



Meeting	Cabinet Member for Housing & Asset Management Decision Day
Date and Time	Monday, 12th October, 2020 at 9.30 am.
Venue	This meeting will be held virtually and a live audio stream can be listened to via www.winchester.gov.uk .

Note: Owing to the ongoing Covid-19 pandemic and government guidance, it will not be possible to hold this Decision Day in person. The Council has therefore made arrangements under the Coronavirus Act 2020, and subsequent Regulations permitting remote meetings, to hold the decision day virtually. If you are a member of the public and would like to listen to the audio stream you may do so via www.winchester.gov.uk

AGENDA

4. Central Winchester Regeneration Decision Day 12 Oct 20 presentation (Pages 3 - 42)

Lisa Kirkman
Strategic Director: Resources and Monitoring Officer

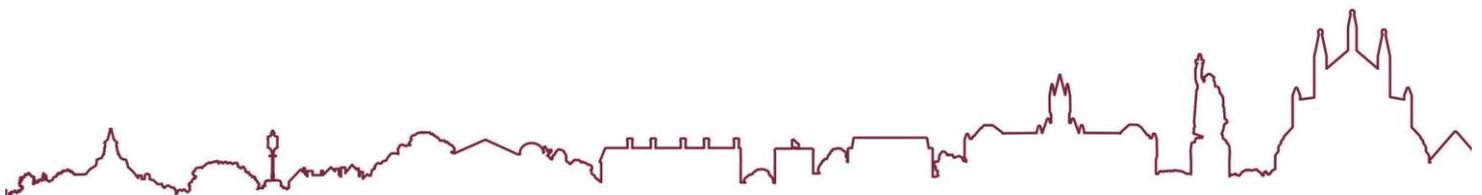
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21 October 2020

Agenda Contact: Claire Buchanan, Senior Democratic Services Officer
Tel: 01962 848 438 Email: cbuchanan@winchester.gov.uk

TERMS OF REFERENCE



Cabinet Member for Housing & Asset Management Decision Day – Included within the Council's Constitution (Part 3, Section 2)

Public Participation

Representations will be limited to a maximum of 3 minutes, subject to a maximum 15 minutes set aside for all questions and answers.-

To reserve your place to speak, you are asked to **register with Democratic Services three clear working days prior to the decision day** – please see public participation agenda item above for further details. People will be invited to speak in the order that they have registered, subject to the maximum time period allowed for speaking not being exceeded. Public Participation is at the Chairperson's discretion.

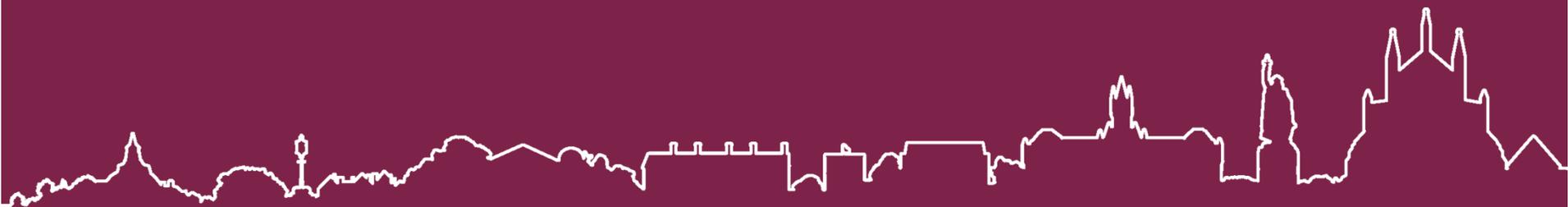
Filming and Broadcast Notification

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Cabinet Member for Housing & Asset Management Decision Day

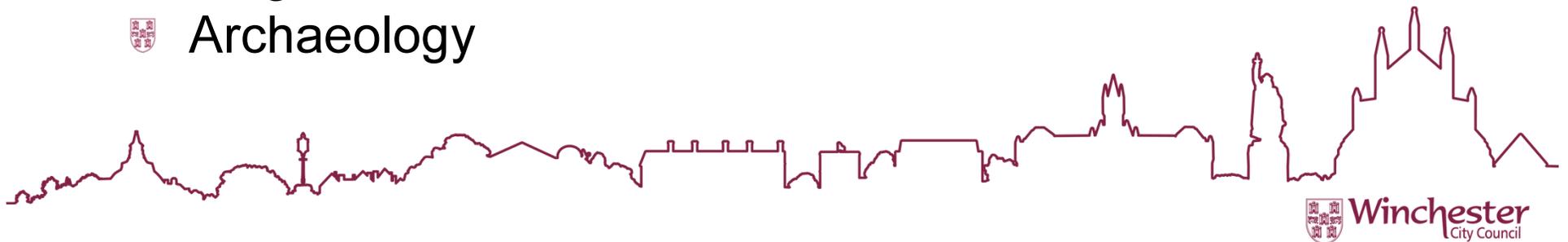
Monday 12th October 2020

Central Winchester Regeneration (CWR)



CONTENT

- Project update
 - Central Winchester Regeneration Supplementary Planning Document
 - Three scenarios
 - What we have been doing (where we left off last time)
 - Next steps
- Consultation
- Coitbury House
 - WCC introduction
 - LOWE presentation
- Kings Walk
- Archaeology

