

Decisions taken by the Cabinet on Tuesday, 18 August 2020

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

A6	Updated Strategic Housing and Employment Land Availability Assessment (SHELAA)	<ol style="list-style-type: none"> 1) That the Strategic Housing and Employment Land Availability Assessment (SHELAA) which is attached at Appendix 1 of report CAB3235 be approved and it is published as part of the evidence base for the new Local Plan; and 2) That authority be delegated to the Strategic Planning Manager, in consultation with the Portfolio Holder for the Built Environment & Well Being, to make any necessary edits and minor alterations prior to the publication of the SHELAA. 	<p>The Strategic Housing and Employment Land Availability Assessment (SHELAA) is a key part of the evidence base for the new Local Plan. The SHELAA is a register of the sites that the Council has been advised by developers and landowners that could be potentially available for development and will inform how the Council shapes the development strategy in the Plan.</p> <p>The SHELAA only identifies sites which have been submitted to the Council, it does NOT allocate sites for development. The inclusion of the site in the SHELAA does not imply that the</p>	The preparation of a SHELAA is required by Government as part of the Local Plan evidence base. In effect therefore there is no option but to prepare one and failure to do so could result in successful challenges to the Local Plan.
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			<p>Council would necessarily grant planning permission as it is only a register of sites that developers/landowners have put forward for development.</p> <p>An initial first stage assessment has been completed in order to determine whether they are suitable for development and in principle, what their capacity would be. The inclusion of a site in the SHELAA is not at this stage in the process a judgement as to whether it should be allocated for future development as further assessment work needs to be undertaken over the coming months.</p> <p>A SHELAA has been produced following a “call for</p>	

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			sites” which ran between Monday 20 January and Monday 2 March 2020. The “call for sites” and production of a SHELAA will need to be updated at the Regulation 18 stage and at other key stages in the Plan-making process.	
A7	Provision of a decked park and ride car park at the Vaultex site, Winchester	<ol style="list-style-type: none"> 1. That the procurement of the relevant contractor for the design and build of the Vaultex decked Park and Ride car park using the Procurement Hub Major Projects Framework (MPF) be approved. 2. That authority be delegated to the Strategic Director: Place and Service Lead – Legal to procure, award and appoint an 	A Business Case to request £5,647,676 (£5.65m) in funding from the EM3 Local Enterprise Partnership (LEP) was submitted in March 2020 to deliver a decked Park and Ride (P&R) car park at the Vaultex site. On the 30 May 2020; subject to Government funding being allocated to the LEP, the LEP Board agreed to provisionally enter into a legal agreement and allocate £5.65m for this project to Winchester City Council; in	<ol style="list-style-type: none"> 1.1 Alternative procurement routes were explored (see also Appendix 1 of report CAB3258) , these included; <ol style="list-style-type: none"> a) Open OJEU b) Restricted OJEU c) GEN 4-2 Civil Engineering, Highways and Transportation Infrastructure Framework

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		<p>appropriate supplier, Willmott Dixon via the MPF framework to assess the feasibility of the project.</p> <p>3. That approval be delegated to the Service Lead – Legal to prepare and enter into the Access Agreement and associated deeds, and to negotiate and agree terms and conditions relevant to such agreements and the Procurement Hub Major Projects Framework.</p> <p>4. That it be agreed not to progress the surface car park and it be approved that the remaining budget be utilised for the decked Park and Ride in addition to the</p>	<p>the form of a grant.</p> <p>On the 24 June 2020 (CAB3239) Cabinet agreed that authority is delegated to the Strategic Director: Place to prepare and enter into the EM3 LEP funding agreement pending award of Government funding for a grant from the LEP and to further progress that project, subject to funding and detailed approval.</p> <p>The Government has since announced a Getting Building Fund and the Council has been awarded funding for the Decked Vaultex car park of £5.65m, with the funding agreement requiring a completion of</p>	<p>d) Southern Construction Framework (SCF)</p> <p>e) NHS – Car Park Management and Infrastructure (CPMI) Framework (Lot 1)</p> <p>f) Scape Group Frameworks: Major Works or Civil Engineering</p> <p>1.2 Options a – e required at least 3 – 5 months from producing a detailed Specification and Invitation to Tender, through to tender evaluations and appointment. These timescales would result</p>
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		<p>supplementary estimate below.</p> <p>5. That the preparation of advanced study and infrastructure work to be funded from the surface car park approved budget up to £150,000 be approved, noting that this is at risk should full expenditure approval not be granted in October.</p> <p>6. That a request for a supplementary estimate of £5.65m in respect of a decked car park at the former Vaultex site will be included in the September budget report bringing the total budget excluding site acquisition to £6.295m. This additional budget</p>	<p>works by January 2022. These are challenging but achievable timescales which will require that a Design & Build contractor is appointed to progress the project as soon as possible.</p> <p>This project will support the Council's economic and sustainability objectives as well as continued regeneration of the local area.</p>	<p>in the council not achieving the required completion date in early spring 2022 and therefore not receiving the £5.65m in LEP funding to deliver key elements of the WMS and wider carbon ambitions of the council.</p> <p>1.3 Option f was more suitable than a – e. The two Scape Group Frameworks offer a Direct Award, but a less robust stage gateway approval process, for example it does not offer a free feasibility study with a gateway afterwards; the council would need to commit from feasibility through to detailed planning. The size, complexity and</p>

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		<p>will be fully funded by the grant from the EM3 Local Enterprise Partnership (LEP).</p> <p>7. That a further report will be brought to Cabinet in October which will include a financial appraisal of the estimated impact on the council's budget.</p>		<p>nature of this project meant this framework was deemed higher risk and less suitable compared to the Procurement Hub Major Projects Framework, as outlined in 3.3.</p> <p>1.4 The council also considered waiting to seek Cabinet approval to begin the procurement process and wait to have the £5.65m included within the capital programme until the grant fund had been confirmed and the LEP Funding Agreement signed. Given the tight timescales and considerable benefits of being granted £5.65m this option was rejected.</p>

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A8	Commercial rents - deferrals and abatements (less exempt appendix)	<ol style="list-style-type: none"> 1. That the policy to support tenants within council's portfolio subject to certain conditions be extended for the period to March 2021. 2. That the decision to defer or write off any rent be delegated to the Section 151 officer following recommendation by the Rent Abatement Panel comprising the Cabinet Member: Housing & Assets, Cabinet Member: Finance Strategic Director Place and Corporate Head Asset Management 3. That the write off proposed in the exempt appendix of report CAB3260, totalling £52,432 be approved. 	<p>CAB3244 (Responding to the Coronavirus Outbreak) approved a process for considering rent abatement requests from the council's commercial tenants unable to pay rent through periods when they were not trading. 48 requests were approved in accordance with the scheme. The justification for ongoing abatements has now reduced given the national support packages and favourable commercial loan arrangements. Although some individual cases may need to be considered for abatement it is proposed that deferred payment arrangements be offered as the primary support mechanism, but the scheme be extended until March 2021.</p>	<p>Consideration was given to not considering requests for deferrals or abatements of rents. However, the potential risk of losing valued tenants and extended periods of property voids is considered to be high and therefore considering the provision of support on a case by case basis is recommended.</p>

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			Report CAB3260 also recommends to write off of a single debt in excess of £50,000 in relation to a commercial property in the council's portfolio.	