

Figure 1 Hampshire Home Choice logo

Hampshire Home Choice

Annual Report

2023

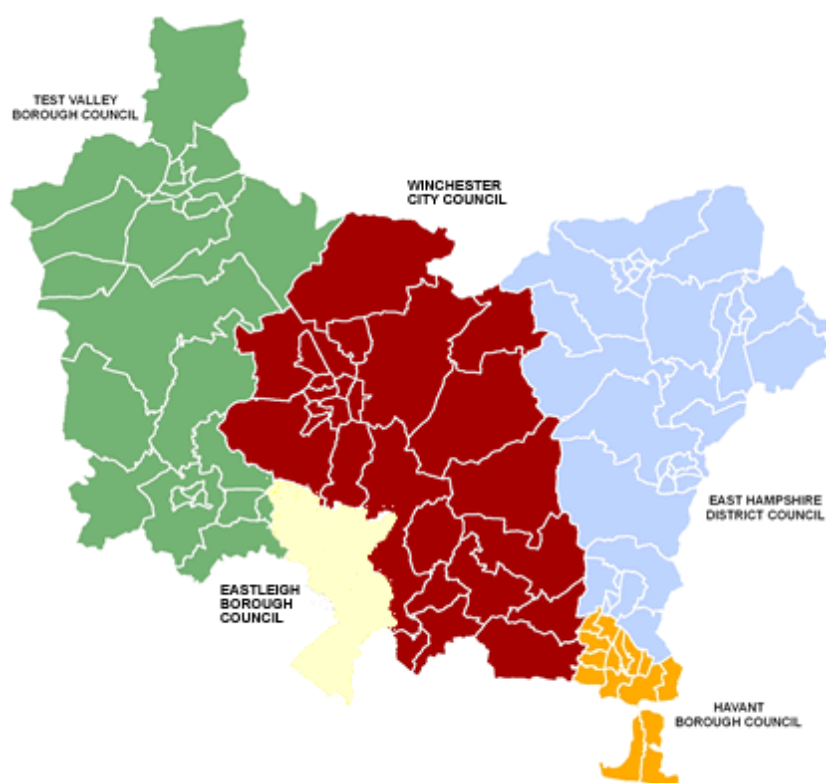


Figure 2 Map of Hampshire Home Choice Sub-Region

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V.2 28 June 2023

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Hampshire Home Choice Annual Report 2023

Introduction

The purpose of this Report is to summarise the main outcomes over the last year from the Hampshire Home Choice (HHC) scheme. East Hampshire District Council, Eastleigh Borough Council, Havant Borough Council, Test Valley Borough Council and Winchester City Council, have agreed a common approach for the allocation of social housing across the five local authority areas and together operate a sub-regional choice-based lettings scheme called Hampshire Home Choice.

Background

HHC was launched in April 2009 and originally managed by East Hampshire District Council, Havant Borough Council and Winchester City Council. Test Valley Borough Council joined the partnership in June 2011, and Eastleigh Borough Council joined in February 2014. In 2012, a Manager was appointed and is employed by Test Valley Borough Council on behalf of the partnership.

How the Scheme Operates

The Councils participating in HHC advertise social housing vacancies using the same system that operates as follows:

- The Councils use a single IT system and website for registering applicants and advertising and allocating properties.
- Available social housing across the 5 Council areas is advertised on the HHC website every week.
- Applicants who have been accepted onto the Housing Register can bid for up to 3 properties they are interested in each week, either online or by phone.
- All of the vacancies advertised through the scheme are owned by Winchester City Council or Registered Providers (RP's).
- The Councils operate the same HHC Allocations Framework.
- The HHC Allocations Framework is a jointly agreed policy. Along with the HHC Operational Procedures detail all aspects of the allocation/nominations process, including the responsibility for decisions, policy on offering choice to applicants, how applications will be assessed, processed and how decisions will be made.
- Each Council will continue to maintain its own local authority Scheme of Allocations which may contain separate policies to address and reflect local priorities.

Qualification Criteria

A person will normally qualify to join the HHC Register and therefore qualify for an allocation under the HHC Scheme, if they are:

- In Housing Need and
- Have a single or joint household income of less than £60,000 per annum or £45,000 for Eastleigh applicants and/or
- Assets and/or savings of less than £16,000, and
- Have a local connection with one of the participating Councils through residency, family connections or employment.

Persons with no housing need or local connection will not normally qualify to be registered on HHC.

Assessment of Bids

Available properties are advertised on the HHC website from 00:01 on a Wednesday to 23:59 on a Sunday. The principle of the system is that properties are normally offered to the applicant with the highest priority and who meets all of the advert and preference criteria. Priority within the band is determined by the date the application was awarded that band. The letting of the property will be organised by the RP or Winchester City Council Landlord Services.

The HHC website address is www.hampshirehomechoice.org.uk

Other Information

Rent in Advance

Most partner landlords in HHC require new tenants to provide rent in advance before they move into their new home. Further details of which partner landlords require rent in advance can be found on the HHC website.

Notice Periods

Some applicants may have to give notice to end their tenancy properly before accepting an offer of a new property through HHC. Applicants should seek advice from the Housing Service or Citizens Advice Bureau if they are unsure about the notice they are required to give.

Local Lettings Policies

Local Lettings Policies will be used to ensure, where possible, that there is a mixed and balanced community. Local Lettings Policies for some existing properties and initial lettings on new-build schemes may specify different priorities for allocating properties. Properties subject to such a policy will be clearly labelled in the property advert.

Local Lettings Policies may be applied in addition to any local planning restrictions (contained in agreements made under Section 106 of the Town and Country Planning Act 1990) which may be in place but will not override them. These Local Lettings Policies will be agreed by the respective RP and local authority Housing Manager.

Section 106 Agreement

A Section 106 Agreement is the legal framework which sets out, among other developer contributions, the terms and conditions for the provision of affordable housing. This agreement is part of the planning requirement that the Local Authority will have with the landowner. In some instances, the Agreement will determine who is eligible for the properties to be let.



Figure 3 Photo of 3 development images

Housing Register

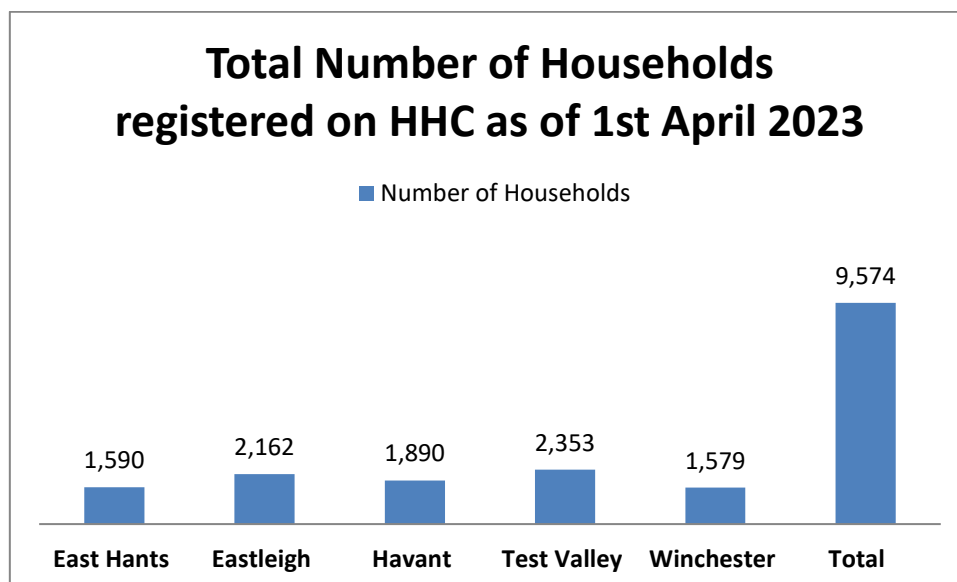
As of the 1 April 2023 a total of 9,574 households were registered on Hampshire Home Choice. 2,353 households are registered with Test Valley, 2,162 with Eastleigh, 1,890 with Havant, 1,590 with East Hampshire and 1,579 with Winchester.

