



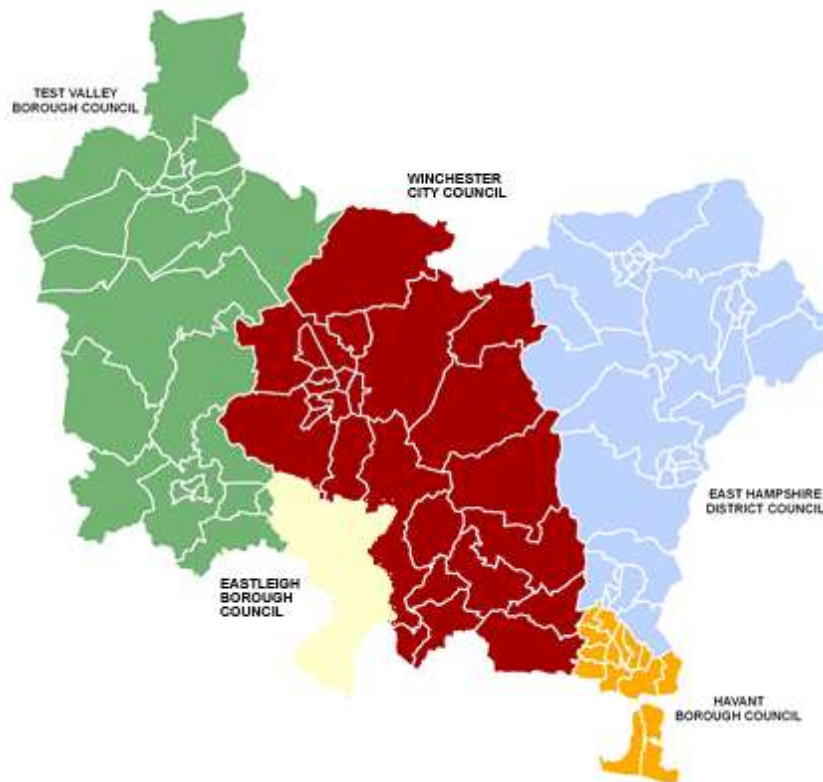
Hampshire Home Choice



Hampshire Home Choice

Annual Report

2020



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Hampshire Home Choice Annual Report 2020

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 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 land owner. In some instances the Agreement will determine who is eligible for the properties to be let.



Housing Register

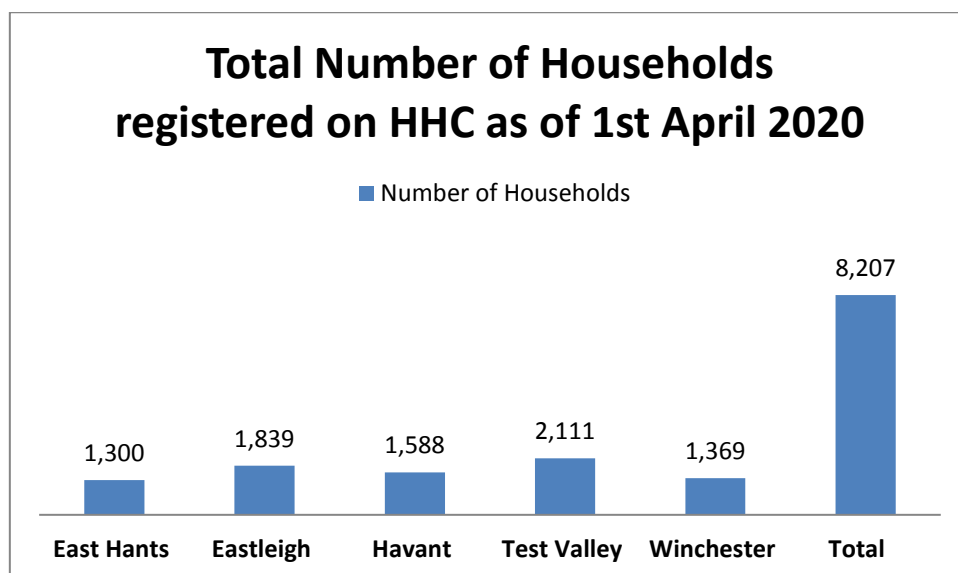
As of the 1 April 2020 a total of 8,207 households were registered on Hampshire Home Choice. 2,111 households are registered with Test Valley, 1,839 with Eastleigh, 1,588 with Havant, 1,369 with Winchester and 1,300 with East Hampshire.

Compared with the figure of 8,066 recorded on the 1 April 2019, there has been an overall increase of 141 households registered on HHC.

Since the 1 April 2019, the number of households registered with Winchester has reduced by 60 and Havant by 15 whilst the numbers registered have increased for Eastleigh by 30, East Hampshire by 49, and Test Valley by 17.

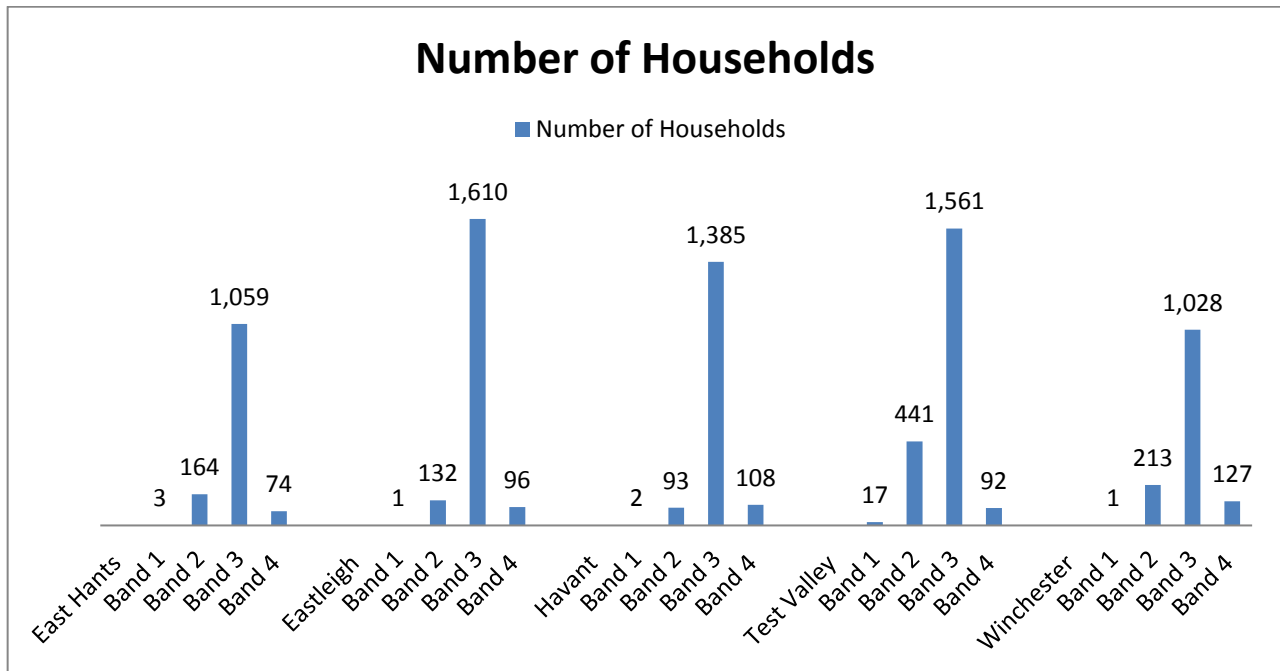
The following details the total number of households registered on HHC as of 1 April 2020 by:

Local authority area the applicant is registered with:



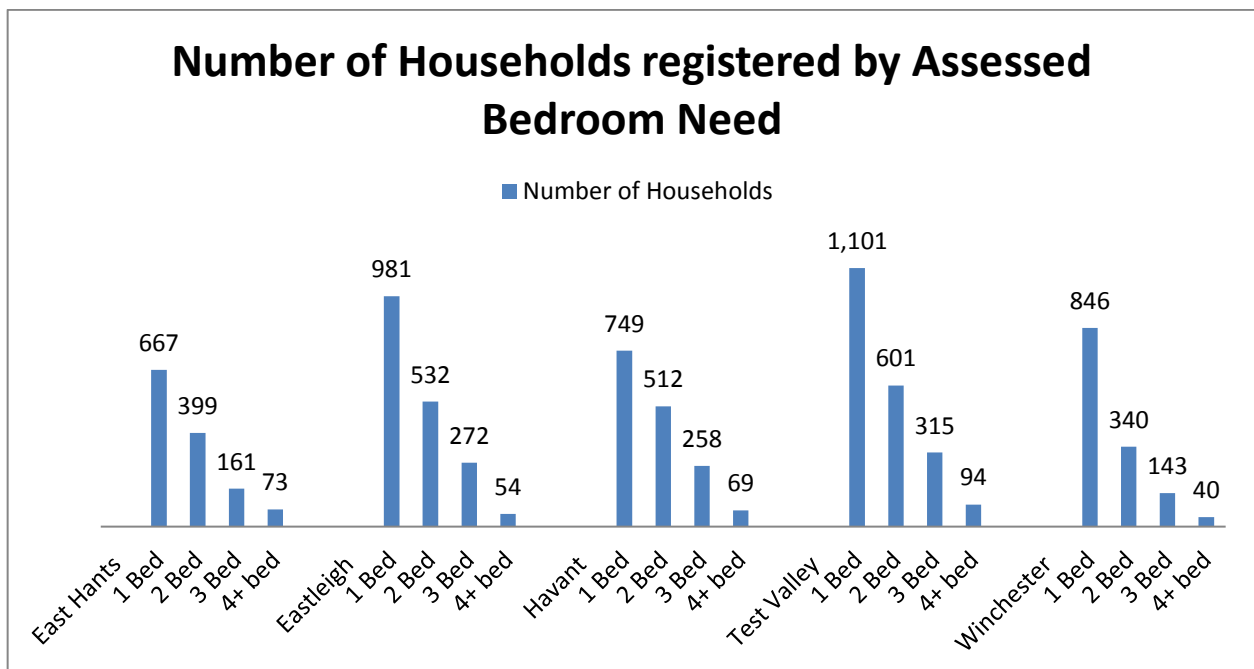
26% of households are registered with Test Valley, 22% with Eastleigh, 19% with Havant, 17% with Winchester and 16% with East Hampshire.

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



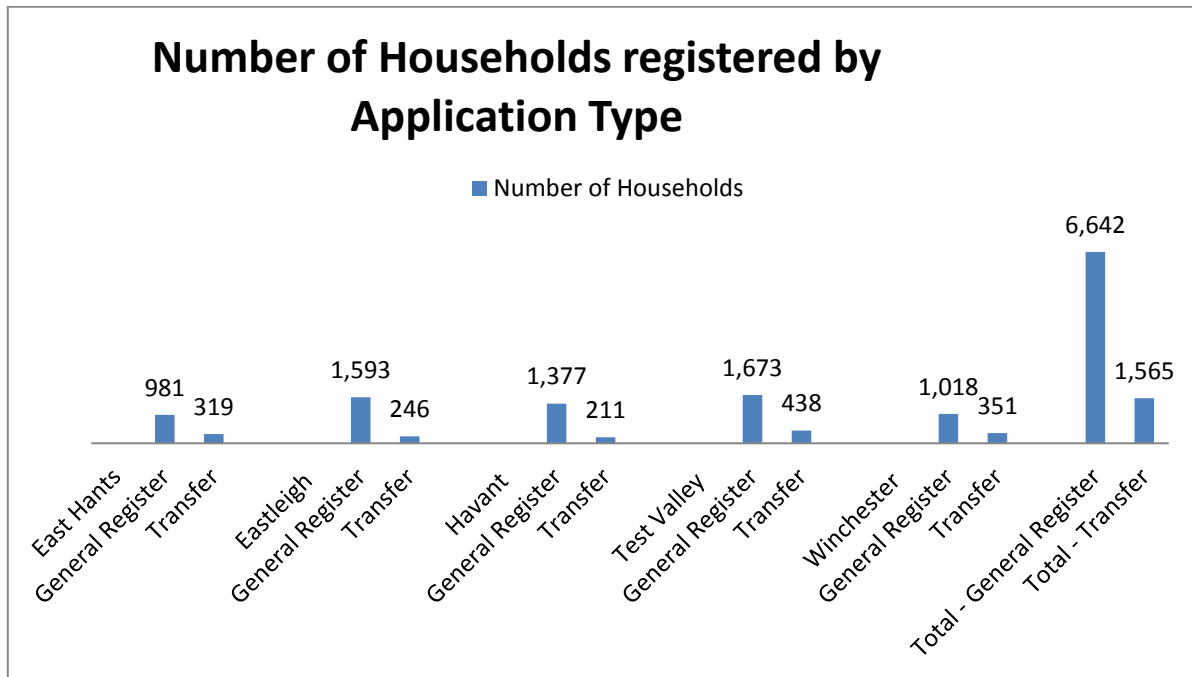
Of the 8,207 households registered on the Housing Register, 24 (0.3%) are in band 1, 1,043 (13%) in band 2, 6,643 (81%) in band 3 and 497 (6%) in band 4.