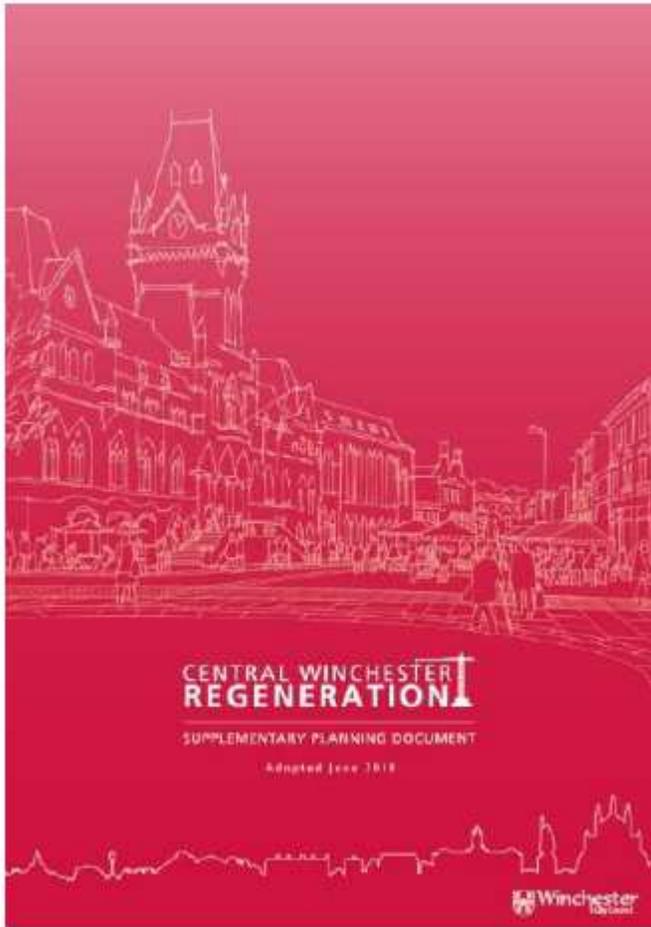


Central Winchester Regeneration (CWR) Supplementary Planning Document (SPD)



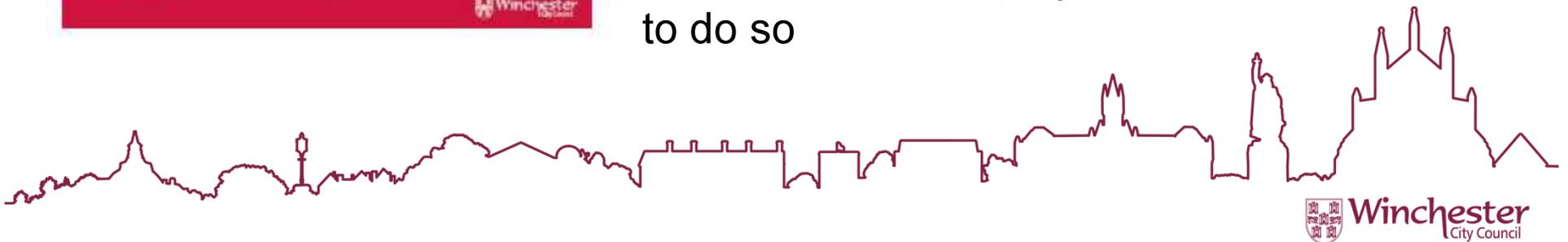
CWR SPD- ADOPTED JUNE 2018

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The vision for the Central Winchester Regeneration Area is for the delivery of a mixed use, pedestrian friendly quarter that is distinctly Winchester and supports and vibrant retail and cultural / heritage offer which is set within an exceptional public realm and incorporates the imaginative re-use of existing buildings

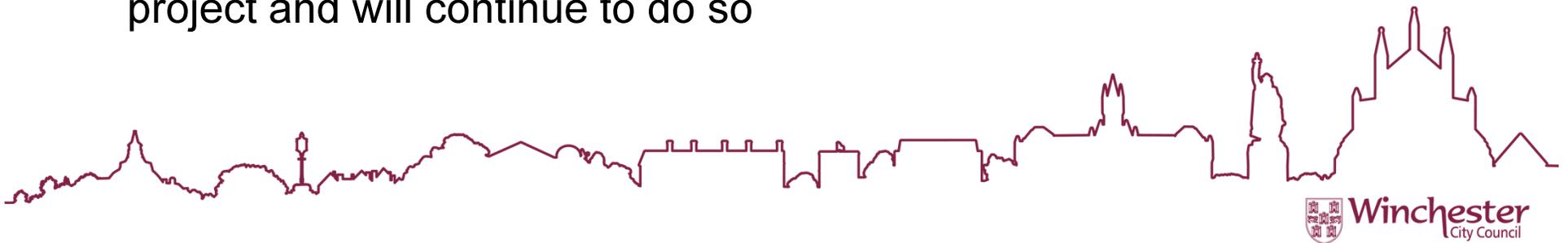
*The SPD guidance underpins all work being done on the CWR project and will continue to do so



SPD OBJECTIVES

-  Vibrant Mixed-Use Quarter
-  Winchesterness
-  Exceptional Public Realm
-  City Experience
-  Sustainable Transport
-  Incremental Delivery
-  Housing for All
-  Community
-  Climate Change and Sustainability

*The SPD guidance underpins all work being done on the CWR project and will continue to do so



Three Scenarios

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THREE SCENARIOS TO TEST LOOK AND FEEL

Scenario Testing



Option 1
"Business Not-As-Usual"

Option Will Test Minimum Demolition

1. Maximise non-traditional employment space
*Co-Working/Flexible Workspace
Incubator Space
Curated Retail and F&B Offerings*
2. Incorporate space for campus-style occupation
3. Strong focus on public realm and link to the Broadway
4. Independent Trade Hub
5. Strong links to the Universities
6. Integrate 'Meanwhile Uses' ASAP
7. Affordable Housing / PRS and Build to Rent
8. Create an Income Generating Opportunity for WCC
9. Hotel Developer/Operator
10. Enhanced Wayfinding and Sustainable Travel Links

Option 2
"Homes For All"

Option Will Test Maximum Demolition

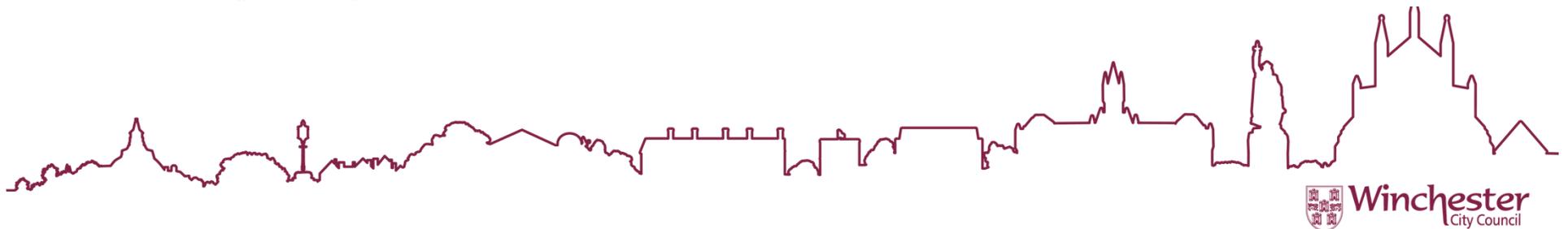
1. Focus on Diverse Residential Floorspace
2. Co-Living / Multi-Generational Living
3. Integrated Care and Retirement Offering
4. Premium Residential Units
5. Policy Compliant Affordable Housing Provision
6. Complimentary Commercial Uses (Gym, F&B, Flexi-Office Space)
7. Utilise the Council's Housebuilding Capacity to Create an Income Stream
8. Strong Focus on High Quality Public Realm
9. Improved Wayfinding and Sustainable Travel Links
10. Children's Play Area/Family Dedicated Public Realm

