

Decisions taken by the Cabinet on Wednesday, 10 March 2021

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

A6	Central Winchester Regeneration (CWR) Development Proposals and Delivery Strategy	<p>1. That the adoption of the Vision for Winchester by the Winchester Town Forum in January 2021 and the complementary themes within that work which are relevant to the regeneration of central Winchester be noted.</p> <p>2. That the feedback from the consultation undertaken between 11th November 2020 and 12th January 2021 be noted and as a result the CWR Development Proposals and indicative phasing plan be approved, namely proposals pages 6-27 inclusive as detailed in appendix A of CAB3281.</p>	<p>Central Winchester Regeneration (CWR) is a once in a lifetime opportunity to transform the centre of our historic county city, bringing homes for local families, providing jobs for local people, making a visit to this heritage city one which will be remembered. The council recognises the role it plays in bringing forward sensitive development, adapting to the challenges faced by a new generation and critically to be delivered through the lens of responding to climate change. There has been support for our proposed approach, useful comment, and genuine interest from the development community.</p>	<p>Not to approve the CWR development proposals</p> <p>1.1 The development proposals have been crafted to be consistent with the CWR SPD guidance and to address some of the gaps in the local economy to help support and build a strong and resilient economy. The proposals incorporate public views on the mix of uses and the desire to see a comprehensive development with exceptional public realm and imaginative re-use of existing buildings together with views from the development market.</p>
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		<p>3. That revenue expenditure of up to £390,000 from the £2m CWR revenue budget be approved to;</p> <p>a. Progress further work to the CWR business case to inform the decision on delivery of the CWR development proposals for subsequent Cabinet approval to proceed to procurement in 2021.</p> <p>b. Carry out soft market testing, finalise the business model and the procurement route to deliver medium/long term vision for the Kings Walk creative hub</p> <p>c. Evaluate options to bring forward delivery of the interim on street bus solution.</p>	<p>This is a real opportunity for us to grasp and deliver.</p> <p>Report CAB3281 sets out the next steps towards delivering proposals that meet the aspiration of residents captured in the CWR Supplementary Planning Document (SPD) and delivered in a way that is right for this district.</p> <p>Following the recent period of consultation on the draft CWR development proposals and the emerging delivery strategy, this report sets out the feedback received and next steps for consideration by Cabinet.</p>	<p>The proposals have been tested with regard to deliverability and viability and, although there are challenges to consider as the scheme progresses, the scheme could be delivered as proposed.</p> <p>1.2 If the proposals were not approved and progressed, there would be further delay and uncertainty leading to further decline in the area. The public and the development market would lose confidence in the council's abilities to deliver regeneration making it harder in the future to progress. The council has invested to secure land in the area and acknowledges that it can play a key role in bringing the change the</p>

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		<p>4. That capital expenditure be approved;</p> <p>a. Of up to £200,000 from the Kings Walk improvements budget to progress short term improvement works to Kings Walk as the precursor to delivery of the Kings Walk creative hub, subject to the outcome of the condition survey;</p> <p>b. Of up to £500,000 from the Friarsgate demolition and interim open space budget to progress the planning application to enable demolition of Friarsgate Medical Centre and provision of interim public open space.</p> <p>5. That authority be delegated to Strategic Director – Place, in</p>		<p>area deserves. The impact of COVID on the High Street and local economy has also been considered and moving forward with the development proposals will support recovery as the current situation eases.</p> <p>1.3 For these reasons, this option has been rejected.</p> <p>Not to continue and complete the business case</p> <p>1.4 The council is guided by the methodology outlined in the HM Treasury Green Book approach to bringing forward projects and in order for the council to make an informed decision on how to deliver regeneration in the area,</p>

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		<p>consultation with the Cabinet Member for Housing and Asset Management, to finalise, tender, award and enter into contractual arrangements to deliver the short term improvement works to Kings Walk and Friarsgate Medical Centre, within approved budgets.</p> <p>6. That further exploration of funding opportunities with EM3 Local Enterprise Partnership, Homes England, and other sources as appropriate be approved and authority be delegated to the Strategic Director – Place to prepare and submit funding bids.</p> <p>7. That an application be</p>		<p>the business case needs to be completed. The BC will state the case for change, identify the key measures of success and explore options for delivery.</p> <p>1.5 The option to not complete the BC has therefore been rejected.</p> <p>Not progress the short term works to Kings Walk ahead of delivery of the longer term plans.</p> <p>1.6 The reason for progressing at pace with the short term works is to bring improvements to the area as quickly as possible to bring a level of expectation and confidence in the local community and wider market. The changes will act as a test for the</p>