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



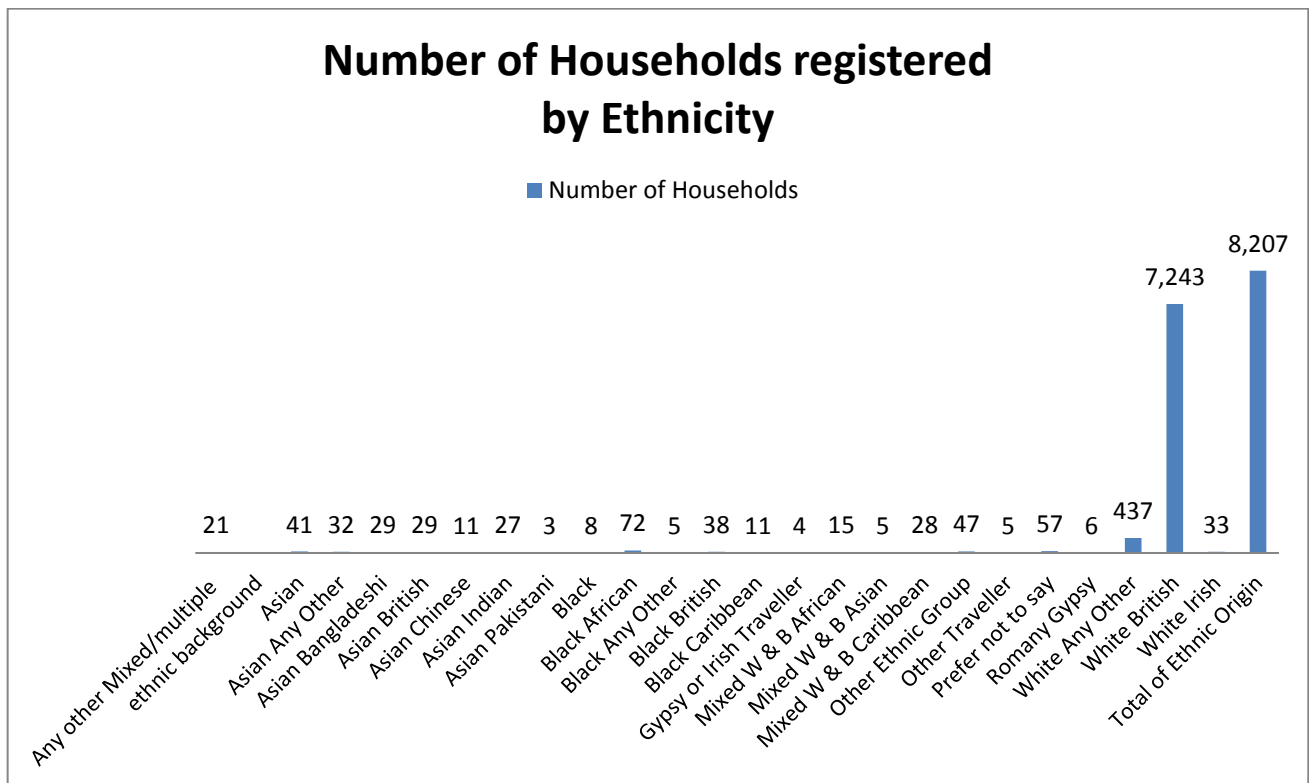
Of the 8,207 households registered on the Housing Register, 4,344 (53%) have a 1 bed assessed need, 2,384 (29%) have a 2 bed assessed need, 1,149 (14%) have a 3 bed assessed need and 330 (4%) have a 4+ bed assessed need.

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



Of the 8,207 households on the Housing Register, 1,565 (19%) are existing social housing tenants. A Transfer Application means an applicant is an existing social housing tenant having a need to move to alternative social housing, whilst General Application is applied to all other applications.

Ethnicity:

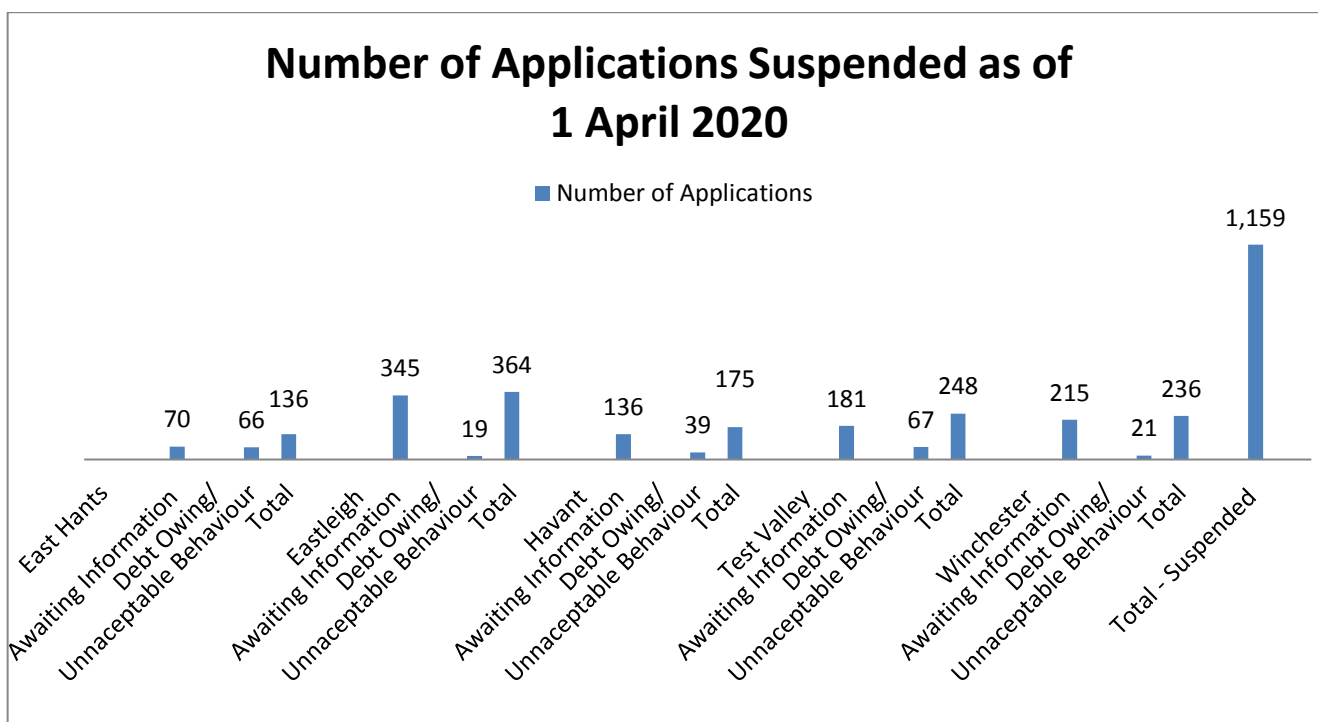


Suspended Applications

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 947, whilst 212 applications are suspended due to outstanding debts 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.