Option 3
"Destination MAX"

1. Focus on Delivering Destination Uses
2. Cultural Centre for Winchester:
*History and Heritage
Archaeology
Sustainability
The Arts*
3. Floorspace for a Dedicated Museum/Cultural Centre
4. Strong Links with Universities and Cultural Groups
5. Event Space
6. Dedicated Bus and Coach Hub
7. Hotel Operator
8. Cinema and Leisure Opportunities
9. Covered Market (St Nicholas, Bristol / Leadenhall, London)

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BUSINESS NOT AS USUAL

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CO-WORKING

WE WORK | SHANGHAI



START-UP OFFICES

PAINTWORKS | BRISTOL



WORK
CAFES

SUPERMACHINE STUDIO | THAILAND



CREATIVE STUDIOS

STUDIO SPACES



CREATIVE DISPLAYS

ARTWORK AND LIGHTING



INNOVATION

DIGITAL FABRICATION



PRIVATE HOUSING

MILDMAY | LONDON



LANDSCAPE

RIVERMARK | USA



BOULIQUE HOTEL

CITIZENM | LONDON



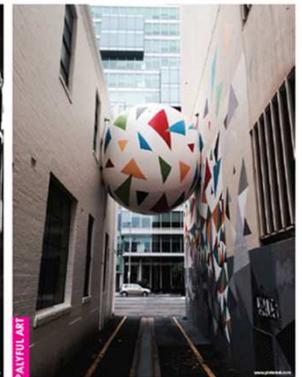
PLAY

VERTICAL LIVING GALLERY | THAILAND



LIGHTING

CREATIVE LIGHTING ON BUILDING FACADES



PLAYFUL ART

ACTIVATING IN-BETWEEN SPACES WITH URBAN ART INSTALLATIONS

HOMES FOR ALL

LIVE HOUSING



BRICK HOUSING | LONDON

AFFORDABLE HOMES



IROKO HOUSING | LONDON

CO-LIVING



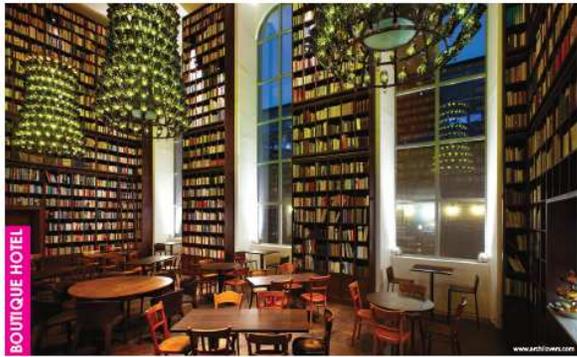
WE LIVE | NEW YORK

Page 11 WORK / PLAY / LIGHTING



MARKET LANE | CANADA

BOUNIQUE HOTEL



B2 BOUTIQUE HOTEL + SPA | ZURICH

STUDENT HOUSING



TIETGEN STUDENT HOUSING | COPENHAGEN

PUBLIC REALM



DOMINO PARKS | NEW YORK

CO-WORKING



WE WORK | SHANGHAI

ART AND LIGHTING



LUMIERE | LONDON

DESTINATION MAX



ENTERTAINMENT

POP-UP CINEMA | PORTUGAL



COVERED MARKET

ST NICHOLAS MARKET | BRISTOL



FOOD HALL

THE FIELDS | LOS ANGELES

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LIVE CULTURE / ENV



CULTURAL SQUARES

MUSEUM QUARTER | VIENNA



INTERACTIVE ART

LUMIERE | LONDON



CULTURAL CENTRE

WE THE CURIOUS | BRISTOL

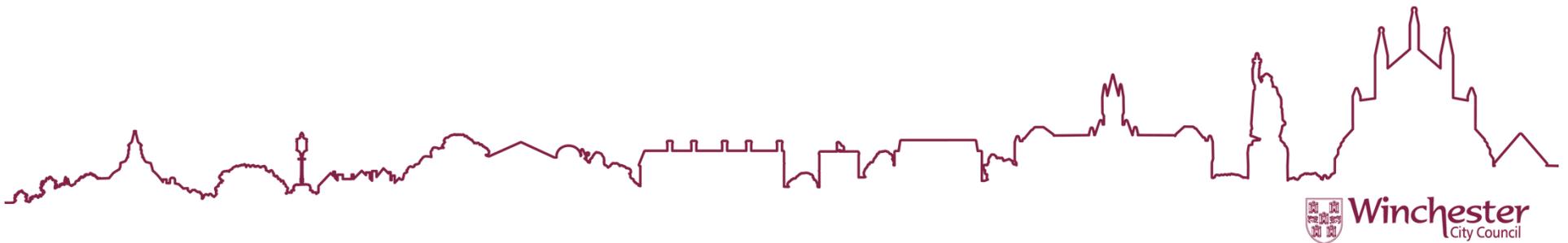


PLAYFUL SPACE

OUTDOOR FURNITURE | NEW YORK

DEVELOPMENT PROPOSALS

-  Revisit the three scenarios and incorporate feedback from stakeholders and members of the public to:
-  Produce draft CWR development proposals
-  Recommend a preferred delivery approach



