

Figure 1 Hampshire Home Choice logo

Hampshire Home Choice

Annual Report

2024

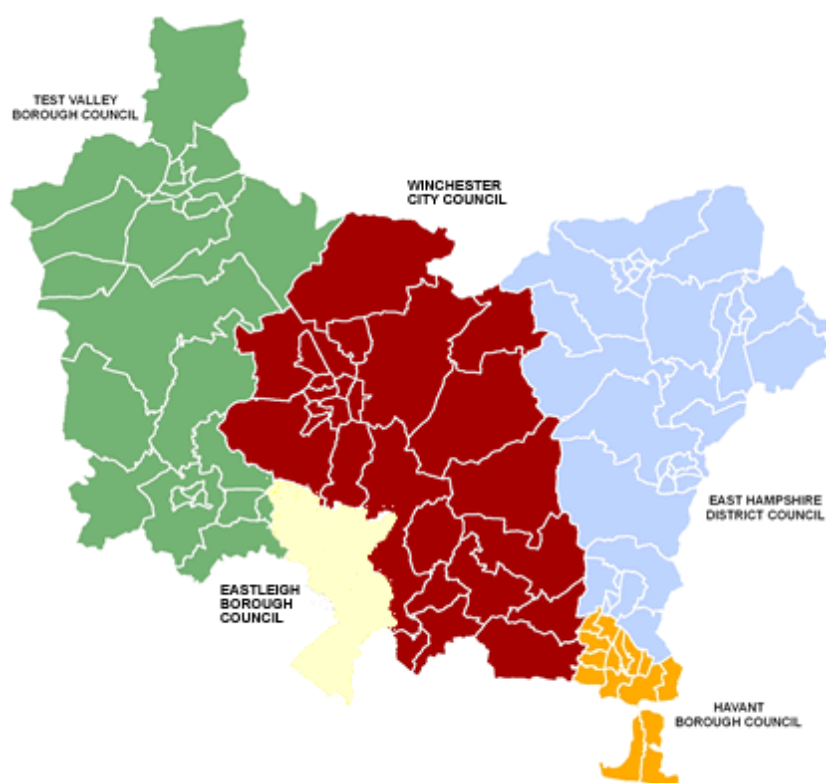


Figure 2 Map of Hampshire Home Choice Sub-Region

THIS PLOT IS REPRODUCED FROM ORDNANCE SURVEY MATERIA WITH THE PERMSSION OF THE ORDNANCE SURVEY ON BEHALF OF THE CONTROLLER OF HER MAJESTY'S STATIONARY OFFICE © CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS. TEST VALLEY BOROUGH COUNCIL LICENCE NO. 100024295 2013

3 June 2024

Contents

Introduction	3
Background.....	3
How the Scheme Operates.....	3
Qualification Criteria.....	3-4
Assessment of Bids.....	4
Other Information	4
Rent in Advance.....	4
Notice Periods.....	4
Local Lettings Policies.....	4
Section 106 Agreement.....	4
Housing Register	5-8
Suspended Applications.....	9
Debts owing to a Council or Registered Provider.....	9
Lettings	10-12
Refusals	13
Average Waiting Times	14-15
Housing Development	16-30
East Hampshire District Council.....	16-17
Eastleigh Borough Council.....	18-20
Havant Borough Council.....	21-25
Test Valley Borough Council.....	26-28
Winchester City Council.....	23-31

Hampshire Home Choice Annual Report 2024

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

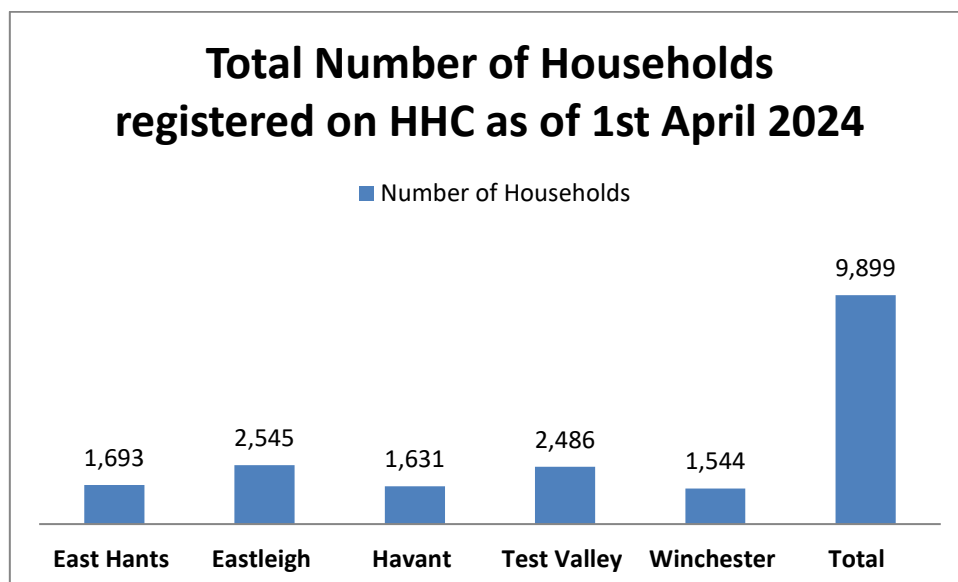
As of the 1 April 2024 a total of 9,899 households were registered on Hampshire Home Choice. 2,545 households are registered, with Eastleigh, 2,486 with Test Valley, 1,693 with East Hampshire, 1,631 with Havant and 1,544 with Winchester.

Compared with the figure of 9,574 recorded on the 1 April 2023, there has been an overall increase of 325 (3%) households registered on HHC.

Since the 1 April 2023, the number of households registered has increased for; Eastleigh by 383, Test Valley by 133 and East Hampshire by 103. Havant has seen its Housing Register decrease by 259 and Winchester has seen its Register decrease by 35.