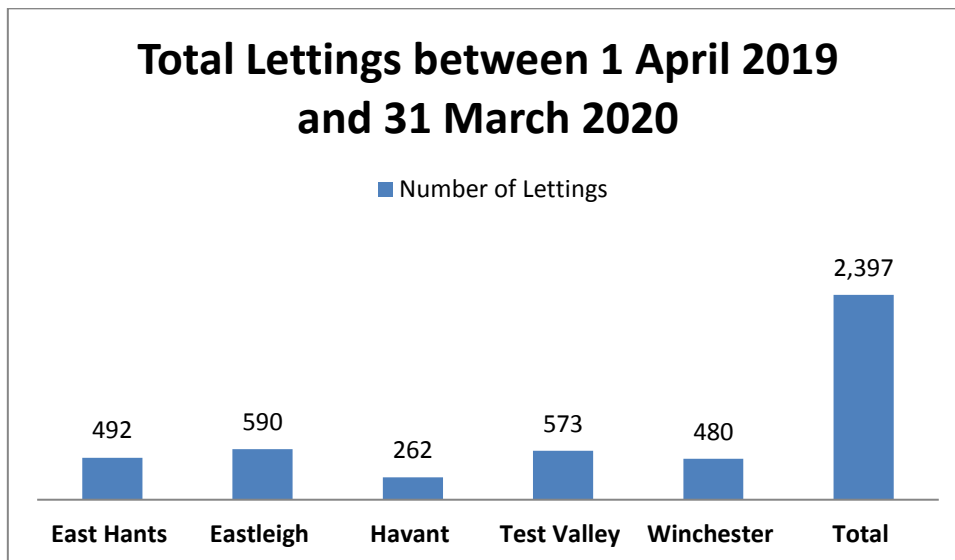
Examples of money owed include:

- 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

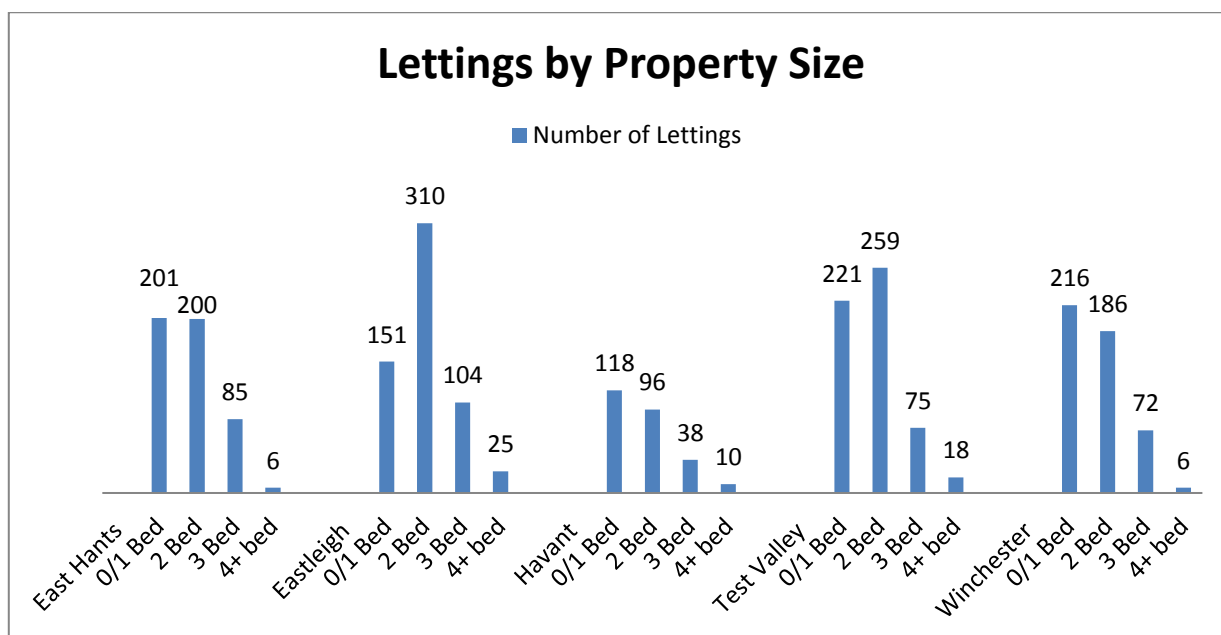
The following details the number of lettings between 1 April 2019 and 31 March 2020 by:

Local authority area:



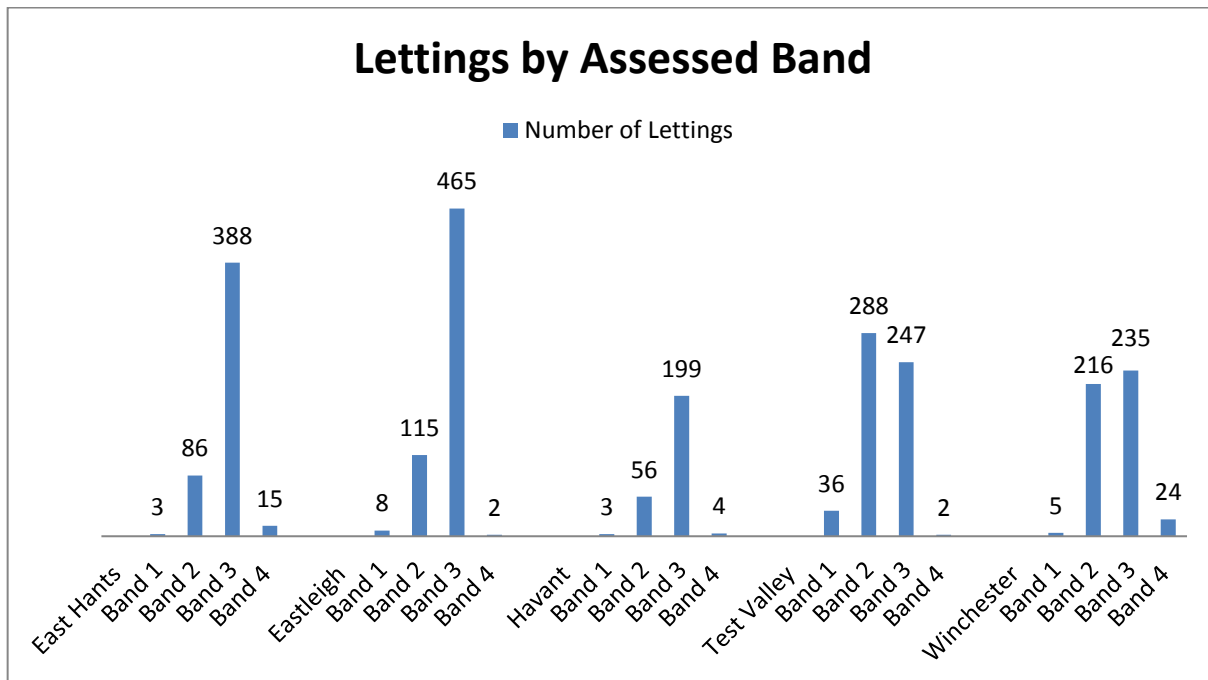
Of the 2,397 lettings there were 590 (25%) in Eastleigh, 573 (24%) in Test Valley, 492 (20%) in East Hampshire, 480 (20%) in Winchester and 262 (11%) in Havant.

