

REPORT TITLE: HOUSING STRATEGY 2023-2028 - REVIEW OF YEAR 2

2 FEBRUARY 2026

REPORT OF CABINET MEMBER: Cllr Mark Reach and Cllr Kathleen Becker

Contact Officer: Karen Thorburn Tel No: 01962 848 076 Email  
[kthorburn@winchester.gov.uk](mailto:kthorburn@winchester.gov.uk)

WARD(S): ALL

## PURPOSE

The report directly aligns with the council's priority of delivering 'Good Homes for All,' which is integral to the Council Plan.

It builds upon the Housing Strategy 2023 to 2028, adopted by the Cabinet Committee: Housing (CAB3410(H)) in November 2023. The Housing Strategy provides a high-level vision and the framework for achieving housing aspirations and meeting the diverse needs of residents. Its focus is on ensuring that households can live in energy-efficient, safe homes, within sustainable neighbourhoods, all in line with national housing policy, the Council Plan, and the Local Plan.

The Housing Strategy 2023 to 2028 outlines four key objectives, each aimed at improving the housing landscape by 2028. To ensure successful implementation, a delivery plan was also adopted in November 2023.

It was agreed at Cabinet Committee: Housing in November 2023 that an update would be provided to the committee regarding the progress of the four objectives in the action plan. This report is the second update since 2023 that highlights the progress made towards achieving these objectives since the strategy's adoption, identifies challenges encountered during this period, and discusses emerging challenges that have surfaced since November 2024. Additionally, it updates the action plan, outlining the next steps to continue to achieve the four key housing objectives.

RECOMMENDATIONS:

That Cabinet Committee: Housing:

1. Notes the progress of the objectives against year 2 of the Housing Strategy delivery plan as outlined in the report.
2. Notes the emerging challenges that have arisen since November 2024.
3. Approves the amended delivery action plan for 2023-2028.

# 1 COUNCIL PLAN OUTCOME

## 1.1 Greener Faster

1.2 'Greener Homes' is one of the key strategic objectives within the Housing Strategy 2023 to 2028 and will help develop and support a greener district and address the climate emergency. Delivering high-quality energy efficient new homes, improving existing council homes through the retrofit carbon reduction programme and by promoting government energy efficiency schemes to help improve poor energy performing homes within the private sector housing stock.

## 1.3 Thriving Places

1.4 The delivery of the housing strategy brings benefits to the local economy; there is a clear connection between good quality housing and a vibrant economy.

## 1.5 Healthy Communities

1.6 Where we live and the quality of our immediate environment has a huge impact on the quality of life and wellbeing of our residents. The key strategic objectives of the Housing Strategy will help people to live well through the positive impact a safe and affordable home has on residents, neighbourhoods, and communities.

## 1.7 Good Homes for All

1.8 More 'Homes for all' is a key strategic objective within the housing strategy to achieve the development of high quality and affordable homes and to enable other housing providers to maximise the amount of new affordable housing delivered across the district.

## 1.9 Efficient and Effective

1.10 The annual reporting to Cabinet Committee Housing ensures the strategy delivery is on track and responsive to performance data. The report presents a clear risk register detailing emerging and existing risks with mitigation actions which is supporting proactive oversight.

## 1.11 Listening and Learning

1.12 The Housing Strategy, as a 5-year live document, will engage with tenants and residents across the district with an aim to capture wider representative views through digital surveys, focus groups, meeting with established community and faith groups and through organised neighbourhood and community events.

## 2 FINANCIAL IMPLICATIONS

- 2.1 The HRA budget and business plan will ensure the key objectives of the Housing Strategy remain deliverable over the 5-year delivery plan.
- 2.2 The strategic housing General Fund budget, reserve fund and various housing grants directly received from central government are in place to help deliver on the strategic homelessness objectives within the Housing Strategy. However, reductions in government homelessness support through the annual allocation of the Homeless Prevention Grant may reduce or stop the delivery of the discretionary grant elements of the housing options service.
- 2.3 Hampshire County Council - Social Inclusion funding for the support element of stage 2 accommodation will end on 31.03.26 which will result in the loss of key supported housing provision which could result in an increase of homelessness approaches made to the council.
- 2.4 National housing policy may shift its focus and new priorities emerge, but it is anticipated that the key objectives within the Housing Strategy will remain relevant but the way we fund and deliver them over the 5-year plan may need to change.

