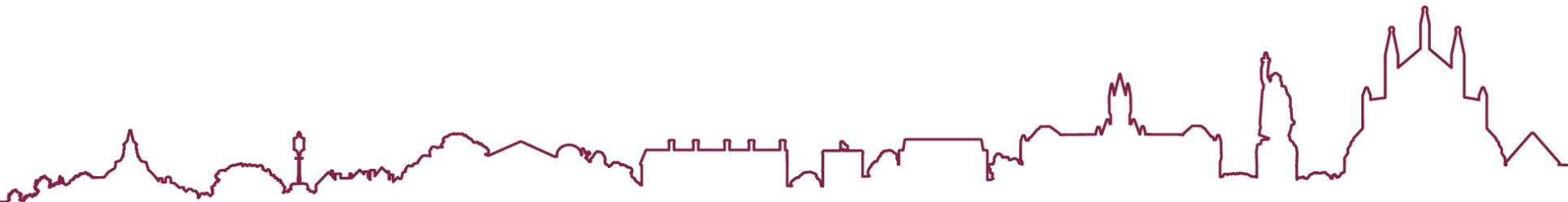
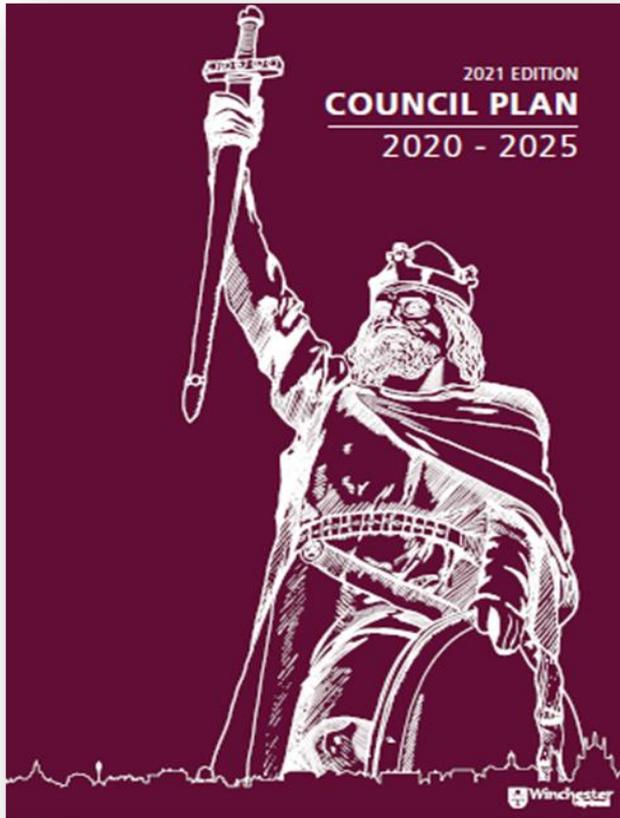


# New Homes Programme Update Oct 2022



# Council Priorities



# HOW OUR NEW BUILD PROGRAMME CONTRIBUTES TO PLAN

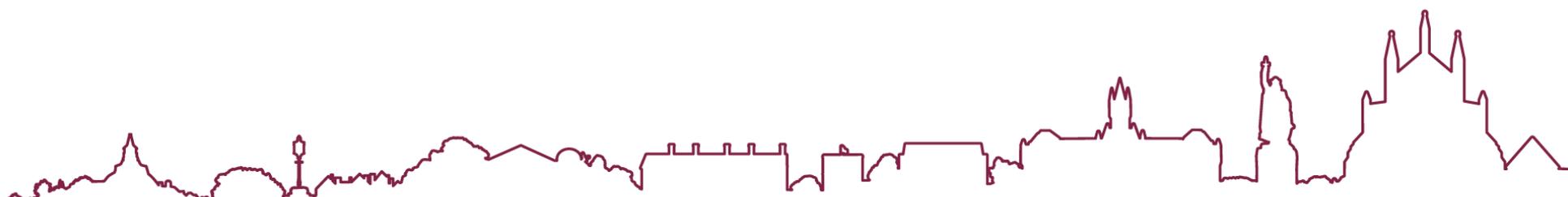
 ***Healthy homes – good for people and the planet***