MOVEMENT & ACCESSIBILITY

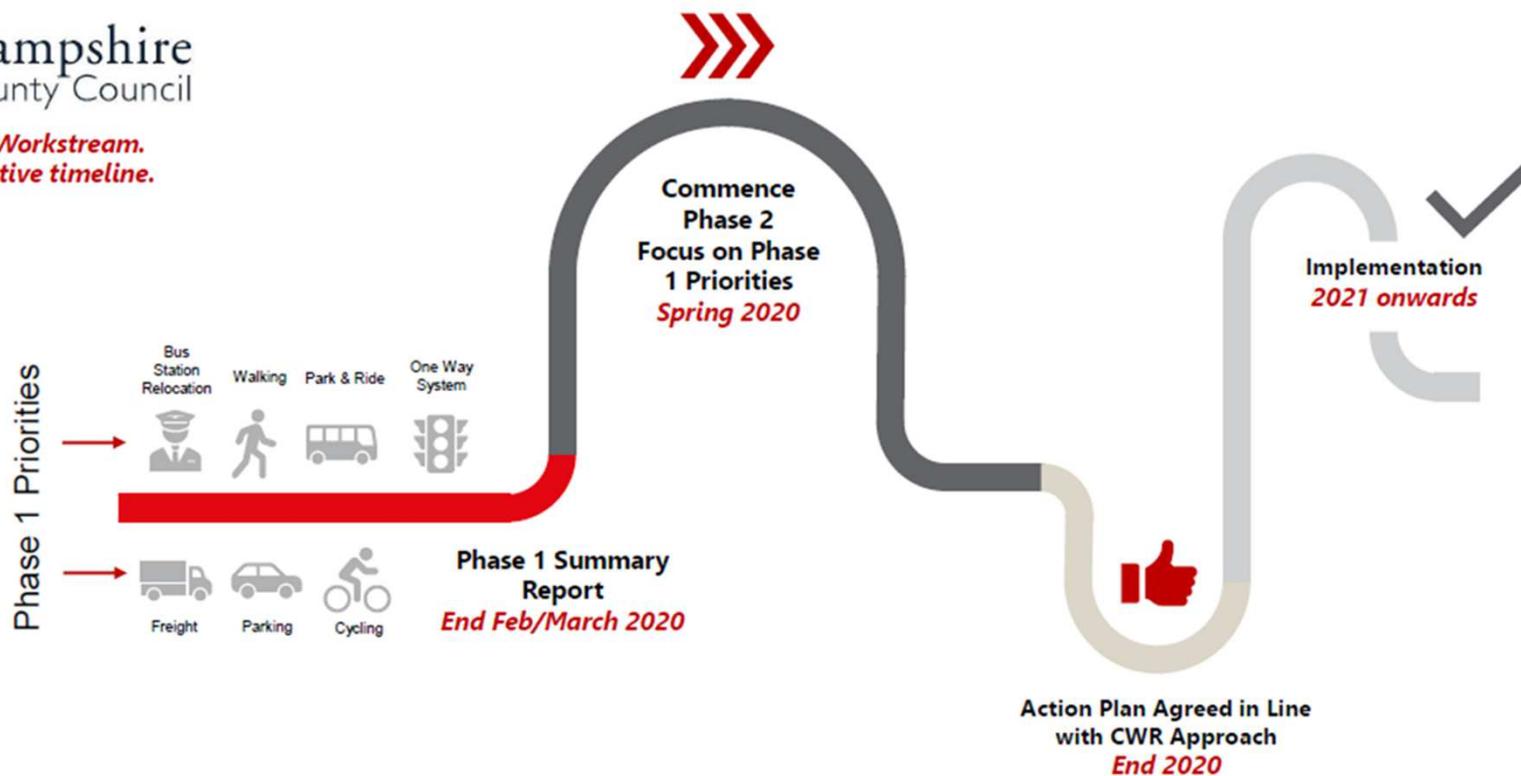
 Pedestrian and cycle friendly

 Bus movement

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*HCC Workstream.
Indicative timeline.*

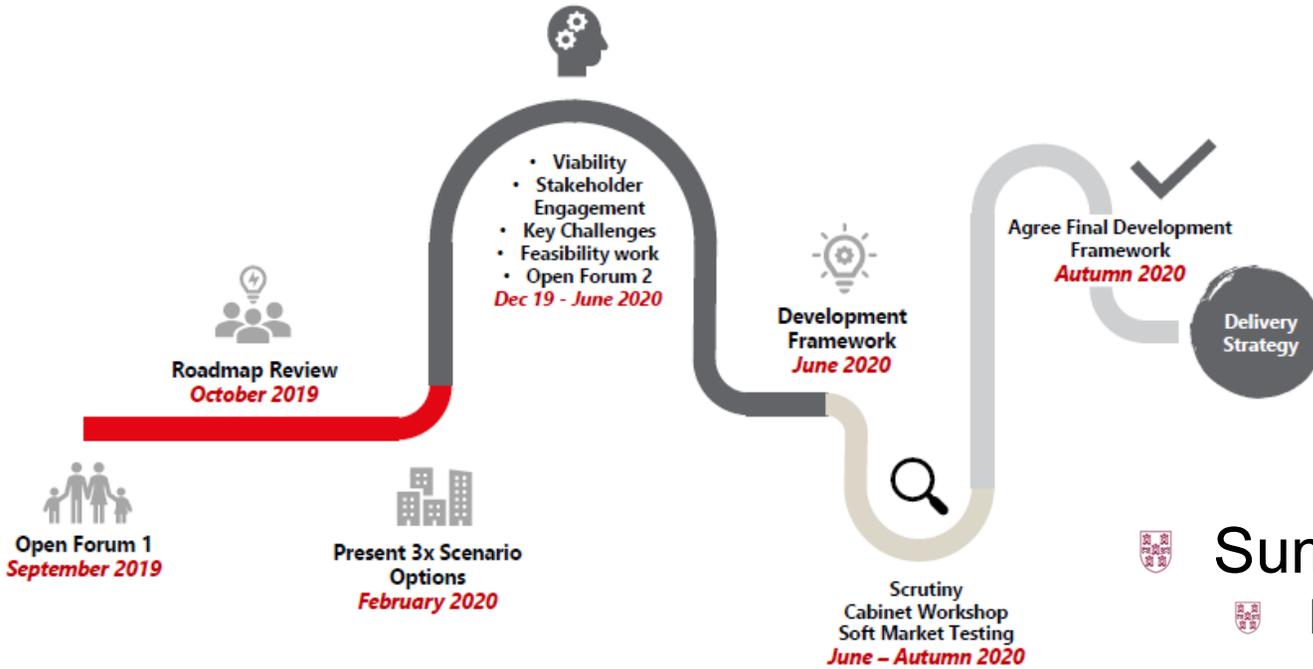


What we have been doing (where we left off last time)