## 3 LEGAL AND PROCUREMENT IMPLICATIONS

- 3.1 The Local Government Act 2003 requires all local housing authorities to publish a Housing Strategy setting out a vision for housing within its district. The council has a range of statutory duties relating to housing, homelessness and reviewing housing conditions. The Housing Strategy will assist the council in meeting those duties.
- 3.2 All works commissioned to meet the Housing Strategy objectives included in this strategy will be procured in accordance with the council's contract procurement rules and national procurement legislation and supported by the procurement team as appropriate.

## 4 WORKFORCE IMPLICATIONS

- 4.1 There are various workforce implications from the provisions of the Housing Strategy itself in addition to the impact of existing and the potential of new legislation. For example, full asylum dispersal, the Social Housing Regulation Act, the Renters Rights Act, and the legal requirement to produce a supported housing strategy and other government initiatives which may evolve during the term of this Strategy.
- 4.2 Any increase in the new build delivery programme and any additional rounds of the Local Housing Authority Fund (LAHF) will have resource implications for the service and other services such as the New Homes team, Finance and Legal teams. As is the potential to move towards a policy focused on acquiring new homes already built on s106 sites.

4.3 Any changes to funding such as the reduction of the government's Homeless Prevention Grant, Homes for Ukraine, and the Disabled Facilities Grant allocation will all impact on teams and service resources and the ability to maximise the opportunities presented.

4.4 Any legislation and policy change impacts that affect the strategy during its term will be assessed at that time and either the workforce or the Strategy will be adjusted accordingly.

## 5 PROPERTY AND ASSET IMPLICATIONS

5.1 The Housing Strategy will seek to make best use of all housing assets and links within provisions of other related strategies and policies such as the Local Plan, New Homes Housing Development Strategy, and the HRA Asset Management Strategy

## 6 CONSULTATION AND COMMUNICATION

6.1 The Housing Strategy was developed in consultation with residents and tenants, key stakeholders from statutory organisations and voluntary agencies, Registered Providers and Letting agencies. It also captured senior officer, and key Member views and staff views through focus groups. Consultation was in the form of a resident and a stakeholder online survey, virtual meetings, and workshops.

6.2 The updated delivery plan and the plan for 2026-27 was reviewed with all the officers involved in the delivery of the action plan and will be discussed through a variety of forums such as the Registers Providers forum, Homeless Forum, and TACT board where appropriate.

## 7 ENVIRONMENTAL CONSIDERATIONS

7.1 The Housing Strategy aims to minimise the environmental impact of the existing housing stock and future housing development in the interest of climate change. Throughout the 5-year life span of the strategy, the council will work with policy makers, developers, and private and social landlords to maximise resource efficiencies and to ensure optimum use of sustainable construction techniques.

## 8 PUBLIC SECTOR EQUALITY DUTY

8.1 The Housing Strategy will impact positively on significant numbers of individuals in housing need by increasing the supply of affordable homes in the district and by providing excellent quality housing advice to all. The strategy will prevent and relieve homelessness in the district and create sustainable and diverse communities.

## 9 DATA PROTECTION IMPACT ASSESSMENT

9.1 None

10 RISK MANAGEMENT

Risk	Mitigation	Opportunities
<p>Financial Exposure</p> <p>Insufficient strategic housing budget to meet the statutory homelessness function due to the reductions in the government Homeless Preventing Grant. Discretionary housing support may be reduced or stopped.</p> <p>Hampshire County Council – Social Inclusion funding ceases 31.03.26. Loss of supporting funding for local key homelessness stakeholders</p> <p>HRA Budget restraints to deliver the New Homes Development Programme due to high interest rates and construction costs.</p>	<p>Budgetary control processes in place</p> <p>Partnership working and a review of the current Winchester homelessness pathway and models of provision is underway to complete this year to ensure best use of homelessness resources.</p> <p>Financial Appraisals underway to determine whether to bring services in house or use the Homeless Prevention Grant to procure the service.</p> <p>Remodelling the HRA Business Plan. Exploring alternative development options with Registered Providers and other stakeholders</p>	<p>Proactively seek and submit potential funding opportunities including MHCLG bids where applicable and appropriate.</p>
<p>Innovation</p> <p>The housing strategy is a high-level strategic plan that sets out the council's vision and housing objectives (2023-28) to meet the housing aspirations and needs of residents.</p>		<p>The council delivers on its strategic housing role, enabling households to live in safe homes and sustainable neighbourhoods</p>