 'Homes for all' - The Council Plan 2020-25

 Target of 1000 new homes between 2021 and 2030

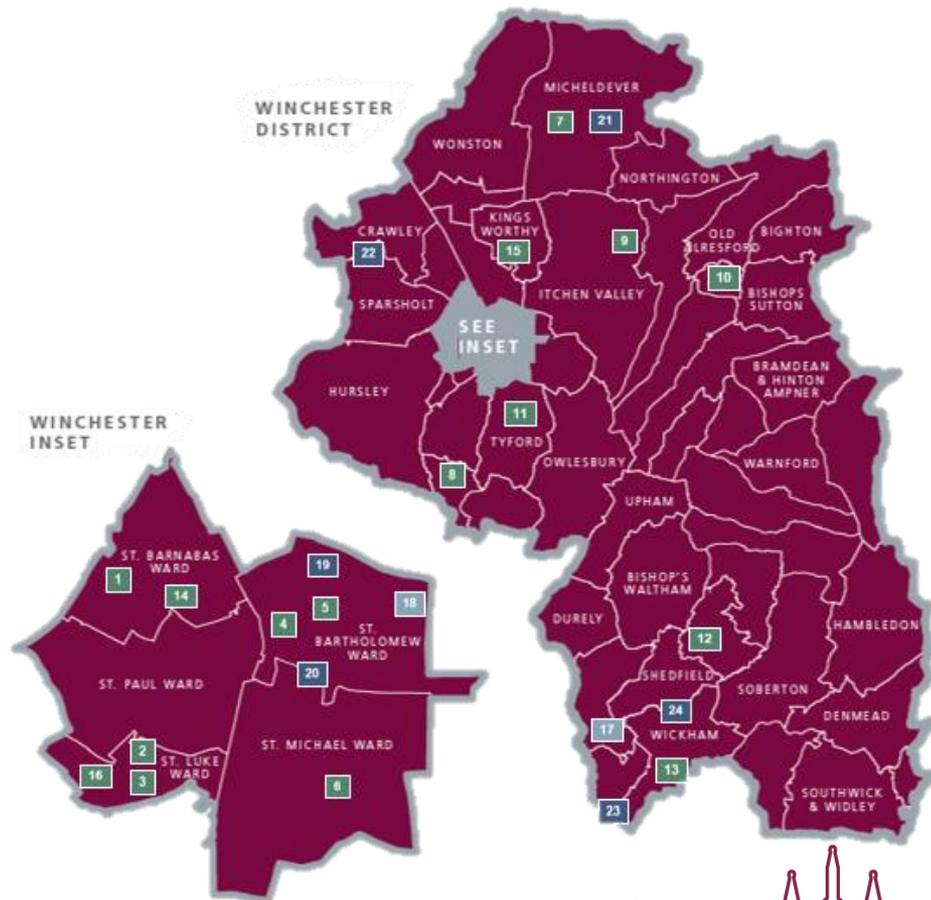
 To address the climate emergency by designing new homes to deliver net zero carbon