Local authority area and property size:



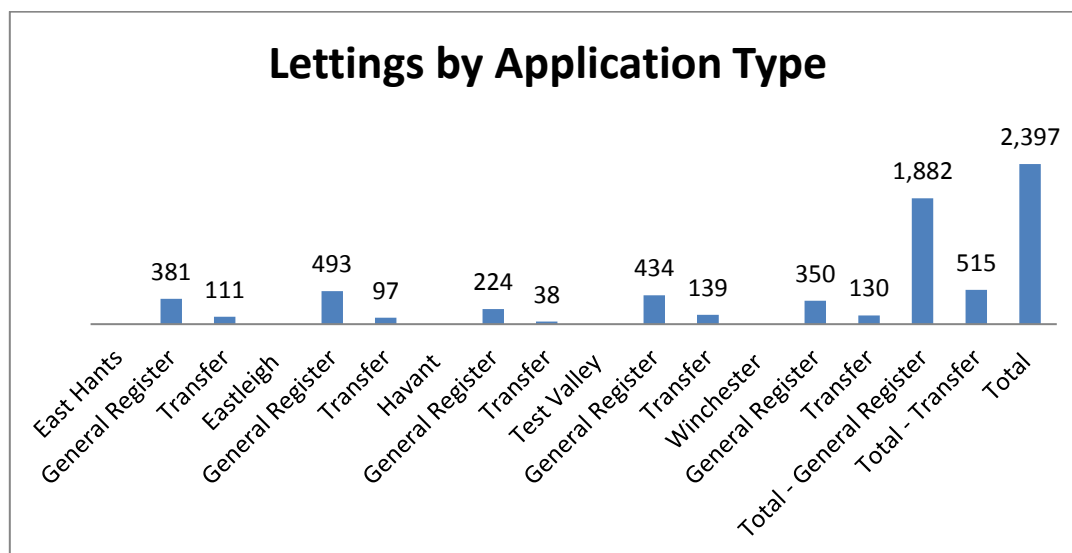
Of the 2,397 lettings, 907 (38%) were to 0/1 beds, 1,051 (44%) to 2 beds, 374 (15%) to 3 beds and 65 (3%) to 4+ beds.

Local authority area and assessed band:



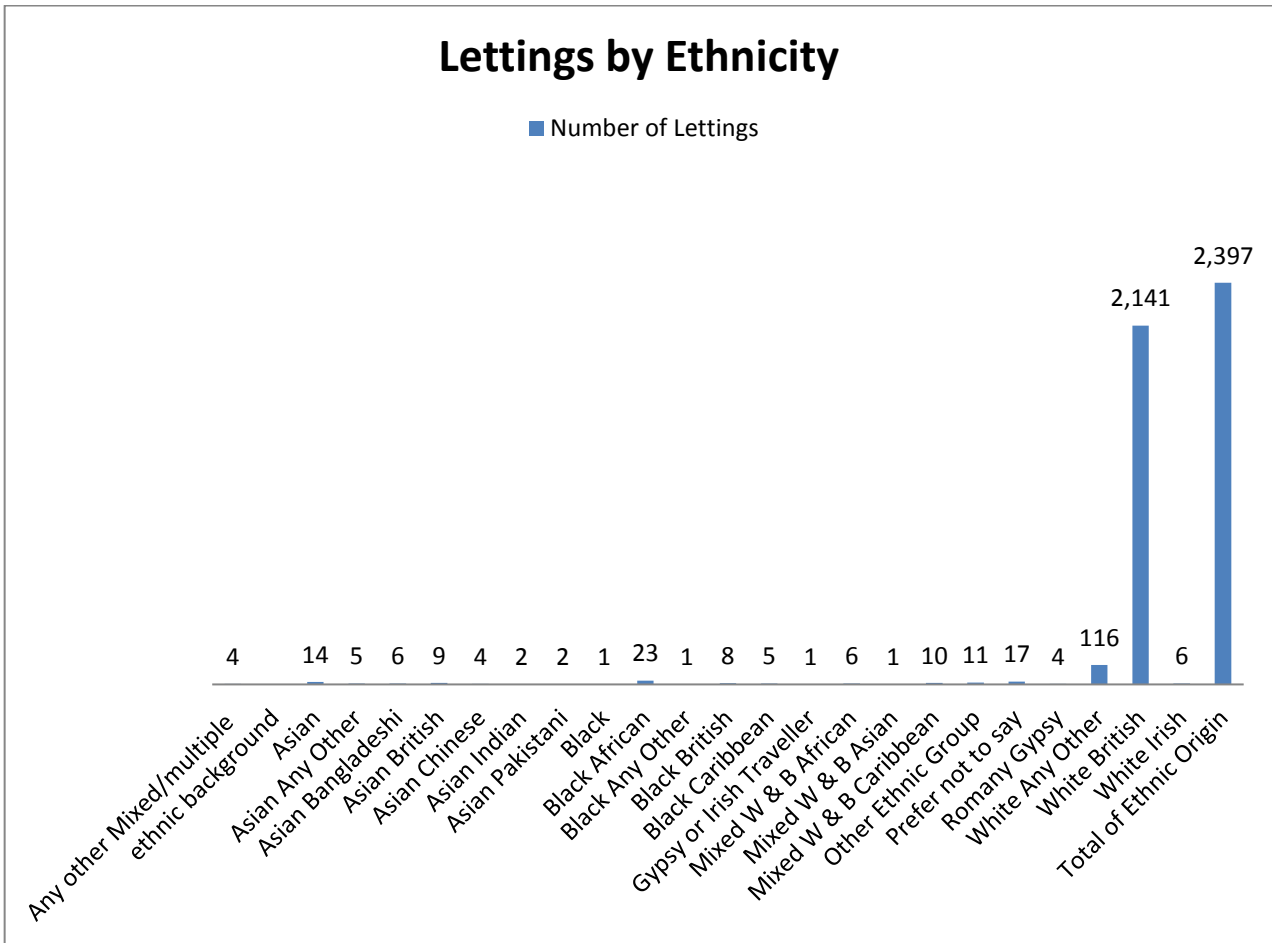
Of the 2,397 lettings, 55 (2%) were made to applicants in band 1, 761 (32%) to applicants in band 2, 1,534 (64%) to applicants in band 3 and 47 (2%) to applicants in band 4.