Reputation		
The risk of not delivering on the housing strategy.	The risk of not delivering on the housing strategy is mitigated through the monitoring and governance measures contained within the housing strategy supported by the delivery plan.	The housing strategy is a positive 5-year high- level plan that sets out the council vision for housing within its district, including on how the authority intends to manage and deliver its strategic housing role.
Achievement of outcome		
Economic factors can lead to an increase in demand for statutory housing services. The housing market and the economy become unstable and therefore unable to meet some of the housing strategy key objectives due to an increased demand on existing resources.	<p>Budgetary controls and processes in place.</p> <p>Robust monitoring of changes to the housing market and wider economy and review of demand figures.</p> <p>Developing joint working opportunities with partnership organisations. Maximise government investment and funding opportunities.</p> <p>Bi-Monthly monitoring of the housing strategy action plan by council officers.</p> <p>Annual reporting of the housing strategy delivery plan to Cabinet Committee: Housing</p>	
Local Government Reorganisation		

<p>Reorganisation will mean merging new structures and decision-making processes which could slow down during the transitional period.</p> <p>Housing Projects, policy updates and funding approvals could be delayed which could affect delivery.</p>	<p>To create a 'transitional governance 'group to maintain continuity of housing decisions</p> <p>Explore the opportunity of delegated authority for urgent housing matters during the reorganisation</p>	<p>A larger combined authority could mean access to larger budgets, pooled resources, and economies of scale</p> <p>There could be more funding for affordable housing and therefore meet the strategies new homes target.</p>
<p>Property</p> <p>Not delivering and increasing the supply of affordable homes within the district</p>	<p>Making best use of all housing assets and links within provisions of other related strategies and policies such as the Local Plan, New Homes Housing Development Strategy and the HRA Asset Management Strategy</p>	
<p>Community Support</p> <p>Not improving the community housing opportunities of vulnerable and excluded households.</p>	<p>All stakeholders and partners commit to actions required in the Housing Strategy delivery plan. Continue to build on effective partnerships to deliver shared objectives</p>	<p>Stakeholders, tenants, and residents have had the opportunity to contribute to the housing strategy key objectives and will be involved in the 5-year delivery plan</p>
<p>Timescales</p> <p>Not meeting the housing strategy delivery plan timescales</p>	<p>The housing strategy is a 5-year live plan inviting scrutiny and benchmark performance to be reviewed annually by the Cabinet Committee: Housing.</p>	



	This paper outlines the progress made in the first year of the delivery plan	
Project capacity	There is current project capacity within various team delivery resources. The Housing Service will monitor the impact of local and national initiatives. Where appropriate support will be provided.	

## 11 SUPPORTING INFORMATION:

- 11.1 The Housing Strategy is a high-level strategic plan that sets out the council's housing vision and strategic objectives to ensure it meets the housing aspirations and needs of residents.
- 11.2 The Housing Strategy vision is not just to create new homes but to create high quality homes and adaptable new homes to meet local need, including a range of sizes and tenures. Homes that are energy efficient and affordable to run and that protect the natural environment, as well as investing in the existing housing stock to decarbonise the housing stock and reduce energy costs for our tenants.
- 11.3 The Housing Strategy has 4 objectives.
- Objective 1 - More Homes for All
  - Objective 2 - Greener Homes
  - Objective 3 - Homes that Better Meet Different Needs
  - Objective 4 - Better Managed Homes, Better Neighbourhoods
- 11.4 It is important that the Housing Strategy is kept under review through the supporting 5-year delivery plan. It was agreed at Cabinet Committee: Housing in November 2023 that a yearly progress report would be presented back to Cabinet Committee: Housing. This paper outlines the progress made in the second year of the Strategy, against the action plan adopted in November 2023.
- 11.5 This paper will outline:
- a) The main achievements throughout 2025 against each objective & the challenges faced in the delivery of some of the objectives.