 To build high quality, healthy and affordable homes to meet identified needs



# Where have we built ?

REF.	SCHEME	UNITS	PARISH/WARD
<b>COMPLETED SCHEME</b>			
1	SYMONDS CLOSE, WEEKE	12	ST. BARNABAS WARD
2	BAILEY CLOSE, STANMORE	8	ST. LUKE WARD
3	NEW QUEENS GATE, STANMORE	21	ST. LUKE WARD
4	VICTORIA COURT, WINCHESTER	27	ST. BARTHOLOMEW WARD
5	HILLIER WAY, ABBOTTS BARTON	12	ST. BARTHOLOMEW WARD
6	CHESIL LODGE, WINCHESTER	52	ST. MICHAEL WARD
7	BARRON CLOSE, MICHELDEVER	5	MICHELDEVER PARISH
8	BOURNE CLOSE, OTTERBOURNE	3	OTTERBOURNE PARISH
9	STATION CLOSE, ITCHEN ABBAS	5	ITCHEN VALLEY PARISH
10	MITFORD ROAD, ALRESFORD	9	NEW ALRESFORD PARISH
11	DOLPHIN HILL, TWYFORD	2	TWYFORD PARISH
12	KILN COTTAGES, SPRING VALE	2	SWANMORE PARISH
13	MAYLES LANE, KNOWLE	13	WICKHAM PARISH
14	ROWLINGS ROAD, WEEKE	7	ST. BARNABAS WARD
15	BURNET LANE, KINGS WORTHY	35	KINGS WORTHY PARISH
16	THE VALLEY, STANMORE	77	ST. LUKE WARD
<b>ON SITE SCHEME</b>			
17	WINNALL FLATS, WINNALL	76	ST. BARTHOLOMEW WARD
18	NORTH WHITELEY	54	CURDRIDGE PARISH
<b>SCHEMES IN EARLY STAGES</b>			
19	DYSON DRIVE, ABBOTTS BARTON	8	ST. BARTHOLOMEW WARD
20	CORNER HOUSE, WINCHESTER	8	ST. MICHAEL WARD
21	SOUTHBROOK COTTAGES, MICHELDEVER	8	MICHELDEVER PARISH
22	WOODMAN CLOSE, SPARSHOLT	5	SPARSHOLT PARISH
23	WITHERBED LANE, SEGENSWORTH	4	WHITELEY PARISH
24	KNOWLE WATER MEADOWS, KNOWLE	200	WICKHAM



# CURRENT NEW HOMES PROGRAMME

 Completed homes 2012-2021 250

## Revised 1000 home target 2021 - 2030

 Completed 2021-to date 121

 On-site (to complete in 2023) 130

 Subject to Tender approval 6

 Subject to planning 24

 Feasibility / negotiation stage 313

# Current programme – on site

## **Winnall Flats**

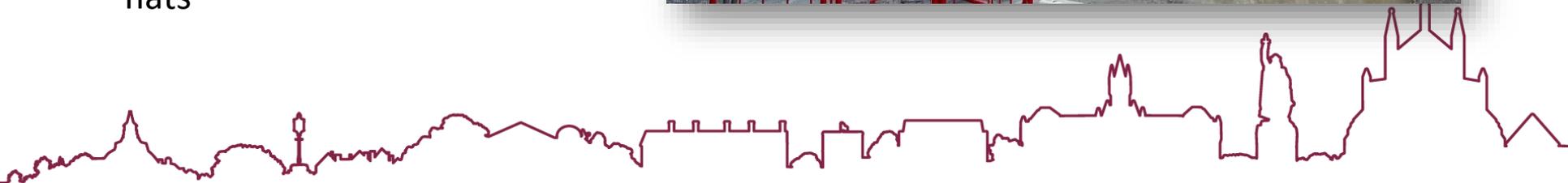
76 homes

73 flats in two blocks built to Passivhaus lite standard

3 houses built to AECB low energy standard

35 shared ownership and 41 sub-market rent

Creation of new pocket park surrounding new and existing flats



# On site cont.

## **Whiteley**

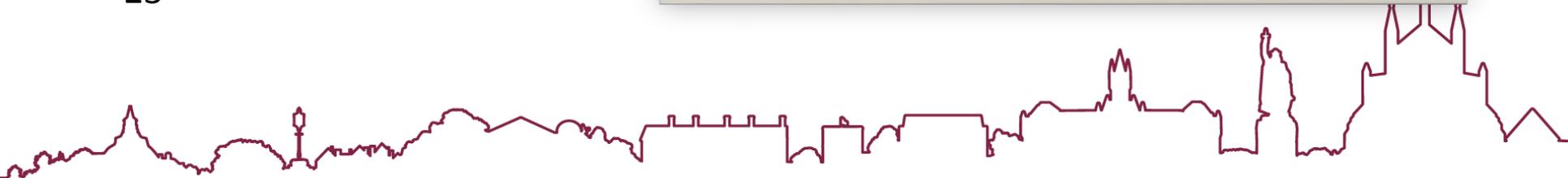
54 new homes bought “off the shelf”

27 rented and 27 shared ownership.