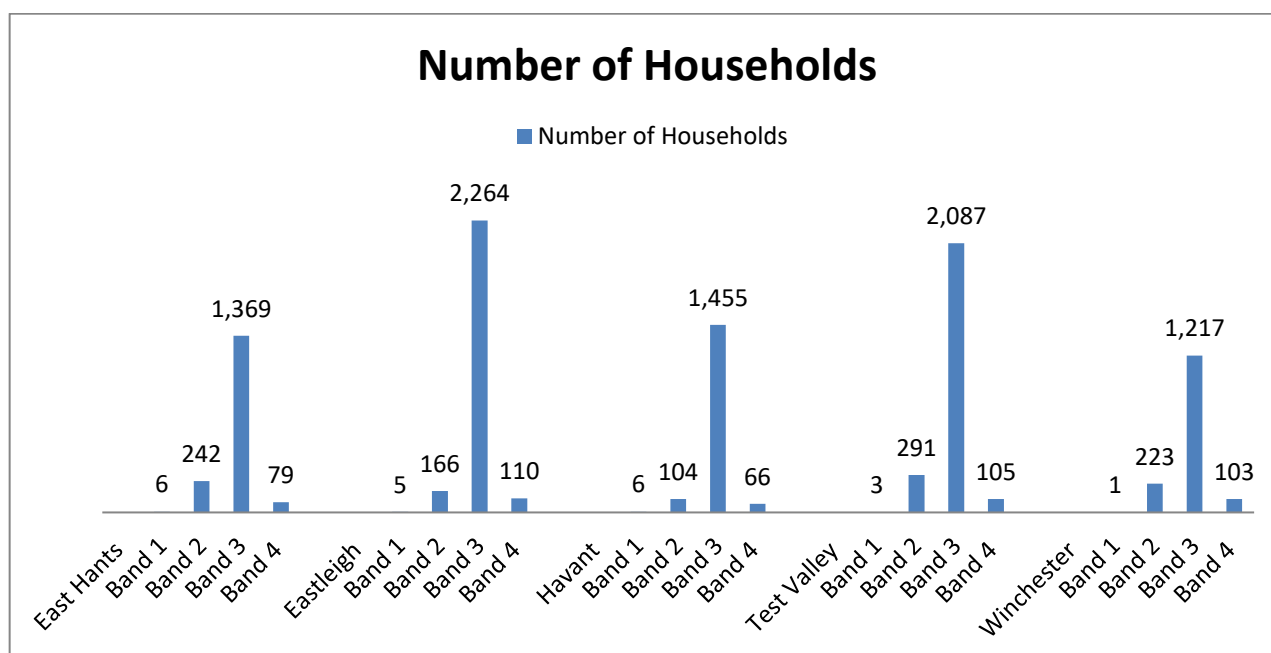
The following details the total number of households registered on HHC as of 1 April 2024 by:

Local authority area the applicant is registered with:



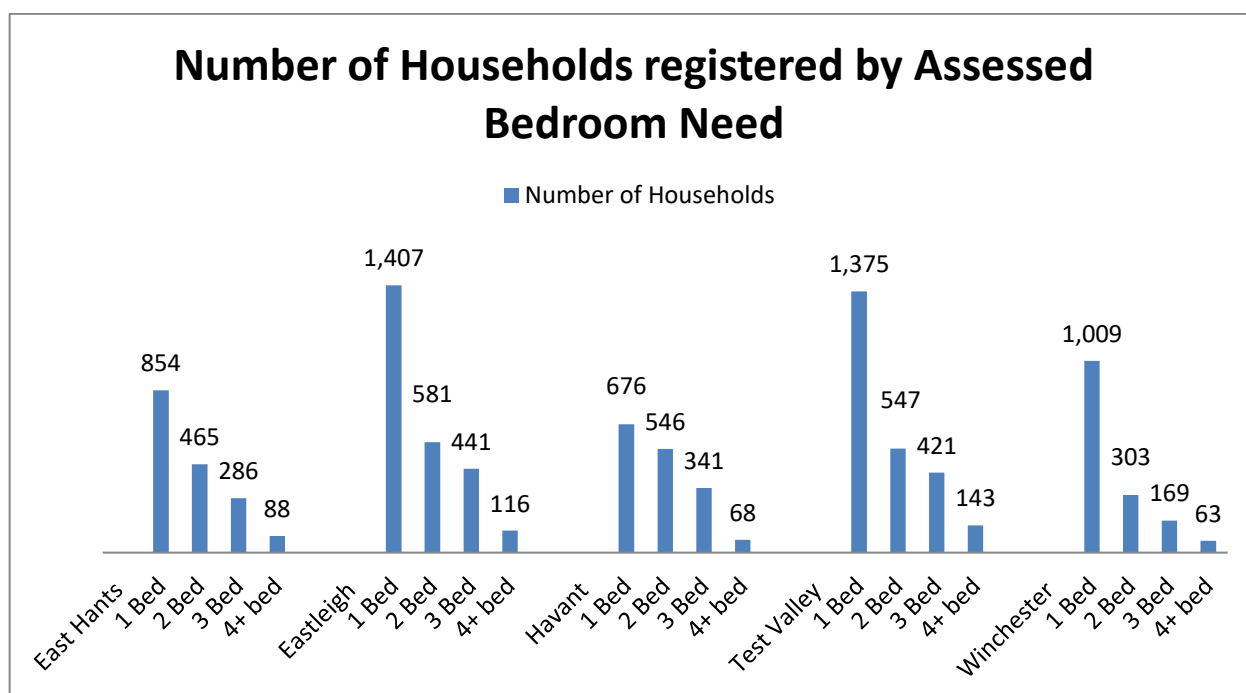
2,545 (26%) of households are registered with Eastleigh, 2,486 (25%) with Test Valley, 1,693 (17%) with East Hampshire, 1,631 (16%) with Havant and 1,544 (16%) with Winchester.