TIMELINE PRE COVID 19 PANDEMIC

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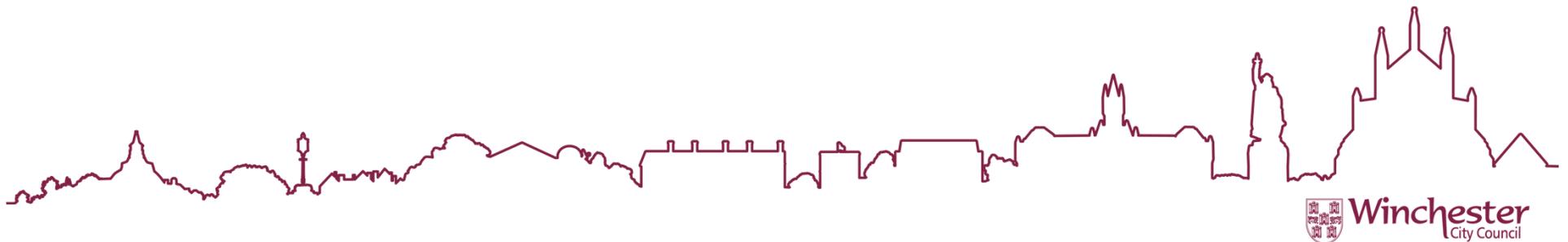
Summer 2020

Public consultation

Autumn 2020

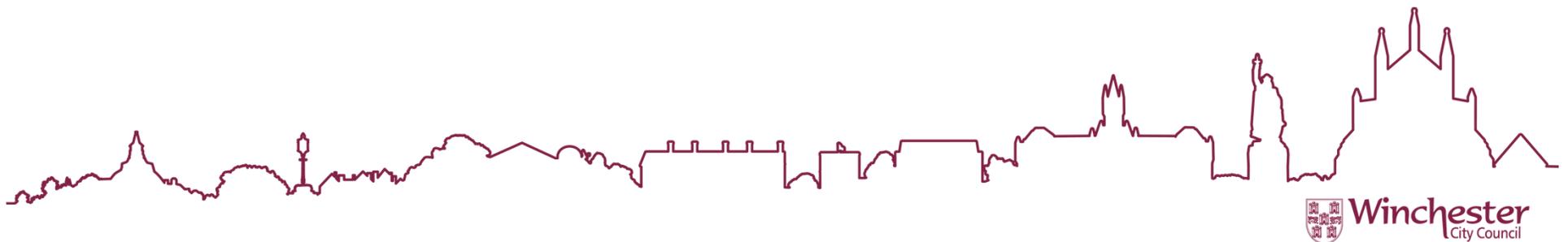
Open Forum

Cabinet approval



WHAT HAVE WE BEEN DOING

-  Development proposals created building on work and feedback to date
-  Stakeholder engagement
-  Further design and detail
-  Feasibility and soft market testing
-  Viability and financial strategy
-  Delivery approach



NEXT STEPS

November - December 2020

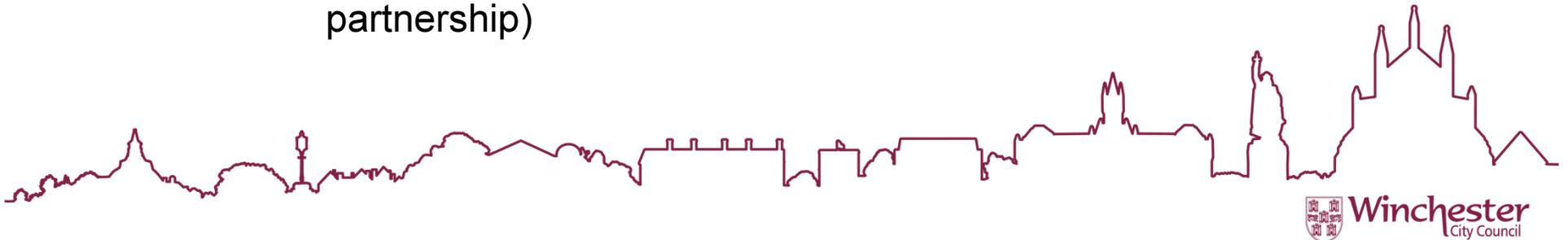
-  Cabinet – 10 November
-  Public consultation – 4 weeks

January – February 2021

-  Open Forum
-  Cabinet – 10 February

Beyond February 2021

-  Design guide
-  Phasing
-  Plot allocation and site preparation
-  Planning
-  Disposal/delivery agreements (including leases/sale/JV partnership)



Consultation



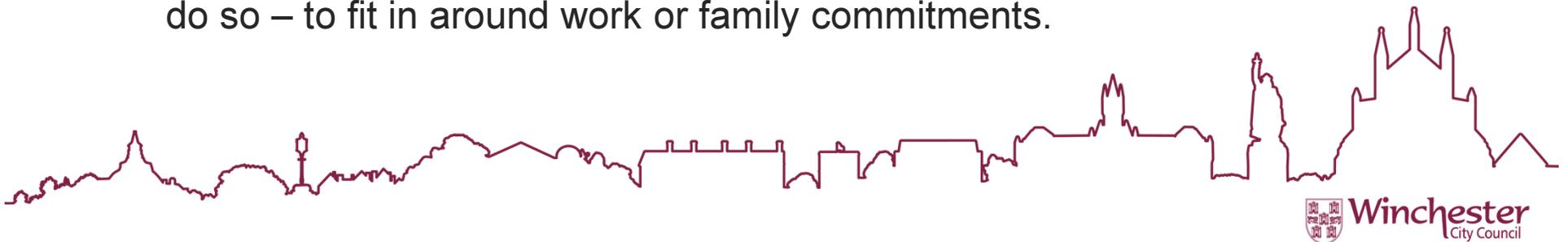
CWR CONSULTATION PROGRAMME

One to One Briefings

- Stakeholders will be invited to attend one-to-one briefings on MS Teams

Online Consultation Sessions

- Dedicated sessions will be set up for specific groups
- Open sessions will be publicised through the media and on social media platforms
- We can offer guidance on setting this up for individuals who may not currently use it
- Session slots will be offered over a series of weeks and varied times of the day to ensure all who want to take part and are able to do so – to fit in around work or family commitments.



CWR CONSULTATION PROGRAMME

Exhibitions Virtual & Physical

VIRTUAL

 A virtual exhibition room will showcase the proposals and answer questions from residents and stakeholders.

