

# Housing Development Strategy 2025-2032

Economy and Housing Policy Committee

16 September 2025



# Strategic Focus

- Current Housing Development Strategy needs updating
- 2024 Residents' Survey:
  - availability of affordable housing most urgent issue facing our communities
  - provision of more affordable homes top priority for Council action over the next five years
- Priority focus of this strategy is the delivery of additional affordable housing throughout the Winchester District
- This will be achieved by:
  - Investing in new council homes to meet our 1,000 homes target
  - Supporting other Affordable Housing Providers invest in the District, increasing the supply of homes provided by them



# Where will homes be built?



- Areas of high need e.g. Winchester Town
- Areas where opportunities exist e.g. major development areas and S106 sites; where there are assets that can be remodelled or redeveloped; where additional land is available; regeneration opportunities
- Areas where it is important to meet needs close to where it arises e.g. rural areas
- Where schemes represent a good value for money investment of staff time and financial resources, taking account of other priorities

# What homes will be built?

- Council homes
- Homes by other providers
- Social Rented housing as a priority (provided affordable and economic to the HRA Business Plan); Affordable Rent as fall back
- Shared Ownership as the preferred low-cost home ownership tenure
- Mix of houses and flats dependent on local needs
- Specialist housing for those with care and support needs and at risk of homelessness
- Energy efficient housing





# Delivery Mechanisms

- S106 opportunities
- Land led opportunities, creating additional new housing supply
- Asset management strategies to make best use of housing stock and land to increase housing supply
- Rural sites to meet village and parish needs



# Consultation & Approvals

- Consultation throughout Strategy drafting with:
  - Council Members and officers, including finance
  - External stakeholders e.g. Affordable Housing Providers, CLTs, charities, HCC, SDNP, Homes England
- Public consultation via Citizen Space, including TACT Board and tenants
- Strategy aligned with HRA Business Plan
- Cabinet approval to be sought 19 November 2025, alongside HRA budget options paper





**Winchester**  
City Council