- b) New challenges and policies that have emerged since the adoption of the Housing Strategy Delivery Plan
- c) Outcomes and actions that the council wish to achieve in 2026/27 in respect of the Housing Strategy Delivery Plan.

11.6 Appendix 1 shows an overview of the status of each action against the four objectives.

11.7 Points 11.8 to 11.49 outline the main achievements in 2025.

### **More Homes For All**

11.8 The council has:

- Acquired 4 shared ownership and 6 affordable rented properties at the Kings Barton scheme in Winchester, with a further 136 units to be acquired over the next two financial years.
- Acquired 3 properties via the Local Authority Housing Fund programme.
- Converted an existing property into 6 new homes.

11.9 All these units have met needs identified by the council's housing register, homeless approaches and for low-cost shared ownership purchase.

11.10 Delivered a refreshed Housing Development Strategy (including a Rural Strategy section) to cover the 2025 to 2032 period. This strategy was adopted by Cabinet on 19<sup>th</sup> November 2025.

11.11 Engaged regularly on a 1:1 basis with Affordable Housing Providers to encourage a transparent and open dialogue between housing providers and the council. Updates have been provided at Cabinet Committee: Housing meetings. It is anticipated that 391 homes will be delivered in the Winchester District by Affordable Housing Providers (i.e. non-Winchester City Council affordable homes) during the 2025/26 financial year.

11.12 Regular review of the council's approach to affordable housing development considering identified local needs, market and economic conditions and environmental objectives. This has included market engagement with landowners and registered providers to assess s106 acquisition opportunities.

### **Greener Homes**

11.13 To date we have achieved 71% of council homes to a minimum SAP C against a target of 91% of homes by 2030.

11.14 HUG 2 ended earlier in 2025, for the length of the whole scheme 121 applications were received and 37 properties in the private rented sector received energy efficient improvements, the main installs were air source heat pumps and Solar PV. The latest scheme is Warmer Homes: Local grant which

targets both on and off gas properties, since the start of this scheme in May 2025 13 applications have been submitted, no works have yet been fully completed.

### **Homes that Better Meet Different Needs**

- 11.15 Adopted a new disabled facilities grants (DFG) policy 2025-2030 to enable residents to remain well and live independently in their own home. This policy was adopted as Cabinet Committee Housing in November 2025.
- 11.16 The council has maintained top quartile performance in preventing homelessness, with the use of emergency accommodation remaining within budget. The council has also maintained top quartile performance in families not being placed in bed and breakfast for more than six weeks and for not placing 16-17 years olds into bed and breakfast.
- 11.17 The council has developed an in-house housing first project which will provide accommodation and intensive support for up to 7 individuals who would otherwise be at risk of sleeping rough.
- 11.18 The council held two homelessness forums to provide opportunities for collaboration and consultation to develop the preventing homelessness and rough sleeping strategy 2025-2030.
- 11.19 Adopted the Preventing Homelessness and Rough Sleeping Strategy 2025-2030. This Strategy was adopted at the Cabinet Committee Housing in November 2025.
- 11.20 65 houses of multiple occupation have been licensed between November 2024 to November 2025 of those 65, 41 were licence renewals.
- 11.21 Increased the provision of safe places within the district of Winchester for survivors of Domestic Abuse by providing 3 extra units of accommodation in partnership with Trinity Winchester.
- 11.22 Successful in obtaining LAHF Round 3 funding to provide 3 units of temporary accommodation and 1 Unit of accommodation for Afghanistan resettlement scheme and submitted an expression of interest for LAHF round 4 funding.
- 11.23 Brought back into use 59 Colebrook Street, 6 units of temporary accommodation prioritised for Ukrainian Guests and Westgate place, providing 6 one bedroom flats for temporary accommodation.
- 11.24 Commissioned Trinity Winchester to provide detox accommodation through the Rough Sleeping Prevention and Recovery Grant.