Compared with the figure of 8,957 recorded on the 1 April 2022, there has been an overall increase of 617 (6%) households registered on HHC.

Since the 1 April 2022, the number of households registered has increased for; East Hampshire by 39, Eastleigh by 55, Test Valley by 143 and Havant by 173. Winchester has seen the highest increase of 293 (19%).

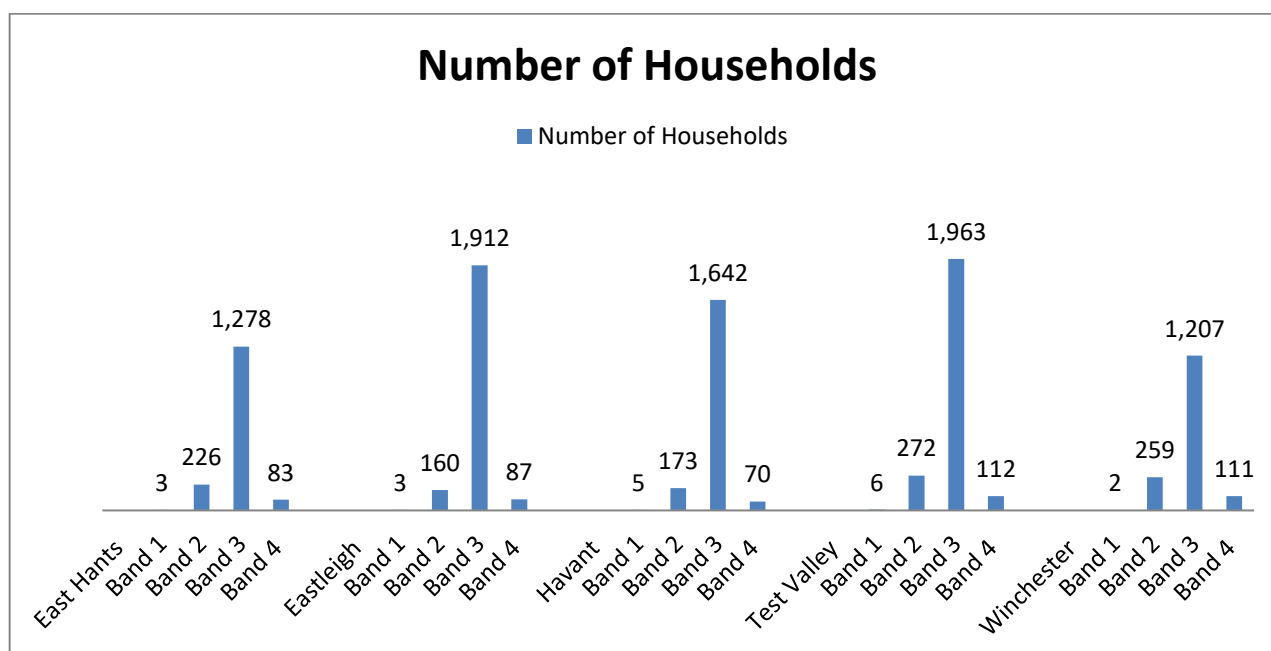
The following details the total number of households registered on HHC as of 1 April 2023 by:

Local authority area the applicant is registered with:



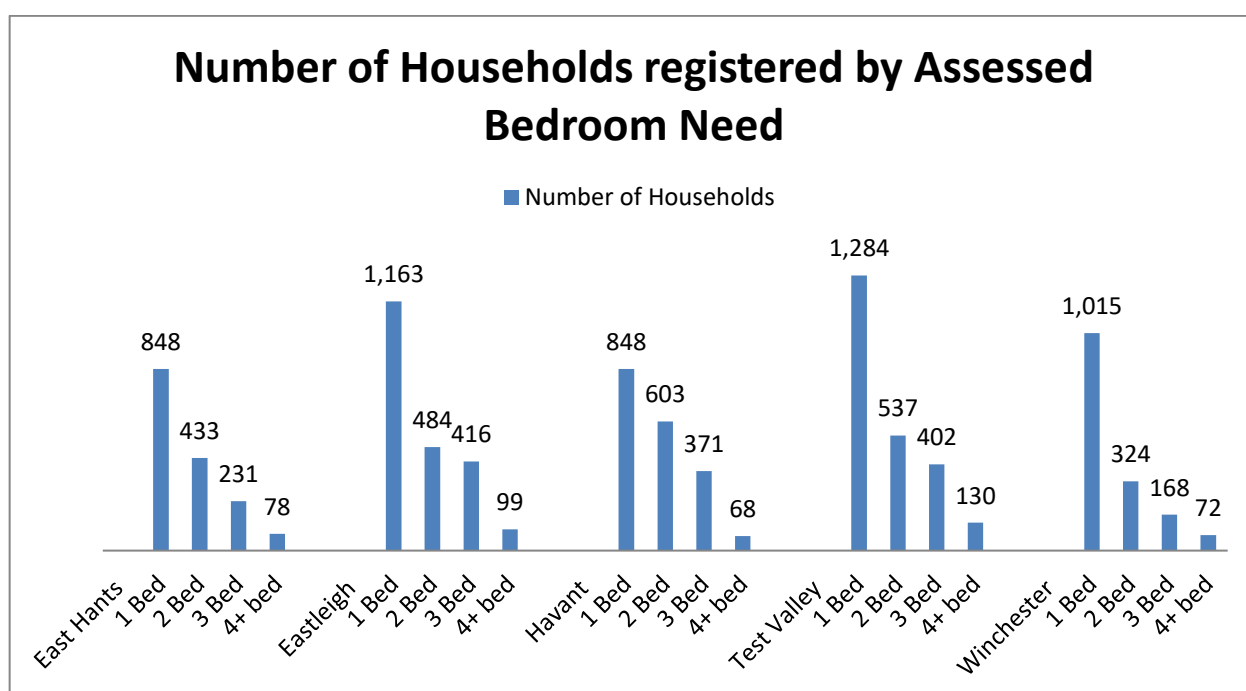
2,353 (24%) of households are registered with Test Valley, 2,162 (23%) with Eastleigh, 1,890 (20%) with Havant, 1,590 (17%) with East Hampshire and 1,579 (16%) with Winchester.

