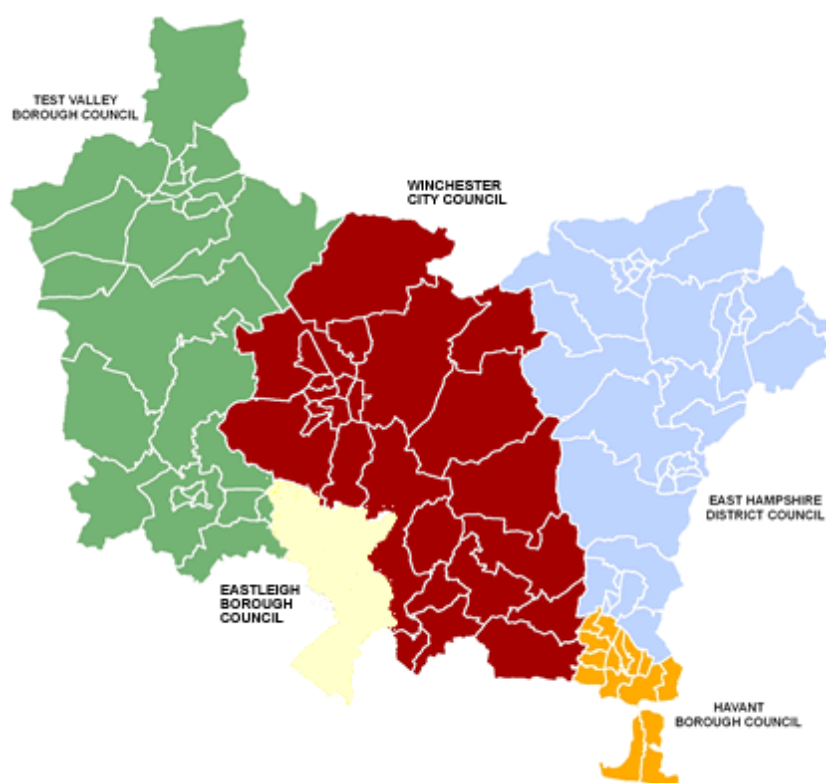


*Figure 1 Hampshire Home Choice logo*

# Hampshire Home Choice

## Annual Report

### 2025



*Figure 2 Map of Hampshire Home Choice Sub-Region*

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12 May 2025

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## **Hampshire Home Choice Annual Report 2025**

### **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](http://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**

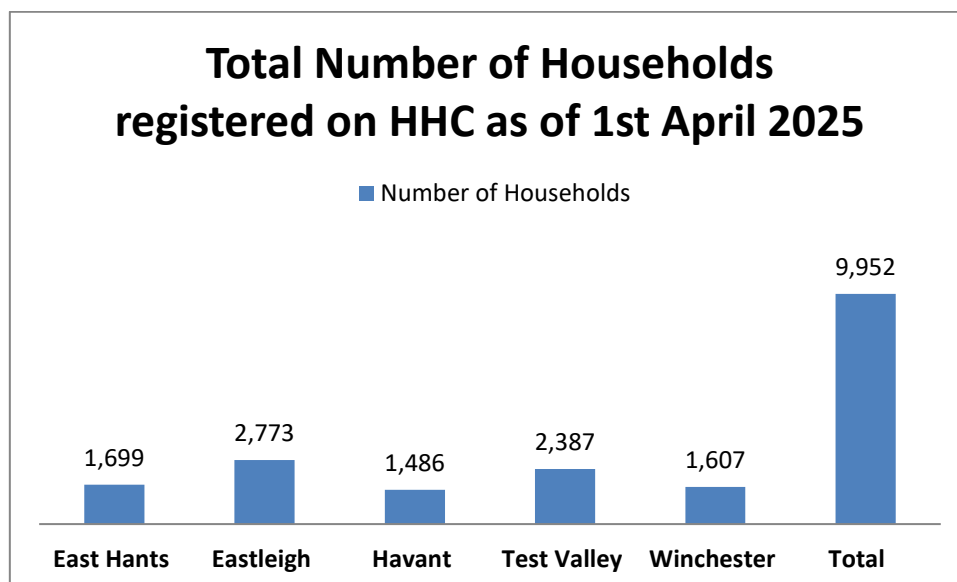
As of the 1 April 2025 a total of 9,952 households were registered on Hampshire Home Choice. 2,773 households are registered, with Eastleigh, 2,387 with Test Valley, 1,699 with East Hampshire, 1,607 with Winchester and 1,486 with Havant.

Compared with the figure of 9,899 recorded on the 1 April 2024, there has been an overall increase of 53 (0.5%) households registered on HHC.

Since the 1 April 2024, the number of households registered has increased for; Eastleigh by 228, and Winchester by 63 and East Hampshire by 6. Havant has seen its Housing Register decrease by 145 and Test Valley has seen its Register decrease by 99.

