

Decisions taken by the Cabinet on Wednesday, 18 September 2019

Agenda Item No	Topic	Decision	Reasons	Alternative Options
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Part A – Items considered in public

A6	Station Approach - Site Disposal Process	<p>1. That the arrangements detailed in Report CAB3188 for the marketing and Purchaser selection process for disposal of the Carfax site be approved, but that further emphasis be given to matters of sustainability, and that bidders respond to the comments of the Regional Design Panel.</p> <p>2. That the Strategic Director – Place be authorised to finalise and undertake the marketing in consultation with the Cabinet Member for Local Economy, based on the disposal methodology set out in Report CAB3188.</p>	<p>The Council has been leading the development proposals for the Station Approach Carfax site. This is an opportunity for a market-leading, low carbon office building in the heart of the city which will underpin the city centre economy for decades to come, creating a new vibrant employment hub and a catalyst for future regeneration opportunities. Cabinet considered a report on 28 August and determined to dispose of the Carfax site to a selected purchaser by way of a long leasehold, subject to agreed terms and conditions following a competitive selection process.</p>	<p>No other effective means of marketing the site have been identified and considered to be appropriate in the circumstances. The Councils Strategic Advisors have confirmed there is no good reason to pause the disposal phase, this would not send a positive message to the market which would be an important part of securing market confidence.</p>
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		<p>3. That a further report be brought to Cabinet setting out the detailed purchaser selection process based on the disposal methodology in this report</p> <p>4. That the Strategic Director – Place be required to bring a report to Cabinet for a decision on the disposal of the site to a purchaser once the marketing and selection process has been completed.</p>	<p>The selection process is contingent on the award of an outline planning consent. Subject to that being granted, the aim is to engage market innovation to deliver this high quality, exemplar, commercial development that sets a new regeneration standard for Winchester and the region.</p> <p>It is proposed that a marketing and selection process is undertaken to find a purchaser, with the values, skills, expertise, and track record to enable them to deliver this development within the constraints of an outline planning consent, with appropriate conditions and reserved matters. Prospective purchasers will be invited to submit bids in early 2020, and these will be assessed by the in-house</p>	

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			<p>team, advised by external experts. Bids will be assessed in line with the methodology described in this report, with quality and financial considerations being taken into account. A recommendation will then be made to a future Cabinet, currently scheduled for March 2020.</p>	
A7	Establishing the Winchester Housing Company	<p>1. That the appointment of three senior officers to the Board of Directors be approved:</p> <ul style="list-style-type: none"> a) Strategic Director – Place b) Corporate Head of Housing c) Housing Finance & Resources Manager. 	<p>Report CAB3160 seeks approval for the establishment of a wholly owned housing company to deliver:</p> <ul style="list-style-type: none"> ▪ Units for sub-market rent let on non-secure tenancies ▪ Shared ownership accommodation ▪ And where required, the sale of units for 	<p>CAB2911(HSG) (22 March 2017) considered the more complex option of dual company structures, one a company limited by guarantee and one in the form of a community benefit society. Whilst the business case for the dual structure was marginally more positive than the single company structure, set up, management and</p>

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		<p>2. That the approval process for housing company development opportunities be approved; with authority to agree Terms of Reference for the Housing New Build Panel delegated to the Corporate Head of Housing in consultation with the Portfolio Holder for Housing and Asset Management. This proposal was considered and supported by the Business and Housing Policy Committee on 18 June 2019.</p> <p>3. That the £10 million General Fund expenditure be</p>	<p>open market sale.</p> <p>It is envisaged that the company will be incorporated in October 2019. It will function as an ethical landlord, providing a more secure offer than the private rented sector currently delivers.</p> <p>It should be noted that potential housing company developments will be individually assessed on their financial viability and suitability; and that the primary focus will remain on delivering affordable/social rented units through the Housing Revenue Account (HRA), which affords significant efficiencies.</p>	<p>governance would be more complex with little or no immediate benefits to the Council.</p> <p>As a result, both CAB2990 (HSG) (22 November 2017) and CAB3139 (HSG) (20 March 2019) recommended that initially the Council establish a single company structure. This would not preclude the establishment of a subsidiary charitable company at a later date to exploit potential tax advantages.</p> <p>With regard to governance, the Council's Scrutiny Committee could be delegated to undertake the overview function for the Council. However, a specific panel is considered more appropriate and in accordance with good practice elsewhere.</p>

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		<p>approved on the basis of a 25:75 equity/loan split, to be drawn down as the housing company requires the funds, and to be funded by capital receipts and prudential borrowing proportionally within each tranche.</p> <p>4. That the Partnered Home Purchase budget be reduced by £1.2m in order to finance the equity purchase, noting that the Council may increase this budget in the future subject to future capital receipts.</p> <p><u>To Council:</u></p> <p>5. That Council gives permission to</p>		

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		<p>establish a company limited by shares and wholly owned by the Council to deliver and manage units for sub-market rent, shared ownership accommodation and units for outright sale.</p> <p>6. That the Council approves the establishment of the Housing Company Scrutiny Panel and nominates three members to sit on the Panel.</p>		
A8	Preventing Homelessness & Rough Sleeping Strategy	That the Preventing Homelessness and Rough Sleeping Strategy 2019 – 2024 be approved and formally adopted.	The Homelessness Act 2002 placed a duty on Local Authorities to develop a strategy to prevent homelessness. The strategy should be formulated based on a comprehensive	None as the Homelessness Act 2002 places a duty on Local Authorities to develop local strategies to prevent homelessness.