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		<p>submitted to the Local Planning Authority for Community Infrastructure Levy (CIL) funding of £2m to support delivery of the CWR project.</p> <p>8. That the proposed development of governance arrangements for the next phase of the regeneration work be noted and the finalisation of these arrangements be delegated to the Strategic Director – Place, in consultation with the Cabinet Member for Housing and Asset Management.</p>		<p>longer term vision for Kings Walk and start to bring activity to the area to pave the way whilst reducing the decline and working to combat the incidents of antisocial behaviour.</p> <p>1.7 For this reason, the option not to progress the short term works has been discounted.</p> <p>Not to progress with the planning application to demolish Friarsgate Medical Centre.</p> <p>1.8 Friarsgate Medical Centre has been vacant for some time and is now falling into disrepair. Due to uncertainty around development in the CWR SPD area, the council approach has been minimal expenditure on</p>

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				<p>maintenance whilst continuing to incur regular costs for business rates and security. The building has been vandalised on several occasions and the costs of keeping it structurally sound are increasing.</p> <p>1.9 In the long term, Friarsgate Medical Centre will be demolished to make way for development so the option to demolish the building at this stage and provide some open space, as a flavour of how the site will evolve over time, will transform and enhance the north east corner of the site sooner rather than later. The space provided could be used for events,</p>

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				<p>activities and community purposes and also be used to try different street furniture, materials and landscaping ideas which could then be used more widely across the site.</p> <p>1.10 For these reasons, the option not to progress the planning application has been rejected.</p> <p>1.11 Not to seek external funding opportunities</p> <p>1.12 The CWR development proposals aim to deliver the vibrant, mixed use scheme envisaged within the CWR SPD guidance and extensive work has been done in relation to viability of</p>

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				<p>the proposals. The cost of providing the mix of uses within the range or parameters set out in the CWR SPD and high quality design and materials is high and without external funding, compromises might need to be considered that would seem unacceptable to the market and public.</p> <p>1.13 For this reason, the option not to seek external funding opportunities has been rejected.</p>

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A7	Housing Development Strategy 2021 - 2030	<p>1. That the Housing Development Strategy 2021-2030 be adopted as the framework for delivering the council's new homes programme.</p> <p>2. That the Service Lead – New Homes be authorised to make non-material amendments to the Housing Development Strategy from time to time, in consultation with the Cabinet Member for Housing and Asset Management.</p>	<p>Report CAB3291 updates the Council's Housing Development Strategy for the period 2021-2030. This is a fundamental review of our approach to development of affordable housing putting climate change mitigation central to the development principles, to achieve healthy homes – good for people and for the planet.</p> <p>The Strategy reflects the Council's aspiration to build 1000 new homes across the district by 2030 with 275 already programmed to complete by December 2023. The main priorities of the strategy are:</p> <ul style="list-style-type: none"> • To address the climate emergency by designing new homes to deliver as close to net zero carbon as possible 	<p>An alternative approach to the delivery of new homes was considered whereby homes are bought directly from developers. Whilst in some circumstances this may be appropriate, homes acquired in this way would not contribute towards the net zero carbon targets, will not be of the highest thermal efficiency, may not meet the high quality objectives. They will cost more as they would be bought at market value. This option was rejected.</p> <p>The Council could decide to not build its own homes and rely on other social landlords to address the need for more affordable housing. However, the removal of the "debt cap" restrictions on the HRA were made specifically to support councils to</p>

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			<ul style="list-style-type: none"> • To build beautiful, high quality, healthy and affordable homes to meet identified needs, creating housing that people choose to live in and are proud to call home. • To ensure value for money and benchmarked build costs <p>Additional capital resources have now been added to the Housing Revenue Account budget to fund the delivery of this aspiration - The HRA budget includes an average annual fund of £17.5m a year for the next 10 years for the acquisition and development of new sites and properties. The Strategy covers other key issues that will need to be addressed to ensure delivery is achieved, including securing additional land, addressing the tension</p>	develop their own delivery programmes, recognising that they are well placed to address the shortfall in homes for social and affordable rent.