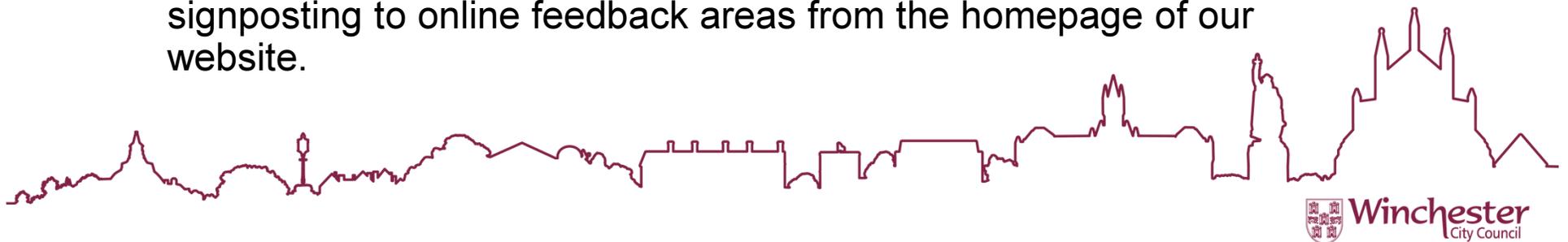
 Welcome briefing section

 3D 'room' with branding

 Exhibition panels

PHYSICAL

 We will place exhibition panel posters on the Broadway, signposting to online feedback areas from the homepage of our website.



CWR CONSULTATION PROGRAMME

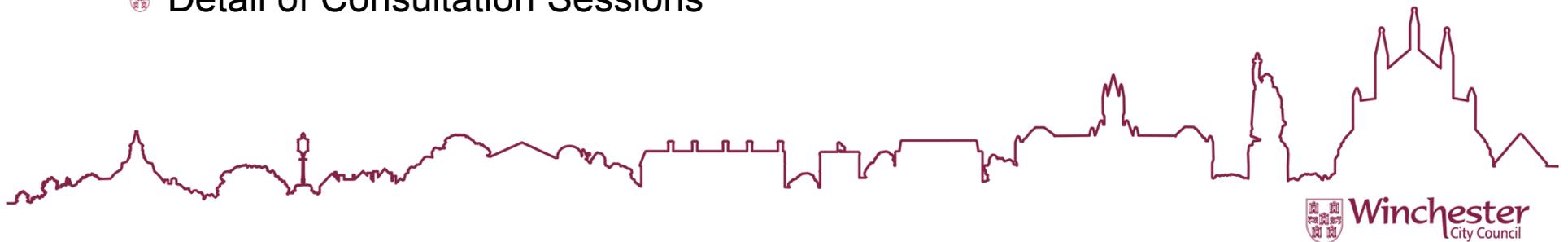
Flyer

- 🏰 We will produce a flyer to introduce the proposals with clear images and information about the plans, including details of the virtual exhibition
- 🏰 This will be sent out digitally (as part of Your Council News/About Winchester)

Webpage

We will set up a dedicated page on the council website to include:

- 🏰 Information about the plans
- 🏰 Link to Virtual Exhibition
- 🏰 Detail of Consultation Sessions

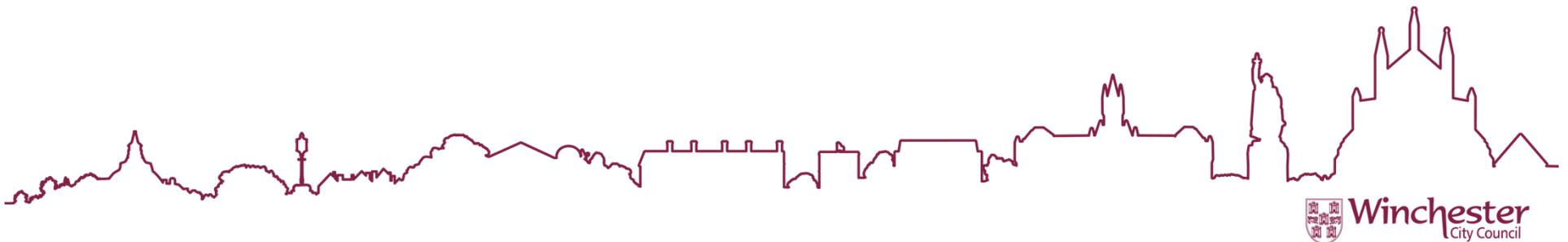


CWR CONSULTATION PROGRAMME

Timescales

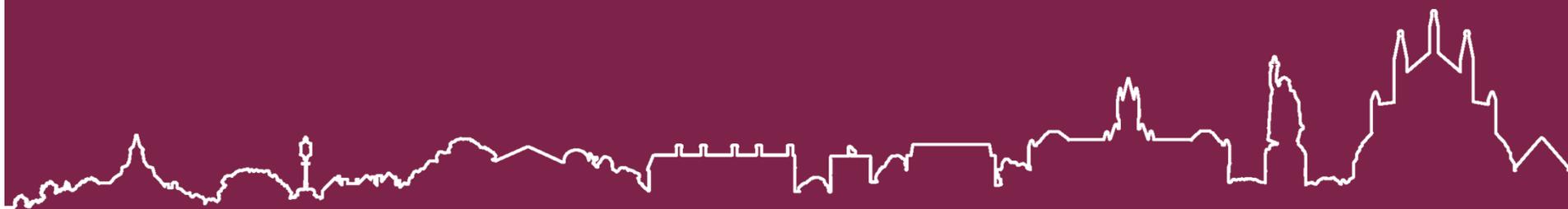
 Full details of activities and timings will be shared in November

 If you would like to be kept informed on how to take part please register at CWRRegen@winchester.gov.uk



Coitbury House

- Presentation from LOWE
Property Guardians





UNLOCKING ASPIRATIONS THROUGH AFFORDABLE HOUSING

ABOUT US

LOWE is a property management company with a difference; we provide property owners with a professional efficient and low-cost solution to the problems created by leaving a building vacant while at the same time providing safe, secure and affordable accommodation for the UK's young professionals, key workers and creatives.

Since our formation in 2016, we have housed over 3,000 guardians across 150 sites through out London and the South East.

We have built up a dedicated group of professional guardians, that take pride in (and help protect) the premises in which they live. LOWE is able to provide them with affordable accommodation in locations and spaces that would otherwise be beyond their means.

Our clients include some of London's leading developers, property funds, local authorities and housing associations. Our bespoke, hands-on approach has led to excellent reviews from both our clients and guardians.

Since our formation, we have been widely recognised for our professional and innovative approach to managing vacant space. Our work has been featured by The Estates Gazette, Property Week, Evening Standard, BBC, Dezeen, Financial Times, as well as British Airways.

We launched our LOWEkey approach to meet the demand for key worker accommodation close to their workspace.





