

**Decisions taken by the Cabinet Member for Housing & Asset Management Decision Day on Monday, 12 October 2020**

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

A4	Central Winchester Regeneration Update (DD17)	<ol style="list-style-type: none"> <li>1. That progress on the CWR development proposals be noted;</li> <li>2. That the Strategic Director Place be authorised to progress negotiations and to enter into agreements for the short term licence of Coitbury House to Lowe Guardians Limited (LOWE) to bring Coitbury House back into active use;</li> <li>3. That the Strategic Director Place be authorised to incur capital expenditure of up to £50,000 to include £25,000 works to</li> </ol>	<ol style="list-style-type: none"> <li>1. To progress the Central Winchester Regeneration (CWR) project, with the CWR Supplementary Planning Document (SPD) (2018), climate emergency declaration (2019) and council plan (2020 – 2025) as key guides to delivery.</li> <li>2. To bring the Coitbury House building into a meanwhile use whilst the development proposals for the wider scheme are progressed</li> </ol>	<p><u>Coitbury House</u></p> <ol style="list-style-type: none"> <li>1.1 The option to do nothing and the option to carry out a soft strip and de-list were considered for Coitbury House, as set out in paragraph 9.21 of the report.</li> <li>1.2 Option one was to do nothing and keep the building vacant until long term delivery plans are agreed.</li> <li>1.3 The ongoing costs, seen in appendix A of DD17 (option one) will continue to be payable throughout</li> </ol>
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		<p>Coitbury House and a capital contribution of £25,000 to LOWE for fit-out works in order for the building to be fit for purpose for short term occupation; and</p> <p>4. That the Strategic Director Place be authorised to submit to the city council an application for planning permission for a change of use from office to residential.</p>		<p>this time.</p> <p>1.4 Option three was to attempt to have Coitbury House deleted from the business rating list (thereby removing the business rates liability to the Council) by 'soft-stripping' as a first step towards complete redevelopment.</p> <p>1.5 The savings for this soft-strip option (3) appear comparable to the property guardian option (2). However, there was a significant financial risk that the property would not be delisted by the Valuation Office. This</p>

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				<p>would result in the Council retaining the business rates liability despite investing £50,000 in the soft-strip works.</p>
<b>A5</b>	<p>Housing Property Acquisition (less exempt appendix) (DD18)</p>	<p>That the purchase of the specified property, detailed in Exempt Appendix 1 of report DD18, together with its financial appraisal, be approved.</p>	<p>For approval of a purchase of a property where the purchase price exceeds the key decision threshold of £250,000. The acquisition of this ex-RTB property will meet business needs and provide synergy in terms of the management of the Housing Revenue Account (HRA) estate. It meets the council's financial criteria to ensure the acquisition represents a viable addition to the HRA stock. The purchase can be funded directly from the provision for</p>	<p>Not purchasing the property would mean that other schemes would need to be brought forward to ensure Right to Buy receipts are committed within prescribed deadlines. Failure to commit receipts within the deadline would result in the council having to pass receipts back to the Government.</p>

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			acquisitions in the new homes capital programme.	
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