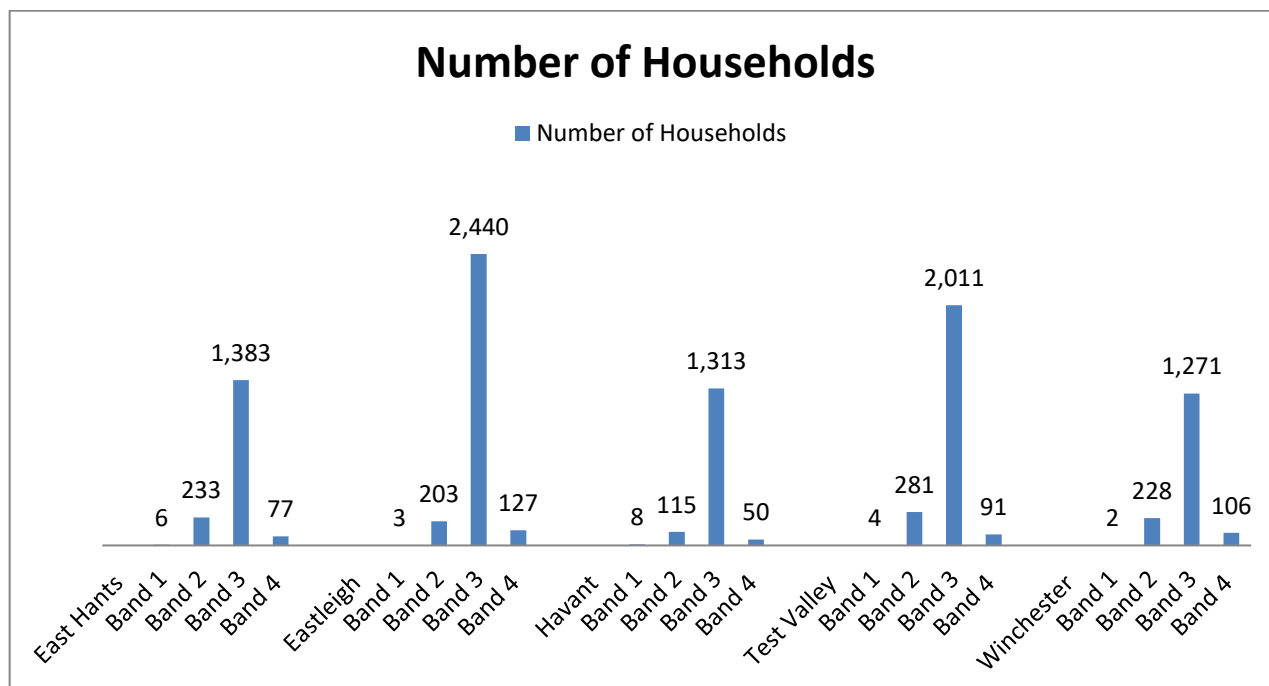
The following details the total number of households registered on HHC as of 1 April 2025 by:

Local authority area the applicant is registered with:



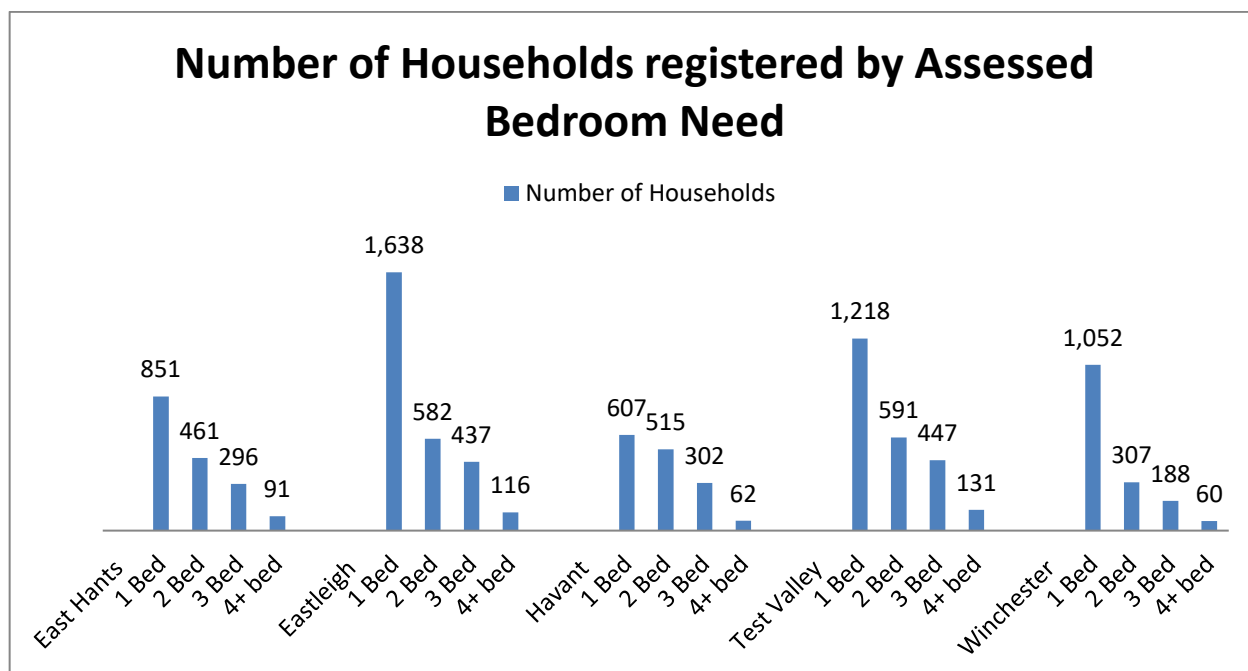
2,773 (28%) of households are registered with Eastleigh, 2,387 (24%) with Test Valley, 1,699 (17%) with East Hampshire, 1,607 (16%) with Winchester and 1,486 (15%) with Havant.

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



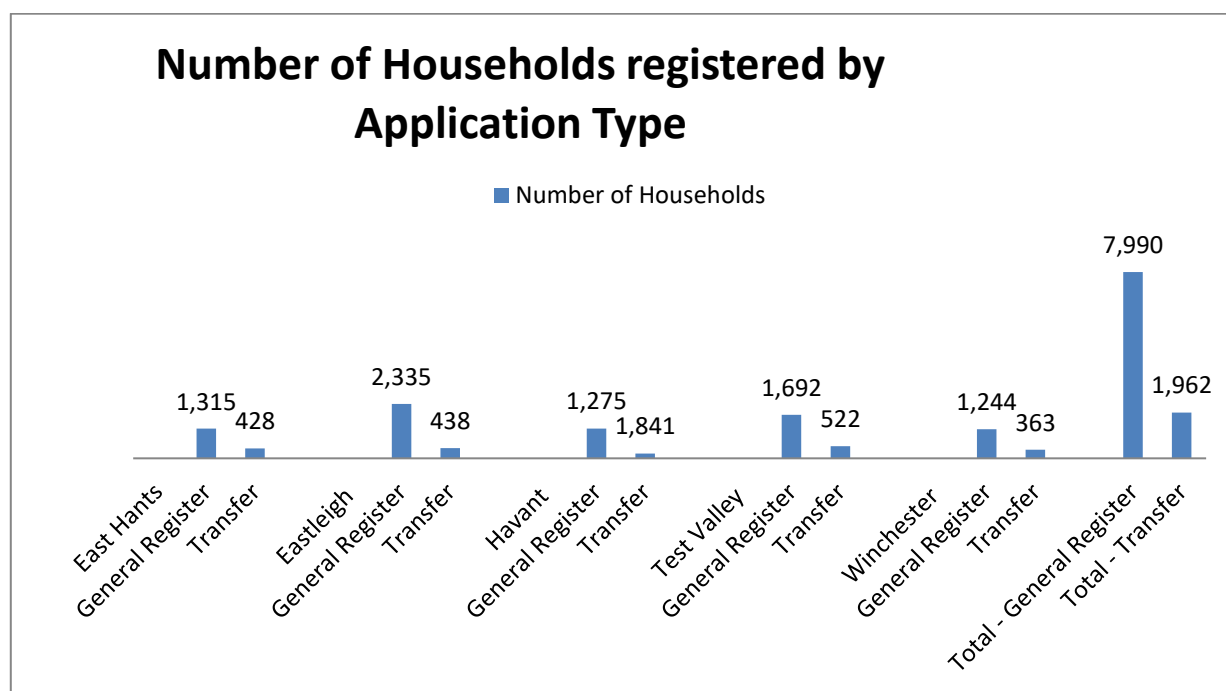
Of the 9,952 households registered on the Housing Register, 23 (0.2%) are in Band 1, 1,060 (11%) in Band 2, 8,418 (85%) in Band 3 and 451 (4 %) in Band 4.