### **Better Managed Homes, Better Neighbourhoods**

- 11.25 The council have implemented an improvement plan to address the C3 Regulator of Social Housing judgement on safety and quality and transparency, influence, and accountability (TIA) . The Housing service have regular meetings with the regulator to assure the regulator and the council of the progress ensuring tenants homes are safe and decent.
- 11.26 Strengthened our tenant engagement opportunities through using TSM survey results and feedback from TACT board to develop new locations to hold informal open housing improvement workshops across the district, focusing delivery of these in areas which reported highest levels of dissatisfaction.
- 11.27 Developed tenant engagement activities through Co-production group and Armchair reviewers to help us to review and co design policies and procedures.
- 11.28 Developed mechanisms for resident feedback around community safety and ASB to support residents to feel safe in their neighbourhoods.
- 11.29 Commissioned an external review of the housing landlord Anti-Social Behaviour (ASB) policy and processes listening to resident concerns and feedback provided as part of the 2023/24 TSM survey feedback. Developed 3 ASB policies; reviewed and updated ASB policy, created a new Hate crime policy and good neighbour policy in line with best practice, conducted tenant engagement to gather feedback on policies due to be presented to Cabinet Committee housing in February 2025.
- 11.30 Delivered improvements against the Safety and Quality consumer standard, disseminating reviewed and best practice policies for the 'big 6' (gas, electricals, lift, water, asbestos, and fire safety) with opportunities for tenant feedback on these. Conducted data validation across all compliance workstreams to deliver more robust data for internal and external scrutiny. Reviewed and updated key housing webpages making these more accessible and informative. Commissioned external resource to launch a 12-month stock condition programme to capture data about the condition of our homes.
- 11.31 Reviewed, refined, and disseminated a refreshed Damp, Mould and condensation strategy to include reference to new legislation –Awaab's Law from October 2025 with further tenant engagement opportunities during this review cycle. Reviewed and updated webpage and information around damp, mould, and condensation.
- 11.32 Achieved the Domestic Abuse Housing Alliance (DAHA) accreditation to improve the lives of those subject to domestic abuse. The council has 17 internal Domestic Abuse Ambassadors in place to support both staff and residents.

- 11.33 Launched a Registered Providers forum with the aim to agree the standards that residents can expect from any affordable housing landlord in the district. The forum met twice in 2025. Consultation opportunities included what an effective tenancy ready programme would look like, lettings process and sharing best practice.
- 11.34 Implemented a tenancy ready programme for households who reside in the council's temporary accommodation to support them to move on successfully into their own homes. The tenancy ready worker will support 25 households at any given time.
- 11.35 Provided funding via the rough sleeping prevention and recovery fund to support the delivery of an enhanced weekend outreach service in partnership with Trinity Winchester. This service enables Trinity Day centre to open at weekend to support those individuals in crisis.
- 11.36 Successfully managed the closure of West View House, 29 bed supported housing provisions. All residents were offered a housing option to prevent their homelessness.
- 11.37 A service review of the tenancy management offer to council's tenants has been undertaken to ensure a central point of contact is established between a tenant and the different housing teams to provide a coordinated and seamless service response to tenant approaches and complaints with the Housing Officer role being that 'single point of contact'.
- 11.38 The Tenancy Services review helped to inform a restructure in the Landlord Services team which delivered:
- More Housing Officers to deliver the vision of a 'single point of contact' for our customers through strong local patch focus and embedding consistency in the service offer across those patches.
  - The Tenancy Team has been renamed the Housing Management team to give clarity to their roles and responsibilities.
  - A specialist Anti-Social Behaviour (ASB) Officer role to help improve the customer experience and our response to reports of and managing ASB.
  - A combined customer contact team responsible for providing a right first-time service to our customers to help improve the customer experience.
  - The provision of the right support at the right time by moving the Tenancy Sustainment team under the line management of the Income Manager to enable cohesiveness in service delivery to ensure customers have access to the right support to help manage their homes/ sustain their tenancies.
  - A Building Safety team to drive the focus on the safety and quality standard and ensure compliance with the Big '6.'
  - The creation of a centralised data team to ensure one version of the truth for data management across all systems.
  - The creation of an Area Property Surveyor team leader role to lead the Surveyor team and the team responding to damp and mould arising from Awaabs law.