OUR APPROACH

BUILDING CARE

From the moment LOWE take on a new property we make sure it is kept secure and fully compliant. We take great care of the properties we secure, fitting out the buildings to a habitable standard and ensuring that all electricals are up to code and that the property is fully compliant by carrying out all relevant fire, health and safety checks.

IN-HOUSE MAINTENANCE

Our dedicated and highly skilled maintenance team are on hand morning, 24/7 to deal with any issues that arise as well as conducting regular building inspection and maintenance checks.

BUSINESS RATES

We work closely with a team of external chartered surveyors to ensure that the business rates within your empty properties are mitigated into council tax.

REPORTING

Our dedicated account manager who provides monthly reporting

CREATING COMMUNITIES

Guardianship is about creating new communities. Where groups of people come together to establish inspiring places for people to live and thrive in as well as contributing to the local area.

TEAM

Our team comprises of surveyors, property professionals and maintenance operatives who are all passionate about maintaining a high standard of service for both clients and guardians.

LOWEkey



There are an overwhelming number of vacant properties in London that are owned by the public sector. Using these buildings for guardianship schemes provides a great solution for the thousands of key workers who are forced to live outside of London. These workers include the police, medical staff, education providers and those working in non-profit sectors. They are the lifeblood of our community yet they face lengthy commutes or high rent costs that are simply not affordable.

Through our LOWEkey scheme, we prioritise keyworkers looking for accommodation when it comes to allocating spaces at the public sector owned buildings we manage. Those who are keyworkers in the borough will be offered spaces first. It's our way of making sure that together, we give something back to these valuable members of our society. At the same time it provides local authorities and public bodies with a cost-effective solution to managing its vacant buildings. For us it just makes perfect sense commercially and socially.

Since launching our LOWEkey innovative we have housed over 400 key workers close to where they live with safe, secure and affordable accommodation.

We currently work with the following local authorities and key worker initiatives Lambeth, Ealing, RBKC, Newham, NHS property services, Metropolitan and Thames Valley, Camden and Islington NHS Trust

LOWEkey GUARDIANS

Our focus is on reaching out to local hospitals, schools, care facilities, charities and other organisations whose work adds value to the local community. We have built excellent relationships with many employment partners who are able to put us in direct touch with key workers.

Each individual is extensively vetted to ensure that only the most socially responsible and reliable individuals get to occupy one of our spaces. Our policy is strict and Undergraduates and those under the age of 21 will not be accepted.

Our rigorous vetting process includes one-to-one interviews, extensive background checks (including DBS checks) and a review of employment history, as well as financial checks and character references.

Our guardians are licensees rather than tenants. The flexibility of guardianship means that at any time, the property owner can service notice on the guardianship and have the building returned to them in 28-days. We maintain our guardians are licensees rather than tenants by physically inspecting their rooms to enforce they have no exclusive possession to the property.

LOWE is so much more than just providing an inspiring place to stay.

Our guardians put a huge emphasis on building communities, hosting regular events throughout the month such as BBQ's, film nights, yoga, and positive space that it treated with care.

Property owners are safe in the knowledge that their buildings are safe, secure and being well looked after while you decide what the long-term strategy for the building is.



LOWEkey GUARDIANS



CHIARA LIVERANI
STRATEGIC ANALYST, NHS

Chiara works within the NHS intelligence team, with a focus on understanding where funds are being spent and how this can be improved.

Before living with LOWE, Chiara commuted over 90-minutes to get to work each day. Her commute is now 30 minutes.



SEAN TIZZARD
HEAD OF PROGRAMMES & IMPACT, LANDAID

Sean's role at LandAid, a homelessness charity that LOWE have worked closely with, focuses on distributing grants to charities, often helping them to create affordable housing.

Sean is new to London and living within a guardian scheme has given him the opportunity to meet like-minded people.



MARTHA JONES
NURSE, KENSINGTON & CHELSEA HOSPITAL

Having previously lived far from her place of work, Martha moved to one of our flats in the Acton Gardens regeneration scheme and now not only benefits from a shorter commute but also pays 50% less rent than she did previously.

CASE STUDIES



CLIENT: Ealing Council
PROPERTY: Regeneration Estate,(residential flats)
DATE: 2017- present
GUARDIANS: 62

Since 2017 we have worked on the Acton Gardens regeneration estate to provide key workers with a affordable accommodation and at the same time securing vacant flats in Ealing. Many key workers were sourced from Ealing Hospital and Ravenscourt Park



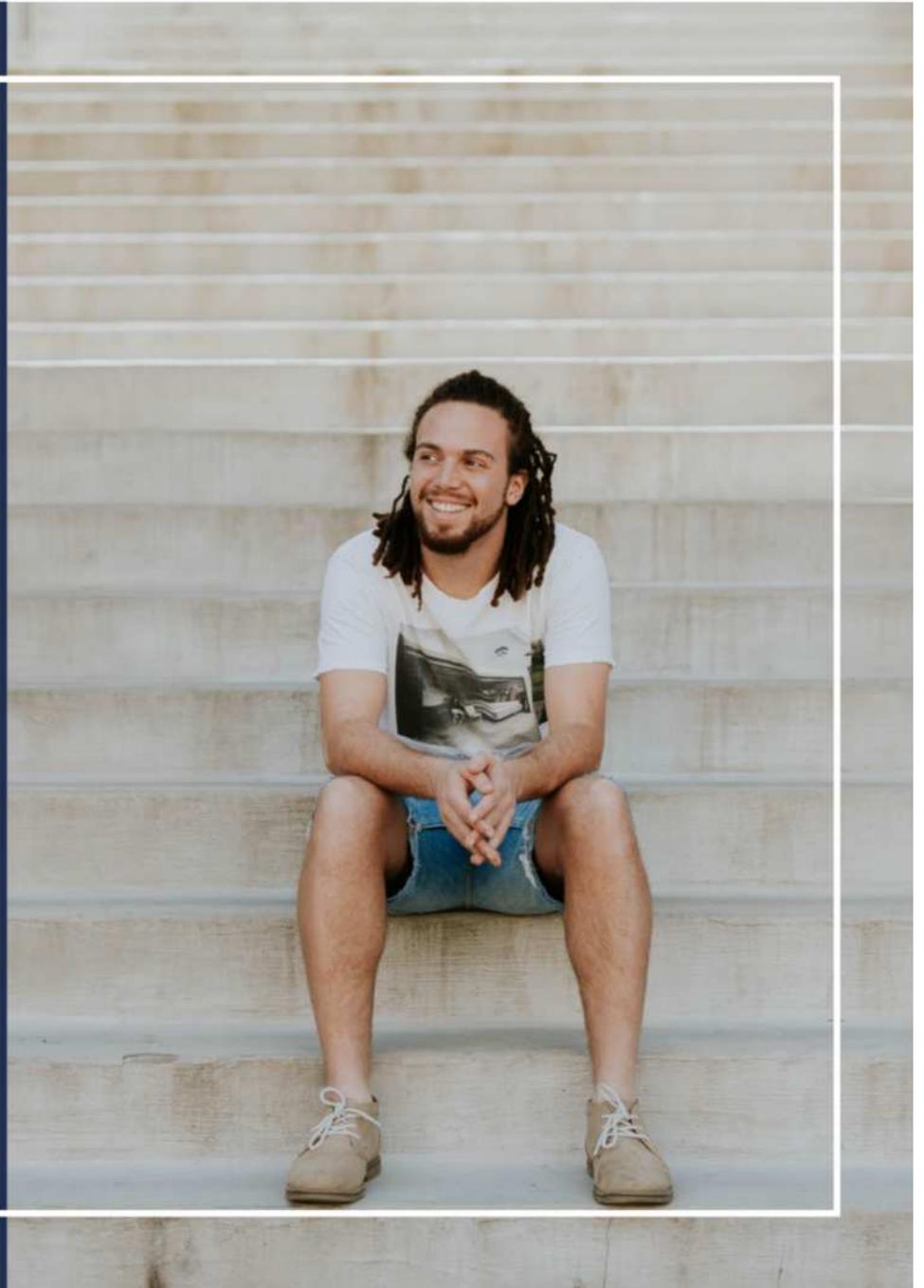
CLIENT: Camden and Islington NHS Trust
(CANDI)
PROPERTY: Stacey Street Care Home
DATE: 2019- present
GUARDIANS: 41