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



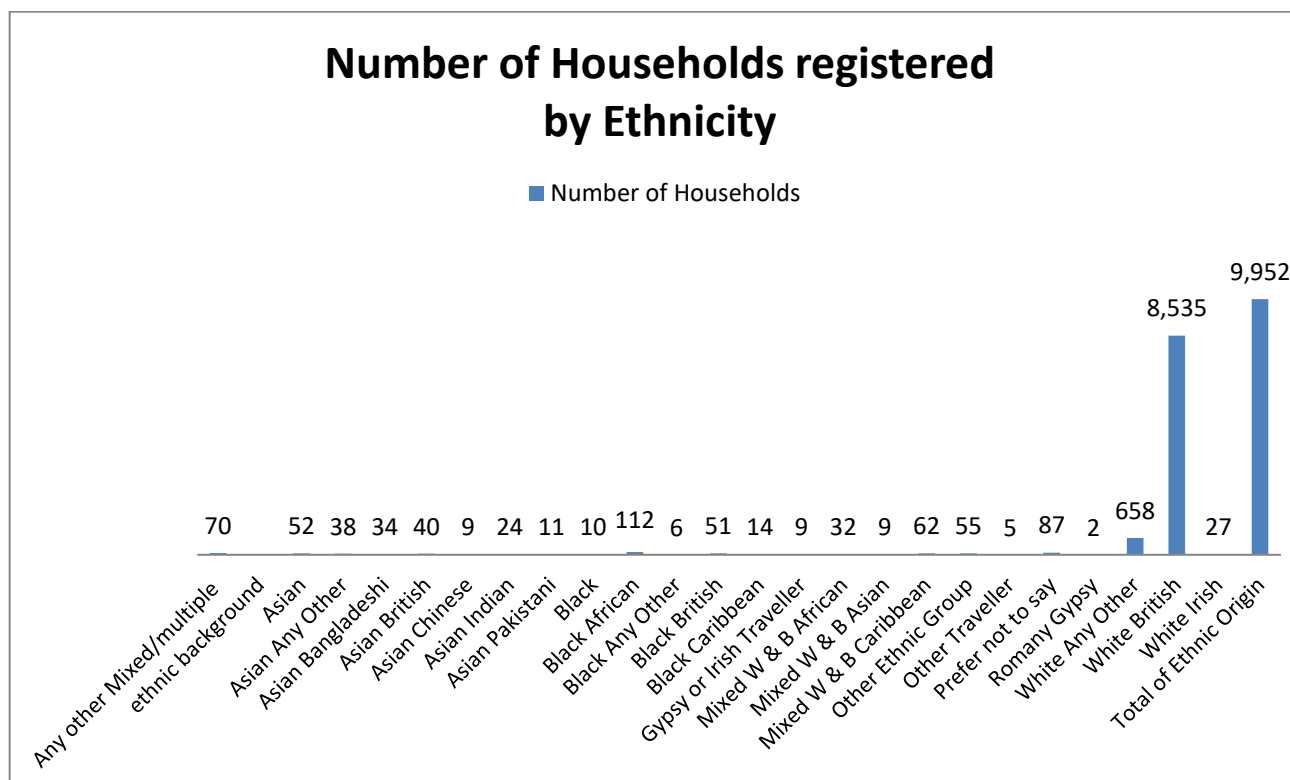
Of the 9,952 households registered on the Housing Register, 5,366 (54%) have a 1-bed assessed need, 2,456 (24%) have a 2-bed assessed need, 1,670 (17%) have a 3-bed assessed need and 460 (5%) have a 4+ bed assessed need.

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



Of the 9,952 households on the Housing Register, 1,962 (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:



8,535 (86%) applicants registered on Hampshire Home Choice have stated on their application form they are White British.

658 (6%) applicants registered on Hampshire Home Choice have stated on their application form they are White Any Other.

690 (7%) 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.

