



# New Homes Update

## 06 July 2026

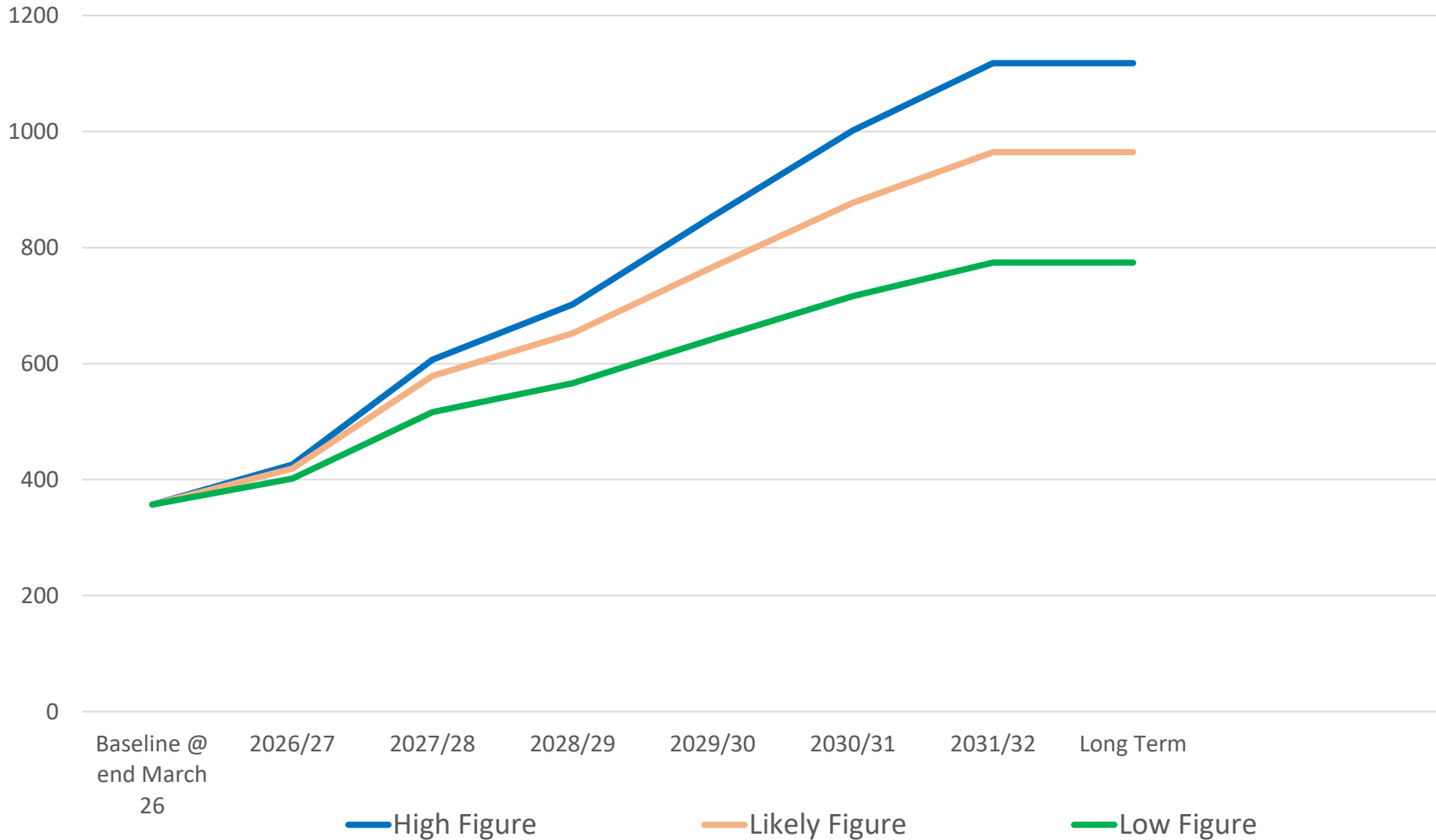


# New Homes Programme Updates



- Kings Barton, Winchester – 30 units handed over to date from Phases 3ai and 2b (26 affordable rent flats and houses; 4 shared ownership flats). Construction continues on the remaining 116 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) – completion expected January 2027
- Woodman Close, Sparsholt – scheme now on site and Homes England funding has been received
- S106 and additionality units for use as council housing - new opportunities being investigated
- Garage sites – feasibility work ongoing – CHoSS funding received
- Brownfield Land Release Fund