Local authority area the applicant is registered with and assessed band:



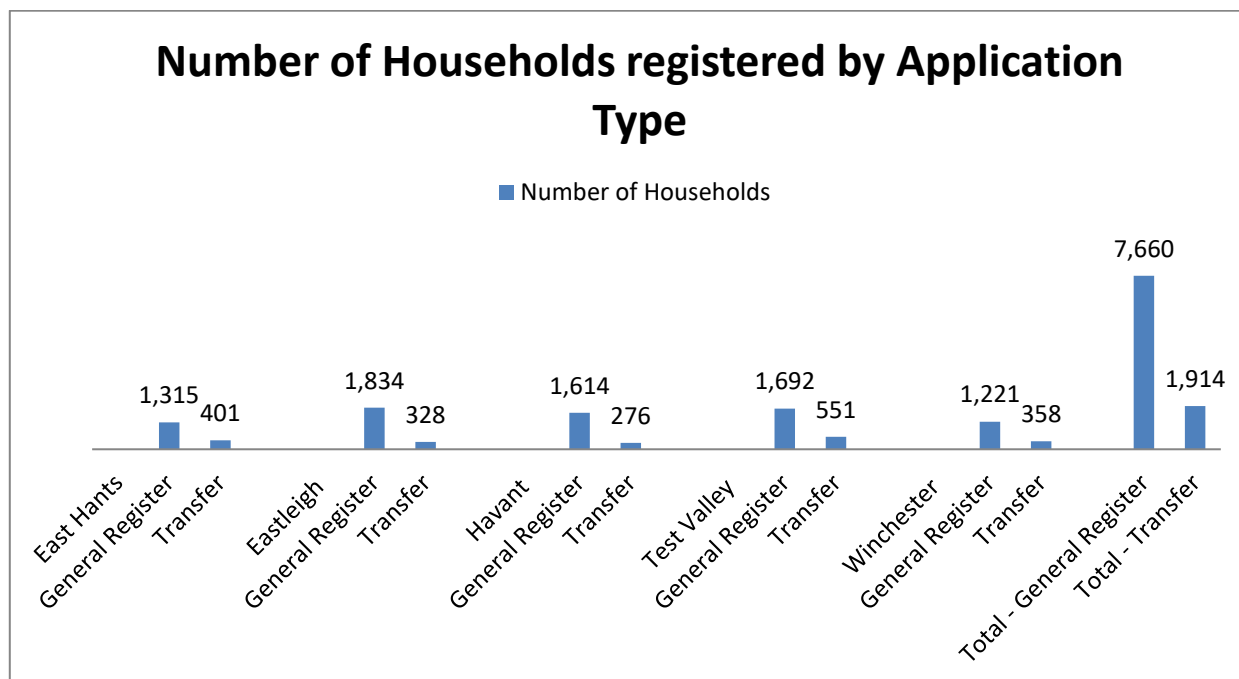
Of the 9,574 households registered on the Housing Register, 19 (0.2%) are in band 1,090 (11%) in band 2, 8,002 (84%) in band 3 and 463 (5%) in band 4.

Local authority area the applicant is registered with and assessed bedroom need:



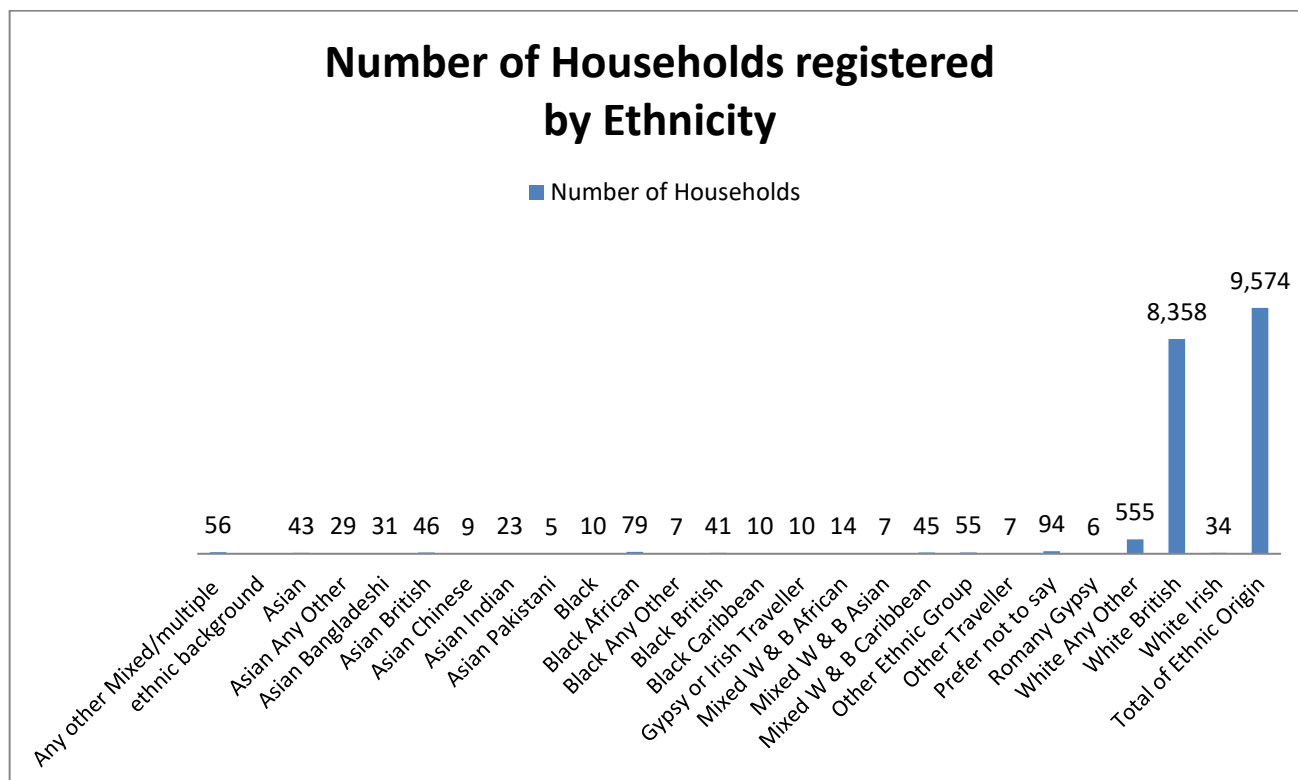
Of the 9,574 households registered on the Housing Register, 5,158 (54%) have a 1 bed assessed need, 2,381 (25%) have a 2 bed assessed need, 1,588 (17%) have a 3 bed assessed need and 447 (5%) have a 4+ bed assessed need.

Local authority area the applicant is registered with and application type:



Of the 9,574 households on the Housing Register, 1,914 (20%) are Transfer applications. A Transfer Application means an applicant is an existing social housing tenant who has been assessed as having a need to move, whilst General Register application is applied to all other applications.

Ethnicity:



8,358 (87%) applicants registered on Hampshire Home Choice have stated on their application form they are White British.

555 (6%) applicants registered on Hampshire Home Choice have stated on their application form they are White Any Other.

567 (6%) applicants registered on Hampshire Home Choice have stated on their application form they are; Any other Mixed/multiple ethnic background, Asian, Asian Any Other, Asian Bangladeshi, Asian British, Asian Chinese, Asian Indian, Asian Pakistani, Black, Black African, Black Any Other, Black British, Black Caribbean, Gypsy or Irish Traveller, Mixed W & B African, Mixed W & B Asian, Mixed W & B Caribbean, Other Ethnic Group, Romany Gypsy or White Irish.