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



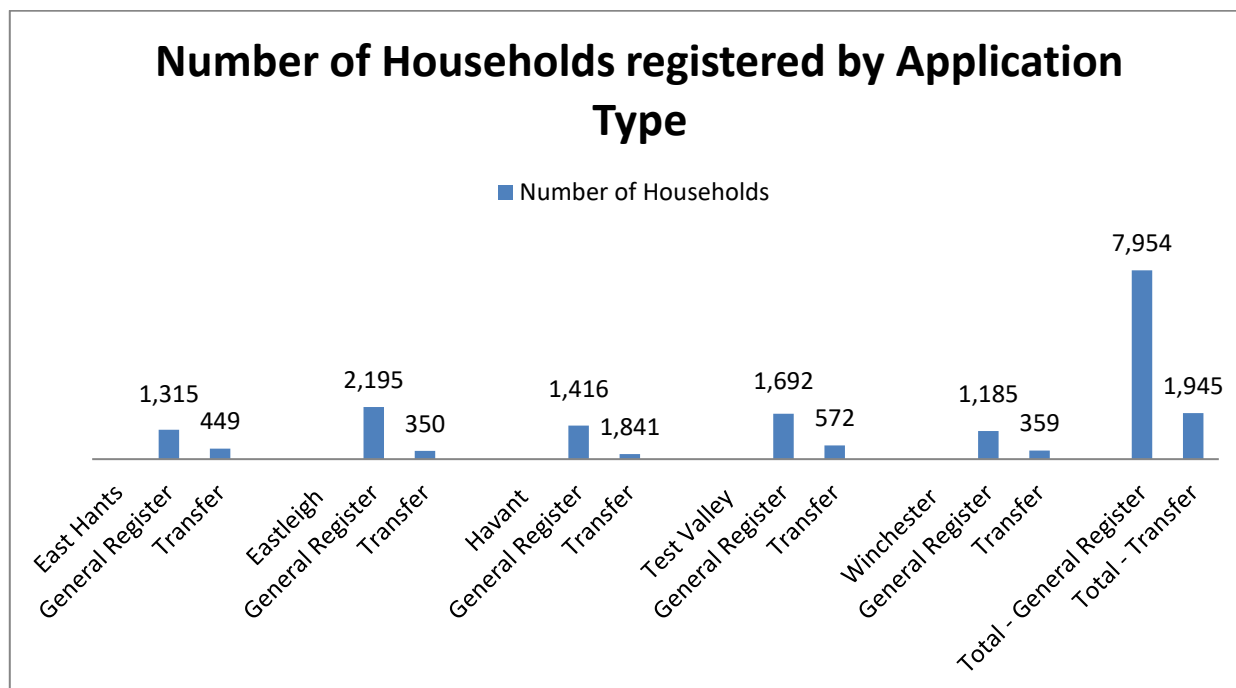
Of the 9,899 households registered on the Housing Register, 21 (0.2%) are in band 1,026 (10%) in band 2, 8,392 (85%) in band 3 and 460 (5%) in band 4.

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



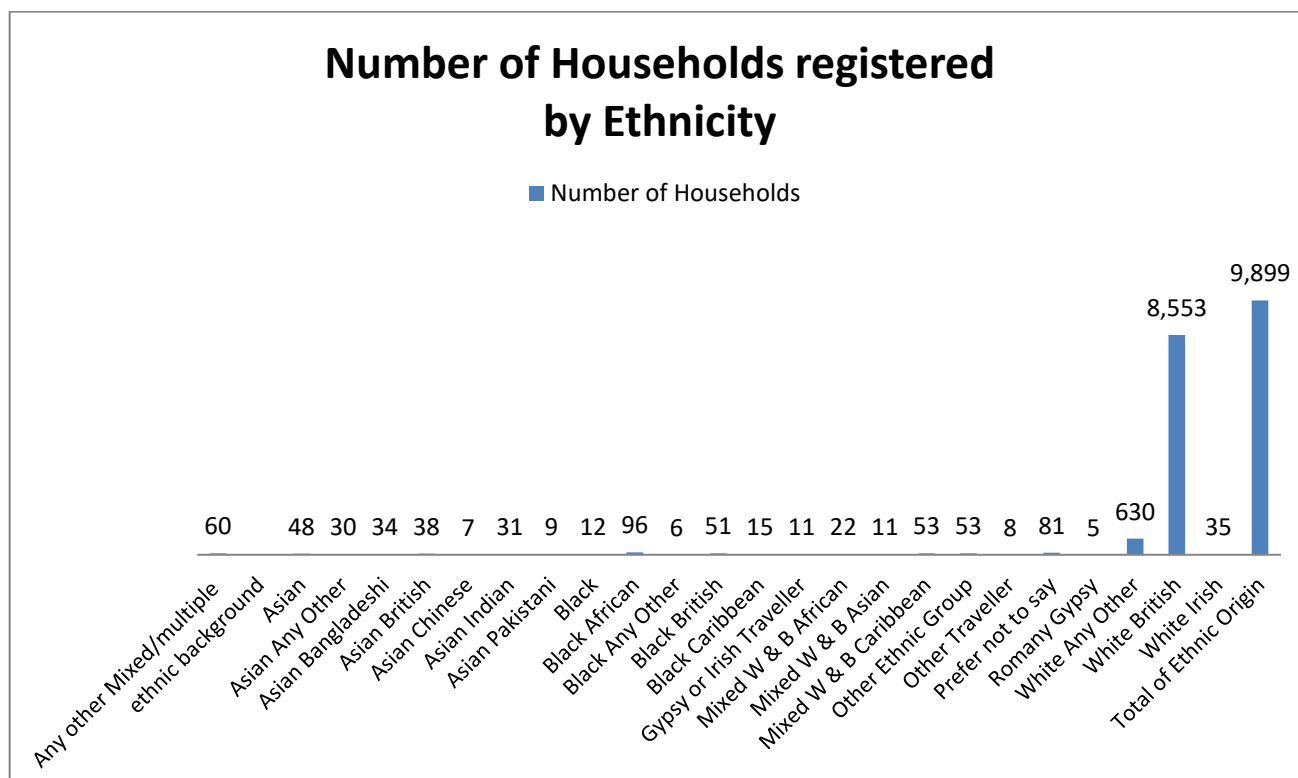
Of the 9,899 households registered on the Housing Register, 5,321 (54%) have a 1 bed assessed need, 2,442 (24%) have a 2 bed assessed need, 1,658 (17%) have a 3 bed assessed need and 478 (5%) have a 4+ bed assessed need.

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



Of the 9,899 households on the Housing Register, 1,945 (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:



8,553 (86%) applicants registered on Hampshire Home Choice have stated on their application form they are White British.

630 (6%) applicants registered on Hampshire Home Choice have stated on their application form they are White Any Other.

635 (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.