- A combined team responsible for our estates and communities by moving the Neighbourhoods team to the Housing Estates team.
- 11.39 Successfully applied for grant funding for the Legacy Plus Project of £37K, it commenced in October 2025 for a 12-month period. The project was funded as a collaboration between the Police & Crime Commissioner's ASB Task Force grant fund (£10K), the Yellow Brick Road Project via a Lottery Funding Bid (£20K) and an internal WCC Strategic Housing grant from the RSI Fund (£7K).
  - 11.40 Put in place additional partnership patrols to manage ASB hot spot locations for a 12month period via a grant fund of £20,536.00 passported from the OPCC via the Home Office, Safer Streets funding.
  - 11.41 Reviewed and sought Cabinet approval to an alternative procurement approach to meet the further needs of the authority.
  - 11.42 Identified the requirement for the Property Services team to have requisite technical expertise and identified, recruited, and implemented a robust structure to create the building safety team and significantly bring compliance back to regulatory standards.
  - 11.43 Identified and recruited new Asset planned and maintenance manager and embedded in to team driving performance/ownership and culture.
  - 11.44 Commenced stock condition surveys and accelerated programme for a 12-month completion and in 2025 over 1800 properties were visited and inspected.
  - 11.45 Procured new contracts for Lifts, Fire remediation, Fire consultancy, and True Compliance to measure and manage out compliance requirements. Gas and Electric go live Phase 1 year end 2025.
  - 11.46 Commenced procurement of the Repairs &Maintenance, voids, planned Kitchen & Bathroom contracts for go live August 2026; demobilisation and Mobilisation is a significant challenge.
  - 11.47 Commenced procurement of Gas & Electric requirements for go live in March 2026.
  - 11.48 Cabinet Committee Housing in November 2025, Adopted the Big 6 compliance policies and procedures for Gas, Electric, asbestos, Fire , Water Hygiene, LOLER (Lifts)
  - 11.49 Adopted and implemented Damp, Mould and Condensation policy to cover Awaab's Law.

**New Challenges for year 3 (2026/27) since the adoption of the Housing Strategy Delivery Plan 2023-2028**

- 11.50 Hampshire County Council's decision to withdraw all social inclusion funding from March 2026, resulting in the withdrawal of the funding that provides support to 13 vulnerable households at 84- 86 Sussex Street and a small grant to The Beacon, Winchester.
- 11.51 The implementation of the 'Renters Rights Act' which will see the biggest shake up in private sector housing in 50 years. The first and second parts of this act will be enacted on the 27th of December 2025 and 1st May 2026, respectively.
- 11.52 The key impacts of the Renter Rights Act 2025 are.
- End Section 21 "No-Fault" Evictions
  - Abolish Fixed-Term Tenancies and introduce Assured Periodic Tenancies
  - Introduce rent regulation and limit rent increases to once a year.
  - Ban rental bidding and rent in advance.
  - Reform possession grounds so they are fair for both landlords and tenants.
  - Make it illegal to discriminate against renters who have children of receive benefits.
  - Require landlords to consider tenants requests for pets.
  - Strengthen both council enforcement and rent repayment orders.
  - Introduce the Decent Homes Standard into the PRS
  - Introduce Awaab's Law into the PRS
  - Create a mandatory database which PRS landlords will have to register with and pay an annual fee. The council will be required to monitor registration and take enforcement action when a breach or noncompliance is identified. The council will also receive any income generated from registration, and any income received from fines issued for non-compliance.
  - Create a new PRS Ombudsman service.
- 11.53 Breaches of the above are offences, and the act imposes a new duty to enforce on Local Authorities, so the expectation will be for the council to investigate these breaches, and where appropriate take formal action through a civil penalty fine of up to £40,000.00. There is also the expectation that the council will use income generation from civil penalties to fund resources and investigations. The council will need additional resources to ensure it is fully compliant with these changes, and able to effectively deliver the Renters Rights Act and continue to be compliant with the council's corporate goals.
- 11.54 The Winchester district has approximately 8,600 privately rented properties and the council received £34,533.77 in new burdens (£4.00 per privately rented property.) This is less than expected and is not enough to resource an officer to tackle these new offences, however the proposal is to employ an apprentice to complete the Level 4 Regulatory Compliance Officer

Apprenticeship which has been designed specifically around the new requirements of the Renters Rights Act.