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			<p>assessment and review of local homelessness within the District.</p> <p>The Council’s Preventing Homelessness and Rough Sleeping Strategy sets out the Council’s key priorities for the next 5 years. The priorities and under pinning actions are set out in the Action Plan.</p> <p>The Council’s delivery of homelessness services has been recognised by the Ministry of Housing, Communities and Local Government as a ‘Gold Standard’ housing options service since 2017.</p> <p>Successes have included maintaining low levels of rough sleeping, no use of bed and breakfast for young</p>	

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			<p>people and families since 2012, against the national trend of increased use by other local authorities, and for robust partnership working within an established network of agencies.</p> <p>These strengths place the Council in an excellent position to deliver the outcomes of the revised strategy over of the next five years and of remaining a gold standard local housing authority.</p>	
A9	Local Plan 2036 Consultation and Engagement Process	1. That the views of Winchester Town Forum in respect of development of a Vision for Winchester and its subsequent role in informing policies be considered to achieve appropriate	Sets out a programme for moving forward with Local Plan 2036, with a focus on how we will engage with communities and stakeholders across the District. This includes a refresh of the Vision for Winchester building on the	It is a statutory requirement to have an up to date local plan and failure to do so creates uncertainty for businesses and investment and for local communities having to deal with speculative planning applications.

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		<p>2. development in the Forum area; That the engagement model for the emerging local plan as set out in Report CAB3191 be agreed;</p> <p>3. That £50,000 be allocated from existing General Fund Local Plan budget to assist the Town Forum to prepare an update of the Vision for Winchester.</p>	<p>earlier 2012 document. It is intended that consultation on the key matters to be included in Local Plan 2036 will take place during 2020.</p>	<p>Government advice also emphasises the importance of having an up to date local plan, and of reviewing it as necessary every 5 years. Delay or failure to progress the local plan is not, therefore, a realistic option and would risk the existing Local Plan becoming out of date and planning decisions being made on the basis of national planning policy or by appeal.</p>
A10	Former Police Station Twyford - Approval of Tender to Construct Council Homes	<p>1. That the Corporate Head of Housing be authorised to award and to enter into a build contract with Whitman Builders to construct 2 new properties at Dolphin Hill, Twyford for the</p>	<p>Report CAB3189 seeks final approval to enter into a build contract with Whitman Builders to construct 2 new Council properties at Dolphin Hill, Twyford for the sum of £441,635 (excluding VAT). Approval is sought in accordance with Financial</p>	<p>The Council has the option to sell the site for private development however one of the main priorities is to provide affordable rented properties for the District's residents, this is especially important in high value rural areas such as Twyford.</p>

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		<p>2. sum of £441,635. That the additional scheme cost of £167,611 to be funded by right to buy 1-4-1 receipts be approved bringing the total budget to £599,611</p> <p>3. That in accordance with Financial Procedure Rule 7.4, total capital expenditure of £599,611 as set out in Appendix 1 be approved.</p> <p>4. That the Corporate Head of Asset Management be authorised to negotiate and agree terms and to enter into easements, wayleaves and related</p>	<p>Procedure Rule 7.4 for the capital expenditure of £599,611 for the project, as set out Appendix 1 of the Report and easements, wayleaves and related agreements with utility suppliers, telecom/media providers and neighbours in order to facilitate the development.</p>	

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		agreements with utility suppliers, telecom/media providers and neighbours in order to facilitate the development.		
A11	Quarter 1 Financial and Performance Monitoring	That the progress achieved during the first quarter of 2019/20 be noted and the contents of Report CAB3183 be endorsed.	This report provides a summary of the Council's performance and financial position during the first quarter of 2019/20. This first report of 2019/20 includes progress updates against project delivery, the Council Strategy outcomes and key performance measures. A financial summary is also included for the General Fund revenue and capital budgets as well as the Housing Revenue Account (HRA).	None.
A12	Risk Management Policy	That the Risk Management	Report CAB3176 presents	None, the report provides

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	2019	Policy for 2019, its Risk Appetite Statement for 2019/20 and the Corporate Risk Register be approved.	the updated Risk Management Policy 2019 which defines the Council's arrangements for managing Council risks and its integration with corporate governance and performance management. There have been updates to the key risks that appear on the Corporate Risk Register and the report seeks consideration and approval of the Risk Appetite Statement for 2019/20.	details of the arrangements for managing risk as set out in the Risk Management Policy.