

CABINET (STATION APPROACH) COMMITTEE

14 August 2017

Attendance:

Councillors:

Miller (Chairman) (P)

Humby (P)

Godfrey (P)

Other invited Councillors:

Bell

Pearson (P)

Hutchison (P)

Tait (P)

Others in attendance who did not address the meeting:

Councillors Berry, Byrnes, Gottlieb, Horrill, Tod and Thompson

1. **PUBLIC PARTICIPATION**

Two members of the public spoke during public participation and their comments are summarised under the minute regarding CAB2959(SA) below.

2. **STATION APPROACH – RECOMMENDATION OF DESIGN TEAM FOR APPOINTMENT (LESS EXEMPT APPENDIX)**

(Report CAB2959(SA) refers)

The Chairman emphasised that the Committee were being asked to confirm the appointment of the Design Team, following a procurement exercise, managed for the Council by RIBA, as summarised in the above Report. He thanked RIBA and the Evaluation Board for their work.

The Chairman welcomed to the meeting Sarah Williams who was an Architect and RIBA Client Advisor . Ms Williams stated that she had worked on a number of other schemes and had been involved with the Council on this project at an early stage. She outlined the procurement exercise undertaken, as summarised in the Report. RIBA believed it had been a good process with a good degree of consistency which had resulted in a good strong shortlist of candidates and were pleased with the recommendations going forward.

The Chairman drew the Committee's attention to a number of questions and queries raised by Councillor Bell who was one of the invited attendees to the Committee but was unable to attend the meeting. He confirmed that the points regarding the detail of the design and resource issues would be considered carefully as the project moved forward. In addition, he confirmed that public transport requirements would be fully considered, working alongside the County Council and the city wide Transportation Study. With regard to a query raised by Councillor Bell in connection with Appendix 1, the Assistant Director (Estates and Regeneration) confirmed that the text alongside Phase 1 should be amended to include the Cattlemarket site in addition to Carfax.

During the public participation period, Terry Gould and Patrick Davies addressed the Committee and their questions and comments are summarised below.

Mr Gould queried whether the Committee had any Councillors representing Town Wards? He believed that the Station Approach Brief was generally the same as the one previously used. He queried whether proposals could be adapted to take account of changes in office accommodation requirements if other schemes moved ahead, such as Chilcomb Park or St John Moore Barracks. He drew the Committee's attention to a scheme in Reading which he believed was similar where the developer had recently withdrawn. He highlighted an apparent lack of demand for new homes at Barton Farm.

In response to Mr Gould's query, the Chief Executive explained that as a Cabinet Committee, the voting members were required to be Cabinet Members only. However, other Councillors were invited to attend meetings and contribute to discussions, and these included a number of Councillors representing Town Wards.

Patrick Davies stated that a number of queries and concerns had been raised at the March 2017 Cabinet meeting and he was not clear whether these had been taken into account with regard to the latest proposals. He also believed that it was difficult to locate the various reference documents referred to in the Report and specifically queried whether the Interim Study completed by I-transport (referred to in Paragraph 7.5 of the Report) was available. He emphasised the importance of the final design and was not convinced that the original Brief had been amended sufficiently to prevent new proposals being rejected again.

The Assistant Director (Policy and Planning) confirmed that I-transport had been appointed with a new Brief as approved at Cabinet on 20 March 2017. The interim transport impact assessment had been undertaken on the original design brief but work would be carried out in due course on the new Design Brief and this would be made publically available. The Chief Executive confirmed that work was underway on ensuring up to date information for all the Council's major projects was available on the Council's website.

In response to comments made in public participation, the Assistant Director (Estates and Regeneration) emphasised the requirement for additional office accommodation within Winchester highlighting that there was currently no Grade A office space available. In addition, some existing office accommodation had been converted into residential dwellings. The Station Approach location was desirable in terms of public transport connections and a number of firms had expressed an interest, some already based in Winchester and seeking room to expand.

One Member queried how the current process and design differed from that previously considered. The Chairman highlighted that the purpose of the current meeting was to agree the appointment of the Design Team and that issues raised at the meeting regarding the previous scheme had all been fully discussed at various other Committee meetings held earlier in the year. However, Ms Williams explained that in general the revised Design Brief allowed more flexibility around parking requirements. The Assistant Director (Estates and Regeneration) further advised that this reduced the parking requirements of the scheme, reducing its overall cost and the consequent impact would be a reduction in scale required.

Ms Williams confirmed that the recommended tenderer had demonstrated that had considerable experience conducting stakeholder consultation and it was intended that they would conduct a series of public consultation events and meetings once appointed.

With regard to the Business Case, the Assistant Director (Estates and Regeneration) confirmed that the Council would be following the Government's green book on project appraisal.

The Committee then moved into exempt session to discuss the content of exempt Appendix 5 before returning to open session to consider the Report's recommendation.

The Head of Legal and Democratic Services advised that it was necessary to consider Appendix 5 in exempt session as it contained information which was confidential and the tenderers had not yet been informed of the outcome of the procurement process. Once the Committee had recommended the appointment of a tenderer, a legal process would be undertaken to inform all tenderers of the outcome. On completion of this process, it would be possible for the contract with the approved tenderer to be signed and agreed and at this stage the name would be made public.

The Committee agreed to the following for the reasons set out above and outlined in the Report.

RESOLVED:

That the appointment of the recommended highest scoring tenderer be approved.

3. **EXEMPT BUSINESS**

RESOLVED:

1. That in all the circumstances, the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

2. That the public be excluded from the meeting during the consideration of the following items of business because it is likely that, if members of the public were present, there would be disclosure to them of 'exempt information' as defined by Section 100I and Schedule 12A to the Local Government Act 1972.

<u>Minute Number</u>	<u>Item</u>	<u>Description of Exempt Information</u>
##	Station Approach – Recommendation of Design Team for Appointment (exempt appendix)) Information relating to the financial or business affairs of any particular person (including the authority holding that information). (Para 3 Schedule 12A refers)

4. **STATION APPROACH – RECOMMENDATION OF DESIGN TEAM FOR APPOINTMENT (EXEMPT APPENDIX)**

(Report CAB2959(SA) refers)

The Committee considered the content of Exempt Appendix 5 to the Report which set out further details regarding the results of the procurement process for the five shortlisted tenderers (detail in exempt minute) before returning to open session to agree the recommendations set out in the Report.

The meeting commenced at 4.30pm and concluded at 5.30pm.