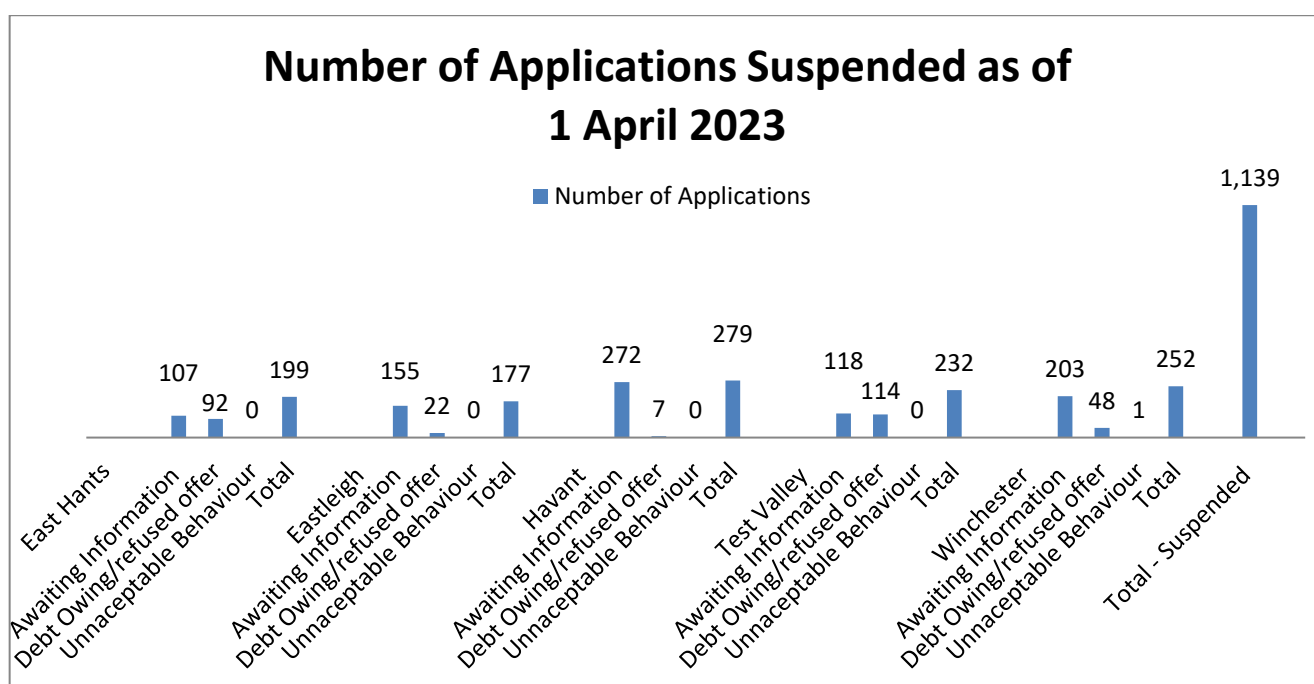
81 applicants registered on Hampshire Home Choice have stated on their application form they Prefer not to say what their ethnic origin is.

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.

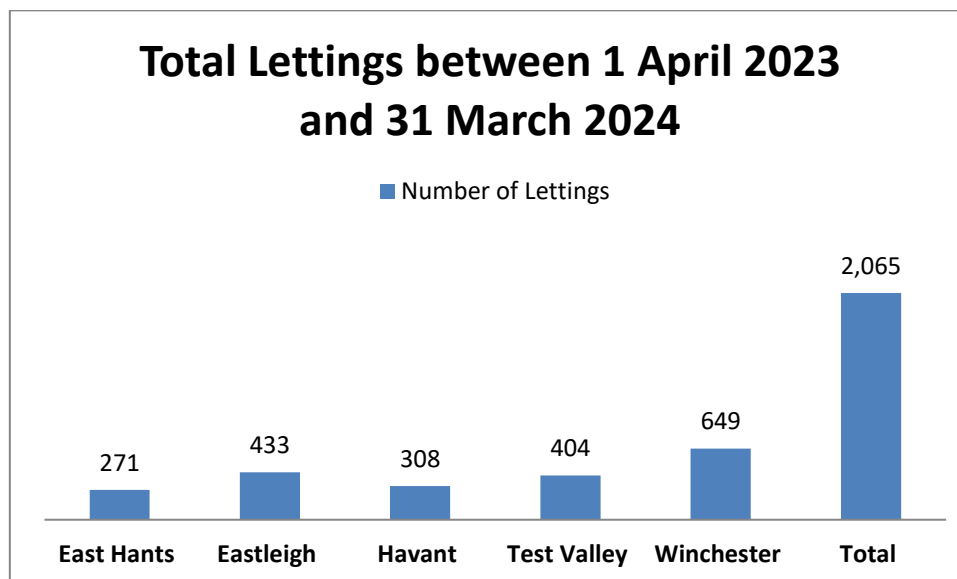
Examples of money owed include:

- 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

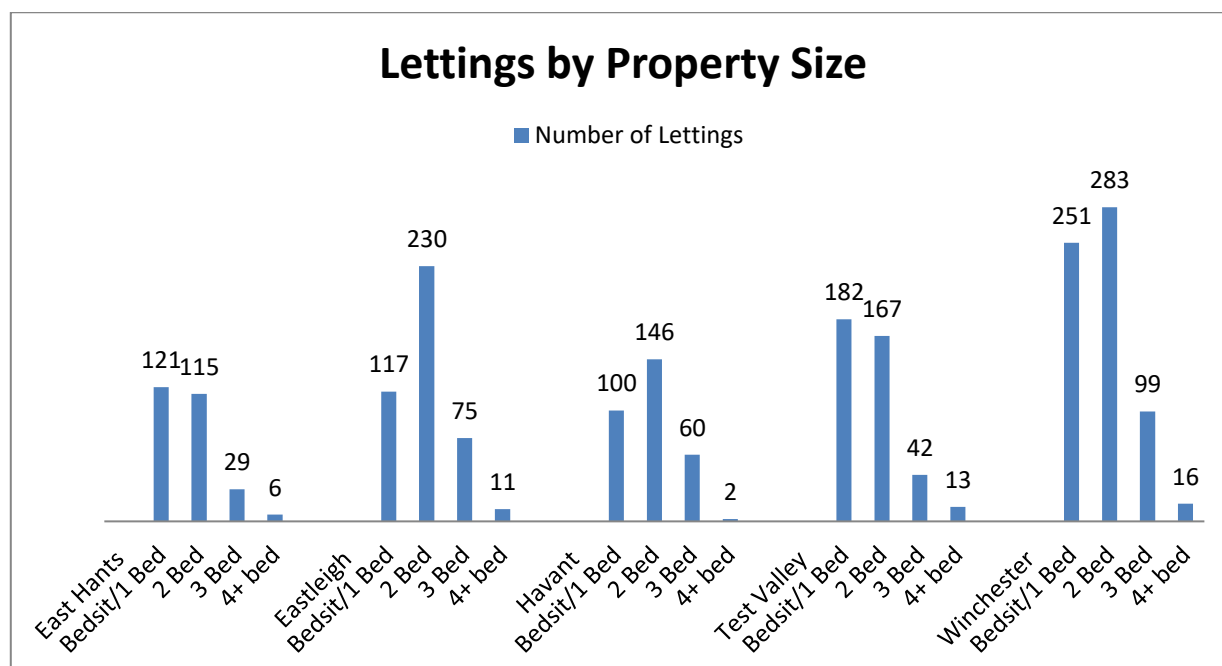
The following details the number of lettings between 1 April 2023 and 31 March 2024 by:

Local authority area:



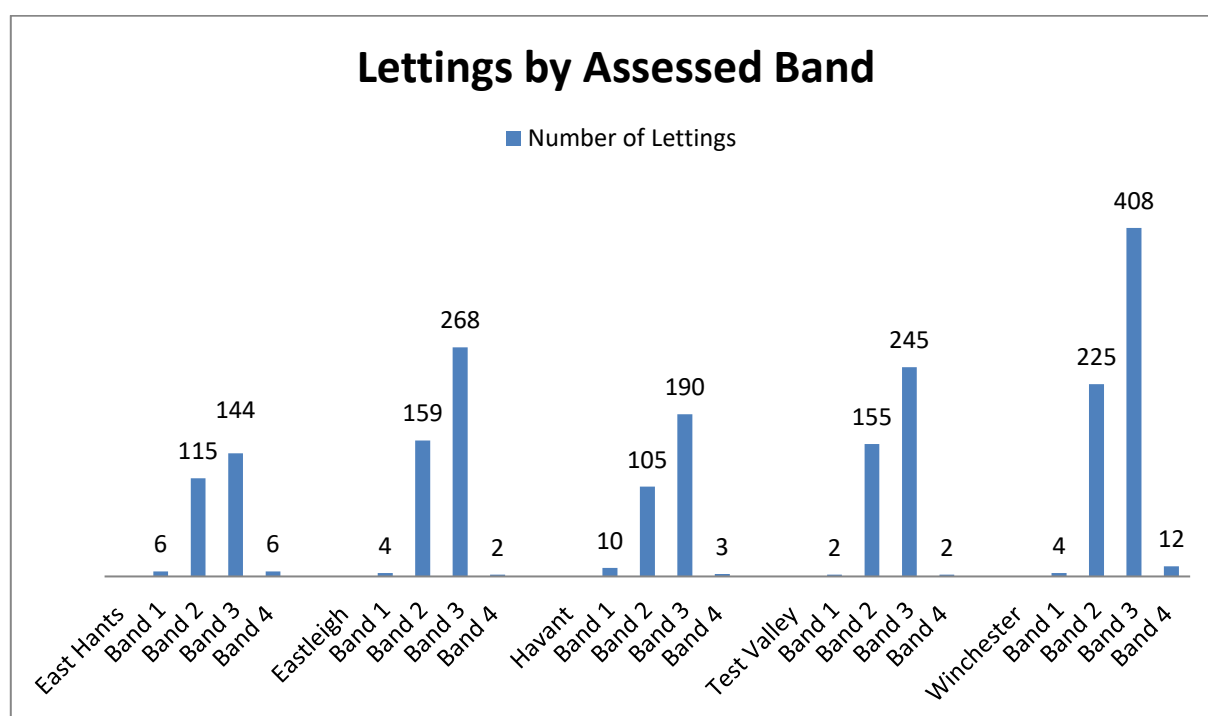
Of the 2,065 lettings there were 649 (31%) in Winchester, 433 (21%) in Eastleigh, 404 (20%) in Test Valley, 308 (15%) in Havant and 271 (13%) in East Hampshire.

Local authority area and property size:



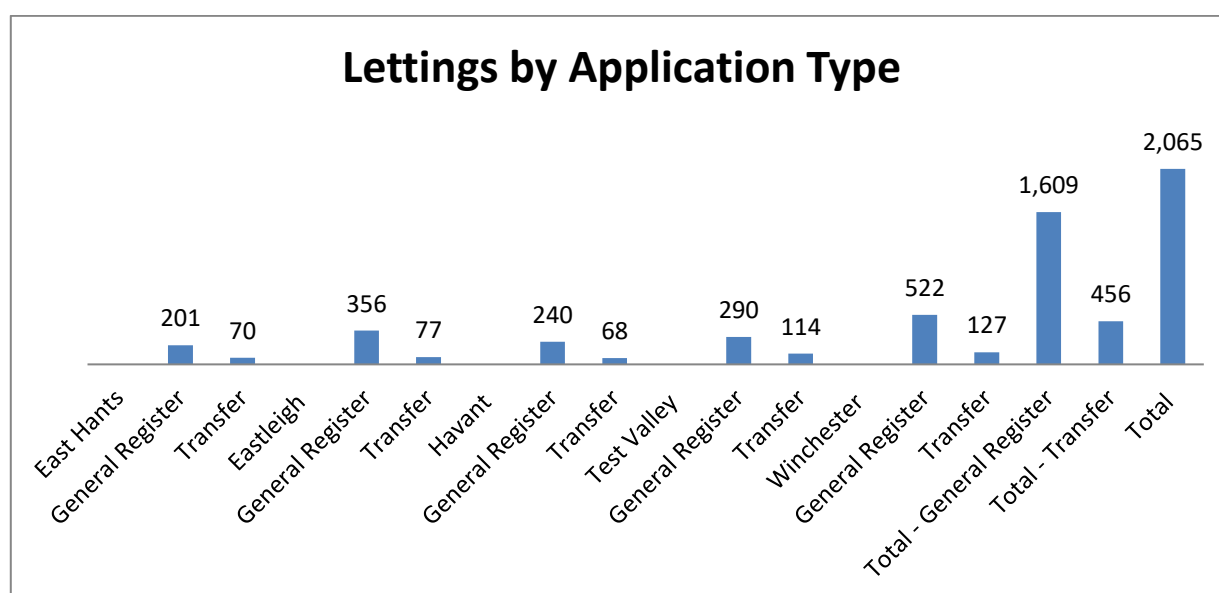
Of the 2,065 lettings, 941 (46%) to 2 beds, 771 (37%) were to Bedsit/1 beds, 305 (15%) to 3 beds and 48 (2%) to 4+ beds.

Local authority area and assessed band:



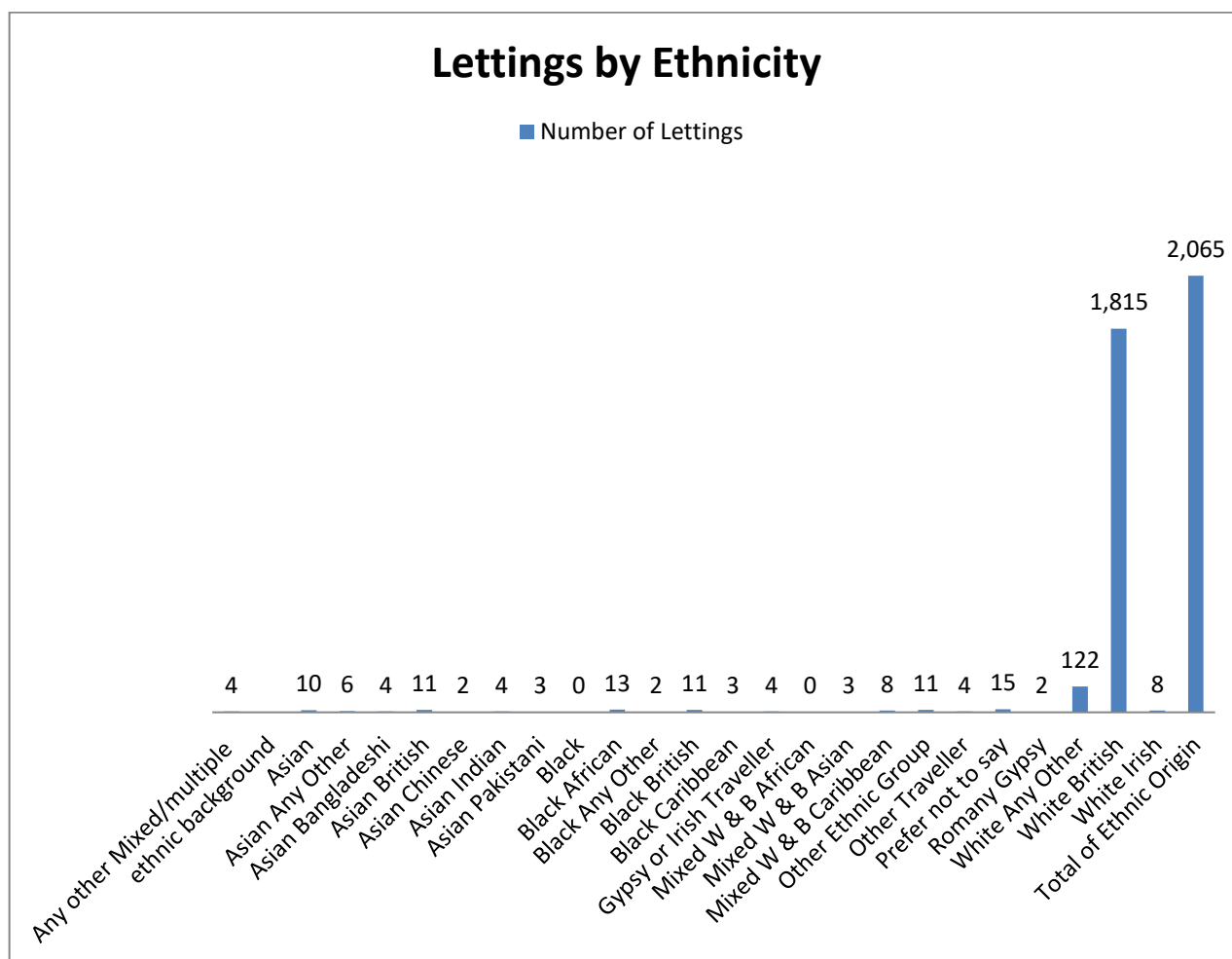
Of the 2,065 lettings, 26 (1%) were made to applicants in band 1, 759 (37%) to applicants in band 2, 1,255 (61%) to applicants in band 3 and 25 (1%) to applicants in band 4.

Local authority area and application type:



Overall, 456 (22%) of lettings were made to transfer applicants. 28% of lettings in Test Valley were made to transfer applicants, compared with 26% in East Hampshire, 22% in Havant, 20% in Winchester and 18% 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:



1,815 (88%) properties were let to applicants who stated on their application form they are White British.

122 (6%) properties were let to applicants who stated on their application form they are White Any Other.

113 (5%) 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.

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

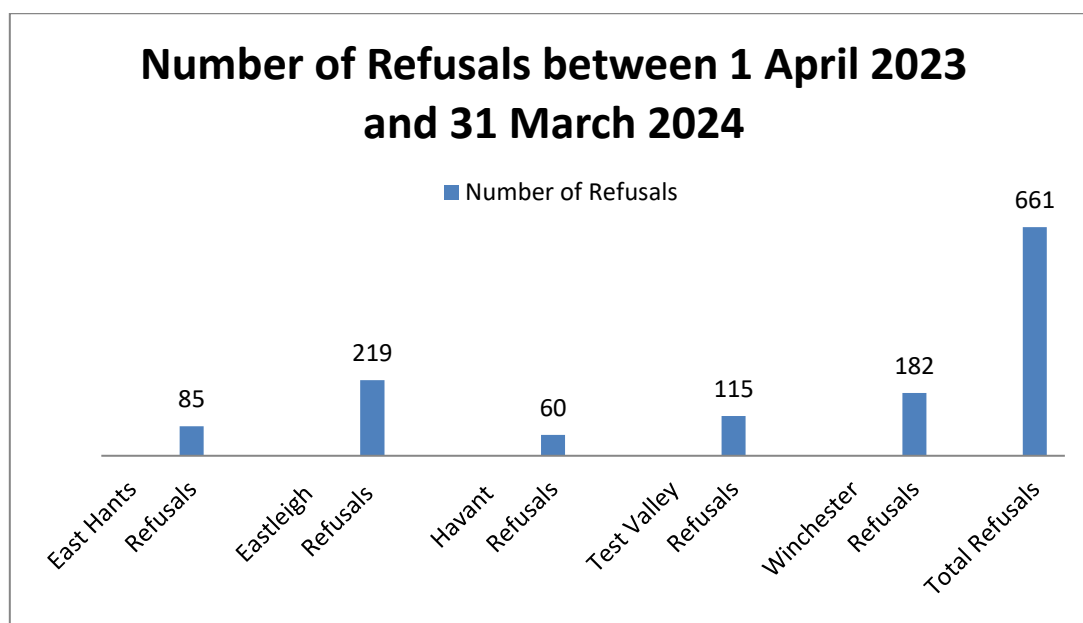
Refusals

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 2023 and 31 March 2024, a total of 2,726 offers were made for 2,065 properties. Of these, **661** offers were refused, a 24% refusal rate.

East Hampshire - a total of 356 offers were made for 271 properties. Of these, 85 offers were refused, a 24% refusal rate.

Eastleigh - a total of 652 offers were made for 433 properties. Of these, 219 offers were refused, a 34% refusal rate.

Havant - a total of 368 offers were made for 308 properties. Of these, 60 offers were refused, a 16% refusal rate.

Test Valley - a total of 519 offers were made for 404 properties. Of these, 115 offers were refused, a 22% refusal rate.

Winchester - a total of 831 offers were made for 649 properties. Of these, 182 offers were refused, a 22% refusal rate.