# New Homes Forecast 2020/32



Baseline completions = **357 units**

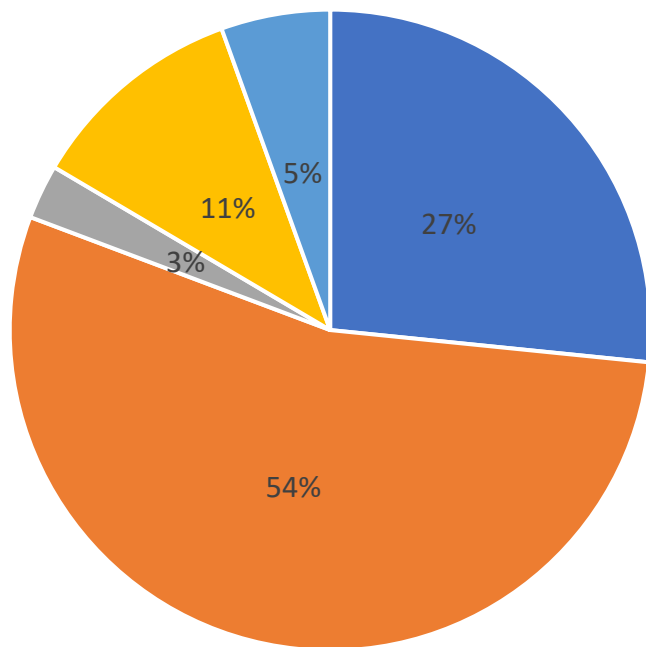
High = 100% green and 100% amber schemes delivered

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



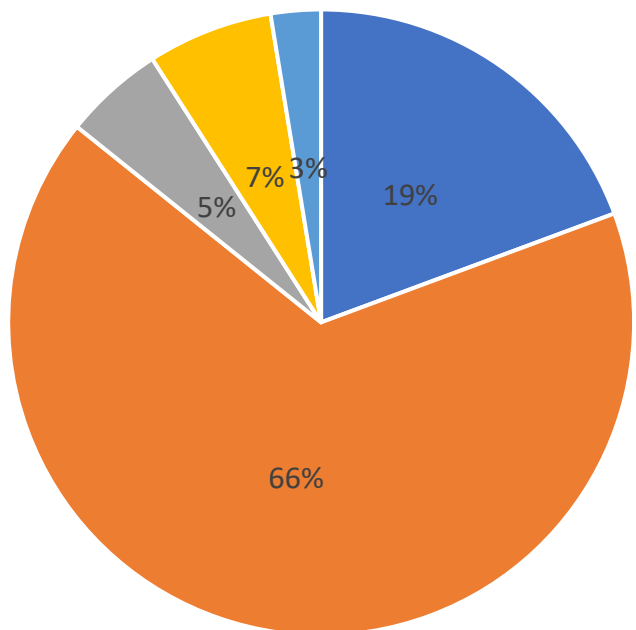
- Commissioned - HRA
- S106 - 3rd Party
- S106 - GF
- Additionality
- Rural Exception

	WCC Schemes by Type – Forecast Completions				
	Commissioned - HRA	S106 - GF	S106 – 3 <sup>rd</sup> Party	Additionality	Rural Exception
<b>2026/27</b>	0	0	4	0	0
<b>2027/28</b>	1	1	5	1	0
<b>2028/29</b>	1	0	3	1	0
<b>2029/30</b>	2	1	2	1	0
<b>2030/31</b>	2	0	2	1	1
<b>2031/32</b>	2	0	1	0	1
<b>Total</b>	<b>8</b>	<b>1</b>	<b>17</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 - 3rd Party
- S106 - GF
- Additionality
- Rural Exception

	WCC Units by Type – Forecast Completions				
	Commissioned - HRA	S106 - GF	S106 – 3 <sup>rd</sup> Party	Additionality	Rural Exception
<b>2026/27</b>	0	0	41	0	0
<b>2027/28</b>	5	14	144	11	0
<b>2028/29</b>	8	0	55	11	0
<b>2029/30</b>	25	30	41	11	0
<b>2030/31</b>	25	0	75	4	8
<b>2031/32</b>	50	0	30	0	8
<b>Total</b>	<b>113</b>	<b>30</b>	<b>386</b>	<b>37</b>	<b>16</b>

# Total RP & WCC Supply Forecast 2026-2032

<b>Financial Year</b>	<b>RP</b>	<b>WCC</b> (Likely Green & Amber)	<b>Totals</b>
2026/27	230	62	<b>292</b>
2027/28	250	160	<b>410</b>
2028/29	265	74	<b>339</b>
2029/30	315	114	<b>429</b>
2030/31	290	111	<b>401</b>
2031/32	245	87	<b>332</b>
<b>Totals</b>	<b>1,595</b>	<b>608</b>	<b>2,203</b>



No	Scheme	Units	Parish/Ward
1	Symonds Close (2016)	12	St Barnabas Ward
2	Bailey Close (2018)	5	St Luke Ward
3	New Queens Gate (2016)	21	St Luke Ward
4	Victoria Court (2018)	27	St Bartholomew Ward
5	Hillier Way (2017)	13	St Bartholomew Ward
6	Chesil Lodge (2018)	52	St Michael Ward
7	Barron Close (2014)	5	Micheldever Parish
8	Bourne Close (2014)	3	Otterbourne Parish
9	Station Close (2014)	5	Itchen Valley Parish
10	Mitford Road (2018)	8	New Alresford Parish
11	Dolphin Hill (2020)	2	Twyford Parish
12	Kiln Cottages (2016)	2	Swanmore Parish
13	Mayles Lane (2019)	13	Wickham Parish
14	Rowlings Road (2021)	7	St Barnabas Ward
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