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

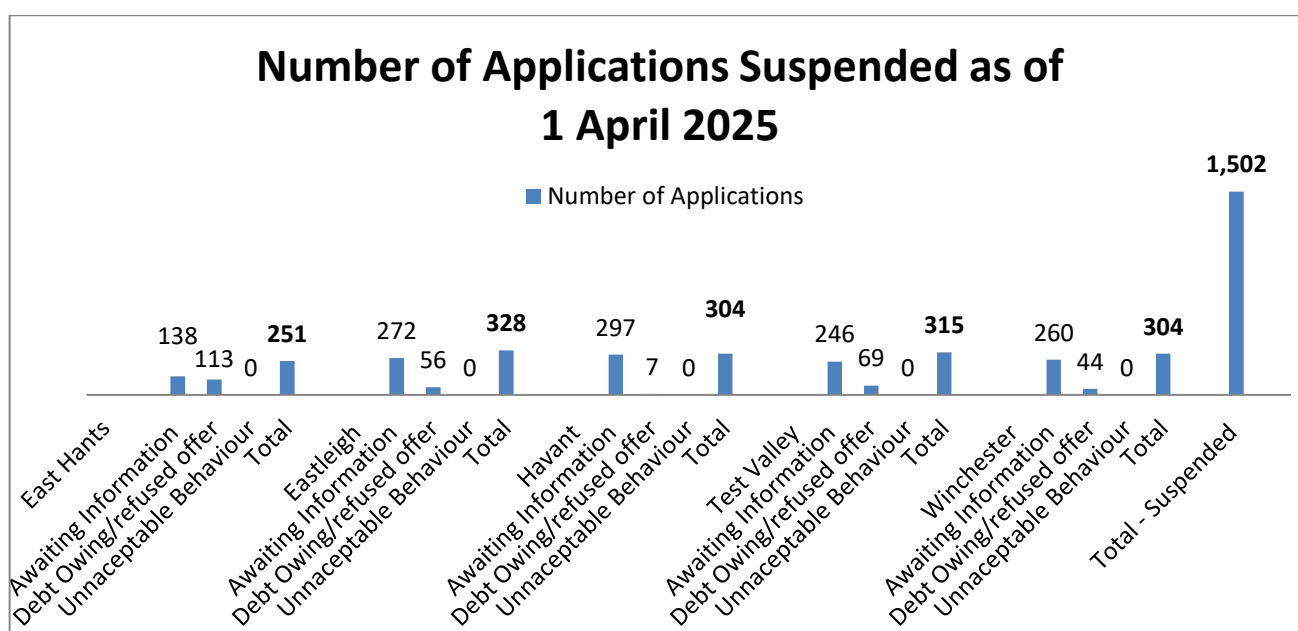


## **Suspended Applications**

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 1,213, whilst 289 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.

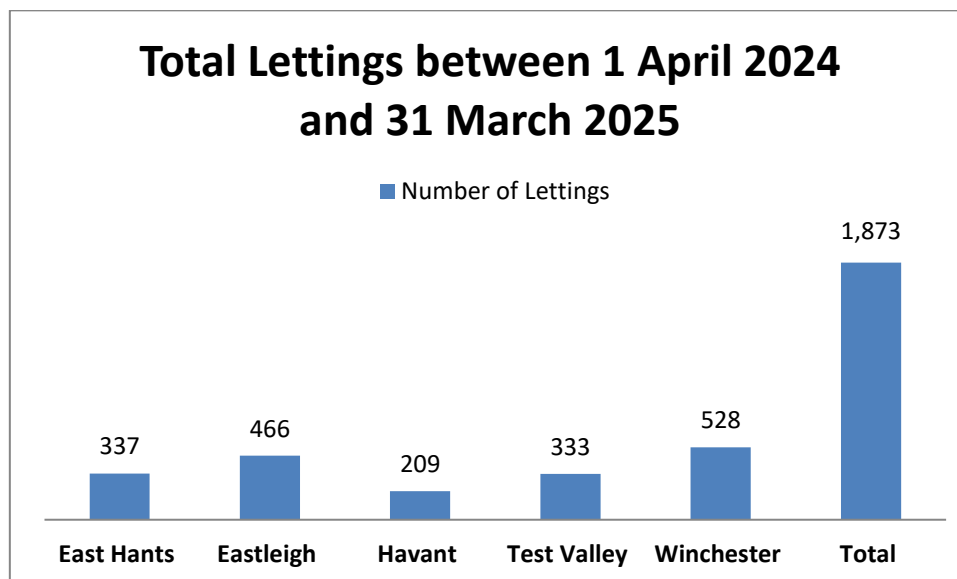
Examples of money owed include:

- 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

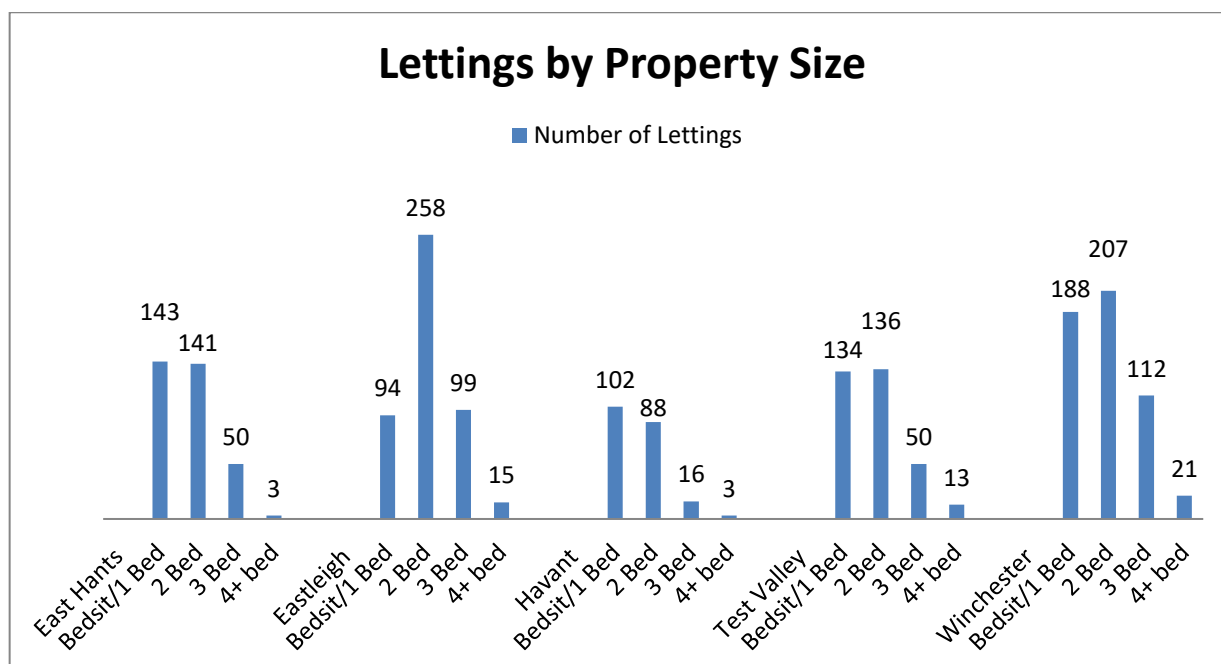
The following details the number of lettings between 1 April 2024 and 31 March 2025 by:

Local authority area:



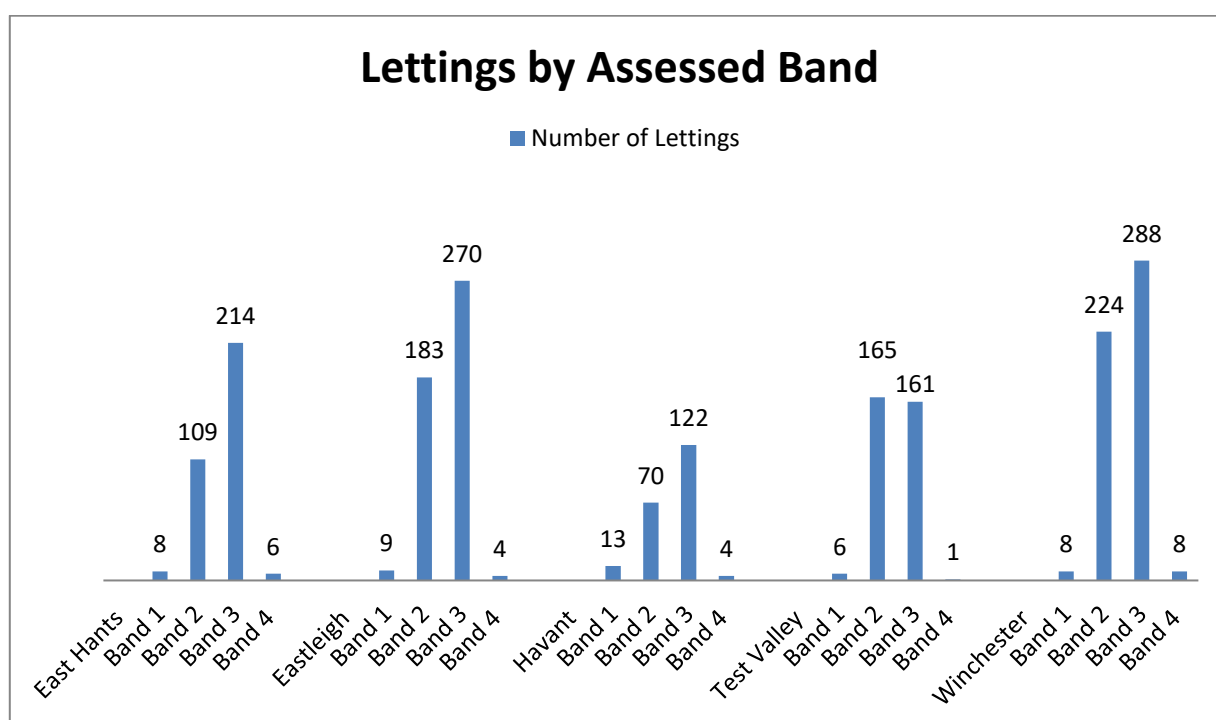
Of the 1,873 lettings there were 528 (28%) in Winchester, 466 (25%) in Eastleigh, 337 (18%) in East Hampshire, 333 (18%) in Test Valley and 209 (11%) in Havant.

Local authority area and property size:



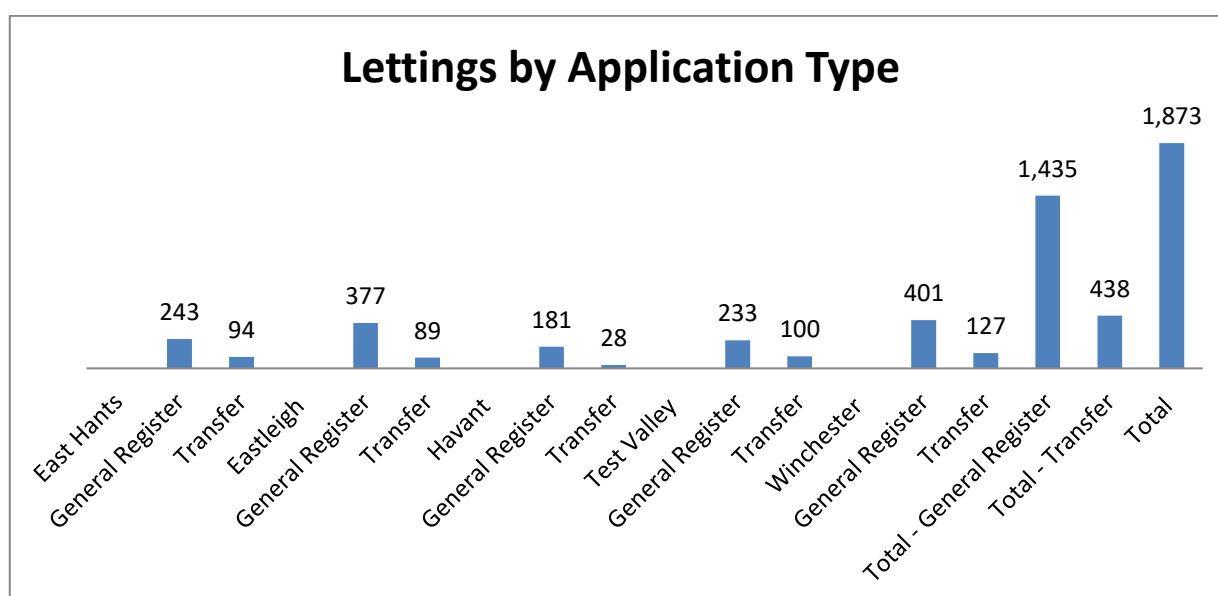
Of the 1,873 lettings, 830 (44%) to 2-beds, 661 (35%) were to Bedsit/1-beds, 327 (18%) to 3-beds and 55 (3%) to 4+-beds.

