Cottages (2016)	2	Swanmore Parish	31	Cygnet Grange, The Lakes	29	Swanmore Parish
13	Mayles Lane (2019)	13	Wickham Parish	32	Abbey Mill	12	Bishops Waltham
14	Rowlings Road (2021)	7	St Barnabas Ward	33	Kings Barton	800 (inc. 146 WCC acquisition)	Headbourne Worthy
15	Burnet Lane (2021)	35	Kings Worthy Parish				
16	The Valley (2021)	77	St Luke Ward				
17	North Whiteley (2023)	54	Curdridge Parish				
18	Winnall Flats (2024)	76	St Bartholomew Ward				
19	Southbrook Cottages (2024)	6	Micheldever Parish				
20	Hazeley Road	10	Twyford Parish				



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 2025.