Local authority area and application type:



Overall, 515 (21%) of lettings were made to transfer applicants. 27% of lettings in Winchester were made to transfer applicants, compared with 23% in East Hampshire, 24% in Test Valley, 16% in Eastleigh and 15% in Havant. A Transfer Application means an applicant is an existing social housing tenant having a need to move to alternative social housing, whilst General Application is applied to all other applications.

Ethnicity:



89% of lettings were made to applicants registered on HHC as White British.

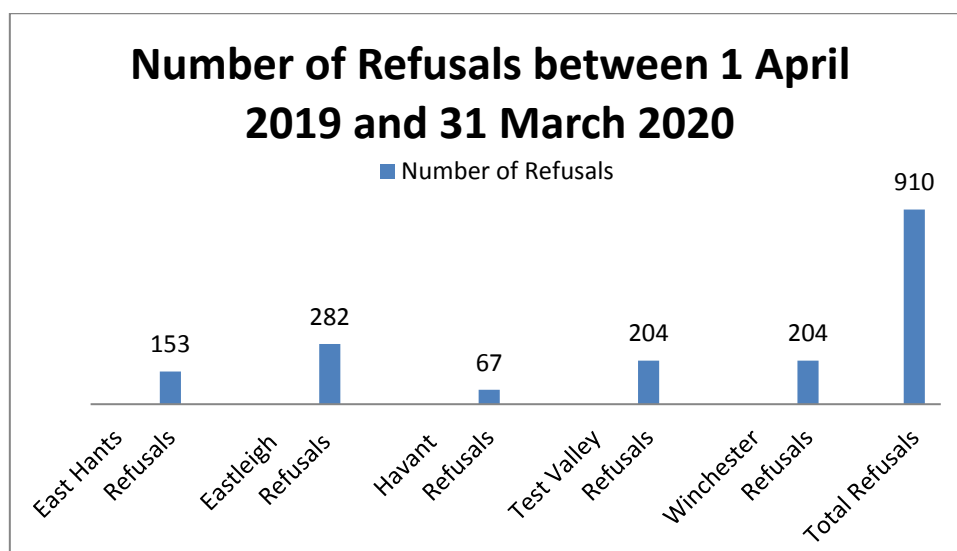
Refusals

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 2019 and 31 March 2020, a total of 3,103 offers were made for 2,397 properties. Of these, **910** offers were refused, a 29% refusal rate.

	Refusals	No of nominations	Refusal rate%
East Hampshire	153	492	24%
Eastleigh	282	590	32%
Havant	67	262	20%
Test Valley	204	573	36%
Winchester	204	480	30%
Total	910	2,397	29%

The overall refusal rate is 29%. Test Valley has seen the highest refusal rate of 36% whilst Havant has seen the lowest refusal rate of 20%.

Average Waiting Times

The following details the average waiting times for applicants housed between 1 April 2019 and 31 March 2020 by local authority area. Where N/A is noted no properties were offered from this band.

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	Band 3	Band 4
1 bed	1 year 1 month	2 years	N/A
2 bed flat	9 months	1 year 5 months	N/A
2 bed house	1 year 4 months	2 years 5 months	N/A
3 bed	10 months	1 year 7 months	N/A
4+ bed	N/A	2 years 2 months	N/A
Age 55+ properties	5 months	9 months	9 months

Eastleigh:

	Band 2	Band 3	Band 4
1 bed	1 year	3 years 5 months	N/A
2 bed flat	8 months	1 year 2 months	N/A
2 bed house	6 months	3 years	N/A
3 bed	1 year 5 months	3 years	N/A
4+ bed	1 year 8 months	3 years 9 months	N/A
Age 55+ properties	1 year 6 months	1 year 11 months	N/A

Havant:

	Band 2	Band 3	Band 4
1 bed	1 year 1 month	2 years 2 months	N/A
2 bed flat	1 year 6 months	3 years 1 month	N/A
2 bed house	1 year 5 months	4 years 2 months	N/A
3 bed	2 years 4 months	4 years 10 months	N/A
4+ bed	N/A	4 years 11 months	N/A
Age 55+ properties	11 months	1 year 2 months	5 years 2 months

Test Valley:

	Band 2	Band 3	Band 4
1 bed	1 year 8 months	2 years 8 months	N/A
2 bed flat	9 months	1 year 11 months	N/A
2 bed house	1 year 6 months	3 years 4 months	N/A
3 bed	1 year 11 months	3 years	N/A
4+ bed	2 years 3 months	N/A	N/A
Age 55+ properties	10 months	1 year	N/A

Winchester:

	Band 2	Band 3	Band 4
1 bed	1 year 3 months	3 years 5 months	N/A
2 bed flat	1 year 3 months	1 year 10 months	N/A
2 bed house	1 year 8 months	3 years 5 months	N/A
3 bed	2 years	3 years	N/A
4+ bed	N/A	2 years 1 month	N/A
Age 60+ properties	11 months	1 year 7 months	1 year 1 month

East Hampshire District Council Housing Development



The Council set a target of delivering 500 affordable homes from 2018-2020. This year the Council helped support the delivery of 286 affordable homes, bringing our 2 year total to 591.

The regeneration of Whitehill & Bordon has continued to offer a steady supply of affordable homes. It has also given the Council the chance to explore different tenure options, ensuring there is a range of affordable housing products on offer. This year planning permission was granted for 73 Rent to Buy homes in Bordon. These homes will be available to applicants on Hampshire Home Choice that meet the relevant criteria, who have the desire to purchase their own home in the future. This is the first time that Rent to Buy will be delivered in East Hampshire and we are very pleased to have supported Winchester Housing Trust in securing the management contract for these homes.

To help reduce the reliance on Bed and Breakfast accommodation, the Council are exploring a modular housing system that can be utilised within existing buildings, bringing them back into use. The Council are working alongside Velocity RDT to provide 10 units of accommodation for persons facing homelessness in East Hampshire. A planning application was submitted in January and we are currently awaiting a decision.

Detailed below are a selection of schemes:

Applegarth Vale, Grayshott



Applegarth Vale, Grayshott -VIVID

This scheme provides 44 (55%) affordable homes. Cala Homes are developing the scheme with VIVID Homes managing the affordable units. VIVID are charging a social rent on the 3 bed units to ensure they are affordable for households on Hampshire Home Choice. All the affordable homes will handover by April 2020.