### Local authority area and assessed band:



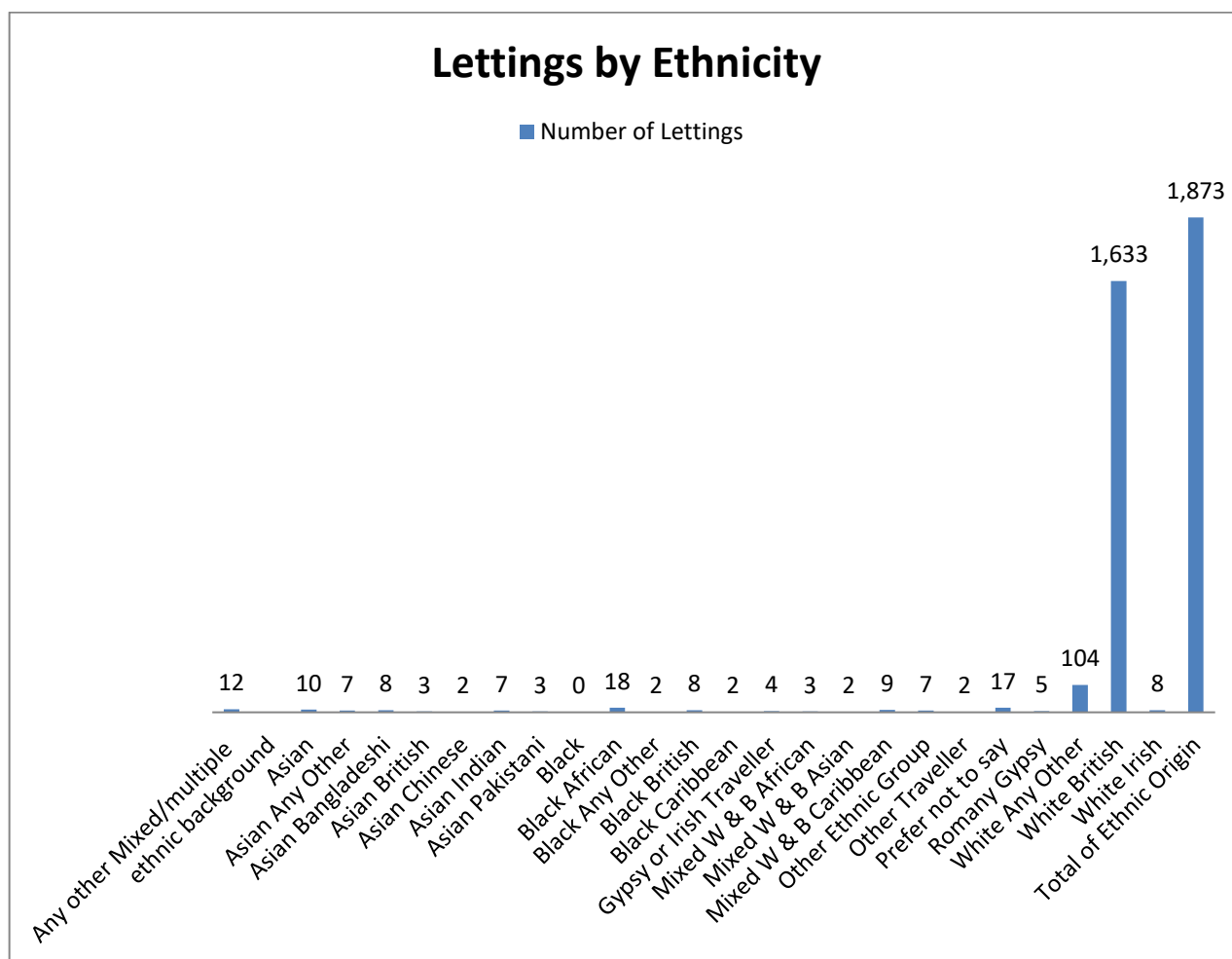
Of the 1,873 lettings, 44 (3%) were made to applicants in Band 1, 751 (40%) to applicants in Band 2, 1,055 (56%) to applicants in Band 3 and 23 (1%) to applicants in Band 4.

### Local authority area and application type:



Overall, 438 (23%) of lettings were made to Transfer applicants. 30% of lettings in Test Valley were made to Transfer applicants, compared with 28% in East Hampshire, 24% in Winchester, 19% in Eastleigh and 13% in Havant. 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:



1,633 (87%) properties were let to applicants who stated on their application form they are White British.

104 (6%) properties were let to applicants who stated on their application form they are White Any Other.

119 (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.

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

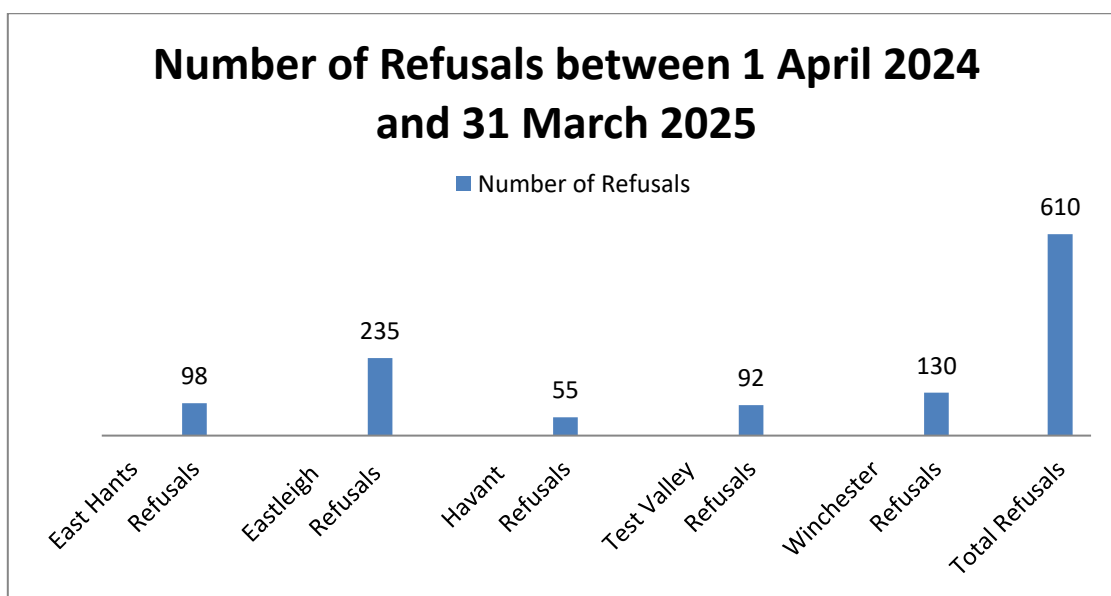
## Refusals

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 2024 and 31 March 2025, a total of 2,483 offers were made for 1,873 properties. Of these, **610** offers were refused, a 25% refusal rate.