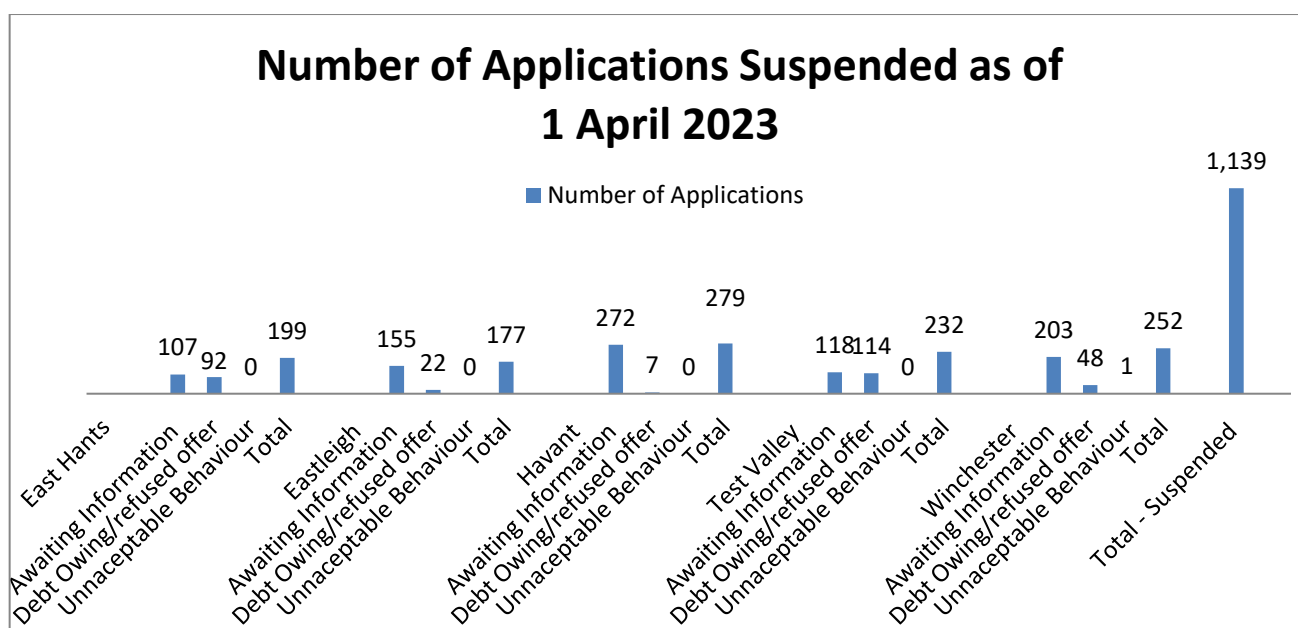
94 applicants registered on Hampshire Home Choice have stated on their application form they Prefer not to say what their ethnic origin is.

Suspended Applications

There are usually a number of applications suspended at any one time due to the Councils waiting for information which is required to assess an application.

HHC also operates a Suspension Policy and applications may be suspended in the following circumstances; where an applicant has deliberately worsened their circumstances or where there is unacceptable behaviour or where a debt is owed to a local authority or registered housing provider or where an applicant refuses 2 suitable offers of accommodation within a 6 month period.

Suspended applications by local authority area and suspended reason:



The number of applications suspended due to awaiting information is 855, whilst 283 applications are suspended due to outstanding debts, refusing 2 offers within 6 months or unacceptable behaviour.

Debts owing to a Council or Registered Provider

Where an applicant and/or their partner owe money to a local authority or registered provider and there is no payment arrangement in place which has been adhered to for a period of 6 months, their application may be suspended.

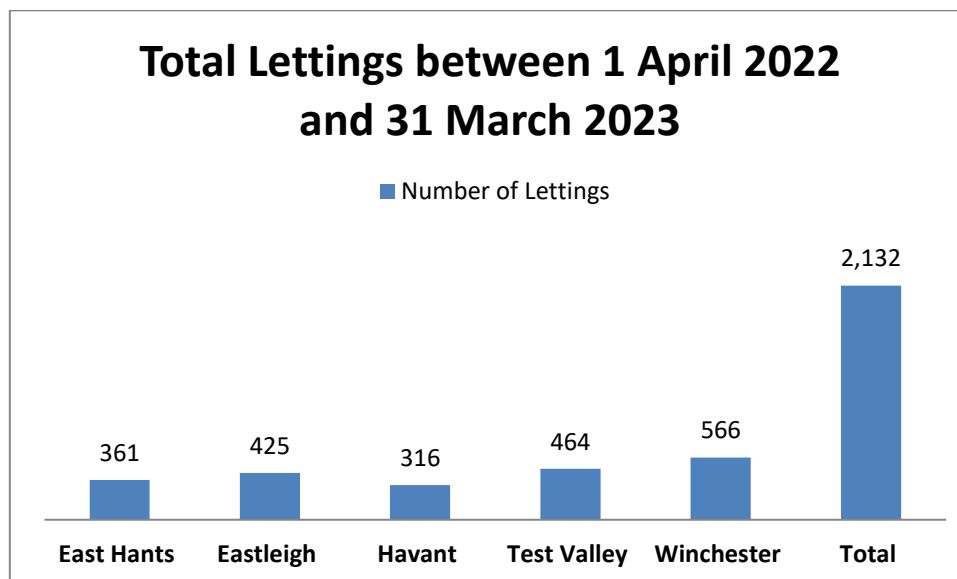
Examples of money owed include:

- Current rent arrears and/or
- Former tenant rent arrears and/or
- Repair costs/Rechargeable works orders and/or
- Claim against deposit scheme for damage or rent arrears and/or
- Rent in advance and or deposit scheme costs owing and/or
- Outstanding debt with a private landlord may be considered.

Lettings

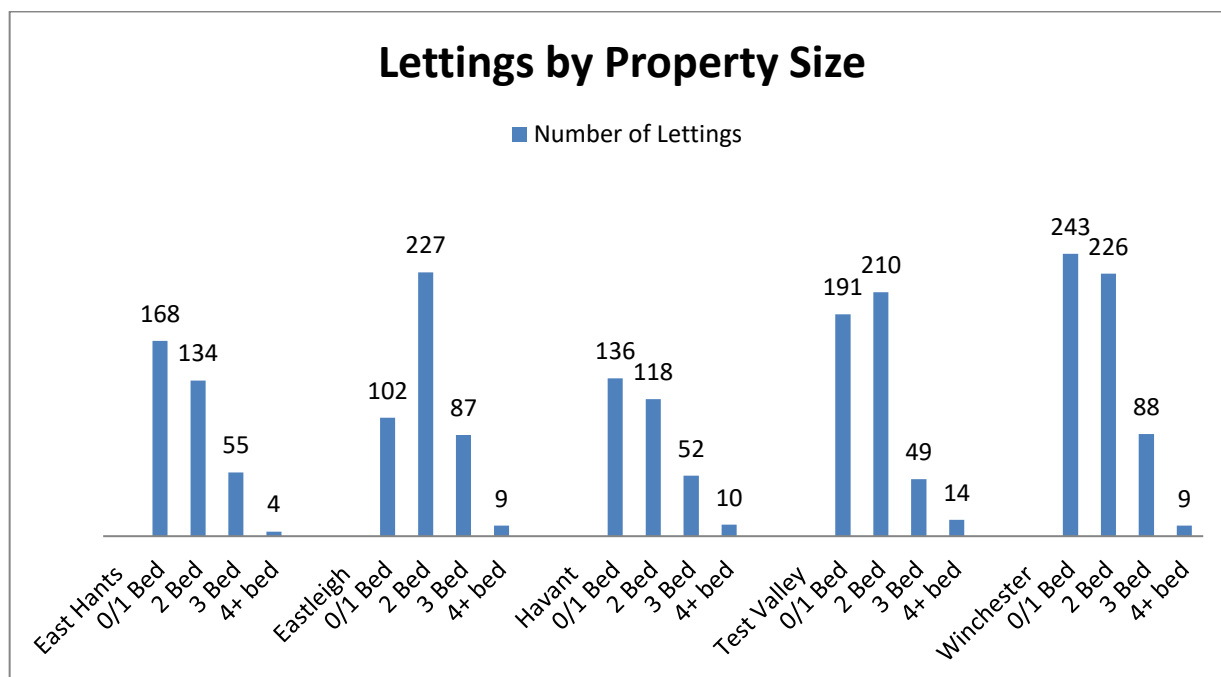
The following details the number of lettings between 1 April 2022 and 31 March 2023 by:

Local authority area:



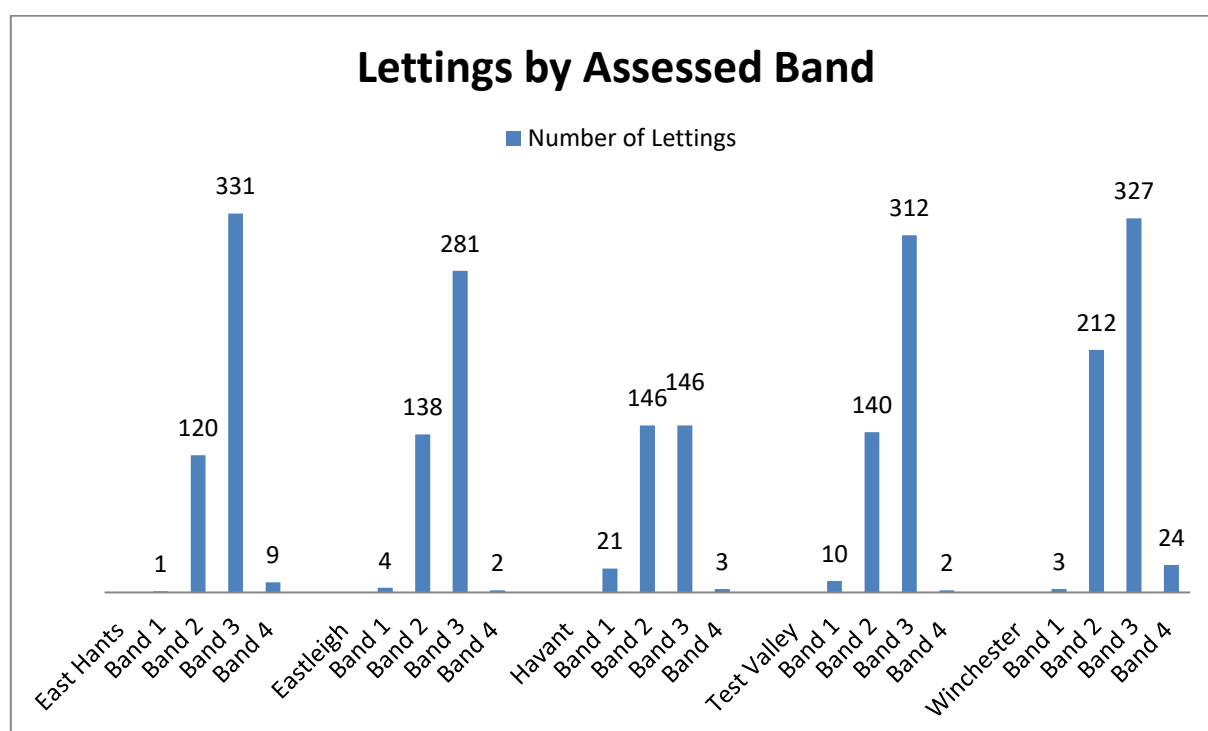
Of the 2,132 lettings there were 566 (26%) in Winchester, 464 (22%) in Test Valley, 425 (20%) in Eastleigh, 361 (17%) in East Hampshire and 316 (15%) in Havant.

Local authority area and property size:



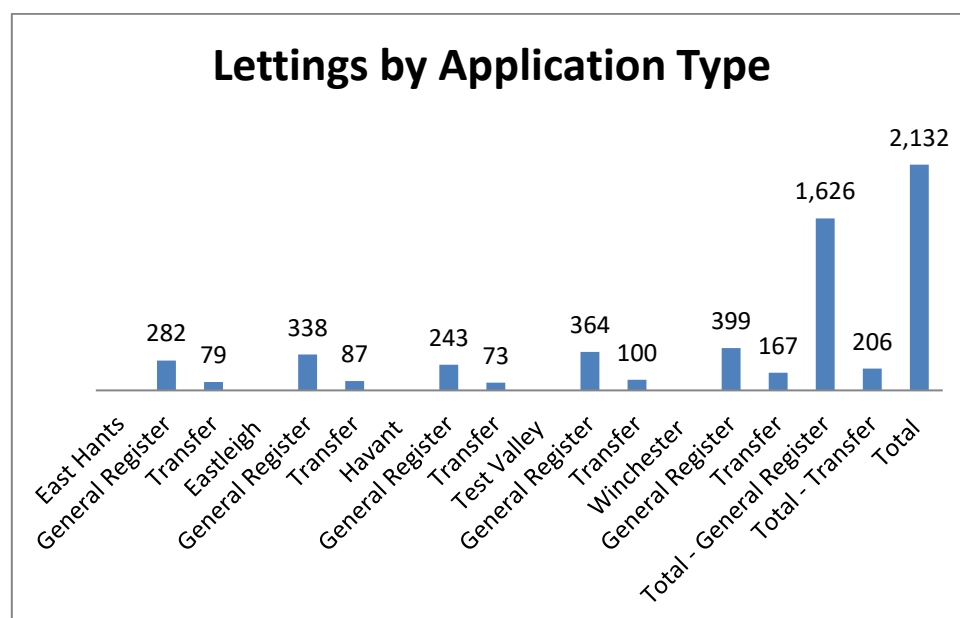
Of the 2,132 lettings, 915 (43%) to 2 beds, 840 (39%) were to 0/1 beds, 331 (16%) to 3 beds and 46 (2%) to 4+ beds.

Local authority area and assessed band:



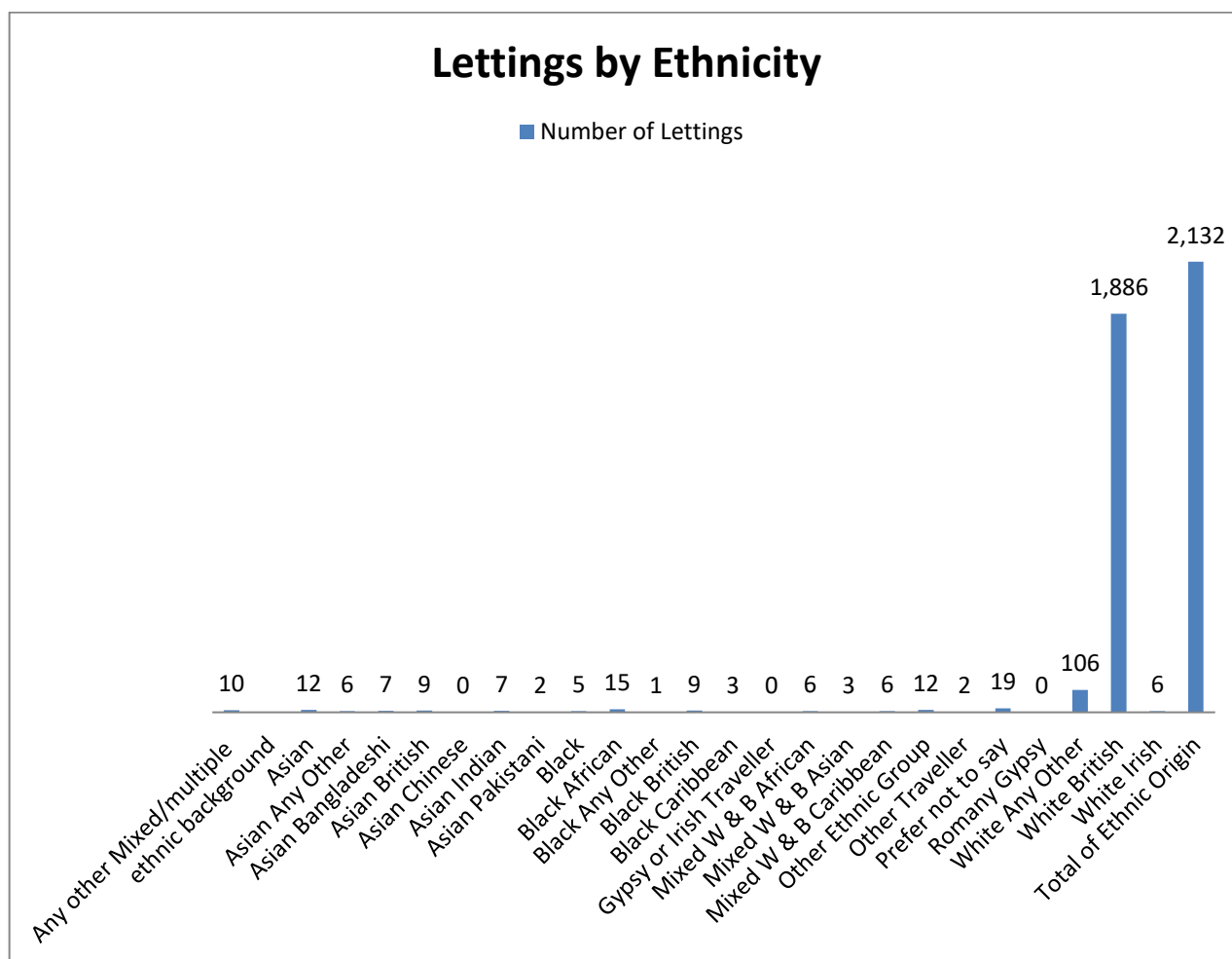
Of the 2,132 lettings, 39 (2%) were made to applicants in band 1, 756 (35%) to applicants in band 2, 1,297 (61%) to applicants in band 3 and 40 (2%) to applicants in band 4.

