



# 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](#)

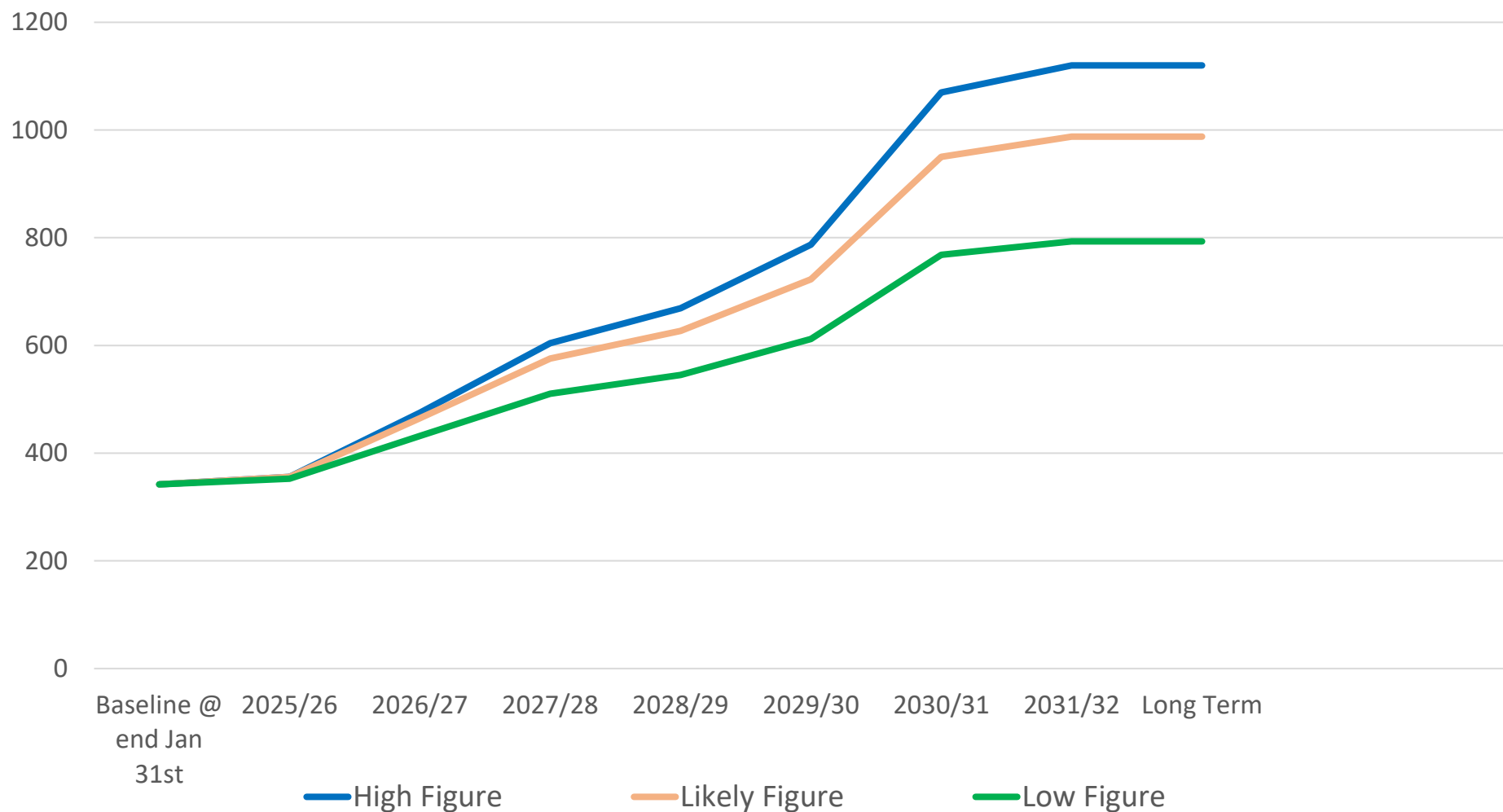
# Scheme Viability and Subsidy (1)

- 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 additionality 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