We partnered with CANDI to provide a security solution for all their vacant commercial assets while the estate went through a consolidation. Stacey Street provides key workers and young professionals within the local area.

LOWE Foundation.

The LOWE Foundation is the kindling for the spark of innovation and good within the LOWE community.

We use a system of grant giving, community engagement and promotion to focus on improving affordable housing in key city areas and the welfare of our local communities.



CONNECT – COLLABORATE – ENGAGE

NETWORK

The LOWE community is diverse and extensive. We want to connect the right people with the right resources. This may be through facilitating mentorships, volunteering opportunities, or using our reach as a platform to advertise important causes. The other side of the network is the relationships the LOWE Foundation is building with housing associations and property services to ensure we can reach the key workers who need our services.

GIVING

Discretionary grants give people the resources they need to carry out their projects. LOWE primarily raises funds through a Buy | Give | scheme. For every property LOWE takes on, £250 is given to charity and for every set guardian that takes one of our rooms or flats, we give £10. At the end of the month we use this pool to donate to our partner charity, Spires Streatham and to our charity of the month - chosen from one of the charities that our guardians are involved with.

LOWEkey

54% of London's blue-light workers live outside the city and what with a rise in rentals in the last 5 years that is 3 times as much as the rise in public services salaries, affordable housing has never been more vital for a healthy community. We can not only house key workers in prime locations and give them priority for viewings and rooms but we can also provide business start-ups subsidised workspaces to ease their initial financial burden.



TESTIMONIALS

||

We have been using LOWE for the past year and we have found their property guardian service an excellent fit for our vacant buildings. Not only is this ensuring that the properties are professionally managed and saving us on traditional security costs, but we are really pleased that the properties are being used to house key workers living and working in the local area through their LOWkey programme.

||

*Duncan Winter
Property Services Manager, Camden and Islington NHS Trust (CANDI)*

||

Not only has LOWE saved us from significant security costs, but the social value of having responsible property guardians living in the estate has also been enormous. The flexible nature of their legal agreements fits perfectly with our ongoing plans for regenerating South Acton Estate with quality, affordable homes. We are especially proud to be housing key workers from the surrounding areas.

||

*Leon Joseph
Regeneration Manger, Ealing Council*

Kings Walk



FEASIBILITY STUDY

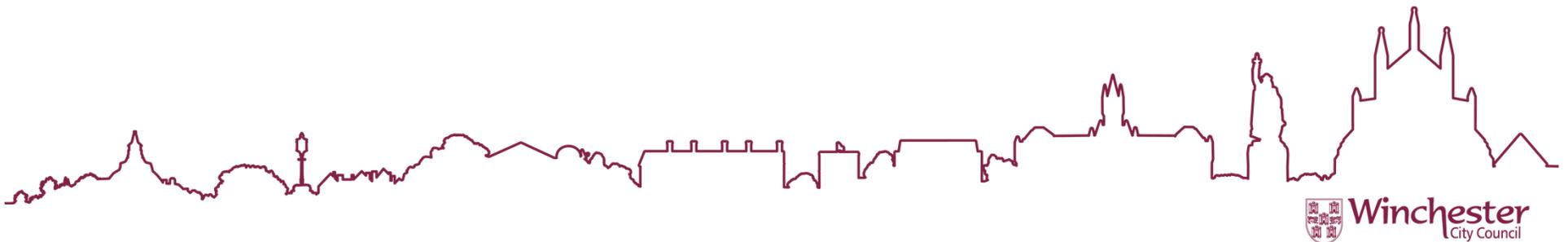
-  Kings Walk courtyard has great potential as a location for all
-  Improved open facades and visibility
-  The first floor spaces could be used as more crafts or arts focused workspace to make best use of the good lifts and close by ground floor shops
-  The second and third floors could offer more social uses as part of a collective workspace offer



FEASIBILITY STUDY

- 🏰 The service yard on Tanner Street has great potential as event space that can also be open to the street
- 🏰 The space on top of Iceland, previously a roof top car park could be used as an open to the air gathering space – particularly sought after during the Covid 19 pandemic

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EXCEPTIONAL PUBLIC REALM

🏰 Meanwhile solution for the short term

🏰 Long term proposals for the wider scheme



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Archaeology



UPDATE

- 🏰 Borehole extraction completed
- 🏰 Soil sample analysis currently underway
- 🏰 Water sampling currently taking place weekly for initial period of 12 – 18 months
- 🏰 More information on investigations and the findings to date will be available on the council website in due course
- 🏰 The findings will be used to inform future development proposals for the CWR area



Questions