Average Waiting Times

The following details the average waiting times for applicants housed between 1 April 2023 and 31 March 2024 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
2 bed flat – 11 months
2 bed house - 2 years 7 months
3 bed - 2 years 7 months
4+ bed - 4 years 1 month

55+ properties - 8 months

Band 3

1 bed – 3 years 10 months
2 bed flat – 2 years 5 months
2 bed house - insufficient data
3 bed - insufficient data
4+ bed - insufficient data

55+ properties – 1 year 1 month

Eastleigh

Band 2

1 bed – 1 year 10 months
2 bed flat – 7 months
2 bed house - 1 year
3 bed - 1 year 10 months
4+ bed - 2 years 2 months

55+ properties - 1 year 4 months

Band 3

1 bed – 5 years 2 months
2 bed flat – 1 year 11 months
2 bed house - 3 years 2 months
3 bed - 4 years 8 months
4+ bed - insufficient data

55+ properties - 2 years 9 months

Havant

Band 2

Bedsit – 10 months
1 bed – 1 year 9 months
2 bed flat – 1 year 2 months
2 bed house - 2 years 5 months
3 bed – 1 year 11 months
4+ bed - 2 years 4 months

55+ properties – 1 year 3 months

Band 3

Bedsit - 2 years 10 months
1 bed – 4 years 1 month
2 bed flat – 2 years 6 months
2 bed house - 4 years 3 months
3 bed - 5 years
4+ bed - insufficient data

55+ properties – 2 years 10 months

Test Valley (Andover)

Band 2

1 bed – 1 year 2 months
2 bed flat – 9 months
2 bed house - 1 year 7 months
3 bed – 2 years 4 months
4+ bed - 3 years 1 month

55+ properties – 1 year

Band 3

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

55+ properties – 1 year 8 months

Test Valley (Romsey)

Band 2

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

55+ properties – 1 year 3 months

Band 3

1 bed – 3 years 3 months
2 bed flat – 2 years 5 months
2 bed house – 4 years 8 months
3 bed - insufficient data
4+ bed - insufficient data

55+ properties - insufficient data

Winchester

Band 2

1 bed – 11 months
2 bed flat – 8 months
2 bed house – 1 year 1 month
3 bed – 1 year
4+ bed - 2 years 6 months

55+ properties – 1 year

Band 3

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

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 144 new affordable homes. A range of tenures including social rent, affordable rent and shared ownership were delivered to meet the various needs of those seeking affordable housing in the district.

The Council also participated in the Local Authority Housing Fund. This scheme was announced by the Department for Levelling Up, Housing & Communities to provide grant funding to support local authorities deliver more move on accommodation for people who have arrived in the UK under the Ukraine and Afghanistan resettlement schemes. The government grant, alongside funding from our affordable housing developer contributions has enabled the Council to purchase 8 properties from the open market. Due to the large need for accommodation, all the homes are occupied which generates a rental income for the Council. The homes will be used in the future to help boost our supply of temporary accommodation for local people.

We are pleased to have part funded another 4 shared equity properties this year with Merlion Homes. The Council's investment has enabled the homes to be sold at a discount of up to 50% from the market value. Our shared equity model continues to work well, and all of the homes are reserved. The Council have part funded the delivery of 43 shared equity homes in the district since 2016.

The Wickets, Rowledge – Merlion Homes



Figure 5 The Wickets, Rowledge – Merlion Homes

Selection of affordable housing schemes in construction during 2023/24

Dragon Court, Petersfield – PHA Homes

PHA Homes delivered 11 new 1 & 2-bedroom affordable homes at Dragon Court, Petersfield. A mix of tenures including social rent and affordable have been provided as part of this high quality, sustainable, town centre redevelopment.



Figure 6 Dragon Court, Petersfield



Figure 7 Dragon Court, Petersfield

Norton Chase, Lovedean - VIVID

VIVID delivered 17 affordable homes as part of this larger development with Bargate Homes. The scheme delivers a mix of 1, 2 & 3-bedroom properties for affordable rent and shared ownership.



Figure 8 Norton Chase, Lovedean

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.

Eastleigh Borough Council continues to strive to support the delivery of a continual supply of affordable homes to meet the needs of those on Hampshire Home Choice as well as those seeking low-cost homeownership. In conjunction with our partners 218 new affordable homes were completed between 1st April 2023 and 31st March 2024. This provided 151 homes for rent and 67 homes 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 other new developments now under construction will support the supply of new affordable housing throughout next year and beyond.

Selection of affordable housing schemes in construction during 2023/24

Heath House Lane, Hedge End - VIVID

This development is due to complete this year. On completion, VIVID in conjunction with the developer will have provided 81 homes for rent and shared ownership. The first completions came through in spring 2023 with the remainder of the homes phased to complete through to winter 2024.



Figure 10 Heath House Lane, Hedge End

Boorley Park, Boorley Green – Aster, Sovereign Network Group & VIVID

This development delivered 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 the last of their affordable homes are due to complete by summer 2024. Additionally, both VIVID and Sovereign Network Group have also delivered some affordable homes on this site. Their homes completed in 2019/2020 and 2022/2023 respectively.

Abri is delivering an extra 67 affordable homes on the Gateway part of the development for rent and shared ownership. The first of these homes completed in March 2024 with the remainder phased over the coming months.



Figure 11 Boorley Park, Boorley Green, Botley

Crows Nest and Maddoxford Lane , Boorley Green – Sovereign Network Group

This Development recently completed. Sovereign Network Group in conjunction with the developer have provided a total of 18 affordable homes for rent and shared ownership.



Figure 12 Boorley Green, Botley

Boorley Gardens, Boorley Green, Botley - VIVID

This development is being delivered by two developers with over 230 affordable homes due. The affordable homes will be for rent and shared ownership and will be phased throughout the whole development. VIVID completed some of the affordable homes in the last year with further homes due to be delivered in the coming months and years.



Figure 13 Boorley Gardens, Boorley Green, Botley

Havant Borough Council Housing Development



Figure 14 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.

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 1639 households seeking rented affordable housing in our borough; applicant numbers have remained significantly high in response to the continued shortage of social housing, the high cost of purchasing a home, the rental values in the private rented sector, and the continuing cost-of-living crisis affecting the UK.

Like last year, there are larger developments in the Borough that have contributed to our affordable housing provision in the 2023/24 financial year despite being under construction for a few years. These included developments at Harbour Place in Bedhampton-Havant, Woodcroft Farm-Waterlooville, Elm Tree Place-the Colt site in Havant, and Pebble Walk in Hayling Island.

Winchester Housing Trust and Rentplus have formed a partnership that will help 21 new affordable rent-to-buy homes become, consisting of 2, 3 and 4-bedrooms available in Havant. 11 were handed over in April 2024, with a further 10 in 2025.