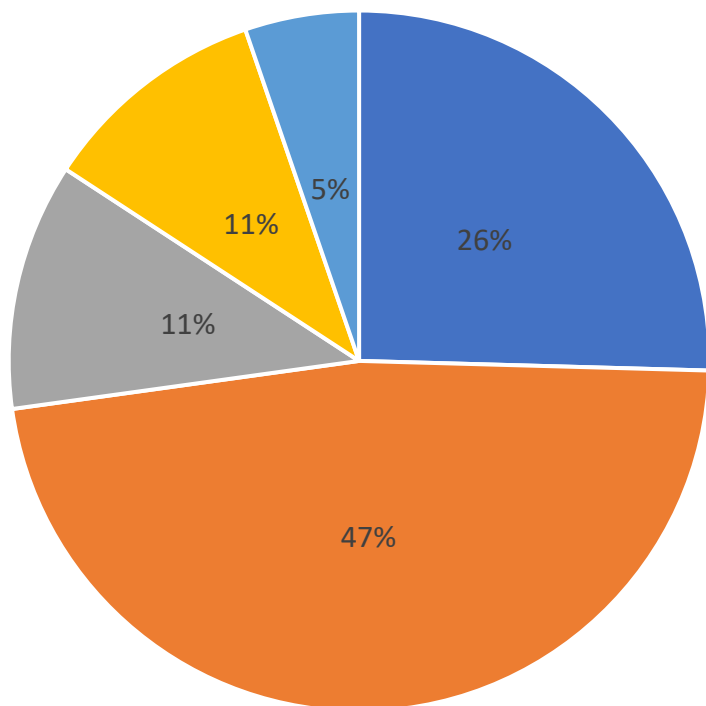
Likely = 100% green and 75% amber schemes delivered

Low = 75% green and 50% amber schemes delivered



# New Homes Forecast 2026-2032

## WCC Schemes by Type



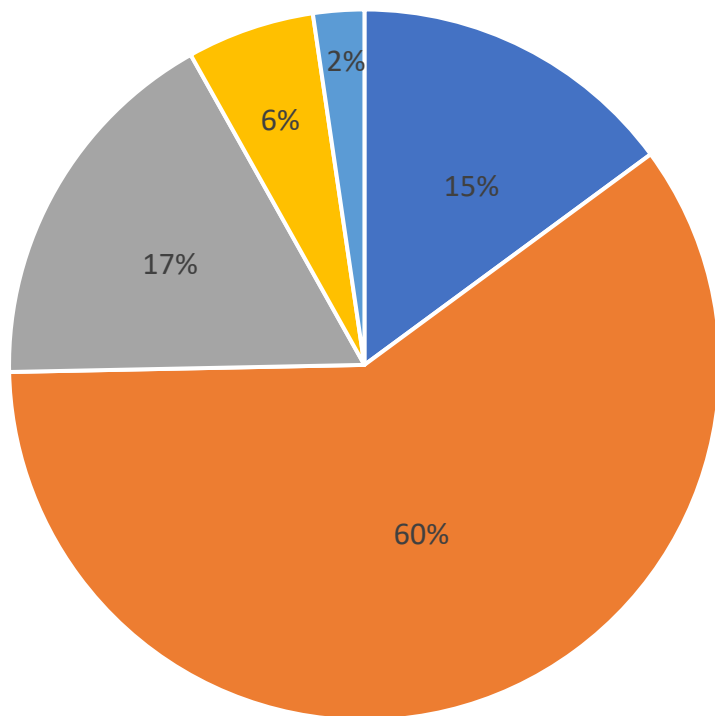
- Commissioned - HRA
- S106 - 3rd Party
- S106 - GF
- Additionality
- Rural Exception

	WCC Schemes by Type – Forecast Completions				
	Commissioned - HRA	S106 - GF	S106 – 3 <sup>rd</sup> 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
<b>Total</b>	<b>8</b>	<b>4</b>	<b>15</b>	<b>4</b>	<b>2</b>