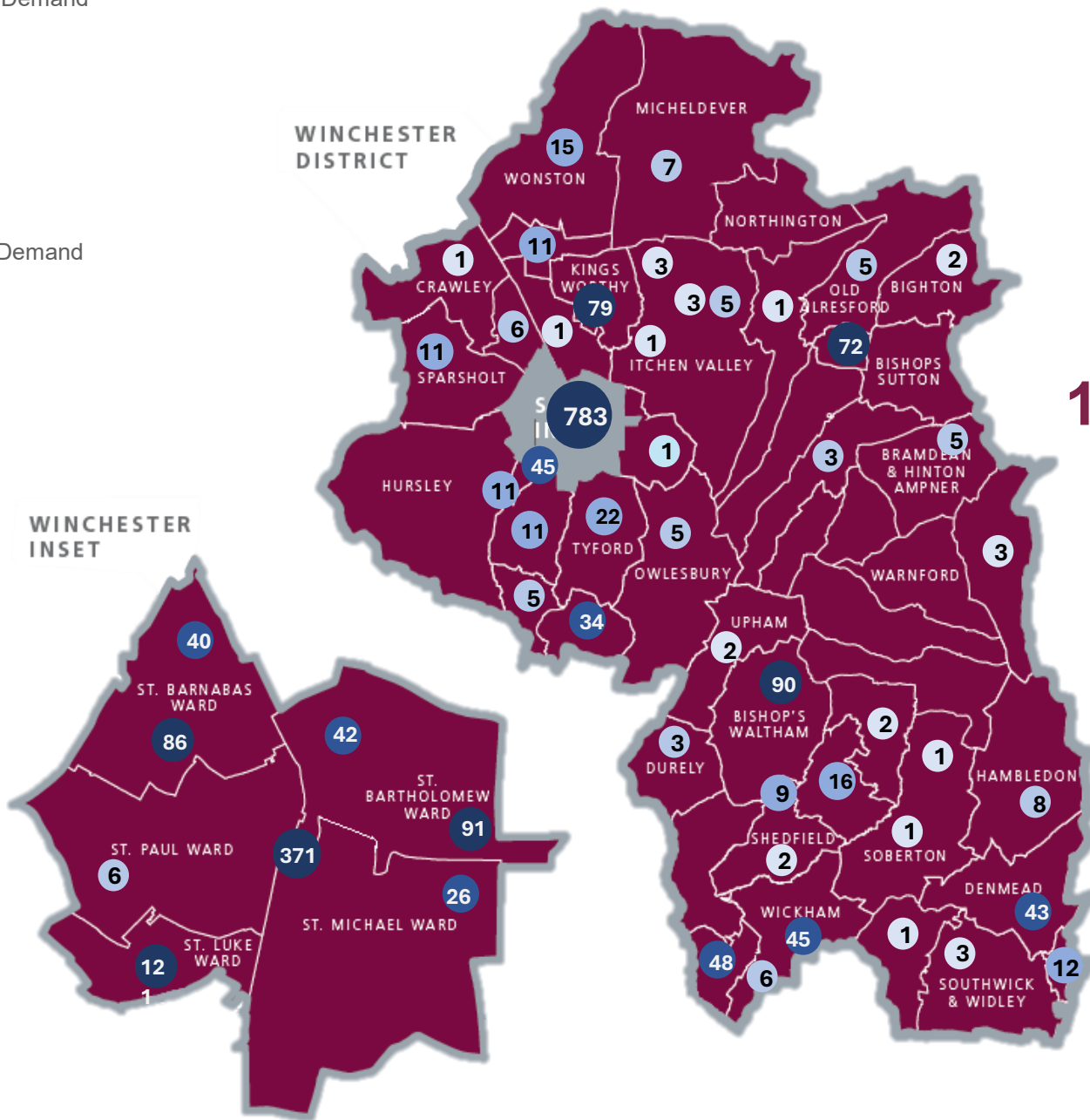
No.	Scheme	Units	Parish/Ward
21	Kings Barton	146	Headbourne Worthy
22	Woodman Close	5	Sparsholt Parish
23	Morgan's Yard	8	Shedfield Parish
24	Minden Way	8	St Luke Ward
25	Sun Lane	140	New Alresford Parish
26	Sherecroft Farm	115	Curdridge Parish
27	Berewood	1020	Newland Parish
28	North Whiteley	445 S106 (Master Plan)	Curdridge
		549 Extra Homes delivered	
29	North of Sun Lane	12	New Alresford Parish
30	Bereweeke Court	32	St Barnabas Ward
31	Cygnets 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

# 1<sup>st</sup> 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.