Local authority area and application type:



Overall, 506 (24%) of lettings were made to transfer applicants. 30% of lettings in Winchester were made to transfer applicants, compared with; 23% in Havant, 22% in East Hampshire and Test Valley and 20% in Eastleigh. A Transfer Application means an applicant is an existing social housing tenant and has been assessed as having a need to move, whilst General Application is applied to all other applications.

Ethnicity:



1,886 (88%) properties were let to applicants who stated on their application form they are White British.

150 (5%) properties were let to applicants who stated on their application form they are White Any Other.

121 (6%) properties were let to applicants who stated on their application form they are; Any other Mixed/multiple ethnic background, Asian, Asian Any Other, Asian Bangladeshi, Asian British, Asian Chinese, Asian Indian, Asian Pakistani, Black, Black African, Black Any Other, Black British, Black Caribbean, Gypsy or Irish Traveller, Mixed W & B African, Mixed W & B Asian, Mixed W & B Caribbean, Other Ethnic Group, Romany Gypsy or White Irish.

19 properties were let to applicants who stated on their application form they would Prefer not to say what their ethnic origin is.

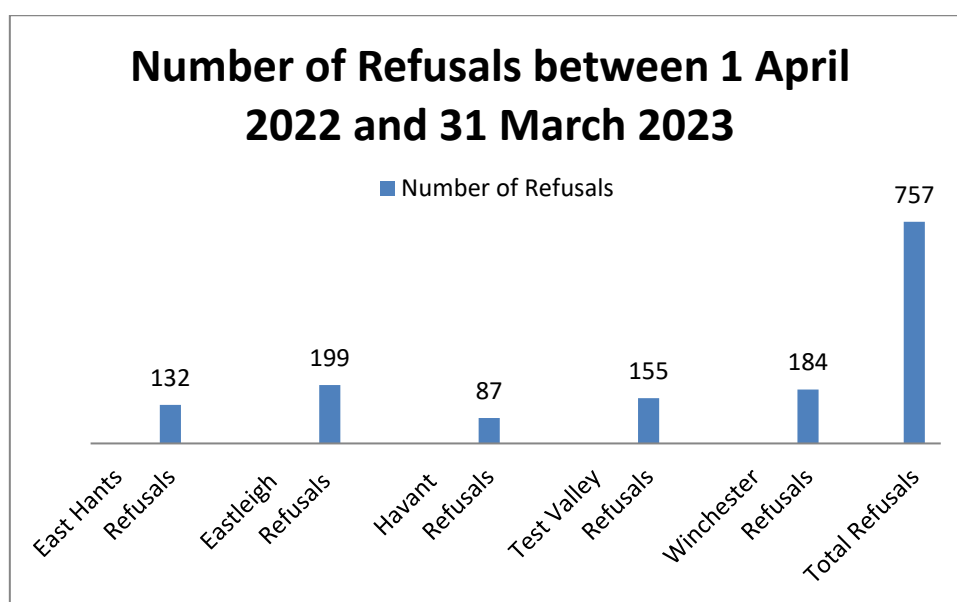
Refusals

A refusal is where an applicant refuses an offer of a property they have bid on or where a Landlord refuses to accept an applicant (the nominee) for a property.

The issue with refusals is that they impact on the timescales a property is empty (known as void times), which incurs rent loss for landlords. It is important that applicants only bid for suitable properties that they are genuinely interested in.

Anyone who successfully bids and is offered suitable accommodation, but subsequently refuses an offer of a property on two occasions within a six month period, will not be able to bid for further properties for six months from the date of the second refusal, as their application will be suspended.

Refusals by local authority area and refusal type:



Between 1 April 2022 and 31 March 2023, a total of 2,889 offers were made for 2,132 properties. Of these, **757** offers were refused, a 26% refusal rate.

East Hampshire - a total of 493 offers were made for 361 properties. Of these, 132 offers were refused, a 27% refusal rate.

Eastleigh - a total of 624 offers were made for 425 properties. Of these, 199 offers were refused, a 32% refusal rate.

Havant - a total of 403 offers were made for 316 properties. Of these, 87 offers were refused, a 22% refusal rate.

Test Valley - a total of 619 offers were made for 464 properties. Of these, 155 offers were refused, a 25% refusal rate.

Winchester - a total of 750 offers were made for 566 properties. Of these, 184 offers were refused, a 25% refusal rate.

Average Waiting Times

The following details the average waiting times for applicants housed between 1 April 2022 and 31 March 2023 by local authority area.

These figures do not include properties advertised as requiring a local connection to a village/parish or properties subject to any other specific requirements.

The average waiting times are meant as an indication and do not mean an applicant will be housed within these timescales. It is likely that the waiting times will vary when calculated again in 12 months.