48 houses and 6 flats

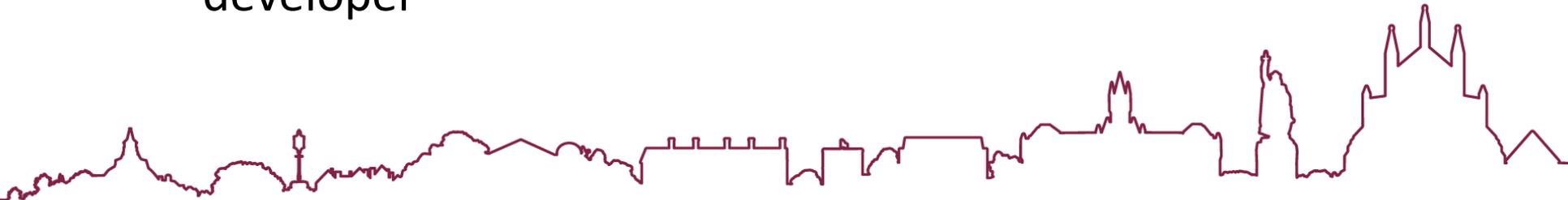
Built to AECB low energy standard

First handover 25<sup>th</sup>  
November, finishing in June  
23



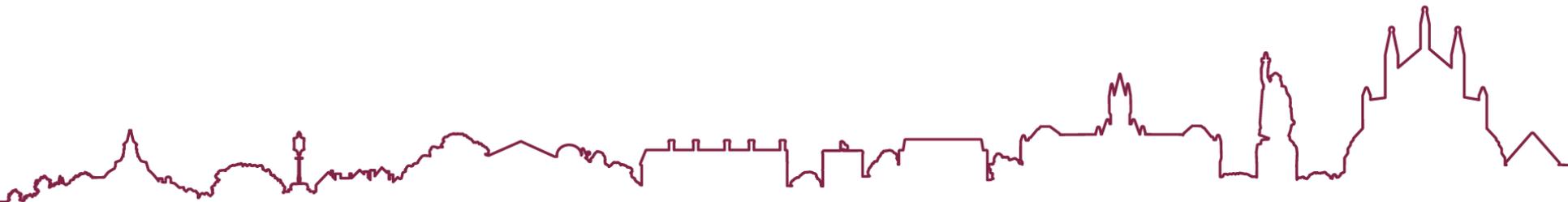
# Schemes in development

- Dyson Drive – in planning, 8 homes to Passivhaus standard
- Corner House – in planning, 6 flats to Enerfit standard
- Southbrook Cottages – subject to tender, 6 flats to Passivhaus plus
- Witherbed Lane – in planning, 4 houses to Passivhaus
- Woodman Close – in planning, 5 bungalows & houses
- Whiteley Extra Care – 70 flats in negotiation with developer
- Kings Barton Extra Care – 70 flats in negotiation with developer



# Future opportunities

- Surplus garage sites on Council estates
- Remodelling of existing sheltered housing sites (following completion of new Extra care schemes)
- St John Moore Barracks
- Central Winchester Regeneration
- Station Approach and Cattle Market
- Ravenswood, Wickham
- Rural Exception sites



# FUTURE CHALLENGES

## Viability of projects

 Interest rate rises

 Build cost inflation

 Rent increases not keeping up with inflationary pressures

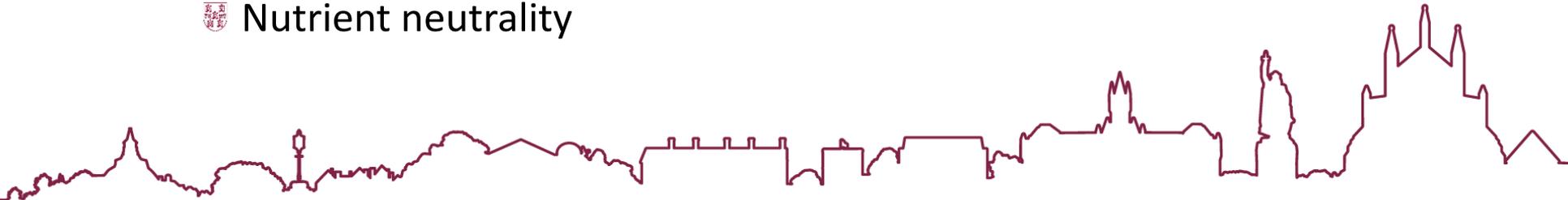
## Land Supply

## Lack of capacity in construction sector

## Environmental legislation

 Bio-diversity net gain

 Nutrient neutrality



# QUESTIONS