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

# 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 <sup>rd</sup> 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
<b>Total</b>	<b>97</b>	<b>112</b>	<b>386</b>	<b>37</b>	<b>16</b>

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

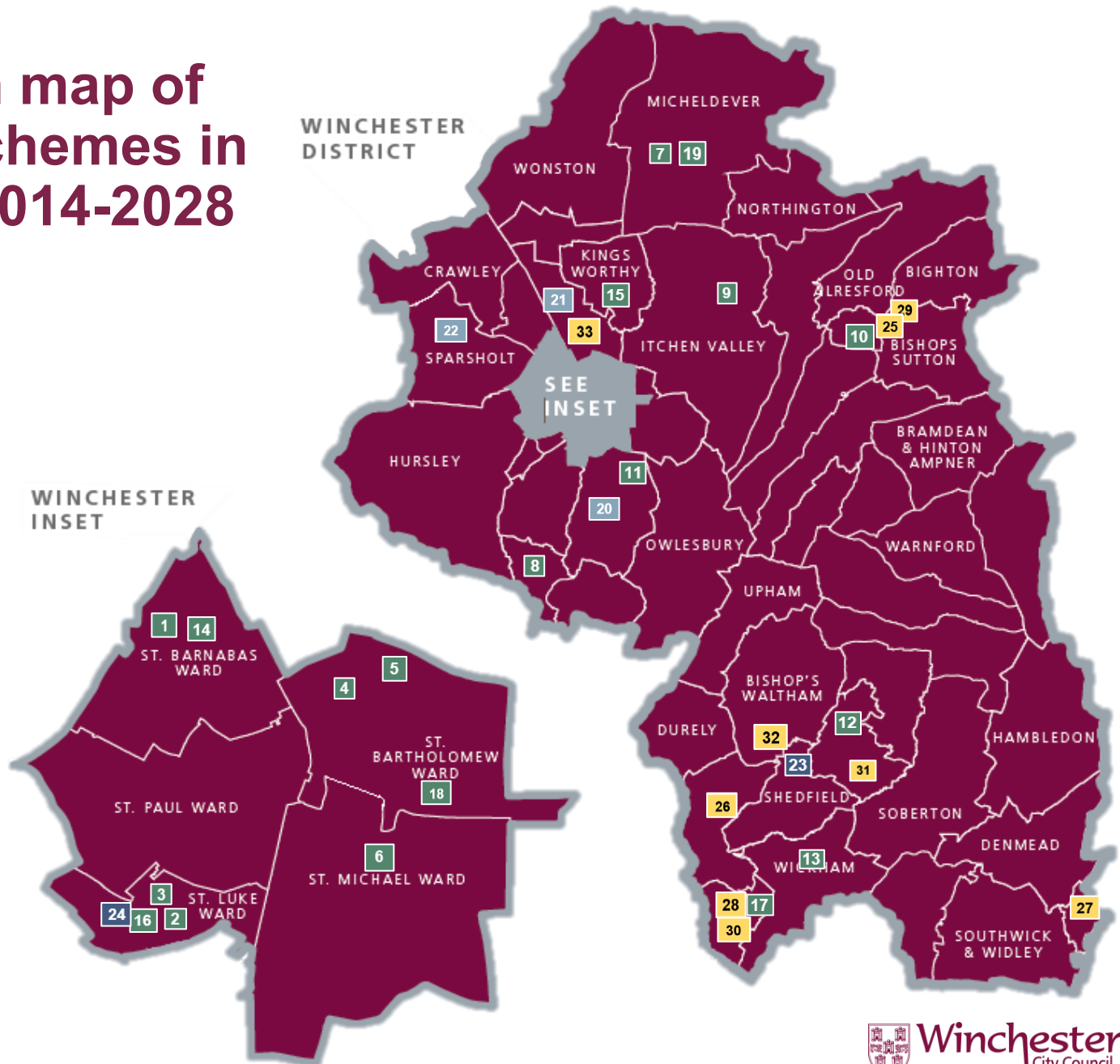
# Total RP & WCC Supply Forecast 2026-2032

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



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	8	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**

