

**Decisions taken by the Cabinet on Wednesday, 23 June 2021**

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

A8	Winnall Flats Open Space Project - Community Infrastructure Levy (CIL) Funding	Approve an allocation of £755,000 to help fund the provision of a new public open space in association with the provision of new development at Winnall Flats. The allocation of funds will be conditional on the approval of the business case for the New Build housing scheme.	<p>In December 2019 the Council approved an outline business case for a new residential development at the Winnall flats site in Winnall Manor Road, Winchester.</p> <p>Detailed proposals have now been developed and the final business case for progressing the scheme towards implementation is included elsewhere on the Cabinet agenda (CAB3300).</p> <p>Part of the overall scheme includes proposals for significant improvements of the open spaces at the Winnall Flats site, including a community park with a play</p>	<p>It is possible for the residential development for the new housing to go ahead without the new and improved open space, which CIL funding supports. The CIL allocation only forms part of the overall funding for the scheme.</p> <p>However, it is considered that an opportunity to enhance the quality of the environment in this area of the city would be missed if the open space around the flats were not improved. The planned enhancements would provide a good quality amenity space, as the proposed park would bring health and well-being</p>
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			<p>area for younger children, meeting areas and food growing beds.</p> <p>The purpose of report CAB3305 is to consider the open space element of the scheme and it is recommended that £755,000 of Community Infrastructure Levy funding be allocated to help provide a public open space in association with the proposed new development. The funding will come from the 'district' pot of the City Council CIL fund.</p>	<p>benefits for existing and new residents alike. For this reason it is proposed to support the request for funding so that these improvements can be delivered.</p>
A9	New council homes, Winnall Flats site – final business case (less exempt appendices)	<p><u>That Cabinet recommend Council to*:</u></p> <p>1. Approve an increase in the scheme budget of £896,691, funded from the “unallocated schemes” provision in the New</p>	<p>In December 2019, the Council approved the outline business case for the development of 76 new homes at the Winnall Flats site, Winnall Manor Road, Winchester, to submit a planning application and to</p>	<p>Whilst the Council have no obligation to proceed to Contract, Welling suggest it is highly probable that should the Winnall Flats project be re-tendered on a competitive basis the resulting process would create a significant</p>

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		<p>Homes Capital Programme and approves capital expenditure of up to £18,840,000 including contingency funding and estimated fees as set out in exempt appendix 3 of report CAB3300.</p> <p><i>*NB recommendations to Council are not subject to call-in.</i></p> <p><u>The following recommendations were agreed by Cabinet (subject to call in):</u></p> <p>2. That the Corporate Head of Asset Management be authorised to award and enter into a design and build contract to construct 76 properties at Winnall Flats site, Winnall Manor Road, Winchester with</p>	<p>use the Southern Construction Framework to obtain tenders to construct the scheme.</p> <p>Report CAB3300 sets out progress and the outcome of the tender process. It seeks authorisation to proceed with a new homes scheme on the Winnall Flats site, dispose of some properties through a shared ownership scheme and enter into a Design and Build building contract with Wates Construction Ltd to construct the 76 properties.</p> <p>The provision of 76 new homes makes a significant contribution towards the Council's ambition to provide 1000 new homes in the period 2021-30. All of the homes will be built to very high energy efficiency</p>	<p>delay with the prospect of cost increases over the tender and build period. This option is therefore rejected.</p> <p>The Winnall Flats Project Board considered the proposal to let Block B at affordable rents on secure tenancies. This option is also financially viable. However it doesn't meet the objectives of the project, communicated to stakeholders throughout the development of the project, to provide housing for low paid workers, including younger people and key workers, earning around and below median incomes who are not necessarily on the Hampshire Homes Choice Register. A significant number of small flats such as those being provided, let through Hampshire Home</p>

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		<p>Wates Construction Ltd for the sum as detailed in exempt appendix 1 of report CAB3300.</p> <p>3. That the Corporate Head of Asset Management (CHAM) be authorised to negotiate and agree terms for easements, wayleaves and related agreements with utility suppliers, telecom/media providers and neighbours and relevant associated legal agreements in order to facilitate the development.</p> <p>4. That the Corporate Head of Asset Management be authorised to dispose of the shared ownership properties, and other tenure mix, on this site as supported by the Housing Development Strategy</p>	<p>standards to reflect the Councils zero carbon targets</p> <p>The report sets out the viability of the project as both an all affordable scheme and an alternative version which allows Block B to be delivered as a sub-market option for key workers and younger households through a council owned Housing Company or in partnership with a third party.</p> <p>The report seeks approval to dispose of the shared ownership properties at the site, as supported by the Housing Development Strategy agreed by Cabinet on 10 March 2021 (CAB3291) and Business Case. It also includes a similar recommendation for the Valley, Stanmore and</p>	<p>Choice, are likely to create housing management issues.</p> <p>The Project Board considered the additional cost to provide significant improvements to the environment around the flats and to the entrances to the existing flats. They agreed that these costs should be included in the project with additional funding from elsewhere (CIL and estate improvement funding)</p>

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		<p>agreed by Cabinet on 10 March 2021 (CAB3291) and Business Case.</p> <p>5. That the Corporate Head of Asset Management be authorised to dispose of the shared ownership and discounted market sale properties at the Valley, Stanmore and the site off Hookpit Farm Lane, Kings Worthy.</p> <p>6. That the Corporate Head of Asset Management be authorised to negotiate to purchase/lease Block B (41 flats) to enable the flats to be let at sub-market rents in partnership with a third party or representatives of a council owned housing company.</p>	<p>Hookpit Farm Lane Kingsworthy, developments which are both nearing completion..</p>	

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		<p>7. That the disposal of open space following the consultation exercise undertaken in September 2020 be approved.</p> <p>8. That the Corporate Head of Asset Management be authorised to agree a scheme to mitigate nitrates in perpetuity either on sites owned by the Council, at Micheldever wetland scheme or purchase nitrates credits from a 3<sup>rd</sup> party prior to the occupation of the new homes located at the Winnall Flats site.</p> <p>9. That the Corporate Head of Asset Management be authorised to submit a funding bid to Homes England, and if applicable, negotiate and finalise a</p>		

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		<p>grant figure and agree the terms and conditions associated of the grant funding and to enter into a funding agreement.</p> <p>10. That the Corporate Head of Asset Management be authorised, in consultation with the Service Lead – Legal Services to include a condition in the tenancy agreement and shared ownership lease to limit occupancy levels.</p> <p>11. That the Corporate Head of Housing be authorised to approve the bid for estate improvement funding for the cost of improvements to the areas around the existing blocks of flats.</p>		

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<b>A10</b>	Revised terms of reference for Major Development Area Fora	That the revised terms of reference for MDAs attached at Appendix 1 to CAB3306 to this report be adopted and reviewed annually.	<p>Report CAB3306 seeks approval for the establishment of a single terms of reference to be adopted for the fora of all major development areas (MDA) in the District.</p> <p>The terms of reference for the existing 3 MDA's are not the same, and whilst each MDA is at a different stages of development, this single terms of reference ensures a consistent approach to how each fora operates, transitioning from planning led to community-led over time.</p>	<p>The Council could choose not to update the terms of reference and decide not to appoint these meetings. However it is considered that they have a valuable role to play in developing a sense of community. Ceasing their operation would not be in the interests of proper planning or community engagement.</p> <p>The fora could continue indefinitely, but over time there is an increasing overlap with the work of the parish or town council and the continuing operation of a forum could cause confusion and duplication. Stage 3 will ensure a smooth transition from one to the other.</p>