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			between cost and quality, the nitrate neutrality issue and ensuring sufficient resources to manage the programme.	
A8	Making homes carbon neutral	<p>1) That the 2021/22 budget of £1.587m provision for additional energy efficiency works to Council dwellings be committed and approved for expenditure as follows:</p> <p>a) £1,250m to fund additional insulation (mainly wall and floor insulation) to 100 properties currently subject to an Energy Performance Certificate (EPC) rating of D or below and that the programme focus mainly on void</p>	<p>As part of its commitment towards carbon reduction, The Council has allocated £15.7m in the Housing Revenue Account capital programme to fund measures to improve the energy efficiency of the Council's Housing stock, help reduce energy demand overall and to significantly reduce carbon emissions from Council homes.</p> <p>Achieving net zero carbon from the 5000 dwellings will cost in excess of £75m and programmes will be needed for the replacement of gas heating systems. A number of trials are currently being</p>	<p>The option of investing the £15.7m budget provision on installing heat pumps to replace obsolete gas boilers has been considered. However, heat pumps do not provide effective heating solutions in properties with a poor energy rating and so this cannot be recommended ahead of completing the "fabric first" improvements.</p>

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		<p>properties where possible.</p> <p>b) £150,000 set aside to support “match funding” bids for major retrofit programmes (such as the existing project to improve “Swedish timber” homes in Bramdean).</p> <p>c) That £187,000 to address energy efficiency of communal areas in sheltered/communal housing schemes, including the installation of solar photovoltaic panels where appropriate.</p> <p>2) That a member/tenant/officer panel/forum be</p>	<p>funded by Government grant to identify how best to invest the £3.8billion the Government has allocated for this work.</p> <p>Report CAB3293 proposes the £1.6m annual programme initially focusses on improving energy efficiency through additional insulation measures (a “fabric first” approach). Solutions for replacement heating and renewable energy generation will be determined over the next two years and it is proposed an officer/member/tenant panel/forum be established to review progress and determine longer term solutions.</p>	

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		<p>established to assess progress with national trials, review funding options and bring forward proposals for a long term programme to replace gas heating systems in Council homes, subject to consultation with tenants and the Business and Housing Policy Committee.</p> <p>3) That the Council join the “Net Zero Collective” partnership to support the work of the above Panel.</p>		
A9	Framework agreement for roof replacement works to Council housing stock	That the Strategic Director – Services be authorised to procure, negotiate, award and enter into a contract to secure the services of contractors to undertake roof replacement works to Winchester City Council	The Council spend over £6m annually on major repairs to its Housing stock. The replacement roofing programme forms the largest single component of this programme, with a projected £10m commitment over the	Existing Framework Agreements for roof replacement works were investigated and discounted, (eg Hampshire County Council’s Construction Framework) as the works content and specifications

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		<p>owned housing properties, by means of a Framework Agreement.</p>	<p>next four years. Report CAB3288 seeks approval to procure, award and enter into a 4 year Framework Agreement to undertake roof replacement works on Council owned housing stock.</p>	<p>did not meet the Council's requirements. In addition, the letting of a bespoke WCC Framework Agreement will give an opportunity to support local suppliers, contractors and particularly SME's working within the District. A Dynamic Purchasing System was considered and officers concluded the ongoing administration of such an agreement would be time consuming for officers and the proposal for including 8 bidders on the framework agreement mitigated the risk of not being able to change contractors during the framework term.</p>

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A10	Community Infrastructure Levy (CIL) Future Funding Priorities and Monitoring Update	<p>1. That an allocation of £250,000 for a further round of community bids in 2022/23 be approved, as part of an ongoing programme of community schemes, with future arrangements beyond 2022/23 to be reviewed annually.</p> <p>2. That the CIL spending protocol (CAB3071) which sets out how CIL spending will be assessed, prioritised and decisions made as to which schemes receive CIL funding allocations, be amended by replacing the former Regulation123 List, with the Infrastructure Funding Statement that is published annually on the City Council's</p>	<p>Report CAB3292 sets out the way that Community Infrastructure Levy (CIL) funding for council projects will be undertaken moving forwards to ensure that the allocation of available funding is agile and responsive to emerging demands to provide new infrastructure across the district. This is intended to ensure that the Council maximises the benefits from this source of funding. There are a number of schemes that are likely to come forward shortly for consideration of possible CIL funding and these are outlined in the report. It also reports on the progress of current schemes included in the agreed CIL programme and further recommends funding to support further</p>	<p>Government regulation stipulates the type of infrastructure project that CIL funding must be spent on, and that infrastructure must be provided to support the development of the area which also helps promote the acceptability of development in planning terms. Options for the allocation of CIL funding is therefore prescribed by legislation, and the CIL spending programme accords with the protocol previously approved by Cabinet (CAB3071), and therefore it is not necessary for other options to be considered.</p>