These 'Rent to Buy' homes are part Redrow's Harbour Views development in Bartons Road, Havant, and will offer those families on the Hampshire Home Choice waiting list, who fit the criteria, the opportunity to be allocated a home with an affordable rent of 80% of the local market rent for a minimum period of five years. At the end of their tenancy occupiers will be given the chance to buy their rental home and gifted a 10% deposit by Rentplus to achieve this.

Selection of affordable housing schemes in construction during 2023/24

Harbour Place, Bedhampton, Havant – VIVID



Figure 15 Harbour Place, Bedhampton, Havant



Figure 16 Harbour Place, Bedhampton, Havant

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.

Woodcroft Farm, Waterlooville - Aster & VIVID



Figure 17 Woodcroft Farm, Waterlooville



Figure 18 Woodcroft Farm, Waterlooville

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 19 Woodcroft Farm, Waterlooville

Elm Tree Place, West Leigh, Havant - VIVID



Figure 20 Elm Tree Place, West Leigh, Havant

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. This site completed in 2023/24.



Figure 21 Elm Tree Place, West Leigh, Havant



Figure 22 Elm Tree Place, West Leigh, Havant

Pebble Walk, Hayling Island - Aster



Figure 23 Pebble Walk, Hayling Island



Figure 24 Pebble Walk, Hayling Island

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.

This development has been subject to delays but will continue to deliver social housing throughout 2024 and into 2025.



Figure 25 Pebble Walk, Hayling Island

Harbour Views, Havant – Rentplus and Winchester Housing Trust

2-bedroom Tavy house type:



Figure 26 Harbour Views, Havant

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.

2023-24 financial year has seen the delivery of a total of 112 affordable homes. The target set out in the Housing Strategy 2020-2025 is for the delivery of 200 affordable dwellings per year and whilst this year’s figure of 112 falls short, the Council is still on course to meet the delivery target of 1000+ new affordable homes over the duration of that strategy. The 112 completions for 2023-24 incorporates 39 social rented homes, 32 affordable rented homes and 41 shared ownership homes.

Test Valley Borough Council received funding under the Local Authority Housing Fund programme which enabled the delivery of 14 homes for Ukrainian and Afghan refugees, with the properties becoming part of the permanent affordable housing stock in the borough. Within the 112 new affordable homes delivered in 2023-24, Test Valley provided 4 x 2 bed flats, 9 x 3 bed houses, and 1 x 4 bed house through the use of this funding, in partnership with VIVID.

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 the Hampshire Home Choice website 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 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: www.gov.uk/affordable-home-ownership-schemes .Discount Market homes (relets) are advertised via Local Estate Agents and Rightmove.

Selection of affordable housing schemes in construction during 2023/24

Azure Place, Romsey - VIVID

The Cupernham Lane site (known as Azure Place), at Romsey has delivered 21 new affordable homes, all houses, and delivered as social rent and shared ownership. These dwellings have been produced through working in partnership with VIVID Homes.



Figure 28 Azure Place, Romsey



Figure 29 Azure Place, Romsey

Stoneham, Chilworth

The Old Mansion site, Stoneham, Chilworth has been a successful mixed tenure affordable housing scheme with open market dwellings, working in partnership with VIVID Homes. The site consists of 48 affordable dwellings in total, including 17 social rented dwellings, 12 affordable rented dwellings and 19 shared ownership dwellings, with a mix of 1 & 2-bedroom flats and 3-bedroom houses.



Figure 30 Stoneham, Chilworth

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

HousingDevelopmentTeam@testvalley.gov.uk

Last Updated: April 2024

Winchester City Council Housing Development



Figure 31 Winchester City Council logo

Winchester City Council is embracing sustainable technologies and renewable energy in its schemes to contribute to the council's ambition of making the Winchester District carbon neutral by 2030.

As a council, we are working to ensure that every resident across the district has access to a good quality home that is both affordable and energy efficient. To achieve this, we have set an ambitious target to provide 1000 new homes between 2021 and 2030. We also have bold ambitions to mitigate the climate emergency through our house building programme by designing and building new homes to achieve as close to net zero emissions as possible.

The council is very excited to have completed its first PassivHaus scheme and to have its first Passivhaus Plus scheme under construction. Winchester City Council is committed to building to PassivHaus and AECB building standards wherever practicable.

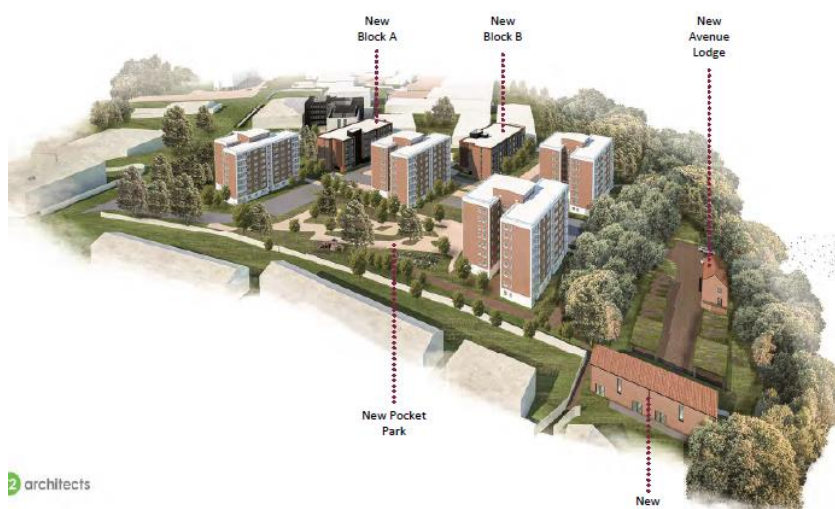
Selection of affordable housing schemes completed during 2023/24

Winnall Flats

We have just taken partial handover of the un76 units at our new affordable housing scheme in Winnall.

The new flats are accredited to Passivhaus low energy building standard. The scheme provides a total of 73 new flats in two new blocks and three new houses.

AERIAL VIEW



Completion of the landscaping is due in the coming weeks. 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 focussed environment – making it more pleasant to walk around the site and also making space for a new pocket park to encourage positive resident interactions.

North Whiteley

The council took final handover of the scheme in August 2023. 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

The homes are 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 all the rented homes are occupied and the remaining shared ownership plots are under offer.



Figure 32 North Whiteley

Selection of affordable housing schemes in construction during 2023/24

Southbrook Cottages, Micheldever

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



Figure 33 Southbrook Cottages, 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 May 2024.



Figure 34 Southbrook Cottages, Micheldever



Figure 35 Southbrook Cottages, Micheldever