Elizabeth Meadows, Stroud

This rural scheme in the Village of Stroud is providing a mix of 1, 2 & 3 bedroom properties for rent and shared ownership.

EHDC and PHA Homes arranged a pre-allocation event to ensure local residents were aware of the scheme and knew how to register on Hampshire Home Choice. All the affordable homes completed by March 2020.



Elizabeth Meadows, Stroud – PHA Homes

Eastleigh Borough Council Housing Development



Our Corporate Plan 2015 – 2025 identifies that we are seeking to ensure a sufficient supply of well-designed homes that can meet the diverse needs of residents now and in the future. This is underpinned by our strategy to work across our services, and with strategic partners, to deliver a housing programme thereby increasing supply for the community across all tenures.

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. Last year in conjunction with our partners 461 new homes for rent and low-cost homeownership were completed. This year we have again delivered at this level with 456 new homes. These included 224 for rent and 232 for shared ownership and other low-cost homeownership options.

There are a number of larger developments in the Borough that are contributing to affordable housing provision some of which are already under development with homes completing and others are just starting on site. These larger sites together with the other developments in the pipeline will support the supply of new affordable housing throughout next year and beyond.

Detailed below are a selection of schemes:

Boorley Park, Boorley Green, Botley

This large development is being developed by three developers Bloor / Bovis and Linden Homes. The affordable homes will be available for rent and shared ownership and will be phased throughout the whole development. The first homes completed in 2017/2018 with further completions on a phased basis each year since. There are still more affordable homes to come throughout 2020 and into future years. Aster are the main affordable housing provider and their homes continue to complete on a phased basis. VIVID have also provided some affordable homes but these have all been completed.



Boorley Park, Botley

Berry Farm, Hamble Lane

Barratts are the developer for this site in Hamble Lane. In conjunction with VIVID there will be a total of 58 affordable homes available for both rent and shared ownership. 47 homes have completed to date with the final 11 homes due to complete through to Summer 2020.



Berry Farm, Hamble Lane

The Willows, West End



The Willows, West End

This development was the culmination of an exciting partnership between the Council and housing provider Radian. The final homes completed Winter 2019 and were a mix of sizes from one bedroom through to four bedrooms. These homes were made available for private sale / market rent and affordable housing. The 35 affordable homes were provided for both rent and shared ownership.

Kingfisher Grange, Hamble Lane

Taylor Wimpey developed this site and in conjunction with housing provider Aster they provided a total of 53 affordable homes for rent and shared ownership. The final affordable homes completed Summer 2019.



Kingfisher Grange, Hamble Lane

St John's Place, St John's Road, Hedge End



St John's Road, Hedge End

Foreman Homes in conjunction with Radian provided a total of 38 affordable homes on this development. The affordable homes were available for rent and shared ownership. Radian secured additional funding from Homes England which supported the delivery of an additional 19 affordable homes which were made available for shared ownership and on a Rent to Buy basis. The final affordable homes completed Summer 2019.

Havant Borough Council

Housing Development



According to latest housing register data, the combined total need for affordable homes is 2560 dwellings within the Borough of Havant. There continues to be a significant need for affordable dwellings, and the supply of affordable homes needs to be maximised accordingly.

Available Hampshire Home Choice, and Help to Buy South data, suggests there is a greater need for affordable rented homes than intermediate affordable homes, with 1600 on the waiting list (63% of total need) for affordable rent homes when compared to 960 on the register (37% of total need) for intermediate affordable homes. This compares with the latest Strategic Housing Market Assessment which suggests a need for 74% social/affordable rent and 26% intermediate rent. On this basis, despite the broadening of the definition of affordable housing published in the new NPPF 2018, and following comprehensive affordability analysis, the Pre-Submission Havant Borough Local Plan 2036 has suggested that a 70% Affordable Rent, 30% Shared Ownership split is provided on all new developments of 10 or more units.

Increasing the supply of affordable housing within the district is a priority for Havant Borough Council. This will be achieved by supporting Registered Providers, Housing Associations, house builders and other stakeholders in the sector to build new homes. Our support will take the form of a firm, but fair approach to negotiating s106 agreements, with a practical approach that recognises the challenges house builders and providers face in the sector. We'll remove barriers to development so stakeholders regard Havant as a priority investment area, making Council funds available to support affordable housing delivery where required.

However, we do need to ensure that the sector builds affordable housing of the right size, type and tenure that meets the housing need identified by the Council. Changes introduced in the Welfare Reform Act and Housing and Planning Act have caused Registered Providers to rethink the size, type and tenure of affordable housing. This priority will ensure the Council robustly defends attempts by housing providers to build homes that do not serve the needs of communities well.

Despite the ongoing uncertainties in the housing sector, Havant Borough Council's Registered Provider partners continue to deliver affordable homes to meet the needs of those on Hampshire Home Choice as well as those seeking low cost homeownership. Last year a total of 90 new homes were completed and consisted of:

Affordable Rent	75
Shared equity	10
Shared Ownership	5

The Waterlooville MDA, the largest development in the Borough, continues to contribute to our affordable housing provision although the units now being developed are in the Winchester City Council area. Despite this the new affordable homes are available to both Havant and Winchester applicants alike due to the site's proximity to the Havant area.

Other sites are in their early stages and will start to deliver their affordable homes over the next couple of years.

Detailed below are a selection of schemes either completed in the year 2019/2020, or currently under construction in Havant:

The Haven, Emsworth

Constructed by Bellway Homes, The Haven in Emsworth delivered a total of 125 new homes for the borough of Havant. The RP Aster secured 38 units on the site, 13 Shared Ownership, and 25 for Affordable Rent, and the phased delivery of these affordable homes was finally completed in December 2019.



The Haven, Emsworth



The Haven, Emsworth

Brookvale, Havant

Brookvale, being developed by Bellway Homes on land South of Bartons Road in Havant, is currently under construction and once completed will deliver 175 new homes within the borough. Of these 53 will be affordable and provided by Aster.



Brookvale, Havant

23 units have so far been handed over to the RP consisting a variety of types, tenures, and sizes including 4 no. 4 bedroom houses which has been a very welcome addition. Development, and delivery, of the remaining affordable units will continue throughout 2020.



Brookvale, Havant

In April 2019, the Council published a new Corporate Plan, “Growing Our Potential”. The new Housing Strategy 2020 to 2025 has been developed in this context.