East Hampshire

Band 2

1 bed – 1 year 7 months
2 bed flat – 6 months
2 bed house - 2 years
3 bed - 2 years
4+ bed - 3 years 2 months

55+ properties - 8 months

Band 3

1 bed – 2 years 9 months
2 bed flat – 1 year 6 months
2 bed house - 3 years 4 months
3 bed - 4 years
4+ bed - insufficient data

55+ properties - 11 months

Eastleigh

Band 2

1 bed – 1 year
2 bed flat – 6 months
2 bed house - 1 year 5 months
3 bed - 1 year 10 months
4+ bed - 1 year 11 months

55+ properties - 1 year 6 months

Band 3

1 bed – 4 years 2 months
2 bed flat – 1 year 3 months
2 bed house - 3 years
3 bed - 4 years 7 months
4+ bed - 3 years 1 month

55+ properties - 3 years 5 months

Havant

Band 2

Bedsit - 11 months
1 bed – 1 year 8 months
2 bed flat – 1 year 1 month
2 bed house - 1 year 9 months
3 bed – 1 year 11 months
4+ bed - 3 years 3 months

55+ properties - 8 months

Band 3

Bedsit - 2 years 4 months
1 bed – 6 years 4 months
2 bed flat – 2 years 5 months
2 bed house - 4 years 11 months
3 bed - 5 years 3 months
4+ bed - insufficient data

55+ properties – 2 years 1 month

Test Valley (Andover)

Band 2

1 bed – 1 year
2 bed flat – 6 months
2 bed house - 1 year
3 bed – 1 year 8 months
4+ bed - 2 years 2 months

55+ properties – 6 months

Band 3

1 bed – 3 years
2 bed flat – 1 year 2 months
2 bed house - 3 years
3 bed - 3 years
4+ bed - 3 years

55+ properties – 1 year 8 months

Test Valley (Romsey)

Band 2

1 bed – 1 year
2 bed flat – 1 year
2 bed house - 1 year 2 months
3 bed - 2 years 10 months
4+ bed - insufficient data

55+ properties - 6 months

Band 3

1 bed – 3 years
2 bed flat – 2 years
2 bed house – 6 years 3 months
3 bed - 7 years 1 month
4+ bed - insufficient data

55+ properties - 1 year 8 months

Winchester

Band 2

1 bed – 10 months
2 bed flat – 9 months
2 bed house – 10 months
3 bed – 1 year 4 months
4+ bed - 2 years

55+ properties – 10 months

Band 3

1 bed – 3 years
2 bed flat – 1 year
2 bed house - 2 years
3 bed - 3 years 7 months
4+ bed - 5 years 1 month

55+ properties – 1 year 3 months

East Hampshire District Council Housing Development



Figure 4 East Hampshire District Council logo

This year the Council helped support the delivery of 143 new affordable homes. A range of tenures including, Affordable Rent, Shared Ownership and Rent to Buy were delivered to meet the various needs of those seeking affordable housing in the district.

The Council also adopted an Affordable Housing Strategy that focuses on 5 main themes. The Strategy is in place from 2022 – 2025 and covers the following.

Supply – Use Local Plan policies to maximise the provision of affordable housing.

Affordability - Diversify the affordable housing offer to serve the needs of all, regardless of income or circumstance.

Quality - Provide residents with homes, not just bricks and mortar.

Inclusion - Create specialist forms of housing to ensure no person or group are excluded.

Sustainability - Strengthen communities by prioritising the social, economic, and environmental factors when place making.

This year the Council took handover of 10 units of temporary accommodation at Pinewood Lodge, Bordon. The scheme comprises of 8 No. one bedroom and 2 No. two bedroom dwellings, a communal laundry room, office, staff WC, parking, cycle stands, external storage and garden. Whilst owned by the Council, the site is leased by Two Saints, who maintain and manage the building and support the homeless clientele. Support is provided by the on-site project worker and the accommodation will significantly reduce the Council's need to place homeless people in Bed & Breakfast accommodation, whilst also giving them their own front door until more permanent accommodation can be found.

The photos below show the three external pods and a typical internal unit.



Figure 5 Exterior view of pods



Figure 6 Interior of a pod

Selection of schemes in construction last year:

Lowsley Farm, Liphook – Aster Homes

Aster Homes are delivering 70 affordable homes at phase 2 of the Lowsley Farm development. There is a mix of 1, 2 and 3-bedroom properties available as affordable rent and shared ownership.



Figure 7 Lowsley Farm, Liphook

Maple Fields, Bordon - Places for People

Places for People are providing 60 affordable homes as part of the major redevelopment at Whitehill and Bordon. Modular housing company Ilke Homes have manufactured the homes off site, which has enabled the scheme to progress far quicker than traditional build methods would have allowed.



Figure 8 Maple Fields, Bordon

Eastleigh Borough Council

Housing Development



Figure 9 Eastleigh Borough Council logo

Our Corporate Plan 2023 – 2026 identifies that demand for housing of all tenures remains high, with insecure housing known to be a significant determinant of poor health outcomes. Our Local Plan has been adopted and we are seeking to maintain a long-term housing land supply pipeline to support a planned approach to housebuilding.

We are well advanced in securing planning consent for our own scheme at One Horton Heath. The scheme will deliver major investment in nature and the environment, a mixed-use local centre, 3 hectares of land dedicated to employment use and up to 2,500 new homes. As developer and long-term steward of this project we are ensuring infrastructure delivery, creation of jobs, development of job skills and employment options underpin everything we do. The first housing phase of the development will deliver discount market sale homes under the Government's First Homes scheme, as well as Council-owned homes for private and social rent.

In conjunction with our partners 217 new affordable homes were completed between 1st April 22 and 31st March 23. This provided 124 homes for rent and 93 for shared ownership.

There are several larger developments in the Borough that have been under construction for some years that are still contributing to our affordable housing provision. These include developments at North Stoneham Park, Eastleigh, and Boorley Park, Boorley Green. These larger sites together with the other developments now under construction will support the supply of new affordable housing throughout next year and beyond.

Selection of schemes in construction last year:

Botley Road, West End - VIVID

Phase one of this development is nearing completion and the final affordable homes are due to be delivered by Spring 23. On completion, VIVID, in conjunction with the developer will have provided 50 affordable homes for rent and shared ownership.



Figure 10 Botley Road, West End

Boorley Park, Boorley Green – Aster

This development delivered a small number of its first affordable homes in 2017 / 2018. Since then, affordable homes have completed in each successive year. Over the lifetime of the development there will be more than 400 homes completed for rent and shared ownership. The main housing provider is Aster, and they have affordable homes still due to be completed in the next year or so. Additionally, both Vivid and Sovereign Housing have also delivered some affordable homes on this site. Their homes completed in 2019/2020 and 2022/2023 respectively.



Figure 11 Boorley Park, Boorley Green

Pember's Hill Farm, Mortimers Lane, Fair Oak - Abri

This Development is nearing completion with the final affordable homes due this Summer. On completion, Abri, in conjunction with the developer will have provided a total of 97 affordable homes for rent and shared ownership.



Figure 12 Pember's Hill Farm, Mortimers Lane, Fair Oak

Havant Borough Council Housing Development



Figure 13 Havant Borough Council logo

The Havant Borough Council Corporate Strategy 2022-2026 lists amongst its aims to facilitate the delivery of and improve the quality of our affordable housing, and this will be inextricably linked with the development of our new Local Plan.

After the withdrawal of our previous Local Plan from Examination we have published a Housing Delivery Position Statement- March 2022 which requires developers to provide 30% affordable housing outside of Havant, Waterlooville and Leigh Park town centres; and 20% affordable housing on sites within Havant, Waterlooville, and Leigh Park town centres. In addition, new development is expected to meet Nationally Described Space Standards and deliver 2% of homes designed to meet Part M4(3) of the Building Regulations as part of the affordable housing provision.

Currently 56% of our borough is already built on therefore options for new development are limited and challenging.

There remains a significant need for affordable dwellings and increasing the supply of affordable housing within the district is a priority for Havant Borough Council. According to latest housing register data there are 1,879 households seeking rented affordable housing in our borough, and the trend suggests that this number will only increase over time in response to the high cost of purchasing a home, and the rental values in the private rented sector, and the cost-of-living crisis that is currently affecting the UK.

There are larger developments in the Borough that continue to contribute to our affordable housing provision despite being under construction for a few years. These include developments at Harbour Place in Bedhampton-Havant, Woodcroft Farm-Waterlooville, and The Colt site in Havant.

In addition, sites currently underway include Pebble Walk on Hayling Island, St Thomas' Mead in Bedhampton, Elm Tree Place in West Leigh, and St Georges Keep in Havant. These have either delivered in 22/23 or will deliver affordable housing through till 2025.