**East Hampshire** - a total of 435 offers were made for 337 properties. Of these, 98 offers were refused, a 23% refusal rate.

**Eastleigh** - a total of 701 offers were made for 466 properties. Of these, 235 offers were refused, a 34% refusal rate.

**Havant** - a total of 264 offers were made for 209 properties. Of these, 55 offers were refused, a 21% refusal rate.

**Test Valley** - a total of 425 offers were made for 333 properties. Of these, 92 offers were refused, a 22% refusal rate.

**Winchester** - a total of 658 offers were made for 528 properties. Of these, 130 offers were refused, a 20% refusal rate.

## **Average Waiting Times**

The following details the average waiting times for applicants housed between 1 April 2024 and 31 March 2025 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 1 month  
2 bed flat – 8 months  
2 bed house - 2 years  
3 bed - 2 years 6 months  
4+ bed - 6 years 2 months

55+ properties – 1 year 2 months

#### **Band 3**

1 bed – 4 years 6 months  
2 bed flat – 2 years 6 months  
2 bed house - 3 years 4 months  
3 bed – 3 years 8 months  
4+ bed – No lettings

55+ properties – 1 year 5 months

### **Eastleigh**

#### **Band 2**

1 bed – 1 year 4 months  
2 bed flat – 8 months  
2 bed house - 1 year 8 months  
3 bed - 1 year 8 months  
4+ bed - 2 years 10 months

55+ properties - 1 year 2 months

#### **Band 3**

1 bed – 5 years 6 months  
2 bed flat – 1 year 8 months  
2 bed house - 3 years  
3 bed - 5 years  
4+ bed – No lettings

55+ properties - 2 years 7 months

### **Havant**

#### **Band 2**

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

55+ properties – 1 year

#### **Band 3**

Bedsit - 2 years 9 months  
1 bed – 4 years 10 months  
2 bed flat – 2 years 11 months  
2 bed house - 6 years 11 months  
3 bed - 5 years 9 months  
4+ bed – No lettings

55+ properties – 1 year 8 months

### **Test Valley (Andover)**

#### **Band 2**

1 bed – 1 year 7 months  
2 bed flat – 1 year 5 months  
2 bed house - 1 year 11 months  
3 bed – 2 years 11 months  
4+ bed - 2 years 9 months

55+ properties – 1 year

#### **Band 3**

1 bed – 3 years 9 months  
2 bed flat – 2 years 6 months  
2 bed house – No lettings  
3 bed – 8 years 9 months  
4+ bed – No lettings

55+ properties – 2 years 3 months

### **Test Valley (Romsey)**

#### **Band 2**

1 bed – 1 year 11 months  
2 bed flat – 3 months  
2 bed house - 1 year 9 months  
3 bed - 3 years 9 months  
4+ bed – 3 years 7 months

55+ properties – 9 months

#### **Band 3**

1 bed – 4 years 2 months  
2 bed flat – 2 years  
2 bed house – 4 years 4 months  
3 bed - Insufficient data  
4+ bed - No lettings

55+ properties – 2 years

### **Winchester**

#### **Band 2**

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

55+ properties – 1 year 2 months

#### **Band 3**

1 bed – 3 years 10 months  
2 bed flat – 1 year 5 months  
2 bed house - 2 years 7 months  
3 bed - 2 years 7 months  
4+ bed - Insufficient data

55+ properties – 2 years

- **Insufficient data** – There were lettings, however these were subject to either a local connection criteria, Section 106 Agreement or other preference criteria.
- **No Lettings** – There were no lettings of this property type from this Band

## **East Hampshire District Council Housing Development**



*Figure 4 East Hampshire District Council logo*

This year, the Council supported the delivery of 180 new affordable homes across the district. These homes were delivered through a range of tenures including social rent, affordable rent, and shared ownership, to help meet the varying housing needs within East Hampshire.

To ensure high-quality affordable housing is proposed from the outset, the Housing Development team has been working closely with colleagues in Planning Policy to draft a new Affordable Housing Supplementary Planning Document (SPD).

While the SPD does not introduce new policy, it provides greater clarity and guidance for those delivering affordable housing within East Hampshire (excluding areas within the South Downs National Park). The document offers more detailed information on topics such as space standards, tenure mix, occupancy levels, and off-site commuted sum rates, helping to support the delivery of well-planned and sustainable developments.

Affordable housing in East Hampshire is typically delivered by Housing Associations, which procure homes secured through Section 106 planning obligations. However, there has been a recent shift in the market, with many Housing Associations (HAs), also referred to as Registered Providers (RPs), becoming increasingly reluctant to acquire Section 106 homes, particularly those intended for affordable rent. This shift is largely due to:

- Concerns about quality when procuring homes through development agreements not designed to the HA's specifications
- Financial pressures, including rising costs, higher interest rates, and existing delivery commitments over the next 18 months

While this trend has not yet impacted the current level of affordable housing completions, it may lead to a reduction in future delivery unless addressed.

In response, the Council has seen a rise in 100% affordable housing schemes being proposed by RPs. These schemes are more attractive to providers as they offer full control over design, build quality, and long-term maintenance. Additionally, Homes England grant funding can be used to support these developments, as they are not tied to Section 106 obligations, making the schemes more financially viable.