Test Valley Borough Council: Housing Strategy 2020 to 2025

The new Housing Strategy 2020 – 2025 “*Growing the potential of people, to be able to live well and fulfil their aspirations*” is due to be heard at a Cabinet meeting in the summer 2020 , for a decision from Cabinet members. The strategy pledges to:-

- Enable the delivery of new homes that people can afford and meet different types of need in our communities
- Improve access to and quality of existing housing
- Meet the challenge of an ageing population
- Prevent & relieve homelessness and rough sleeping

The delivery of affordable homes has an important role to play in improving the quality of life in the borough. Traditionally, affordable housing provides homes for people on lower incomes who are unable to meet their housing needs through the general housing market. Affordable housing in Test Valley is developed by Affordable Housing Providers (also known as “Registered Providers” or “Housing Associations”), who focus on the delivery of affordable/social rent and low cost homeownership housing (such as shared ownership).

The Strategic Housing Team works with a range of partners across Test Valley to provide affordable housing within the borough, these partners include Private Housing Developers, Housing Providers (Housing Associations), and Parish Councils.

In 2018 – 2019 the team enabled the delivery of 250 new affordable homes against a target of 200 per annum. In 2019/20, still with a target of 200 new homes, there have been 273 new affordable homes delivered. Delivery included a mix of tenures, including a small number of social rented homes to assist affordability of those on the lowest incomes. In light of affordability issues it will be our intention to continue negotiating additional social rented homes for the future programme.

The team also work hard to ensure that an element of the affordable homes are adapted for people with disabilities and to allow for people to stay in their own homes in their older years. During 2019/20 we enabled the delivery of 8 new affordable homes that were adapted to full wheelchair standards.

A key theme for the emerging Housing Strategy is to ensure that the needs of the increasingly elderly population are met. Nightingale Lodge in Romsey is a scheme which will be helping to meet those needs.

Detailed below are details of Nightingale Lodge and two other recently completed developments:

Nightingale Lodge Extra Care Scheme, Romsey

The joint venture scheme with Places for People Living +, Hampshire County Council and Test Valley Borough Council will comprise of 54 Extra Care homes, of which 37 homes are for affordable rent and 17 homes are shared ownership. There will be a mixture of 1 & 2 bed flats. Extra care housing is designed for people with varying levels of care and support needs which are provided and allow the person to remain independent in their own accommodation within the scheme.

Construction is well underway with possible completion in May 2021.



Luzborough House, Botley Road, Romsey

Completed in March 2020. The scheme provided 22 new stylish affordable homes. A mix of flats and houses, there are 15 homes for affordable rent and 7 homes for shared ownership (also known as part rent, part buy). Test Valley Borough Council worked in partnership with Radian Housing Group to deliver these new affordable homes.



Luzborough House, Romsey

Walnut Close, Braishfield Road, Romsey Extra

A further example of the type of affordable homes being made available in Test Valley are the new affordable homes at Walnut Close, Romsey Extra. This development is a good illustration of partnership working between Test Valley Borough Council, and the affordable housing provider VIVID Homes.

The new housing development includes open market and affordable homes which were also completed in March 2020. The overall development consists of 46 dwellings which includes 18 x Affordable Dwellings, made up of the following size and tenures:

Social rent = 3 x 3 bed houses

Affordable rent = 2 x 1 bed flats, 5 x 2 bed flats, 2 x 2 bed houses

Shared Ownership = 3 x 2 bed houses, 3 x 2 bed houses

Photo courtesy of VIVID Homes



Walnut Close, Romsey Extra

Other forthcoming developments are as follows, although there could be delays due to current uncertainty surrounding the Corona Virus:

Vespasian Road, Andover – A development by Stonewater Housing Association of 8 houses comprising of 6 x 2 bed houses and 2 x 3 bed houses for affordable rent started on site in December 2019 with an anticipated completion of October 2020.

Picket Piece School Site, Andover – Sovereign Housing Association are delivering a mix of 2 bed flats and houses for affordable rent and shared ownership and will be complete between April – May 2020.

Land North of Walworth Road, Andover – Sovereign are delivering a development of 6 x 2 bed houses for affordable rent and shared ownership and are due to complete in June 2020.

Picket Twenty Extension – Sage are delivering a scheme of 32 x 2, 3 and 4 bed houses for affordable rent and shared ownership and will be completing between April and November 2020.

Picket Piece, Walworth Road, Andover – VIVID Housing Association are delivering a scheme of 32 x 2, 3 and 4 bed flats and houses for affordable rent and shared ownership and these will be completed in 2020.

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

HousingDevelopmentTeam@testvalley.gov.uk

Last Updated: April 2020

Winchester City Council Housing Development



Winchester City Council is embracing sustainable technologies and renewable energy in its schemes that are in the early stages of development, to contribute to the Council's ambition of making the activities of Winchester City Council carbon neutral by 2024. The Council is very excited to be designing its first Passivhaus scheme.

Completed developments

Victoria Court

Both buildings at Victoria Court are now occupied – nine shared owners moved in last year joining 18 tenants who moved in in late 2018. The development – of one and two bedroom apartments on Victoria Road in central Winchester – is on the site of a former sheltered housing project and includes an underground carpark.



Mayles Lane, Knowle

Work is now completed at all three of the sites near to Mayles Lane in Knowle comprising this development of 13 new affordable homes.



The official opening of five houses in Dean Copse is pictured above. These homes were occupied from September and tenants have some special tenancy conditions to protect species that live in the surrounding woodland. Six flats at Knowle Halt Lodge have also been completed and provide much needed, new affordable rented homes in the local area. These 11 new homes add to the two already occupied shared ownership homes completing this development.

Under construction

The Valley, Winchester

Work is continuing on site at The Valley in Stanmore. The scheme will provide 77 new homes, comprising one, two and three bedroom flats, two and four bedroom houses and a three bedroom bungalow. The new homes will be a mix of shared ownership and social rented properties. The first phase of the development is due to be completed in early 2021.

Hookpit, Kings Worthy

Construction has started in Kings Worthy to deliver 35 affordable homes at this site. The Council is working alongside Drew Smith to deliver this scheme and change the remainder of the land from agricultural to publicly accessible recreation land.

The Council has a purchase agreement with Drew Smith to purchase the 35 homes and the remainder of the open space when the homes are completed. The 35 homes will be managed by the Council and will be the following:

- A mix of 1 and 2 bedroom flats and 2 and 3 bedroom houses for affordable rent
- 2 and 3 bedroom houses will be available for shared ownership
- Two 4 bedroom houses will be sold as discounted market sale homes

The open space will be managed by the Council; a community consultation event regarding the layout and management of the land was held on 12 March 2020.

Rowlings Road, Winchester

Work has started on these seven new homes – three houses and four flats – in Weeke, Winchester. The scheme is being built on a disused garage site with associated improvements to public footpath routes and visual improvement to the public realm that will benefit local people.

Dolphin Hill, Twyford

Construction is well underway at this site in Twyford. Two new family homes are being built on this site of the former police station.