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		<p>website and identifies priorities and projects which may be funded in whole or in part by CIL income.</p> <p>3. That the need to keep under review priorities for CIL funding for emerging infrastructure projects and up-date the Infrastructure Funding Statement accordingly be noted and to further note the list of emerging schemes set out in table 4 of the report CAB3292 which may be considered for CIL funding in future.</p>	<p>rounds of community based bids to be reviewed annually (CAB3257).</p>	
A11	CIL Funding - Twyford flood mitigation scheme	<p>1. That the allocation and expenditure of £65,000 towards a flood alleviation scheme in Twyford be approved, subject to match funding</p>	<p>The purpose of report CAB3296 is to request that Cabinet agree to the allocation of CIL funds to go towards a flood mitigation scheme in Twyford</p>	<p>The request for funding for the flood mitigation scheme could have been rejected, without further exploration of the issues involved. However, as the housing</p>

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		<p>being secured from the South Downs National Park Authority and adoption of Twyford neighbourhood Plan prior to project delivery.</p> <p>2. That funding of £65,000 for the car park extension in Twyford be removed from the agreed CIL spending programme (CAB3257).</p>	<p>requested by the parish council. CIL funds for the same value (£65,000) were previously allocated for the extension of a car park in Twyford, and therefore formed part of the previously agreed annual CIL spending programme, which can only progress if the flood mitigation scheme is undertaken.</p>	<p>development is interdependent upon the delivery of a flood mitigation scheme, and could be compromised by the lack of progress in reducing the likelihood of flooding occurring in the future, it was felt appropriate to try and pursue a solution. The desired outcome will however be dependent upon match funding from the South Downs National Park.</p>
A12	Fees and Charges 2021/22	<p>1. That the fees and charges for 2021/22 be approved, as set out in appendix 1 of CAB3295, subject to the planning pre-application fees (minor 1/new dwellings 1) being set at £285.50 for 21/22 (not £234 as stated in the appendix).</p>	<p>Report CAB3295 seeks approval of the fees and charges 2021/2022 shown in appendices 1 and 2. The principles have already been consulted on and approved by Council in February (report CAB3289 refers), with the following recommendations agreed:</p>	<p>Cabinet can choose not to increase fees and charges or vary the charges made.</p> <p>To not make charges in any form would impact the general fund with services not recovering costs and council tax payers as a whole bearing the cost of service.</p>

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		<p>2. That the core Leisure Centre charges be approved, as set out in appendix 2 of CAB3295.</p>	<p>a) Fees and charges for services to be increased by an average of 3% (not including parking charges or garden waste, where no increase is proposed for April 2021)</p> <p>b) Building Control fees increase by 10% on average.</p> <p>It is proposed that not all fees increase by 3% and supporting information on this is set out in the report. The report sets out all fees within the Council's control and also provides information in relation to statutory fees set nationally.</p>	<p>This is not recommended. Cabinet do have discretion to vary fees and charges as local circumstances demand but a minimum of 3% is recommended as a minimum in order to cover the unavoidable cost of service increase.</p>

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A13	Risk Management Policy 2021/22	That the Risk Management Policy for 2021/22, its Risk Appetite Statement for 2021/22 and the updated Corporate Risk Register be approved subject to a minor amendment to the Policy, section 8 (risk appetite) to change the words “satisfactory outcomes” to “positive outcomes”.	<p>Report CAB3245 presents the updated Risk Management Policy 2021/22 which defines the council's arrangements for identifying and managing council risks and its integration with corporate governance and performance management.</p> <p>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 2021/22.</p>	None, the report CAB3245 provides details of the arrangements for managing risk as set out in the Risk Management Policy.