Looking ahead, the Council forecasts another strong year for affordable housing completions in 2025/26. Although there has been a slight increase in the number of applicants registered on Hampshire Home Choice, it is expected that this demand will be met through ongoing housing delivery and the emergence of new windfall sites offering 100% affordable housing.



Below is a selection of affordable housing schemes in construction during 2024/25:

### **Selborne Park, Alton – VIVID**

This is an exciting development that involves a joint venture between Vestal Developments and Foreman Homes, with the affordable homes being provided by VIVID. The development will deliver 242 new homes of which 181 will be for an affordable tenure, bringing much needed affordable housing to the area. It will offer a variety of homes, with 34 affordable rented homes, 56 social rented homes, 91 shared ownership homes and 61 for private sale. These homes will consist of 1 and 2-bedroom flats, as well as 2, 3 and 4-bedroom houses.



*Figure 5 Selborne Park, Alton*

### **Emma House, Alton (older persons accommodation) – VIVID**

This scheme will provide a mix of 28 1 and 2 bedroom apartments at an affordable rent. All of the homes will be advertised through Hampshire Home Choice and are for those aged 55+ years.



*Figure 6 Emma House, Alton*



*Figure 7 Emma House, Alton*

# Eastleigh Borough Council

## Housing Development



*Figure 8 Eastleigh Borough Council logo*

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 264 new affordable homes were completed between 1st April 2024 and 31st March 2025. This provided 157 homes for rent and 107 homes for shared ownership.

There are several larger developments in the Borough that have been under construction for some years. These include developments at North Stoneham Park, Eastleigh, and Boorley Park, Boorley Green. The final affordable homes at Boorley Park are anticipated to be completed by spring / summer 2025. North Stoneham Park still has further affordable homes anticipated to complete through to the winter of 2026. As these schemes complete there are other new developments under construction including One Horton Heath that will support the supply of new affordable homes throughout next year and beyond.

Below is a selection of recently completed schemes in the borough:

### **Botley Road, West End - VIVID**

This development completed spring 2025. On completion, VIVID in conjunction with the developer provided 80 homes for rent and shared ownership. The development was split over two phases. The first of 50 homes completed in autumn 2023 with the remaining homes phased over a number of months, completing in spring 2025.



*Figure 9 Botley Road, West End*



*Figure 10 Botley Road, West End*

### **Post Mark Place, Eastleigh - eastbrooke homes (Eastleigh Borough Council)**

Eastleigh Borough Council redeveloped the former Post Office and sorting office in the High Street Eastleigh to deliver ten flats for social rent supported by grant from Homes England.

The affordable homes completed in November 2024



*Figure 11 Post Mark Place, Eastleigh*



## Test Valley Borough Council Housing Development



*Figure 12 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 continues 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 to enable rural affordable housing delivery.

2024-25 financial year has seen the delivery of a total of 89 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 89 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 89 completions for 2024-25 incorporates 12 social rented homes, 37 affordable rented homes, 37 shared ownership homes and 3 First Homes.

In villages small scale schemes of well-designed affordable housing can transform rural communities, helping them to thrive and become resilient. Therefore, Test Valley has developed a housing need survey service and rural affordable housing guide to assist parish councils, neighbourhood plan groups, village design statements, parish plans and other community planning tools to understand and facilitate the process of delivering affordable housing. The housing need survey service is a free service for parish councils and is carried out by the council’s housing development team, and will assist, inform and compliment parishes in plans to establish housing need and to support plans for affordable housing delivery.

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 the 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. **Click here** 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: [Affordable home ownership schemes - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/topics/affordable-housing). Other websites such as the Share to Buy website also have information on low-cost home ownership products available. Discount Market homes (relets) are advertised via Local Estate Agents and Rightmove.

Below is a selection of recently completed developments in Test Valley:

### **Abbotswood House, Braishfield Road, Romsey - VIVID**

The Abbotswood House, Braishfield Road site (known as Wisteria Gate), at Romsey has delivered 25 new affordable homes, a mixture of apartments and houses, and delivered as majority affordable rent and shared ownership. This site also delivered a 4-bedroom house built as M4(3) Category3: Wheelchair dwelling with a tenure of social rent. These dwellings have been developed through working in partnership with VIVID Homes.



*Figure 13 Abbotswood House, Braishfield Road, Romsey*

### **Broadleaf Park, Rownhams – Sage Homes and VIVID**

Broadleaf Park, Rownhams has delivered 120 new affordable homes, a mixture of apartments and houses, and delivered as social rent, affordable rent and shared ownership, by working in partnership with VIVID Homes. This site also delivered 7 additional affordable dwellings delivered under a new initiative via Sage Homes called Home Stepper, a scheme which provides an opportunity for people to move into a new home on a shared ownership basis if they can't afford the full market value. The Home Stepper initiative is supported by Homes England who are providing grants for properties that are included in the scheme.



*Figure 14 Broadleaf Park, Rownhams*

Should you wish to discuss affordable housing delivery in more detail, please contact the  
Housing Development Team  
[HousingDevelopmentTeam@testvalley.gov.uk](mailto:HousingDevelopmentTeam@testvalley.gov.uk)  
Last Updated: April 2025

# Winchester City Council Housing Development



**Winchester**  
City Council

*Figure 15 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 2020 and 2032. 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 Plus scheme.

Below is a selection of recently completed and under construction developments:

## **Southbrook Cottages, Micheldever – Winchester City Council**

In October 2024 we took handover of 6 units at our new affordable housing scheme in Micheldever.

The former garage block has been converted into two 2-bedroom flats and for 1-bedroom flats, all accredited to the Passivhaus Plus low energy building standard.

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.



*Figure 16 Southbrook Cottages, Micheldever*





*Figure 17 Southbrook Cottages, Micheldever*

## **Under Construction**

### **Hazeley Road, Twyford - Alfred Homes and Winchester City Council**

Work is about to begin on site at Hazeley Road, Twyford. The scheme is being developed by Alfred Homes and Winchester City Council has agreed to the purchase of 10 new affordable homes - 6 Affordable Rented and 4 Shared Ownership - which will be offered first to people who have a connection with the local area.

The homes are part of a 22-unit scheme which falls within the South Downs National Park.



*Figure 18 Hazeley Road, Twyford*