Selection of schemes in construction last year:

Harbour Place, Bedhampton, Havant – VIVID

This site of over 300 units in total, has been under construction for the last 2 years in a prime area and has delivered a selection of market sale, through Barratts & David Wilson Homes, and both Affordable Rent and Shared Ownership Homes through VIVID.



Figure 14 Harbour Place, Bedhampton, Havant



Figure 15 Harbour Place, Bedhampton, Havant

Woodcroft Farm, Waterlooville – Aster & VIVID

This site will eventually deliver a total of 288 new homes, over 2 phases, and developed by Linden Homes. 30% affordable housing has been provided by both Aster & VIVID, and consists of 2-, 3-, & 4-bedroom houses and 2-bedroom apartments. The final affordable housing homes will be handed over in late Summer 2023.



Figure 16 Woodcroft Farm, Waterlooville



Figure 17 Woodcroft Farm, Waterloooville



Figure 18 Woodcroft Farm, Waterloooville

Elm Tree Place, West Leigh – VIVID

This site, acquired by VIVID and developed by Drew Smith, has been delivered as 100% affordable. The new homes consist of 1- & 2-bedroom apartments and 2-, 3- & 4-bedroom houses. 70% of the dwellings are let at Social Rent with the remainder marketed as Shared Ownership.



Figure 19 Elm Tree Place, West Leigh



Figure 20 Elm Tree Place, West Leigh



Figure 21 Elm Tree Place, West Leigh

St Georges Keep, Havant - VIVID

This smaller site east of Havant developed by Persimmon has delivered 20 affordable homes through Vivid Housing consisting of 2, 3 , and 4 bedroom homes, with 14 let as Affordable Rent, and 6 marketed as Shared Ownership.



Figure 22 St Georges Keep, Havant



Figure 23 St Georges Keep, Havant

Pebble Walk, Hayling Island - Aster

This site in the south of Hayling Island is being developed by Barratts, with the affordable homes being provided by Aster. In total there will be 195 new homes including 58 for Affordable Rent and Shared Ownership.



Figure 24 Pebble Walk, Hayling Island



Figure 25 Pebble Walk, Hayling Island



Figure 26 Pebble Walk, Hayling Island

Test Valley Borough Council Housing Development



Figure 27 Test Valley Borough Council logo

The delivery of affordable homes is important in improving the quality of life for residents in the borough. The Council continue to make every effort to meet, and often exceed the annual target for the provision of 200 affordable homes.

Affordable housing provides homes for people on lower incomes who are unable to meet their housing needs through the private housing market. In Test Valley the Housing Development Team works in partnership with primarily Affordable Housing Providers (also known as “Registered Providers” or “Housing Associations”), focusing on affordable/social rent and low cost homeownership housing (such as shared ownership). We also work closely with private housing developers and Parish Councils for rural affordable housing delivery.

2022-23 financial year has seen the delivery of a total of 140 affordable homes. The target set is for the delivery of 200 affordable dwellings per year and whilst this year’s figure of 140 falls short, previous years have exceeded this figure. The 140 completions for 2022-23 incorporates both social/affordable rented and shared ownership homes, as well as a small number of discount market units. Included in the homes are 8 adapted homes to rent for people who use wheelchairs, or will need to use a wheelchair in the foreseeable future, thereby ensuring that new affordable homes meet the needs of all members of the community.

Additionally, the government previously announced allocations of funding for the Rough Sleeping Initiative to provide local councils working in partnership with Affordable Housing Providers, with long-term funding to support those sleeping rough or at risk of rough sleeping. Councils across England will receive a share of funding to make an immediate impact on the rising levels of rough sleeping. Within the 140 homes delivered this financial year, Test Valley provided 7 x 1 bedroom flats in partnership with both VIVID and Aster.

New affordable homes are still being built across Test Valley and we look forward to providing new homes in the future, for local residents. All of the rented homes will be advertised on Hampshire Home Choice website. **Hampshire Home Choice** is a way of looking for social housing available for rent across the Hampshire Home Choice sub-region and aims to give applicants a choice in deciding where they wish to live. Visit www.hampshirehomechoice.org.uk to see properties advertised for rented tenure.

Shared Ownership homes will be advertised by Affordable Housing Providers who have homes available for sale. The way in which customers apply for shared ownership has recently changed, and information on how to access shared ownership schemes and other affordable home ownership schemes and initiatives can be found by following this link:

[Affordable home ownership schemes - GOV.UK \(www.gov.uk\)](https://www.gov.uk). Discount Market homes (relets) are advertised via Local Estate Agents and Rightmove.

Selection of schemes in construction last year:

Saxon Heights, Andover - VIVID

The Saxon Heights site, at Augusta Park has delivered a further 18 new affordable homes, including flats and houses and delivered as social rent, affordable rent and shared ownership. Two of these homes were for residents who need homes that are suitable for wheelchair users and for people as they get older and their needs change. These dwellings have been produced through working in partnership with VIVID Homes.



Figure 28 Saxon Heights, Andover



Figure 29 Saxon Heights, Andover

Houghton Farm, Houghton - VIVID

Houghton Farm has been a successful mixed tenure rural scheme working in partnership with VIVID Homes. The site consists of 13 dwellings in total, including some open market housing, and 4 x 2 bedroom houses were delivered at Affordable rent.



Figure 30 Houghton Farm, Houghton



Figure 31 Houghton Farm, Houghton

Should you wish to discuss affordable housing delivery in more detail, please contact the Housing Development Team

HousingDevelopmentTeam@testvalley.gov.uk

Last Updated: April 2023

Winchester City Council Housing Development



Figure 32 Winchester City Council logo

Selection of schemes under Construction:

Winnall Flats

Work is still underway at the new affordable housing scheme for Winchester City Council at Winnall Flats, with completion planned for late 2023.



Figure 33 Aerial view of Winnall Flats

The new flats, will be accredited to Passivhaus low energy building standard and will provide a total of 73 new flats in two new blocks and three new houses.

A major feature of the scheme is the upgrading of the public open space around the existing four blocks on the site by changing the previous car-dominated areas to a more people focused environment – making it more pleasant to walk around the site and also making space for a new pocket park to encourage positive resident interactions.

This scheme will make an important contribution by addressing the climate emergency by delivering as close to net zero carbon as possible.



Figure 34 Image of pocket park which is small urban green spaces

North Whiteley

Work is still underway at our new development in North Whiteley, with Phase 3 recently completing.

Last year Winchester City Council completed a purchase agreement with Drew Smith Ltd (part of the Vistry Partnerships) for the completion of 54 new homes in North Whiteley. The scheme will be a mix of 2, 3 and 4 bedroom homes for affordable rent and shared ownership.



Figure 35 North Whiteley



Figure 36 North Whiteley

The homes are being built to the AECB standard (Association for Environment Conscious Building) addressing the climate emergency by delivering as close to net zero carbon as possible.

To date we have taken handover of 18 homes, with all the affordable rent homes occupied. The remaining properties are due to be completed end of summer 2023.



Figure 37 North Whiteley

Southbrook Cottages

Work is underway to convert a former garage block into six affordable and highly energy efficient new homes at Southbrook Cottages in Micheldever.

This is the council's pilot Passivhaus Plus scheme, addressing the climate emergency by delivering as close to net zero carbon as possible. This standard of construction means the homes will need far less energy to heat or cool than conventional homes – and the little energy that will be needed will be from renewable sources.

The scheme consists of 6 affordable rent homes with a mix of 1 and 2 bedroom flats and is due to be completed end of 2023.



Figure 38 Southbrook Cottages