- 11.55 To start the review and implementation of the Supported Housing strategy in partnership with HCC's Adult and Social care as part of the Social Care Act 2023. This will involve a full housing needs assessment for all residents requiring supported accommodation, determine the future need and an assessment of the accommodation available to meet those needs which will inform the strategy.
- 11.56 The supported housing strategy will also include the council's new duties to license supported housing accommodation and enforce any breaches of the licences.
- 11.57 The council will receive New Burdens funding to support the implementation of the strategy, the council will receive £47,856 for 2025/26, there will also be funding for future years, but the amount is not yet known.
- 11.58 A self-referral to the Regulator of Social Housing leading to a regulatory judgement of C3 grading for safety and quality and Transparency, Influence & Accountability consumer standards has directed priorities and resourcing requirements to this work with ongoing regulatory engagement activities to demonstrate commitment and evidence of continual progress and improvements since the judgement was issued in April 2025.
- 11.59 To start to prepare the Housing Service for Local Government Reorganisation (LGR) and this could present a significant new challenge for the Housing Service and its delivery plan. The next year will see discussions and work towards a new governance and operational structure that will require alignment of policies, priorities, and resources across multiple authorities. Existing strategies, including Winchester's Housing Strategy, must adapt to ensure continuity of housing provision while accommodating new regional objectives and frameworks. This process will demand additional capacity for collaboration, data integration, and stakeholder engagement, as well as flexibility to respond to evolving legislative and financial implications.

### **New Outcomes and actions for 2026/27**

#### **Homes that better meet different needs**

- 11.60 To adopt a Supported Housing Strategy.
- 11.61 Provide an alternative source of support for the residents of 84-86 Sussex Street considering HCC withdrawing funding from 01.04.26.

#### **Better managed homes, better neighbourhoods**

- 11.62 To implement the requirements of the Renters Rights Act 2025.



- 11.63 To continue to ensure compliance with the Regulator of Social Housing regulatory framework and the HOS complaints handling code.
- 11.64 To continue the council's commitment to retrofit council homes through Fabric First retrofit programme.
- 11.65 Continue work to develop and enhance housing systems to enable more system driven work, increasing efficiencies and providing 360 views of the customer for all housing teams to deliver an improved customer experience through initiative-taking case management and more joined up system working.
- 11.66 To develop improved reporting mechanisms using BI driven reporting tools to create accessible and transparent reporting information for tenants, TACT Board and colleagues delivering services across our homes and neighbourhoods.
- 11.67 Launch a customer voice panel focused on equality, diversity, and inclusion to improve our service delivery tailoring services to the needs of our customers through tenant led work in partnership with officers.

### **More Homes For All**

- 11.68 Review council-owned land to identify viable new build opportunities in areas of demonstrable need.
- 11.69 Evaluate S106 acquisition opportunities to provide a cost-effective alternative approach to new homes delivery and to facilitate the continued delivery of housing supply in the district.

## **12 OTHER OPTIONS CONSIDERED AND REJECTED**

- 12.1 No other options have been considered and rejected as when the Housing Strategy 2023/28 was approved at Cabinet Committee: Housing in November 2023 a commitment was made that the delivery plan setting out the agreed key housing strategy objectives would be annually reviewed to monitor progress at Cabinet Committee: Housing. This is the second annual review report.

### **BACKGROUND DOCUMENTS:-**

#### **Previous Committee Reports:-**

CAB3410(H) Housing strategy 2023-2028  
CAB3491(H) Housing Strategy 23-28 progress and update

#### **Other Background Documents:-** None

APPENDICES: Appendix 1- Updated Housing Strategy Action Plan 2023-2030